

CONCORD TOWNSHIP BOARD OF TRUSTEES  
LAKE COUNTY, OHIO  
REGULAR MEETING

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

August 16, 2017  
7:30 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Paul Malchesky, Chairman  
Christopher Galloway, Vice Chairman  
Caroline Luhta, Trustee

Also Present:

Michael Lucas, Esq., Legal Counsel  
Kathy Mitchell, Administrator  
Chief Matt Sabo, Fire Department

**Melton Reporting**  
11668 Girdled Road  
Concord, Ohio 44077  
(440) 946-1350

7:30 p.m.

CHAIRMAN MALCHESKY: Okay. I will now call the Concord Township Board of Trustees' August 16, 2017, meeting to order. Please stand for the Pledge of Allegiance.

(Whereupon, the Pledge of Allegiance was recited.)

CHAIRMAN MALCHESKY: I guess I will call roll call. Paul Malchesky, I am present. Chris?

MR. GALLOWAY: I'm here.

CHAIRMAN MALCHESKY: Okay. Connie?

MS. LUHTA: Here.

CHAIRMAN MALCHESKY: Okay, all here. Approval of minutes, we have August 1st, August 2nd, August 7th, all minutes will be tabled as they're still working on those minutes. Okay.

I have no report from Amy Dawson. Report from Mrs. Luhta?

MS. LUHTA: I have -- had a few calls and nothing substantial to report. I answered all the questions.

CHAIRMAN MALCHESKY: Okay. Chris?

MR. GALLOWAY: You know, the only thing I would report was what you both already know, which was that Concord Community Day on last Saturday was, I think, a resounding success. I think moving it to one day proved to be a very good decision and allowed for a good flow of activities. People seemed to be pleased and engaged throughout the whole thing. I don't know if it was a record crowd but it was certainly as of recent memory, so I thought we got a lot of positive feedback, I think.

CHAIRMAN MALCHESKY: Yeah, I had one, I had one person that really wanted that adult day the day before. But

1     besides that, she loved, she loved the Saturday.

2             MS. LUHTA:   Right.   I had all positive comments as  
3     well.

4             CHAIRMAN MALCHESKY:   Additionally, I had, because of  
5     some of the rain and some of that rain that came down fairly  
6     hard but not for a very long time, there's some stormwater  
7     concerns, and so I was out there.   No damage only because we  
8     didn't have a lot of -- a lot of rain in a quick period of time  
9     but, then again, it was, you know, only about five-, ten-minute  
10    stints compared to what we've had in the past of, you know,  
11    hour or hours.   But we went around there and I made some phone  
12    calls to Stormwater, so we have some potential taking a look  
13    at, you know, additional projects.

14            Besides that, I have not had a lot.   Most of the  
15    stuff was Community Days.

16            MR. GALLOWAY:   Yeah, I think we just, not to be  
17    remiss, but to thank all our volunteers, thank Deb Esker and  
18    staff for all their hard work leading into it, all the folks  
19    that volunteered for the event, as well as all our sponsors  
20    that really came through, be it, you know, monetarily for the  
21    fireworks, for the Chinese raffle.   Really great participation  
22    from the community.   And for that, we are very thankful.   We  
23    couldn't put on that event without, without all the help from  
24    volunteers.

25            MS. LUHTA:   Right.

26            CHAIRMAN MALCHESKY:   And the fireworks were great,  
27    so --

28            MS. LUHTA:   Oh, yeah.

29            CHAIRMAN MALCHESKY:   Kathy, anything to report?

30            MS. MITCHELL:   I will just report that I attended

1 another leadership training session through the Ohio Township  
2 Association down in Blacklick, Ohio, on Monday. I was there  
3 last month as well. And that completes the leadership training  
4 program that they offered for me, so in the winter I get to  
5 walk across the stage --

6 MS. LUHTA: Good.

7 CHAIRMAN MALCHESKY: Wow.

8 MS. MITCHELL: -- and say that I completed the  
9 training. So it was a good experience. This particular day  
10 was regarding what is happening at the federal level. And  
11 specifically they talked about -- We heard from three different  
12 congressmen or congressmen offices and we talked about  
13 broadband infrastructure and deployment of broadband, which  
14 really affects more the southern areas of Ohio, I think, with  
15 the Appalachian areas; federal regulations with regard to  
16 overtime rule, we didn't get into that as much; and then taxes,  
17 first -- volunteer first responders, tax reform. And, again,  
18 they just kind of touched on some of these items, some more  
19 than others. And then, of course, they all talked about  
20 healthcare a little bit. So it was interesting. It was a  
21 good -- It was a well-attended conference. So I was happy to  
22 go.

23 CHAIRMAN MALCHESKY: Good. Anything additional?

24 MS. MITCHELL: That's all I have other than, you  
25 know, the traffic and the construction going on with the water  
26 line project, but I think -- I took a look at it today and I  
27 think the flaggers were out on Auburn and they were getting  
28 traffic through. So despite the inconvenience, which hopefully  
29 should be very brief, until the beginning of next week, and  
30 then the next thing that will immediately follow is the

1 repaving by the County.

2 CHAIRMAN MALCHESKY: That's going all the way down.

3 MS. MITCHELL: Underneath the bridge.

4 CHAIRMAN MALCHESKY: Underneath the bridge.

5 MS. MITCHELL: Right.

6 CHAIRMAN MALCHESKY: Up to Spear. Okay, good.

7 Audience portion. Please come up here, state your  
8 name. We are going to limit it to three minutes tonight and  
9 take it from there.

10 MR. PATTERSON: Why would you limit it to three  
11 minutes? There is nobody here.

12 CHAIRMAN MALCHESKY: We are going to limit it to  
13 three minutes.

14 MR. PATTERSON: Why?

15 CHAIRMAN MALCHESKY: Go ahead, Bob.

16 MR. PATTERSON: Good evening. Good evening.

17 MS. LUHTA: Good evening.

18 MR. PATTERSON: Bob Patterson, 10940 Girdled Road,  
19 Concord Township. I have a lot to say but I only have three  
20 minutes, so I have to be careful. I received this flier in the  
21 mail today.

22 CHAIRMAN MALCHESKY: Bob, we're not going to talk  
23 about any political speeches.

24 MR. PATTERSON: I'm not asking you what you're going  
25 to talk about. All right?

26 CHAIRMAN MALCHESKY: Bob, Bob, listen.

27 MR. PATTERSON: I'm not going asking you what you are  
28 going to talk about.

29 CHAIRMAN MALCHESKY: Listen.

30 MR. PATTERSON: I'm not asking you what you're going

1 to talk about.

2 MR. GALLOWAY: Bob, we don't --

3 MR. LUCAS: You better calm down because you are  
4 disrupting a public meeting.

5 MR. PATTERSON: He just slammed the hammer down.

6 CHAIRMAN MALCHESKY: I didn't slam the hammer down.  
7 Bob, you know, you know that we don't talk about political  
8 speech in here. You can talk about governance.

9 MR. PATTERSON: This is not a political speech.

10 CHAIRMAN MALCHESKY: You can talk about public  
11 policy. You can talk about --

12 MR. PATTERSON: This is not a political speech. This  
13 is an outright lie. Let's talk about it for a minute. You get  
14 \$800,000 a year.

15 CHAIRMAN MALCHESKY: Bob, Bob, I am going to ask you  
16 -- I am going to ask you to be removed. Okay? We've got the  
17 Lake County Sheriff's Department here. I am going to ask you  
18 to be removed if you're going, if you're going to talk about  
19 this.

20 MR. PATTERSON: Wait a minute. Wait a minute. You  
21 put out in my mailbox a public announcement and I can't come to  
22 the meeting and talk to you about it?

23 CHAIRMAN MALCHESKY: We'll talk about public policy  
24 if you want to have discussions.

25 MR. PATTERSON: Okay. Let's talk about public  
26 policy.

27 MR. GALLOWAY: That's what a public meeting is, not  
28 campaigning.

29 MR. PATTERSON: Okay, public policy. For over nine  
30 months, I've been coming here trying to get you to spend money

1 in Concord Township and save from increasing our taxes. Have I  
2 not? Have I not?

3 MR. GALLOWAY: You have been coming here and making  
4 comment, yes.

5 MR. PATTERSON: No. Asking you to take the money  
6 from the JEDD and spend it on roads, like in Buckingham or Fay  
7 Road or whatever, instead of buying a million dollar seven-acre  
8 parcel. Have I not been doing that for seven -- nine months?

9 MR. GALLOWAY: Okay.

10 MR. PATTERSON: Well, why are you insinuating that  
11 that money is going to be used to defray taxes when you already  
12 had a tax increase back in November? I don't understand. Tell  
13 me where I'm wrong.

14 MR. GALLOWAY: Okay. I will.

15 MR. PATTERSON: You will tell me where I'm wrong?  
16 Did we not have a tax increase in November for roads while you  
17 spent a million dollars from the JEDD? This is disgusting. It  
18 has to stop. I went to a meeting after the League of Women  
19 Voters to talk to Paul Malchesky and he told me to shut up and  
20 not say a word. I don't forgot that stuff.

21 CHAIRMAN MALCHESKY: You were rude.

22 MR. PATTERSON: I was not rude. I said, "Oh, here he  
23 comes."

24 CHAIRMAN MALCHESKY: You, you were rude.

25 MR. PATTERSON: You walked into the meeting in front  
26 of people that you don't even know who were there and said,  
27 "Shut up. Don't say a word."

28 CHAIRMAN MALCHESKY: We were in a private office.  
29 You were rude.

30 MR. PATTERSON: Right, a private office.

1                   CHAIRMAN MALCHESKY: A private office. You were  
2                   rude.

3                   MR. PATTERSON: I didn't say anything rude. Connie,  
4                   was there. She'll vouch for me. You walked in with a chip on  
5                   your shoulder because I challenged you in a League of Women  
6                   Voters meeting, and you wouldn't even stick around after the  
7                   meeting to talk with me. I had to chase you to Town Hall here  
8                   to find out what you were saying. And the issue was, why have  
9                   a tax increase? You got up in front of everybody at the League  
10                  of Women Voters, "Oh, we have to. We can't spend the money  
11                  from the JEDD because it's got to be spent in the JEDD."

12                  What township would ever enter into a JEDD and not be  
13                  able to spend money for the benefit of the township? Tell me,  
14                  what township? None.

15                  CHAIRMAN MALCHESKY: You're done, Bob. Thank you.

16                  MR. PATTERSON: Thank you. Sorry, folks. I lost my  
17                  temper.

18                  MR. LUCAS: Let the record reflect unanimous  
19                  agreement that Bob did lose his temper.

20                  MR. GALLOWAY: If we are going to have discussions  
21                  about public policy, there has to be decorum. It has always  
22                  been this Board's position that we don't discuss political  
23                  campaigns in this forum. We do not campaign here. There is a  
24                  place for that outside of these walls. The point that the  
25                  chairman was trying to make to Mr. Patterson was that that  
26                  would be the limitations on how these meetings are going to be  
27                  handled. It's always been our policy, including I believe when  
28                  Mr. Patterson sat in one of these seats.

29                  And so I would just encourage people that, of course,  
30                  questions and comments about public policy or governance are



1 always appropriate and always welcome in the audience portion  
2 of the Trustees' meeting. Campaign rhetoric and all the rest  
3 of that is not. And Paul was within his right as chairman to  
4 gavel Mr. Patterson, and he would have also been within his  
5 right to have him removed from this meeting because it is a  
6 violation of Ohio Revised Code to disrupt a public meeting.

7 I understand Mr. Patterson got very hot and bothered.  
8 That's a him issue. And I would ask everybody to move forward  
9 in a very settled and reasonable manner. There is no reason  
10 for this kind of outbursts and vitriol. So thank you.

11 CHAIRMAN MALCHESKY: Thank you. Does anybody else  
12 want to speak?

13 MR. CREWS: Hi, my name is Denny Crews. I live at  
14 7291 Mountain Quail Place. I just have a couple questions. Is  
15 the format now where I ask the questions, you give the answers  
16 later?

17 CHAIRMAN MALCHESKY: Yes.

18 MR. CREWS: Okay. A couple questions. First, I see  
19 that the Trustees pulled the overlay vote. My question, is  
20 that a permanent situation or is that just for a temporary time  
21 period and it will come back?

22 My next question is, are the requests for RFDs,  
23 requests for proposals, RFPs, are they still out for this  
24 project? And if you've decided to permanently stop the  
25 overlay, are you going to stop having the request for proposals  
26 out?

27 My third question, if it's permanently canceled,  
28 which of course I hope it is, are you going to sell that land,  
29 the seven acres?

30 And then just a note, I, of course, would prefer it

1 to be the old way where we're just talking.

2 CHAIRMAN MALCHESKY: Thank you.

3 MR. CREWS: That's my two cents. And one other  
4 question I just thought of: The bridge, do you have a date for  
5 completion on that?

6 MS. MITCHELL: It's 45 days from August 7th.

7 MR. CREWS: So that's on track?

8 MS. MITCHELL: Yes.

9 MR. GALLOWAY: Late September.

10 MR. CREWS: All right. Thank you.

11 CHAIRMAN MALCHESKY: Thank you, Denny.

12 MS. PESEC: Thanks, Kathy. Ready --

13 CHAIRMAN MALCHESKY: Go ahead, sure.

14 MS. PESEC: -- set, go. Hi, Vanessa Pesec, 11705  
15 Cali Court in Concord. Thank you very much. The Concord  
16 parade was very nice. I appreciate the Recreation Department's  
17 work in that area, as well as the Service in terms of cleaning  
18 up. So thank you.

19 At the last meeting, I found it rather extraordinary  
20 that, Mr. Malecek -- I mean Malchesky, that you would have to  
21 go all the way back to 2006 minutes to find something that you  
22 thought would discredit me but, actually, you were wrong. In  
23 2006, I did say that I had a lot of enthusiasm for the  
24 Auburn-Crile Project, and in 2006 that project had a lot of  
25 businesses clustered together, no residential, and it looked  
26 like this. This is to scale and it's the top model. There  
27 were businesses clustered together but there was no  
28 residential.

29 So instead of discrediting me, you actually helped  
30 prove the point that I've been making over the last several

1 months, all business mixed-use development is fine. The  
2 problem is that when you have a residential and business  
3 mixed-use development.

4 If we fast forward to now the 2015 plan had 73 acres  
5 and up to 9 homes per acre. That's the middle one on here. I  
6 spoke at that time and said that I was against that plan for a  
7 number of reasons -- feel free to go back to the minutes and  
8 read those -- mainly, that it would reduce our tax base and  
9 potentially increase taxes.

10 Then in '17, I find out there's 175 acres and up to  
11 40 units per acre. Again, this map and drawings are to scale.  
12 So you, the Trustees, were quietly and significantly changing  
13 the plan. I like to think of it as a bait and switch, maybe,  
14 but it must take quite a team to keep this project from the  
15 citizens.

16 When you spoke about your vision, you emphasized the  
17 business portion, not the residential portion and the large  
18 number of homes that could be allowed in there. You were so  
19 sure of your vision that you sent out a plan to hire a master  
20 developer back in May before the zoning was even complete. The  
21 timetable says master development agreement, October '17, 2017,  
22 without any citizen input.

23 When your vision was exposed, the citizens were  
24 outraged. The team circled the wagon, declared how wonderful  
25 it was. When citizens still said that was an outrageous plan,  
26 then you reduced it, number of acres, the number of units per  
27 acre. But still citizens said that that wasn't a good plan,  
28 the residential is not good in that area, so you took it off  
29 the table until after the election.

30 But I know and you know that you can put that plan

1 back on at any time, tomorrow, day after the election, and it  
2 can be anything you want. You can go back to the 40 units an  
3 acre and 175 units, which is what the developers told you that  
4 you needed in order to establish that division -- that vision  
5 with four-story, multi-family buildings.

6 So I feel like you -- your team has really broken the  
7 trust with the citizens. And I hope that, if you ever try and  
8 do something like this again, you will start with citizen input  
9 and go from there. Thank you.

10 CHAIRMAN MALCHESKY: Thank you.

11 Anybody else?

12 MR. MARLOWE: I'm Tim Marlowe, at 7372 Hunting Like  
13 Drive. I just want to say the parade was great and I think  
14 everybody did a really good job and we really enjoyed it, and I  
15 want to thank everybody who participated. And I was proud to  
16 be a Concordian.

17 CHAIRMAN MALCHESKY: Thank you.

18 Any additional comments? Okay. I will close the  
19 public portion.

20 With respect to Mr. Crews and your comments on the  
21 Trustee overlay, anytime anybody can reintroduce legislation.  
22 So, yes, legislation can be reintroduced. It would have to go  
23 to the Planning Commission, it would have to go to the Zoning  
24 Commission, it would have to eventually come to the Trustees.  
25 I can tell you, I do not plan on reintroducing that. I know  
26 that Vanessa has some comments and it kind of leads me into  
27 some of those things, but it's not my intent to reintroduce  
28 that legislation.

29 And when I mentioned to you, Vanessa, June 7th of  
30 2006, on June 7th of 2006, we had a discussion about First &

1 Main in Hudson and I, and I thought I left some room there for  
2 interpretation by both you and I on what those comments were.  
3 But I thought it was clear that, when we were talking about  
4 First & Main in Hudson on June 7th in 2006, I thought it was,  
5 you know, the beginning of our open discussion about this  
6 mixed-use proposal in that area. It certainly discussed and we  
7 talked about or, at least, I talked about that there was 14  
8 units currently at First & Main in Hudson on that, I want to  
9 say it was 11 or 12 acre portion, and that there were an  
10 additional 100 people looking to get in there.

11 So that was the purpose of my discussion only for the  
12 simple fact that, as you mentioned, you believed that we do  
13 this in, you know, in the evening and quietly. As I went  
14 through years of legislation and years of discussion on public  
15 records, I think we, you and I at least, had conversations  
16 about that in our open meetings several different times. And a  
17 lot of it has been First & Main, a lot of it has been a lot of  
18 tweaking over time, and I thought that that carried in over  
19 that period of time.

20 With regards to the sale of the land, it was always  
21 our intention that that land either will be sold or leased to,  
22 to some type of development in that area. The purpose of that  
23 purchase is the investment in that corridor and making sure  
24 that it looks the way it should look and feel, and that offers  
25 us the best tool of shaping that area. Whether that is a  
26 business or a company or office buildings, we have limited  
27 control. Townships have limited control. And one of those,  
28 one of those ways to be able to control some of that area was  
29 to purchase that corner to make sure that it looks the way and  
30 shapes the way it is.

1 I think it's an investment. It's not, it's not meant  
2 -- and I will tell you that I've had some discussions with  
3 other residents. It was never the intent to have a government  
4 building there. It was always the intent to build that  
5 commercial area out and to have some of that control and look  
6 as best we can control it, you know.

7 And, like I said, our zoning tools are limited. The  
8 overlay district was, was, the purpose was the ability to kind  
9 of control what that looked like. It required a developer to  
10 come in here and have lengthy discussions and hearings about  
11 what he -- what his plans were. And, again, that was always  
12 our intent not to have that as a hodgepodge unit.

13 With regards to the RFP proposal, what comes back,  
14 who knows? But whatever, whatever that is, it may be a mix-  
15 used development. It may not be anything. You know, those,  
16 those things were sent out by the JEDD. Maybe Chris can speak  
17 a little bit more about that.

18 MR. GALLOWAY: I'd be happy to. Prior to the  
19 termination of the legislation, the RFP process was extended to  
20 October based on feedback. And so that is still an open and  
21 ongoing process and we won't know what the finality of what is  
22 presented to us will be until that time, until that is, until  
23 that is closed.

24 MR. CREWS: Can you speak up, Chris? Sorry.

25 MR. GALLOWAY: Oh, sorry. I said the RFP was  
26 extended prior to the termination of the legislation and that  
27 was based on feedback. And so we won't know until, until that  
28 process is closed what, exactly, we get back in terms of any  
29 concepts, proposals or, you know, maybe we do, maybe we don't.  
30 I mean, that still is, sort of, remains to be seen. What the

1 effect of terminating the legislation will have on that, don't  
2 know yet. Again, because it's private sector driven, we won't  
3 know until, until we know, in essence, until that process is  
4 closed and then we have something concrete to review. So  
5 that's an ongoing thing and the effect of terminating the  
6 legislation is an unknown.

7 So I would also just reiterate Paul's point about  
8 your question about the land. It was always our intention to  
9 secure the land and then to move that as part of a development,  
10 be it a business that wanted to locate to Concord, a mixed-use  
11 development, if there was such a proposal. And so it was  
12 really a matter of control.

13 The monies used to purchase it were from JEDD  
14 revenue, not from property tax levies, and which under Ohio  
15 Revised Code is a very proper usage of JEDD dollars.

16 Taking a step back to Mr. Patterson's comments as it  
17 relates to the JEDD, yes, he has been here for a number of  
18 months talking about the JEDD revenue, talking about roads and  
19 things of that nature in Concord Township. I don't want there  
20 to be an impression that there is not road work or public works  
21 going on in the township. There is extensive amounts of public  
22 works going on in the township.

23 As it relates to his question about the levy last  
24 year, the road levy, the millage on that was put forward to the  
25 voters to do a renewal of the 1.7 mill levy that's been in  
26 existence since 1992. And due to increasing costs for raw  
27 materials and other budgetary issues, we made the decision that  
28 we would propose to the voters increasing it .3 mill on top of  
29 that 1.7 renewal.

30 That was based on a lot of back and forth with

1 Mrs. Dawson, our Fiscal Officer, with Frank Kraska, our Service  
2 Director, on where we wanted to be in terms of road  
3 construction and future costs that we expected. I don't think  
4 there is any resident that would expect that, when you have,  
5 when you've had a road levy in place since '92 at that, at that  
6 millage that, I think, everyone would argue, yes, I mean, costs  
7 go up and they are continually doing so. And --

8 CHAIRMAN MALCHESKY: And there is --

9 MR. GALLOWAY: It was not, it was not an unreasonable  
10 approach, as we take all things as Trustees. They are not our  
11 decisions to make. But we bring forward things to the  
12 residents and the residents, on all things taxation, get to  
13 decide and get to vote. And the voters voted to approve it,  
14 you know, based on any individual voter's reasoning.

15 Mr. Patterson likes to, sort of, cast dispersions  
16 that we're, you know, that we did it or -- Yes, we put it  
17 forward. Our job as Trustees is to present solutions and plans  
18 to things that we see, whether they're immediate problems or  
19 things coming down the pike. It was our decision to put  
20 forward as a recommendation to the voters of this township that  
21 there should be a renewal of the 1.7 with an additional .3.  
22 The voters approved it.

23 I do want to highlight though some of the three-card  
24 Monte that Mr. Patterson likes to engage in at these meetings  
25 when it comes to taxes. After one of his previous talking  
26 points here at this meeting railing on and on about the road  
27 levy, I went back and decided to look back. And I understand  
28 that there are a lot of folks that are unhappy with taxes in  
29 Concord. That's not unique to Concord, that's everywhere. And  
30 in the last, you know -- Going back two, three budgets when the



1 State of Ohio started cutting the Local Government Fund,  
2 eliminated estate taxes, local governments started seeing cuts  
3 to their revenue that were anywhere from 10 to 20 percent.

4 And it's interesting to me. I just went back and  
5 just I went and looked and saw, out of curiosity, if you look  
6 at some of the tax bill -- And to point out that everybody up  
7 here pays property taxes in this township. Connie has over 200  
8 acres, so she knows. She pays the -- and an airport, so she  
9 pays an exorbitant amount of property tax.

10 CHAIRMAN MALCHESKY: And stormwater.

11 MS. LUHTA: Oh, boy.

12 MR. GALLOWAY: And stormwater. I would just, for  
13 folks at home, I think it's important. I just went back. When  
14 we talk about taxes, I went back five years just looking really  
15 quick at the Board of Elections' site and I found one, two,  
16 three, four, five, six, seven, eight, nine, ten, eleven,  
17 twelve, thirteen times that there were tax increases voted on  
18 by, by the public that affected Concord residents since 2012,  
19 various levies of different sorts that increased taxes.

20 In 2012, Mentor Library, Lake County Issue 5, which I  
21 believe was some sort of ADAMHS Board thing. November of 2012,  
22 Lake Metroparks. November of 2013, County Children's Services  
23 and Laketran. May of 2014, Lake Metroparks again. November of  
24 2014, Lake County ADAMHS Board and Morley Library. November of  
25 2015, Lakeland went out for bonds. Remember that issue.  
26 Riverside also had an issue. In March of '16, Mentor Schools,  
27 and Riverside bonding in November of that year. And then again  
28 last May, this past May, just a few months ago, Riverside with  
29 a 4.9 mill, which has not hit anybody's taxes yet, won't until  
30 next year.

1           So when you go back and look at that -- And when I  
2 say Mr. Patterson likes to, sort of, is playing sort of a  
3 three-card Monte, what he is doing is he wants everybody to get  
4 all excited and worked up about their increased taxes, which  
5 understandably.

6           I would point out two things: One, every one of  
7 those things I just listed there was a levy increase on our  
8 taxes that were voted on and approved by the voters.  
9 Secondly, Mr. Patterson is not here railing about those,  
10 those levies. He is not going to the Mentor Library Board and  
11 railing about their levies. He is not going to Lake Metroparks  
12 and railing about their levies. He is not going to the  
13 Riverside School Board and railing about their 4.9 mill. He is  
14 coming here to rail about a .3 because it fits a certain  
15 agenda, and I want to just make it very clear that I and many  
16 people see through that.

17           AUDIENCE MEMBER: That's his point.

18           MR. GALLOWAY: And it's fine to talk about a levy but  
19 I think it's important to put it in context because I think  
20 there is a, I think there is an effort to, sort of, put all  
21 blame on tax levies at the feet of this Board, and I don't  
22 think that that's just or fair.

23           Connie?

24           MS. LUHTA: Right. I would like to speak about  
25 Vanessa's subject of the citizen input. I think the  
26 communications between the Township and the citizens has  
27 improved greatly since I've been on the Board. We now have a  
28 website that has everything, including the entire Resolution  
29 for zoning. You can look up everything online. We have the  
30 cable channel and you can also see the same meetings on the

1 website. You can see, go back and see older meetings. We have  
2 email. We have open meetings. And we have a presence on  
3 Facebook. So there is plenty of chances for the res -- the  
4 citizens to get input and to, to contact us with any questions  
5 that they have. So I think, if they're not getting it, they're  
6 not interested. That's my --

7 MR. GALLOWAY: Lastly, Mr. Marlowe, I agree with you.  
8 The parade was great.

9 MS. LUHTA: Oh, yes.

10 CHAIRMAN MALCHESKY: Yeah, it was a good parade, good  
11 Community Center -- or Community Days.

12 Anything else, Chris? Connie?

13 MS. LUHTA: No.

14 MR. GALLOWAY: No.

15 CHAIRMAN MALCHESKY: Did we cover all the -- Did we  
16 hit all those?

17 MS. LUHTA: I think so.

18 MR. GALLOWAY: We don't have any old business.

19 MS. LUHTA: No.

20 CHAIRMAN MALCHESKY: Certificate of records, so there  
21 is a certificate of records that Amy had provided us in 2008  
22 that she wants to get rid of the cable TV provider  
23 correspondence, which is all paper; HH bond statements, which  
24 are all paper; correspondence for the Lake County Recorder's  
25 Office, which is all paper; street light assessment, which is  
26 all paper; monthly payroll records, which is all paper;  
27 employment application - nonhigher, all paper; receipts, all  
28 paper and additional electronics; vouchers and invoices, which  
29 are paper; road salt contracts, paper; ball field permit,  
30 paper; unaccepted bids, paper; motor vehicle -- or MVA Freeport

1 CTWP vehicles, which is all paper; legal notices, all paper;  
2 road contracts, all paper; Fire Department copies of annual  
3 reports, paper and electric; road program rejected bids, all  
4 paper; solicitation permits, all paper; stone, tar, landscaping  
5 bids, all paper; transcripts, minutes, copies, all paper; and  
6 county recycling receipts, all paper.

7 Those are all items that are in 2008 that she is  
8 looking for those to be destroyed and by, more likely than not,  
9 sometime in September 9th of 2017.

10 MR. GALLOWAY: Imagine, part shredding day.

11 CHAIRMAN MALCHESKY: I believe that's the shredding  
12 day.

13 MS. LUHTA: Yes. I move that we approve the disposal  
14 of those records. I asked her about the minutes and they are  
15 copies of minutes. The original minutes are always kept --

16 CHAIRMAN MALCHESKY: They're in the books.

17 MS. LUHTA: -- in perpetuity.

18 CHAIRMAN MALCHESKY: Those are in the books.

19 MR. GALLOWAY: I will second that.

20 CHAIRMAN MALCHESKY: All in favor say "aye."

21 (Three aye votes, no nay votes.)

22 CHAIRMAN MALCHESKY: We have Summerwood Subdivision  
23 Phases IV-E and IV-N, Planned Unit Development, final plats,  
24 two lots on existing Still Water Court. And as you guys -- I  
25 just kind of remind everybody that, for whatever reason, that  
26 Summerwood Subdivision phase, we've got, we've got to  
27 approve --

28 MR. GALLOWAY: Every single one.

29 CHAIRMAN MALCHESKY: -- every single final plat,  
30 which is every unit that's going to be built upon.

1 MR. GALLOWAY: Mr. Chairman, I so move.

2 MS. LUHTA: Second.

3 CHAIRMAN MALCHESKY: All in favor say "aye."

4 (Three aye votes, no nay votes.)

5 CHAIRMAN MALCHESKY: All right. Chris Township Ball  
6 Field Committee.

7 MR. GALLOWAY: Yeah. So, Mr. Chairman, we are always  
8 talking with our local friends with girls softball, Little  
9 League and all different leagues. And their -- As you know, we  
10 maintain a ball field here. We have a soccer field across the  
11 street. And we have a -- We have an interest in wanting to  
12 expand those recreational opportunities for the youth of  
13 Concord. And as we had discussed in our strategic planning  
14 meeting in July, I think it would be beneficial if we put  
15 together a small working committee with folks that have some  
16 experience in those things, such as some of the folks from the  
17 different leagues and whatnot.

18 And so I think it would be important, as we look to  
19 populate that committee and work on, you know, putting in a  
20 couple of ball fields, putting -- actually establishing a  
21 committee. And I would ask if we can have a motion to actually  
22 establish the committee so that committee can convene at, you  
23 know, potentially, a township facility to talk about it and  
24 process and all that kind of stuff.

25 MS. LUHTA: I so move.

26 CHAIRMAN MALCHESKY: I will -- I have a little bit of  
27 discussion on it but I would suggest that we have several men  
28 already, you know, asking to be part of the committee and had  
29 some discussions with them. We could use some additional women  
30 and moms. So I would, I would call out to the mothers out

1     there and women out there to assist us in this endeavor.  So  
2     all in favor say "aye."

3             MR. GALLOWAY:  Well, I need to second first.  I will  
4     second.

5             CHAIRMAN MALCHESKY:  Oh, I thought you made it.

6             MS. LUHTA:  I moved.

7             MR. GALLOWAY:  No.  She made it.

8             CHAIRMAN MALCHESKY:  Second.

9             MS. LUHTA:  Seconded.

10            CHAIRMAN MALCHESKY:  All right.  All in favor say  
11     "aye."

12            (Three aye votes, no nay votes.)

13            CHAIRMAN MALCHESKY:  Connie made it, Chris has  
14     seconded it, I rambled.

15            MR. GALLOWAY:  No, but a very good point.

16            CHAIRMAN MALCHESKY:  I thought you were going to talk  
17     about my play.

18            MR. GALLOWAY:  Oh, your own personal softball --

19            CHAIRMAN MALCHESKY:  Own personal --

20            MR. GALLOWAY:  -- inefficiencies?

21            CHAIRMAN MALCHESKY:  -- shortcomings.  I didn't know  
22     that my body works or didn't work that way anymore.

23            MR. GALLOWAY:  Well, Paul, I don't know if you know  
24     this but you are 44, and your mind may think you can play like  
25     you're 22 but --

26            CHAIRMAN MALCHESKY:  I will be one more, one more  
27     year older in about four days.

28            Update on EMS billing rates.

29            MR. GALLOWAY:  Do we have a breakdown on that?

30            CHAIRMAN MALCHESKY:  I do not.  Chief?

1 MR. GALLOWAY: We have the actual --

2 CHAIRMAN MALCHESKY: Chief.

3 MR. GALLOWAY: We discussed it but --

4 MS. LUHTA: Chief has it.

5 MR. GALLOWAY: Chief, will you just outline it?

6 MS. LUHTA: Right.

7 CHIEF SABO: Sure. So in -- The original billing  
8 rates for EMS were established in 2006. And in 2011, we saw  
9 a -- there was an increase. And we just did a survey  
10 throughout the northeast Ohio -- through the Northeast Ohio  
11 fire chiefs of billing rates throughout the department. We  
12 came in well below average.

13 So my recommendation is to increase BLS rates to  
14 \$675, ALS 1 rates to \$800, and ALS 2 rates to \$900, and mileage  
15 to \$14.50 per mile. So in that order, it's an 18 and a half,  
16 approximately, 18 and a half percent increase in BLS and then 6  
17 and a quarter, 5 and a half percent for ALS 1 and ALS 2.

18 So this is what gets billed to insurance companies.  
19 This is not a bill that would go to a resident. This would,  
20 this would go to the insurance company. There is a negotiated  
21 amount and we get whatever. We don't -- Just because we bill  
22 \$675 doesn't mean we get \$675. We usually get about 50 percent  
23 of that. So there should be -- As far as residents go, there  
24 is no balance billing, there is no collections, there is none  
25 of that. So that is my recommendation.

26 MR. GALLOWAY: I would make a motion to approve the  
27 updated EMS billing rates as outlined by Chief Sabo.

28 MS. LUHTA: I'll second that.

29 MR. GALLOWAY: And I would just also point out for  
30 folks at home that these are the EMS billing as when it was

1 implemented in 2006. EMS billing is, again, back to insurance  
2 but insurance is already building that into rates based on a  
3 regional average. And so what Chief Warner did previously and  
4 Chief Sabo is doing now is, every number of years, going out  
5 and looking at those insurance averages and those averages in  
6 northeast Ohio and making sure that Concord is within those as  
7 it relates to those billing rates.

8 CHAIRMAN MALCHESKY: I would say that this started  
9 and this was allowed by the Ohio Revised Code, I think, back in  
10 the '80s. And then, you know, Concord certainly took a, you  
11 know, over 25 years to kind of get involved in it. But I  
12 think, at that point, every insurance company out there, every  
13 health insurance company already accounted for that, and so it  
14 was leaving money on the table that we should be collecting for  
15 our services. So --

16 MR. GALLOWAY: And those dollars go right back into  
17 the Fire Department's budget.

18 MS. LUHTA: Right.

19 CHIEF SABO: Yes.

20 CHAIRMAN MALCHESKY: They pay for the EMS guys and  
21 the EMS vehicles.

22 MR. GALLOWAY: Ambulance.

23 MS. LUHTA: Yeah.

24 CHAIRMAN MALCHESKY: All in favor say "aye."

25 (Three aye votes, no nay votes.)

26 CHAIRMAN MALCHESKY: Thank you, Chief.

27 CHIEF SABO: You are welcome.

28 CHAIRMAN MALCHESKY: Vote to promote probationary  
29 part-time firefighter Daniel Stech to probationary part-time  
30 firefighter paramedic effective June 22, '17.



1 MS. LUHTA: So moved.

2 MR. GALLOWAY: I will second.

3 CHAIRMAN MALCHESKY: All in favor say "aye."

4 (Three aye votes, no nay votes.)

5 CHAIRMAN MALCHESKY: Accept the resignation of  
6 probationary firefighter John Sweeney effective August 15,  
7 2017.

8 MS. LUHTA: So moved.

9 MR. GALLOWAY: I will second.

10 CHAIRMAN MALCHESKY: All in favor say "aye."

11 (Three aye votes, no nay votes.)

12 MR. GALLOWAY: Mr. Chairman, I would make a motion to  
13 approve P.O. 58-2017 to Emergency Reporting for -- in the  
14 amount of \$2,782.80 to replace the current firehouse software.

15 MS. LUHTA: Second.

16 CHAIRMAN MALCHESKY: All in favor say "aye."

17 (Three aye votes, no nay votes.)

18 CHAIRMAN MALCHESKY: All right. Vote to extend  
19 Starlyn Bruno, a seasonal part-time Recreation Office assistant  
20 position, through September 30th of 2017.

21 MS. LUHTA: So moved.

22 MR. GALLOWAY: I will second that.

23 CHAIRMAN MALCHESKY: All in favor say "aye."

24 (Three aye votes, no nay votes.)

25 MR. GALLOWAY: Mr. Chairman, I would make a motion  
26 to, in light of the resignation that was received this evening  
27 from firefighter Daniel Green and reviewed by legal counsel, I  
28 would make a motion to permanently table Items J and K.

29 MR. LUCAS: Mr. Chairman, I think before we table  
30 those items as moot, we should, by Board action, vote to accept

1 the resignation.

2 MS. LUHTA: Right.

3 MR. GALLOWAY: Mr. Chairman, I make a motion -- Well,  
4 all right. I remove my first motion for tabling.

5 CHAIRMAN MALCHESKY: Motion, motion is withdrawn.

6 MR. GALLOWAY: I will now make a motion to accept the  
7 resignation of firefighter Daniel Green.

8 MS. LUHTA: I will second that.

9 MR. GALLOWAY: Do you want roll call?

10 CHAIRMAN MALCHESKY: Yeah, I will ask for a roll call  
11 and I'll call the roll. Connie?

12 MS. LUHTA: Yes.

13 CHAIRMAN MALCHESKY: Chris?

14 MR. GALLOWAY: Yes.

15 CHAIRMAN MALCHESKY: I call Paul and I will say yes  
16 as well.

17 MR. GALLOWAY: Okay. Mr. Chairman, now in light of  
18 the properly accepted -- thank you, Mr. Lucas -- resignation  
19 from firefighter Daniel Green, I would make a motion to  
20 permanently table Items J and K, which were a disciplinary  
21 hearing.

22 MS. LUHTA: Second.

23 MR. GALLOWAY: And disciplinary decision.

24 MS. LUHTA: Second.

25 CHAIRMAN MALCHESKY: All right. All in favor say  
26 "aye."

27 (Three aye votes, no nay votes.)

28 CHAIRMAN MALCHESKY: Future meetings and  
29 announcements:

30 On Thursday, August 31, we have the Red Cross Blood

1 Drive on Concord's Fire Station Number 1, from 12:00 to 5:00.  
2 That's going to be in back, so you can park in the Town Hall  
3 parking lot.

4 MS. LUHTA: Upstairs.

5 CHAIRMAN MALCHESKY: And go in through the, I guess,  
6 parking lot area level, which would be the upstairs portion.

7 We will be closed in observance of Labor Day on  
8 September 4th.

9 We will have a staff meeting at noon here in the  
10 conference room. We will have the Zoning Commission -- on that  
11 September 5th. We will have the Zoning Commission meeting at  
12 7:00 p.m. in Town Hall, at 7:00 p.m. that night.

13 And Wednesday, September 6th, at 6:30, we will have  
14 Trustee office hours, Trustees' meeting at Town Hall.

15 Anything for good of the order, Chris?

16 MR. GALLOWAY: Mr. Chairman, I do not at this time.

17 CHAIRMAN MALCHESKY: Connie, anything?

18 MS. LUHTA: No, nothing.

19 CHAIRMAN MALCHESKY: Kathy?

20 MS. MITCHELL: Thank you, but no.

21 CHAIRMAN MALCHESKY: Okay. I close the meeting.

22 MR. GALLOWAY: Thank you.

23 MS. LUHTA: Thank you.

24 (Whereupon, the meeting was adjourned at 8:14 p.m.)  
25  
26  
27  
28  
29  
30

1 STATE OF OHIO )  
2 COUNTY OF CUYAHOGA )

CERTIFICATE

3 I, Melinda A. Melton, Registered Professional  
4 Reporter, a notary public within and for the State of Ohio,  
5 duly commissioned and qualified, do hereby certify that, to  
6 the best of my ability, the foregoing proceeding was reduced  
by me to stenotype shorthand, subsequently transcribed into  
typewritten manuscript; and that the foregoing is a true and  
accurate transcript of said proceedings so taken as  
aforesaid.

7  
8 I do further certify that this proceeding took  
place at the time and place as specified in the foregoing  
caption and was completed without adjournment.

9  
10 I do further certify that I am not a friend,  
relative, or counsel for any party or otherwise interested  
in the outcome of these proceedings.

11  
12 IN WITNESS WHEREOF, I have hereunto set my hand and  
affixed my seal of office this 24th day of August 2017.

13  
14 \_\_\_\_\_  
Melinda A. Melton  
Registered Professional Reporter

15  
16 Notary Public within and for the  
State of Ohio

17  
18 My Commission Expires:  
February 4, 2018  
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