

CONCORD TOWNSHIP BOARD OF TRUSTEES
LAKE COUNTY, OHIO
REGULAR MEETING

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

July 19, 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
Amy Dawson, Fiscal Officer

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: I call the Concord Township Board of Trustees July 19, 2017, meeting to order. Please stand for the Pledge of Allegiance.

(Whereupon, the Pledge of Allegiance was recited.)

CHAIRMAN MALCHESKY: You guys did a good job on that. Roll call.

MS. DAWSON: Mr. Malchesky?

CHAIRMAN MALCHESKY: Present.

MS. DAWSON: Mr. Galloway?

MR. GALLOWAY: Here.

MS. DAWSON: Mrs. Luhta?

MS. LUHTA: Here.

CHAIRMAN MALCHESKY: Chief.

CHIEF SABO: Thank you. Tonight we have the pleasure of swearing in Concord Township's first Fire Department chaplain. Tonight we will be introducing Chaplain Ron Davis to the Concord Township Fire Department. Chaplain Davis entered into the seminary in 1973 and graduated from there in 1977 with a Bachelor of Arts degree in Bible and a minor in psychology. He continued his coursework from emerg -- ministries at Lakeland Community College and the Ohio Fire Academy with courses in crisis counseling, compassion fatigue, post-traumatic stress disorder, invisible wounds, surviving life storms and various other courses.

He has pastored four churches and moved into the area to include Painesville Assembly of God Church in Concord in 2000, in the year 2000. In 2010, he became the fire chaplain of the City of Painesville Fire Department and, in 2011, completed his critical incident stress management training. In

will abstain from the July 5th ones.

MR. GALLOWAY: Mr. Chairman, I have no changes. They looked fine to me. I didn't find any errors.

MS. LUHTA: Right. Me, too.

CHAIRMAN MALCHESKY: Okay. We will pass June 21st and July 5th with my abstention on July 5th.

Elected official's report, Amy.

MS. DAWSON: I have none.

CHAIRMAN MALCHESKY: Chris?

MR. GALLOWAY: Mr. Chairman, just a couple phone calls regarding projects and activities around the township. That is all I have to report.

CHAIRMAN MALCHESKY: Connie?

MS. LUHTA: I have about the same thing, a couple phone calls. That's all.

CHAIRMAN MALCHESKY: Yeah. I had some phone calls, some emails. I would say that the issues that have come up and we've -- have been stormwater issues, that stormwater project, when it is getting done and finishing up. So I knock on wood only because we have not had an event in some time. But, yes, those are the issues that have come up.

Department reports, Kathy.

MS. MITCHELL: I would just like to make a few announcements. With regard to the bridge work that has been scheduled for quite some time on State Route 608, we received official notice from ODOT today that the -- State Route 608 over the bridge will be closed for 45 days beginning August 7th. The road will be closed at the bridge over the Greenway Trail and detours will be posted to use Ravenna and Girdled Road. So this will be posted on the website but,

2012, he completed the Federation of Fire Chaplain Basic Chaplaincy Institute. And we are pleased to welcome him to the Concord Township Fire Department.

Chaplain Davis, if you would like to join us.

CHAPLAIN DAVIS: I did all that?

CHAIRMAN MALCHESKY: Raise your right hand.

(Whereupon, the oath of office was administered to Chaplain Ron Davis.)

CHAIRMAN MALCHESKY: It's my honor to welcome Reverend Ron Davis as our newest member of our Fire Department as our Fire Department chaplain.

CHAPLAIN DAVIS: Thank you very much. This is pretty cool.

CHAIRMAN MALCHESKY: You are welcome to sit up here or stand up here and say something.

CHAPLAIN DAVIS: No. I just -- I want to thank you for the opportunity and the privilege, and truly it is an honor and a privilege to serve you, and to let you know that I am available 24/7. And I mean that sincerely. I love people. I enjoy working with people and look forward to serving Concord Township and the Fire Department for a long time. Thank you.

CHAIRMAN MALCHESKY: Thank you very much.

You guys, you guys can step aside if you guys want to go over there and have some cake after the swearing in, as is traditional.

MR. GALLOWAY: Cake and refreshments.

CHAIRMAN MALCHESKY: Thank you, guys.

Approval of minutes, June 21, 2017, Trustees regular meeting; July 5, 2017, Trustees regular meeting; and July 17, 2017, special meeting, which will be tabled. The minutes, I

again, we always wait for that official word from ODOT and we received that this afternoon.

MR. GALLOWAY: Will you make sure that we send that ASAP over to Riverside in the event that ODOT did not send that to them?

MS. MITCHELL: Yes.

CHAIRMAN MALCHESKY: See if we can get the signs out sooner than later.

MS. LUHTA: The signs are up.

CHAIRMAN MALCHESKY: Are they out?

MS. LUHTA: Yes.

CHAIRMAN MALCHESKY: Thank you.

MS. MITCHELL: Also just a, just a note for those that are using Auburn Road east of 44, the work that the City of Painesville is doing on the water line improvement, the replacement project is moving along very nicely. We thank everybody for their patience as we go through those detours, but the detours have been limited just to during the day and southbound traffic has been detoured but it is clear in the evenings.

Following the completion of the water line upgrade, which should take no more than two more weeks, if not sooner, then the Lake County Engineer's Office will proceed with the repaving of Auburn Road underneath the bridge which, again, I think will be a welcome change. I know a lot of residents have been asking for that for quite some time.

And, lastly, we have received a number of calls regarding when our shredding, annual shredding day will be. We have finally scheduled that and will have that on the website, posted in the Grapevine. That will be Saturday, September 9th,

1 from 10:00 a.m. to 12:00 p.m. here at Concord Town Hall.
2 Again, there are some restrictions with, you know, different
3 items you can bring. You can bring up to three boxes. It's
4 the same company we've used in the past, North Coast Shredding,
5 same procedures. And we will put this all on the website for
6 those that are interested. That's all I have.

7 CHAIRMAN MALCHESKY: Okay. Thank you. That brings
8 us to audience portion. We have some new individuals in the
9 audience. So I just remind everyone that if you're going to
10 make a comment, come up to the podium, tell us your name and
11 address, and thank you.

12 MR. MARLOWE: Hello. I'm Tim Marlowe. I live at
13 7372 Hunting Lake Drive. First, I want to acknowledge the
14 members of the Fire Department that were here. That's a great
15 thing that -- It's a good thing that they were here and I want
16 to thank them for all of their services. You know, they do
17 outstanding work. It's dangerous. It's difficult. And I
18 think I speak for many, many citizens when we say that. Thank
19 you very much.

20 The main reason that I came is to reiterate what
21 happened on the last meeting that was here, which was to voice
22 my objection to the parcel of the Master Plan where you are
23 going to change the zoning on that property to be residential
24 as well as commercial. I believe that's a mistake. I've
25 spoken to many different residents and they seem supportive of
26 that same idea, that it is a mistake.

27 We would like you to consider taking that portion out
28 of the zoning so that it's -- you are just going forward with
29 commercial and not with residential. There's been arguments
30 pressed both ways, forward and against it. I think you already

1 approve Resolution 2017-19, a Resolution authorizing the Board
2 of Trustees of Concord Township to enter into a Memorandum of
3 Understanding with Daniel Estadt and Elaine Estadt to include
4 their real property, Permanent Parcel Number
5 08-A-020-0-00-007-0, as part of Risinger and Associates'
6 Request, Request for Qualification (RFQ) and Request for
7 Proposal (RFP) processes, respectively, for the proposed
8 planning, development and implementation of the Township's Town
9 Center model.

10 CHAIRMAN MALCHESKY: Connie, do you second that?
11 MS. LUHTA: Yes, second.

12 CHAIRMAN MALCHESKY: With Connie seconding, all in
13 favor say "aye."

14 (Three aye votes, no nay votes.)

15 MS. LUHTA: And I have Resolution Number 2017-20 a
16 Resolution authorizing the Board of Trustees of Concord
17 Township to enter into a Memorandum of Understanding with
18 Joseph Plesnicar and Susan Plesnicar to include their real
19 property, Permanent Parcel Number 08-A-020-0-00-021-0, as part
20 of Risinger and Associates, Inc.'s, Request for Qualification
21 (RFQ) and Request for Proposal (RFP) processes, respectively,
22 for the proposed planning, development and implementation of
23 the Township's Town Center model. I move that we approve this
24 Resolution.

25 CHAIRMAN MALCHESKY: Do you have a second, Chris?
26 MR. GALLOWAY: I will second.

27 CHAIRMAN MALCHESKY: All in favor say "aye."
28 (Three aye votes, no nay votes.)

29 MR. GALLOWAY: I am going to sign this and then I
30 will do the very next one for us.

1 know that. I don't have to repeat that here. But we would
2 like you to consider tabling the residential part of that
3 zoning.

4 CHAIRMAN MALCHESKY: Thank you.

5 MR. MARLOWE: Thank you.

6 CHAIRMAN MALCHESKY: Anybody else? Okay. I will
7 close our audience portion and we will move to new business.
8 We have no old business.

9 Resolution 2017-18 authorizing the Trustees to enter
10 into an MOU with Concord-Painesville JEDD and Capra Business
11 Center, LLC.

12 MS. LUHTA: I so move that we approve that.

13 MR. GALLOWAY: Do you want to give a --

14 MS. LUHTA: Do you want me to read?

15 MR. GALLOWAY: If you want to do that one and hand me
16 the next one, we can sort of alternate.

17 MS. LUHTA: Okay. A resolution authorizing the Board
18 of Trustees of Concord Township to enter into a Memorandum of
19 Understanding with Capra Business Center, LLC, to include its
20 real property, Permanent Parcel Number 08-A-020-0-00-020-0, as
21 part of Risinger and Associates, Inc.'s, Request for
22 Qualification (RFQ) and Request for Proposal (RFP) processes,
23 respectively, for the proposed planning, development and
24 implementation of the Township's Town Center model. I move
25 that we approve that.

26 CHAIRMAN MALCHESKY: Second?

27 MR. GALLOWAY: I second that.

28 CHAIRMAN MALCHESKY: All in favor say "aye."
29 (Three aye votes, no nay votes.)

30 MR. GALLOWAY: Mr. Chairman, I make a motion to

1 CHAIRMAN MALCHESKY: We've got a 19 here and we've
2 got --

3 MR. GALLOWAY: This is also 18 and Connie needs to
4 sign.

5 MS. LUHTA: Yes, I have to sign.

6 CHAIRMAN MALCHESKY: You missed this one.

7 MR. GALLOWAY: I signed two. What did I sign?

8 CHAIRMAN MALCHESKY: I don't know.

9 MR. GALLOWAY: What did you sign?

10 MS. LUHTA: There is two of each.

11 MR. GALLOWAY: I signed twice. I signed it. Oh, I
12 was signing the other portion.

13 CHAIRMAN MALCHESKY: You were signing the contracts?

14 MR. GALLOWAY: Oh.

15 CHAIRMAN MALCHESKY: Here's the contract. That's the
16 contract there, too.

17 MS. LUHTA: This is --

18 MR. GALLOWAY: Okay. They're not tabbed, got it.

19 MS. LUHTA: Here it is.

20 MS. DAWSON: You flipped them around.

21 MR. GALLOWAY: All right. So that one is all set and
22 Connie needs to sign this.

23 MS. LUHTA: I need to sign. Here is some for all of
24 you.

25 CHAIRMAN MALCHESKY: Okay. I will move that.

26 MS. LUHTA: Okay.

27 MR. GALLOWAY: All right. While you are doing that,
28 I'll read Resolution -- I would make a motion to approve
29 Resolution 2017-21, a Resolution authorizing the Board of
30 Trustees of Concord Township to enter into a Memorandum of

1 Understanding with Diana Trubiani to include its real property,
 2 Permanent Parcel Number 08-A-020-0-00-022-0, as part of
 3 Risinger and Associates, Inc.'s, Request for Qualification
 4 (RFQ) and Request for Proposal (RFP) processes, respectively,
 5 for the proposed planning, development and implementation of
 6 the Township's Town Center model.
 7 MS. LUHTA: Second.
 8 CHAIRMAN MALCHESKY: All in favor say "aye."
 9 (Three aye votes, no nay votes.)
 10 CHAIRMAN MALCHESKY: And then, Kathy, if I understood
 11 that correctly, we were talking about -- there were two, of
 12 that, there were two commercial pieces of property there and
 13 two residential pieces of property; is that correct?
 14 MR. GALLOWAY: That is correct.
 15 MS. MITCHELL: Capra is commercial; Estadt, Plesnicar
 16 and Trubiani are actually all residential.
 17 CHAIRMAN MALCHESKY: Okay. So there is one
 18 commercial and three residential.
 19 MS. LUHTA: Chris has to sign this one.
 20 MR. GALLOWAY: Did I miss one?
 21 MS. LUHTA: Two of them.
 22 MR. GALLOWAY: We both need to sign these.
 23 MS. LUHTA: Yes.
 24 CHAIRMAN MALCHESKY: All right. I will give those to
 25 you.
 26 MS. LUHTA: Okay.
 27 CHAIRMAN MALCHESKY: I will entertain a vote on the
 28 website redesign proposal from Blackbird, a Lake County website
 29 development and design firm, not to exceed \$37,815.
 30 MR. GALLOWAY: Mr. Chairman, I reviewed the proposal

1 CHAIRMAN MALCHESKY: Right.
 2 MR. GALLOWAY: We have a lot of complex functions and
 3 stuff in our -- built into our website that need to work
 4 properly in order for us, I think, to best communicate and for
 5 our residents to be able to best access. And, you know, the
 6 truth is that we've attempted to do this on the cheap in the
 7 past and those dollars -- It is just not working.
 8 MS. LUHTA: Right.
 9 MR. GALLOWAY: And it's been not up to what I believe
 10 Concord standards should be. And so I appreciate Kathy, you
 11 know, and Karen and everybody diving in and looking at some
 12 potential vendors. You know, they got a lot of feedback from
 13 neighboring communities like Mentor and some of their folks
 14 that do that work and gave recommendations. So they did a lot
 15 of legwork to find some good companies to get some proposals
 16 from and it certainly seems like this is the most in line with
 17 what we're trying to do.
 18 CHAIRMAN MALCHESKY: Blackbird is with Laketran.
 19 Laketran hired Blackbird because that's a very interactive
 20 website that Laketran has required because of scheduling trips
 21 and so on. It works very well, so I have a lot of confidence
 22 in them.
 23 MS. LUHTA: That's good.
 24 CHAIRMAN MALCHESKY: All in favor?
 25 (Three aye votes, no nay votes.)
 26 MS. MITCHELL: Mr. Chairman, I just ask for
 27 permission to sign the proposal as representative on your
 28 behalf.
 29 CHAIRMAN MALCHESKY: A motion for --
 30 MR. GALLOWAY: I would give a motion to authorize

1 and staff was good enough to gather proposals from a number of
 2 web organizations, development organizations, local, and the
 3 numbers all came in in this ballpark in terms of what we are
 4 looking to do. And cost aside, we have not had, in my opinion,
 5 a properly functional website that a community of Concord's
 6 stature should have, frankly, to date. And the web is, you
 7 know, going into its, you know, it's going into its third
 8 decade in existence.
 9 We've had at times in the past when we've had some
 10 functionality and a lot of quirks. I think we all know the
 11 problems that have happened with our current website, which is
 12 hosted through the County. It does not interface well with
 13 web -- or, rather, with mobile. Frankly, it doesn't at all
 14 despite assurances that it would. So we need to, we need to
 15 get it right, we need to make it better and we need to make
 16 sure that it works for our residents.
 17 CHAIRMAN MALCHESKY: How about a second?
 18 MS. LUHTA: I will second that.
 19 CHAIRMAN MALCHESKY: All right. Then let me add my
 20 two cents, too. I also want to remind the public and this
 21 Board, obviously, that we have saved considerable sums of money
 22 when we went through the County and -- on a monthly basis for
 23 what we, you know, pay for our IT. And so with that in mind,
 24 this figure that may seem a little bit high is not as high
 25 based upon some of the monies we have saved on our other
 26 endeavors in the IT world, more specifically how we went with
 27 the County and cut our costs in half using them to provide our
 28 IT service.
 29 MR. GALLOWAY: Well, it's not a matter of just
 30 building a one-page page where you park photos and some text.

1 Kathy to sign on behalf of the Board of Trustees.
 2 MS. LUHTA: Second.
 3 CHAIRMAN MALCHESKY: All in favor say "aye."
 4 (Three aye votes, no nay votes.)
 5 CHAIRMAN MALCHESKY: A vote to rescind, I am looking
 6 for a vote to rescind the termination of Firefighter Daniel
 7 Green from June 30, 2017, staff meeting.
 8 MS. LUHTA: So moved.
 9 MR. GALLOWAY: Seconded.
 10 CHAIRMAN MALCHESKY: All in favor say "aye."
 11 (Three aye votes, no nay votes.)
 12 CHAIRMAN MALCHESKY: Future meetings and
 13 announcements:
 14 Friday, July 28th, at 9:00 a.m., we have the
 15 strategic planning meeting in the Community Center. That is
 16 where the Trustees and staff and invitees will get together,
 17 and we do that twice a year. It's an all-day affair and
 18 planning for each department's big picture items of Concord
 19 Township.
 20 August 1st, at noon, we will have the staff meeting
 21 in the conferences room; at 7:00 p.m., we will have the Zoning
 22 Commission meeting in Town Hall.
 23 Wednesday, August 2nd, at 6:30, we will have the
 24 Trustees office hours; and at 7:30, we have the Trustees'
 25 meeting in Town Hall.
 26 I will entertain a motion for executive session to
 27 consider the appointment, employment and discipline of any
 28 employee.
 29 MR. LUCAS: Of an employee.
 30 MS. DAWSON: Of an, an.

1 CHAIRMAN MALCHESKY: Of an employee.
 2 MR. GALLOWAY: An.
 3 CHAIRMAN MALCHESKY: I am sorry. An.
 4 MS. LUHTA: So moved.
 5 MR. GALLOWAY: I will second that.
 6 CHAIRMAN MALCHESKY: Roll call.
 7 MS. DAWSON: Mrs. Luhta?
 8 MS. LUHTA: Yes.
 9 MS. DAWSON: Mr. Galloway?
 10 MR. GALLOWAY: Yes.
 11 MS. DAWSON: Mr. Malchesky?
 12 CHAIRMAN MALCHESKY: Yes. Okay. We will return back
 13 to this hall but you guys may be gone, so that ends this public
 14 portion of our meeting.
 15 Do you gentlemen have a question off camera you want
 16 to talk about?
 17 AUDIENCE MEMBER: Yeah, sure.
 18 MR. GALLOWAY: We're done. Go ahead and adjourn it.
 19 CHAIRMAN MALCHESKY: I adjourn the meeting -- Oh, I
 20 don't want to adjourn it.
 21 MS. DAWSON: No, because you are going into executive
 22 session.
 23 MS. LUHTA: Recess.
 24 CHAIRMAN MALCHESKY: Recess the meeting.
 25 MR. GALLOWAY: Recess the meeting, yes.
 26 (Whereupon, the meeting was recessed to executive
 27 session at 7:51 p.m.)
 28
 29
 30

1 STATE OF OHIO)
) CERTIFICATE
 2 COUNTY OF CUYAHOGA)
 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
 7 by me to stenotype shorthand, subsequently transcribed into
 8 typewritten manuscript; and that the foregoing is a true and
 9 accurate transcript of said proceedings so taken as
 10 aforesaid.
 11 I do further certify that this proceeding took
 12 place at the time and place as specified in the foregoing
 13 caption and was completed without adjournment.
 14 I do further certify that I am not a friend,
 15 relative, or counsel for any party or otherwise interested
 16 in the outcome of these proceedings.
 17 IN WITNESS WHEREOF, I have hereunto set my hand and
 18 affixed my seal of office this 1st day of August 2017.

Melinda A. Melton
 Melinda A. Melton
 Registered Professional Reporter

Notary Public within and for the
 State of Ohio
 My Commission Expires:
 February 4, 2018



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