

CONCORD TOWNSHIP BOARD OF TRUSTEES  
LAKE COUNTY, OHIO  
REGULAR MEETING

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

July 3, 2019  
10:00 a.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Paul Malchesky, Chairman  
Caroline Luhta, Vice Chairwoman  
Carl Dondorfer, Trustee  
Amy Dawson, Fiscal Officer

Also Present:

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

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

10:00 a.m.

1  
2 CHAIRMAN MALCHESKY: Good morning, everyone. The  
3 Concord Township Board of Trustees July 3, 2019, meeting is  
4 now called to order. Please stand for the Pledge of  
5 Allegiance.

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

7 CHAIRMAN MALCHESKY: Okay. We're missing our  
8 firefighter today; is that it, Chief?

9 CHIEF SABO: She just pulled in, if you can give us  
10 a couple minutes.

11 CHAIRMAN MALCHESKY: Sure. Okay.

12 MS. DAWSON: Roll call?

13 CHAIRMAN MALCHESKY: Roll call.

14 MS. DAWSON: Mr. Dondorfer?

15 MR. DONDORFER: Present.

16 MS. DAWSON: Mrs. Luhta?

17 MS. LUHTA: Here.

18 MS. DAWSON: Mr. Malchesky?

19 CHAIRMAN MALCHESKY: Present.

20 Okay. Approval of the June 19, 2019, regular  
21 Trustee minutes.

22 MR. DONDORFER: I make a motion to approve those  
23 minutes.

24 MS. LUHTA: Second.

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

26 As we are waiting for our firefighter, how about the  
27 Fiscal Officer's report.

28 MS. DAWSON: She's here.

29 MR. ROSE: Oh, we have a firefighter.

30 CHAIRMAN MALCHESKY: We'll give her a minute to

1 settle in.

2 MS. DAWSON: Okay. Well, I'd be happy to do my  
3 report then. As of June 30th, we were 50 percent of the way  
4 through the calendar year. The Treasury balance for the 20  
5 funds within the Township Treasury was \$5.3 million. The  
6 Treasury balance includes approximately \$1.3 million in funds  
7 set aside for specific projects.

8 Year-to-date expenditures as of June 30th were  
9 37 percent of the amount appropriated for 2019. The revenue  
10 received year to date is 54 percent. So we are well within  
11 budget.

12 I would like to remind our residents that every  
13 check we write is listed in the meeting minutes found on our  
14 website at [www.ConcordTwp.com](http://www.ConcordTwp.com). We've been listing bills paid  
15 this way in our minutes for our residents since the early  
16 1900s. More recently, we joined [www.Checkbook.com](http://www.Checkbook.com) and the  
17 details of all the checks written since 2013 are available.  
18 The link is located under the "Fiscal Office" page in our  
19 website or you may access it directly by going directly to the  
20 website.

21 If you have any additional financial questions,  
22 please do not hesitate to call our office at (440) 354-7516.  
23 Thank you.

24 CHAIRMAN MALCHESKY: Thank you.

25 Okay. Let's swear in our part-time firefighter.  
26 Margaret, come on up here. Raise your right hand.

27 Who is taking pictures? All right. Come on over  
28 here. Make sure you get a good picture taken.

29 All right. Please repeat after me.

30 (Whereupon, the oath of office was administered to

1 Ms. Margaret Lalka.)

2 CHAIRMAN MALCHESKY: Congratulations.

3 (Applause.)

4 CHAIRMAN MALCHESKY: Okay. Mrs. Luhta, anything to  
5 report?

6 MS. LUHTA: Nothing to report.

7 CHAIRMAN MALCHESKY: Mr. Dondorfer?

8 MR. DONDORFER: I have a couple things. I had the  
9 opportunity since the last meeting to meet with some residents  
10 personally and over the phone. I spoke with one regarding a  
11 stormwater issue that we seem to have resolved over on 608.  
12 Most of the discussion that I had, either personally, at a  
13 meeting or over the phone, was in regards to the fire station  
14 project, which I know we are going to have further discussion  
15 with today. I did speak with several residents who understand  
16 and realize that the stations need to be replaced. The big  
17 discussion was on the cost of that project, how it will be  
18 funded, and what the exposure will be to the taxpayers. So I  
19 had several discussions.

20 I appreciate people reaching out from the last  
21 meeting. We're always available, so don't hesitate to contact  
22 me either on the phone or a couple residents I met out for  
23 coffee. I would be happy to discuss it further with you.

24 I know that you're going to be touching base on a  
25 lot of that today.

26 CHAIRMAN MALCHESKY: Sure.

27 MR. DONDORFER: So that's all I have.

28 CHAIRMAN MALCHESKY: I as well, I want to thank  
29 everybody for being here. The Township certainly appreciates  
30 input from residents, you know, as we sit here as a

1 pluralistic society where we have all kinds of different ideas  
2 and different ways of life that we've come through, not only  
3 this country but this state and Concord Township.

4           The Township Trustees, government officials, you  
5 know, we're supposed to turn these ideas to work for the  
6 general public. And I couldn't think of a better day than  
7 July 3rd or the day before July 4th as a reminder of our  
8 duties. And as residents, certainly, it's your duty to ask  
9 questions, stop in here, see us. I would generally tell most  
10 that it is probably -- most of these things that we talk about  
11 that are hot topic issues, it's generally better to have  
12 discussions in person or over the phone, not necessarily  
13 always in these township meetings only for the simple fact is  
14 because they're long discussions, there's a lot of questions  
15 and answers.

16           And as a duty of the legislative body and our  
17 executive function as Concord Township Trustees, we're  
18 required to, kind of, collect those thoughts and ideas and  
19 package them to the voter in the best interest of Concord  
20 Township. I, again, extend to everybody that on the website,  
21 if you go to our websites or our apps or our Twitter account  
22 or Facebook, there is all those ways to kind of get informed  
23 and to reach out to us. Our cell phone numbers are published  
24 as well. My cell phone number is (440) 487-3812. My email  
25 address, both my Concord Township one and my office one, are  
26 listed.

27           I spent my Saturday and Sunday talking to several  
28 residents on the phone. Each conversation probably took about  
29 an hour, some were a little bit less. I think, I really enjoy  
30 kind of discussing these things. I think it's a good idea of

1 exchanging ideas, gaining an understanding, making sure that  
2 somebody is digesting the information that we've given. And I  
3 think it's also important to kind of lay out some of the, you  
4 know, the work that was done beforehand.

5           What happens is, during a discussion, is I don't  
6 want anybody to ever feel that we're dismissing some of their  
7 thoughts. However, sometimes we've already thought of those  
8 ideas, went through whatever study that we had to go through,  
9 and modified our argument or our, I guess, our decision on  
10 which way to go, and so that's somewhat helpful.

11           Through the last several years, we've had some  
12 issues with our fire stations. They are very humble in  
13 nature. They were constructed in the early '60s. They were  
14 made for a volunteer fire department, which meant that  
15 generally these people would, you know, the firefighters,  
16 would have radios at their homes and they would come into the  
17 station to pick up a vehicle or they would meet the vehicle  
18 with their own vehicles out at a site.

19           Times have changed and we still see times are  
20 changing significantly. In fact, we're making more EMS runs  
21 than we've ever made. We're probably in need of two  
22 additional EMS trucks or vans so that we can, you know, make  
23 those runs more efficiently. And we're making probably seven,  
24 eight an evening. They do take some time and, you know, you  
25 generally would need another one to kind of run a backup.

26           And so those are some of the considerations  
27 initially of what we've done. Now, earlier on, sometime ago,  
28 we formed a JEDD, and that JEDD was somewhat controversial  
29 when we started it and has become a very lucrative tool to the  
30 township for some of the township needs. So that JEDD

1 produces approximately \$750,000 a year to Concord Township.  
2 And we use those dollars and cents to pay for roads. We've  
3 used those dollars and cents to, you know, supplement other  
4 items in lieu of going to the Concord residents and asking for  
5 their increase in their property taxes.

6 And so at the time of discussing fire stations, it's  
7 always been, in discussing new fire stations, we've always  
8 talked about using JEDD dollars and how we would use those to  
9 fund those and there is very different ways that we can use  
10 those and the reason for that.

11 Additionally, we started, and I think Mr. Rose could  
12 go into better detail, but in 2004, so prior to I being a  
13 Trustee here, the Comprehensive Plan discussed our fire  
14 stations, discussed the need for maybe an additional fire  
15 station, certainly discussed the need for revamping and  
16 rebuilding the fire stations that we do have.

17 In 2009, we asked for a grant. It was a one-time  
18 ability to ask for a grant for construction of fire stations.  
19 We were denied that grant mainly because there was only five  
20 given out. Concord Township is an affluent community and so  
21 we didn't make any of the qualifications for the dollars and  
22 cents and those went, those went elsewhere.

23 Knowing that, we kind of -- And prior to 2009 and  
24 after 2009 with our former Fire Chief, we would go from town  
25 to town looking at fire stations that were recently built. I  
26 would take a picture of them. I would send it to the chief.  
27 We would make a public records request and we would gather,  
28 you know, plans on these fire stations. And we've had several  
29 discussions about how we would want our fire station to kind  
30 of play out.

1           It was always a discussion between the former chief  
2 and I that you want to build the fire stations from the inside  
3 out, and the reason why you want to build them from inside out  
4 is that they have to have significant functionality to our  
5 firefighters. And the reason why we want significant  
6 functionality to our firefighters is because we need them to  
7 be able to gather their gear and exit that fire station as  
8 quick as possible because it's always about response time.  
9 So the necessariness for how a fire station operates is the  
10 need for us to get to a resident or an accident as quick as  
11 possible. And we have had and we do have several buildings  
12 that we keep our equipment in because they don't -- it can't  
13 all fit inside our firehouse.

14           Additionally, because our buildings were built back  
15 in the '60s and they weren't for individuals that were going  
16 to sleep overnight or, at least, attempt to sleep overnight,  
17 they weren't very functional. They didn't move around the  
18 building very well.

19           And then as time goes on and the studies go on, you  
20 start to realize that there is a safety to our firefighters.  
21 Obviously, as studies go on with regard to cancer, our  
22 firefighters have been exposed to those ailments and we have  
23 to be sensitive to making sure that we put some safety  
24 features in there and we would retrofit our fire stations. So  
25 every single time that we have -- our Fire Chief would present  
26 us with a safety feature that was going to be added to these  
27 existing stations, the question that has always been asked by,  
28 at least, this Trustee and this Board was, can we take this  
29 with us when we rebuild? And we were very sensitive to making  
30 sure that we weren't buying something that we would have to

1 repurchase again. And the answers have always been, yes, we  
2 can go ahead and take this with us if we, you know, build a  
3 new fire station.

4 In 2014, I participated in the Lake County Fire  
5 Feasibility Study and I participated with all the fire chiefs  
6 in Lake County. They were all there and then the only, you  
7 know, lay persons that were there were Mayor Anderson and  
8 myself. We had legal counsel, which was Jim Lyons, who  
9 represents several municipalities and villages. And we went  
10 through an extensive study about really how do the fire  
11 departments work together. And part of that is, as you hear  
12 our Fire Chief give a report, he'll have discussions and he'll  
13 say, well, here's how many, you know, here's how many  
14 responding items we went to. Here are when we covered for  
15 other townships or other municipalities and here is when they  
16 covered for us.

17 And the reason for that is because the fire  
18 departments work very well together. They have mutual aid.  
19 And that mutual aid has, the way we work together, has saved,  
20 saved the township money in getting a third fire station,  
21 saved the township money in some of our personnel, and makes  
22 not only Concord Township's community better but it makes  
23 those other communities better.

24 And part of that 2014 feasibility study was to see  
25 how things were working, to determine whether or not levies  
26 are appropriate, determine whether or not we would do better  
27 if we had a countywide fire department, determine whether or  
28 not, if we didn't have a countywide fire department, would it  
29 be better to do it regional, maybe in thirds. And,  
30 ultimately, the decision was that our fire departments play so

1 well together and work so well together that there was no need  
2 to change how we have things set up.

3 And there is some exhibits of that and illustrations  
4 of that because Concord Township has purchased and worked with  
5 Painesville Town -- or the City of Painesville in a ladder  
6 truck. Now, it may not be the best scenario all the time but,  
7 generally, ladder trucks cost how much, Chief?

8 CHIEF SABO: About \$1.2, \$1.3 million.

9 CHAIRMAN MALCHESKY: So we were able to buy a used  
10 one for about less than \$100,000. We were able to store it at  
11 the City of Painesville. The City of Painesville, pursuant to  
12 our agreement, will drive that ladder truck out with their own  
13 man or men to deliver those things to us. And those are, you  
14 know, those are things that you, as residents, should want us  
15 to do to make sure that we're always kind of keeping our  
16 costs, you know, cost conscious, under the radar, attempt to  
17 do things that benefit the township as a whole, benefit the  
18 residents as a whole, but at the same time we're doing it in a  
19 fiscally sound way.

20 In 2015, we went through and one of those things  
21 that we did was we put together a continuous levy for safety  
22 forces, and I know there's been some discussion about  
23 continuous levies. There is some difference between  
24 continuous levies. There are certainly differences of  
25 opinion. There is another resident that both he and I, I  
26 think, will gently discuss and disagree about. But there is a  
27 continuous levy for safety forces, that's both our Sheriff's  
28 contract and our Fire Department. That was done in 2015. It  
29 was a 4.0 mill continuous levy.

30 And, in reality, because we have so many residents

1 continue to move into Concord Township and because our  
2 property values increase and because we've had development,  
3 and we average about -- and I use this term all the time --  
4 about \$57 million a year that -- in increased property values  
5 that occur in Concord Township. And what that means is that,  
6 as we have more businesses and residents move in, your 4.0  
7 continuous levy in today's dollars is really a 3.5, which  
8 means that Concord Township, in 2015 when they passed that and  
9 they started collecting it in 2016, collects the exact same  
10 amount no matter what. So as new residents come in, they  
11 start to share your, your percentage of or your last year's  
12 percentage of what you paid pursuant to that levy.

13           And the reason why I think that, at least, I find  
14 some reasonableness with that is because we know what the  
15 dollar amount is, we know that that dollar amount will  
16 continue to go lower and lower as residents move into the  
17 township, but it also provides us additional tools. And those  
18 additional tools are that, if we're going to go out for a  
19 loan, we're able to now pair that we have a JEDD, we have some  
20 continuous levies that allow us to borrow money, and that is  
21 one of the features for that.

22           Additionally, those continuous levies pay for basic  
23 operations, so those dollars and cents don't accumulate in a  
24 bank account. They go to pay for firefighters and police  
25 officers and additional part-time firefighters and full-time  
26 firefighters. So they're truly operational. Each dollar  
27 that's coming into the township would go out to pay for our  
28 personnel.

29           And we've tweaked personnel over the years as well,  
30 so I think this is also important. We used to have a

1 significant amount of part-time firefighters that are called  
2 by the Revised Code as "volunteer firefighters" but they're,  
3 as much as they're called volunteer firefighters, they're not  
4 free. They're part time. Probably the better term is "part  
5 time" but the Revised Code has not changed that. We have  
6 mixed full-time firefighters with part-time firefighters  
7 because it was a very cost savings to us. As time has gone  
8 on, there are less and less part-time firefighters, less and  
9 less people go into that occupation. Because less and less go  
10 into the occupation, it's harder to get the part-time  
11 firefighters because full-timers are being hired pretty  
12 regularly.

13 Now, what that does, and as Amy kind of talks about  
14 and you can see this in our checkbooks, it created a problem  
15 that we were having additional overtime for our full-time  
16 guys. And as much as we like to have our guys work full time  
17 and overtime, because they're great, it provides a great  
18 service, it costs us dollars and cents. And so what we did is  
19 we made a change and we've added an additional, three  
20 additional firefighters that were hired earlier this year.

21 And we went, before we did that, we went through  
22 back and forth, back and forth over a significant amount of  
23 strategic planning meetings, which means we were probably  
24 doing it for a two- or three-year period of time of making  
25 sure that we were right on that calculation that we could save  
26 dollars and cents by hiring additional full-time firefighters.  
27 And where we're going to save that is on the ledger here, more  
28 expensive for full-time firefighters. Over here, we're going  
29 to save on the use of part-time firefighters and save on the  
30 overtime use. So we went through that process and the ability

1 to go through that continuous levy and having the guarantee  
2 that those dollars allows us to do that.

3 In 2015, we've also went through the process of  
4 hiring our new Fire Chief. And we don't hire fire chiefs very  
5 often, so we took a lot of time doing that. And part of that  
6 process was talking about revamping or placing new fire  
7 stations in Concord Township. And so as we went through that  
8 and as soon as we hired our new chief, we had another study  
9 done by fire chiefs that took place through 2016, 2017. And  
10 the topic of that study was looking at our facilities, looking  
11 at our fire stations, evaluating those fire stations, looking  
12 at where those fire stations are placed with regards to  
13 response times, the additional need for a third fire station  
14 and the population where that third fire station may be.

15 And we got the results of that and, as we got the  
16 results of that, it became a determination by this Board that  
17 we were not in need of a third fire station at this time. And  
18 part of the reason why that occurs is because we have that  
19 2014 study of how well our fire departments play well  
20 together. Besides playing well together in Lake County, we  
21 play well together with the ones in Chardon and Hambden and  
22 Leroy. And so we had coverage for that area that is a growing  
23 area but not necessarily a need for a third fire station.

24 So then we looked at our facilities themselves, and  
25 our chief spent his time going to all kinds of conferences on  
26 fire chiefs and facilities and looking at fire stations,  
27 architects, reviewing these plans, and really kind of getting  
28 into the weeds of how they function, how internally do they  
29 move around inside that fire station and how that benefits the  
30 general public, how that benefits our response times.

1           And our chief also has always been, when he was just  
2 a basic, he and I met in here earlier on where we talked, we  
3 started talking earlier about Concord Township's protocol.  
4 And this is way back in probably 2006, 2007, about how we run  
5 our protocol, Concord Township's protocol. And that's -- I  
6 apologize because the Chief may cringe in his seat because I  
7 may be, you know, mispronouncing or stating exactly how it  
8 works. But, technically, we were arriving on the scene with  
9 education from our doctors that educate our firefighters, and  
10 we were arriving on our scene providing, you know, state-of-  
11 the-art care to the resident by hooking them up to the  
12 computer and that doctor being able to tell us, "Okay,  
13 administer this medicine, administer this medicine."

14           And the idea was that we were going to start  
15 treatment. We are not just going to pick individuals up and  
16 bring them to the hospital but we are going to start treatment  
17 immediately. And in '6 and '7, that was, that was unheard of  
18 and we started to do that, that type of work. And as time  
19 goes on, these fire stations need to be upgraded with that  
20 type of technology or additional technology so that we can  
21 continue to do things.

22           In the next 60 years, I foresee fire departments  
23 acting much more creatively than they are doing now. I  
24 wouldn't be shocked if we see that we actually have physicians  
25 assistants and you may be sent home with a device or certain  
26 bandages on and then you would call upon your local fire  
27 department to come in and have them take that off instead of  
28 going in to see the doctor, or to check on you because of your  
29 wound. As healthcare gets more and more expensive, everybody  
30 is looking to do things differently and innovative and,

1 generally, that is trying to be less expensive and having  
2 additional people, you know, so to speak, do that work for  
3 them. So we spent some time doing that.

4 In 2017, we've had this building filled with  
5 residents here as we had, you know, discussions about other  
6 topics but a lot of individuals would be talking about, well,  
7 what about the fire stations? The fire stations need to be  
8 upgraded. And we had those discussions with, you know, what  
9 we were doing and we went through this process.

10 So, recently, when an email came out -- And I am  
11 glad that everybody is here because I assume it's because  
12 their email, you know, an email was circulated throughout the  
13 township, but I don't find that the email that went out  
14 probably discussed a lot of those types of things that I went  
15 through already.

16 So we came to the determination that we were going  
17 to build fire stations. The next thing was how to finance  
18 them and what that was going to involve. And as we had  
19 economic development created throughout the township, our next  
20 step was, how do we have that economic development and these  
21 tools that we've instituted work for us? And these were all  
22 thoughts as we laid these items out.

23 So as the corridor built in the Auburn-Crile area,  
24 we started to TIF properties. Those are called tax increment  
25 financing. And we were able to tax -- We were able to take  
26 and capture some of the economic development that was taking  
27 place and those tax dollars and able to put them into the  
28 renovations of the roads over there. Additionally, you are  
29 allowed to take those dollars, and those are not a lot of  
30 dollars but those are some dollars -- and that's what we're

1 supposed to be doing is creating a basket of some dollars to  
2 pay for these fire stations -- and so those created an  
3 additional tool.

4 In 2018, we became a limited home rule township.  
5 The purpose of becoming a limited home rule township was so  
6 that we had additional tools in our toolbox. And so when we  
7 are talking about funding for fire stations, the package of  
8 that funding is going to have to be JEDD dollars and TIF  
9 dollars and the use of our ability to have -- that we have an  
10 existing continuous levy for operations so that we can go  
11 ahead and get a loan or, additionally, a bond.

12 Now, the topic has been asserted that there was some  
13 consideration that we were going to do a continuous levy to  
14 pay for these fire stations and it was, it was raised because  
15 everything has to be raised, everything has to be considered.  
16 The other thing is that what the township has the ability to  
17 do, on a general basis, is we have the ability to go ahead and  
18 issue a five-year levy or a continuous levy. It wasn't a  
19 10-year levy or a 15-year levy. And, obviously, every five  
20 years you have to renew that. And if we would try to pay for  
21 a large item, like a fire station, and put a five-year levy  
22 out, that would be what I would consider an excessive millage,  
23 and that would enrage me. It should enrage you. It didn't  
24 seem like a logical, a logical decision.

25 The continuous levy would allow you to have a lower  
26 millage and it would have it for a longer period of time, the  
27 ability -- that's why you would have a lower millage and you  
28 would have the ability to go ahead and pay for that fire  
29 station. And I understand the biggest controversy of that is  
30 that, well, eventually you pay for that fire station and then

1 you would start having this basket of funds, and there are a  
2 couple reasons that that is a problem. Townships can't have a  
3 basket of funds. If the township collects dollars and cents,  
4 they should be putting those dollars and cents into township  
5 facilities, into manpower, into your roads, because if you  
6 were going to start building a savings account, well, then  
7 you're collecting too much money and you better, you better  
8 reduce your levy amounts.

9           And that's because we're a creature, you know, we're  
10 a creature of the Ohio Revised Code section. That's our duty.  
11 That makes logical sense. It should make logical sense to  
12 everybody. And there is a test on that because Amy, who has  
13 to go through audits every year, has to deal with the auditors  
14 and they have to look over our dollars and cents, our P.O.s,  
15 the checks that go out, and make sure that we're being true to  
16 the residents of Concord Township.

17           So the purpose of, at least, having some discussions  
18 of the continuous levy was that is how -- that is one way to  
19 pay for the fire stations. It does have some flaws in it.  
20 And are you able to avoid those flaws?

21           And last meeting, and I hope somebody watched that  
22 last meeting but you can go back and we've had some discussion  
23 about that last meeting, about what we were going to do. And  
24 we actually passed five pieces of legislation at the last  
25 meeting. The first one was, see what you can do about bonds  
26 and let's engage a bond counsel for whether or not we can do a  
27 bond levy.

28           Now, I will tell you that that wasn't the first time  
29 we talked about bond levies. Back in just after Thanksgiving  
30 of last year but before Christmas, I had conversations with a

1 local resident here, an attorney friend of mine who is bond  
2 counsel and he is an individual that I have worked with on  
3 several other townships on doing bonds. And we had some -- We  
4 had our breakfast with him. We had some discussion with him.  
5 We then went out and talked to -- what is the title of -- I  
6 don't want to call it a banker but the financier?

7 MR. ROSE: The F -- it's the financial advisor for  
8 bond counsel.

9 CHAIRMAN MALCHESKY: So we had some discussion with  
10 him with regards to a financial advisor and we started to have  
11 some preliminary discussions with them. And I think that's  
12 appropriate to do, first, because you want to kind of get as  
13 comfortable as possible before you hired somebody. And so the  
14 decision we made, the first decision we made last week was to  
15 engage those individuals to putting us together a package for  
16 a bond levy.

17 Additionally, we also sent to the Auditor's Office,  
18 hypothetically, you know, we needed to get some, you know,  
19 some knowledge and so we had to send -- If we're going to put  
20 a continuous levy up, we need to see what value it needs to be  
21 and how much that would cost each resident, so we needed to  
22 get the numbers. We needed to get some official numbers  
23 instead of just guesstimates. So we sent to them a .9, a 1.0,  
24 and a 1.1 to see what those numbers were.

25 The last piece of legislation, the fifth piece was  
26 probably the most important, would be, how do you get rid of  
27 a continuous levy if we had to put one up there? So if, for  
28 some reason, the bond levy did not work out, if everybody  
29 agrees that a high amount of five, of a five-year levy was not  
30 very prudent, how do you get rid of a continuous levy? And we

1 engaged our legal counsel here to have some discussions. And  
2 the reason for that is because this Board would not sit here  
3 when the -- when that fire station is going to be paid off.  
4 And so how do you force a board that wasn't in existence at  
5 the time to do the work that a former board told them that  
6 they needed to do? And so that, you know, that had to be  
7 researched as well.

8           And the idea of that is that we're hoping that, in  
9 mid-July or towards the end of July, we produce a package to  
10 the township that's, township residents, to say, Here is  
11 how -- Here is what we're going to do and here is how we're  
12 going to pay for it. And then if that makes it to the ballot,  
13 the question then becomes whether or not you're going to vote  
14 for it.

15           But we have to do all our due diligence. And so  
16 it's very important -- and I am glad that everybody is here --  
17 to kind of gather some input on those things. I thought it  
18 was important to go through, I guess, my statements today only  
19 so that it provides a little bit of reflection and a little  
20 bit of knowledge so that nobody thinks that we just kind of  
21 flippantly decide to do something, that we haven't taken some  
22 forethought and some process in doing what we've done.

23           The other thing is that I don't -- And, please, it's  
24 my intent, I don't want to be dismissive of individual ideas  
25 as well because there may be something that we haven't thought  
26 of, but we have, we have done a lot of homework. We have  
27 really knocked down a lot of doors and then, all of the  
28 sudden, somebody finds out that we were thinking of this or  
29 that and they start, you know, they start looking down those,  
30 you know, those corridors. I have no problem in doing that.

1 I just don't want anybody to think or be offended to say,  
2 "Well, yes, I did look down that. I am not dismissing your  
3 good idea. But here is what I found out when I went down that  
4 area." I think it's important to do those things and it's  
5 also important not just to do them once but to do them a  
6 couple different times.

7 So, at one point, we are going to have an audience  
8 portion. I am going to try to limit people to four, four  
9 minutes. I think the better way to do it is not to  
10 necessarily be a question and answer session but maybe to have  
11 everybody voice their two cents. And for the longer  
12 discussions, I will be more than happy to stay after or I will  
13 give you my phone number and we can meet in my office or we  
14 can talk on the phone. But I think what we will do is we'll  
15 probably then just address questions at the end and I think  
16 that's probably a better way to go about doing that.

17 With that, I will move to our Administrative report.

18 MR. ROSE: Thank you, Mr. Malchesky. Members of the  
19 Board, Mrs. Dawson, members of the audience, good morning.

20 On today's agenda is Resolution 2019-16. This is a  
21 resolution to certify an amount to the Auditor's Office. This  
22 resolution does not, I repeat, does not place anything on the  
23 ballot. It is strictly to get the Auditor's Office to certify  
24 an amount. This resolution is for a 28-year bond levy. It is  
25 not continuous. Is not continuous. It is set at \$10 million.  
26 We anticipate the millage will shake out to be about .9.  
27 That's what we think. This will cover the cost of Station 1.  
28 Station 2, which will be constructed after Station 1, will be  
29 financed utilizing JEDD and TIF dollars and no additional  
30 property taxes will be requested.

1           We, the Fiscal Officer, the Fire Department, and  
2 myself and the administration, we've crunched the numbers  
3 until we are about blue in the face. We've evaluated options  
4 in order to reduce the cost. We feel we have a solid  
5 financing plan. Again, I just remind everybody this is not a  
6 continuous levy. We will also utilize TIF and JEDD funds that  
7 are available to supplement the debt service on the bond in  
8 order to pay the principal down at a faster rate. So the 28  
9 years may end up being 27, 26. It just, you know -- Pay it  
10 down as quick as we can. We've done that before. We've shown  
11 history with that. We paid off a SIB loan over ten years  
12 early. So we're good about knocking down our debt.

13           Hats off to the Fire Department, Chief, Deputy Chief  
14 and their folks. They did a top-to-bottom scrub of the  
15 initial fire station plans that everybody saw. They used to  
16 be online. They worked with the architect in order to reduce  
17 overall costs and we have a new solid footprint that we feel  
18 is operationally sound. Some of you that were here for office  
19 hours have seen the plans. I have the plans here. I am happy  
20 to show them to anybody after the meeting.

21           We continue to field comments. We continue to meet  
22 with residents to discuss our fire station project. We  
23 welcome the opportunity to meet with anyone who has questions,  
24 comments, concerns. I've shared tons of information. I have  
25 fulfilled a 3,200 page public records request regarding fire  
26 stations not that long ago. I will share everything I have.  
27 We are completely open about this.

28           I, again, encourage anyone who wants to know the  
29 facts behind the fire project to contact myself, the Trustees,  
30 the Fire Chief, and Deputy Chief. Okay? That's enough about

1 the fire station for now.

2 On Friday, July 12th, the Mentor Public Library will  
3 be celebrating their 200th anniversary. There is a  
4 celebration party on the main branch lawn from 6:00 to  
5 7:00 p.m. that evening. We congratulate the library on their  
6 200th anniversary and we wish them continued success and we  
7 thank them for serving our residents.

8 Finally, Town Hall will be closed this Thursday and  
9 Friday in observance of Independence Day. We wish everyone a  
10 safe and enjoyable 4th of July holiday and we wish America a  
11 happy 243rd birthday.

12 That concludes my report, sir.

13 MR. DONDORFER: Thanks, Andy.

14 CHAIRMAN MALCHESKY: Fire Chief.

15 CHIEF SABO: Good morning, everyone. First, before  
16 I give my report, I want to thank the Board for its due  
17 diligence in the fire station conversations and, certainly,  
18 the community for your interest and participation in the  
19 discussion. I feel good about what we're doing and I am  
20 pretty happy with the product that's come out. So I  
21 appreciate everyone's input.

22 For June of 2019, we had a total of 207 events.  
23 Year to date, we're at 1,274, pretty close to in line with  
24 last year so far. In June, we had 141 EMS events, with 115  
25 transports. We had eight fire events, including one structure  
26 fire inside Concord. The homeowners of that residence are  
27 displaced right now but we've been working with them to get  
28 some resources and help them through that. We had six  
29 building fires outside of Concord and also one vehicle fire  
30 outside of Concord that we assisted with. We gave mutual aid

1 to our neighbors 23 times and we received mutual aid 13 times.

2 Our fire prevention bureau has been busy as ever  
3 with five plan reviews, 61 annual inspections, four fire  
4 protection system testings, three fire detection testings, one  
5 public fireworks display, and three consultations. And so  
6 they're staying on track with what they need to do. We're  
7 down one inspector right now. We hope to have that vacancy  
8 filled here in a couple months.

9 Our public educator was out doing -- he did one  
10 installation of a residential lockbox and he ended up removing  
11 two. Sometimes residents move out and those lockboxes get  
12 returned back to us so we can recycle them. And we also had  
13 three public, public events.

14 Just a reminder, join us on August 11th, if you're  
15 interested, at 11:00 for Concord Fire Department's Annual  
16 Safety Day and open house right here on the Town Hall campus  
17 in the parking lot. We will have a lot to do and give people  
18 a chance to check out the equipment and meet the firefighters.  
19 Thank you very much.

20 MR. DONDORFER: Thanks, Chief.

21 CHAIRMAN MALCHESKY: Thank you.

22 Service Department, Mr. Kraska.

23 MR. KRASKA: Good morning, everybody.

24 MS. LUHTA: Good morning.

25 MR. DONDORFER: Good morning, Frank.

26 MR. KRASKA: I will try not to rush so as not to be  
27 in a firehouse, no pun intended.

28 We are pleased to report, as we enter the holiday  
29 weekend, that Tri-Mor Construction has completed all road  
30 replacement on Jason and Christian Avenues except for the

1 cul-de-sac, which will be hand poured next week, along with  
2 driveway aprons. Residents will now be able to park in front  
3 of their homes for the holiday weekend. Even though the  
4 contractor faced adverse weather and utility conflicts, they  
5 remarkably remained ahead of schedule in completing this much  
6 needed work so far. The residents of this area need to be  
7 commended for their wherewithal throughout this construction  
8 activity.

9           Meanwhile, our township crews have completed  
10 replacing almost 900 square yards of concrete on Andrea,  
11 College Park, Stone Hollow, and Yellowwood. This crew will  
12 return to Andrea Drive for further improvements the week of  
13 July 15th after they complete bioretention improvements on  
14 Ashley Court, Arbor Glen, and Concord Pointe. A second crew  
15 has been crack sealing roads this month at various locations  
16 and that will continue through the month of July.

17           All we seem to hear this year is about how much rain  
18 we have received and, subsequently, that has led to a large  
19 number of roadside ditching requests. We have completed  
20 numerous requests in June and are currently scheduling well  
21 into July to meet the residents' needs.

22           At this time, we would like to remind Concord  
23 residents that we now have -- we now allow for them to drop  
24 off yard waste on weekdays at the Service Department, Monday  
25 through Friday, 6:00 a.m. until 4:00 p.m., for such materials  
26 such as grass clippings, leaves, garden debris, and small  
27 twigs. This is not intended for contractors and no brush will  
28 be accepted at the site on weekdays.

29           Further, we also have wood chips available to the  
30 residents first come, first served during the same time period

1 at our facility.

2 In closing, we extend to our residents a reminder  
3 that, if you have any questions regarding services provided by  
4 our department or have observations that you may want to  
5 report to our department, you can find contact numbers and  
6 other related information underneath the Service Department  
7 tab at the Concord website, [www.ConcordTwp.com](http://www.ConcordTwp.com), or call our  
8 office directly at (440) 350-3225.

9 Please enjoy the upcoming holiday weekend, be safe,  
10 and do not forgot to provide a safe place for your pets if it  
11 gets too noisy out there. Thank you.

12 CHAIRMAN MALCHESKY: Thank you.

13 MR. DONDORFER: Thanks, Frank.

14 MR. ROSE: Thanks, Frank.

15 CHAIRMAN MALCHESKY: Heather, Zoning Department,  
16 Heather Freeman.

17 MS. FREEMAN: During the month of June, the Zoning  
18 Department processed 37 zoning permit applications and  
19 collected just over \$4,500 in fees. Of those permits, nine  
20 were for decks, eight accessory buildings, six fences, four  
21 swimming pools, three new dwellings, three change of uses, one  
22 accessory structure, one commercial alteration, and two sign  
23 permits.

24 We're halfway through the year and, in total, we've  
25 processed 157 zoning permit applications, which is slightly  
26 down from last year, where we were at 188.

27 Next week, the Board of Zoning Appeals will meet on  
28 Wednesday evening at 7:00 p.m. The detailed agenda may be  
29 found on the township website, [ConcordTwp.com](http://ConcordTwp.com), and click on  
30 "Public Meetings." Thank you.

1 CHAIRMAN MALCHESKY: Thank you.

2 MR. DONDORFER: Thank you.

3 CHAIRMAN MALCHESKY: Okay. Rec Department.

4 MS. ESKER: Hello, everybody. Your Concord Township  
5 Recreation Department extends a warm invitation to our  
6 residents and guests to enjoy the energizing classes and  
7 events we've planned to enhance your summer. Classes offered  
8 in July include: Pound! on Monday evenings using weighted  
9 drumsticks to rock out your -- to high energy tunes;  
10 strengthen your core at Yoga Pilates Fusion on Wednesday  
11 evenings; and strengthen your everything at Martial Arts on  
12 Tuesdays and Thursdays.

13 Check out our Life Skills for Teens classes where  
14 students learn how to budget, interview, communicate  
15 effectively, as well as basic life skills like how to change a  
16 tire and cook a meal.

17 Unleash your creative energy and learn how to create  
18 beautiful art in our stained glass class or better understand  
19 Medicare by taking an introductory class at the Community  
20 Center.

21 Classes are held at the Community Center and seats  
22 are still available for all classes. Sign up at  
23 ConcordTwp.com and click on the "Recreation Registration" link  
24 or just call us for assistance.

25 This afternoon at the Concord Community Center at  
26 about noon, our 55+ Group will enjoy a summertime picnic  
27 complete with live music from the band Flashbaxx. Our next  
28 55+ Group gathering will be on Monday evening, July 15th, with  
29 Susan Cannavino as she presents the *Life and Times of Princess*  
30 *Diana*, and this is part 1 of a 2-part series and the second

1 part is in August. Then on July 17th, Ken Krsolovic, the  
2 author of a book entitled *League Park*, will talk about the  
3 history of the home of Cleveland baseball. And on July 20th,  
4 all are invited for a free guided tour of Concord Township's  
5 Old Stone School, which serves as Concord's museum and  
6 repository of historical artifacts.

7           Grab your besties and grab your lawn chair and head  
8 on out to our free summer concert series on Thursday evenings  
9 at the gazebo at Town Hall. On Thursday, July 11th, the  
10 Pop-Tarts perform favorites from '60s girl groups, including  
11 hits from the Chiffons, the Shangra-La's, the Shirelles, and  
12 the Marvelettes. On July 18th, Abbey Rodeo is back with your  
13 favorite tunes from the era of the British Invasion. Then on  
14 July 25th, the Chardon Polka Band will polka your socks off.  
15 So buy dinner and desert from Nick's Gyros and East Coast  
16 Custard, and peruse beautiful hand-crafted jewelry from a few  
17 local vendors. We want to shout out to our generous sponsors,  
18 NOPEC, Cometic Gasket, and CT Consultants. Without them, the  
19 music wouldn't happen.

20           And, of course, this year the Recreation Department  
21 is teaming up with the Fire Department to bring residents and  
22 guests an entire weekend of family fun. Celebrate Concord  
23 Township on Saturday, August 10th, at Concord Community Day.  
24 This year's festivities include the annual 5K run, the Fire  
25 Department's pancake breakfast, the beloved Frog Jump Contest,  
26 Kids' World with giant inflatables, toy trains, a live animal  
27 show, and over 20 other games and activities for kids.

28           But, wait, there is more. Due to much needed road  
29 repairs, the parade has been replaced with a high energy kick-  
30 off event at noon, followed by a full day of live music and

1 food trucks. The beer trailer is back with ten different taps  
2 and Uncorked will feature a lovely selection of local wine.  
3 Peruse the new car and truck show this year at the Old Stone  
4 School and then peruse the big, beautiful gift baskets at our  
5 legendary Chinese raffle. Enjoy the classic rock of Pieces of  
6 Eight, featuring the Lakeside Brass. Then let the rhythmic  
7 sounds of the islands wash away your cares with the Raybans  
8 steel drum band. Then dance the night away with the Ju Ju  
9 Bees as they play everybody's favorites, right up until the  
10 fantastic fireworks display to complete the celebration.

11 And then the next day, on Sunday, August 11th, join  
12 the Fire Department, as Chief said, as they host Safety Day.  
13 You can tour Station 1, check out a ladder truck, safety  
14 trailers, and the Big Creek K-9 rescue, all while enjoying a  
15 free lunch.

16 Check out the complete schedule of events at  
17 ConcordTwp.com. For more information on any of the events or  
18 classes, visit us at the Community Center, come and talk to  
19 us, go on the website, or call the Recreation Department  
20 directly at (440) 639-4650.

21 And, lastly, on behalf of the Recreation Department  
22 staff and Mr. Andy Rose's patriotic socks, we wish everyone a  
23 very safe and happy 4th of July.

24 MR. DONDORFER: Thank you, Debra.

25 CHAIRMAN MALCHESKY: Chief. Chief Leonbruno, from  
26 the Lake County Sheriff's Department.

27 CHIEF LEONBRUNO: Good morning. In June 2019, we  
28 had 1,354 calls for service in Concord from the Sheriff's  
29 Office. We handled one injury accident and six property  
30 damage accidents. We responded to 58 alarms for residents in

1 Concord Township. We also did 174 business checks where  
2 deputies stopped and visited Concord Township business owners  
3 during their businesses, assisted with security checks, and  
4 visited with residents. We did 129 crime prevention stops  
5 where deputies located open doors, lights on inside vehicles,  
6 during nighttime hours we went to construction sites and  
7 visited with contractors.

8 We've been continuing to monitor traffic in the  
9 township. In June we issued 35 citations and 161 warnings.  
10 We found six drivers driving under suspension and one driver  
11 driving while intoxicated.

12 We responded to 13 domestic disputes in Concord,  
13 handled 13 drug complaints, seven mental health issues with  
14 some of the residents, five neighbor disputes, two sex  
15 offenses, one shoplifting. We had 73 suspicious circumstances  
16 called in that we responded to, seven thefts, one threat, 42  
17 traffic complaints. We had 46 times we did targeted traffic  
18 enforcement in Concord. And we had 15 welfare checks in  
19 Concord for the month of June.

20 CHAIRMAN MALCHESKY: Thank you, Chief.

21 MR. DONDORFER: Thank you, Chief.

22 CHIEF LEONBRUNO: Thank you.

23 MR. ROSE: Thank you, Chief. Have a good 4th.

24 CHAIRMAN MALCHESKY: Okay. We now come to the  
25 audience portion. I guess it's easier, we will just pick this  
26 side and we'll go row by row. If you would just please come  
27 up, tell us your name and make your comments, address would be  
28 helpful. So, first, anybody in that second row right there?

29 MR. HANNA: My name is Merle Hanna. I live at  
30 6969 North Meadow. My interest today is your continuous levy.

1 You already have one on the books, one percent goes to the  
2 sheriff and the other three percent already goes to the Fire  
3 Department. My problem is that I have lived here for 31  
4 years. My taxes keep going up and up and up. I understand  
5 you guys pay taxes. Everyone in this room pays taxes. I  
6 think we have to relook at that.

7 I don't have a problem with the Fire Department  
8 adding the buildings, put a levy on. The only thing I am  
9 afraid of is the continuous levy is more money coming out of  
10 the taxpayers. And I think -- And I know you guys have done a  
11 super job but we have to find some other avenue, if it's a  
12 five levy or whatever. You guys are wanting to do this Fire  
13 Department and the one on Prouty. I understand that they were  
14 built, what, 1966?

15 MR. DONDORFER: The early '60s.

16 MR. HANNA: Okay. After 60 years, we say we need  
17 new fire departments, buildings. Maybe we need to back the  
18 cart up and say, let's get one done and get the other. And I  
19 understand you guys need all the facilities and everything. I  
20 think there is some other avenues you guys can go down and I  
21 think you hear it from the residents. I just think we need  
22 some more input with the residents.

23 CHAIRMAN MALCHESKY: Okay. Thank you.

24 All right. Next, anybody in that row? Anybody in  
25 the row behind them?

26 MR. HACH: Which row are you on, this row?

27 CHAIRMAN MALCHESKY: That row is fine. Anybody,  
28 anybody can come up. I am trying to do it in an orderly --

29 MR. HACH: Sure. Good morning. I am Tom Hach. I  
30 live a 11575 Fay Road. And I really want to echo, you know,

1 the reason you have so many people here today is because we  
2 all are feeling the pinch of taxes. And I am venturing to  
3 guess that many of the people in the audience today as well  
4 are retired. We know for a fact from demographic studies that  
5 we're going to have even more people who are in 65 or older  
6 category, more of them on fixed income. We've got to figure  
7 out another way. We have to -- And these people are here not  
8 because they want to move from Concord, because they want to  
9 stay.

10 So we need to figure out another way to accomplish  
11 the goals of modernizing our Fire Department without going for  
12 new taxes. I know that and I appreciate you've taken time to  
13 look at maybe sharpening the pencil and trying to figure out  
14 ways to reduce the costs but I think that, boy, there's got to  
15 be other things to be done.

16 And the gentleman who spoke last and he put up a  
17 point that I would agree with, is that we don't need to do  
18 everything all at once. We have the means to do things one at  
19 a time. And I really think that addressing Fire Station 2,  
20 paying for that and then moving forward with addressing Fire  
21 Station 1 would be a more prudent way to go, stretch our tax  
22 dollars and allow the best of all situations for everyone,  
23 ultimately a complete modernized fire station, fire  
24 department, save some of the burden for the members here, the  
25 citizens here in Concord, and ultimately we get what we want.

26 I mean, we really are in a situation, on a plane  
27 where everybody agrees and I've not heard anybody say that we  
28 don't need new fire, fire stations. It's a matter of what we  
29 need to do.

30 One other thing I would point out. I have over time

1 done a fair amount of research on taxes and levies and things  
2 like that. And I did secure a document, kind of a cheat  
3 sheet, if you will, from the Ohio Department of Taxation. I  
4 know it's been stated many times that the only options are,  
5 you know, really three options, a five-year levy, a continuous  
6 levy, or a bond.

7 But in this cheat sheet, which I am happy to leave  
8 here, it says, under Ohio Revised Code, non-school levies,  
9 5705.19, says for any number of years not exceeding 10, it  
10 says for any combination of the following purposes: The  
11 acquisition, construction, improvement or maintenance of  
12 buildings, equipment and supplies for police, firefighting or  
13 emergency medical services, the construction, reconstruction,  
14 resurfacing or repair of streets, roads and bridges, or for  
15 the general infrastructure projects. This division applies  
16 only to a township or a municipal corporation.

17 So I would say that this needs to be investigated  
18 further but it would appear that you have another, another  
19 option to consider from a financing perspective. I do  
20 think -- I go back to an earlier thing I said, that I really  
21 think we need to do this out of existing funds and extend the  
22 time frame in which we modernize. But indeed I would suggest  
23 looking into this further just to -- because there seems to be  
24 another option.

25 And, Mr. Rose, I am going to leave this with you.

26 MR. ROSE: Thanks, sir.

27 MR. HACH: You are welcome. And I appreciate your  
28 time and have a good 4th of July. Thank you.

29 (Applause.)

30 CHAIRMAN MALCHESKY: Okay. Anybody else on the --

1 on this side that would like to speak? Okay. How about the  
2 first row here, anybody else? All right. The second row?  
3 Third row?

4 MS. BREWSTER: Good morning. Denise Brewster,  
5 7207 Alexander Road. I just want to quickly ask but -- that  
6 you address it. I am not sure what you mean by, on the  
7 agenda, B. And then is C, you said, 28 years. And what's the  
8 percent; do you know?

9 MR. ROSE: The conservative estimate right now that  
10 we're using is 4.1 because we don't know what the bond market  
11 is going to look like. I see some shuttering faces out there  
12 like somebody is sucking on a lemon but that's a conservative  
13 estimate that was given to us by the bond counsel and the  
14 financial advisors. I anticipate that, if we actually went  
15 for a bond market on today's market, it would be 3.6, but I  
16 don't know what that's going to look like in December, January  
17 time frame, so we're using a conservative estimate.  
18 If that bond comes in less, then the millage goes down because  
19 it's a bond levy. It's not a -- The millage follows the  
20 actual cost of the bond.

21 MS. BREWSTER: Okay.

22 MR. ROSE: So that would, if we used a planning  
23 figure of 4.1 on the financial advisor's recommendation, it is  
24 a conservative est -- by "conservative," that means at the  
25 high end. If it comes in lower, then the millage would be  
26 lower.

27 MS. BREWSTER: Okay. All right. Because just  
28 because of previous discussion, you know, we looked at, you  
29 know, what 3 percent, being very low, over 29 years, which was  
30 originally, you know, just preliminarily discussed. And in

1 calculating that, that was 5, a cost of \$5 million. So we  
2 would be funding as residents \$10 million and paying \$5  
3 million in 29 years. So we'd be paying \$15 million dollars,  
4 which is the same price tag as Beachwood that has the same  
5 architect.

6 I know that the chief has met with me. He's met  
7 with the architect. I did not get to see this plan until I  
8 came here today. I will tell you that the parking lots are  
9 taking up a tremendous amount of space, just glancing at this,  
10 and I am going to study it further after this meeting. The  
11 parking lot that is where the U-shaped section is where the  
12 building juts out with two wings, that parking lot could be,  
13 after the building or after the demolition of the current  
14 station, could be down there because that would be wasted  
15 space. It could push this whole footprint that way towards  
16 608.

17 I am trying to save a ball field that there is a  
18 tremendous amount of money in and also have sufficient  
19 planning or parking for people that come. And so I think  
20 that's one solution.

21 Where we are coming up with the, you know, driveway,  
22 again, a parking lot is pushing that into a ball field. There  
23 is other ways to look at this and -- but my biggest concern  
24 here is you have two wings, very expensive footprint to build  
25 walls and have a center space, because I know this from  
26 schools that do it. You know, you have open space and so you  
27 have all this extra wall space but yet if it was connected or  
28 turned, you would be saving a lot of money, and it also would  
29 save on the space because you could still push that toward 608  
30 if you got rid of that parking.

1           Those are the kind of ideas that I think is valuable  
2 for not just me but anybody who would like to sit down and  
3 really look at this plan, which I understand you just got  
4 back, correct? So I was out of town. I drove in this morning  
5 and I am leaving again tonight.

6           MR. ROSE: I was going to ask the chair to make  
7 a comment. I know we're waiting until the end but I just want  
8 to make sure everybody understands. We got these at 8:35 last  
9 night.

10          MS. BREWSTER: Yeah, I know, I know.

11          MR. ROSE: I mean --

12          MS. BREWSTER: That's what I am saying. I just want  
13 the opportunity going forward that there be --

14          MR. ROSE: We've never denied, we've never denied  
15 anybody an opportunity to look at these. And for the fact  
16 that Chief and I looked at these from 9:00 till midnight last  
17 night on our own personal computers and texting back and  
18 forth, you know, is it a perfect plan? No. It will be  
19 tweaked. But we got these last night.

20          MS. BREWSTER: Right.

21          MR. ROSE: And at the risk of scrutinizing, we  
22 decided to put these out for everybody to see right away.

23          MS. BREWSTER: I understand. I understand.

24          MR. ROSE: So it's unfair to cut on us for --

25          MS. BREWSTER: No, no, I am not saying -- That  
26 wasn't my point.

27          MR. ROSE: With all due respect.

28          MS. BREWSTER: I think what --

29          CHAIRMAN MALCHESKY: These are our second, these are  
30 our second set.

1 MS. BREWSTER: Yeah.

2 CHAIRMAN MALCHESKY: So we had a first version we  
3 sent back. You know, driveways, parking lots, all those  
4 things are going to be, you know, we will reconsider those,  
5 those types of items, I think, significantly. The reason for  
6 that is because, A, we can. We have some expertise. Frank's  
7 guys build roads and driveways and parking lots or, basically,  
8 those items on a daily basis. So we're very sensitive to kind  
9 of how these things are going to be done.

10 Additionally, you talk about, you know, basket of  
11 funding or, you know, loans. Let's be clear that this is  
12 going to be a bond levy. It's going to probably only pay for  
13 a portion or -- of the Station 1. Station 2 is going to be  
14 paid with what I consider alternative funding, JEDD dollars,  
15 TIF dollars, stormwater dollars. Stormwater is going to weigh  
16 in. So when Stormwater gets over here and we ask for  
17 stormwater funds, they're going to make those parking lots  
18 differently. They're going to put water features in.

19 So I foresee those happening, you know, maybe not  
20 today or tomorrow but by the time those are placed on this, on  
21 this property, they're not going to look as if they do on  
22 those plans. You know, I know how much a square foot of 10  
23 inches of cement that's going to be required for these fire  
24 trucks can be on there. So we're sensitive to those things,  
25 so we will.

26 MS. BREWSTER: All right. And, I mean, initially  
27 when we talked, I asked about seeing the plans but you said  
28 that would be the Trustees' decision. That's the only reason  
29 I brought it up. Okay?

30 I think there is a big difference between what we

1 want and what we need. And, you know, when -- Just on my way  
2 here, I had time to call Mentor. And I just want to know.  
3 They're building a brand new emergency operations center.  
4 That's something that will serve the county, again, the mutual  
5 aid and sharing resources. I asked them the ticket, the cost:  
6 \$3 million. They're funding it. I know they have many more  
7 resources than we have. Okay?

8 But they have outlying stations, and most of their  
9 stations were built in the 1990s, anywhere in that thing.  
10 Sometimes they've had to add on something or modify something  
11 because, no matter what the crystal ball looks like, you're  
12 never going to cover everything that you're going to need 30  
13 years from now. But you also don't want to spend everything  
14 you have to create something that I feel is way overpriced.

15 I think \$10 million is not even the going rate for  
16 any community around that they are spending for -- An outlying  
17 station like Prouty Road would be maximum \$4 million, maximum.  
18 It's a smaller station. We expect that this station would be  
19 a bigger station because it's the, you know, main station.  
20 But the fact is that, you know, we're not talking hundreds of  
21 dollars, thousands of dollars. We're talking millions of  
22 dollars.

23 And you can get, when you look at, let's say -- I  
24 talked to Paul for over an hour on Saturday. When you look at  
25 Madison's fire station on 528, beautiful station. Someone  
26 called me and said, "Have you ever seen that station?" Yes.  
27 I went there and I looked at that station. I took a tour.  
28 Chief said they had a really nice training room. That's --  
29 And then he said there was a crack on the back wall. And they  
30 do have a retention pond in the back, which may happen with

1 Prouty Road because of the amount of water on the land.

2 But the fact is that I think their project was  
3 \$4 and a half million, and that was commissioned, like, in  
4 operation in 2013. Even if you add another million,  
5 \$2 million, but \$10 million, it's a lot. And that's what  
6 we're looking at because you're looking at \$2 million -- tell  
7 me if I'm wrong -- projected for the architect alone, which  
8 should be half. That is half the cost of Fire Station 2.  
9 That is a lot of money to spend.

10 And I know from building houses and additions, there  
11 are architects where you can spend a fortune and there are  
12 architects that are very creative and they do a great job, and  
13 I have never had a problem using Ohio architects and staying  
14 within a budget. So those are my thoughts on that.

15 As far as spending the amount of money associated on  
16 top of this bond issue, that is problematic. And, you know, I  
17 guess when you add it all up, if we're \$5 million -- which I  
18 didn't see a revised plan for Prouty -- but, you know, there  
19 were cost shavings that could have been done there.

20 Did we get one?

21 MR. ROSE: No, we haven't. We're concentrating on  
22 Station 1.

23 MS. BREWSTER: Okay. But, you know, like, I see the  
24 portico on this, you know, on the front of the station. I  
25 know it's a design feature. But the fact is, it's more  
26 important to have some kind of covered portico that goes from  
27 the Town Hall to the fire station down the road. I don't see  
28 anything like that in this plan, so just a thought.

29 And then, initially, I remember the administration  
30 building was going to be on top. We cut that. It was 6,000

1 square feet and that cost -- or cut \$2.2 million off of  
2 \$13 million initial cost. So, basically, we've saved by, you  
3 know, sending it back to the architect \$800,000. It isn't  
4 enough.

5 CHAIRMAN MALCHESKY: No, it cut \$3 million off.

6 MS. BREWSTER: Well, we are not building the  
7 administration building there.

8 CHAIRMAN MALCHESKY: Right.

9 MS. BREWSTER: Instead we're staying here, which is  
10 a great decision, and then considering adding onto this. But  
11 as far as the fire station per se, it's still a \$10 million  
12 fire station.

13 CHAIRMAN MALCHESKY: Right, right.

14 MS. BREWSTER: It's a lot. So I just wanted to be  
15 able to, you know, say those few words. And, you know, I am  
16 willing to live with, you know -- I mean, people are going to  
17 be all over the place whether they would, you know, want a  
18 levy, want the township to pay for the whole thing. You know,  
19 even if there was a small, you know, levy and a shorter amount  
20 of time, like Tom said, 10 years, what does that look like?  
21 We don't have those figures yet because that information just  
22 became available.

23 But I am a person who is all about getting the most  
24 out of your money. That's why I am driving one of my cars  
25 that has 154,000 miles. It's paid for. And my brother, who  
26 is a mechanic, doesn't want to see that car. But the fact is,  
27 I don't believe in wasting money and I want to, you know, make  
28 sure we're getting the best value.

29 (Applause.)

30 CHAIRMAN MALCHESKY: Okay. Anybody else in

1 Mrs. Brewster's row? All right. How about the row behind,  
2 anybody else? Anybody else in the last row? Anybody?

3 MR. CASTRO: Could I ask you a question?

4 CHAIRMAN MALCHESKY: Sure.

5 MR. CASTRO: Paul Castro, 11323 South Forest. Got  
6 that, right?

7 AUDIENCE MEMBER: Yes, you did.

8 MR. CASTRO: We just moved there. Okay. So you say  
9 JEDD, and I think Clampett. And the other anachronism is TIF.  
10 Can you just take a minute to explain these quickly?

11 CHAIRMAN MALCHESKY: Yeah.

12 MR. CASTRO: Sorry to burden you with that.

13 CHAIRMAN MALCHESKY: No, no. So the JEDD is the  
14 Joint Economic Development District. That district resides in  
15 the hospital area. That produces an income tax. Townships  
16 don't have the ability to have income tax. You don't pay an  
17 income tax if you live in Concord Township. Several years ago  
18 when the hospital came here --

19 MS. DAWSON: More, a little bit more.

20 CHAIRMAN MALCHESKY: Yeah. So several years ago  
21 when the hospital came here, we teamed up with the City of  
22 Painesville and created an area where whoever works in that  
23 district will pay us an income tax that is less than  
24 Painesville's income tax but less than (sic.) the zero dollars  
25 that we get.

26 And so when I consider that as alternative funding  
27 that the township gets and that started off as \$100,000 and  
28 then \$300,000, then \$400,000, now it's about \$750,000 that the  
29 township receives from that district over there. And it  
30 pays -- it paid for that infrastructure over there, those

1 changes. And the idea was that it was going to assist us in  
2 paying for fire stations and firefighters and fire stations.  
3 So the idea of those dollars and cents were to use that for a  
4 portion of these stations. At least at this point, it's our  
5 idea to use it all for Station 2. So Station 2 will be paid  
6 with that.

7 TIF funds are tax increment financing. Those  
8 dollars and cents are -- there are certain areas over there in  
9 that economic development area that pay a certain property tax  
10 and then, when they decide to build, we were able to capture  
11 the new increase of that tax and use it for infrastructure  
12 costs. That helped pay for the road and now there are some  
13 dollars there that allow us to help pay for these fire  
14 stations.

15 So, you know, those are alternative ways of not  
16 increasing your property taxes that allow us to go and use to  
17 pay for infrastructure projects here. So that's the JEDD and  
18 that's what the TIF fund does.

19 MR. CASTRO: Thank you.

20 CHAIRMAN MALCHESKY: You also pay stormwater fees.  
21 Each year you pay, as a resident, you pay \$30. Connie, as a  
22 business owner, pays much more. But when we talked about  
23 those fees, we try to make sure that we know a dollar amount  
24 that is collected in Concord Township and we try to make sure  
25 that those stormwater projects take place in Concord so we get  
26 dollar for dollar what we're paying for.

27 We have several stormwater issues on Station -- over  
28 by Station 2, which really is collecting all the water over  
29 there in Brightwood that's not running into the Brightwood  
30 Lake and coming off 84, Old Johnnycake. So the idea is that

1 we're going to do a stormwater project over there that should  
2 cut down our dollars and cents that we would have to spend on  
3 the fire stations and that will also save us some dollars and  
4 cents.

5 They will also probably come over here, Stormwater,  
6 and say, "Well, you are going to have to reduce your asphalt.  
7 You are going to have to reduce your concrete." They are  
8 going to give us some creative ways so that we don't spend  
9 extra dollars on Station 1 for those water features and we'll  
10 probably have a stormwater feature, additionally, here.

11 So those are the reasons, you know, those are the  
12 things that, you know, in reality, those are your tax dollars  
13 but they are for your benefit to come to you to reduce  
14 property values -- or reduce property taxes, and we will use  
15 all of those. That's what, you know, that's what allows us to  
16 pay for Station 2 without bonding that or without going for an  
17 additional levy amount on that.

18 MS. DAWSON: Mr. Malchesky, I would also like to  
19 remind you that the TIF funds are only good for ten years.

20 CHAIRMAN MALCHESKY: Yes.

21 MS. DAWSON: So it's not an unlimited supply of  
22 money. Once we TIF a property, we only receive income for 10  
23 years.

24 MR. CASTRO: Okay. Thanks again.

25 CHAIRMAN MALCHESKY: All right. We started TIFing  
26 in '11 and I think '15 is the last time we TIFed something.

27 (Inaudible discussion was held in the audience.)

28 MS. FRISHCORN: I live at 6435 Tulip Way. I just  
29 have a question about, Mr. Malchesky, which you had stated  
30 about the bond issue and there was a .9 mill from the

1 Auditor's Office just had that for repayment. What kind of  
2 money does that generate on a \$200,000 house for taxes?

3 MR. ROSE: I can answer that.

4 CHAIRMAN MALCHESKY: Yeah, our Administrator will  
5 answer that then.

6 MS. FRISHCORN: Okay, great.

7 MR. ROSE: One mill is \$35, so .9 would be \$31.50  
8 per \$100,000. So a \$200,000 house would be \$62 -- \$63.

9 MS. FRISHCORN: Per year?

10 MR. ROSE: Yes, ma'am.

11 MS. FRISHCORN: Or per half?

12 MR. ROSE: Per year.

13 MS. FRISHCORN: Thank you.

14 MR. ROSE: Yes, ma'am.

15 MS. PESEC: Vanessa Pesec, 11705 Cali Court. I  
16 first want to say that I think that our Concord firefighters  
17 definitely need new accommodations. I've had to use the fire  
18 station folks over the years and they do a terrific job. And  
19 I really do think, especially with Station Number 2, it is  
20 shameful that we've allowed their building to be in the shape  
21 that it's in and that we haven't rebuilt the stations to house  
22 that.

23 So with that said, I fully support affordable fire  
24 stations. But I do think that the plans, even though we went  
25 back, you went back to the architects and they reduced by  
26 about \$800,000 the plans, it took away the admin building,  
27 then took away about \$800,000 from, you know, an \$11 million  
28 dollar project to about 10, I think they are very expensive  
29 still. They don't need to be this expensive.

30 The folks weren't given a budget up front and so

1 it's no wonder that the plans are very, very extravagant. No  
2 other community has such expensive facilities in Lake County  
3 or in Cuyahoga County other than Beachwood, which is a very  
4 rich community. But it's maybe not a coincidence that theirs  
5 and our plans are so expensive because it's the same  
6 architect.

7 This Chicago architect, they're charging \$2 million,  
8 based on the plans or the documentation that I received from  
9 the township, Phase 1 and Phase 2, approximately \$2 million  
10 through the ending of the construction. It's, you know, at  
11 \$2 million -- and this is on top of the \$15 million that's  
12 currently projected for construction. This seems to be, you  
13 know, rather, rather expensive.

14 We really can't afford this. You know, if you're  
15 asking us to increase our taxes, then I think there needs to  
16 be some additional tightening of the belt in order for us to,  
17 to proceed. We can stop them at this point through the  
18 contracts. Your legal counsel was very eagle-eyed in this and  
19 made sure that you can stop the architectural firm at any  
20 point and still retain the plans as is, and so this could be  
21 done. You will have spent about a half a million dollars but  
22 at least you won't have spent the additional \$1.5 million and  
23 you can look for additional ways to save money.

24 I heard that it looks like you plan to put a \$10  
25 million bond on the ballot in November. We're not quite 28  
26 years and .9 million for 4 percent or whatever, but it is very  
27 expensive and it will significantly increase the cost of these  
28 facilities.

29 But, to me, this is a perfect example of the  
30 problems that we continue to see in Concord. At the strategic

1 plan meeting on January 25th of this year, several residents,  
2 we watched with shock that the \$18 to \$20 million fire  
3 stations were going to be built and that you were going to put  
4 a \$10 million continuous levy on the ballot and you were going  
5 to pay the other \$10 million with the -- a loan using the JEDD  
6 and the TIF funds.

7 CHAIRMAN MALCHESKY: Hold on, hold on. I've got to  
8 stop you because we had a presentation regarding that. That  
9 was not the intent of the Trustees at that strategic planning  
10 meeting. And I tell all the residents, we have strategic  
11 planning meetings approximately every six months, sometimes  
12 longer, depending on what the process is. There was a period  
13 of time where I think our Administrator presented us a  
14 presentation which was informational only. So I don't think  
15 that was a decision made by the Trustees because I don't think  
16 the Trustees took any, any vote on that.

17 MS. PESEC: That would be correct.

18 CHAIRMAN MALCHESKY: Okay.

19 MS. PESEC: Here is one of the slides. It says  
20 Funding: Debt service on financing options using average  
21 interest rate of 3 percent, the annual debt and so forth and  
22 so on. So that you can -- So this stated that the Concord  
23 could afford to finance \$10 million of the project utilizing  
24 JEDD and TIF dollars.

25 Now we've come up with a price tag of only  
26 \$15 million for two stations and instead -- and now you're  
27 only going to finance \$5 million using a loan with JEDD and  
28 TIF and you are still going to ask the town, the residents for  
29 a tax increase for the \$10 million utilizing a bond instead of  
30 the continuous levy.

1           The JEDD is to be used for fire, safety and things  
2 like that. So I would recommend that you, at least, not  
3 increase our taxes by using \$10 million for the loan for the  
4 JEDD, which is what you -- was one of the financing options  
5 back in January, and decrease the amount that you would go to  
6 the taxpayers for.

7           So, first, I would address Fire Station Number 2.  
8 Find a way to decrease costs in around the \$4 million range  
9 and take out a loan in order to begin.

10           Second, I would stop using the expensive  
11 architectural firm. I would set up an independent committee  
12 to review the plans for Fire Station Number 1. You need to  
13 look at -- have independent, fresh eyes looking at this  
14 project in order to find ways to significantly decrease the  
15 costs for this plan and then to get this to be around a  
16 \$6 million project.

17           And then, third, I would look for additional funding  
18 sources that would help take additional burden, financial  
19 burden from the township. I don't believe that building both  
20 fire stations should increase our taxes, and I do believe that  
21 we should make sure that we allow firefighters to have  
22 affordable and new fire stations.

23           CHAIRMAN MALCHESKY: Thank you.

24           MS. PESEC: Do you have any questions for me?

25           CHAIRMAN MALCHESKY: I do not.

26           MS. PESEC: Okay. Thank you.

27           (Applause.)

28           CHAIRMAN MALCHESKY: Anybody else? Yeah.

29           MR. BILINSKY: Walter Bilinski, 7960 --

30           CHAIRMAN MALCHESKY: No.

1 MR. ROSE: Could you come to the lectern, sir? I'm  
2 sorry. Otherwise, TV Land won't hear you.

3 MR. BILINSKY: Okay. Walter Bilinsky, 7960 Augusta.  
4 I just feel that the architectural fees that I have heard  
5 talked about, the \$2 million, are extremely excessive. Were  
6 other consulting firms quoting on this?

7 CHAIRMAN MALCHESKY: Yes, yeah. So we went through  
8 a whole process in hiring architectural firms. So we had  
9 several individuals and several presentations, probably a  
10 six-month process before we picked this one.

11 MR. BILINSKY: And they were all in that same price  
12 range?

13 CHAIRMAN MALCHESKY: All in the same price range.

14 MR. BILINSKY: Wow.

15 CHAIRMAN MALCHESKY: We, you know -- The other ones,  
16 some of the considerations are who their subcontractors were  
17 as well. And so that's how, that's how LeMay Erickson  
18 eventually was chosen, to get local guys.

19 MR. BILINSKY: It just seems like a lot of money.

20 CHAIRMAN MALCHESKY: It sure does seem like a lot of  
21 money, yeah.

22 Go ahead.

23 MR. ROSE: Can I interject? I am sorry.

24 CHAIRMAN MALCHESKY: Yeah.

25 MR. ROSE: I know the source document that's being  
26 referenced that talks about \$2 million.

27 CHAIRMAN MALCHESKY: Yeah.

28 MR. ROSE: But that source document talks about the  
29 architectural services for the design and all the construction  
30 documents to design the building. That's actually like

1 between 6 and 7 hundred thousand. The rest of that money that  
2 makes up the \$2 million, a lot of that is wrapped up in the  
3 construction management of the project once the plans are  
4 approved.

5 We have gone back and questioned those and I believe  
6 those were included in the 3,100 and some-odd page public  
7 records request that I fulfilled. So I think, with all due  
8 respect, there is some cherry-picking going on. I will pull  
9 those source documents. I will have them available for  
10 anybody that would like to review them. I will have them in  
11 my office within an hour after the meeting.

12 But I think a lot of that has to do with  
13 construction management and the project management and  
14 oversight of the project, reviewing change orders and all  
15 those types of things. We have gone back and called some of  
16 those charges into question and asked for clarification on why  
17 they're so much. We have not received an answer.

18 So I will pull those source documents. I will have  
19 them available on my desk as soon as -- within an hour after  
20 the meeting is over for anybody who wants to look at them.

21 CHAIRMAN MALCHESKY: Thank you.

22 MR. BILINSKY: Thank you.

23 CHAIRMAN MALCHESKY: There was another, someone else  
24 that wanted to ask a question? Was there another hand up -- I  
25 am sorry -- over here? Yeah, I am sorry. I knew you had blue  
26 on.

27 MS. HANNA: I have just a few concerns. My name is  
28 Debbie Hanna and I live at 6969 North Meadow, which is right  
29 down the street from --

30 CHAIRMAN MALCHESKY: Yes.

1 MS. HANNA: -- Number 2.

2 CHAIRMAN MALCHESKY: Yes.

3 MS. HANNA: How are you going to handle -- or has it  
4 even been addressed -- the stormwater?

5 CHAIRMAN MALCHESKY: We are going to -- We are going  
6 to address it.

7 MS. HANNA: So that has hasn't come up yet.

8 CHAIRMAN MALCHESKY: Well, it's come up as it's part  
9 of the plan.

10 MS. HANNA: But no solution has been --

11 CHAIRMAN MALCHESKY: Well, the solution --

12 MS. HANNA: We're concerned because our back yards  
13 are a swamp.

14 CHAIRMAN MALCHESKY: We are going to collect that.  
15 That is part of the discussion we're having with regards to  
16 stormwater. We are going to use our, divert our stormwater  
17 funds over to that area. It's going to, my guess is, it's  
18 going to be, the solution is going to be a dry pond. It's  
19 going to be fairly large to collect those.

20 MS. HANNA: Where would it go?

21 CHAIRMAN MALCHESKY: Well, it's going to have to go  
22 with the natural flow. So it will have to collect in there so  
23 it doesn't collect in your back yard.

24 MS. HANNA: On what property?

25 CHAIRMAN MALCHESKY: On the township's property.

26 MS. HANNA: So on that corner?

27 CHAIRMAN MALCHESKY: On that corner.

28 MS. HANNA: Where you purchased the two houses?

29 CHAIRMAN MALCHESKY: Yes.

30 MS. HANNA: You're going to have to take down the

1 white house?

2 CHAIRMAN MALCHESKY: The white house is coming down.  
3 The fire station is going to be probably kind of a little bit  
4 behind that white house.

5 MS. HANNA: Okay.

6 CHAIRMAN MALCHESKY: Maybe a little bit in front of  
7 there. There will be a retention basin in the rear.

8 MS. HANNA: Where the yellow house was?

9 CHAIRMAN MALCHESKY: Where the yellow house was and  
10 where, right now, we have a little sign that says "Luigi  
11 Pond."

12 MS. HANNA: Okay.

13 CHAIRMAN MALCHESKY: Because, you know, we have, we  
14 have -- We suffer the same stormwater issues over there. And  
15 so it's -- The idea is that that will collect, it will collect  
16 there. It will have to then go across the street where, where  
17 that's the natural flow, and then down through over towards  
18 Rolling Acres, so it goes down David and Brian. And that's  
19 where the water currently flows now.

20 MS. HANNA: Right.

21 CHAIRMAN MALCHESKY: But we need a storage area so  
22 it doesn't collect in your back yards. It is planned on  
23 collecting it at the fire station.

24 MS. HANNA: When is that -- I am sorry. I wasn't at  
25 that time your planning meeting. We were out of town. So I  
26 didn't know what was going on on that corner. Now I know  
27 you're taking down the white building, also.

28 CHAIRMAN MALCHESKY: Yeah.

29 MS. HANNA: And then that's going to stay that way  
30 for how many years if you are going to build Number 1 first?

1 CHAIRMAN MALCHESKY: Well, once Number 1 is done, we  
2 will start on Number 2. So whenever we're done with Number 1,  
3 we will start on Number 2 is, at least, our current plan. Our  
4 Fire Department will be going door to door and talking with  
5 residents about your concerns on stormwater and the concerns  
6 about the site and we will make whatever accommodations that  
7 are necessary to make with the knowledge that we're going to  
8 construct another station there.

9 You know, the ins and outs, what we're going to do  
10 temporarily as we do that, those, we're still working through  
11 that process but, you know, there are solutions out there.  
12 Our Stormwater Department has been out there several, several  
13 times.

14 MS. HANNA: So it's my understanding that you've  
15 paid \$357,000 just for those two houses.

16 CHAIRMAN MALCHESKY: Over time, yes.

17 MS. HANNA: Over time.

18 CHAIRMAN MALCHESKY: We bought the first one, I  
19 think, in --

20 MS. HANNA: 2006.

21 CHAIRMAN MALCHESKY: -- 2006 and then we purchased  
22 the yellow one, yes.

23 MS. HANNA: Do you guys pay property taxes on that?

24 CHAIRMAN MALCHESKY: We do not pay taxes on that.

25 MS. DAWSON: We do currently.

26 CHAIRMAN MALCHESKY: We do temporarily until we make  
27 it township property.

28 MS. HANNA: Because it's a year later.

29 CHAIRMAN MALCHESKY: Yes, until it's township  
30 property.

1 MS. HANNA: Okay.

2 CHAIRMAN MALCHESKY: But you don't pay property  
3 taxes on it because it's your property as well, meaning it's  
4 Concord Township's property.

5 MS. HANNA: But you're not, you're not collecting  
6 anything.

7 CHAIRMAN MALCHESKY: No.

8 MS. HANNA: That you were collecting.

9 CHAIRMAN MALCHESKY: That's correct.

10 MR. ROSE: That's correct.

11 MS. HANNA: Now we have to pay to have those houses  
12 torn down.

13 CHAIRMAN MALCHESKY: We were able to get grants to  
14 do that.

15 MR. ROSE: Fifty percent.

16 CHAIRMAN MALCHESKY: Through the Land Bank.

17 MS. HANNA: And then you have to pay for the  
18 stormwater?

19 CHAIRMAN MALCHESKY: Stormwater is going to be part  
20 of this project. We are going to use stormwater funds and  
21 those are --

22 MS. HANNA: That we're currently paying?

23 CHAIRMAN MALCHESKY: That you're currently paying.  
24 And that's a stormwater project. It's a problem that existed  
25 before.

26 MS. HANNA: I know.

27 CHAIRMAN MALCHESKY: So now it's an opportunity for  
28 us to correct it without invading other's property, which is  
29 the problem downstream there, is that there is a lot of  
30 stormwater projects that we'd like to do further down there

1 and let that flow and we're not allowed on their properties to  
2 do that.

3 MS. HANNA: Well, thank you.

4 CHAIRMAN MALCHESKY: Okay.

5 And I guess directly to your husband, Mr. Hanna,  
6 this is not our plan to do a continuous levy. So, you know,  
7 it is, it is our intent to do a bond levy for Station 1 only.  
8 It's our intent to take the basket of funding options a loan  
9 and not go to the public for Station 2.

10 Additionally, and, you know, it is our, also, our  
11 attempt to try to get this at a .7 mill. I don't think we're  
12 going to be able to do that by some Ohio Revised Code  
13 standards for bond levies but it is my intent to get this at  
14 .70. And the reason for that is because the debt service that  
15 was used to, and what you are paying now to pay for Morley  
16 Library's building will come off next year, which is .7. So,  
17 currently, Concord Township, just using over by Station 2,  
18 that's in the Riverside, the portion that's in the Riverside  
19 School District over there by Station 2 currently pays  
20 11.7 mills in our property taxes and -- to Concord Township.  
21 We additionally pay .7 mill on the bond levy to Morley  
22 Library. That will fall off at the same time that the  
23 proposal for this bond levy goes on. And so it's possible  
24 that it increases by a .2 and it's our intent not to allow  
25 that to happen but the problem we're going to run into is the  
26 Ohio Revised Code and what they're going to make us do on what  
27 that millage is.

28 That being said, after Station 2 is built, in all  
29 likelihood, that would allow us to refinance the bond and  
30 reduce that dollar amount. That's the one comment.

1           The other additional comment is that the documents  
2 and the numbers that we're using are estimates that come from  
3 the architect and their subcontractors that are working with  
4 them, meaning civil engineers that go along with that, and  
5 engineers. That being said, ultimately, what happens is the  
6 matter goes out for bid. So the process is to have an  
7 estimate to confirm the amount of dollars and cents, to  
8 confirm how we're going to finance it, to go to the general  
9 public, have them weigh in with their vote, but then  
10 ultimately the case, the matter is bid out. And we will have,  
11 my guess is we'll probably have at least six to seven bidders,  
12 maybe up to 20 bidders on it. The lowest and best bid wins.  
13 And, at that time, we will also be, you know -- That's the  
14 time that we're going to start talking about, you know, who  
15 has the better idea of the driveway access or who has the  
16 better idea of some of the pavements that are there.

17           I ask that everybody go and take a look at the  
18 footprints and see, you know, look at the rooms and what the  
19 plan is to have them in there. Station 2 is -- or Station 1  
20 is larger than Station 2 and so the increased cost of that. I  
21 think that Station 2's cost will go lower and lower as we  
22 continue to crunch numbers and as that gets sent out  
23 eventually for bid. My concern about Station 2 is that that  
24 may not go out for bid for a while and costs will only get  
25 higher.

26           But one of the ideas of the bond levy and the  
27 millage amount and what we can get was the knowledge of the  
28 Lake County Library District's bond levy, which is known as  
29 Morley Library, coming off next year as well. So very  
30 sensitive to the fact of what your dollars and cents are and,

1 you know, what is on the rent rolls. So, you know, that's the  
2 same concern I had with regards to the original continuous  
3 levy for safety forces, that, you know, those dollars and  
4 cents are going to stay stagnant over the years. That will  
5 only cost you less and less dollars and cents because, as more  
6 people move into the township, as economic development  
7 continues to grow, there are more individuals paying on that  
8 standard figure that comes across.

9 So I understand there is controversy about that but  
10 I always think that that was the thought pattern in that and  
11 it allows us to go ahead and get a loan because there is  
12 dollars and cents coming in. So --

13 MS. DAWSON: Ms. Brewster, Denise, did you have a  
14 question about Number B on the agenda?

15 MS. BREWSTER: Yes.

16 MS. DAWSON: Okay. May I address that?

17 CHAIRMAN MALCHESKY: Go ahead.

18 MS. DAWSON: Okay. So her question was, we have  
19 "Appoint Caroline N. Luhta as fiscal officer pro tempore  
20 effective July 1st." One of the Trustees, in January every  
21 year, is selected to be a fiscal officer pro tempore. And  
22 that is in case of emergency, if I can't fulfill my duties --  
23 for instance, I have a parent with medical issues, I am going  
24 to be out of country for a week this year -- they can sign on  
25 my behalf but then they can't sign as a Trustee.

26 MS. BREWSTER: Okay.

27 MS. DAWSON: We lost our fiscal officer pro tempore  
28 on April 1st this year when Mr. Galloway became Auditor, so we  
29 haven't one in place. I didn't think it was a big deal. I  
30 revisited that because I will be out of the country this fall

1 for a short period of time. So that's all that is.

2 MS. BREWSTER: I just wanted clarification.

3 MS. DAWSON: It's housekeeping and it's temporary.

4 MS. BREWSTER: Because I can't ask about it after  
5 you vote on it.

6 MS. DAWSON: Absolutely. And we would have  
7 explained that as well but that's what happened.

8 MS. BREWSTER: All right.

9 MS. DAWSON: Thank you.

10 CHAIRMAN MALCHESKY: Amy doesn't want me here that  
11 often because I talk too much.

12 All right. New Business, June financial reports, a  
13 motion on June financial reports.

14 MS. LUHTA: I move we approve the June financial  
15 reports.

16 MR. DONDORFER: I will second.

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

18 (Three aye votes, no nay votes.)

19 CHAIRMAN MALCHESKY: Okay. I make -- I'll entertain  
20 a motion to appoint Caroline Luhta as fiscal officer pro tem  
21 effective July 1st to December 31st of 2019 so that she could  
22 fulfill the role while Ms. Dawson is out of town from time to  
23 time.

24 MS. LUHTA: I am not going to move.

25 MR. DONDORFER: I will second -- Oh, I have to make  
26 the motion.

27 CHAIRMAN MALCHESKY: Yeah, you move.

28 MR. DONDORFER: Sorry. I move to approve.

29 CHAIRMAN MALCHESKY: I will second that motion. All  
30 in favor?

1 (Three aye votes, no nay votes.)

2 CHAIRMAN MALCHESKY: Okay. Resolution 2019-16  
3 declaring the necessity of submitting to the electors of the  
4 township the question of the issuance of bonds in the  
5 aggregate principal amount of 10 thousand -- oh, sorry --  
6 \$10 million, pursuant to Section 133.18 of the Ohio Revised  
7 Code. Again, this does not place anything on the levy. What  
8 this does is this sends it to the Auditor's Office. The  
9 Auditor's Office will crunch some numbers and then will return  
10 it back to us, and then that gives us more information so that  
11 we're able to answer Ms. Frishcorn's question to the exact  
12 degree because we will actually have a document from the  
13 Auditor's Office on that.

14 MS. LUHTA: I move to approve Resolution 2019-16.

15 MR. DONDORFER: I will second that motion.

16 CHAIRMAN MALCHESKY: I ask for a roll call.

17 MS. DAWSON: Mr. Dondorfer?

18 MR. DONDORFER: Yes.

19 MS. DAWSON: Mrs. Luhta?

20 MS. LUHTA: Yes.

21 MS. DAWSON: And Mr. Malchesky?

22 CHAIRMAN MALCHESKY: Yes.

23 The vote for Fire Department approval of promotion  
24 of Kevin Bruening to part-time firefighter effective July 2,  
25 2019.

26 MS. LUHTA: So moved.

27 MR. DONDORFER: Second.

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

29 (Three aye votes, no nay votes.)

30 CHAIRMAN MALCHESKY: Service Department P.O. to

1 Bobcat Government Sales in the amount of \$56,724.67 for a  
2 Bobcat compact track loader.

3 MS. LUHTA: So moved.

4 MR. DONDORFER: Second.

5 CHAIRMAN MALCHESKY: All right. This is, this is a  
6 loader that our Service Department will use in reconstruction  
7 of the roads. They have one now. They're using that as a  
8 jackhammer. This one will be used to haul what just has been  
9 removed.

10 All in favor?

11 (Three aye votes, no nay votes.)

12 CHAIRMAN MALCHESKY: Items approved at our staff  
13 meeting was the approval to advertise for an assistant fiscal  
14 officer, so we're looking for a part-time.

15 Do you want to explain that?

16 MS. DAWSON: Yeah. What we're doing is we're  
17 looking for a part-time individual who can cover payroll  
18 functions, who can cover some of the things that I do. It  
19 took me four years to learn this position, and we've talked  
20 about it for a great deal of time. I think now is the time to  
21 get somebody in, particularly with more of an accounting  
22 background -- I have a banking background -- accounting  
23 background, CPA, someone who wants to work part time. It's  
24 very limited hours in the beginning. And that's what we're  
25 looking at doing, seeing if there is anybody out there who has  
26 an interest in that.

27 CHAIRMAN MALCHESKY: Additionally, we moved from a  
28 \$3,000 department head, we were up to spending \$3,000. We  
29 moved that limit to the Administrator by \$5,000 because there  
30 was a recent change in the ORC. Now, that still requires the

1 Trustees to sign off on all those P.O.s, so the oversight is  
2 there. Prior to us voting on that, we have confirmed that and  
3 we went through the procedure. So all three of our Trustees  
4 will sign off on those P.O.s.

5 As you guys may or may not know, every P.O. --

6 MS. DAWSON: Every check.

7 CHAIRMAN MALCHESKY: Every check -- We do not do  
8 anything electronically. Every check is signed by -- it's  
9 initialed by the Administrator, signed by the Fiscal Officer,  
10 and signed by all three Trustees. So we're making sure that  
11 we know every dollar that leaves here. And then, obviously,  
12 that's posted on our website and on our checkbook.

13 Additionally, we have, tomorrow is July 4th. In  
14 observance of July 4th and Independence Day, we will be closed  
15 both on the 4th and the 5th.

16 On Wednesday, July 10th, at 7:00 p.m., we will have  
17 the BZA meeting at Town Hall.

18 On July 11th, at 7:00 p.m., we will have the Summer  
19 Concert Series in the gazebo. The Pop-Tarts, July 11th,  
20 right?

21 MS. ESKER: Right.

22 CHAIRMAN MALCHESKY: On Friday, July 12th, at  
23 8:00 a.m., we will have our JEDD meeting at Town Hall. That  
24 consists of members of the public, that consists of members on  
25 behalf of Concord Township, businesses in that area, as well  
26 as the City of Painesville. So that's what takes place at the  
27 JEDD meeting.

28 On Wednesday, July 17th, at 5:30, will be the  
29 bicentennial planning meeting at the Community Center. We  
30 will be having our bicentennial soon, so we are getting ready

1 for that. At 6:35, the Trustees' office hours, which is in  
2 the conference room. And at 7:30, the Trustees' meeting will  
3 be in Town Hall.

4 I remind anybody, I will be more than happy to have  
5 any other further discussions with anybody else today,  
6 tomorrow. Call me on my cell. Cell phone number is (440)  
7 487-3812. I will be more than happy to meet with you. We  
8 will make an appointment or come up to Town Hall.

9 So with that, everybody have a great 4th of July. I  
10 thank everybody. Thank you so much for being here. We do  
11 appreciate you coming. During the dead of winter, nobody ever  
12 shows up, so thank you.

13 MR. DONDORFER: We appreciate your input.

14 (Whereupon, the meeting was adjourned at 11:50 a.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 30th day of July 2019.

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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