

CONCORD TOWNSHIP BOARD OF TRUSTEES
LAKE COUNTY, OHIO
PUBLIC HEARING and REGULAR MEETING

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

November 7, 2018
7:15 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Christopher Galloway, Chairman
Caroline Luhta, Vice Chairwoman
Paul Malchesky, Trustee
Amy Dawson, Fiscal Officer

Also Present:

Michael Lucas, Esq., Legal Counsel
Andy Rose, Administrator
Matt Sabo, Fire Chief
Frank Kraska, Service Director
Debra Bechel-Esker, Recreation Director
Chief Frank Leonbruno, Sheriff's Department

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

1 7:17 p.m.

2 CHAIRMAN GALLOWAY: I am going to go ahead and open
3 up the public hearing on Resolution 2018-32, authorizing the
4 execution of a fourth amendment to the Concord Township-City
5 of Painesville Joint Economic Development District contract.
6 This is a nunc pro tunc amendment. Is that correct? Am I --

7 MR. LUCAS: Nunc pro tunc.

8 MR. MALCHESKY: Nunc pro tunc.

9 CHAIRMAN GALLOWAY: Nunc pro, okay. Well, I didn't
10 take Latin. I took French. So I need you lawyers to help me
11 out on that.

12 MR. MALCHESKY: Very rarely used by me.

13 MR. LUCAS: That's true.

14 CHAIRMAN GALLOWAY: Nunc pro tunc, second amendment
15 and third amendment, respectively, to include additional
16 property within the Joint Economic Development District and
17 declaring an emergency.

18 What I am going to do is ask anybody that would like
19 to speak in favor or in opposition on the matter before us as
20 it relates to the public hearing only. And in doing so, as
21 you come up, you will give your name, your address for the
22 record, and I'm going to have our legal counsel swear you in.

23 So is there anybody that would like to speak to this
24 matter at this time, either pro or con? We are not going to
25 do one or the other, just come on up in an orderly fashion.

26 MR. MONROE: Swear me in?

27 MR. LUCAS: You're fine.

28 Mr. Monroe is a lawyer and officer of the court. He
29 doesn't need to be sworn.

30 CHAIRMAN GALLOWAY: Fair enough.

1 MR. MONROE: Good evening, ladies and gentlemen. My
2 name is John Monroe. I am with the law firm of Mansour,
3 Gavin, LPA, Cleveland, Ohio. The address is 1001 Lakeside
4 Avenue, Suite 1400, Cleveland, Ohio 44114.

5 As you all know, our law firm represents Concord
6 Real Estate Investments, LLC, which is a property owner, and
7 our client is strongly opposed to Resolution 2018-32. As many
8 of you know, our client owns four parcels that are proposed to
9 be included in the JEDD. For the record, our client has not
10 requested or petitioned either body to become a part of this
11 Joint Economic Development District.

12 Furthermore, we are unsure whether the service
13 requirements of the Ohio Revised Code have been met.

14 But the main reason our client is opposed to this is
15 there is absolutely no benefit to our client, our client's
16 property being included in this JEDD. As you know, all four
17 of our client's properties are vacant, unimproved land. When
18 I say "unimproved," there is water, sewer, and street access,
19 which were all constructed by our client's predecessor. And,
20 as you all know, Discovery and Capital Drive meet or exceed
21 all of the requirements in the state of Ohio for any political
22 subdivision as to the construction and material and the
23 specifications.

24 Furthermore, our client installed, at the time that
25 the sanitary sewer was built, paid for the connection but also
26 prepurchased capacity within that.

27 We feel these are all attributes of our client's
28 property that can be developed and marketed to prospective end
29 users.

30 As I mentioned, we would request that, if the

1 Trustees would like to go forward with the JEDD amendment,
2 that they just leave our client's property out of the
3 proposal.

4 I wanted to address several of the items that were
5 brought up at the Painesville meeting the other night. The
6 first thing we need to remind everyone, that the two buildings
7 that exist in the park were built by the Swagelok
8 Manufacturing Company and/or Crawford Fittings. And they are
9 manufacturing facilities and they are currently used by the
10 owners of their property, Cinetic and De Nora Tech, for
11 similar uses that they were at the time they were constructed.

12 We would suggest that the JEDD is typically used for
13 undeveloped land where there is no roads or sewers. We have
14 both of those. So, at this time, there is really no value to
15 the property to be included.

16 As we mentioned, Crawford Fittings and/or Swagelok
17 and/or Mr. Lennon installed the streets and the infrastructure
18 at their cost and they did not need a JEDD to make those
19 improvements.

20 There was a statement made that somehow the
21 ownership was not connected with the Swagelok Company, and I
22 can tell you that our clients have taken great offense to
23 that. And as Mr. West clarified --

24 MR. MALCHESKY: I am sorry. Mr. Monroe, wasn't it
25 that it was -- I mean, I guess, I don't want to disturb you in
26 saying that they take great offense but I thought it was the
27 property was owned by an entity and not necessarily the family
28 individually. Wasn't that the comment?

29 MR. MONROE: I'm sure you are well aware that an LLC
30 in the state of Ohio is a disregarded entity. The sole member

1 of the company is Mr. Lennon's daughter. She is the majority
2 proper -- owner of the Swagelok Company.

3 MR. MALCHESKY: What do you mean, it's a disregarded
4 entity? An LLC is a fictitious entity that is established
5 that has a tax return. I mean, it's a separate entity, isn't
6 it?

7 MR. MONROE: Typically, no. If there is a single
8 member, you don't have to file a separate tax return. You
9 would file a schedule to a personal return.

10 MR. MALCHESKY: A K-1, you get a K-1, right?

11 MR. MONROE: The point is that it's Fred Lennon's
12 daughter who is a member of the company that owns the
13 property.

14 Going further with some of the other items that were
15 mentioned at the meeting the other evening, we would suggest
16 that four of the proposed properties are owned by Concord
17 Township itself. We believe that, as mentioned, that our
18 clients have not requested at any point to be included in this
19 process.

20 As you also know, there are several existing
21 properties that have been developed and are not included in
22 this JEDD proposal, including the De Nora Tech facility, the
23 Cinetic facility, the medical office building. There are a
24 number of employers that are not included in this JEDD.

25 There was also a statement about Concord's
26 maintenance of the existing roadways within our client's
27 property. Other than normal snowplowing and salting, we do
28 not or are not aware of any repairs that have been made to
29 that road. We just want to clarify that.

30 So I am also joined here tonight by Bill West, of

1 Hanna Commercial, who has over 40 years of experience in
2 selling industrial property in northeast Ohio, and he is going
3 to testify very briefly about what a possible disincentive the
4 JEDD designation would have for this vacant industrial
5 property. Thank you.

6 CHAIRMAN GALLOWAY: Thank you, John.

7 MR. MALCHESKY: John, do you want to address the
8 service requirement issue? What's the issue in service?

9 MR. MONROE: Well, there was suggested the other
10 evening that there is some deferred maintenance and that the
11 township may have to put money into the road. And what we're
12 suggesting is that that's what real estate taxes are for and
13 our client has paid tens of thousands of dollars of real
14 estate taxes over the years and, in fact, installed the road
15 that exceeds any requirements that the township would have.

16 MR. MALCHESKY: Do you know when that road was
17 installed?

18 MR. MONROE: Mr. West could give us -- I believe the
19 late '80s.

20 MR. WEST: Late '80s.

21 MR. MONROE: But can give you the exact year. Thank
22 you.

23 MR. MALCHESKY: Well, how about the -- You also
24 mentioned service requirements for this matter.

25 MR. MONROE: Yes. So when we were in Painesville
26 the other night, we learned for the first time that that was
27 the third reading of that proposed ordinance. And we are
28 reviewing Section 715 to determine whether that is sufficient
29 notice to a property owner who has not petitioned to be in the
30 JEDD but is being put in the JEDD against its wishes. Thank

1 you.

2 MR. MALCHESKY: Okay.

3 MR. WEST: Good evening, ladies and gentlemen, my
4 name is Bill West. My address is --

5 MR. LUCAS: Go ahead.

6 MR. WEST: Pardon me?

7 MR. LUCAS: Go ahead, state your address first.

8 MR. WEST: My address is 35 River Street, my home.
9 My address in downtown Cleveland is 1350 Euclid Avenue.

10 (Whereupon, Mr. West was sworn in.)

11 MR. WEST: I've been lucky enough to be in the real
12 estate business for 50 years and I can hardly stand up anymore
13 but, in any case, I am here tonight. Our company, and me
14 personally, have been involved in most of the industrial parks
15 around the city of Cleveland. We've worked both with the
16 developers and with clients who are interested in locating in
17 those industrial parks.

18 I would have to tell you today that the tenant, the
19 buyer, the prospective user of the property is interested in
20 the full scope of a piece of property. That might entail tax
21 abatements, might entail Jobs Ohio from the standpoint of
22 credits for that, all kinds of incentives, et cetera.

23 In this particular case, we were able to interest
24 people in the property because there was the lack of income
25 tax. If you look at, as mentioned by John Monroe, the
26 situation with regards to the hospital, the medical office
27 building was separated from the hospital. The reason for that
28 was basically so that they can entice doctors who would not
29 have to pay income taxes on their income in that building.
30 The building, of course, pays real estate taxes.

1 So we're not saying that somebody shouldn't pay
2 taxes, it's just a question of the mix of the total thing.
3 One of the things that would help us in this case is the fact
4 that there is no income tax at this point in time. We were
5 told originally that this was strictly arbitrary. We have
6 sold four different -- six different pieces of property within
7 the park. The two that John mentioned, the two Swagelok
8 buildings, et cetera, neither one of those wanted to go into
9 the JEDD, basically, because they didn't see the incentives,
10 the reasons why they would want to do that, the hospital, the
11 thing on both the pieces of property, the one that, basically,
12 their medical building is on and also the vacant piece they
13 bought on Auburn Road.

14 We're not against somebody going into the JEDD. In
15 fact, two of the properties that we sold are what I call
16 assisted living, and both of them are in the JEDD but it was
17 their discretion to do so.

18 Also, if you would take that development, I think
19 both of those developments, assisted living ones, are probably
20 worth in excess of \$10 million each. If you then add,
21 basically, the two buildings that were owned and operated by
22 Swagelok and, currently, other users, you've got that plus the
23 land. You've got over \$30 million worth of value. At \$30
24 million, at 35 percent in tax aspect and applying the taxes, I
25 am sure that the taxes from that larger parcel of land,
26 including all of the buildings, et cetera, are generating over
27 a half million dollars in real estate taxes.

28 As John also pointed out, the ownership put in that
29 road. It far exceeds the standards, basically, that you have
30 in your code. The ownership also placed on that property deed

1 restrictions which basically require more substantial
2 buildings than what your code calls for. They have tried to
3 be a good citizen. They tried to do the right thing. And
4 they feel that this particular imposition, taking away a
5 benefit that they could use to sell property, which will then
6 generate money for Concord, is unfair. So that is my
7 position. Happy to answer any questions.

8 CHAIRMAN GALLOWAY: Questions?

9 MS. LUHTA: No.

10 CHAIRMAN GALLOWAY: Thank you.

11 Okay. Anybody else on this matter, on the public
12 hearing? Nobody? Okay, there is no other commentary. Any
13 objection to closing the public hearing and moving into the
14 regular meeting?

15 MR. MALCHESKY: No objection.

16 CHAIRMAN GALLOWAY: Connie?

17 MS. LUHTA: No.

18 CHAIRMAN GALLOWAY: We will go straight in because
19 it is past 7:30.

20 MS. LUHTA: Okay.

21 CHAIRMAN GALLOWAY: I am going to go ahead and close
22 this public hearing. It is closed.

23 (Whereupon, the public hearing was closed and the
24 regular meeting was commenced at 7:33 p.m.)

25 CHAIRMAN GALLOWAY: That's going to bring us to the
26 -- Well, let me open up the regularly scheduled Concord
27 Township Board of Trustees meeting for Wednesday, November 7.
28 Please join Connie in the Pledge of Allegiance.

29 (Whereupon, the Pledge of Allegiance was recited.)

30 CHAIRMAN GALLOWAY: Thank you. Roll call, please.

1 MS. DAWSON: Mrs. Luhta?

2 MS. LUHTA: Here.

3 MS. DAWSON: Mr. Galloway?

4 CHAIRMAN GALLOWAY: Here.

5 MS. DAWSON: Mr. Malchesky?

6 MR. MALCHESKY: Present.

7 CHAIRMAN GALLOWAY: Approval of minutes. You have
8 minutes before you that you received previously. Any changes,
9 modifications, finding of errant grammar, spelling or
10 punctuation?

11 MS. LUHTA: Not for me.

12 CHAIRMAN GALLOWAY: No?

13 MR. MALCHESKY: None.

14 CHAIRMAN GALLOWAY: Nothing, all right. Those are
15 then approved.

16 Elected official reports. That's going to bring us
17 to Fiscal Officer, Mrs. Dawson.

18 MS. DAWSON: Thank you, Mr. Galloway. As of
19 October 31st, we were 83 percent of the way through the
20 calendar year. Treasury balance for the 19 active funds
21 within the Township treasury was \$5.7 million. Treasury
22 balance includes approximately \$77,400 in funds set aside for
23 specific projects.

24 Year-to-date expenditures were 69 percent of the
25 amount appropriated for 2018. The revenue received year to
26 date is 104 thousand (sic.) of the amount budgeted. We will
27 not be receiving real estate tax revenue again until the end
28 of the first quarter of 2019, so we will need to have a
29 carryover minimum of \$2.5 million.

30 Cemetery reminder: After November 1st, only

1 seasonal wreaths may be placed by the graves. We're picking
2 up any summer items that remain. Flags will be removed after
3 Veterans' Day. We will also be placing wreath holders this
4 year for our Wreaths Across America ceremony that will be held
5 on December 15th at noon on those graves. Please do not
6 remove these holders as we want to get them placed before the
7 snow flies. Wreaths can be purchased for \$15. For more
8 information or to volunteer that day, please call Karen Warner
9 at (440) 354-7518 or log onto Wreaths Across America at
10 www.WreathsAcrossAmerica.org/0H0164.

11 If you have any questions, please do not hesitate to
12 call my office, 354-7516. Thank you.

13 CHAIRMAN GALLOWAY: Thank you.

14 Trustees, Connie.

15 MS. LUHTA: I have nothing.

16 CHAIRMAN GALLOWAY: Nothing?

17 MS. LUHTA: Nothing.

18 CHAIRMAN GALLOWAY: Paul?

19 MR. MALCHESKY: I wish we had technology so that we
20 can just scroll that little website right on our TV.

21 CHAIRMAN GALLOWAY: We're working on that.

22 MR. MALCHESKY: I know.

23 MS. DAWSON: It is already posted on the website, so
24 you can go on the website and get the --

25 MR. MALCHESKY: I am just telling you. No, besides
26 that --

27 CHAIRMAN GALLOWAY: It's coming.

28 MR. MALCHESKY: -- things have been fairly quiet.

29 MS. LUHTA: That's good.

30 CHAIRMAN GALLOWAY: Yes. And I would just say, just

1 let everybody know, I have had email issues since last
2 Wednesday afternoon with the township, my township email.
3 We're trying to get those resolved. So if you have sent me an
4 email, members of the public, and I have not responded, feel
5 free to give me a call on my cell phone. It's on our website.
6 When we finally do solve the email problem, I'll be frantically
7 trying to follow up on all of those.

8 But I just wanted to give everybody a heads up that
9 I haven't been seeing my emails for a week, and it was about
10 four days before anyone realized it. It was one of those aha
11 moments, like, yeah, I haven't seen that. What are you
12 talking about? So, hopefully, we will have that resolved by
13 tomorrow, you know, just as a heads up.

14 All right. Department -- Yeah?

15 MS. LUHTA: I do have something.

16 CHAIRMAN GALLOWAY: Go.

17 MS. LUHTA: I had a message from a resident who
18 wanted me to call him back. I've tried about 10 or 12 times
19 and I get a busy signal all the time. So if he is listening,
20 I will try again.

21 CHAIRMAN GALLOWAY: Well, or did he possibly give
22 you --

23 MS. LUHTA: No.

24 CHAIRMAN GALLOWAY: -- bad info on the number?

25 MS. LUHTA: I don't know. That, I don't know. It's
26 just a busy signal.

27 CHAIRMAN GALLOWAY: That sounds like a bad number.

28 MS. LUHTA: Okay.

29 CHAIRMAN GALLOWAY: Or they talk on the phone a lot.
30 Okay. Department reports. Administration,

1 Mr. Rose.

2 MR. ROSE: Thank you, Mr. Galloway, members of the
3 Board, Mrs. Dawson. Bids were opened today for the Country
4 Scene detention basin outfall repair. That's been a long
5 awaited and needed repair. There was a winning bid and a
6 contract should be awarded in the near future. And this work
7 is scheduled, will likely be scheduled over the winter months
8 so that the detention basin is properly functioning for the
9 spring thaw.

10 The ZIP Code survey is complete. The results
11 indicated over 75 percent of respondents are in favor of us
12 obtaining an exclusive ZIP Code for Concord Township, so we
13 will continue to march forward on that initiative.

14 I am currently working with several commercial real
15 estate brokers in trying to attract new business to the
16 township.

17 The renewal contract for dispatch services that's on
18 the agenda is for the next three years. There is an increase
19 in cost for the services but it is comparable to what the
20 other Lake County communities are paying for the same service,
21 so we are right in line with that.

22 The agenda also includes a Cintas contract for the
23 next 24 months for the uniform and rug services. It's a
24 renewal of our current contract.

25 The agenda includes a contract for architectural
26 services from Lemay, Erickson and Wilcox for the site
27 selection, programming and design of new fire stations. This
28 was a detailed process that began with the request for
29 qualifications to solicit submissions from qualified
30 architectural firms. We did receive 13 submissions. These

1 submissions were then carefully screened and evaluated by
2 Administration and the top three were presented to the
3 Trustees for further consideration.

4 The Trustees then brought in the three firms and
5 conducted face-to-face interviews with each of the three
6 finalists and, in the end, Lemay, Erickson, Wilcox is selected
7 and that contract is before you for tonight's vote.

8 And then, finally, we would like to welcome the
9 following businesses that have recently opened or are about to
10 open within the next week: Chipotle, located at 7689 Crile
11 Road; Cleveland Yoga, located at 7645 Crile Road; and opening
12 November 12th, Peace, Love & Little Donuts, located at
13 8019 Crile Road. And we'd like to thank them for their
14 investment in Concord and we wish them success.

15 And that concludes my report, sir. Thank you.

16 CHAIRMAN GALLOWAY: My understanding is the owners
17 of that are Concord residents.

18 MR. ROSE: That is correct, they are local, all
19 locals.

20 CHAIRMAN GALLOWAY: So we are thrilled that they are
21 choosing to locate their business where they live. And I can
22 tell you, I had one of those donuts at Kent, down at Kent
23 State a few weeks ago.

24 MR. ROSE: Very good.

25 CHAIRMAN GALLOWAY: And they were really, really
26 good.

27 And I would just -- Let me figure out how much I
28 want to say -- piggyback on Mr. Rose. All three of us have
29 gotten a lot of questions recently regarding the status of
30 Reider's, both emails, calls, social media. We -- There is a,

1 through a lot of hard work, through a lot of different people,
2 both through the owners of the plaza, the township, there is a
3 grocer that is looking to locate there and that process is
4 under way both in terms of governmental approvals, permitting,
5 those types of things. We expect to be able to have an
6 announcement for you soon on that matter.

7 So you can know that there will be a new grocery
8 store going into Reider's. Don't have a timetable on it yet.
9 It will be a full service grocery store where you will be able
10 to do all your weekly shopping. We've seen the preliminary
11 plans for the store and they're making a very big investment
12 into that facility. So --

13 MR. MALCHESKY: More comprehensive than the last.

14 CHAIRMAN GALLOWAY: Much more comprehensive, and I
15 think it's going to be a great asset for the community. And
16 as soon as we are able to make an announcement officially, we
17 will do so in terms of, you know, the who and the what and
18 some of the detail that people ask for. But rest assured, a
19 lot of that hard work that went in last year, into this year
20 and meeting with a lot of different grocers, both locally and
21 nationally, has paid off and we will have a new grocery store
22 sometime opening up in, my guess would be probably late spring
23 of '19 but we don't have a timetable yet. So, hopefully, that
24 will -- We get a lot of questions on that.

25 So next up, Fire Department, Chief Sabo.

26 CHIEF SABO: Good evening, everyone. For the -- So
27 far year to date in 2018, the Fire Department has responded to
28 2,228 incidents. For the month of, I guess it would be
29 October now, we had 140 EMS events, with 116 transports to
30 area hospitals. We had 81 total fire events, including nine

1 fires, one vehicle fire, one cooking fire, and seven building
2 fires, which were all mutual aid to area communities, so
3 outside of Concord. That's good.

4 CHAIRMAN GALLOWAY: I was going to say, I didn't
5 hear about seven building fires in Concord.

6 CHIEF SABO: No. You would have gotten that text.

7 CHAIRMAN GALLOWAY: You alarmed me there for a
8 moment.

9 CHIEF SABO: You would have gotten that text.

10 CHAIRMAN GALLOWAY: I was like, what?

11 CHIEF SABO: We also responded to 11 hazardous
12 condition calls, not including fires. We gave mutual aid to
13 our neighbors 21 times. We received mutual aid 12 times. We
14 had 28 percent of our calls were overlapping, so we had two or
15 more events going on at once.

16 Our fire prevention bureau stayed busy with plan
17 reviews. They had five plan reviews. So the deputy chief has
18 been staying very busy with looking at new businesses and
19 changes in occupancies. They had 15 annual inspections, three
20 inspection follow-ups, 21 fire protection system testings, and
21 four consultations.

22 They also installed one Knox box, one residential
23 lock box, and provided 15 public education events, as October
24 was Fire Prevention Month. So we were out strong in the
25 schools.

26 During the month of November, due to the chilly
27 temperature, you have dreaming of cosy gatherings around a
28 brightly lit fire. To keep those gatherings fire safe, follow
29 these helpful tips. Have your fireplace and wood stoves
30 inspected before you begin using them each year. Have the

1 chimney cleaned to remove creosote, which can ignite and start
2 a chimney fire, which can also extend to the rest of your
3 house.

4 Never use papers, trash or liquid fuel. Burn only
5 wood in fireplaces and wood or wooden pellets in wood stoves.
6 Keep anything that can burn at least three feet away.
7 Openings can get hot enough to burn skin, so keep your kids
8 and pets away from them. When you're finished with your fire,
9 put it out before you leave home or fall asleep.

10 When you clean up, place the ashes inside of a metal
11 can with a lid. I stress that. We've had several fires where
12 hot ashes were placed in cardboard boxes and left indoors, so
13 you can think of the consequences. Store the can outside away
14 from the home until the ashes are completely cold.

15 Also, really quick, we just started a new program.
16 According to the CDC, in 2016, nearly 64,000 Americans died
17 from drug overdoses, including from illicit medications and
18 prescription opioids. According to the National Institutes of
19 Health, two-thirds of individuals who use heroin began with
20 misusing prescriptions. Many of these prescriptions are found
21 in our household medicine cabinets and they're making their
22 way into the hands of children.

23 Concord Township is pleased to announce that we have
24 received 200 safe drug disposal kits. I don't know if we
25 can -- Can you zoom in on that? These kits are easy to use
26 and are available to our residents at no cost. These are free
27 and can be picked up at any of our facilities, at the fire
28 stations, Town Hall or Community Center. If you have any
29 questions -- I will work with you, Rick. If you have any
30 questions regarding this program, please feel free to contact

1 me at my office at 354-7504.

2 It's really easy to use. You tear open the top,
3 unzip the ziplock, put your medications in there. The
4 directions are on the back. Fill it up halfway with water,
5 reseal it, shake it a little bit, and throw it in your trash.
6 So it's very easy to use. It deactivates the medications and
7 makes it safe.

8 Thank you for your help, Rick.

9 There are also several pharmaceutical drop-off
10 locations throughout Lake County. Closest to Concord Township
11 is Lake County Sheriff's Office, where they have a collection
12 bin in their lobby where you can dispose of your prescription
13 medications, no questions asked.

14 For more information about this program, you can
15 contact the Lake County General Health District at 350-2543.

16 And that concludes my report.

17 CHAIRMAN GALLOWAY: Thanks, Chief.

18 MS. LUHTA: Thank you.

19 CHIEF SABO: Thank you.

20 CHAIRMAN GALLOWAY: All right. Next up, Service
21 Department, Mr. Frank Kraska.

22 MR. KRASKA: Good evening.

23 MS. LUHTA: Good evening.

24 CHAIRMAN GALLOWAY: Good evening.

25 MR. KRASKA: The Service Department, during the last
26 month, has gradually been wrapping up our seasonal maintenance
27 and construction projects and preparing for the winter ahead.
28 During October, we completed some of the following
29 assignments: Installed a driveway culvert on Andrea Drive;
30 Dura Patched on the following roads: Andrea, Christian

1 Avenue, Mountain Quail Place and Winchell. We performed
2 roadside ditching on Winchell, Fay Road and Palmer. We
3 completed over 100 square yards of concrete replacements on
4 Stone Hollow. We installed 33 snow barricades. And we
5 continue the development of a second baseball diamond here on
6 our Town Hall grounds, which included hauling in several
7 thousand cubic yards of fill dirt.

8 We completed a variety of maintenance tasks at the
9 cemetery and fabricated steel hangers for the Wreaths Across
10 America program. In advance our winter season, we have also
11 been preparing our snowplow fleet.

12 In other activities, this year's curbside leaf pick-
13 up will be held the week of November 26th. The collection
14 will begin at 6:00 a.m. on the morning of Monday, November 26.
15 There will be no return trips to pick up bags that were not on
16 the curbside when the collection began. Township wide
17 collection typically takes three to four days to complete.
18 Residents are required to supply their own biodegradable leaf
19 bags. After the bags are filled with leaves only, they should
20 be placed at the curb where the vendor will pick them up.
21 Only bagged leaves will be picked up, no leaves piled in bulk
22 or leaves in plastic bags or containers will be accepted.

23 The Concord Service Department will also allow for
24 leaves in biodegradable bags only to be dropped off by the --
25 by township residents at the Service Department yard Monday
26 through Friday, 7:00 a.m. to 3:30 p.m. This site is located
27 at 7229 Ravenna Road. Again, do not mix brush or grass
28 clippings with your leaves as it may not be accepted for
29 recycle.

30 Find this and other related information under the

1 Service Department website -- or under the Service Department
2 tab on our website at www.ConcordTwp.com.

3 And if I can be on a light-hearted note, while it's
4 still fresh in everybody's memory, just as an example, as I
5 understand it -- correct me if I'm wrong -- our gubernatorial
6 candidates just completed raising, and I will suspect,
7 spending \$100 million. And if that's correct, and if you want
8 to put it in a different perspective, if we were to do a
9 \$500,000 road project, for example, that would put our
10 department in business for the next 200 years. That's it in
11 closing.

12 MR. MALCHESKY: Those were just commercials.

13 MR. KRASKA: What was that?

14 MR. MALCHESKY: Those were just commercials.

15 MR. KRASKA: And that was, pretty much, just
16 commercials, an endless stream of them.

17 CHAIRMAN GALLOWAY: I am not following your point,
18 but okay.

19 MS. LUHTA: Oh, you're not?

20 MR. KRASKA: Thank you. And have a good evening.

21 CHAIRMAN GALLOWAY: Thanks, Frank.

22 The Zoning Department report will be read by
23 Mr. Rose.

24 MR. ROSE: Thank you, Mr. Galloway. The Zoning
25 Department report: During the month of October, the Zoning
26 Department processed 27 zoning applications and collected
27 50 -- I'm sorry -- \$5,250 in fees.

28 Last night, the Zoning Commission held a public
29 hearing for a Zoning Map amendment for -- to rezone
30 approximately 8 and a half acres of land on Concord-Hambden

1 Road from Town Hall Neighborhood to R-1. The Board
2 recommended approval of the amendment to the Trustees, so the
3 Trustees are now required to hold their own public hearing on
4 the matter within 30 days of receipt of the Zoning
5 Commission's recommendation.

6 Additionally, the Zoning Commission approved a site
7 plan and design review application for the McDonald's on
8 Auburn Road. The project includes, but is not limited to,
9 removal of the existing single drive-thru aisle and going with
10 a new double drive-thru aisle. There will be new, new signs,
11 landscaping. The building facade is being modernized and the
12 interior is also being modernized. The project is expected to
13 begin in early April and should last about six weeks.

14 And, finally, the Board of Zoning Appeals meeting
15 for November has been canceled as there were no applications
16 or cases to review.

17 This concludes the Zoning Department's report.

18 Thank you.

19 CHAIRMAN GALLOWAY: Thank you, Mr. Rose.

20 Next up is the Rec Department. Debra, you've got
21 some stuff going on.

22 MS. ESKER: We always have stuff going on.

23 CHAIRMAN GALLOWAY: Talk to us about it.

24 MS. ESKER: We do. Thanks to everyone who
25 participated in Concord Township's Annual Halloween Haunt at
26 Gristmill Village a few weeks ago. The weather held out as
27 hundreds of costumed kids trick-or-treated their way around
28 the shopping center. The Recreation Department is deeply
29 grateful to the participating businesses for their generosity
30 and enthusiasm, and to the Concord Township Fire Department

1 and the Lake County Sheriff's Office for, again, warmly
2 welcoming our guests to this family-friendly, wonderful
3 tradition.

4 November is great time to focus on yourself before
5 the rush of the holidays, and your Recreation Department is
6 here to help. This month, we're offering the following
7 classes with you in mind: Martial arts for adults and kids;
8 Pound! fitness classes where you rock out to great music with
9 weighted drumsticks; mixed media painting; learning Mah Jongg;
10 Turkey 101 to get in preparation for Thanksgiving; and classes
11 in collaboration with the Mentor and Morley libraries,
12 including Country Estates of Cleveland Gentlemen and Holiday
13 Movies and Music Trivia.

14 Spaces are available in all the classes. You can
15 sign up at ConcordTwp.com or just call the Recreation
16 Department for assistance.

17 Thanks to everybody who submitted photos for the
18 Concord Township 29th Annual Photo Contest. Today is the last
19 day to vote for your favorites, but you still can by going
20 online to ConcordTwp.com. We're currently tabulating the
21 paper ballots and we're combining them with the online votes
22 and will notify winners next Tuesday, November 13th. So look
23 for the winning pictures on our website next week.

24 This afternoon, our 55+ Group guests were treated to
25 a humorous and enlightening presentation on the story of
26 Painesville's famous Steele Mansion by owner Carol Shemakian.
27 Thanks to Fire Chief Matt Sabo and Administrator Andy Rose for
28 stopping by and updating our guests on opportunities and
29 issues important to our residents.

30 Our next 55+ Group gathering will be Monday,

1 November 19th, where we will host a special Breakfast and
2 Brushes Painting Workshop. A shout out to the Waffle House,
3 who will be serving up waffles while a local artist guides
4 guests through painting a personal masterpiece. There are
5 still seats available for this program but only a few, so sign
6 up soon.

7 Join our curator and docent, Dan Daxson, for an old
8 school tea party at the Old Stone School this Saturday,
9 November 10th. Guests will learn a little bit about Concord
10 history as they enjoy a charming old-fashioned tea party
11 complete with fancy little sandwiches they will want to sample
12 with pinkies up.

13 And mark your calendar for Concord Township's First
14 Annual Christmas Tree Lighting Celebration on Friday,
15 November 30th, beginning at the gazebo at Town Hall and then
16 going inside. Gather around the tree at 7:00 p.m. and share
17 in the holiday joy as we light up the Concord Township tree,
18 and then head inside and sing along to everyone's favorite
19 Christmas carols by the Maple Mountain Chorus.

20 CHAIRMAN GALLOWAY: I am excited for this one.

21 MS. ESKER: It's going to be great. Santa and
22 Mrs. Clause will be there for photographs. People can enjoy
23 cookies and hot cocoa. A kids craft table will be hosted by
24 the Mentor and Morley libraries, and we will do some letters
25 with Santa there. It's just shaping up to be a lovely,
26 charming, wonderful family-friendly beginning to the holiday
27 season in Concord Township.

28 All of this information and more can be found in the
29 fall edition of the township newsletter, the Concord
30 Grapevine, on the township's website, ConcordTwp.com, or just

1 contact the Recreation Department for assistance anytime at
2 (440) 639-4650. Thank you, and I wish everybody peace, love
3 and little donuts.

4 CHAIRMAN GALLOWAY: Thank you, Deb.

5 Concord Township law enforcement, Chief Leonbruno.

6 CHAIRMAN GALLOWAY: Deb, you know you can't mention
7 doughnuts in front of the sheriff. Come on. Sabo paid me to
8 say that, I swear.

9 CHIEF SABO: I will swear.

10 CHIEF LEONBRUNO: Well, we're doing a number of
11 presentations. There were 200 of these that came up missing.

12 MR. MALCHESKY: See, Frank rips on you, then you rip
13 on him, then he --

14 CHIEF LEONBRUNO: We had 1,068 calls for the month
15 of October, three injury accidents, 18 property damage
16 accidents. We responded to 60 alarms, visited 175 times to
17 various businesses in Concord, 175 crime prevention stops
18 where we located open doors, lights on in vehicles,
19 construction sites and visits with contractors.

20 We did 25 citations, 82 warnings, two DUIs. We're
21 investigating three breaking and enterings to vehicles, one
22 burglary, one vandalism from October, eight thefts, and one
23 stolen vehicle.

24 And as everyone's been talking about with the winter
25 weather coming, we highly suggest that everyone takes a good
26 look at their vehicles now, before the winter weather starts.
27 So start with your tires. Bald tires are good in the summer,
28 not so great in the winter. In fact, they're pretty
29 dangerous. So check your tires, your reflectors, your flares,
30 get good wiper blades, coolant, washer fluids, fill those up

1 now, get a blanket. Visit a website that tells you all about
2 car preparations and do that now so you can get that before
3 the winter weather.

4 We encourage everyone to sign up on our Facebook
5 page and sign up on our Twitter for the Sheriff's Office
6 because we use those to let people know of bad weather, road
7 closures, accidents, so you can avoid those coming in. So get
8 on our Facebook and Twitter with that. And the best thing you
9 can do, also, in this area, people aren't aware of, is, on
10 your cell phone, is to download OHGO, that's O-H-G-O, and
11 that's ODOT's program. And available on OHGO is all the
12 cameras on Interstate 90 and Route 2. So before you leave,
13 you can see the weather conditions all the way down 271,
14 really throughout Ohio but you can zero in on the weather
15 conditions here and see them right on your cell phones. Thank
16 you.

17 CHAIRMAN GALLOWAY: Thanks, Chief. I learned
18 something, OHGO.

19 CHIEF LEONBRUNO: O-H-G-O.

20 MS. DAWSON: It's great.

21 CHAIRMAN GALLOWAY: All right.

22 MR. MALCHESKY: I don't want you looking on your
23 cell phone as you're driving though, Chris.

24 CHAIRMAN GALLOWAY: I know, it's before you leave.
25 You never know when it's windy.

26 MR. MALCHESKY: Sometimes the wind just sneaks up on
27 you.

28 CHAIRMAN GALLOWAY: It does, it does.

29 Okay. That's going to be it for reports.

30 Audience portion, anybody like to address the Board?

1 Audience portion.

2 Come on up, anyone that wants to. Same thing, name,
3 address.

4 MR. FALCONE: Excellent. I am Mark Falcone. I live
5 at 10185 Page Drive. I guess this would be directed to
6 Mr. Rose. The survey is complete about the ZIP Code. I'm
7 just curious about what prompted this, more or less, the
8 fiscal responsibilities for that for Concord, if there's going
9 to be a public meeting about that situation. Also with that
10 survey, I think it also entailed something about a post
11 office, you know, brick and mortar and that situation. I am
12 wondering if that's going to be held in a public forum to
13 discuss the pros and cons of that. Appreciate that.

14 CHAIRMAN GALLOWAY: Sure. What prompted the survey
15 is that for probably 12 or a decade --

16 MR. MALCHESKY: Or 20 years.

17 CHAIRMAN GALLOWAY: Yeah. I mean, I'm just speaking
18 since we've been on the Board.

19 MS. LUHTA: Yeah, it's been longer than that.

20 CHAIRMAN GALLOWAY: Concord has contemplated the
21 idea of requesting its own ZIP Code. There is a formal
22 process through the Postal Service for asking for that, as
23 well as you can -- there is a legislative process, literally,
24 an act of Congress.

25 And so the survey was part of our approach to
26 gauging the interest. We have heard from residents for years
27 about how they would like a post office, they would like a ZIP
28 Code. The Post Office, through their official process, would
29 like a community survey of some sort. We chose to do the
30 electronic and advertise it through social media and all that.

1 There are no requirements for public hearings or anything of
2 that nature. So it's really fulfilling an element of the Post
3 Office's internal application process, if you will.

4 But it also serves a great purpose in terms of
5 pursuing a legislative fix on wanting a ZIP Code because you
6 can go to your congressmen and senators and say we have, you
7 know, public support for doing it.

8 Why do we want it? I think, initially, for a long
9 time our interest has been about community building. We
10 currently have three ZIP Codes that divide up Concord
11 Township. This tends to create a lot of confusion in terms
12 of -- some, for some people, as they're either new residents,
13 sometimes you hear of, you know, even deliveries, things of
14 that nature.

15 MR. MALCHESKY: During tax season, 44060s are trying
16 to pay taxes.

17 CHAIRMAN GALLOWAY: Taxes. We even had -- I even
18 had, recently, a fellow who was very upset with their realtor
19 because they thought they bought a house in Mentor and they
20 bought it in Concord and they were sure they were buying a
21 house in Mentor. Well, you know, the realtor just said 060,
22 yeah, you're in Mentor.

23 MR. FALCONE: Yeah.

24 CHAIRMAN GALLOWAY: Of course, now, look, you should
25 know where you are buying a house when you read the deed,
26 right?

27 But our feeling has long been that, if you are going
28 to build a sense of community, you know, you have to have your
29 own identity, and part of that is having a ZIP Code. We
30 have -- We're the largest township in northeast Ohio. We've

1 got 20,000 residents. We have a growing commercial district.
2 Having our own ZIP Code is very beneficial from that
3 standpoint in terms of who we are as a community.

4 Beyond that, as you know, there is license and motor
5 vehicle taxes that the state distributes back to local
6 communities.

7 MR. ROSE: Yes.

8 CHAIRMAN GALLOWAY: If somebody allows the BMV or
9 somebody else to fill that paperwork in incorrectly and
10 doesn't designate Concord Township, that money will go to
11 Painesville, Mentor, Chardon and we would lose out on dollars
12 that would rightfully belong to the township. It doesn't
13 increase any dollar amounts. It's just making sure that we
14 get the proper allocation of dollars that should be coming to
15 us.

16 Now, how many people go in and, if the form says
17 "Painesville" because all of the mail they get says
18 "Painesville," they are not going to question it, right?

19 So from that standpoint, and we recently did an
20 audit that Amy oversaw and found that --

21 MS. DAWSON: It was thousands of dollars.

22 CHAIRMAN GALLOWAY: -- we were losing out on lots of
23 money. We had to pay for the audit and it was a process. So
24 that's one reason.

25 Cost, there is no cost to us in terms of if we were
26 to get our own ZIP Code. There is no fee set back by the
27 Postal Service to the local community. There is no fee if
28 they decided to build a post office. That's extremely
29 unlikely in the current financial status of the Postal
30 Service. We've been told that. We included that as part of

1 our survey just to show a general element of support in what
2 our residents are looking for because we get a lot of people
3 that ask us, "Why didn't he we have a post office? Why do
4 they have one in Grand River for 400 people but we don't have
5 one for 20,000 people?"

6 MR. MALCHESKY: Fairport Harbor.

7 CHAIRMAN GALLOWAY: Fairport Harbor. And both very
8 nice villages but, you know, far fewer people with a post
9 office.

10 So that was part of why Mr. Rose included that in
11 the survey. There is no cost. It does not affect our taxes
12 in any way, property taxes. A ZIP Code is simply a numerical
13 designation by the Postal Service for, you know, for their
14 routing. Obviously, it has more of an effect beyond that but
15 it doesn't involve our status as a township or anything of
16 that nature. So there is no cost to us. And it's highly
17 unlikely we would ever get a post office anytime in the near
18 future under the current situation.

19 MR. FALCONE: Okay. Yeah, I was just not quite
20 informed on the having a ZIP Code. I know that we're serviced
21 by a few other post offices. Having a personal ZIP Code, a
22 specific ZIP Code would, essentially, get us out of this being
23 helped by these other post offices, Mentor, Painesville.

24 CHAIRMAN GALLOWAY: Yeah.

25 MR. FALCONE: And also if the price of their work, I
26 am sure -- Well, I'm not really sure how it goes with the Post
27 Office. Are we being, kind of, asked to be pushed out of
28 their entity with Mentor because of maybe their post office is
29 kind of small and telling us that we need to go elsewhere or
30 what's the initiative on this?

1 CHAIRMAN GALLOWAY: No, no, no. Yeah, the Postal
2 Service isn't asking for us to pursue this. We're pursuing
3 it. And we've been told that what would happen is they would
4 determine, from an administrative standpoint, that one of
5 those post offices would become the servicing post office for
6 the township, so either Painesville or Mentor, probably Mentor
7 because it's bigger than Painesville, certainly bigger than
8 Chardon.

9 MR. ROSE: Correct.

10 CHAIRMAN GALLOWAY: And there is still the
11 possibility, I was told, that they could -- it may not -- they
12 may actually, based on the plus four, they might even, you
13 know, find another way to even have more than one service us
14 but that's less likely. So one of those two would end up
15 servicing the community unless, for some reason, they chose to
16 put in a new postal facility here.

17 MR. FALCONE: Okay. Yeah, with the communities kind
18 of combining forces to be economically fiscal, that, you know,
19 I think it would be great to keep sharing the post office, but
20 I do understand about the tax revenue that could be lost
21 without specifically stating that it's Concord. So, okay,
22 this would be great.

23 CHAIRMAN GALLOWAY: Yeah.

24 MR. FALCONE: I am personally, kind of, against the
25 brick and mortar post office with the financial
26 responsibilities associated with that, with the routes, the
27 employment, the people.

28 CHAIRMAN GALLOWAY: And that wouldn't -- That's
29 never born by a local community. That's always the Postal
30 Service, if they chose to do that.

1 MR. FALCONE: Okay. Excellent.

2 Another comment, I think this is kind of -- I want
3 to tag along on Mr. Kraska's commercial that he had. If funds
4 do come up with the government, I really stress to get this
5 I-90 and 44 interchange more up to the standards, of 2018
6 standards and higher. So, I think, I hope the Trustees look
7 into that if these funds do become available.

8 CHAIRMAN GALLOWAY: That is a constant for us in
9 terms of ODOT District 12. They have no plans at this time to
10 upgrade the 90 and 44 interchange but it's something that we
11 continue to poke them.

12 MR. FALCONE: Excellent.

13 MR. MALCHESKY: And when we do, when we have road
14 projects that require studies, we do that, we have those
15 studies including, to include from basically Girdled Road all
16 the way to the 84 exit so that it includes those traffic
17 patterns so it suggests that that interchange on 90 needs to
18 be upgraded and redesigned, along with, you know, my drawings
19 of how I think it should look.

20 CHAIRMAN GALLOWAY: I will tell you that District 12
21 is struggling right now. They've lost some personnel. They,
22 you know -- You probably remember about a year, year and a
23 half ago, those two young men that were killed in Chardon when
24 they ran through -- Was it Clark?

25 MR. KRASKA: Hosford.

26 MS. DAWSON: Hosford.

27 CHAIRMAN MALCHESKY: It was Hosford, okay. You
28 know, ODOT announced they were going to do a study and look at
29 the traffic patterns from the Concord line all the way down.
30 They never did it. They pulled the plug on it.

1 MR. FALCONE: Continue on poking them.

2 CHAIRMAN GALLOWAY: Yeah. Well, sometimes I wish I
3 had a hot poker. But, you know, we have a new administration
4 coming in that will undoubtedly, you know, more likely than
5 not, change some personnel because they have appointing power
6 to the district. So we are hopeful that, you know, we can
7 continue to try to make some progress with them as it relates
8 to some of our needs around here.

9 MR. FALCONE: Excellent. Thank you.

10 CHAIRMAN GALLOWAY: Thank you.

11 MR. MALCHESKY: Thank you.

12 CHAIRMAN GALLOWAY: Good questions.

13 We've got more audience. Come on down.

14 MR. ASPINWALL: Robert Aspinwall, 7559 Sarah Lee
15 Drive. This is a question for the service director. The
16 interchange of -- not interchange -- intersection of Sarah Lee
17 and Cali Drive, they've been doing markings in there. What's
18 the update on that?

19 MR. KRASKA: We are currently evaluating to see if
20 we could create an overflow channel to try to help direct the
21 water when we have heavy rains.

22 MR. ASPINWALL: Okay.

23 MR. KRASKA: To keep it from spilling out onto the
24 roadway.

25 MR. ASPINWALL: Okay.

26 MR. KRASKA: So we are looking at the utility
27 locations and stuff right now to try to evaluate, you know,
28 what would be the best practice there.

29 MR. ASPINWALL: Okay.

30 MR. KRASKA: To make an improvement, which wouldn't

1 affect any of the properties. This would be probably entirely
2 done along the Cali side of, you know, where the pond area is
3 there. So we were looking at increasing that channel there.

4 MR. ASPINWALL: Okay.

5 MR. KRASKA: To afford, you know, the heavy amount
6 of water that comes down the hill through there. What happens
7 during heavy rain events now, it spills out onto the roadway
8 down part of Sarah Lee there, it goes across Cali.

9 MR. ASPINWALL: Right.

10 MR. KRASKA: And there is quite a bit of debris in
11 the road, so there is a lot of response that we have to meet
12 up with. So we are currently looking into that and working
13 with Lake County Stormwater to see if we can come up with
14 something there that would benefit the community over there.

15 MR. ASPINWALL: Yeah. Because I am losing property
16 in my back yard because of that, because of that creek coming
17 through there. Is that zoned wetlands?

18 MR. KRASKA: Over there in that pond area?

19 MR. ASPINWALL: Yes.

20 MR. KRASKA: Yeah, they're very sensitive as to what
21 you can do within that area itself without, you know, getting
22 permits or going through the Army Corps of Engineers and
23 stuff.

24 MR. ASPINWALL: Okay. Have you talked to the Corps
25 to see if you can get some kind of funding for that?

26 MR. KRASKA: We generally work with Lake County
27 Stormwater and we look to them for recommendations as to what,
28 if anything, we can do. The water coming -- The watershed
29 coming down from the higher elevations that flows, as an
30 example, through your back yard, we have experienced some

1 fairly significant rain events which, you know, for some
2 reason, weren't common not that long ago but seem to be more
3 frequent now. So when that development was created and the
4 housing was put in and everything, all the stream areas, you
5 know, were planned to accept, you know, normal rainfalls and
6 that's how they kind of gauge that when they engineer those
7 things.

8 So, you know, some of the homeowners sometimes have
9 to take measures to, you know, stabilize areas if they start
10 to see erosion. And, again, if you have specific problems,
11 you can always approach Lake County Stormwater.

12 MR. ASPINWALL: Okay.

13 MR. KRASKA: And Tim Miller is the director over
14 there. Talk to him about it and they will come out and take a
15 look and see if there is anything unusual taking place.

16 Creeks tend to meander. I mean, that's -- Since the
17 beginning of time, creeks go where they want to go.

18 MR. ASPINWALL: Right.

19 MR. KRASKA: They're constantly ricocheting, you
20 know, like a ping-pong ball effect. As they do that, they
21 gradually can change, you know, the direction they're heading
22 in and stuff and thus create erosion situations, stuff like
23 that.

24 MR. ASPINWALL: Okay.

25 MR. KRASKA: That's what I would recommend. If you
26 are having a specific problem, initiate a conversation with
27 Tim Miller first and we'll be --

28 MR. ASPINWALL: I know the whole area, even my
29 neighbor across the way, he is having trouble with his
30 driveway sinking now and he's losing property in his back yard

1 because of the water. So there is a big problem. I mean,
2 they got -- I think it's just from the new development that's
3 caused a lot of problems.

4 All right. Thank you.

5 MR. KRASKA: I always recommend to any residents,
6 plant trees. It's one of the best benefits to our --

7 MR. ASPINWALL: I got one that's starting to go this
8 way, starting to go down because of erosion. So thank you.

9 MR. KRASKA: Okay.

10 CHAIRMAN GALLOWAY: Okay. Anyone else want to
11 address us from the audience? No. Okay, I am going to close
12 the audience portion.

13 Paul and Connie, what I would like to do is set
14 aside Items B and C and tackle all the other items prior to.

15 MS. LUHTA: Okay.

16 CHAIRMAN GALLOWAY: Is that okay with you?

17 MR. MALCHESKY: Yeah. I make a motion to approve
18 October financial statements.

19 MS. LUHTA: Second.

20 MR. MALCHESKY: As reviewed.

21 CHAIRMAN GALLOWAY: Okay. And all those in favor?

22 (Three aye votes, no nay votes.)

23 CHAIRMAN GALLOWAY: That's going to bring us to the
24 records destruction list.

25 MR. MALCHESKY: I would make a motion to accept and
26 approve the records destruction list and to properly destruct
27 those items.

28 MS. LUHTA: Second.

29 CHAIRMAN GALLOWAY: I want to thank Amy for her
30 diligent work on that.

1 MS. DAWSON: I would to thank the staff at Town Hall
2 for their diligent work on that.

3 CHAIRMAN GALLOWAY: Okay. All those in favor say
4 "aye."

5 (Three aye votes, no nay votes.)

6 MR. MALCHESKY: I make a motion to approve Fire
7 Department conditional offer of employment to part-time
8 firefighter/EMT paramedic Margaret Lalka pending background
9 check and physical.

10 MS. LUHTA: Second.

11 CHAIRMAN GALLOWAY: All those in favor?

12 (Three aye votes, no nay votes.)

13 MR. MALCHESKY: I make a motion to accept part-time
14 firefighter Brian Cassidy's resignation effective October 31,
15 2018.

16 MS. LUHTA: Second.

17 CHAIRMAN GALLOWAY: All those in favor?

18 (Three aye votes, no nay votes.)

19 MR. MALCHESKY: I make a motion to accept part-time
20 firefighter/paramedic Michael Brush's resignation effective
21 11/7 of 2018.

22 MS. LUHTA: Second.

23 CHAIRMAN GALLOWAY: I don't think he's a regular.

24 MS. LUHTA: He's not.

25 CHAIRMAN GALLOWAY: No, he's not a paramedic.

26 MS. LUHTA: He's not a paramedic.

27 MR. MALCHESKY: I am sorry. Part-time firefighter.

28 CHAIRMAN GALLOWAY: All those in favor?

29 (Three aye votes, no nay votes.)

30 MR. MALCHESKY: I make motion to accept part-time

1 firefighter Mario Fioritto's resignation effective 11/7/2018.

2 CHAIRMAN GALLOWAY: All those in favor?

3 MS. LUHTA: I second it.

4 (Three aye votes, no nay votes.)

5 CHAIRMAN GALLOWAY: I knew that I heard a mumble.

6 MS. LUHTA: Oh, did you? Okay.

7 MR. MALCHESKY: I make a motion to approve the
8 Supplemental Appropriation Fund Number 9001 Security Deposit
9 to 1000 General Fund to \$25,000.

10 MS. LUHTA: Second.

11 CHAIRMAN GALLOWAY: This is the resolution of the
12 situation with the Community Center refunds.

13 MS. DAWSON: Yeah. And, actually, she's taking in
14 so many security deposits this year that -- we give them back
15 out -- that I need \$5,000 more dollars in the fund this year
16 to appropriate. So --

17 MS. LUHTA: Wow.

18 CHAIRMAN GALLOWAY: I have a motion and a second.
19 All those in favor?

20 (Three aye votes, no nay votes.)

21 MR. MALCHESKY: I make a motion to approve the
22 agreement for central dispatching and communication services
23 as previously reviewed.

24 MS. LUHTA: Second.

25 CHAIRMAN GALLOWAY: Okay. All those in favor?

26 (Three aye votes, no nay votes.)

27 MR. MALCHESKY: I make a motion to adopt the Cintas
28 service agreement for Concord Township, again, as previously
29 reviewed.

30 MS. LUHTA: Second.

1 CHAIRMAN GALLOWAY: And that is a two-year
2 agreement.

3 MS. LUHTA: Yep.

4 MR. ROSE: Yes, sir.

5 CHAIRMAN GALLOWAY: All those in favor?

6 (Three aye votes, no nay votes.)

7 MR. MALCHESKY: I would ask that we set a public
8 hearing for the Zoning Amendment Application 2018-4 by Sommers
9 Real Estate Group LLC requesting a Zoning Map amendment to the
10 8.636 acres of land on Concord-Hambden Road, currently known
11 as Permanent Parcel Number 8-A-13-2 and 8-A-13-3, from the
12 currently zoning district of Town Hall Neighborhood to the R-1
13 Residential District.

14 MS. LUHTA: Second.

15 CHAIRMAN GALLOWAY: Well, we're just going to set
16 it.

17 MS. LUHTA: Oh.

18 MS. DAWSON: It's not a vote, just a setting.

19 CHAIRMAN GALLOWAY: That wasn't a motion. What I
20 would suggest, looking at my calendar, is we do for
21 December 5th.

22 MS. LUHTA: The 5th, yeah.

23 CHAIRMAN GALLOWAY: At 7:00 p.m.

24 MR. ROSE: Okay.

25 MS. LUHTA: Okay.

26 CHAIRMAN GALLOWAY: And I think what we will do,
27 Andy, is then, therefore, we will amend office hours to be
28 6:00 to 7:00. How is that?

29 MR. ROSE: Okay. I will take care of that.

30 CHAIRMAN GALLOWAY: All right. Very good.

1 All right. I would entertain a motion for executive
2 session for the purpose of discussing contract at this time.

3 MS. LUHTA: I move that we have an executive session
4 for the purposes of discussing a contract.

5 MR. LUCAS: It would be contract negotiation,
6 Mr. Chairman.

7 CHAIRMAN GALLOWAY: Duly noted. Thank you.

8 MS. LUHTA: Negotiations.

9 MR. MALCHESKY: I would second that.

10 CHAIRMAN GALLOWAY: I need a roll call.

11 MS. DAWSON: Mrs. Luhta?

12 MS. LUHTA: Yes.

13 MS. DAWSON: Mr. Malchesky?

14 MR. MALCHESKY: Yes.

15 MS. DAWSON: Mr. Galloway?

16 CHAIRMAN GALLOWAY: Yes.

17 Okay. We are going to go into recess. We are going
18 to go into the other conference room. I need Andy, Mike,
19 Rita. And, staff, if you would like to go -- we will come
20 back in here and finish this meeting. The public as well.
21 You may stay. We're going to just recess for the time being.
22 We will return.

23 MS. DAWSON: Do you want me in it or no?

24 CHAIRMAN GALLOWAY: Sure.

25 MS. LUHTA: Sure. He didn't say so.

26 MS. DAWSON: Okay. You didn't mention that.

27 (Whereupon, the Trustees went into executive session
28 at 8:19 p.m. and returned to the regular meeting at
29 8:38 p.m.)

30 CHAIRMAN GALLOWAY: Okay. Hey, we're back. Take

1 three. Okay.

2 We just had an executive session and we're
3 returning. I am going to bring us to Item B, which is
4 Resolution 2018-31 authorizing the Board of Trustees for
5 Concord Township to enter into an AIA document, B101-2017,
6 standard form agreement between owner and architect with the
7 architectural firm of Lemay, Erickson, Wilcox Architects, P.C.

8 MS. LUHTA: I move that we adopt Resolution 2018-31
9 as you stated.

10 MR. MALCHESKY: I second that.

11 CHAIRMAN GALLOWAY: Discussion?

12 MR. MALCHESKY: I have no discussion on this. We
13 have, we have an agreement. We have an agreement that's been
14 made changes as legal counsel has requested. And then I think
15 the most important thing is to keep this agreement close by,
16 as was just stated, and walk ourselves through it. I was just
17 telling our administrator, you and I have sat there and stared
18 at Painesville's Township's entity for some time yesterday and
19 so we --

20 CHAIRMAN GALLOWAY: Yes, we did.

21 MR. MALCHESKY: And both of us, each time we drove
22 by, said that really makes me nervous, that really makes me
23 nervous.

24 MS. LUHTA: Yeah.

25 MR. MALCHESKY: So I think it's appropriate that we
26 enter into this contract with the caution of not screwing it
27 up.

28 CHAIRMAN GALLOWAY: That's just, exactly, get right
29 to the --

30 MS. LUHTA: Right.

1 CHAIRMAN GALLOWAY: I agree. Just for a point of
2 clarification for everyone at home, just to remind you that
3 this is a process that we started about five years ago,
4 looking at doing an analysis of our current facilities. We
5 then contracted the Ohio Fire Chiefs, which prepared a report
6 on our existing facilities and fire and safety infrastructure,
7 location of said facilities. That has been reviewed, along
8 with our new chief doing a lot of homework on station design.

9 We then went to an RFQ and an RFP process. We
10 interviewed -- There was a committee, they reviewed and sort
11 of shifted through what we got. We then interviewed, the
12 Trustees did, extensively, sort of, three finalists, went
13 through projects they've done, their collaborative approach
14 with the community and, along with legal counsel, has gone
15 through this contract with a fine-tooth comb. There have been
16 a number of modifications based on his recommendation. So
17 this is a very careful, methodic process that we're going
18 through that started a number of years ago.

19 The next step, as we look to the build new fire
20 facilities within the township, this is that next step. And
21 to Paul's point about not screwing it up, that's why we are
22 taking a very slow and deliberative process over a number of
23 years and we will continue to do so.

24 MR. MALCHESKY: We have facilities here that are
25 very modest, to say it nicely.

26 MS. LUHTA: And aging.

27 MR. MALCHESKY: You know, they're aging, they're
28 very modest. They, you know -- And nowadays, with the
29 information that we know and the equipment that we have -- and
30 we have different equipment than was made, you know, 50 years

1 ago.

2 CHAIRMAN GALLOWAY: Station 1 was 50 years ago,
3 1968?

4 CHIEF SABO: Both were in the mid '60s, yeah.

5 MR. ROSE: Yeah, '64 it was built.

6 MR. MALCHESKY: So, you know, that's 60 years ago,
7 because time is going by fast. But I think one of the biggest
8 things that -- And we have consistently not done this, but
9 public officials make major mistakes when they start building
10 infrastructures, such as buildings. And so --

11 MS. LUHTA: Well, the standards have changed so much
12 over the years.

13 MR. MALCHESKY: Absolutely. And so I approach that,
14 you know, extremely cautiously. And we have been very slow at
15 moving that because we have been cautious of moving that. And
16 I have seen over the years where there's mistakes have been
17 made. I don't want to make any of those mistakes, so we will
18 continue to do this very cautiously.

19 MS. LUHTA: Right.

20 MR. MALCHESKY: So that, you know, if and when that
21 facility is built, it's done right, you know, and prudent.

22 CHAIRMAN GALLOWAY: Well, the important thing, too,
23 is that the community gets full use for another 60 years out
24 of those facilities, that they serve not just the immediate
25 but the eventual. So there is a lot of that long-term
26 planning and thought process that goes into the building and
27 why they design it a certainty way and, hopefully, then it
28 will allow it to be serviceable for 60 plus years the way our
29 existing, although modest, facilities have gotten us to this
30 point.

1 MS. LUHTA: Right.

2 CHAIRMAN GALLOWAY: So, anyway, I felt it was
3 important to, you know, continue to, you know, sort of remind
4 folks of what we're doing and why we're doing what we're
5 doing.

6 So I have a sec -- I have a motion and a second on
7 Resolution 2018-31. I'm going to go ahead and just call this
8 as a roll call if we could, Amy.

9 MS. DAWSON: Okay. Mr. Malchesky?

10 MR. MALCHESKY: Yes.

11 MS. DAWSON: Mrs. Luhta?

12 MS. LUHTA: Yes.

13 MS. DAWSON: Mr. Galloway?

14 CHAIRMAN GALLOWAY: Yes. Okay.

15 MR. MALCHESKY: I am going to hand you this but you
16 are going to have to sign not only the resolution but the
17 contract itself.

18 CHAIRMAN GALLOWAY: Okay. I will do that.

19 MR. MALCHESKY: And then I would make a motion to
20 adopt Resolution 2018-32, authorizing the execution of a
21 fourth amendment to the Concord Township-City of Painesville
22 Joint Economic Development District contract nunc pro tunc
23 amendment, second amendment and third amendment, respectively,
24 to include additional properties within the Joint Economic
25 Development District and declare an emergency.

26 MS. LUHTA: I'll second that.

27 CHAIRMAN GALLOWAY: Okay. I will pause all this
28 signing. You can sign those two resolutions.

29 MS. LUHTA: Okay.

30 CHAIRMAN GALLOWAY: And hand that back so I can fill

1 out the rest.

2 Okay. This is a motion and a second as it relates
3 to our public hearing from earlier bringing in property into
4 the Joint Economic Development District. I will point out
5 that the City of Painesville took action on this on Monday
6 night approving their legislation at that time under the
7 contract. Both entities have to sign off on that.

8 I would like to take just a moment of clarification
9 on a couple things that were said earlier in the public
10 hearing just from my own standpoint of referring to some of
11 the comments that were referred to had something to do with my
12 testimony from Monday before the City of Painesville. My
13 comment as it related to the current ownership of the property
14 was simply clarifying for the city council that the current
15 owner is, in fact, the successor to the entity, an individual
16 who put in the infrastructure, same family, and the current
17 owner is also the successor to the ownership of Swagelok. And
18 so that was the statement that I made was that the
19 infrastructure having been put in, not having the exact date
20 but we believe in the late 1980s.

21 As it relates to maintenance, Frank and his guys do
22 perform maintenance on the road. There has been Dura Patching
23 in the past and other minor things. The road was very, very
24 well built to standards that do exceed the county's standards.

25 MR. MALCHESKY: You don't have a standard county.

26 CHAIRMAN GALLOWAY: Well, that's right. Well, okay,
27 supposedly, there is one. So that is correct but it has been
28 a public road for all those years. It is plowed and
29 maintained by the township. My comments were simply, again,
30 clarification to city council that the road has been a public

1 road for a great long time and that, based on the current
2 condition, especially Discovery, that there will probably have
3 to be some additional maintenance in the near future as it
4 relates to Concord Township and dollars expended there.

5 My comments in no way reflected anything as it
6 relates to property taxes or otherwise, just point of
7 clarification for city council that Concord maintains said
8 roads.

9 There is -- There was also a statement made that the
10 doctors' offices at Lake Hospital, at TriPoint is not in the
11 JEDD. That is incorrect. The physicians' pavilion is in the
12 Joint Economic Development District and those physicians and
13 employees in that building do pay into the payroll tax as part
14 of that.

15 So just some points of clarification that I wanted
16 to provide.

17 MR. MALCHESKY: Yeah. The only other thing I would
18 add is that the property in question here, once these
19 properties are inside the JEDD, if need be, they can be taken
20 outside of the JEDD as well, but they can't do that until they
21 come inside a JEDD. And if, for some reason, there is an
22 issue and we would like to exclude them, they can be, they can
23 be excluded at a later date. And so, at this time, I don't
24 believe that there is any detriment to any of the properties
25 that are inside the JEDD.

26 CHAIRMAN GALLOWAY: I would also just highlight that
27 what I also mentioned on Monday, that the JEDD Board recently,
28 at their last meeting, passed an incentive package that had
29 been worked on by a subcommittee, along with staff, on a whole
30 series of new incentive packages and programs that we did not

1 previously have available, so -- to help with the corporate
2 locating and things of that nature that would, hopefully, be
3 an assistance to our ability to attract businesses. But in
4 order to qualify for those, the property has to be in the
5 JEDD.

6 MS. LUHTA: That's right.

7 CHAIRMAN GALLOWAY: And as you know, as a township,
8 we're very limited in what we can do, with what we can do, but
9 the JEDD has its own statutory powers and these -- that's why
10 they decided to enact that as sort of a proper economic
11 development tool. And we look forward to being able to use
12 that to attract, you know, quality businesses, continue to do
13 so back within that property and the entire corridor, wherever
14 the JEDD may expand to.

15 We have other properties that are coming in tonight
16 besides those that were here to testify this evening that are
17 looking forward to their membership and approached us, as have
18 previous, as we continue to -- This is, as noted, the fourth
19 amendment to this contract. And so I think it's been a very
20 successful arrangement for both communities and the businesses
21 that have been in the JEDD to this point.

22 So anything else?

23 MS. LUHTA: No, that's fine. Thank you.

24 CHAIRMAN GALLOWAY: Michael, anything that you would
25 like to state or address anything at this time?

26 MR. LUCAS: No, thank you though.

27 CHAIRMAN GALLOWAY: Anything else?

28 MR. MALCHESKY: No.

29 CHAIRMAN GALLOWAY: I am going to go ahead and do a
30 roll call on this as well.

1 MS. DAWSON: Mrs. Luhta?

2 MS. LUHTA: Yes.

3 MS. DAWSON: Mr. Malchesky?

4 MR. MALCHESKY: Yes.

5 MS. DAWSON: Mr. Galloway?

6 CHAIRMAN GALLOWAY: Yes.

7 Okay. Next up, we have future meetings and
8 announcements. Mrs. Dawson, you want to handle that?

9 MS. DAWSON: Thank you, Mr. Galloway. On Monday,
10 the 11th of November, we will be closed in observance of
11 Veterans Day;

12 On Wednesday, November 14th, at 7:00 p.m., the --
13 actually, there will not be a BZA meeting in Town Hall. I
14 believe that was canceled.

15 CHAIRMAN GALLOWAY: That's correct.

16 MS. DAWSON: Wednesday, the 21st of November,
17 canceled office hours and Trustee meeting due to Thanksgiving
18 holiday;

19 Thursday and Friday, November 22nd and 23rd, the
20 township will be -- offices will be closed in observance of
21 Thanksgiving;

22 Monday, November 26th, at 6:00 a.m. will be leaf
23 pick-up, the week of, starting for Concord Township residents
24 at their homes;

25 Friday, November 30th, at the gazebo, at 7:00 p.m.,
26 Christmas tree lighting at Town Hall, Deb talked about
27 earlier;

28 Tuesday, December 4th, at 12:00 p.m., there will be
29 a staff meeting in Town Hall; at 7:00 p.m. that evening,
30 Zoning Commission meeting here at Town Hall;

1 On Wednesday, December 5th, at 6:00 p.m. will be
2 Trustee office hours in the conference room; at 7:00 p.m. will
3 be the public hearing that you set earlier for Mr. Sommers
4 Real Estate Group LLC; and immediately following will be the
5 Trustee meeting here in Town Hall.

6 CHAIRMAN GALLOWAY: That's correct. That will be
7 either at 7:30 or immediately following.

8 MR. ROSE: Yeah.

9 CHAIRMAN GALLOWAY: Thank you so much for that. And
10 I would like to point out that we have two of our local high
11 schools that are representing Concord Township, both Mentor
12 and Riverside are going to be in high school playoff games on
13 Friday. Mentor is taking on Canton McKinley at Brunswick
14 Stadium and Riverside is taking on Maple Heights at Mayfield
15 Stadium. So we want to wish both of those squads all the best
16 luck. We're rooting for you. Get some wins on Friday so we
17 can bring home some championships to Concord Township.

18 Does anybody have anything else?

19 MS. LUHTA: No.

20 MR. MALCHESKY: No.

21 CHAIRMAN GALLOWAY: All right. Go Cardinals, go
22 Beavers. Let's do it. All right. This meeting is adjourned.

23 (Whereupon, the meeting was adjourned at 8:53 p.m.)
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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
7 reduced by me to stenotype shorthand, subsequently
8 transcribed into typewritten manuscript; and that the
9 foregoing is a true and accurate transcript of said
10 proceedings so taken as 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
18 and affixed my seal of office this 7th day of December
19 2018.

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Melinda A. Melton
Registered Professional Reporter
Notary Public within and for the
State of Ohio
My Commission Expires:
February 4, 2023