

CONCORD TOWNSHIP BOARD OF TRUSTEES
LAKE COUNTY, OHIO
REGULAR MEETING

Held via Webex Teleconference
and YouTube Live Streaming

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

July 15, 2020
7:30 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Carl Dondorfer, Chairman
Morgan McIntosh, Vice Chairman
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 7:31 p.m.

2 CHAIRMAN DONDORFER: Good evening, Concord Township,
3 and welcome to the Concord Township Board of Trustee meeting
4 for July 15, 2020. I am going to call the meeting to order,
5 if you'll all join us in standing for the Pledge of
6 Allegiance.

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

8 CHAIRMAN DONDORFER: Mrs. Dawson, the roll call,
9 please.

10 MS. DAWSON: Mr. McIntosh?

11 MR. McINTOSH: Present.

12 MS. DAWSON: Mrs. Lucci?

13 MS. LUCCI: Present.

14 MS. DAWSON: Mr. Dondorfer?

15 CHAIRMAN DONDORFER: Present.

16 I apologize for the few minutes that we were late.
17 We had some technical difficulties. Thank you for joining us
18 this evening. And we will move on to approve the minutes for
19 the July 1, 2020, regular Trustee meeting.

20 MR. McINTOSH: Mr. Chairman, I move that we accept
21 the minutes as written for the July 1, 2020, regular Trustee
22 meeting.

23 MS. LUCCI: And I second.

24 CHAIRMAN DONDORFER: All in favor?

25 (Three aye votes, no nay votes.)

26 CHAIRMAN DONDORFER: We will now move on to the
27 Elected Officials Report and, first, our Fiscal Officer, Amy
28 Dawson.

29 MS. DAWSON: Thank you, Mr. Dondorfer. I just
30 wanted to let everybody know today we received \$169,500 and

1 some change from the Coronavirus Relief Fund. It's the local
2 government assistance program that you voted on at the last
3 meeting. It's very restricted, and if we don't use it by
4 certain parameters for things, then we have to return it this
5 fall. So we have opened up a new fund for that, as instructed
6 by the legislation, and that money is sitting there waiting to
7 be distributed based mainly on the PPE. We can't use it for
8 payroll at all. So we will be working on that in the next
9 coming weeks. We'll also have to rewrite the appropriations,
10 so you will see that probably at the next meeting.

11 CHAIRMAN DONDORFER: Great. Thank you very much.

12 MS. DAWSON: Thank you.

13 CHAIRMAN DONDORFER: Trustees report, Mrs. Lucci.

14 MS. LUCCI: Thank you, Mr. Chairman. I did take
15 some time this weekend to meet with the firefighters, the
16 first responders, kind of preparing myself for the stakeholder
17 meeting we had last night and I got a lot of insight from
18 gentlemen that were there. You know, I'm very impressed with
19 their dedication. They have a lot of challenges with the
20 stations, as we all know, and their insights really helped me
21 with the meeting, which I thought went very well last evening.
22 It was very, it was very important for us to hear people's
23 concerns, to allow people to feel comfortable and safe to
24 speak up. We answered a lot of questions. We felt that the
25 meeting went very positive. We got a lot of support and we
26 are very motivated to move this project forward.

27 CHAIRMAN DONDORFER: Thank you very much.

28 Morgan.

29 MR. McINTOSH: Yes. I'd like to echo those
30 thoughts. I thought the second stakeholder and all that,

1 being the second we've had out of two, has been some very
2 constructive dialogue in the community regarding the Fire
3 Station Project. I am really, really excited about the
4 project because I feel we're getting a lot of support. I've
5 gotten some phone calls and some messages today from several
6 people indicating their enthusiasm for it and their support
7 for it, so I think that's great. And, again, maybe we can
8 dialogue even later but I think we talked last night or
9 suggested the idea of maybe entertaining a committee. I think
10 that would be a great opportunity for us to carry that
11 momentum into the project so we could keep that going while we
12 get into this, whichever route we take. We've got a lot of
13 decisions to make.

14 In addition to working on the fire station, I
15 received some requests for us to look into a few things
16 regarding, we have had some problems with power outages, I had
17 a resident reach out to me to ask about some community trash
18 collection. So we'll be looking at that.

19 Last week, I was able to spend some time online and
20 did some leadership reports through the Ohio Township -- or
21 leadership courses through the Ohio Township Association and
22 those were pretty helpful. I was able to find time to do five
23 sessions. So --

24 CHAIRMAN DONDORFER: Great.

25 MR. McINTOSH: That's it.

26 CHAIRMAN DONDORFER: Okay. I would also like to say
27 how impressed I was last night with the second stakeholder
28 meeting. It was a great turnout by the community that either
29 attended in person or virtually. I thought we had a lot of
30 great dialogue. We did reveal the two new footprints for

1 Station 1 and Station 2. Those renditions reflected a lot of
2 community input from the first stakeholder meetings, involved
3 some reductions in sizes, in sizes and costs. I believe we're
4 at the point now where we, you know, we're at the basis of
5 where it's needs right now and there are no more wants in the
6 space. I was impressed with the footprints and, hopefully, we
7 will be able to move those on in short order to design
8 development.

9 With that, we had a lot of great exchange last night
10 with residents, a lot of questions were asked. We have not
11 made any decisions. We are going to be looking at various
12 options and we're going to discuss some of that later, I think
13 have some discussion on that.

14 I would ask, though, anybody that has any questions
15 or would like to discuss the matter with any of the Trustees,
16 please reach out to us. You can reach us all by phone. I did
17 have some calls today that were very supportive as far as the
18 direction the project has gone and supporting it as far as
19 moving it on forward, as well as some people that had some
20 concerns, and I had some dialogue with them on in regards to
21 that that I think put their mind at ease. But we do plan on
22 meeting with the community and engaging with them further
23 because, as we all agree on, this is our priority right now.

24 So with that, we're going to have some further
25 discussion later on in the meeting. I thank everybody, again,
26 that attended. Those that didn't that would like to watch it,
27 it will be posted on our website at Concord Township. I urge
28 you to, if you have some time, to watch the stakeholder
29 meeting, also look at the virtual tours of the old stations.
30 Again, if you have any questions, reach out to us.

1 We will now move into Department Reports and our
2 Administrator, Mr. Rose.

3 MR. ROSE: Thank you, Mr. Dondorfer. Members of the
4 Board, Mrs. Dawson, those in the audience, both listening at
5 home and here, I also would like to thank everyone who
6 participated in yesterday's stakeholder meeting. I had a
7 great time. We've posted the updated renditions to the
8 website. They're already there under Concord Facts under the
9 Fire Station Project. My financial presentation slides are
10 posted there as well. And as soon as the videographer
11 finishes processing the raw video from the stakeholder
12 meeting, that will go on to our website as well. That should
13 be probably early next week, Monday or Tuesday is my guess.

14 I have a few other things I'd like to cover this
15 evening. First off, Item D on the agenda, I would like to
16 request that that be removed from the agenda. There is some
17 language that needs to be adjusted in the agreement. So I
18 apologize for that.

19 CHAIRMAN DONDORFER: Okay.

20 MR. ROSE: I'd also like to talk about Item B, which
21 is Resolution 2020-21. This is a resolution of necessity. It
22 is a resolution to certify an amount to the Auditor's Office.
23 This does not place a bond levy on the ballot. I want to
24 repeat that. This resolution does not, does not place a bond
25 levy on the ballot. This is to have the Auditor certify an
26 amount of \$8 million so we know what the millage amount would
27 be for an \$8 million bond levy. Again, it does not place an
28 item on the ballot.

29 The language that was utilized is mandated by the
30 Ohio Revised Code and the bond counsel stated it must remain

1 as written, so that is why it is done exactly in that manner.
2 Again, I am going to repeat myself again for everyone. This
3 does not place an item on the ballot.

4 There is an update to the Kellogg Creek Restoration
5 Project. That used to be called the Brightwood Lake Dam
6 Removal Project. And that has been placed on our update.
7 That is also on our Concord Facts page. We received that
8 through the engineers that are working the project. So we
9 have posted that and I know that the folks in and around
10 Brightwood Lake, a lot of them have already looked at it, so
11 that's been good.

12 Lastly, I encourage anyone who has questions about
13 the Fire Station Project to contact one of the elected
14 officials, contact myself, contact Chief Sabo. We're all
15 fairly easy to get a hold of. We're all happy to discuss this
16 very important issue with anyone and we welcome any and all
17 questions.

18 Sir, that concludes my report. Thank you.

19 CHAIRMAN DONDORFER: Thank you very much, Mr. Rose.

20 Okay. We are now into the Audience portion of the
21 meeting. I believe we have some callers on the line. Anybody
22 on the line with the last name that begins with A through J,
23 if you would please state your name for the record and your
24 address and you can go ahead and speak, and welcome.

25 (No response.) Okay. Seeing that there aren't any,
26 anybody on the line with us with their last name beginning
27 with H through S, if you have a question, if you could please
28 state your name and address for the record, you can go ahead.

29 MS. PETERSON: This is Christina Peterson at
30 7000 Bridlewood Drive, Concord, Ohio.

1 CHAIRMAN DONDORFER: Hi, Ms. Peterson. Thank you
2 for joining us.

3 MS. PETERSON: I have no questions at this time.

4 CHAIRMAN DONDORFER: Okay. Thank you for joining
5 us.

6 MS. PETERSON: Thank you.

7 CHAIRMAN DONDORFER: Anybody on the line with the
8 last name beginning with T through Z, at this time, please
9 state your name and address for the record and you can go
10 ahead. (No response.) Okay. Seeing --

11 MS. PESEC: I'm not sure what the --

12 CHAIRMAN DONDORFER: I am sorry. Go ahead.

13 MS. PESEC: This is Vanessa Pesec, 11705 Cali Court.

14 CHAIRMAN DONDORFER: Hi, Vanessa.

15 MS. PESEC: Hello. Can you please explain the
16 resolution that needs to go to the Auditor and then, if
17 certified, what happens after the Auditor certifies it and the
18 process so that citizens could then make informed statements
19 regarding the vote?

20 CHAIRMAN DONDORFER: Regarding what vote? We're
21 not, we're not -- Tonight we're requesting information from
22 the Auditor so we can present factual information to the
23 residents on different options that we are considering to fund
24 the station project. So this is not, we're not -- We're
25 looking for information, factual information that we'll be
26 able to provide to the residents at a later meeting so we can
27 make an informed and collective decision on how we are going
28 to move this project forward. Does that answer your question?

29 MS. PESEC: (Inaudible.)

30 CHAIRMAN DONDORFER: I am sorry?

1 MS. PESEC: Not quite. So once the Auditor
2 certifies the amount of the millage for, if it's \$8 million
3 and it comes back, do you plan to get it on the ballot for
4 November?

5 CHAIRMAN DONDORFER: That \$8 million number is a
6 budgetary estimate and we have made no decision to put that on
7 the ballot in November yet. I believe Mr. Rose, in his
8 display yesterday at the stakeholder meeting, listed options
9 that the Trustees were considering to fund this project and
10 one of those options was noted in the meeting as a bond levy.
11 And we are, based on making the cuts and reductions in price
12 and size to the new renditions, we are looking for information
13 on what those costs would be so we could accurately provide
14 that information to the residents before we make a decision on
15 which way we are going to go with this project.

16 MS. PESEC: And thank you. These are very helpful
17 answers. I appreciate it. And what is the deadline for
18 putting something on the ballot?

19 CHAIRMAN DONDORFER: I don't really have the answer
20 to that but I think I will have Mr. Rose answer that.

21 MR. ROSE: The deadline to file for the November
22 ballot is August 5th.

23 CHAIRMAN DONDORFER: Did you hear that, Vanessa?

24 MS. PESEC: Yeah, I did. Thank you. So it's going
25 to come back from the Auditor. There is going to be a number.
26 There won't be time for another stakeholder meeting. And then
27 you're going to make a decision about putting, whether or not
28 to put it on the ballot.

29 CHAIRMAN DONDORFER: No, that's --

30 MR. McINTOSH: I think that's --

1 CHAIRMAN DONDORFER: We didn't say that.

2 MR. McINTOSH: I think that's twisting things a
3 little bit. I mean, we've had two stakeholder meetings now
4 where we've discussed funding for the project and we have
5 referenced the amount that was placed on the ballot last year
6 and we've had conversations about what that is. As we've
7 discussed several times, we know that the project is expected
8 to cost substantially less and we also know that interest
9 rates today are substantially less than they were at the time
10 this project was put in place. So at the very least, this
11 exercise, this resolution and information from the Auditor's
12 Office, validates some of the speculation we've been having
13 about what a levy would cost the residents of Concord should
14 this Board decide to put it on the ballot. So the only
15 purpose in this is to formally confirm what our estimates have
16 been and that's it.

17 If the Trustees wanted to put something on the
18 ballot, that's certainly an option, but we're just trying to
19 get that number so we know what that would look like if --
20 that's it. There's no more to it.

21 CHAIRMAN DONDORFER: Yeah. I think, Vanessa, I
22 think we have an obligation to the community to get that
23 information and put that factual information out so people are
24 educated and know what that option involves should we go that
25 route. We haven't made a decision yet. We're just trying to
26 keep everybody well informed and have dialogue on what is the
27 best way to move this project forward, and I think we have
28 demonstrated that we are committed to that based on what we've
29 done in the first two stakeholder meetings. We took back
30 information from people that had concerns about the size and

1 the cost. We made reductions in regard to that. We made, we
2 implemented certain recommendations in the new footprint. So
3 I think we have demonstrated that we're committed to working
4 with the residents in the community and I think it would be
5 delinquent of us not to get information and put it out there
6 for people to evaluate and have discussion with us on what the
7 best option is to move things forward. We have not made a
8 decision yet.

9 MR. McINTOSH: And I am not sure I would completely
10 -- I realize that's certainly a short window, if that were to
11 be the case. However, I wouldn't -- I think it would be
12 inaccurate to say we couldn't have another public meeting. I
13 mean, that's --

14 CHAIRMAN DONDORFER: Yeah.

15 MS. LUCCI: Yeah.

16 MR. McINTOSH: There is plenty of time to have a --
17 to announce, organize and have a meeting to address concerns
18 if we felt that was the case but, really, that's, a lot of
19 that conversation is putting the cart before the horse.

20 CHAIRMAN DONDORFER: And I don't --

21 MS. PESEC: What is the big -- There were a lot of
22 comments and a lot of concerns over both meetings, including
23 yesterdays' meeting, about the cost and we see that Station
24 Number 2 is not substantially less in cost and you put down a
25 number that you didn't know but it wouldn't exceed \$8.8
26 million for Station Number 1. And now we see a request for
27 the amount of \$8 million, which is very close to the cost of
28 the old station that was defeated. So we've not seen any good
29 numbers on cost, which is one of the big things that citizens
30 have been worried about from the beginning.

1 So I'm not quite sure how, in three weeks, you're
2 going to provide us with good, solid cost information on how
3 you're going to make sure that you are best spending our tax
4 dollars, regardless of how much millage it is or this or that
5 or the interest rate. Are you being good stewards of our tax
6 money? Because that's what we want to know.

7 MR. McINTOSH: Vanessa, I -- You're commingling
8 issues here. We are asking the Auditor to give us some
9 information about financing options and you are suggesting
10 that that goes hand in hand with us being good stewards of the
11 township finances and almost suggesting that, if we ask for
12 this information, we're being irresponsible, and I
13 wholeheartedly disagree with that. There is a lot of evidence
14 of Concord's fiscal responsibility over the years, for one.

15 For the second, I think we were very clear last
16 night about the fact that we have set a budget. And just like
17 the trustees last year picked a \$10 million not-to-exceed
18 number, you know, would've thrown around the \$8 million
19 budget. Okay? And we also talked very clearly last night
20 about the fact that budget numbers and cost estimations are
21 one thing and final bid numbers are something completely
22 different.

23 A lot of the things that you're talking about with
24 respect to this project are not -- We can't go down that road
25 until we secure financing. I think Mr. Dondorfer made that
26 point a couple times last night and I've tried to make it
27 again this evening. So, again, putting the cart before the
28 horse. You're asking us to do due diligence on things that
29 we're not possible to get to until we have financing lined up
30 for the project, and that's not even to say that we're going

1 to put a ballot -- a levy on the ballot this year.

2 I mean, we're just asking for a number and we
3 haven't even gotten to the point of those things that you're
4 asking about. So I think a lot of these questions and
5 statements are very much off topic with respect to the
6 resolution that's on the agenda this evening.

7 CHAIRMAN DONDORFER: And, Vanessa, I would also like
8 to say that I think asking for this information is indicative
9 of being a good steward of the township. I mean, we need to
10 have this information. I mean, we need to evaluate it. We
11 need to evaluate, you know, if we go out to secure funding,
12 what is the interest rate? What's our ability to pay off that
13 debt early? What if we don't pay it off early? What's the
14 impact financially to the township? So I think we're being
15 fiscally responsible and good stewards of the township's tax
16 dollars by asking for this information because I think the
17 residents are going to want to know.

18 That's my position on it. You might have a
19 different opinion but I firmly believe that we're doing the
20 right thing by asking for this information.

21 MS. PESEC: I think that I would agree that you are
22 definitely -- the path is good to find out what the cost would
23 be. But the idea of throwing out \$8 million before you know
24 even what the project would cost, and you said last night it
25 might be 6, might be 7, might be 8. Let me remind you that
26 last year you had a good, factual number from AECOM of \$8.9
27 million. That wasn't a firm, bid project but you had a
28 very good understanding of what it would cost. You then went
29 to -- through this process to determine the not-to-exceed
30 number and then went to the voters and the voters said no.

1 So I would, again, ask that you might do the same
2 process where you, at least, understand what the Station
3 Number 1 is going to cost with a realistic number so that it
4 might not be an \$8 million request from the Auditor but rather
5 a \$6 million not-to-exceed number if that's what the project
6 is going to cost.

7 CHAIRMAN DONDORFER: But you will agree with me that
8 that number, like you referenced the \$10 million from the
9 first project or from the ballot levy last year, to this
10 number of \$8 million, that's a budgetary estimate. That's
11 just a forecast used to plan and budget. You know as well as
12 I do, if when we go to secure the financing first before you
13 can go to a fixed competitive bid, and to use the example that
14 was cited during the last levy, and I made mention to it last
15 night, was Lyndhurst. Okay? They came out at a budgetary
16 estimate of \$5.6 million. When it went to fixed competitive
17 bid -- and this is available online -- it wound up being \$4.4
18 million. It was 21 percent less than the budgetary estimate.
19 Now, they didn't know initially when they did that remodel
20 that that's what it was going to be but they used a budgetary
21 estimate. Am I correct in that?

22 MS. PESEC: You don't have, but you don't have even
23 an estimate of what it's going to cost, not going off the bid
24 but you don't have a firm cost from AECOM about what the
25 station is going to cost as the prior trustees did for the
26 last one. And so if you end up --

27 MR. McINTOSH: That's not --

28 CHAIRMAN DONDORFER: That's --

29 MR. McINTOSH: Vanessa, that's not accurate.

30 CHAIRMAN DONDORFER: That's not accurate at all.

1 MR. McINTOSH: The trustees, the trustees did not
2 have that number. The AECOM estimate came in after the levy
3 was placed on the ballot, so that's a completely incorrect
4 statement.

5 MS. PESEC: No, 7/30, July 30th came in the budget
6 from AECOM before that it went on the ballot.

7 MR. McINTOSH: No, I think it was voted on the
8 ballot like July 15th or 17th or something like that because
9 the trustees didn't have a meeting on the 30th.

10 MS. PESEC: That was the revision. That was the
11 second revision of the AECOM budget. I have all the facts and
12 I know that they knew exactly what the number was. They knew
13 the number before they put it on the ballot.

14 So, anyway, I am just worried that \$8 million would
15 be the number and that it's higher than what it would cost.
16 So I don't know why you wouldn't put a \$6 million and a \$7 and
17 a \$8 million and ask for the numbers for all three so that, if
18 we know then that it's only going to be a \$6 million project,
19 which is what we all need it to be, then you're not taxing
20 more than you need to to Concord residents.

21 CHAIRMAN DONDORFER: Okay. Thank you very much,
22 Vanessa. Do you have anything else for us this evening?

23 MS. PESEC: Nope. That's it. Thanks.

24 CHAIRMAN DONDORFER: Sir --

25 MS. PETERSON: May I ask a question? This is
26 Christina Peterson.

27 CHAIRMAN DONDORFER: Sure.

28 MS. PETERSON: I am just wondering about the
29 process. So if you make a decision by August 5th to put this
30 on the levy and then Ohio goes down, goes into another

1 shutdown because of COVID, do you have the ability to remove
2 it from the ballot or is it still on the ballot even though
3 there is going to be people out of work again and, like,
4 financial difficulties in general for the township?

5 MR. McINTOSH: I am not sure. I do know that you
6 can, as an elected candidate, you can withdraw from elections.
7 No? Okay. Lucas, our legal counsel, is saying no, so
8 apparently not. Again, I guess -- well, whatever, I will just
9 leave it at that. Legal counsel says no.

10 MS. PETERSON: So once you make the decision for it
11 to go on the ballot, it just stays. And if there is financial
12 hardship within the township voters because of COVID, it will
13 just probably be defeated; is that correct? I mean, my guess
14 is --

15 MR. McINTOSH: I wouldn't -- It will stay on the
16 ballot and I wouldn't speculate as to what the outcome could
17 be. I mean, that's --

18 MS. DAWSON: It's up to the voters.

19 MS. PETERSON: Okay.

20 MR. McINTOSH: But, yes, you are correct. It would
21 stay on the ballot.

22 MS. PETERSON: Okay. Thank you.

23 CHAIRMAN DONDORFER: Anybody else online before we
24 move to the audience that are present in Town Hall? (No
25 response.)

26 Okay, sir.

27 MR. STOLDT: Hi, Steve Stoldt, 7390 South Meadow
28 Drive. Getting away from what's been going on, I just have a
29 question. Excuse me. We're talking about sending a
30 resolution to the Auditor. I get that. What happens then?

1 What steps are taken, and what is the timetable for that?
2 That is not clear to me. I don't know if someone could
3 explain that, please.

4 CHAIRMAN DONDORFER: Yeah. And I think we sort of
5 touched on that a little bit with one of the callers but our
6 plan is to get information so we can present it to the
7 community, and if that forum is another stakeholder meeting in
8 short notice and have some more discussion on how to -- what
9 options we're looking at as far as funding the fire station,
10 we know from what Mr. Rose said the deadline for filing is
11 August 5th. So we would, obviously, have to have some type of
12 a meeting in short order.

13 MR. STOLDT: Before you --

14 CHAIRMAN DONDORFER: -- and have some discussion
15 with the community so we can present factual information that
16 we have so we can together, collectively, get input and
17 hopefully, you know, come up with a decision.

18 I don't know, Amy or Morgan, anything?

19 MR. McINTOSH: I think --

20 MR. STOLDT: No, that's not really -- You send it to
21 the Auditor. What happens then, is what I am saying?

22 MR. McINTOSH: So they will send back information.
23 So they will, in turn, let us know how -- to borrow \$8
24 million, if you were going to do this, this is what you would
25 have to charge your residents. That's the information we're
26 getting, that's it. So they will report that to Mr. Rose or
27 we will get that information and then this Board will have
28 to --

29 MS. PETERSON: What kind of timetable is that on his
30 return?

1 MR. ROSE: Usually about two days, sir.

2 CHAIRMAN DONDORFER: So let's see. It's Wednesday.
3 Hopefully, by the weekend, we hope to have the information.

4 MR. ROSE: I would say Monday is the safe answer,
5 sir, because they'll calculate it.

6 MS. DAWSON: Monday.

7 CHAIRMAN DONDORFER: And let's see. Monday is,
8 Monday is the 20th. And, you know, we will look at possibly
9 getting another meeting together in short order before that.

10 MR. STOLDT: Okay. There would have to be another
11 meeting then before August 5th?

12 MR. McINTOSH: If we wanted to put something on the
13 ballot, yes, we would have to have a -- the Trustees would
14 have to have a meeting.

15 MR. STOLDT: That's what I was wondering because I
16 see August 5th here and --

17 CHAIRMAN DONDORFER: Right, that's what Mr. Rose has
18 indicated.

19 MR. STOLDT: Okay. I wanted to get that clear.
20 Thank you.

21 CHAIRMAN DONDORFER: Thank you.

22 Okay. Moving on from the Audience portion, Old
23 Business, we have none. So seeing that there is none, we will
24 move on to New Business.

25 MS. LUCCI: Mr. Chairman, I vote on -- I move that
26 we vote for Resolution 2020-20 for the Service Department
27 declaring certain personal property of the Concord Township
28 Service Department surplus and not needed for public purpose
29 and obsolete and unfit for the use which the property was
30 acquired and approving the sale of this property by internet-

1 based auction.

2 MR. McINTOSH: I second.

3 CHAIRMAN DONDORFER: All in favor?

4 (Three aye votes, no nay votes.)

5 MR. McINTOSH: Mr. Chairman, I move to vote for
6 Resolution 2020-21, declaring the necessity of submitting to
7 the electors of the township the question of issuing bonds in
8 the aggregate principal amount of \$8 million pursuant to
9 Section 133.18 of the Revised Code.

10 CHAIRMAN DONDORFER: Before we vote on that, I would
11 just like to clarify a few more points.

12 MR. ROSE: Get a second first.

13 CHAIRMAN DONDORFER: Oh, do you second?

14 MS. LUCCI: I will second the motion.

15 CHAIRMAN DONDORFER: Okay, so we have a second. I
16 apologize. I would like to have a little bit more discussion
17 on this before we vote so we're clear with people that are
18 listening or are going to view this later on. The purpose for
19 us going to the Auditor for this information is so that we can
20 have options on, during another meeting to present to the
21 residents, on how to fund these fire stations. This option
22 was part of our discussion, I believe, at the first, as well
23 as the second meeting.

24 We did have dialogue with several residents during
25 the meeting and I and Amy and Morgan had discussion with
26 several residents after. There was a lot of good discussion
27 and I think, to show our due diligence and present as much
28 factual information to be evaluated by all of us, including
29 members of the community, we need to have this done so we know
30 what information is accurate to provide to the community so we

1 can make the best collective decision on moving these stations
2 forward.

3 We know they need, we all agree, they need to be
4 done. There's always been discussion on what is affordable.
5 What is affordable? We are looking to do our due diligence to
6 make it as affordable as possible and I believe that, by not
7 providing this information, we would be remiss in our duties
8 as trustees and we would not be good stewards of the
9 township's tax dollars. So I think it's important to have
10 this information to provide to the residents.

11 Now, again, there is a difference of opinion. We
12 have worked very hard on this project to try to reduce size
13 and cost and make it affordable to our residents. I know
14 we're in the midst of a pandemic. We don't know what that's
15 going to bring and, you know, we have all had -- You know, I
16 have struggled thinking about it at night. I mean, and it's
17 important to have dialogue with members of the community and
18 that's why we're looking for this information and we need to
19 provide it to people in the community.

20 So I don't know. Do you have any thoughts?

21 MR. McINTOSH: Yeah. I think we're on a path of, I
22 feel, some constructive conversation. I received a phone call
23 from a resident this afternoon or had an opportunity to
24 discuss this very topic, you know, the idea of going forward
25 and doing something like this as opposed to not. As we have
26 said in the stakeholder meetings, we can proceed in different
27 construction order. The plan last year called for doing
28 Station 1 first. Now there is an opportunity that we could
29 maybe go 2 and we could defer, wait and see. There is all of
30 those sort of things.

1 But as a leader, you know, in the community, as a
2 leader, this Board has to make the decision. We have to think
3 down the road. I know there is a lot of concern. As a
4 business owner, I have employees and I am, I am concerned
5 about the economy. It's definitely something forefront. It's
6 probably the biggest issue we have in front of us. I think,
7 when you think about the stakeholder meetings, we all know in
8 a calendar sense we are behind where we wanted to be in having
9 these meetings. We wanted to have these conversations months
10 ago. And I think they've been constructive conversations, and
11 I think doing some diligence to move this forward is
12 absolutely prudent. We would be poor leaders if we weren't
13 looking at all of the different options.

14 So to think about this and get the information is
15 absolutely the right thing to do. And I know it's very easy
16 to sit there and say, "Well, why don't you wait? It's bad."
17 You know, there is -- Sometimes there is never a good time for
18 difficult decisions. And while it is challenging now and the
19 economy is most definitely uncertain, we don't know how it's
20 going to affect the township finances, we don't know what our
21 residents are going to go through, we also don't know what
22 that climate will be like in two years from now. We don't
23 know what interest rates will be. We don't know what
24 construction costs will be. We don't know what the levy
25 climate will be, what government funding will be going
26 through, where we do know certain things today. So it's
27 incumbent on us to take this and have a pro-con dialogue about
28 it. I think we're all in agreement.

29 I don't know. Amy, do you have some --

30 MS. LUCCHI: Yeah. You know, I understand the

1 residents' fear, almost. You know, we had a levy that didn't
2 pass last year. There is obviously a lot of feelings there
3 still kind of tied to this project that we're kind of looking
4 at moving forward. I think we've done a good job in trying to
5 educate. We've looked at changing plans based on input from
6 the community. When we, you know, talk about a budget number,
7 we did present financial information and that \$8 million was
8 kind of a not-to-exceed number at this time, which was less
9 than last year.

10 When we're making these decisions, you know, we have
11 to find a balance. We have to think about our firefighters.
12 We have to think about our future. I can tell you that this
13 project is long overdue, and time is money. We have to think
14 about construction costs if we didn't do something now. We
15 have to think about interest rates rising if we didn't do
16 something now. I'm not saying that we have to do something
17 now but we're looking at all of those different options.

18 You know, something else to think about is, you
19 know, we have a levy coming off this year for 60 percent of us
20 here in Concord. The Morley Library levy will be coming off.
21 You know, that's a .7 mill. If something were to go on the
22 levy regarding this, it would be less, and so there would
23 still be a little bit of a reduction, not that that means this
24 makes it all right but, again, that's another option.

25 I think we're being good stewards because we are
26 looking at what is the best step forward. And, you know, it's
27 like when you buy a house or you buy a car, right? Some
28 people think about, well, what's my monthly payment going to
29 be versus what's my overall payment going to be? And I think
30 you have to kind of look at it that way as well. What's going

1 save us the least -- the most amount of money in the long run?

2 So, again, another option. And, again, we have to
3 balance. There is a tremendous amount on the table to think
4 about. It's very challenging. I certainly would entertain
5 another stakeholder meeting before anything, you know, got
6 decided. That's fine. We encourage that. And, you know,
7 frankly, I think if it helps, we would be more than happy to
8 do that.

9 MR. McINTOSH: You know, I think those are all good
10 points. I think we, again, we have to weigh this decision
11 very carefully. It's an important one. You know, the Board
12 of Trustees is responsible to the residents of Concord, and
13 we're also responsible to the employees of Concord Township,
14 and there's a lot of safety factors built into this and
15 there's a lot of things we need to address from that
16 standpoint.

17 Back to the fiscal responsibility thing, you know,
18 as part of this process, we've got some loan amortizations.
19 And just from January to July, the interest rate on the same
20 amount borrowed would be close to, the savings would be close
21 to \$400,000. So that's not an insignificant amount of money.
22 And I feel like leaving that without giving it due
23 consideration is -- would be poor leadership on our part if we
24 didn't think about it.

25 I think we've continued a very -- We've started a
26 very good dialogue. We've had some momentum with it. And I
27 wouldn't suggest that us going forward in any way should make
28 that stop. And I think the more I sort of think about the
29 idea that we talked about maybe at the end of the meeting last
30 night, you know, such as taking the Financial Advisory

1 Committee and sort of resurrecting that in the form of a
2 committee to offer some stewardship of this project because
3 everybody seems concerned about the cost.

4 Looking at it now, I think we have seen a lot of
5 statements about it and a lot of numbers thrown around and the
6 diligence I have done as I have seen this come in, I have seen
7 space that isn't going to be wasted, I have seen forward
8 thinking in the sense of building a project or a station
9 that's going to endure, that's going to bring us up to what we
10 need today, that there isn't waste in this project. And it
11 seems to me that fiscal responsibility is paramount in this
12 and one of the things we could do is leverage the community.
13 We've had great buy-in and support.

14 I had three or four people run up to me yesterday at
15 the meeting and express enthusiasm and interest for us to go
16 ahead and/or this or saying, "This is great," you know. I
17 understand the counterbalance to that. There are those that
18 are concerned.

19 CHAIRMAN DONDORFER: Correct.

20 MR. McINTOSH: And I don't want to lose focus on
21 that. I think one of the things we can do to assure the
22 community that we are being responsible is to engage a
23 committee. I think we ought to really give that some serious
24 due consideration and that is something that we can do to help
25 manage costs, improve transparency and continue dialogue with
26 the community.

27 If we don't need all the money we would issue in
28 some kind of a bond, this is like getting prequalified to buy
29 a house.

30 CHAIRMAN DONDORFER: Right.

1 MR. McINTOSH: Securing financing to get, you know,
2 a budget to get bids to find out what this thing is really
3 going to cost, to make those decisions that get us to final
4 cost numbers, this is like the first step in that process.
5 And whether we put it on the ballot now or in a couple years,
6 it's something that we need to think about.

7 CHAIRMAN DONDORFER: I agree.

8 MR. McINTOSH: So I wholeheartedly support doing
9 this.

10 MS. LUCCI: Can I make one more point? I feel like
11 we're at a good -- We have a lot of agreement on the station
12 designs. I think we're, you know, that was, you know,
13 Station 1 may be across street, Station 2, kind of the way we
14 talked about it yesterday with the space, as you said, the
15 necessities, I feel like we've kind of met, have a lot of
16 agreement in terms of that. So I think that's a big step
17 forward. Obviously, we're contemplating still how it's going
18 to be paid for but, at least, we're moving in, I believe, the
19 right direction.

20 CHAIRMAN DONDORFER: Great. You know, I will, in
21 closing, say that we do plan on engaging in the community with
22 this factual information that we do obtain before we make any
23 decisions and, you know, to try to do our best to determine
24 how to -- what is affordable and how to accomplish, you know,
25 this project. I mean, it definitely needs to be done.

26 MR. McINTOSH: I would like to, I would like to
27 second something that Mr. Rose had said earlier in his report,
28 and that is I would like to encourage the residents of Concord
29 that have concerns about this project or questions to reach
30 out to this Board, to reach out to Ms. Lucci, Mr. Dondorfer,

1 myself, to Mr. Rose. There is a lot of conversation that goes
2 around the township about this project. I very often am
3 taking calls or running across people that just don't have all
4 the facts. And we aren't going to progress forward as a
5 community if we don't work together. And, you know, my offer
6 or suggestion of having a committee is an attempt to get us to
7 work together --

8 CHAIRMAN DONDORFER: Right.

9 MR. McINTOSH: -- as opposed to having that zero-sum
10 game where it's "I am right, you're wrong," and we get pitched
11 into a battle of back and forth. That's not constructive.
12 It's sort of like parents arguing during a divorce and the
13 children suffer. In this case, the children would be our
14 firefighters and our residents. The longer we delay getting
15 these facilities constructed, the longer our firefighters
16 don't have the optimal tools to do this and the longer the
17 residents have to deal -- Our Fire Department is great but it
18 could be better. And without this tool that -- And, you know,
19 Carl, you mentioned not sleeping. I mean, knowing that these
20 decontamination events occur on a regular basis and realize
21 that our facilities don't that, that we have gear being
22 destroyed in the barn, I mean, I just can't see sitting around
23 and waiting for the perfect time to get this project done. So
24 I think we need to continue the positive dialogue. It needs
25 to be open. It needs to be factual. I think the township is
26 coming forward with a great plan to do that and I encourage
27 residents to contact us directly because that's what's going
28 to keep this moving forward constructively.

29 CHAIRMAN DONDORFER: Thank you, both. With that,
30 Mrs. Dawson, can I have a roll call for this vote?

1 MS. DAWSON: A roll call vote, Mr. Dondorfer?

2 CHAIRMAN DONDORFER: Yes.

3 MS. DAWSON: Mrs. Lucci?

4 MS. LUCCI: Yes.

5 MS. DAWSON: Mr. McIntosh?

6 MR. McINTOSH: Yes.

7 MS. DAWSON: Mr. Dondorfer?

8 CHAIRMAN DONDORFER: Yes.

9 Thank you. We will move on to Item C on the New
10 Business for the agenda tonight.

11 MS. LUCCI: I move that we vote to approve the 2020
12 vacation carryover policy.

13 MR. McINTOSH: Second.

14 CHAIRMAN DONDORFER: All in favor?

15 (Three aye votes, no nay votes.)

16 CHAIRMAN DONDORFER: Item D tonight has been tabled,
17 so we will address that at a future meeting. We will move on
18 to Item E.

19 MR. McINTOSH: Mr. Chairman, I move to approve the
20 salary increase to \$18.50 an hour for the assistant fiscal
21 officer, Melissa Hopper, effective 7/22/2020.

22 MS. LUCCI: I second.

23 CHAIRMAN DONDORFER: All in favor?

24 (Three aye votes, no nay votes.)

25 MS. LUCCI: I vote that we approve Fire Department
26 probationary part-time firefighter/medic James Hawk for the
27 position of part-time regular firefighter/medic effective
28 June 27, 2020.

29 MR. McINTOSH: Second.

30 CHAIRMAN DONDORFER: All in favor?

1 (Three aye votes, no nay votes.)

2 CHAIRMAN DONDORFER: And on to future meetings and
3 announcements, Mrs. Dawson.

4 MS. DAWSON: Thank you, Mr. Dondorfer. On Friday,
5 July 31st, at 9:00 a.m., there will be a staff meeting,
6 location to be determined.

7 Tuesday, August 4th, at 7:00 p.m., will be the next
8 Zoning Commission meeting and location to be determined.

9 Wednesday, August 5th, 6:30 p.m., Trustee office
10 hours to be determined; and at 7:30 p.m., Trustee, regular
11 Trustee meeting to be determined.

12 CHAIRMAN DONDORFER: Thank you, Mrs. Dawson.

13 MR. ROSE: Mr. Chair, could I -- I just want to
14 clarify one thing that came up earlier in the meeting.

15 CHAIRMAN DONDORFER: Sure. Go ahead, Mr. Rose.

16 MR. ROSE: While there was some discussion going on,
17 I ducked into my office very briefly. There was a cost
18 estimate back in April for \$13,064,447. The original cost
19 estimates that we received included the second floor Town Hall
20 administration offices and so forth. There was a lot of
21 discussion with the previous board and a number of residents.
22 That was, that plan was then shelved, abandoned, call it
23 whatever you want.

24 CHAIRMAN DONDORFER: Right, right, I remember that.

25 MR. ROSE: We received new schematic designs for
26 Station 1, I want to say July 2nd, July 3rd, but the trustees
27 meeting to do the resolution of necessity to the Auditor for
28 the \$10 million, that was done at the first meeting in July,
29 which I think was the 3rd.

30 MR. McINTOSH: Yes.

1 MR. ROSE: We would have to double check online.
2 That's when we sent the numbers to the Auditor. And then
3 subsequent to that, we then -- "we" meaning the township --
4 placed the \$10 million, 0.83 amount onto the ballot. The
5 revised, the Schematic Design Revised Estimate, Cost
6 Estimate -- That's what it's titled, I apologize -- that, the
7 one that we worked off of, I think is \$8.9 million. I just
8 printed the cover page. That came in on July 30th. So there
9 was one that came in prior in April but that, that, the total
10 for the whole thing was \$17 million and change for Station 1,
11 combined with the second floor --

12 CHAIRMAN DONDORFER: Right.

13 MR. ROSE: -- town Hall administration offices all
14 being consolidated into one building. That was \$13,064,000
15 and some change. So I just wanted to take half a second. I
16 know the meeting is over with but I took a couple minutes, I
17 ducked in my office just to try to, you know, set the
18 timeline.

19 MR. McINTOSH: So the \$8.9 million estimate came in
20 after the July 17th vote to put the levy on the ballot.

21 MR. ROSE: The one I have is dated July 30th of
22 2019. I know the revised schematic drawings came in July 1st
23 or July 2nd. I have the email time stamp from Lemay Erickson
24 Willcox. And then I think the trustees and the Fire
25 Department looked at those designs. We turned those around
26 pretty quick, sent those to -- and we were working off a best
27 guess, you know, not-to-exceed number, which is how they
28 selected the \$10 million, which I thought was a pretty good
29 shot at it. So that's -- I just wanted to clean that up so
30 that everybody's got a good picture of the timeline. I felt

1 like we were going down a rabbit hole, so I went to the office
2 and pulled the data.

3 CHAIRMAN DONDORFER: Thanks for clarifying.

4 MR. ROSE: Thank you.

5 CHAIRMAN DONDORFER: Appreciate it.

6 With that, this concludes our meeting for the
7 evening. Thank you for joining us, and we are adjourned.

8 (Whereupon, the meeting was adjourned at 8:21 p.m.)

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

1 STATE OF OHIO)
2 COUNTY OF CUYAHOGA)

CERTIFICATE

3 I, Melinda A. Melton, Registered Professional
4 Reporter, a notary public within and for the State of Ohio,
5 duly commissioned and qualified, do hereby certify that, to
6 the best of my ability, the foregoing proceeding extension
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 extension 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 29th day of July 2020.

13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

Melinda A. Melton

Melinda A. Melton
Registered Professional Reporter

Notary Public within and for the
State of Ohio

My Commission Expires:
February 4, 2023

