

CONCORD TOWNSHIP BOARD OF TRUSTEES  
LAKE COUNTY, OHIO  
PUBLIC HEARINGS and SPECIAL MEETING

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

August 22, 2018  
7:00 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

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

1 7:00 p.m.

2 CHAIRMAN GALLOWAY: I am going to begin by opening  
3 the public hearing for Resolution 2018-20, the enactment of a  
4 township permissive motor vehicle license tax pursuant to Ohio  
5 Revised Code 4504.18. I would ask if there are any members of  
6 the public that would like to come up and address this matter,  
7 be it in a statement or in a question? Do approach the Board,  
8 please just state your name and address for the court  
9 reporter.

10 MR. MALCHESKY: This is our second public hearing on  
11 this matter.

12 CHAIRMAN GALLOWAY: That's correct. The Ohio law  
13 requires that there be two hearings, public hearings, and this  
14 would be the second one. The first was on Wednesday,  
15 August 15th. No public comment. Okay.

16 And if the Board would like to comment before our --  
17 We are going to be getting into this in our meeting.

18 MS. LUHTA: Right.

19 CHAIRMAN GALLOWAY: Do you have anything you'd like  
20 to add at this time?

21 MS. LUHTA: Not at this time. Thank you.

22 CHAIRMAN GALLOWAY: Okay.

23 MR. MALCHESKY: Nothing.

24 CHAIRMAN GALLOWAY: Administrator or Fiscal Officer?  
25 Nothing. Okay. I am going to go ahead and close this public  
26 hearing, being that there is no public that's interested in  
27 talking about it. That means that we are going to have  
28 approximately --

29 MR. MALCHESKY: Fourteen minutes.

30 CHAIRMAN GALLOWAY: -- fourteen minutes until our

1 next public hearing.

2 (Whereupon, the public hearing related to Resolution  
3 2018-20 was closed and there was a recess from  
4 7:01 p.m. until the public hearing related to  
5 Resolution 2018-25 was called to order.)

6 7:15 p.m.

7 CHAIRMAN GALLOWAY: Okay. I'm going to open the  
8 public hearing for Resolution 2018-24. This is a resolution  
9 to adopt a limited home rule government pursuant to Ohio  
10 Revised Code 504.01. To begin with, this public hearing, I am  
11 going to go ahead and ask our Administrator to give a brief  
12 outline of limited home rule governance, its authorizations  
13 under Ohio Revised Code, an outline of what it means, what it  
14 entails, and also the things that it does not involve.

15 So from that standpoint, Andy, the floor is yours.

16 MR. ROSE: Thank you, Mr. Galloway. Members of the  
17 Board, Mrs. Dawson, members of the audience, good evening.

18 Pursuant to limited home rule, House Bill 77, which  
19 was signed by then Governor George Voinovich in 1991, allows  
20 townships in the state of Ohio to adopt limited home rule  
21 following prescribed procedures that are outlined in Ohio  
22 Revised Code Section 504.01. The limited home rule form of  
23 government gives broader powers to townships that enact it.  
24 It allows township, a township and its citizens to be more  
25 proactive in creating legislation of benefit to those within  
26 the community. Limited home rule allows townships to enact  
27 resolutions to improve the health, safety and welfare of its  
28 citizens. And it should be noted that the township may not  
29 exercise any power that conflicts with the general laws of the  
30 state.

1           Types of legislation that are permissible under  
2 limited home rule include, but are not limited to, adopting  
3 property maintenance codes, establishing speed limits on  
4 township roads, passing nuisance and public safety  
5 resolutions. It gives us broader power to regulate junk  
6 vehicles. We can institute a curfew restriction for minors.  
7 We can institute emergency traffic and parking ordinances.  
8 It gives us broader powers to enforce zoning codes and other  
9 resolutions. It gives us more regulation on parking, noise  
10 control and abating nuisances. Townships that are limited  
11 home rule can regulate manufacturers, dealers, peddlers and  
12 amusement establishments. And it gives us regulation over  
13 noxious weeds, brush and litter. And it gives us broader  
14 powers to deal with other political subdivisions.

15           Some of the things that are not permitted by limited  
16 home rule, and probably the most important, is no tax other  
17 than as authorized under the general laws. A township-wide  
18 income tax cannot be imposed. I am going to repeat that. A  
19 township-wide income tax cannot be imposed under limited home  
20 rule.

21           We may not encroach upon the powers, duties and  
22 privileges of elected township officials. We may not modify  
23 the form or structure of the township government. We cannot  
24 create any criminal offenses or impose criminal penalties. We  
25 may not establish or revise subdivision regulations, road  
26 construction standards or stormwater drainage regulations. We  
27 may not establish or revise building codes or standards or  
28 other standard codes. And we do not have the ability to  
29 establish regulations that affect hunting, trapping, fishing  
30 or the possession, use or sale of firearms.

1           Those are some of the highlights of the dos and  
2 don'ts of the limited home rule township government. And I  
3 will be happy to answer any questions.

4           CHAIRMAN GALLOWAY: What I will do, Andy, is I will  
5 open it up to the public for questions or comments at this  
6 time. Just like our previous public hearing, if you would  
7 like to come up and address the Board, please do so. State  
8 your name and your address for the court reporter.

9           And so I will go to the floor now. Is there any  
10 member of the public that would like to address the Board or  
11 have any questions as it relates to this public hearing under  
12 Resolution 2018-24? There is none.

13           I will go ahead and see about Trustee comment.  
14 Obviously, we are going to discuss this in our meeting. I  
15 would open it up if there is any comments you would like to  
16 sort of preliminarily make at this time.

17           MS. LUHTA: No, I have none right now.

18           CHAIRMAN GALLOWAY: Okay.

19           MR. MALCHESKY: I have nothing at this time.

20           CHAIRMAN GALLOWAY: Okay. I would just say, for  
21 folks at home who are wondering, what is this, as Andy has  
22 outlined, limited home rule is an extension of township  
23 governance that was initially granted in 1991 by the  
24 legislature and Governor Voinovich. It has been modified and  
25 changed through the years, mostly expanded, as it relates to  
26 authorities that are granted to townships.

27           Generally -- And there are a number of guidelines in  
28 terms of townships in terms of their eligibility for home  
29 rule. Concord meets those limited home rule. And this is  
30 something that we, as a township, as a Board of Trustees, have

1 looked at for about a decade now in terms of researching,  
2 analyzing, looking at the possibility of adopting this for  
3 Concord Township.

4 We would potentially be the first. We would be the  
5 first in Concord, not the first in northeast Ohio, however.  
6 There are a couple of townships in Trumbull County that have  
7 adopted it a number of years ago. There are also a number of  
8 townships in southwest Ohio and northwest Ohio that have  
9 adopted the limited home rule resolution.

10 So the resolution itself, under Ohio Revised Code,  
11 would require a unanimous vote of the Board of Trustees in  
12 order to go into effect. And if it was adopted, it must  
13 remain in effect for a period of no -- of a time no less than  
14 two years. So there is minimum time frame if it's adopted.

15 MR. ROSE: It's three.

16 CHAIRMAN GALLOWAY: Oh, is it actually three?

17 MR. ROSE: Three, yes.

18 CHAIRMAN GALLOWAY: I am sorry. Yes, three years.  
19 Apologies. It is a three-year period under which it must be  
20 -- remain in effect. And, after that time, it could  
21 potentially be repealed if a township chose to. No township  
22 in Ohio that has adopted limited home rule has ever repealed  
23 the regulations.

24 One other thing that's important to note is that  
25 townships that adopt limited home rule governance have the  
26 ability to pass resolutions under the -- under Ohio Revised  
27 Code, as we do now as a township, or under our limited home  
28 rule authorities. So a township can choose when to use the  
29 limited home rule authorities in terms of the resolutions that  
30 would be passed. So that's another thing to point out.

1 I am going to go ahead and close the public hearing  
2 if there is -- unless you have any other comments. I know we  
3 are going to have more to say about this as we get into our  
4 regular meeting.

5 MR. MALCHESKY: Sure, yeah.

6 CHAIRMAN GALLOWAY: So I will, if there is no  
7 comment from the public, I will go ahead and close the public  
8 hearing on this matter.

9 That means that we will have our regularly scheduled  
10 meeting -- I was trying to filibuster there.

11 MR. MALCHESKY: I know. I saw that.

12 CHAIRMAN GALLOWAY: I wasn't going to make it to  
13 7:30.

14 (Whereupon, the public hearing related to Resolution  
15 2018-24 was closed at 7:23 p.m. and there was a  
16 recess until the special meeting was called to  
17 order.)

18 7:30 p.m.

19 CHAIRMAN GALLOWAY: I am going to call to order the  
20 special meeting of the Concord Township Board of Trustees for  
21 Wednesday, August 22nd. Please join Paul in the Pledge of  
22 Allegiance.

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

24 CHAIRMAN GALLOWAY: Good to see none of you were  
25 kneeling during that.

26 All right. Roll call.

27 MS. DAWSON: Mrs. Luhta?

28 MR. MALCHESKY: Here.

29 MS. DAWSON: Mr. Malchesky?

30 MR. MALCHESKY: Present.

1 MS. DAWSON: Mr. Galloway?

2 CHAIRMAN GALLOWAY: I am here.

3 Okay. I am going to start off with audience. If  
4 there is any audience members that would like to address the  
5 Board of Trustees on the matters of the public hearings that  
6 we had earlier this evening or on any particular topic, please  
7 do so at this time. There is no audience that is interested  
8 in addressing the Board of Trustees at this time.

9 That's going to move us into the matters of, taking  
10 up the matters of the, of the two topics of the public  
11 hearings from earlier this evening. Those would be  
12 Resolutions 2018-20 and 2018-24.

13 MR. MALCHESKY: Mr. Galloway, I'd make a motion to  
14 adopt Resolution 2018-20, a resolution to enact a Township  
15 permissive motor vehicle license tax pursuant to Ohio Revised  
16 Code Section 4504.18.

17 MS. LUHTA: I'll second that.

18 CHAIRMAN GALLOWAY: Okay. Discussion.

19 MR. MALCHESKY: This is a \$5 tax. If collected, the  
20 township may gain approximately \$19,000 to put directly  
21 towards our roads.

22 MS. LUHTA: And, that, we can use.

23 CHAIRMAN GALLOWAY: Yeah. We've, we've had, in the  
24 last couple years, we've had a lot of, a lot of weather that's  
25 been very challenging on our roads here in the community. And  
26 I will say, now in my thirteenth year as a trustee, that this  
27 is -- I've had more requests from residents for us to do more  
28 road work and to spend more dollars on the roads than I have  
29 in my previous years.

30 I will say that we are actually doing a record

1 amount of, of road work in the township on an annual basis in  
2 terms of dollars spent and projects. Frank and his  
3 department, with the help of Mrs. Dawson, really putting  
4 together a fantastic road program. But, as we all know, we've  
5 got a lot of lane miles and a lot to cover and a lot of  
6 repairs.

7 MR. MALCHESKY: We have 143 lane miles.

8 CHAIRMAN GALLOWAY: And everybody believes their  
9 road is the worst in the township, and I assure you it's not.  
10 But we do have an extensive road program planned out years in  
11 advance. It does modify at times on an annual basis as we  
12 re-review the condition of the roads on an annual basis.  
13 That's something that Frank does every spring. It's a grading  
14 and an analysis. So, that way, it is sort of an impartial  
15 process in terms of determining what roads need attention  
16 first.

17 So the idea of doing this was that this would just  
18 be more dollars towards those road programs. If you want us,  
19 people want us to do more road work, that means we need more  
20 money to do it. There is no magic pot otherwise.

21 MS. LUHTA: And the money will be coming from the  
22 people who use the roads.

23 CHAIRMAN GALLOWAY: Correct.

24 MR. MALCHESKY: Simply, every year right around this  
25 time, we try to squeeze, you know, a few, you know, a project  
26 or two out towards the end of the season. And, literally, you  
27 see what we purchase in the wintertime of our material,  
28 concrete and asphalt. And that's where these dollars and  
29 cents go. We, generally -- I mean, it's just for purchase of  
30 more concrete and more asphalt because that's going directly

1 into the roads.

2 A lot -- And we do have a significant crew and a  
3 sophisticated crew that does a lot of the stuff, you know, on  
4 their own. There are a lot of other entities that do not.  
5 They're all projected out, subcontracted out.

6 CHAIRMAN GALLOWAY: And I may be -- This was,  
7 actually, authority that was given to townships a number of  
8 years ago. And I may be incorrect but I think us and Leroy  
9 are the only communities that haven't implemented this.

10 MS. DAWSON: In Lake County, yes.

11 CHAIRMAN GALLOWAY: In Lake County. I'm not sure.

12 MR. ROSE: Perry Township, I believe, has not.

13 CHAIRMAN GALLOWAY: Has not, okay. I think they are  
14 reviewing it though.

15 MR. ROSE: Madison and Painesville Township have,  
16 have done this.

17 CHAIRMAN GALLOWAY: Yeah. So we're, we're a little  
18 bit further behind some of the other communities. And, again,  
19 I view it as more dollars in, more -- that allows us to do  
20 more work.

21 MS. LUHTA: Right.

22 CHAIRMAN GALLOWAY: That's really how I view it.  
23 And in an era of shrinking, limited -- shrinking state dollars  
24 in terms of the Local Government Fund, it's another way --

25 MS. LUHTA: That's right.

26 CHAIRMAN GALLOWAY: -- for to us put those dollars  
27 in. Nobody likes paying a tax. Nobody at this table likes  
28 paying a tax but I am happy to do that for township roads. I  
29 don't live on a township road but I am happy to do that for  
30 township roads for the price of a Starbucks coffee.

1 MR. MALCHESKY: And you do pay less state taxes now  
2 because of the changes they made at the state level.

3 MS. LUHTA: That's right.

4 MR. MALCHESKY: They want everything, you know, they  
5 wanted to bring things local. So this is, this is taking  
6 things local.

7 CHAIRMAN GALLOWAY: Hey, I have a sole proprietor  
8 LLC. That's my private business that I operate outside of  
9 this here. And I can tell you that, based on the changes that  
10 the governor and the legislature has done in the last few  
11 years, the reality is, when I do my taxes, I'm paying  
12 somewhere below 2 percent in state income tax now. It's --  
13 The reality is I am paying a lot less in state income tax.

14 But that also means that that's a burden that's  
15 shifting towards the local governments to have to, and the  
16 local communities, to have to pay for a lot of this stuff and  
17 we have to find different ways to do that. Not to beat that  
18 horse to death but that's sort of the background on how and  
19 why and what we're doing here.

20 I will go ahead and have a vote. You know what? I  
21 am going to do a roll call on this one.

22 MR. MALCHESKY: We need -- Did you second?

23 MS. LUHTA: I did.

24 MS. DAWSON: Connie seconded.

25 MR. ROSE: She's already got it.

26 MS. DAWSON: Mr. Malchesky?

27 MR. MALCHESKY: Yes.

28 MS. DAWSON: Mrs. Luhta?

29 MS. LUHTA: Yes.

30 MS. DAWSON: Mr. Galloway?

1           CHAIRMAN GALLOWAY:  Yes.  Okay.

2           MR. MALCHESKY:  Mr. Galloway, I would make a motion  
3 to adopt Resolution 2018-24 to adopt a limited home rule  
4 government pursuant to Ohio Revised Code Section -- or Chapter  
5 504, as well as Section 504.01.

6           MS. LUHTA:  I'll second that.

7           CHAIRMAN GALLOWAY:  Okay.  Discussion,  
8 Mr. Malchesky?

9           MR. MALCHESKY:  My comments are that the -- We've  
10 been studying this for some time, a significant amount of  
11 time.  Your book that you have to the left of you was, I  
12 think, 2011 and we've had additional material prior to then.

13           Township powers derive from the Ohio Revised Code.  
14 As stated so often, we are a creature of statute.  The ORC  
15 allows townships to have additional tools in the toolbox.  And  
16 we try to -- Just a minute ago, we adopted an additional tool  
17 just recently and that was a financial tool.  This allows the  
18 townships to have a little bit more powers that are offered by  
19 the Ohio Revised Code.  So it's an additional tool in our  
20 toolbox.  We can use it when necessary.  It doesn't require us  
21 to always use it but it is available to the township.  And I  
22 guess my position would be, shame on us for not having that  
23 additional tool at our disposal.

24           So I would make that motion to adopt Resolution  
25 2008-24 (sic.).

26           MS. LUHTA:  I will --

27           MR. MALCHESKY:  2018-24.

28           MS. LUHTA:  I will second that.  And I would like to  
29 say that I've had calls over the years for residents wanting  
30 us to do something that we are not allowed to do but we would

1 be allowed to do under home rule. So I think some of the  
2 residents who have called me on different occasions would  
3 appreciate this.

4 CHAIRMAN GALLOWAY: Let me address a couple things  
5 that I've had folks ask me because when someone hears, let's  
6 say, a layman hears limited home rule government, sometimes  
7 the first thought was, "Whoa, is that the first step to  
8 becoming a city?"

9 MS. LUHTA: No.

10 CHAIRMAN GALLOWAY: The answer to that is no. In  
11 fact, it's just the opposite of that. This is a way for us to  
12 further strengthen our authorities as a township government  
13 and to further cement our status as a township. So it is, in  
14 fact, just the opposite of some sort of a step towards  
15 becoming incorporated.

16 As I know that I have said and Paul and Connie have  
17 said many times, you know, Concord, Concord is going to remain  
18 a township as long as we have something to say and do with it.

19 MS. LUHTA: Right.

20 CHAIRMAN GALLOWAY: Really what this does is this  
21 allows us to take -- It also allows us now to gain additional  
22 authorities that we don't have currently as a township. More  
23 importantly, it also allows us, in the future, to take  
24 advantage of authorities that may be granted under these  
25 statutes, these limited home rule statutes, by the legislature  
26 in the future.

27 I can tell you since originally adopting this in  
28 1991, the state legislature has expanded those incrementally  
29 over time. And Andy went through a laundry list of things  
30 that you probably were surprised to learn that townships can't

1 currently do and regulate. And they're, sometimes, they're  
2 simple little things, like regulation of, you know, street  
3 vendors and setting township -- speed limits on township  
4 roads. Did you know that we didn't have the authority to do  
5 that? Under limited home rule, the township can set speed  
6 limits on township roads.

7 My feeling is that, in working with the Ohio  
8 Township Association and our legislative members in Columbus,  
9 that as time goes on there will be additional pushes for  
10 townships to potentially have, under limited home rule, the  
11 authorities of things like subdivision regulations,  
12 potentially able to establish their own road standards. Those  
13 things are going to be very important for Concord Township,  
14 especially on roads as it relates to any new roads and making  
15 sure that they're up to the standards that we believe they  
16 should be when they're handed over to the township so that  
17 we're not repairing brand new roads ten years later, which  
18 unfortunately we find at times.

19 So from my standpoint, this is, this is an  
20 additional tool, expanded authority within the township  
21 structure under Ohio Revised Code. It allows us to be able to  
22 better regulate our growing community. We've looked at this  
23 for a decade now and it's something that we decided that -- to  
24 address this now in a public hearing and to have this  
25 discussion because, at least from my perspective, I think the  
26 timing is right in terms of where we are as a community.  
27 We're knocking on 20,000 residents. It makes us the largest  
28 township in northeast Ohio. We have a diversity of  
29 neighborhoods. We have a growing commercial corridor. We  
30 have a Joint Economic Development District.

1 I think that this is going to help us continue to  
2 move Concord forward and to make sure that we're a community  
3 that's a destination community, that we're a premier community  
4 in northeast Ohio by giving us certain authorities. And I  
5 think it will be critical for Concord's continued growth and  
6 development to have those tools.

7 MR. MALCHESKY: The Urban Township Association,  
8 you're involved in?

9 CHAIRMAN GALLOWAY: Yeah, the Ohio -- the Urban  
10 Township -- the Coalition of Large Ohio Urban Townships.

11 MR. MALCHESKY: Those are all home rule besides  
12 Concord?

13 CHAIRMAN GALLOWAY: They're not all, most of them  
14 are. Well, I would say about half are. As you know, there is  
15 two -- In northeast Ohio in this area, there is really -- For  
16 whatever reason, northeast Ohio has been sort of slow in  
17 adopting this versus other parts of the state. There are two  
18 townships in Trumbull County that are limited home rule. I  
19 don't believe there are any in Portage. I think they're the  
20 only ones in northeast Ohio. That would be Howland and --  
21 What's the other one?

22 MR. ROSE: Boardman.

23 MS. LUHTA: Boardman.

24 CHAIRMAN GALLOWAY: Boardman, yes. And they did so  
25 some time ago. They were early adopters.

26 MR. ROSE: Yes.

27 CHAIRMAN GALLOWAY: We see this adopted a lot in a  
28 number of townships in northwest Ohio and especially in  
29 southwest Ohio where you have some townships that are very  
30 large. In southwest Ohio, I mean, you have townships like

1 Colerain that are --

2 MR. MALCHESKY: The size of Mentor.

3 CHAIRMAN GALLOWAY: -- 60 to 70 thousand people.  
4 They're bigger than Mentor. Concord, based on the way our  
5 zoning and our everything else is laid out, we are never going  
6 to reach that size. But I think having those authorities is  
7 important nonetheless. I think we have a lot of residents.  
8 Our community has changed. There's a lot of folks that have  
9 invested a lot in their properties, in their homes. It's  
10 their main investment in their life. And I think it's  
11 imperative for us to continue to find ways to protect that  
12 investment and to make sure that it continues to increase in  
13 value, and I think that this is one of those ways that we will  
14 be able to achieve that moving forward in the coming years,  
15 and future boards of trustees will be able to do so. So  
16 that's kind of the genesis of it.

17 Andy is going to make sure that we will have, under  
18 our Concord Facts tab within the website, you will be able to  
19 look at a lot of the frequently asked questions. A lot of the  
20 things that Andy sort of outlined earlier this evening will be  
21 available on that website.

22 And, as always, you know, if you have questions  
23 about it from residents' standpoint, you're free call Andy,  
24 you're free to reach out to any of the Trustees at  
25 Trustees@ConcordTwp.com. That comes to all of us. And, you  
26 know, we'd be happy to, to elaborate.

27 What this does at this time is it adopts us as a  
28 limited home rule township. It does not implement any  
29 regulations or additional resolutions.

30 MR. MALCHESKY: And when we do that, you know, we're

1 going to have a different format of how we will adopt an  
2 additional resolution under the home rule power. We'll have  
3 some additional readings. It will be categorized as, you  
4 know, separately. So we should probably also have a separate  
5 section when we, you know, on our website when we, when we do  
6 have something that's under home rule.

7           CHAIRMAN GALLOWAY: Correct. I would also just, I  
8 would, I would end by saying that I would, I would urge my  
9 other fellow townships in Lake County, since we'll be the  
10 first, to adopt this and join us in this. I know it's  
11 important from the Ohio Township Association's perspective.  
12 They are very encouraging of large townships adopting this,  
13 this governance. So I know we have a couple representatives  
14 from a couple other townships here sort of observing today,  
15 and I would encourage them to do their due diligence and  
16 really look at joining Concord in terms of home rule  
17 governance.

18           So that being said, is there anything else that  
19 you'd like to add, Mr. Rose?

20           MR. ROSE: No, sir. Thank you.

21           CHAIRMAN GALLOWAY: Okay. Legal counsel, is there  
22 anything you want to talk about as it relates to resolution  
23 process? Paul touched on two hearings. Anything you would  
24 like to add to this hearing?

25           MR. LUCAS: No, no, I don't think so. Just for  
26 reference of the audience and also with television, the  
27 license tax is, of course, with the Ohio Revised Code 4504.18.  
28 And the resolution regarding the limited home rule government  
29 is pursuant to 504.01 of the Ohio Revised Code. So both  
30 statutes are pretty self-explanatory. And unlike some Ohio

1 General Assembly legislation that you need a machete to hack  
2 your way through, these are pretty straightforward in that.  
3 So if you have an interest in really determining the  
4 underpinning for both of these particular resolutions, those  
5 are the citations for that. So --

6 CHAIRMAN GALLOWAY: And perhaps, Andy, especially  
7 for the limited home rule, we could go ahead and put a link to  
8 that as well as part of our Fact section, under that heading.

9 MR. ROSE: Yes, sir.

10 CHAIRMAN GALLOWAY: I think that would be helpful.  
11 People can look at the code themselves as well.

12 Okay. I am going to go ahead and this is going to  
13 be a roll call vote, if you would proceed with that,  
14 Mrs. Dawson.

15 MS. DAWSON: Mrs. Luhta?

16 MS. LUHTA: Yes.

17 MS. DAWSON: Mr. Malchesky?

18 MR. MALCHESKY: Yes.

19 MS. DAWSON: Mr. Galloway?

20 CHAIRMAN GALLOWAY: Yes.

21 Okay. I would say that this brings us into our  
22 general township business. Does the Administrator or any of  
23 the members of the Board have anything that they would like to  
24 address this evening in terms of township business, anything  
25 you want to tackle, discuss? I know folks have asked me about  
26 Chipotle. That should be open soon.

27 MR. ROSE: Labor Day weekend.

28 CHAIRMAN GALLOWAY: Labor Day weekend is still their  
29 target. I don't know that they're going to make that but  
30 that's --

1 MR. ROSE: It will be close. It will be close.

2 MR. MALCHESKY: Do they all take that long to build?

3 MR. ROSE: I am told yes. I am told yes.

4 CHAIRMAN GALLOWAY: I am not an expert on that.

5 MS. LUHTA: Are you anxious, Paul?

6 MR. MALCHESKY: I am.

7 CHAIRMAN GALLOWAY: He has a teenage daughter. I  
8 know he's anxious.

9 MS. LUHTA: Oh, okay.

10 CHAIRMAN GALLOWAY: She's probably chomping at the  
11 bit to go right after it.

12 Let me just, since we're under general township  
13 business, we've had a lot, continue to get questions about the  
14 vacant Reider's. That is something that is something we've,  
15 at this time, we've done all of our work, if you will, in  
16 terms of looking for a grocer, having an interested party.  
17 That property is under a court proceeding as it relates to its  
18 financial structure and debt structure. It is working its way  
19 through Lake County Court. There is not going to be a new  
20 grocer or lease or deal done until that process is done in  
21 court and it's free and clear.

22 My understanding is that the grocer that would --  
23 that we've been dealing with is still interested. So it's  
24 just a little bit of patience on all of our ends in order for  
25 that to probably proceed.

26 MR. MALCHESKY: I would just add, what I think would  
27 have to happen is they would have to resolve those court  
28 proceedings, and I think they're close, and then whoever would  
29 occupy that space is going to have to make some renovations.

30 CHAIRMAN GALLOWAY: Yes.

1 MR. MALCHESKY: And so my suggestion is pay  
2 attention to look for activity in making those renovations.  
3 Those renovations could take, you know, probably nine months.

4 CHAIRMAN GALLOWAY: To almost a year.

5 MR. MALCHESKY: Yeah. Just so the general public  
6 knows, but what I think would occur is that there would be  
7 some walls replacement and add additional floor space so that  
8 there will be more product inside that, that facility.

9 CHAIRMAN GALLOWAY: I can tell you that the  
10 preliminary floor plans that you and I have both looked at  
11 from the perspective grocer, it is a -- their intention is to  
12 be a full service grocery store where you will be able to do  
13 your entire week's shopping. They will also -- It is their  
14 goal, based on the way they look to structure the store, there  
15 will be probably three times the volume of grocery items  
16 within the store than what was previously there under  
17 Reider's. So they're talking about somewhere about a million  
18 dollar investment in that property once a lease is agreed to.

19 So it is exciting. I mean, it's -- Nothing is done  
20 yet. And I constantly urge folks to, you know, temper that  
21 enthusiasm a little bit because nothing is done until it's  
22 done. But we do believe, continue to believe that it is going  
23 to get done and we will have a grocer, a full service grocery  
24 store in Concord Township again in the near future. And as we  
25 have further developments on that, we will be happy to share  
26 them with the public.

27 If nobody has anything else, I am going to go ahead  
28 and --

29 MR. ROSE: Whoa, whoa.

30 MR. MALCHESKY: Oh, wait.

1 MR. ROSE: Community shred day is this Saturday from  
2 10:00 to 12:00. If anybody needs their documents, papers, old  
3 records shredded, you can bring them up to Township Hall. You  
4 get three legal size boxes for free. It will be taking place  
5 right out here in the parking lot.

6 CHAIRMAN GALLOWAY: And, please, that's Concord  
7 residents for personal stuff.

8 MR. ROSE: Concord residents, please, yes.

9 CHAIRMAN GALLOWAY: It's not, let's bring box loads  
10 of stuff from the office in Cleveland.

11 MR. ROSE: Correct.

12 CHAIRMAN GALLOWAY: Yes, it's Concord Township  
13 residents and your personal --

14 MR. ROSE: It's designed for your Concord residents'  
15 personal shredding.

16 CHAIRMAN GALLOWAY: Me, I don't know where -- That's  
17 right. Yeah, good catch, Andy, very good catch.

18 And since we won't see everybody before the Labor  
19 Day weekend, our next meeting will be after that, I guess I  
20 will wish everybody a happy Labor Day weekend. And please be  
21 safe and enjoy the -- what's left of summer. I know all the  
22 kids are back at school, so that's exciting. And we'll see  
23 everybody in September. Thank you.

24 MR. MALCHESKY: Thank you.

25 (Whereupon, the meeting was adjourned at 7:54 p.m.)  
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27  
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29  
30

1 STATE OF OHIO )  
2 COUNTY OF CUYAHOGA )

CERTIFICATE

3 I, Melinda A. Melton, Registered Professional  
4 Reporter, a notary public within and for the State of Ohio,  
5 duly commissioned and qualified, do hereby certify that, to  
6 the best of my ability, the foregoing proceeding was  
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 31st 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