

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

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

August 15, 2018
7:15 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

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

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

7:15 p.m.

1
2 VICE CHAIR LUHTA: I now declare the public hearing
3 for Resolution 2018-20 open, and it's to enact a permissive,
4 Township Permissive Motor Vehicle License Tax pursuant to
5 R.C. 4504.18.

6 Would you like to expand upon this?

7 MR. ROSE: I would. Thank you, Mrs. Luhta. Members
8 of the Board, members of the audience, good evening.

9 As authorized by the Ohio Revised Code Chapter
10 4504.18, this section allows the township to enact an
11 additional \$5 fee for each vehicle registration. Currently,
12 we received an average of \$59,986 per year in vehicle
13 registration fees. This is the average over the past three
14 years.

15 The passage of this resolution will result in an
16 increase of funds to be dedicated to our road repair program
17 in the amount approximately \$19,995. These additional funds
18 will go directly to our road repair program to help offset
19 rising costs and matching funds for grants through OPWC, which
20 is the Ohio Public Works Commission.

21 In the current year, the township has allocated
22 \$1,314,500 for road improvements, materials and equipment
23 maintenance. This amount does not include the work related to
24 the Auburn-Crile-Capital Parkway enhancements. Over the past
25 three years, we, Concord Township, have averaged a little over
26 \$1.1 million for road work and related equipment, and these
27 amounts do include grant funding from OPWC.

28 The Administration and the Board of Trustees do not
29 take this decision to request additional funds lightly. We
30 have evaluated our appropriations and expenditures over the

1 past three years and factored in planned improvements for the
2 future. Over the next two years, we have budgeted \$975,000
3 for year 2019 and \$1.175 million for the year 2020, and these
4 projected costs include OPWC grant funds. Thank you.

5 VICE CHAIR LUHTA: Thank you. Are there any
6 comments from the audience concerning this motor vehicle
7 license tax? Any comments? Come forward. Come forward
8 and --

9 MR. MALCHESKY: Yeah, come on up here now, say your
10 name and then question or comment.

11 MR. ASPINWALL: Good evening. Robert Aspinwall,
12 7559 Sarah Lee Drive. Is this a countywide tax? Are there, I
13 mean, \$5 for everyone or going through the whole county?

14 MR. MALCHESKY: No, no, this would be, this would be
15 \$5 for every time you register a car if you live in Concord
16 Township.

17 MR. ASPINWALL: Okay.

18 MS. DAWSON: And it's coming to Concord Township.

19 MR. MALCHESKY: And it would come to Concord
20 Township.

21 MS. DAWSON: If they supply the correct address,
22 which we ask them to.

23 MR. MALCHESKY: Which is, which is when you go there
24 and you -- my understanding is that they're asking, when you
25 go to register your car, you need to make sure it says
26 "Concord Township." And sometimes, you know, maybe your
27 license says Painesville even though you've got 44077. If you
28 can establish that you're a Concord resident, they will make
29 sure that those dollars and cents, which is part of that
30 \$59,000 that already comes to Concord Township, will come to

1 Concord Township.

2 MR. ASPINWALL: Okay. Thank you.

3 MR. MALCHESKY: Okay.

4 VICE CHAIR LUHTA: Thank you.

5 MR. ROSE: Thank you, sir.

6 VICE CHAIR LUHTA: Anyone else?

7 MR. MALCHESKY: As we're waiting, I will make my,
8 some of my comments. I guess my position on this is that,
9 first of all, you know, the question really is, there is this
10 vehicle that allows us to do this. It will only get the
11 township maybe another \$20,000. What we do with those dollars
12 and cents, I think, is kind of significant each year. Let's
13 say, for instance, I think next year it's a little less than a
14 million dollars we have planned.

15 MR. ROSE: Yes, sir.

16 MR. MALCHESKY: More likely than not, as we do every
17 year, we will try, we will try to save some dollars and cents
18 and we'll try to be able to, you know, put another project
19 together that would make it well over that million dollars.
20 And I think we do that every year to try to get our roads up
21 to snuff.

22 And, quite frankly, we do a lot of stuff internally.
23 More and more we are, you know, renting equipment and making,
24 you know, patchwork repairs as we can to get those roads ready
25 for a full, either a full-depth repair or an overlay on
26 asphalt roads. We actually knock out Concord -- So the
27 question really to the general public here and Concord
28 Township is, you know, do you want to throw more dollars and
29 cents into the roads? They're always going to need them.
30 And, and --

1 VICE CHAIR LUHTA: And we keep adding roads.

2 MR. MALCHESKY: We add roads every year. Our roads
3 become older. And so, you know, it's -- It would be nice to
4 hear a little bit more back from the general public on that.
5 So --

6 VICE CHAIR LUHTA: Amy, you have something?

7 MS. DAWSON: I do, actually. This particular fund
8 is pretty restricted. There is, one, two, three, there is
9 only three different things in this fund that we spend money
10 on: Repairs and maintenance to the specific vehicles that are
11 fixing the roads; contracted services, which would be direct
12 -- we would either use it to get grants or we use it for the
13 contracts that are directly related to road work; or operating
14 supplies and materials, and those operating supplies and
15 materials, for the most part, are the Dura Patch emulsion. So
16 there, there is not a big host of things that this money can
17 be spent on. It's really directly road related. That's all I
18 have.

19 VICE CHAIR LUHTA: Okay. Anyone else? No? If not,
20 I will close the public hearing.

21 MR. MALCHESKY: And we will have another public
22 hearing on that matter as well, correct?

23 VICE CHAIR LUHTA: Yes.

24 MS. DAWSON: Yes, next week.

25 MR. ROSE: Next week, yes, sir, a week from today.

26 VICE CHAIR LUHTA: Okay. And we'll have a slight
27 recess.

28 MR. MALCHESKY: Eight minutes.

29 VICE CHAIR LUHTA: Okay.

30 (Whereupon, the public hearing was concluded at

1 7:22 p.m. and there was a recess.)

2 7:30 p.m.

3 VICE CHAIR LUHTA: I now declare the regular meeting
4 of the Concord Township Board of Trustees to order. It's
5 August 15th. And please join me in the Pledge of Allegiance.

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

7 VICE CHAIR LUHTA: May we have the roll call,
8 please?

9 MS. DAWSON: Mr. Malchesky?

10 MR. MALCHESKY: Present.

11 MS. DAWSON: Mrs. Luhta?

12 VICE CHAIR LUHTA: Here.

13 Now we have swearing in of the following regular
14 part-time firefighters and paramedics: Austin Georskey and
15 Leonard Meek. Did I say it right? Okay.

16 Repeat after me.

17 (Whereupon, the oath of office was administered.)

18 VICE CHAIR LUHTA: Congratulations.

19 MR. MEEK: Thank you.

20 MR. GEORSKEY: Thank you.

21 CHIEF SABO: Congratulations. Well deserved.

22 DEPUTY CHIEF TERRIACO: Congratulations.

23 CHIEF SABO: Gentlemen, you are dismissed with your
24 families and coworkers.

25 MS. DAWSON: Thank you.

26 MR. ROSE: Thank you. Congratulations.

27 VICE CHAIR LUHTA: Okay. Now we have the minutes of
28 the July 18th regular Trustees meeting.

29 MR. MALCHESKY: As I recall, I don't -- And it was
30 sometime ago I looked at them. I don't think we had any -- I

1 didn't have any issues with those.

2 VICE CHAIR LUHTA: I didn't either, so they're
3 approved.

4 Amy, do you have a report?

5 MS. DAWSON: I do. As of July 31st, we were 58
6 percent of the way through the calendar year. The treasury
7 balance for the 19 active funds within the Township treasury
8 was \$5.6 million. The treasury balance includes \$555,000 in
9 funds set aside for specific projects.

10 Year-to-date expenditures were 46 percent of the
11 amount appropriated for 2018. Revenue received year to date
12 is 71 percent, including the advance on the second half of our
13 real estate taxes. So we are well within budget. We will be
14 receiving one more -- it's not an advance but one more funding
15 of the real estate taxes this year and then we won't receive
16 any more taxes until next year, so -- real estate taxes, that
17 is.

18 If you have specific financial questions, please do
19 not hesitate to call our office, 354-7516. You can also
20 always go onto OhioCheckbook.com. So if we're not here and
21 you have a, you know, question that can't wait, you can always
22 go in and see our expenditures for the last five years on
23 OhioCheckbook.com.

24 And then the last thing I have to say is that Friday
25 I will be attending, in Cuyahoga Falls, training on the Ohio
26 Pooled Collateral System. And what that is is it is a
27 requirement by financial institutions to publish the fact that
28 they have collateral that matches with your funds on deposit
29 with them. So I believe anybody can go into the system and
30 see, make sure we're well collateralized, but I will find

1 that out on Friday. So --

2 MR. MALCHESKY: What are your thoughts on how
3 Concord Township appears in the Ohio Checkbook System?

4 MS. DAWSON: I think it looks great.

5 MR. MALCHESKY: Okay.

6 MS. DAWSON: I mean, it --

7 MR. MALCHESKY: Well, we had some issues initially.

8 MS. DAWSON: We did have some issues. And I would
9 say we have to -- I couldn't break out things. Like it says
10 "road and highways." That's really -- we don't have -- We are
11 not spending money on highways but that was a standard code
12 that we couldn't change. So there are a couple of codes that
13 we tried to customize that we can't customize. So if you are
14 on there and have any questions, like, "What do you mean my
15 money is going towards highways?" it really isn't. It's just
16 the funding code. So I would be happy to explain that to you.
17 If you need any information, give me a call.

18 VICE CHAIR LUHTA: Thank you, Amy.

19 MR. MALCHESKY: Yeah, thank you.

20 VICE CHAIR LUHTA: Okay. Mr. Malchesky, do you have
21 anything?

22 MR. MALCHESKY: We just had -- Mr. Galloway is not
23 here because of an incident that he's recovering from and he
24 missed Community Days and he missed this meeting. Hopefully,
25 he will be back next week. But I just want to commend Deb
26 Esker and her entire team and staff that -- and all the
27 contributors and volunteers for Community Days because I
28 thought it went really, really well. And it's a lot, a lot of
29 effort for a one-day event but I think it was necessary and I
30 think they did a great job. So --

1 VICE CHAIR LUHTA: I think it was one of the best
2 Community Days I can remember.

3 MR. MALCHESKY: That's great. That's great.

4 VICE CHAIR LUHTA: And I can remember a lot of them.
5 Okay. Well, and we wish Mr. Galloway well.

6 Department reports, Andy Rose, Administrator.

7 MR. ROSE: Thank you, Mrs. Luhta. Ladies and
8 gentlemen, members of the audience, residents are encouraged
9 to participate in the mock elections that are being done by
10 the Lake County Board of Election. The mock elections run
11 through this Friday, I believe, at 4:00, and they are being
12 utilized to test updated voting equipment. So we encourage
13 folks to go and test that equipment.

14 Work on the Crile-Auburn intersection and the
15 Crile-Capital intersection should begin within the next two
16 weeks. There was a slight delay to further revise some plans.
17 The project is expected to last about four to six weeks.
18 Announcements, closures, detours will be posted on our website
19 and along our -- and on our social media platforms as soon as
20 they are finalized, which should be Monday.

21 Please remember -- this is for everyone -- please
22 remember that schools are starting back. Keep an eye out for
23 the kids, buses, walkers, bike riders.

24 And then I would just like to echo what
25 Mr. Malchesky said. I would like to thank the sponsors,
26 parade participants, township employees and all of our
27 residents for a terrific Community Day. Thank you.

28 VICE CHAIR LUHTA: Thank you.

29 Now we come to the audience portion. Anyone, on any
30 subject, come up and introduce yourself.

1 MR. ASPINWALL: Good evening again. Robert
2 Aspinwall, 7559 Sarah Lee Drive. I've had a small problem
3 with dogs being loud in my neighborhood, barking all night,
4 all morning. Is there any way we can change the code of
5 ordinance on dogs being this loud, either just barking? I
6 mean, is there a noise ordinance that we can go by?

7 VICE CHAIR LUHTA: There is a noise resolution but
8 it would not apply during the day. It takes effect, I
9 believe, at 11:00 in the evening and it goes till --

10 MR. MALCHESKY: Yeah, but I don't know whether it
11 does anything with the dogs.

12 VICE CHAIR LUHTA: I don't think so.

13 MR. MALCHESKY: And I've got to be --

14 VICE CHAIR LUHTA: I doubt it.

15 MR. ASPINWALL: Because this is -- I mean, my
16 girlfriend sleeps, you know, during the day, in the mornings,
17 and we have a neighbor, the dog is constantly barking. I
18 don't want to call the Sheriff's Department. They have better
19 things to do.

20 MR. MALCHESKY: Yeah.

21 MR. ASPINWALL: I mean, is there, you know --

22 VICE CHAIR LUHTA: Have you talked to the neighbor?

23 MR. ASPINWALL: My homeowners' association president
24 has already sent a letter out and he's not going to -- he's
25 not going to do anything about it, you know. He doesn't --
26 The neighbor just, that's how he is, you know. It's kind of
27 disturbing. I mean, you know, 10:00 at night, you hear a dog
28 barking.

29 MR. MALCHESKY: Here is -- This problem is just one
30 of many that are similar to that. And I always wondered, you

1 know, and I don't know if there is any thoughts out there but,
2 you know, what I used to do is I would have our Zoning
3 Department or someone from the Trustees' office usually send
4 like a good neighbor letter, "Hey, be a good neighbor," do
5 that. And I have one buried around that I pull out every so
6 often to use.

7 My other thoughts were if you've ever had this,
8 this, almost like a small little mediation center that says,
9 okay, we've got a neighbor dispute. We're going to come here
10 and try to resolve those issues, if it's ever helpful.

11 You know, I think, as a township, we should assist
12 in trying to come to some of those resolutions if it's
13 helpful. Sometimes they blow up some more. I am not sure if
14 it's, you know, if it's helpful or not for us to get involved.
15 But, certainly, if it's a problem and you want us to do
16 something, we'd be more than happy to send a letter, you know,
17 or make a suggestion like that. And, so far, we've been doing
18 it on a, you know, case-by-case basis.

19 MR. ASPINWALL: Right. I mean, I've looked at,
20 like, the City of Mentor's code of ordinance and they have,
21 you know, a noise for, you know, dogs and barking. And I just
22 wondered, you know --

23 MR. MALCHESKY: We're working on doing some of those
24 things. I don't know if, if it's in our authority or our
25 ability to have authority to regulate that. And I don't -- I
26 can't recall because I didn't look up the dog issues but I do
27 know that we're looking to, you know, gain some more authority
28 through our Zoning Department.

29 MR. ASPINWALL: Yeah, because I know Lake County
30 doesn't have -- We went to their ordinances. They don't have

1 nothing for that either. So, I mean, the neighborhoods are
2 getting bigger around here.

3 MR. MALCHESKY: Sure.

4 MR. ASPINWALL: And you see more complaints. I
5 think it may get out of control.

6 MR. MALCHESKY: Sure. I mean, I had a chicken
7 complaint or a rooster complaint the other day and I know that
8 there is nothing we can do about that. But I did wander over
9 to the neighbor and say, "Hey, is there something we can do
10 to, you know, stifle some of that noise coming out of there?"
11 And we will see how that works out by the end of the, you
12 know, summer.

13 MR. ASPINWALL: Okay. Thank you.

14 MR. MALCHESKY: Thank you.

15 MR. ROSE: Thank you, sir.

16 VICE CHAIR LUHTA: Okay. Anyone else in the
17 audience on any subject? Okay.

18 If not, we will move to -- There is no old business.
19 We will move right into new business and we have July
20 financial statements.

21 MR. MALCHESKY: I will make a motion to approve the
22 July financial statements as previously viewed.

23 VICE CHAIR LUHTA: Second. All in favor?

24 (Two aye votes, no nay votes.)

25 MR. MALCHESKY: I would also make a motion to adopt
26 Street Light Resolution 2018-25, a resolution authorizing the
27 Fiscal Officer to certify and assess street lights to the
28 County Auditor for the tax year 2018, with such assessed
29 street lighting being collectible in the calendar year 2019.
30 Those roads are Spear Road, Marlo Drive, Fairgrounds Road,

1 Morley Hills 4A, Morley Hills, Quail Hollow Development,
2 Cambden Creek, Nature Preserve South, Noble Ridge Estates,
3 Nature Preserve North, Hunt Club/Fredle, Quail Highlands
4 Industrial Park, Summerwood, Concord Ridge, Orchard Spring 1
5 and 2, and Auburn Business Corridor Lighting District.

6 VICE CHAIR LUHTA: I will second that. All in
7 favor?

8 (Two aye votes, no nay votes.)

9 VICE CHAIR LUHTA: Now, Resolution 2018-26.

10 MR. MALCHESKY: I make a motion to adopt Resolution
11 2018-26, a resolution authorizing the Board of Trustees for
12 Concord Township to enter into a written agreement with Labor
13 Relations Management, Inc., to provide management consulting
14 services for the township's administration.

15 VICE CHAIR LUHTA: Second. All in favor?

16 (Two aye votes, no nay votes.)

17 VICE CHAIR LUHTA: And then there is a --

18 MR. MALCHESKY: Then I would also make a motion to
19 approve the Quail Hollow Phase Number 11 street lighting
20 request.

21 MS. DAWSON: Oh, I am sorry. We need to table that.

22 MR. MALCHESKY: Do you want to table that?

23 MS. DAWSON: Yeah. We have not heard from the
24 developer or the electric company, so we are still waiting on
25 information.

26 MR. MALCHESKY: I withdraw my motion and I will --
27 We'll table that.

28 VICE CHAIR LUHTA: Right.

29 MS. DAWSON: My apologies.

30 MR. MALCHESKY: I make a motion, on behalf of the

1 Fire Department, to promote firefighter/paramedic Austin
2 Georskey to regular part-time status with the step increase to
3 \$16.46 per hour, effective August 4th of 2018.

4 VICE CHAIR LUHTA: I will second that. All in
5 favor?

6 (Two aye votes, no nay votes.)

7 MR. MALCHESKY: I make another motion to approve the
8 Fire Department promotion of firefighter/paramedic Frank
9 Virant to regular part-time status with a step increase to
10 \$16.46 per hour, effective August 3, 2018.

11 VICE CHAIR LUHTA: Second. All in favor?

12 (Two aye votes, no nay votes.)

13 MR. MALCHESKY: I would make a motion to allow the
14 Fire Department to establish the position of a full-time
15 unclassified/nonexempt fire inspector.

16 VICE CHAIR LUHTA: Second. All in favor?

17 (Two aye votes, no nay votes.)

18 VICE CHAIR LUHTA: And the next item is the
19 presentation of the fire station project.

20 CHIEF SABO: There we go. Good evening, everyone.
21 Tonight I wanted to just bring everybody up to date on where
22 we are with this, the fire station project. I know several
23 months ago we talked about a fire station assessment and
24 location study done by the Ohio Fire Chiefs in 2017, and a lot
25 has happened since that study was done. And it's important to
26 point out that all the steps that we're taking are very
27 deliberate and slow and we just want to make sure that we're
28 dotting our I's and crossing our T's. This is not a small
29 task.

30 Just to give you a little bit of --

1 MR. MALCHESKY: Chief, I don't know if you are -- I
2 don't know where your presentation is going but if you want to
3 talk a little bit about what you did do in '16?

4 CHIEF SABO: In terms of the study?

5 MR. MALCHESKY: Yeah, in terms of the study, just to
6 kind of give a refresher.

7 CHIEF SABO: Yeah. Exactly what we're going to get
8 into here is that the study that was conducted by the Ohio
9 Fire Chiefs looked at where our fire stations are currently
10 located in terms of the growth of the township. They found
11 that in terms of location, both fire -- or Station 1 is
12 adequately located, given the terrain, the response to Route
13 86, which is in our jurisdiction, that the station right here
14 is strategically located.

15 The Station 2 recommendation was to -- The
16 recommendation made by the Ohio Fire Chiefs in terms of
17 Station 2 was to move it south. Their principal area that
18 they suggested that station be located is at the corner of
19 Prouty and Morley. Most of you know the area well enough to
20 know that that's a horrible intersection just in terms of
21 terrain, traffic, stuff like that. So it's not
22 adequately suited --

23 MR. MALCHESKY: A large hill.

24 CHIEF SABO: -- for a fire station. So we started
25 looking at some other options that were available. And given
26 the topography of our township, it's very difficult to place a
27 fire station really anywhere that has property available
28 because of hills, turns and what we term line of sight. We
29 need at least, you know, 1,000 feet of approach line of sight
30 to exit the fire station safely and give people enough

1 distance to see us as they approach. So that became very
2 difficult.

3 In terms of the stations themselves, we asked them
4 to look at what are our options in terms of remodeling or
5 repairing the existing facilities. And the Ohio Fire Chiefs
6 Association staff spent quite a bit of time studying this for
7 us because that's always the more frugal thing to do. They
8 looked at both facilities, both existing facilities, including
9 Station 1, Station 2. They also looked at the fire prevention
10 office, which is a house located right next to Station 2. But
11 they also had to include structures like the red barn that's
12 across the street. They had to also look at the Service
13 Department. And the reason they had to look at those is
14 because that's -- both those places house response vehicles.
15 So they evaluated the time delay in getting to those vehicles
16 and putting them in service as needed.

17 They also looked at some of the structural elements
18 of both stations, in terms of Station 1, some cracked mortar
19 on the corners. We know we have some foundation issues that
20 the Service Department has helped us with in years past. We
21 have issues in terms of gear being stored where the vehicles
22 are located, which is a safety concern, and it's also a
23 concern in terms of wear and tear on the gear. Firefighters'
24 gear runs just about \$2,000 per set. And to have that exposed
25 to sunlight and other elements of diesel exhaust and other
26 stuff is -- deteriorates the gear faster than what we want it
27 to.

28 We talked about space. Back when the fire station
29 was built, we didn't have the staffing that we have today that
30 is required to function as a fire department and EMS service.

1 So we've largely outgrown our space needs.

2 In the red barn, we have record storage that's not
3 secure. It's not protected.

4 In our stations we have concerns with space in terms
5 of just even something as simple as restroom facilities. The
6 staff share one bathroom upstairs. We have a set of stairs
7 that go from the top to the bottom to get to the bays. The
8 firefighters, if you've never been through the fire station at
9 Station 1, the firefighters spend most of their time on the
10 top floor. So at 3:00 in the morning when the alarms go off,
11 they have to wake up, navigate stairs to go down to enter the
12 bay, which the trucks are very close together. All this
13 delays response time.

14 So all this is geared towards reducing our response
15 time, making it safer for our firefighters to travel from A to
16 B within the fire house to answer alarms more efficiently.
17 It's also geared towards making firefighters safe. We've done
18 a lot with that. We've added a ventilation system to both of
19 our stations. But when we specked that out, we made sure that
20 those systems are transferable to new facilities. They'll
21 have to be expanded upon but a lot of the elements of those
22 are going to be able to be moved.

23 So that was, that was kind of the gist of the study
24 and -- Do you have any specific questions about the study?

25 MR. MALCHESKY: No. I mean, I think, I think I
26 just -- again, please let me know if I am misunderstanding
27 that -- but the gist that I got from it is that our response
28 times and the ability to have mutual aid, Fire Station 1 sits
29 at the appropriate spot. Based upon the terrain and the
30 availability, Fire Station 2 probably sits in the, you know,

1 the most appropriate spot based upon those other
2 considerations.

3 CHIEF SABO: Yes.

4 MR. MALCHESKY: Additionally, as time goes on, there
5 may be a necessary need for a third fire station somewhere
6 else but the township is not populated enough and because of
7 the mutual aid we're still having adequate, adequate coverage.

8 CHIEF SABO: Yes.

9 MR. MALCHESKY: Adequate coverage is, is the
10 appropriate response time.

11 CHIEF SABO: Yes.

12 MR. MALCHESKY: Then they went on to, next portion
13 of that, which really was an evaluation of the facilities.
14 And, again, I am closer to Fire Station 2. And as I can see
15 that, that is a facility that holds two units, you know,
16 enclosed.

17 CHIEF SABO: Enclosed, yes.

18 MR. MALCHESKY: Okay. Everything else is outside.
19 And the value of having things outside and inside is really,
20 you know, the maintenance of those things and how long you can
21 keep them. They have very close quarters, and the concern
22 about the close quarters and the quarters as they're set up
23 there is that we have gear that's contaminated that our
24 firefighters are sleeping right under or right next to.

25 CHIEF SABO: Next to.

26 MR. MALCHESKY: Without really -- And the result of
27 that is, you know, that's how you have cancer victims.

28 CHIEF SABO: Uh-huh, absolutely.

29 MR. MALCHESKY: Which is now well known because
30 there has been, you know, certainly movement and changes in

1 the law and, certainly, enough evidence to suggest here's how
2 those things take place.

3 So that's why, as we're moving into these -- And we
4 have extremely, and I think I am saying it politely, modest
5 facilities.

6 VICE CHAIR LUHTA: Yes.

7 CHIEF SABO: And I will -- Can I expand on that a
8 little bit?

9 MR. MALCHESKY: Sure.

10 CHIEF SABO: Our firefighters take a lot of pride in
11 their facilities and they're very happy to, to be able to
12 serve the community of Concord Township. And every day there
13 is something going on in those fire houses that the
14 firefighters are doing to maintain those, those facilities.
15 It's no secret that firefighters have a lot of skills outside
16 of the fire service, and we tap into those skills to help
17 maintain our facilities as best we can. Sometimes we do have
18 to reach out to outside vendors but the firefighters are very
19 proud of the facilities that they've been given by the
20 township and they do everything they can to take care of it.

21 MR. MALCHESKY: And also, well, and we have done
22 this because we, you know, prior to these firefighters being
23 hired, they have interviews both with the Fire Department and
24 with the Trustees, and we tend to hire individuals that can
25 aid in those maintenance of our facilities. I mean, they
26 generally bring additional skills.

27 VICE CHAIR LUHTA: Oh, yes.

28 MR. MALCHESKY: And some bring extremely additional
29 skills in helping us maintain those facilities. So --

30 CHIEF SABO: So after the study was done, I reached

1 out to the Trustees and we put out a request for
2 qualifications. Fire stations are unique, in that, we do not
3 have to go for proposals right away. A lot of fire houses
4 have been built in the past before we were able to go to
5 qualifications first where they got low bid, substandard
6 construction. So now it's changed where fire stations are
7 allowed to be built based on qualifications and then we go to
8 proposal.

9 So we, we advertised that proposal or the request
10 for qualifications in April, I believe, and we received those
11 back. We received a total of 13 statements of qualifications
12 from architects, mostly on the East Coast of the United
13 States, some from Ohio, Massachusetts, Virginia, Pennsylvania
14 all submitted statements of qualifications.

15 Over the past several months, a few of the
16 firefighters, Rita McMahon, with the help of Andy Rose and,
17 previously, Kathy Mitchell helped us evaluate those and kind
18 of vet them out a little bit to see what's going to be a fit
19 for Concord Township.

20 So we narrowed the field down to three firms that
21 came into the township. I believe that was July 20th.

22 MR. ROSE: Yes, sir.

23 CHIEF SABO: July 20th. And we interviewed those
24 firms and they interviewed us, quite frankly. They asked,
25 they asked questions of us as much as we asked questions of
26 them. And we were able to, I think, confidentiality come down
27 to the decision of having two excellent firms that were having
28 to choose between. So I think the process worked. I think it
29 was educational for me.

30 After we get to that point where we're selecting a

1 firm to represent us and work with us on the next steps of
2 this project, it's important to point out what those next
3 steps are. This is all -- This first phase is based on
4 planning, for that firm to get to know Concord Township, not
5 just the Fire Department but the neighborhoods and the whole
6 community.

7 And it's a -- The next step is, in that phase, is
8 for programming. Programming is the part where they evaluate
9 what our needs are. How many trucks do we need to fit in the
10 bay? How many dorms do we need? What size kitchen? What
11 size fitness room, all the things that come into a fire house?
12 How do we want to position our gear for safe storage? So all
13 those elements come into play. How do we adequately move fire
14 prevention from the offices that they're in into the
15 headquarters station to be close to Town Hall and zoning and
16 to better serve the customer? So all that comes into that
17 planning and programming.

18 Then we get into schematic design and how do we make
19 that program fit on certain property. And what property is
20 available that would adequately fit that?

21 So those are the next steps. But, first, we have to
22 select a firm, negotiate with that firm and have them submit a
23 proposal, and then we can get into those discussions. Now, by
24 the end of that phase, we should have a good idea of what our
25 financial obligation is going to be for these projects and set
26 an estimate of construction costs, because the very next step,
27 I believe, is construction documents and we get actually into
28 the construction of the, of the stations.

29 But, again, there is -- We're not rushing this
30 through. We want to make sure that we're taking our time and

1 that we're making smart decisions for the township, for the
2 Trustees and for the Fire Department.

3 VICE CHAIR LUHTA: Okay. Thank you.

4 CHIEF SABO: Questions?

5 MR. MALCHESKY: I have no questions.

6 CHIEF SABO: All right. Well, thank you very much
7 for your time tonight.

8 MR. MALCHESKY: Thank you.

9 VICE CHAIR LUHTA: Thank you.

10 The next item on the agenda is to select an
11 architect. Do I -- Am I hearing a suggestion to table that?

12 MR. MALCHESKY: Yes. I would, I would make a motion
13 to select Lemay Erickson as our architect for the first phase
14 of the fire station project.

15 VICE CHAIR LUHTA: Is that acceptable to
16 Mr. Galloway as well or should we --

17 MR. MALCHESKY: I haven't had a discussion with
18 Mr. Galloway regarding that.

19 VICE CHAIR LUHTA: I would think that we would want
20 his input on this decision. Is it essential that we do this
21 tonight or can we table it for Mr. Galloway's input?

22 MR. ROSE: Madam Chair, I had conversations with
23 Mr. Galloway over the past several days while he's been out.
24 And one of the items we discussed, if it's acceptable to the
25 Board, Mr. Galloway was happy with Lemay Erickson.

26 VICE CHAIR LUHTA: That's all I need.

27 MR. ROSE: He was also, I know, happy with HG and he
28 would be thrilled with either selection.

29 VICE CHAIR LUHTA: Thank you. That's all I needed
30 to know. So do I hear a motion?

1 MR. MALCHESKY: I so move.

2 VICE CHAIR LUHTA: I'll second that. All in favor?

3 (Two aye votes, no nay votes.)

4 VICE CHAIR LUHTA: So it's Lemay.

5 Now we have --

6 MR. MALCHESKY: I make a motion, based upon our
7 Zoning Department's recommendation, for Board of Zoning
8 Appeals alternate member appointment of James Rowe, effective
9 August 15, 2018, through August 14th of 2020.

10 VICE CHAIR LUHTA: I'll second that. All in favor?

11 (Two aye votes, no nay votes.)

12 VICE CHAIR LUHTA: And --

13 MS. DAWSON: Would you like me to read?

14 VICE CHAIR LUHTA: Yes, I would like you to read the
15 future meetings and announcements.

16 MS. DAWSON: Thank you, Madam Chair. On Wednesday,
17 the 22nd of August at 7:00 p.m., we will have the motor
18 vehicle license public hearing, the second one; at
19 approximately at 7:15 or immediately following, we'll do the
20 limited home rule public hearing at Town Hall; and at
21 7:30 p.m. or immediately following, we'll have the special
22 meeting at Town Hall.

23 On Saturday, August 25th, from 10:00 to noon, is
24 community shred day. So get those boxes ready. You are
25 limited to three boxes. Come on over and we'll throw them in
26 the shred bin and they shred them away. So I know everybody
27 is asking us about that every year. Saturday, September -- I
28 am sorry -- Saturday, August 25th.

29 Monday, September 3rd, we are closed in observance
30 of Labor Day.

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Tuesday, September 4th, at 9:00 a.m., will be a staff meeting in the conference room at Town Hall here; 7:00 p.m., Zoning Commission meeting at Town Hall.

Wednesday, September 5th, at 6:30 p.m., Trustee office hours in the conference room; and at 7:30 p.m. is the Trustee regular meeting here at Town Hall.

VICE CHAIR LUHTA: Thank you.

MS. DAWSON: Thank you.

VICE CHAIR LUHTA: If there is nothing else to come before this Board, I will adjourn the meeting.

(Whereupon, the meeting was adjourned at 8:03 p.m.)

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 28th day of August 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