

CONCORD TOWNSHIP BOARD OF TRUSTEES  
LAKE COUNTY, OHIO  
REGULAR MEETING

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

January 15, 2020  
7:30 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Carl Dondorfer, Chairman  
Morgan McIntosh, Trustee  
Amy Lucci, Trustee  
Amy Dawson, Fiscal Officer

Also Present:

Andy Rose, Administrator  
Michael Lucas, Esq., Legal Counsel

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

1 7:30 p.m.

2 CHAIRMAN DONDORFER: Good evening. I'd like to call  
3 to order the Concord Township Board of Trustees meeting for  
4 January 15, 2020. Please stand for the Pledge of Allegiance.

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

6 CHAIRMAN DONDORFER: Ms. Dawson, the roll call,  
7 please.

8 MS. DAWSON: Mr. McIntosh?

9 MR. McINTOSH: Present.

10 MS. DAWSON: Mrs. Lucci?

11 MS. LUCCI: Present.

12 MS. DAWSON: And Mr. Dondorfer?

13 CHAIRMAN DONDORFER: Present.

14 We will need an approval of the minutes for  
15 January 2, 2020, which was the organizational and regular  
16 Trustee meeting.

17 MR. McINTOSH: Mr. Chairman, I move to accept the  
18 minutes as written for the January 2, 2020, organizational  
19 meeting.

20 MS. LUCCI: I second.

21 CHAIRMAN DONDORFER: All in favor?

22 (Three aye votes, no nay votes.)

23 CHAIRMAN DONDORFER: Elected officials reports, Amy,  
24 Fiscal Officer.

25 MS. DAWSON: Okay. I -- Actually, Andy gave my  
26 report at the last meeting because I was unable to do so. But  
27 the one thing I will be asking you to give your blessing to  
28 this evening is the end of the year financial report. You did  
29 receive them about a week and a half ago.

30 CHAIRMAN DONDORFER: Right.

1 MS. DAWSON: And we did finish the year with  
2 \$5,100,000. So you will see that under Old Business this  
3 evening, and that's all I have.

4 CHAIRMAN DONDORFER: Okay. Thank you.

5 Trustees' report, Mrs. Lucci.

6 MS. LUCCI: The only I have to report is I am happy  
7 to be here, nice to meet new faces today, working hard to get  
8 acclimated, meeting some of the -- and going over some of the  
9 Service Department with leaders and looking very forward to  
10 serving Concord. Thank you.

11 CHAIRMAN DONDORFER: Mr. McIntosh.

12 MR. McINTOSH: Just happy to be here, excited to  
13 start to get underway here for 2020. And I just didn't  
14 mention it last month but I had had some conversations with  
15 folks in my neighborhood and the community about the fire  
16 station and various conversations on social media regarding  
17 citizen advisory committees and so forth. So I've been having  
18 some ongoing dialogue about that.

19 CHAIRMAN DONDORFER: Okay, great. I had some  
20 contact with a resident on Coleridge Road. We've been working  
21 on a road improvement issue that needed repair. We remedied  
22 that. We're going to do some more work on that in the spring.

23 I did field a question from a resident on Prouty  
24 Road that had some concerns for traffic safety in regards to  
25 speeding vehicles and reckless vehicles. I made some contacts  
26 with the Sheriff's Department there. They're going to be  
27 doing some traffic enforcement and spending some time out  
28 there.

29 And that's all I have right now.

30 Mr. Rose, under Department Reports, Administration,

1 please.

2 MR. ROSE: Thank you, Mr. Dondorfer. Members of the  
3 Board, Mrs. Dawson, members of the audience, good evening. I  
4 want to take a few minutes to touch, touch on the fire station  
5 and update you on that project. The Fire Chief and I have  
6 been exploring options to move forward on this very important  
7 project. We have been and continue to rereview stations in  
8 northeast Ohio that have been recently constructed. We're  
9 going back through our previous research on those projects in  
10 order to see where we can reduce costs in order to fund the  
11 project without going back to the community for additional  
12 funding.

13 We're also exploring the option to possibly relocate  
14 the project across the street. That's where the soccer field  
15 is on 608. And that would be in an effort to reduce community  
16 impact and it may result in reduced costs, but that's very  
17 early in the process. Financing options are being explored in  
18 conjunction with our Fiscal Officer.

19 Another piece of this update involves the architect.  
20 As you are aware, we are currently out of contract. We are  
21 waiting for a quote on the cost to redesign the station under  
22 a smaller footprint, changing some of the, possibly, changing  
23 some building materials in order to reduce costs. We have not  
24 received a quote from the architect as of this afternoon but  
25 we anticipate one in the near future. And once I get that, I  
26 will share that, Chief and I will.

27 I am well aware there is a group of citizens that's  
28 anxious to become involved in order to provide input to the  
29 station redesign. According to the December 12, 2019, press  
30 release, they are going to provide a list of names, along with

1 their associated areas of expertise. While we are -- I, I am  
2 speaking for myself. While I always welcome citizen input --  
3 I'll talk to anybody -- I personally believe the citizens of  
4 Concord Township will be satisfied if the station is built  
5 without the ask of another tax levy. In fact, I had a meeting  
6 with the treasurer and spokesperson of the group and he stated  
7 as such.

8 We, the Fiscal Officer, the Fire Chief, myself, we  
9 should be prepared to give the Trustees a more robust update  
10 on possible courses of action by the end of the month.  
11 Hopefully, at the staff meeting, well, we will have a better  
12 update for you. So that's my nickel on the fire station.

13 On another note, I want to touch on the subject of  
14 NOPEC. We have been a NOPEC energy affiliate since 2001.  
15 Recently, we received a handful of calls of concern regarding  
16 the fact that customers were switched to NOPEC from their  
17 current electric and/or gas provider. This was done for  
18 customers who were out of contract with their utility  
19 provider. It should be noted NOPEC did send a letter to all  
20 households in November and December explaining the opt-in and  
21 opt-out process and procedures and what they needed to do.  
22 Unfortunately, it's likely some of these notices were probably  
23 misidentified as junk mail by some of our residents. We are  
24 going to publish some information on our website by the end of  
25 the week on how NOPEC works and how residents can easily opt  
26 out if they wish. And as always, we're always available to  
27 answer resident questions concerning this matter.

28 And then, finally, I received and accepted on behalf  
29 of the Trustees a resignation letter from Ken Weidig. He is  
30 our part-time fire education specialist. He will be retiring

1 on January 30th of 2020. We wish him well, happiness and  
2 success in his retirement.

3 And that concludes by report, sir.

4 CHAIRMAN DONDORFER: Thank you, Mr. Rose.

5 Okay. We are now to the audience portion of the  
6 meeting tonight. If you would like to come up to the podium  
7 and speak, I just ask that you state your name and address.  
8 Thank you.

9 MR. MASSIE: Good evening. My name is Brian Massie,  
10 8196 Rainbow Drive. I say congratulations to the new  
11 Trustees. Welcome to the, the battle, as they say.

12 I have two items, really cost containment items. I  
13 just received the Grapevine, a very professional magazine. I  
14 am just wondering what it costs to produce that. Do you know  
15 cost per copy and what's the total cost that we spend?

16 MS. DAWSON: I don't know the cost per copy but I  
17 can get that information for you.

18 MR. MASSIE: If you could, that would be  
19 appreciated.

20 MS. DAWSON: It's also supplemented by advertising.  
21 So --

22 MR. MASSIE: Yeah, I am just wondering what the net  
23 cost is. And the reason, the reason I ask, it's very  
24 professional, glossy, very, very well done. Do we do that  
25 in-house as far as the layout or is that, is that done by an  
26 advertising company for us.

27 MS. DAWSON: I think it's both. So Deb puts  
28 together a basic layout, sends it, and she gets back --

29 MR. MASSIE: I just give you a point of reference.  
30 We produce a newspaper, Lobbyist for Citizens. For eight

1 pages it costs us 7 cents a copy. We're going to produce one  
2 for 14 pages. It will cost us 14 cents a copy for full color,  
3 just to give you a point of reference.

4 The second item, we saw an article in the News  
5 Herald and we don't necessarily believe everything that we  
6 read in the News Herald. My experience with them has been  
7 less than satisfactory when I deal with county issues, such as  
8 The Better Flip, been very disappointed in the reporting.  
9 This has to do with the -- This was an article dealing with  
10 Painesville and Concord Township and the shared use of a  
11 ladder truck, and it says in the article that Concord is not  
12 interested in sharing the cost. I just wondered if that was  
13 true or is this another misreporting.

14 MR. ROSE: If I can take that, Mr. Chair.

15 CHAIRMAN DONDORFER: Okay.

16 MR. ROSE: We currently share a ladder truck that we  
17 split the cost with the City of Painesville. That ladder  
18 truck has since been taken out of service. It's got some  
19 significant structural issues and it's, it's not safe to  
20 operate as a firefighting apparatus. The City of Painesville  
21 asked us if we wanted to go halves on another apparatus to the  
22 tune of about \$600,000.

23 MR. MASSIE: Six hundred thousand each?

24 MR. ROSE: Each. They're about \$1.1 to \$1.3  
25 million. We passed on that. We have the ability to get  
26 mutual aid from a ladder truck in Painesville Township. We  
27 have mutual aid agreements, well, all Lake County.

28 MR. MASSIE: So we have agreements with other  
29 townships.

30 MR. ROSE: We do. Chardon has a ladder truck.

1                   CHAIRMAN DONDORFER: With Chardon, also.

2                   MR. MASSIE: Yeah.

3                   MR. ROSE: While we would love to have a ladder  
4 truck, it's just -- it's not in the budget.

5                   MR. MASSIE: It's cost prohibitive.

6                   MR. ROSE: And with trying to finance and come up  
7 with ways to finance the fire station, it just doesn't work.

8                   MR. MASSIE: Yeah. So this is just a matter, we've  
9 already got the arrangement with another township.

10                  MR. ROSE: We do.

11                  MR. MASSIE: Okay. Thank you so much.

12                  CHAIRMAN DONDORFER: Thank you, Mr. Massie.

13                  MS. LUCCI: Thank you.

14                  CHAIRMAN DONDORFER: Mr. Hach.

15                  MR. HACH: Good evening. Tom Hach, 11575 Fay Road.  
16 And I just have a couple questions. So I'm not sure if I  
17 heard a contradiction or not but, Mr. McIntosh, when you  
18 spoke, you mentioned that you had an opportunity to talk to  
19 people about the possibility of people working on the citizens  
20 committee to support the fire station. When I heard Mr. Rose  
21 speak, it sounded as if that was not necessarily in the, in  
22 the offing.

23                  MR. ROSE: That's my opinion, sir.

24                  MR. HACH: Okay.

25                  MR. McINTOSH: And my comment was that I took  
26 questions in my neighborhood from neighbors who approached me  
27 and asked what was going on based on comments on Nextdoor.  
28 That was my dialogue was just explaining there. I -- Nothing  
29 more than to communicate there is comments on Nextdoor about  
30 it and that's what, really, people had asked what we were



1 doing and I said we're not doing anything right now with it.  
2 It's conversation online. And we hadn't, as of that time,  
3 been approached or had -- I've not had any dialogue with you  
4 about it, so I just basically said we, as a Board, haven't  
5 talked to anybody about it. It's just --

6 MR. HACH: Okay.

7 MR. McINTOSH: -- whatever's on -- You know what's  
8 out there, I mean, the press release and different things.  
9 People have asked me what it's about and I have explained it  
10 to the best of my knowledge.

11 MR. HACH: Okay. Is it the Trustees' intention to  
12 put together an advisory panel or --

13 CHAIRMAN DONDORFER: What do you mean -- What do you  
14 see as an advisory panel? Maybe that's where we're having  
15 some differences.

16 MR. HACH: So let me ask you, as trustees, you know,  
17 there was a significant vote against the last effort to build  
18 fire stations, which we all agree need to be done, right?

19 CHAIRMAN DONDORFER: Right.

20 MR. HACH: There is almost universal agreement that  
21 that needs to happen. Is there any reason why you wouldn't  
22 want advisors, you know, to reference the community in this  
23 process so that we have that buy-in that we all seek?

24 CHAIRMAN DONDORFER: We are going to welcome members  
25 of the community to come in and give input, which is what  
26 you're asking for. We believe it's important, as we move this  
27 project forward, to get community input.

28 MR. HACH: So what's the mechanism?

29 CHAIRMAN DONDORFER: I am asking you what you --  
30 Maybe that's where the contradiction or what you're thinking

1 of as far as the way you perceive that. I see, as we start to  
2 frame this project and get some opinions on how we're going to  
3 move it forward -- because we all agree it's a priority -- is  
4 that we are going to invite people to come in and give ideas  
5 and input on how to move this thing forward. That might be  
6 people that are in your group, in your collective group that  
7 you are going to bring a couple members in to bring your  
8 message or bring your ideas. There might be some other people  
9 from outside of that community. I have talked to several  
10 members that are willing to come in and sit down and also  
11 contribute some ideas. So that's, that's the way I sort of  
12 see it. Whether that's in office hours or in special meeting  
13 or during a township trustee meeting, it's facilitating the  
14 ability to have interaction with people.

15 MR. McINTOSH: I think to Mr. Dondorfer's question,  
16 I guess, a couple things. So to be very straightforward, what  
17 the feedback I got was very negative. It was, what is this,  
18 and I don't want to see you do that, kind of a thing and, you  
19 know. It was very direct communication about people objecting  
20 to the notion of doing it. Isn't that your job, is what I was  
21 told. Okay?

22 So from my standpoint, you know, I was involved in  
23 the appointment process of Ms. Lucci and getting her into the  
24 township. So January 1 came, I became a trustee. And I've  
25 been studying the Fire Department. Okay? So I am finding my  
26 way through that process and learning those things. So -- And  
27 I haven't been made aware of who is on the committee. The  
28 press lease said it was to be later announced. And in the  
29 little bit of research that we had received from Mr. Rose,  
30 there was conversation about other townships and how they used

1 citizen advisory committees and there was conversations about  
2 bylaws. So to Mr. Dondorfer's question, I guess, maybe I am,  
3 and it sounds like Carl is as well, a little unclear as to  
4 exactly what you're proposing.

5 To that effect, I am never opposed to resident  
6 feedback. As I read about fire stations and understand all of  
7 these things, there is a lot of things going on here. I have  
8 (inaudible) a lot of statistics and looked into a lot of  
9 details on the fire station, still exploring that, don't have  
10 any recommendations on what the next plan is yet.

11 So I think we're at a point where we're not  
12 deliberating or looking at anything yet, so I don't have a  
13 particular way in or way not. There is a lot of things to be  
14 said here and I completely value resident input. So whether  
15 there is a formal committee tht works in some kind of a  
16 structure or not, it's not to say that we don't want to  
17 dialogue with residents and be open and explain what's going  
18 on and decisions.

19 I think, you know, what's the scope of the committee  
20 you are proposing? How does it -- How do you stand to have it  
21 work, I think, would be a question I have.

22 CHAIRMAN DONDORFER: I think that's what you were  
23 looking for. We exchanged emails. You wanted involvement in  
24 the process. We are going to welcome that. We believe it's  
25 important. We all have the same goal in mind. Okay? Another  
26 one of the goals was we needed to be affordable.

27 MR. McINTOSH: Right.

28 MR. HACH: So we all agree with that. So I guess I  
29 was hoping that there would be, I think, more proactivity on  
30 the part of the Trustees to --

1 CHAIRMAN DONDORFER: More what?

2 MR. HACH: Proactivity.

3 CHAIRMAN DONDORFER: Proactivity.

4 MR. HACH: Maybe that's not a word. So I guess I  
5 would have hoped that the Trustees would be more proactive in  
6 trying to engage with, with the, with the community on this.  
7 So let me give you an example of what we've done with  
8 Riverside schools. We were successful in passing a levy to  
9 build two elementary schools. So we put together a formal  
10 committee to help us in the design process. So we invited  
11 people from -- who held elected office, we invited residents.  
12 It was a formal process. There were probably, over the course  
13 of the design process, we probably had 10 or 15 meetings and  
14 people from the community were able to be part of that  
15 exchange, dialogue and process.

16 I wouldn't see why you wouldn't want to do something  
17 similar in this context. There -- Obviously, we all agree  
18 that we need new fire stations but, clearly, there was not  
19 consensus on how to move forward based on what happened in  
20 November. And why would you potentially risk not having  
21 feedback, immediate feedback on things that maybe are not --

22 CHAIRMAN DONDORFER: I'm not --

23 MR. HACH: I was very patient with you, so let me  
24 just -- I'm almost done. Why wouldn't you want that, that  
25 collaboration to get to that consensus that everybody can buy  
26 into and be proud of and happy with the fire stations or fire  
27 station, however it works out, that moves forward. That's my  
28 point.

29 CHAIRMAN DONDORFER: Okay. Whoever said that we  
30 didn't want collaboration? I mean, I guess where I am

1 going --

2 MR. HACH: So just to be clear, formal  
3 collaboration. Certainly, you know, it's great that you want  
4 to -- you're willing to listen to people. But, frankly,  
5 having a committee that meets on a regular basis and has  
6 collaboration with what's going on, understands what's going  
7 on with the design process and the financing, that's really  
8 where, where the rubber meets the road and where you get the  
9 most value from, from having community input.

10 CHAIRMAN DONDORFER: Okay. Well, I don't  
11 necessarily agree with your statement that we're not  
12 proactive. This is our second meeting since coming together  
13 as a board. We've been very busy and involved in getting up  
14 on task, everybody, with the fire station project, as well as  
15 hiring a department head and some other things that we had to  
16 do with our initial business.

17 MR. HACH: Okay.

18 CHAIRMAN DONDORFER: And setting the budget for the  
19 year. So I don't agree with that --

20 MR. HACH: You've got a lot going on, there is no  
21 doubt.

22 CHAIRMAN DONDORFER: -- that we're not proactive.  
23 You're entitled to that. That's not accurate. Okay? I have  
24 always maintained and we have collectively agreed that we are  
25 going to collaborate with the community on this fire station  
26 project to move it forward. I can't tell you at this point  
27 exactly what that's going to look like as far as what you're  
28 saying is a committee. Again, this is our second meeting.

29 MR. HACH: What are you afraid of with a committee?

30 CHAIRMAN DONDORFER: I am not -- I didn't say I was

1 afraid of anything.

2 MR. HACH: Okay. Well, then certainly -- Then why  
3 wouldn't you embrace it?

4 CHAIRMAN DONDORFER: Who said we didn't embrace it?  
5 I guess I am not following --

6 MR. HACH: I can't pin you, I can't pin you down and  
7 that's, that's a problem.

8 CHAIRMAN DONDORFER: We are just in, we are in the  
9 process of trying to determine how we are going to move this  
10 project forward and what venue that is going to be as far as  
11 bringing in members of the community to move this project  
12 forward. I didn't say I was against anything.

13 MR. HACH: Okay. But you -- I understand, and I  
14 don't want to discount the -- We've had a change in  
15 leadership. We have an opportunity within Concord to kind of  
16 -- There's been animosity, there is no doubt. I think most of  
17 you would acknowledge. This is an opportunity to start with a  
18 clean slate. This is a big project. This is -- Whatever is  
19 decided is going to last in Concord for the next 75 years  
20 probably. Let's -- Why not have that collaborative  
21 opportunity where we're sitting down in a formal way and, and  
22 get input from people in the community on how to move forward?  
23 I mean, that's -- I don't see what could possibly be a  
24 reservation on any of the three of yours parts.

25 MR. McINTOSH: Well, again, I guess I would say I  
26 echo Carl's statements. I don't know that we're not saying  
27 that. But, again, I've ask a question specifically with  
28 respect to how -- I think, if we're going to have a committee,  
29 we need to understand members, you know, how it's going to  
30 function and what that process is.

1           And the other side of it is, just like we've, you  
2 know, we did with the trustee position, I think it needs to be  
3 open to, you know -- ACT has prepared a list of people that's  
4 interested in the community. It seems to me we have a  
5 mandate, as elected officials, to represent all of Concord.  
6 So it seems to us we would want to, you know --

7           MR. HACH: Broad based, it needs to be broad based.

8           MR. McINTOSH: -- open that process up and solicit  
9 other people. I think we need to assess whether that's a  
10 worthwhile project. And, again, as I said earlier with  
11 respect to -- You asked for clarification on my report. I  
12 also spoke to a bunch of residents that objected to the notion  
13 of having such a committee. So I would say for myself, I am  
14 weighing the pros and cons of that.

15           And one thing I would like to add is that you  
16 mentioned something about the defeat of it and so forth.  
17 Let's also, I guess -- I don't know -- be fair in the sense  
18 that that was, that was a project that was spearheaded and  
19 presented by a completely different board and we have a whole  
20 entirely new board here who is trying to get our head around  
21 the decisions they made, why they were --

22           MR. HACH: Mostly new board.

23           MR. McINTOSH: Right. Mr. Dondorfer came in at the  
24 very end of that project. So when you think about the  
25 architect decision that was made years ago and the design that  
26 came together, it was --

27           MR. HACH: Right.

28           MR. McINTOSH: So, you know, speaking from my  
29 experience and what I've been doing the last couple weeks is  
30 getting my head around that plan and why it is the way it is.

1 So I don't feel personally, at this point, prepared to discuss  
2 that until I am educated, you know. I don't want to have a  
3 conversation until I know what I am talking about, for one.

4 MR. HACH: Okay. Fair enough.

5 CHAIRMAN DONDORFER: Mr. Hach, we understand, as  
6 you've told us and communicated in your emails, the bond levy  
7 failed. We all have the same goal in hand --

8 MR. HACH: We do.

9 CHAIRMAN DONDORFER: -- as far as completing fire  
10 stations.

11 MR. HACH: Absolutely.

12 CHAIRMAN DONDORFER: I've had numerous conversations  
13 with residents in Concord Township, most of which said that it  
14 was too costly. It needs to be affordable. They're not  
15 necessarily concerned about the plans or don't really know  
16 what needs to be in a fire station other than it needs to be  
17 affordable. We believe -- And none of us has ever said that  
18 it is not important to solicit community input in a project  
19 like this. Nobody is disagreeing with that. What I am  
20 telling you is that, as the Trustees, we're elected by the  
21 residents of Concord Township to make decisions in the best  
22 interest of the township. That's what we're going to do. And  
23 we are going to welcome community collaboration. We never  
24 said we weren't.

25 MR. HACH: Okay. But this is the point I am trying  
26 to get at. I get -- And I appreciate it. It's great that you  
27 are willing to sit down and listen to people's input but it is  
28 a far cry in one-on-one conversations than if you had a group  
29 of people that, that were selected, broad based, including  
30 ACT, from Affordable Concord Taxes, to sit down and work



1 through the process with you so that, when it is, you know,  
2 signed, sealed and delivered and the motion was made on the  
3 floor to -- or within the meeting that, yes, let's move  
4 forward, that you had the vast majority of Concord behind the  
5 effort. Why wouldn't you want to build that into the process?  
6 What -- Again, it could be my hearing but you seem to be  
7 resistant to that and I am not really sure why.

8 CHAIRMAN DONDORFER: I am not saying I am resistant  
9 to anything. I am saying --

10 MR. HACH: But you haven't --

11 CHAIRMAN DONDORFER: We have not defined what the  
12 venue is going to be for that. So I would -- We will  
13 definitely take what you are saying under advisement. We're  
14 going to have some discussion here in the very near future on  
15 how we're going to move this, this project forward.

16 MR. HACH: Well, this, and I am -- I am sorry. I  
17 cut you off.

18 MR. McINTOSH: No. And I was going to say, I think  
19 I will go back to what I said a couple times now is, again,  
20 ACT has made it clear they have a committee together and I am  
21 very interested in names and, again, a little more -- I mean,  
22 what is your thought? You keep talking about an organized  
23 thing. So, you know, put something together in a sense that  
24 tells us how you envision it working. I guess, you know, I  
25 have seen, I have seen a draft of some concept of bylaws and I  
26 have to -- Again, we're elected by the residents of Concord to  
27 govern the community. I have to have an understanding about  
28 how this is going to work before I can completely evaluate.  
29 So are you asking me to come up with bylaws for your committee  
30 or that kind of thing?

1 MR. HACH: I would think that that would be in your  
2 purview is to figure out how it would operate. We are  
3 certainly -- We represent a significant portion of the  
4 community that, that wants to move forward in a collaborative  
5 way, in a way that builds consensus, in a way that gets us the  
6 fire stations we need for the future. So -- But I don't think  
7 it's up to us to dictate that. I do believe, as I have  
8 outlined, as I have outlined in my email correspondence,  
9 which, obviously, are not public but just, in a nutshell, is  
10 that, that we do -- We worked with a lot of people.

11 Obviously, a lot of people on election day agreed with us. I  
12 do believe it is valid. There is no other group, no other  
13 individual that better represents the vast majority of the  
14 vote that spoke on November, back in November. And so I do  
15 think that we need a seat at, you know, a seat at the table,  
16 along with many other people. It needs to be broad based.

17 But I, you know, I believe that is incumbent upon  
18 the Trustees to figure out how that mechanism works. I gave  
19 you the example of what happened at Riverside schools. I  
20 don't believe there were bylaws per se but there were, you  
21 know, there was consensus and feedback given and tweaks made  
22 and things like that. I don't know why that couldn't serve as  
23 a template.

24 MR. McINTOSH: There was no mission, there were no  
25 parameters, there was no document that drove how that  
26 committee worked, how it was selected, who selected it, yadda,  
27 yadda?

28 MR. HACH: There were, I mean, we did go out and we  
29 selected a broad cut, so from business and regular residents  
30 and elected officials and things like that. So I mean that,

1 as far as the makeup, it was important. Obviously, not  
2 everybody can participate but we did want to have and we did  
3 have a broad-based collection of people that represented  
4 different segments of our constituency.

5 MR. ROSE: Mr. Chair, if I may.

6 Mr. Hach, is this, the committee that was put  
7 together for the elementary school, is this like the one I was  
8 invited to that I participated in for the high school?

9 MR. HACH: No.

10 MR. ROSE: It was run by a facilitator and it was --

11 MR. HACH: Indeed you were there and I thank you for  
12 attending that meeting. That meeting was kind of more  
13 conceptual in trying to get basic feedback from the community.  
14 What I am talking about is in the design phase, the actual  
15 design phase, there was a committee that was made up of people  
16 from the schools, I participated from the Board, and then we  
17 had people from business, we had people, community members, we  
18 had parents, and there were probably 10 or 12 different people  
19 that were involved with that. And as we were going through in  
20 the design phase working with the architects --

21 MR. ROSE: Did the architect facilitate that, sir?

22 MR. HACH: He did, yes. I mean, they did facilitate  
23 that. But in this case, I think that we are talking more  
24 fundamentals and so getting involved with something like that  
25 as I described. And, certainly, I would be happy to provide  
26 more feedback on the experience that we had at Riverside but  
27 I --

28 MR. McINTOSH: That's, I think that's fair. I  
29 guess, in my mind, is a little bit more of a -- Again, you say  
30 a committee, you say engagement, and then, you know, that

1 leaves me with a pretty broad perspective on all the different  
2 ways it can go. So, I, you know, I am not trying to be --  
3 Again, we want input. I am not trying to be standoffish here  
4 but, again, provide a little bit more color for me or us. And  
5 maybe, maybe tonight isn't the time to talk about how that  
6 functions and maybe there is a time we can talk about how that  
7 experience -- It sounds like that might be a more lengthy  
8 conversation but, again, that's what I am asking for is a  
9 little more clarification how you --

10 MR. HACH: Okay. I'd be happy to discuss that a  
11 little further.

12 CHAIRMAN DONDORFER: Sure.

13 MR. HACH: I'm not, I'm not trying to catch you, you  
14 know, flat-footed. I know there is a lot going on.  
15 Obviously, this is at the top. And the reason that we're here  
16 is because this has got to be one of the issues that people --  
17 that you are trying to address, so it needs to be discussed  
18 now even though it is very early in your tenure. But I do, I  
19 see this as an opportunity to really build consensus and  
20 confidence throughout the community and this is a real  
21 opportunity is what this is.

22 The last question I have is I know that -- It sounds  
23 like Mr. Rose and Chief have started some preliminary thinking  
24 and different things. Has, has there been discussion among  
25 the Trustees as to what the budget is going to be?

26 CHAIRMAN DONDORFER: There is some discussion on  
27 budget. We're working on that right now. There is no lack of  
28 proactivity.

29 MR. HACH: That was a poor word.

30 CHAIRMAN DONDORFER: We are, we are working on that.

1 We will have a budget when with we get to that and we will  
2 welcome community input and we will have discussion on how  
3 that's going to be, I guess, compiled or defined.

4 MR. HACH: Terrific.

5 CHAIRMAN DONDORFER: In the very near future.

6 MR. HACH: Terrific.

7 MS. DAWSON: We haven't had any formal discussions.

8 MR. McINTOSH: No.

9 MS. DAWSON: We're still collecting information  
10 based upon what can stay and what can go. So we have an idea.

11 MR. HACH: Terrific. So it's in the mix. It's  
12 being done.

13 MS. DAWSON: Yes.

14 MR. HACH: Okay. Terrific. All right. Thank you  
15 very much.

16 CHAIRMAN DONDORFER: Thank you, Mr. Hach.

17 Yes, sir.

18 MS. DAWSON: Oh, Lord.

19 MR. LEE: Hi. Stephen Lee, 7391 Far Hills. Just  
20 very quickly, I can clarify a lot of these questions. There  
21 is a misunderstanding on these names to be announced and who  
22 they are versus the ACT group, which I am part of. Just to  
23 start with a general, community advisory panels have been  
24 around for decades. I've been on your side for two of them,  
25 two companies I've worked for, and I've facilitated and formed  
26 at least three more. So they are formal -- I'm sorry --  
27 formal or informal but they're ongoing. They're established,  
28 bylines or not. They just have parameters. And, you know,  
29 for Concord, they don't have to be formal. I've worked with  
30 Hoover, PBG, Buyer, the chemical company, and those are big.

1 Those are multi-year. They were mostly, you know, EPA or, you  
2 know --

3 MS. DAWSON: Have you worked with any other  
4 government agencies, Mr. Lee?

5 MR. LEE: No, I haven't. I'm a corporate -- but so  
6 the principles -- let me finish -- the principles are the  
7 same. Google "CAP." It's the principle. So it is not at  
8 this public meeting, one-off or several, or a special town  
9 hall information meeting because that information goes but  
10 then there is nothing to follow up on. So I've just got to be  
11 really clear. Now, here, here today, for this -- I am sorry,  
12 you're Amy -- for this municipality, ACT was not seeing action  
13 of more openness, more collaboration, more transparency. So  
14 we did that press release to push some buttons. Okay? So did  
15 it have an effect? I don't know. I am not sure if it did or  
16 not. We thought it did. Carl, we thought you had a  
17 conversation with one of our members.

18 CHAIRMAN DONDORFER: I did.

19 MR. LEE: And said you plan to and you're going to  
20 have representation, and that's great.

21 You don't think that's worth it?

22 MS. DAWSON: Okay. Excuse me. I have a --  
23 Mr. Lucas, can you clarify this for me, please? It is my  
24 understanding that any formal committee of the Trustees has to  
25 have announcements in the paper, special meeting notices.

26 MR. LEE: Yes, yes, yes.

27 MS. DAWSON: You can't have an informal.

28 MR. LEE: I'm not -- All right. So, again, let me  
29 finish. So this is going to be your committee. It has to be  
30 your committee. We would like representation. We'd like

1 maybe more than one seat but we won't be greedy. We would  
2 like at least that one seat. Now, you have to understand  
3 there is a difference between these subject matter experts.  
4 That's not who we're suggesting or requesting representation.  
5 Yes, you are going to have more people on the committee. You  
6 are going to have, what, eight to ten. I am making this up.  
7 It's your committee. You have to decide. It has to have  
8 minutes, and those minutes have to be made public and those  
9 minutes have to be carried over to the next meeting.

10 MS. DAWSON: Correct.

11 MR. LEE: Now, the subject matter experts, we're  
12 still working with folks. We have advisors that won't be  
13 public, there is -- to inform us. But we are going to make  
14 announcements, as we stated, as we publicly stated in the news  
15 release. We will make announcement on who these people,  
16 volunteers, interested individuals, Concord residents who want  
17 to be involved and that will happen. We have a person who is  
18 an architect. Is he going to take over your architecture  
19 firm? Of course not. First and -- I am sorry -- a finance  
20 person, a municipal finance person. Who else do we have? Oh,  
21 a hazmat, fire, emergency services, hazmat person. These are  
22 people to inform us.

23 The news release was very, very, very specific. We  
24 are offering these individuals as an objective third party at  
25 a meeting that may have discussion about construction or  
26 design. Well, then our, if you would like, we would have that  
27 person attend that meeting. It doesn't have to be. Finance,  
28 budget, our finance person, a municipal finance person might  
29 attend or we would just meet with him or her the night before,  
30 the day before, the week before to get intelligence so that

1 our representative is informed. It's just a way to make sure  
2 everybody is informed. We're not going to force anything.  
3 Again, the news release, very, very specific.

4 CHAIRMAN DONDORFER: Okay, Mr. Lee.

5 MR. LEE: Okay. Okay, what?

6 CHAIRMAN DONDORFER: I am listening to you.

7 MR. LEE: I am done, except I have one question. So  
8 you said people oppose us.

9 MR. McINTOSH: Yes.

10 MR. LEE: Why would they oppose us? Actually, I saw  
11 a lot on Nextdoor, some really belligerent --

12 MR. McINTOSH: I am going to -- I don't think --

13 MR. LEE: No, I understand.

14 MR. McINTOSH: It's not my job to relay --

15 MR. LEE: No, no.

16 MR. McINTOSH: -- those, those sentiments.

17 MR. LEE: No. You, you participated in a stream  
18 that I started. And the one guy, he's like a -- one of your  
19 zoning people, Zoning Commission, was belligerent, absolute  
20 belligerent and, all of the sudden, he closed his Nextdoor  
21 account. He was gone. Andy, Andy.

22 MR. McINTOSH: Okay.

23 MR. LEE: So I, I mean, I saw some of the  
24 opposition. It's like --

25 MR. McINTOSH: I'm not going to --

26 MR. LEE: I am not asking you to.

27 MR. McINTOSH: Again, I am only sharing.

28 MR. LEE: Yeah, I am telling you.

29 MR. McINTOSH: Residents said to me, "Don't do it.  
30 I object to it," and there was multiple people.



1 MR. LEE: Oh, I bet there was.

2 MR. McINTOSH: Wasn't just one or two. Okay?

3 MR. LEE: Oh, I bet there was.

4 MR. McINTOSH: And, you know, again, I am not going  
5 to speak for them. They can speak for themselves.

6 MR. LEE: No, I am not asking you to. I didn't ask  
7 for an individual. I was asking --

8 MR. McINTOSH: Right, right.

9 MR. LEE: -- was this on Nextdoor or was it  
10 individuals?

11 MR. McINTOSH: No, it was in my neighborhood,  
12 in-person conversations.

13 MR. LEE: So, again, I want to make sure. The  
14 representation, the person who you like, maybe two, is from  
15 our ACT committee, the core committee. They're not the  
16 subject matter experts. Those are our resources. We're  
17 offering them but you don't have to. You can say, "Screw you.  
18 We've got the best architects in the nation. We got Chief  
19 Sabo. We got our own firefighters," and you can say that.  
20 That's fine. They're still going to inform us.

21 So when our representative comes to meetings that we  
22 hope you form on an ongoing basis, not one-offs, we're just  
23 better informed so we're not like activists. So that's all.

24 CHAIRMAN DONDORFER: Thank you, Mr. Lee.

25 Anyone else?

26 MS. BREWSTER: Denise Brewster, 7207 Alexander Road.  
27 I am listening to the discussion and I've really been --  
28 because I had talked to you on the phone. I, you know, have  
29 come from a school background. I know how, you know, you have  
30 to work with parents and you have to work with community and,

1 obviously, your own administration. But, pretty much, you  
2 know, we kind of take the view that you want to be proactive,  
3 not reactive. And I think what was wrong with the last  
4 process -- and I know you came into it late, Carl, and we had  
5 several conversations when you just came on board because, at  
6 first, it was going to be a continuing levy and we kind of  
7 moved off that and ended up with the 28-year thing.

8 But the main thing is that, you know, we felt that  
9 the plan was already done and then we're in a reactionary mode  
10 as citizens because, you know, it's already done. So, you  
11 know, we tried to offer as much information as possible. I  
12 probably called Andy too much. But, anyway, we did succeed in  
13 at least saving the playground, moving the footprint of that  
14 whole building over, eliminating a parking lot, and then we  
15 made a lot of other suggestions. But obviously, you know, we  
16 had to test it out in the community to see, what is the  
17 community thinking? Are they going to support this idea? And  
18 we know the results, so we move on.

19 And my only thing would be is that we try to remain  
20 as open-minded as possible. It's hard because you're always  
21 going to have memories of what happened but you have to move  
22 forward. And so, at this point, I just want to talk about a  
23 little bit because you had mentioned design versus cost. And,  
24 you know, the specifications that go into a plan -- and you  
25 know this because you have a strong construction background --  
26 you know, whether it's the heating system or the amount of  
27 concrete or the exterior finish, all of that, it relates to  
28 design but it also just tells you how much it's going to cost.  
29 So if you're going with brick or you're going with cultured  
30 stone, big difference in price. So -- And we were looking at

1 concrete driveways and things like that, trying to eliminate,  
2 because that type of concrete, with the heaviness of the  
3 equipment, is very costly.

4 And so, you know, that's kind of where I was coming  
5 from because I don't know if we were understanding each other  
6 on the phone that day. So --

7 CHAIRMAN DONDORFER: I understood.

8 MS. BREWSTER: Okay. And the only other question I  
9 had, is there -- because I remember hearing it in the  
10 conversation but is there a fiscal advisory group?

11 MS. DAWSON: That's still (inaudible). They've only  
12 been here for two weeks. So we had a fiscal advisory group --

13 MS. BREWSTER: Okay.

14 MS. DAWSON: -- that their terms were ended. And  
15 one of those, one of those individuals has submitted her  
16 resume to be, you know, a part of whatever group there is.

17 MS. BREWSTER: Okay.

18 MS. DAWSON: But this is their second meeting.  
19 They've been on board for two weeks.

20 MS. BREWSTER: Okay.

21 MS. DAWSON: So they are going to look at that the  
22 second quarter of this year.

23 MS. BREWSTER: Okay. So, I mean, there has been a  
24 fiscal advisory group in the past?

25 MS. DAWSON: Sure.

26 MS. BREWSTER: And now this is like a new group  
27 or --

28 MS. DAWSON: No.

29 MS. BREWSTER: -- or a start of it?

30 MS. DAWSON: No. It's just on hold right now.

1 MS. BREWSTER: Okay.

2 MR. McINTOSH: We had terms expiring and it was  
3 presented. So we were in the transition of making  
4 appointments. And with everything going on, we felt we wanted  
5 to give it time to make thoughtful appointments. So we are  
6 just waiting --

7 MS. BREWSTER: Okay.

8 MR. McINTOSH: -- to screen when we can get into the  
9 flow of what we're doing.

10 MS. BREWSTER: Okay. So in that case, because  
11 that's an advisory group, like, how did that work? I mean,  
12 were they appointed?

13 MS. DAWSON: Yes.

14 MS. BREWSTER: You know, were there posted meetings?

15 MS. DAWSON: So, yes, they were appointed. Each  
16 Trustee got a pick and they were appointed. It was an  
17 auditor-based committee and it was their responsibility to sit  
18 down and do as the Trustees wanted as far as auditing. I will  
19 give you a couple of examples. One of the individuals audited  
20 all of the pieces parts in the Service Department.

21 MS. BREWSTER: Okay.

22 MS. DAWSON: I had another individual -- And this is  
23 along with attending the audits and things like that. Gosh,  
24 now you are going to make me think, Denise. I have an  
25 individual who reviews all the financial statements every  
26 single month before the Trustees get them.

27 MS. BREWSTER: Okay.

28 MS. DAWSON: She was the one who is a former fiscal  
29 officer of another entity and she asked to be reappointed.

30 MS. BREWSTER: Okay.

1 MS. DAWSON: But with the Trustee appointments, they  
2 have a department director appointment and several other  
3 individuals. I think they felt that they needed to sit down  
4 and figure out who it is they wanted to appoint. Generally,  
5 in the past, we've had experts such as bankers, accountants,  
6 municipal entity leaders, that type of thing.

7 MS. BREWSTER: Right, okay.

8 MS. DAWSON: And I am going to speak for the  
9 Trustees here without even asking them. My guess is that that  
10 will continue. There were formal minutes in the past. There  
11 were -- I mean, that's all done formally. So --

12 MS. BREWSTER: Okay. So are there -- They don't  
13 actually have a meeting. Like you said --

14 MS. DAWSON: Yes.

15 MS. BREWSTER: -- one person -- Or they do have  
16 meetings?

17 MS. DAWSON: They're given assignments and they do  
18 what they're going to do in this particular case. But I can  
19 speak specifically for the former fiscal officer. She was  
20 asked to review the financials on a periodic basis and she  
21 did. Obviously, that was more of an informal thing.

22 MS. BREWSTER: Yeah.

23 MS. DAWSON: And then if she had any questions or  
24 concerns, she either asked me or she went to the Trustees.  
25 So --

26 MS. BREWSTER: Okay. I just didn't know how that  
27 worked because when it said "advisory group," I just wondered  
28 if it was something that it was a model to follow or expand  
29 upon.

30 MS. DAWSON: Oh, you mean the financial advisory

1 thing.

2 MS. BREWSTER: Or to expound upon with this.

3 MS. DAWSON: Okay. So, again, it was an auditor  
4 function. In 2003, the State Auditor decided that that would  
5 be a good idea, which I agree with.

6 MS. BREWSTER: Okay.

7 MS. DAWSON: They basically mandated that everybody  
8 get one. I don't know whether everybody did.

9 MS. BREWSTER: Okay.

10 MS. DAWSON: The -- Mainly to help during the audit.  
11 Now, the audit used to be a long, drawn-out process. The  
12 auditors would come in here for weeks and weeks and weeks.  
13 Now they do everything by email.

14 MS. BREWSTER: Yeah, schools too.

15 MS. DAWSON: So part of that function is no longer  
16 necessary. We haven't discussed any names or, you know, if  
17 they know bankers or --

18 MS. BREWSTER: Right.

19 MS. DAWSON: -- people in the financial industry. I  
20 don't think we're there at that point. And so they made a  
21 pledge to me to start in the second quarter. Will this group  
22 of individuals be involved in the financial or in the fire  
23 station? My guess would be yes. But it also depends on how  
24 much time they have to volunteer.

25 MS. BREWSTER: Right.

26 MS. DAWSON: So -- And it was an audit committee.  
27 We had a CPA on the committee. He changed the name because it  
28 was not fiscally audited. He had a big problem with that. So  
29 that's where the Financial Advisory Committee comes in.

30 MS. BREWSTER: Well, it sounds like a good way to

1 get input.

2 MS. DAWSON: Sure.

3 MS. BREWSTER: And, you know, have a check and  
4 balance.

5 And the other thing I wanted to say is, I was able  
6 to attend my first JEDD meeting the other day, 8:00 in the  
7 morning on a Friday.

8 CHAIRMAN DONDORFER: Early morning, right?

9 MS. BREWSTER: Yes. And I got to meet Amy there.  
10 So the notes were very detailed, so I was able to really catch  
11 up on what happened in October and I know they meet four times  
12 and there is going to be a strategic planning meeting and it  
13 sounds like it's going to dovetail after Concord has their  
14 meeting, which I guess -- I don't know if that's been set yet  
15 or not. It was -- I think, Andy, you mentioned it might be at  
16 the end of February but hard to say. So that's not set?

17 CHAIRMAN DONDORFER: I have that on the --

18 MR. McINTOSH: We haven't set it yet.

19 MS. DAWSON: They haven't set it. They haven't  
20 gotten there.

21 MS. BREWSTER: Okay. All right. But, yeah, if  
22 anyone hasn't gone, it's worthwhile going.

23 MR. McINTOSH: I just want to thank you. And there  
24 is one thing that you said that I just think maybe bears worth  
25 -- You mentioned last time, with respect to the fire station  
26 and the project and when you started coming to meetings and so  
27 forth. And I guess I would like to just say, you know, that  
28 was the previous board. You know, this is a new board and  
29 give us a chance to --

30 MS. BREWSTER: Oh, yeah. Well, and I look at --

1 MR. McINTOSH: From the standpoint of, then to go  
2 back to what Mr. Hach and Mr. Lee have been saying as far as  
3 community engagement goes, I mean, we have no record of that.

4 MS. BREWSTER: Right.

5 MR. McINTOSH: One way or the other. So that was  
6 another board's decision about how they took the project. You  
7 know, as I have said, we're in this process of getting  
8 educated. And I definitely, you know, as much as you folks  
9 understand through engagement in the community over the  
10 summer, understand people's thoughts and impressions of the  
11 fire station project, and I have my own conclusions based on  
12 feedback that I had as well, the bottom line is I think we all  
13 agree that communication and feedback from the community is  
14 important. So I think I look at this Board and our challenge  
15 is, how does that -- how do we accomplish that?

16 MS. BREWSTER: Right.

17 MR. McINTOSH: Again, being early in the process of  
18 just getting our heads around -- at least me getting my head  
19 around the project, I wouldn't say that I am very clear on how  
20 that would proceed but I do value it.

21 MS. BREWSTER: Right.

22 MR. McINTOSH: And, you know, give us a chance to  
23 put our presentation forward about how we feel about public  
24 engagement and, and realize the last board was the last board  
25 and they did things the way they did.

26 MS. BREWSTER: Right. And I understand the position  
27 you were in because you came into it as, yeah --

28 CHAIRMAN DONDORFER: As we discussed --

29 MS. BREWSTER: So you had to be kind of together.

30 CHAIRMAN DONDORFER: Like we discussed on the phone,



1 we both agree there needs to be, you know, a forum and a  
2 vehicle for community involvement in the project, which we're  
3 going to facilitate.

4 MS. BREWSTER: Right.

5 CHAIRMAN DONDORFER: So we're working on that.

6 MS. BREWSTER: Okay. Well, we're here as a  
7 community.

8 CHAIRMAN DONDORFER: Thank you.

9 MS. BREWSTER: Okay.

10 CHAIRMAN DONDORFER: Anyone else in the audience  
11 portion? Sir.

12 MR. RZEPKA: Richard Rzepka, 7236 Cascade Road.

13 MS. DAWSON: Okay. I am sorry. Could you spell  
14 your last name, please.

15 MR. RZEPKA: R-z-e-p-k-a.

16 MS. DAWSON: Thank you.

17 MR. RZEPKA: I just have one question involving very  
18 general. This is a very important project. When will you  
19 have a tentative timeline for its completion?

20 CHAIRMAN DONDORFER: I guess I can't give you a  
21 definite answer on that. This is our second meeting. We're  
22 just in the process of getting acclimated and up to speed on  
23 the project parameters and some options. So we are -- It's,  
24 again, like I stated at the beginning of the meeting, this is  
25 our number one priority. So we are working proactively to  
26 push this thing forward and move it forward collectively, not  
27 only the Board of Trustees but with community engagement, and  
28 we are going to work on facilitating and getting that done in  
29 a timely fashion. I can't give you a direct timeline.

30 MR. McINTOSH: Mr. Rose, correct me if I am wrong

1 but construction was about 12 months for Station 1. Is that  
2 -- We were going to start moving earth this April had it  
3 passed and it would have been expected to be done early in  
4 '21; is that correct?

5 MR. ROSE: That's correct.

6 MR. McINTOSH: So we're looking at, you know, you're  
7 looking at a 12-month construction window. So as however long  
8 it takes us to get options and take a look at financing, I  
9 mean, and then --

10 MR. RZEPKA: A ballpark estimate.

11 MR. McINTOSH: You know, how --

12 MR. RZEPKA: 2030?

13 MR. McINTOSH: No. I mean, I think -- I was elected  
14 to a four-year term. I certainly hope I get two fire stations  
15 built in the next four years. Let's say that.

16 MR. RZEPKA: Okay. But --- And you will publish the  
17 timeline soon or I imagine it's got to be one of your  
18 priorities.

19 CHAIRMAN DONDORFER: Yes, sir.

20 MR. RZEPKA: Okay. Thank you.

21 CHAIRMAN DONDORFER: Thank you.

22 Anybody else from the audience?

23 MR. LINGENFELTER: Good evening.

24 CHAIRMAN DONDORFER: Good evening.

25 MR. LINGENFELTER: My name is Andrew Lingenfelter.  
26 I live at 7890 Forest Valley Lane -- excuse me -- Concord. I  
27 am the person that was referenced in an earlier conversation  
28 from another person but I don't consider myself to be a  
29 belligerent person. But I am looking at the citizen advisory  
30 panel that this township elected duly in November, and there

1 was an additional person, Amy, was appointed by that group.  
2 And I don't think that there is really a need or any desire on  
3 the township standpoint to have some sort of a citizen  
4 advisory committee, especially one that's unelected,  
5 unappointed, and is just formed under, under no direction or  
6 request by the township officials. They didn't seek any sort  
7 of election. They just, they just anointed themselves as an  
8 activity group to kind of muscle their way into the process  
9 and trying to use a, what I consider a, you know, a fairly  
10 one-sided defeat on a tax levy, to use that as a justification  
11 or a mandate from the township to appoint this panel.

12 I don't think that's the case at all. I think if we  
13 wanted to really analyze this, we could probably lay this at  
14 the feet of a lot of other issues in the township, one of  
15 which was probably the school levy that was passed the  
16 previous year. That certainly didn't help in terms of  
17 everybody coming back and wanting to open up their pocketbook  
18 again after getting racked with such a large tax increase over  
19 the school levy. So I think it's kind of disingenuous for  
20 certain school levy people to advocate for this kind of a  
21 thing after they engineered that, that tax increase, but  
22 that's neither here nor there.

23 I don't think that, you know, with Morgan having a  
24 66.98 percent victory in the election, Morgan McIntosh, and,  
25 Carl, you have a 100 percent, percentage in your favor for  
26 reelection into your position -- you ran unopposed -- I don't  
27 think that gives you any more of a mandate to govern this  
28 township than if you won the election by a couple of  
29 percentage points. I think that your job is to basically take  
30 care of the township business. And I think the township

1 residents indicated in this last election that they felt --  
2 they put the people that they felt were most suited to do that  
3 into the positions that you're in and I think full trust, you  
4 know, in the township Trustees to be able to put together a  
5 group if need be to come up with any decisions on how the fire  
6 station should be processed.

7 I think that if there is to be any sort of an  
8 advisory panel, I think it's one that should be put together  
9 by the Trustees. It is something that should be advertised in  
10 the News Herald. It is one that should be put out there on  
11 social media and we should give every citizen in the township  
12 an opportunity, if they're interested, to step forward and  
13 participate in this, in this committee. Okay?

14 How you allow or how you would in any way justify  
15 allowing some small group that puts together an advisory panel  
16 with no, with no transparency to the township, with no  
17 authority by the township, and allow them to inject themselves  
18 and give them a seat at the table because they feel that a 60  
19 percent margin on a levy defeat somehow entitles them to that,  
20 I think that's wrong. I think it's an incorrect way to go  
21 about this.

22 I have served on two advisory panels for this  
23 township in the years that I have lived here and both times  
24 they were, those advisory panels, were well advertised. They  
25 were put out there for public purview. The panels were  
26 selected and everybody sat on the panel and it was a very good  
27 experience. Okay? So I don't think that there is anything  
28 wrong with the idea of a citizen advisory panel or a committee  
29 for these types of things, but I think it's wrong to allow a  
30 small group that puts themselves together and forms a 501(C)

1 or whatever, creates a political action committee, that that  
2 somehow invites them to insert themselves into the process.

3 I think it's something that we should allow the  
4 Trustees, if you decide, if you feel that it's necessary, to  
5 put together a committee of subject matter experts or other  
6 people that, you know, financial people or whatever,  
7 construction people that you feel could provide some  
8 additional insight into the process and I think that's a  
9 decision that you should make. Okay? Because I think the  
10 township residents made a decision as to the people that we --  
11 that everybody felt comfortable with by a pretty large margin.  
12 Okay?

13 So I guess the other thing I think, when I think  
14 about this citizen advisory panel, you know, this is also the  
15 same group of people that engineered the defeat of the levy.  
16 Okay? And they used what in my opinion is some rather  
17 unscrupulous methods in the process. They spread a lot of  
18 disinformation and misinformation about the levy and the cost  
19 associated. I think they promulgated a bunch of fear in the  
20 minds of some of the residents as to how much it was really  
21 going to cost. I think they took a lot of creative license  
22 with the way they presented it. They also posted signs for  
23 the anti-levy in illegal places all over the township.  
24 Anybody that lives in the township that drove around, you  
25 could see where those signs -- Those signs were not legal.  
26 They were in road right-of-ways, on vacant lots. That's not,  
27 that's not the way -- And then we get to take those people  
28 that ran kind of a campaign and then we're going to put them  
29 and then let them insert themselves into the process of  
30 advising the township? Come on. I think we can do much

1 better than that.

2 I think we can, I think we can put together a much better  
3 panel than the people that choose to use those kind of methods  
4 and tactics to defeat, you know, a tax levy.

5           Lastly, I think, you know, my response to this group  
6 is pretty simple. If you want direct input on how the  
7 township goes, pull a petition, file for the election, run a  
8 campaign, go door to door, meet your fellow citizens, and run  
9 for election and win a seat, and then you will be given all  
10 the opportunity to give all the input you want.

11           And as far as I am concerned, what went on this  
12 evening, I think, was a pretty good example of giving citizen  
13 input. I mean, there were several people that stood up here  
14 and took quite a bit of time to discuss what their thoughts  
15 and feelings were unabated. I didn't hear anybody from the,  
16 from the Board interrupt them or be discourteous or in any way  
17 disrespectful. They listened to what they had to say and they  
18 said what they had to say.

19           I think this must not be allowed to stand. I don't  
20 think that we should allow any panel to insert themselves in  
21 the process because if we do, I think that we will open a  
22 Pandora's box of interlopers and malcontents moving forward  
23 for any, any type of levy or any kind of decision for this  
24 township moving forward. I think it would be a very, send a  
25 very bad signal because what do we do? We manage the township  
26 by committee? I don't think so. I thank you for your time.

27           CHAIRMAN DONDORFER: Thank you, sir.

28           Anyone else from the audience?

29           MR. RZEPKA: I reject being considered a malcontent.

30           CHAIRMAN DONDORFER: Sir, this is a formal meeting,

1 so please come up to the podium, please.

2 MR. RZEPKA: Richard Rzepka. I reject being  
3 characterized as a malcontent just because I don't happen to  
4 agree with somebody. Thank you.

5 CHAIRMAN DONDORFER: Anybody else from the audience  
6 portion?

7 Okay. That will move us to Old Business. I believe  
8 we have one item in Old Business this evening, which is the  
9 December financial report, Mrs. Dawson?

10 MS. DAWSON: Yes, that's correct.

11 CHAIRMAN DONDORFER: (Inaudible.)

12 MS. DAWSON: We finished the year at \$5,103,614  
13 overall. So --

14 CHAIRMAN DONDORFER: Okay. We need a motion to  
15 approve that.

16 MS. LUCCI: I move to approve the December financial  
17 report.

18 MR. McINTOSH: Second.

19 CHAIRMAN DONDORFER: All in favor?

20 (Three aye votes, no nay votes.)

21 CHAIRMAN DONDORFER: Okay. On to New Business. I  
22 believe we have a resolution.

23 MS. DAWSON: Yes, that's Resolution 2020-02. I  
24 could just give you a basic background on it.

25 CHAIRMAN DONDORFER: Please.

26 MS. DAWSON: So we have an Agency Fund. It's got  
27 approximately \$4,800 in it. I'll specifically talk about  
28 that. Its main purpose back in the day was to hold onto  
29 security deposits until rentals were completed at the  
30 Community Center and then the money was released. The State

1 Auditor decided that we needed to be in compliance with the  
2 Governmental Accounting Standards Board, Statement Number 84.  
3 And our accounting software was changed in December to  
4 basically state that, if it's going to remain in an agency  
5 fund, it needs to be a fiduciary fund. It's not a trust fund.  
6 It, really, it needs to be moved back into the General Fund  
7 because it's a function of the Community Center. So it's  
8 almost -- It's a wash transaction, basically. The month comes  
9 in, the money goes out, and not for a long period of time.

10 So after some -- several discussions with the State  
11 Auditor's Office and Mr. Lucas, we decided, at least for the  
12 time being and maybe permanently, just to transfer those funds  
13 back into the General Fund from which they came originally to  
14 start off.

15 So I am going to hand that to Mr. McIntosh. You  
16 need to make -- read that paragraph, please.

17 MR. McINTOSH: Mr. Chairman, I move to vote to  
18 accept the Resolution Number 2020-2, a resolution by the  
19 Concord Board of Trustees authorizing the closure of township  
20 Agency Fund 9001 and transfer of those monies held in that  
21 account to township General Fund 1000, and thereby ensure  
22 compliance with the Governmental Accounting Standards Board,  
23 Number Statement 84, Fiduciary Activities.

24 MS. LUCCI: I will second.

25 CHAIRMAN DONDORFER: All in favor?

26 (Three aye votes, no nay votes.)

27 CHAIRMAN DONDORFER: Next on the New Business is a  
28 conditional offer of employment to Melissa Hopper, part-time  
29 assistant fiscal officer, at \$18 per hour, 15 hours per week,  
30 pending completion of new hire paperwork.



1 Amy, do you want to talk a little bit about that?

2 MS. DAWSON: Sure. Yes, Melissa came in, she met  
3 with Cindy and Andy and myself. She has, I would say, she  
4 averages 15 years with a banking background. She is looking  
5 for something very part time, which we were looking for as  
6 well. She has a master's degree from Cleveland State. Her  
7 undergraduate was from Bowling Green. And she currently runs  
8 a couple businesses on her own, just can't wait to become  
9 involved with Concord Township. She is a resident.

10 CHAIRMAN DONDORFER: Great.

11 MS. DAWSON: So I would love to have you welcome her  
12 on board.

13 CHAIRMAN DONDORFER: Great. I will look for a  
14 motion.

15 MR. McINTOSH: Mr. Chairman, I move to make a  
16 conditional offer of employment to Melissa Hopper for part-  
17 time assistant fiscal officer at \$18 an hour for 15 hours per  
18 week, pending completion of hire paperwork -- new hire  
19 paperwork.

20 MS. LUCCI: I will second.

21 CHAIRMAN DONDORFER: All in favor?

22 (Three aye votes, no nay votes.)

23 CHAIRMAN DONDORFER: Next is an amendment to  
24 Stoneridge Estates' preliminary plan, previously approved for  
25 the Stoneridge Estates residential conservation development.  
26 I believe we have a representative, Dave Novak, here just to  
27 give a brief summary to the township residents on this.

28 Mr. Novak.

29 MR. NOVAK: Good evening. My name is David Novak.  
30 My address is 9114 Tyler Boulevard, Mentor, Ohio. I am the

1 president of Barrington Consulting Group. Just real briefly,  
2 this was a project that started quite a few years ago and  
3 Phase 1, I think, the buildout of the improvements and so  
4 forth was done somewhere around 2012.

5 We're now trying to go and finish the development  
6 but since 2012 Concord passed different -- some new  
7 regulations when it comes to riparian setbacks and wetlands  
8 and so forth. So because of those new regulations, it's made  
9 it -- We had to change the plan to comply with those  
10 regulations. So this new plan complies with those regulations  
11 and, you know, it's the same number of lots. The open space  
12 has increased ever so slightly. And so we're just here to  
13 get, you know -- if I need to answer any questions or, you  
14 know, ask for your approval for the new plan.

15 CHAIRMAN DONDORFER: Make a motion to approve?

16 MR. McINTOSH: I -- Just for the record, we did have  
17 time with you in office hours to ask a number of questions and  
18 I think, to that point, my questions have been satisfied  
19 during that conversation.

20 CHAIRMAN DONDORFER: Yeah, we did have significant,  
21 significant discussion in office hours as far as the changes  
22 and recommendations by Heather Freeman, with our Zoning  
23 Department, and we're satisfied with the changes that have  
24 been made. Do I have a motion?

25 MR. McINTOSH: Mr. Chairman, I move to accept, to  
26 approve the amended Stoneridge Estates preliminary plan,  
27 previously approved for the Stoneridge Estates residential  
28 conservation development.

29 MS. LUCCI: And I second.

30 CHAIRMAN DONDORFER: All in favor?

1 (Three aye votes, no nay votes.)

2 MR. NOVAK: Thank you.

3 CHAIRMAN DONDORFER: Next under New Business is --

4 MR. ROSE: Mr. Chair.

5 CHAIRMAN DONDORFER: Yes.

6 MR. ROSE: I am sorry to interrupt. For Item D, you  
7 are going to be working to set a public hearing for the  
8 proposal by Ralph Victor Construction. That has already been  
9 to the Zoning Commission and is coming up. I would recommend  
10 that you allow a half hour for that. So I would suggest  
11 February 3rd prior to our next meeting, make that public  
12 hearing at 7:00 to allow ample time for resident input. There  
13 was quite a bit of resident input at the planning or -- I am  
14 sorry, boy. There was plenty of discussion at the Zoning  
15 Commission -- I apologize for misspeaking -- and I would  
16 anticipate that a number of those residents will return for  
17 the second public hearing, so I would allow for ample time. I  
18 just wanted to interject that.

19 And then we can adjust the office hours. Instead of  
20 6:30, we will make that 7:00 to 7:30, if that's okay with the  
21 Board.

22 MS. DAWSON: No.

23 MR. ROSE: But that's --

24 MS. DAWSON: No. You're going to put office hours  
25 at 6:00, 6:30 to 7:00.

26 MR. ROSE: Oh, I am sorry. It will be shortened,  
27 6:00 to -- blah -- 6:30 to 7:00 and then the public hearing  
28 will start at 7:00.

29 MR. McINTOSH: 6:00 to 7:00?

30 MR. ROSE: I am sorry. I have that. Yes, I

1 apologize.

2 MS. DAWSON: Whatever you want to do.

3 MR. McINTOSH: On the 3rd.

4 MS. DAWSON: You guys set that up.

5 MR. ROSE: I just want to make sure you give plenty  
6 of time because that --

7 MR. McINTOSH: 6:00 to 7:00 for office hours.

8 MR. ROSE: I want to make sure folks have an  
9 opportunity to speak.

10 CHAIRMAN DONDORFER: So we're going to make a motion  
11 for a public hearing. It's going to be set on February 3rd at  
12 7:00; is that correct? And office hours will be from --

13 MS. DAWSON: Yeah, you don't have to vote on it, you  
14 just set it.

15 CHAIRMAN DONDORFER: Okay.

16 MS. DAWSON: So do you want --

17 MR. ROSE: Yeah, we're changing that.

18 MS. DAWSON: You want 6:00 to 7:00 office hours that  
19 day?

20 CHAIRMAN DONDORFER: Correct, yes.

21 MR. McINTOSH: On the 3rd.

22 MS. DAWSON: Okay.

23 CHAIRMAN DONDORFER: And then we will have the  
24 public hearing set for 7:00.

25 MS. DAWSON: Okay.

26 CHAIRMAN DONDORFER: To 7:30.

27 MR. ROSE: And that will be on -- Well, there is a  
28 typo on the agenda. That will be on Monday, February 3rd,  
29 because we're going to be down at the Ohio Township  
30 Association on Wednesday, February 5th, which is why we

1 changed that. And the formal published schedule has it on  
2 Monday, 2/3, and I apologize for the typo. That was a crazy  
3 day.

4 MS. DAWSON: Would you like me to do the future  
5 meetings announcements, Mr. Dondorfer?

6 CHAIRMAN DONDORFER: Sure.

7 MS. DAWSON: On Monday, January 20th, we will be  
8 closed in observance of Martin Luther King Jr. Day.

9 On Friday, the 31st of January, at 9:00 a.m., there  
10 will be a staff meeting here at the conference room.

11 Tuesday -- oops, sorry. Monday -- I almost messed  
12 up. Monday, February 3rd, from 6:00 to 7:00 p.m., we will  
13 have office hours here in the conference room; at 7:00 p.m.,  
14 we will have the public hearing; and the regular Trustee  
15 meeting will be directly following the public hearing.

16 On Tuesday, the 4th of February, at 10:00 a.m.,  
17 there will be a bid opening on the road projects from the  
18 Engineer's Office; and at 7:00 p.m. that evening, the Zoning  
19 Commission meeting here at Town Hall.

20 CHAIRMAN DONDORFER: Thank you. Before we move into  
21 executive session to consider appointment of a public  
22 employee, I would like to thank everybody. There was a lot of  
23 discussion here tonight. I can assure you that, as chairman  
24 of the Board, I am collectively speaking on all of our parts  
25 that we are committed to serving the best interests of the  
26 township and working with the community on this fire station  
27 project. So we will do our due diligence to move this project  
28 forward. And I would thank everybody that was here tonight  
29 for coming up and speaking, and we appreciate your input.

30 MS. DAWSON: You need to ask for a motion.

1 CHAIRMAN DONDORFER: And I need a motion now to move  
2 into executive session to consider employment of a public  
3 employee pursuant to Ohio Revised Code 121.22(G)(1).

4 MS. LUCCI: Mr. Chairman, I move we go into  
5 executive session.

6 CHAIRMAN DONDORFER: Is there a second?

7 MR. McINTOSH: Second.

8 MR. LUCAS: Wait, wait. So the record is clear, to  
9 discuss the employment of a public employee.

10 MS. LUCCI: To discuss --

11 MR. ROSE: Just give her the language, Carl.

12 MS. LUCCI: I move to go into executive session to  
13 discuss the public employment position pursuant to Ohio  
14 Revised Code 121.22.

15 MR. McINTOSH: Second.

16 CHAIRMAN DONDORFER: All in favor?

17 MS. DAWSON: No. Roll call.

18 MR. LUCAS: No. You've got to have a roll call  
19 vote.

20 MS. DAWSON: Roll call.

21 MR. ROSE: Right.

22 MS. DAWSON: Mrs. Lucci?

23 MS. LUCCI: Yes.

24 MS. DAWSON: Mr. Dondorfer?

25 CHAIRMAN DONDORFER: Yes.

26 MS. DAWSON: And Mr. McIntosh?

27 MR. McINTOSH: Yes.

28 CHAIRMAN DONDORFER: Thank you for those that are  
29 attending. And if you -- You are free to go if you like or  
30 you can stay and wait for us to return from executive session.

1 Thank you.

2 (Whereupon, the Trustees went into executive  
3 session at 8:38 p.m. and returned to the regular  
4 meeting at 9:28 p.m.)

5 CHAIRMAN DONDORFER: And we are back from executive  
6 session on January 15, 2020, Concord Township Board of  
7 Trustees. We were in executive session to discuss the current  
8 vacancy of our Service Director position that is going to  
9 become vacant pursuant to a retirement. With that, we held  
10 second interviews on three very qualified candidates this  
11 evening prior to the meeting. And with that, we had some very  
12 good, constructive discussion and, you know, I believe that  
13 we're ready to proceed with some more discussion on a Service  
14 Director, filling that vacancy.

15 MS. LUCCI: Mr. Chairman, I would make a motion to  
16 select Mr. Tim Brown as Service Director and authorize our  
17 Township Administrator to finalize his terms of employment in  
18 that position with the township.

19 CHAIRMAN DONDORFER: Is there a second?

20 MR. McINTOSH: Second.

21 CHAIRMAN DONDORFER: All in favor?

22 MR. LUCAS: Wait. You want to maybe have a brief  
23 discussion about that.

24 CHAIRMAN DONDORFER: Oh, yes, have a brief  
25 discussion. Like I said, we held interviews this evening with  
26 three very qualified candidates. They all have extensive  
27 background in service oriented work as far as road work, road  
28 projects, administrative requirements and things of that  
29 nature and we are very fortunate to have these candidates  
30 before us tonight. And with that, you know, I felt also that,

1 you know, Mr. Brown was well qualified for the position and  
2 was the, you know, best candidate that we had to move Concord  
3 in the direction that we're looking to move.

4 MR. McINTOSH: Yeah, I appreciated that he's had  
5 some experience here in Concord and his supervision and his  
6 experience in Mentor. It just -- I think he will make a good  
7 fit here with the people. I see him, you know, kind of  
8 fitting in well with our service crew maybe and he's got some  
9 leadership experience and he's been a part of the Concord team  
10 in the past.

11 CHAIRMAN DONDORFER: Right.

12 MR. McINTOSH: I think that's a plus.

13 MS. LUCCI: All three applicants had many different  
14 qualities that, you know, put them in -- could put them in  
15 this position but we felt, I felt Mr. Brown's background would  
16 serve our -- this position probably in the best way for  
17 Concord.

18 CHAIRMAN DONDORFER: Great. So with that, we are  
19 voting? All in favor, right? All those in favor?

20 (Three aye votes, no nay votes.)

21 MS. DAWSON: Did you "aye"?

22 CHAIRMAN DONDORFER: I did "aye."

23 MS. DAWSON: All right.

24 CHAIRMAN DONDORFER: Yes, I did.

25 MS. DAWSON: I missed it. I just wanted to make  
26 sure.

27 CHAIRMAN DONDORFER: And that concludes our Concord  
28 Township Board of Trustees meeting this evening. Thank you  
29 for joining us. Have a good evening.

30 (Whereupon, the meeting was adjourned at 9:31 p.m.)



1 STATE OF OHIO )  
2 COUNTY OF CUYAHOGA )

CERTIFICATE

3 I, Melinda A. Melton, Registered Professional  
4 Reporter, a notary public within and for the State of Ohio,  
5 duly commissioned and qualified, do hereby certify that, to  
6 the best of my ability, the foregoing proceeding was  
7 reduced by me to stenotype shorthand from the video  
recording of same, subsequently transcribed into  
typewritten manuscript; and that the foregoing is a true  
and accurate transcript of said proceedings so taken as  
aforesaid.

8 I do further certify that I am not a friend,  
9 relative, or counsel for any party or otherwise interested  
in the outcome of these proceedings.

10 IN WITNESS WHEREOF, I have hereunto set my hand  
11 and affixed my seal of office this 3rd day of February  
2020.

12 Melinda A. Melton \_\_\_\_\_  
13 Melinda A. Melton  
14 Registered Professional Reporter

15 Notary Public within and for the  
16 State of Ohio

17 My Commission Expires:  
18 February 4, 2023  
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