

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

September 2, 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
Matt Sabo, Fire Chief
Tim Brown, Service Director
Heather Freeman, Zoning Director
Sheriff Frank Leonbruno, Sheriff's Office

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

1 7:30 p.m.

2 CHAIRMAN DONDORFER: Good evening, Concord Township,
3 and welcome to the Concord Township Board of Trustee meeting
4 for September 2, 2020. We're going to call the meeting to
5 order and if you'd join us in the Pledge of Allegiance.

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

7 CHAIRMAN DONDORFER: Thank you. Mrs. Dawson, the
8 roll call, please.

9 MS. DAWSON: Mr. McIntosh?

10 MR. McINTOSH: Present.

11 MS. DAWSON: Mrs. Lucci?

12 MS. LUCCI: Present.

13 MS. DAWSON: Mr. Dondorfer?

14 CHAIRMAN DONDORFER: Present.

15 Okay. We are going to move into the approval of the
16 minutes for our August 19, 2020, regular trustee meeting.

17 MR. McINTOSH: Mr. Chairman, I move to accept the
18 minutes as written for the August 9th -- August 19th meeting.

19 MS. LUCCI: I second.

20 CHAIRMAN DONDORFER: All in favor?

21 (Three aye votes, no nay votes.)

22 CHAIRMAN DONDORFER: Moving on to our elected
23 officials reports, starting us off this evening will be our
24 Fiscal Officer, Mrs. Dawson.

25 MS. DAWSON: Thank you, Mr. Dondorfer. As of
26 August 31st, we were 76 percent of the way through the
27 calendar year. The Treasury balance for the 19 active funds
28 within the Township Treasury was \$8 million. That's because
29 we just received our real estate, our second half of our real
30 estate revenue for the year. Treasury balance includes \$1.2

1 million in funds set aside for specific projects.

2 The unencumbered balance in the JEDD fund right now
3 is \$1.4 million. Okay? We don't have an excess in the JEDD
4 fund. We have \$1.4 million. It would take approximately
5 \$4 million to build Fire Station 2 and we would have to save
6 \$850 (sic) per year in the JEDD fund in order to be able to do
7 that. We get paid monthly, so we get a small amount monthly.
8 We probably get \$50,000 at the beginning of the year -- at the
9 beginning of the month and then we get like a \$13,000 payment
10 -- and I'm being very average here, it depends on the month --
11 toward the 15th of the month. So we don't get a big payment
12 of \$850,000 every year. And that's been growing steadily. We
13 started off with, you know, \$100,000 a year. So it takes time
14 to accumulate money if you are going to use that for any kind
15 of capital purchase in that fund.

16 Year-to-date expenditures are 53 percent of the
17 amount appropriated for 2020 and revenue received year to date
18 is 89 percent, which again includes the receipt of the second
19 half of our real estate taxes. This real estate tax revenue,
20 which is the majority of our revenue, we will not be receiving
21 that again until late February 2021 and that's when we'll get
22 our next advance so that we can continue to make payroll first
23 quarter of next year.

24 So if you have any questions, please do not hesitate
25 to call my office at 354-7516.

26 CHAIRMAN DONDORFER: Thank you, Mrs. Dawson.

27 MS. DAWSON: Thank you.

28 CHAIRMAN DONDORFER: Moving into the Trustees'
29 reports, Mrs. Lucci.

30 MS. LUCCI: Thank you, Mr. Dondorfer. I did have a

1 few discussions with residents regarding our fire station,
2 just general questions about the levy and aspects of the
3 project and those were very great discussions. Appreciate
4 that.

5 I did visit a resident on a street that had some
6 complaints about their road. We are looking into that. Our
7 Service Director handled that right away, so we will have some
8 responses to that.

9 I also attended, for the Ohio Township Association
10 Leadership Academy, they had a Federal Day virtual online,
11 which I attended a half-day session to that.

12 We did get a visit today by the community garden and
13 they offered us some vegetables, so we want to thank them.
14 This is my -- This is what I took. So thank you very much.
15 We understand those gardeners are, you know, just great people
16 to work with and we really, really thank you for everything
17 that you do.

18 CHAIRMAN DONDORFER: Thank you, Mrs. Lucci.

19 Mr. McIntosh.

20 MR. McINTOSH: Yes, I as well, I think we've all
21 been sort of taking a lot of questions about the fire levy and
22 it's encouraging. I am overwhelmed to see some of the support
23 we've got in the community and it's refreshing to see that. I
24 think some of our interactions in the stakeholder meetings and
25 that has helped.

26 I also attended the OT, the Ohio Township
27 Association Federal Day working towards earning that
28 leadership certificate with the OTA.

29 I know we've had some questions regarding road
30 repairs. I have talked with a number of different places in

1 the township, some water problems, ongoing zoning
2 conversations. Ms. Lucci and I did attend a homeowners
3 association meeting last week, got to meet one of the
4 homeowners boards. It's always great to see, you know. I
5 looked at this situation and being a trustee is a lot of work.
6 And I, you know, that condo association, I thought, "Man, that
7 looks like it's more work than this." They do a lot of good
8 stuff and that's how our community stays as great as it is.

9 So I also did have a chance to stop by the fire
10 scene we had last week off Mountain Park Drive. I was on my
11 way back from an appointment in Mentor and I decided that I
12 wanted to see the guys in action, so I had an opportunity to
13 walk all the way back from Mountain Park Drive.

14 CHAIRMAN DONDORFER: Right, yeah.

15 MR. McINTOSH: It's quite a hike. And as hot as it
16 was that day, I can just imagine how much it was to drag all
17 that hose back there. I kept walking, thinking, "Am I going
18 to get to this house or what?" So I really got an opportunity
19 to see everything in action and it was just great to see the
20 guys doing a great job. They were on scene for a long time.

21 I'd also like to thank the community, Concord
22 community garden group that dropped off the vegetables. That
23 was very generous of them and I know I wanted to share our
24 appreciation, so thank you for that.

25 CHAIRMAN DONDORFER: Yeah, I would also like to
26 thank the Concord community garden group. We really
27 appreciate fresh vegetables today.

28 I did field a few calls over the -- since the last
29 meeting. I did look into a road issue from one of our
30 residents in Concord that we're working with Tim Brown, from

1 the Service Department, as well as a lighting issue over from
2 another resident on Pinecrest that, hopefully, we will have
3 remedied in short order.

4 I'd also like to thank our first responders, not
5 only the firefighters but our representatives of the Sheriff's
6 Department, our deputies that are out there. I did receive a
7 call from a resident this evening on the way here to the
8 meeting who indicated how pleased she was. About three weeks
9 ago she, in one of the storms, she had a tree that crashed
10 through her house and caused significant damage. She
11 commended the firefighters and Lake County Sheriff's
12 Department on a prompt response, as well as their
13 professionalism while on scene, and we'd like to thank
14 everybody for doing a great job out there.

15 With that, we will move into department reports and
16 Administration, Mr. Rose.

17 MR. ROSE: Thank you, Mr. Dondorfer. Members of the
18 Board, Mrs. Dawson, members of the audience, both here and
19 listening in virtually, good evening. I would like to start
20 off by covering a few items related to the Fire Stations
21 Project and I will move into some other general items.

22 There was a question that was brought up at the
23 stakeholder meetings regarding the use of the Auburn Career
24 Center students and their ability to possibly perform some of
25 the work in order to save some costs and also for the students
26 to gain value experience. We're specifically talking about
27 the students that were in the construction program at Auburn
28 Career Center.

29 I reached out to Auburn Career Center. I had a very
30 good discussion with Mr. Bob Hill. He is the director of the

1 construction program there at Auburn. He stated that students
2 are only allowed to work on the sanctioned projects through
3 the actual career center. As most of us know, the Auburn
4 Career Center, their construction students build houses but
5 those houses that they construct are all built on Auburn
6 Career Center, Auburn Career Center owned property. So even
7 the house that's not co-located with Auburn Career Center,
8 they hold title to that property when they construct a
9 project. And then once it's completed, then they divest
10 themselves of the house with the property. And it's a
11 liability concern, so that's not going to be a feasible option
12 after discussions with Auburn Career Center.

13 Another point that was brought out in the
14 stakeholder meeting was the use of metal buildings and/or
15 metal construction in order to reduce costs. After
16 discussions with Fire Chief, Deputy Chief and our
17 architectural team, this option -- and I think we've stated
18 this before -- but this option will be evaluated during the
19 design development phase of the project, which hasn't started
20 yet, but this option will be fully explored to look at what
21 options are best for the Concord Township fire stations.

22 The last thing regarding fire stations I want to
23 touch on is the cost per square foot issue. I've been a
24 little bit bothered by the claims of an outside group stating
25 that our projected construction costs are nearly double the
26 national average. That's simply not true. I utilized the
27 exact source referenced by the outside group in their previous
28 literature mailer piece and I was able to obtain a report from
29 the exact same source, and that source is RSMeans. They have
30 construction cost estimation software. The data set that we

1 ran does not cover line items such as land acquisition, site
2 work, exterior work not attached to the building, such as
3 parking lots, sidewalks, landscaping and lighting, utilities
4 that are brought in from the right-of-way to the building,
5 such as electrical, sewer, sanitary, natural gas. And it
6 doesn't cover contractor overhead costs because those
7 fluctuate, and you can plug those in but we left those out of
8 this projection.

9 After discussions with -- I called RSMeans and after
10 discussion with an RSMeans company representative regarding
11 their estimating software, there are ways to include this
12 information into the data set but that's usually not done
13 until a general contractor is ready to prepare his bid so he
14 can help use it for his bid numbers.

15 So based on this information, I worked with our
16 architectural team. I also discussed this matter with several
17 local construction and engineering-related firms in order to
18 reconcile our latest cost estimate -- that's the one dated
19 July 24th of 2020. It's currently posted on our website and
20 has been -- to remove the elements to match the RSMeans
21 criteria from the report that I received. It turns out that
22 the projected cost per square foot are right in line with what
23 RSMeans software estimated the estimated projection is.

24 In addition, to ensure a proper comparison, I took
25 it a step further. I had the report run specifically for
26 northeast Ohio, not nationally, and I also had it designated
27 specifically for fire station construction. The RSMeans
28 software has the ability to do that. It boils down to this:
29 We're not double. We're not nearly double the national
30 average. That's, that's false information that's being

1 distributed. So that concludes my three line items on the
2 Fire Station Project.

3 Moving on to some other items I'd like to cover, on
4 the agenda is a vote to approve granting \$3,000 of our CARES
5 Act funds, CARES Act funds to the Fair Housing Resource
6 Center. These funds are to be utilized towards maintaining
7 the tenant-landlord hotline. It's a very well used, very
8 often used hotline that a lot of our Lake County residents do
9 utilize. A request was received from the County Administrator
10 and the director of Lake County Fair Housing and it was sent
11 to all Lake County communities. So I am asking for a
12 favorable vote on that.

13 The JEDD Administrator and I, we've been having a
14 couple -- we've had a couple of virtual meetings with Team NEO
15 representatives in order to determine how to best recruit
16 light manufacturing into our township, and this is
17 specifically for the area along Discovery Lane.

18 Local schools have started back this week and I
19 believe Riverside is next week. We'd like to wish the
20 teachers and the students great success as they begin the new
21 school year. Just a reminder to all of our residents to
22 please slow down and keep an extra watchful eye now that we've
23 got kids out near the road during bus pickup and dropoff
24 times.

25 We would like to welcome the following new
26 businesses for investing in our community: Concord Collision
27 at 7505 Ravenna Road; the Institute for Spine, Incorporated,
28 at 8007 Auburn Road, Suite 2; and Dr. Vanek, with Mentor
29 Plastic Surgery, at 7537 Fredle Drive. And we wish you all
30 great success here in Concord Township.

1 Our annual Shred Day, it's always a very popular
2 event. It is scheduled for Saturday, September 26th, from
3 10:00 a.m. to noon. There are some procedural changes this
4 year. Due to COVID restrictions, we are going to ask
5 residents to remain in their vehicle and have their materials
6 that need to be shredded placed in the trunk or hatchback area
7 of the vehicle. When you pull up, a township employee will
8 remove the boxes for you. This year residents will not be
9 able to watch the shredding as they have in years past and
10 your boxes will not be returned. If you wish to have a
11 certificate of destruction, we can certainly do that. So
12 please let the township employee that's removing the items
13 from your vehicle know. This event is open to township
14 residents and there is a limit of three legal sized boxes per
15 resident. If you need more information, please visit the
16 township website or give us a call, 354-7500, and we'll be
17 happy to go back over the Community Shred Day with you.

18 Finally, this weekend is Labor Day, so township
19 offices will be closed on Monday, September 7th.

20 On a personal note, I will be on vacation this
21 Friday and Tuesday in conjunction with the long weekend. I
22 will be offline and not reachable for several days. I am
23 going off the grid, as they say, for a little bit. And I
24 would like to wish everyone a safe and pleasant Labor Day
25 weekend. That concludes my report. Thank you.

26 CHAIRMAN DONDORFER: Thank you, Mr. Rose.

27 Moving on to our Fire Department, Chief Sabo.

28 CHIEF SABO: Good evening, everyone. For the month
29 of August, we had a total of 217 events. Highlighting some of
30 them, in EMS we had 144 patient contacts, with 106 transports

1 to local hospitals. We had eight fire events in Concord. We
2 had one structure fire. And outside of Concord we had six
3 structure fires and one cooking fire. We gave mutual aid 15
4 times and received mutual aid eight times.

5 Our fire prevention bureau has been really busy. As
6 the schools get back, they've been out in the schools. But
7 they completed 56 inspections, accounting for about 98 hours.
8 All the schools and preschools in Concord Township have been
9 inspected and they're ready for session. So I want to send a
10 special thank you to our fire prevention bureau. They did a
11 fantastic job working with the schools and helping them with
12 guidance through the COVID.

13 They had also 34 passed inspections, eight
14 inspections passed with comments, six with discrepancies, two
15 correction notices issued, and one follow-up inspection.
16 There is four pending inspections, one failed, and they also
17 did two plan reviews and they spent about 10 hours in
18 continuing education and training. And they also performed
19 one fire investigation in Concord Township. One of our
20 inspectors, our full-time inspector, is a certified fire
21 investigator, so it's nice to have him on staff.

22 In public education, they installed one residential
23 lockbox and there were two returned.

24 Just to touch base on the one structure fire, this
25 was the fire on Mountain Park Drive that Mr. McIntosh referred
26 to. I want to specifically thank the Lake County Sheriff's
27 Office for their assistance in the investigation and on scene,
28 as well as the Lake County Eastern FIU team, fire
29 investigation unit, and Tim Brown and the Service Department.
30 Without their help, that would have been a really long night

1 and they made it a lot easier for us, so I appreciate their
2 help.

3 Currently, the fire is still under investigation.
4 It was ruled suspicious, it was designated. So the
5 investigation found that it was juvenile involved and they
6 have two people that they're -- two people of interest that
7 they're speaking with. So they turned it around really quick
8 and so -- but the investigation still remains open.

9 Unfortunately, due to an error on my side, I had a
10 presentation put together. I wanted to talk just briefly
11 about some of the grants that we received over the years,
12 specifically back to 2010, just to give you an overview. The
13 major grants, governmental grants that we have received come
14 from FEMA through the Assistance of Firefighters Grant, or
15 AFG, the Ohio Department of Public Safety, the Ohio Bureau of
16 Workers' Compensation, and the Ohio Department of Commerce
17 State Fire Marshal. Those are the major grant funders that we
18 deal with on the government level. On the private, in the
19 private sector, we have been involved with grants from
20 Firehouse Subs, the Elks, McDonald's, NOPEC, and Walmart, just
21 to name a few. So we appreciate the public sector and private
22 sector funders that help keep our operational costs down.

23 The grant proposal or the grant writing process
24 really is a team effort in the firehouse between the
25 firefighters, the Fiscal Office and the grant writers. We
26 have Karen Pirc, our administrative assistant, does much of
27 the legwork for this, of this for us, along with one of our
28 firefighters, one of our new hire firefighters that is skilled
29 at grant writing.

30 The major impact when we deal -- When we determine

1 whether or not to go for a grant, our needs, our departmental
2 needs have to line up with the funder's priorities and that
3 doesn't always happen. So if our needs line up with funder
4 priorities, usually we get a favorable outcome. If our needs
5 don't line up, then it's -- then we don't get a favorable
6 outcome. So when we look at a grant, we take the time to look
7 at our needs and look at the requirements of that grant to see
8 what our likelihood of success is going to be. If it's a high
9 likelihood, then we invest the time. It's usually about 90
10 hours of work over a short amount of time to put a grant
11 application together. Some of them are easier, some of them
12 are more intensive, like the FEMA grant.

13 Just to give you a summary of grant awards, since
14 2010 we have been awarded over \$700,000 in grants and our
15 match has been \$55,000 to receive that \$700,000, that includes
16 the Assistance to Firefighters Grant, EMS Training and
17 Equipment Grant, Safety Intervention, and then Firefighter
18 Training Grant. The largest of our government awards has come
19 through the Assistance to Firefighters Grant. This is funded
20 by the Department of Homeland Security and FEMA. These awards
21 have been funded -- have funded a wide range of firefighting
22 and EMS equipment, and this program does not fund buildings.
23 They did once in 2009 and they do not do that anymore.

24 The AFG is an extremely competitive grant with an
25 extensive application process and a long waiting period for
26 approval. We have applied to that nine times since 2002 and
27 have received six awards for such items as traffic preemption
28 systems, power cots and load systems for our ambulances,
29 station direct capture exhaust removal systems for both
30 stations, extrication equipment, thermal imaging cameras,

1 command training programs, smoke alarms for our residents,
2 lockboxes, and a fire extinguisher simulator.

3 In addition to that, we've also been awarded --
4 we've applied for regional grants and have been awarded
5 regionally for station alerting systems and self-contained
6 breathing apparatus. So a regional grant is multiple
7 departments working together and putting a collective ask
8 together.

9 The Ohio Department of EMS uses fees from seat belt
10 fines to fund its training and equipment grant and we have
11 received funding from this program yearly over the past ten
12 years, receiving \$32,000 for a variety of direct care EMS
13 equipment and EMS training equipment, such as our CPR
14 mannequins.

15 The Bureau of Workmans' Compensation grant's
16 availability and funding levels are all based on our
17 township's payroll. We've received awards of \$56,000 for the
18 purchase of power cots and load systems for our squads, an
19 extractor washing machine for gear, and we've also received
20 funding for fire particulate hoods that are worn under the
21 firefighters' helmets to protect them from heat and toxic
22 chemicals.

23 The Ohio State Fire Marshal provides grant funds for
24 specific fire training. When our trainings meet the funding
25 criteria, we applied for these grants and have received \$1,700
26 to cover our training costs.

27 Firehouse Subs, on the private sector, we have
28 received two awards from Firehouse Subs, one in 2016 for
29 \$10,675 and one in 2018 for \$19,046. Firehouse Subs was
30 started by Florida firefighters. Their foundation began

1 following Hurricane Katrina when the stores provided food to
2 first responders and survivors. We are thankful for the
3 support of our local Firehouse Subs franchise in Mentor.

4 In 2012, we received \$720 from the Elks Grant which
5 assisted us in getting our lockbox program up and running.

6 Our local McDonald's funded a total of \$1,000 for
7 educational handouts.

8 NOPEC dollars awarded to Concord Township are
9 primarily for energy-related projects and our portion of the
10 2018 award, \$24,000, enabled us to replace broken HVAC
11 equipment at Station 1, bay heaters at Station 1, and the AC
12 system at the Fire Prevention and Education facility.

13 So I just wanted to give you that overview. And,
14 certainly, every year that goes by, when a grant opportunity
15 opens, we are on it. We are looking at it to make sure if
16 it's a viable option for us, if our needs meet the criteria of
17 that project. And if it does, then it's worth spending the
18 money on it and the time. So any questions?

19 CHAIRMAN DONDORFER: Thank you, Chief. No.

20 CHIEF SABO: Thank you very much.

21 CHAIRMAN DONDORFER: Appreciate it.

22 Moving on to our Service Department, Tim Brown.

23 MR. BROWN: Good evening, everyone.

24 CHAIRMAN DONDORFER: Good evening.

25 MR. BROWN: The Service Department, in the month of
26 August, was very busy. The concrete crew has been out
27 performing concrete slab replacement in several areas of the
28 township. Crews replaced approximately 290 yards of concrete
29 this month, and to date approximately 600 yards have been
30 poured. The areas that received the repairs in August were

1 Amanda, Wyndtree, and Summerhill.

2 The crack seal crew finished their lengthy list of
3 roads in the second week of August and then transitioned into
4 performing the Dura-Patch repairs. Dura-Patch repairs have
5 been performed on the Hawthorne Woods, Cherry Hill and Fay
6 Road allotments. Clear Lake and Ridgewater are the next on
7 the list.

8 Other activities performed by the Service Department
9 was ditch maintenance and culvert replacement throughout the
10 township. A request for "Do Not Litter" signs was received
11 and the signs have been ordered. We hope to have them
12 installed in the next ten days.

13 The Service Department is still providing the yard
14 waste dumpster and will continue to until mid-November.
15 Residents may drop off yard waste in paper biodegradable bags
16 Monday through Friday, from 7:30 a.m. to 2:30 p.m.

17 On the agenda tonight is a request to purchase a
18 John Deere 4 by 6 Gator utility vehicle and a 22-foot,
19 16,000 GVW equipment trailer. Both pieces of equipment were
20 budgeted within the Service Department annual budget this
21 year.

22 The Service Department would like to remind
23 residents that, if they need any questions or concerns taken
24 care of, that they can give us a call at (440) 350-3225 or
25 e-mail us at ConcordTwp.com. That concludes my report.

26 CHAIRMAN DONDORFER: Thank you, Mr. Brown.
27 Appreciate it.

28 Moving on to zoning, Heather Freeman.

29 MS. FREEMAN: Good evening.

30 CHAIRMAN DONDORFER: Good evening.

1 MS. FREEMAN: During the month of August, the Zoning
2 Department processed 32 zoning permit applications and
3 collected \$4,000 in fees. That brings our year-to-date total
4 to 252 zoning permits. Additionally, we performed 91
5 inspections on open zoning permit applications and followed up
6 on 14 complaints about potential zoning violations.

7 Last night, the Zoning Commission met and they
8 conditionally approved a project for a new medical office
9 building that will be located at 8003 Auburn Road. This will
10 be the second medical office building at the site. So we're
11 excited about that new addition to Concord.

12 Finally, the September BZA meeting will be cancelled
13 as we have no new applications for this month to consider.

14 And with that, I just want to thank you and have a
15 safe holiday Labor Day weekend.

16 CHAIRMAN DONDORFER: Same to you. Thank you very
17 much.

18 Moving on to our Rec Department and we do not have
19 Debra Esker here tonight but providing her report will be Andy
20 Rose. Thank you, Mr. Rose.

21 MR. ROSE: I will do my best to live up to Deb
22 Esker's enthusiasm.

23 CHAIRMAN DONDORFER: It's a hard act to follow.

24 MR. ROSE: Can you believe August is gone already?
25 Here we're, we're in September. The weather is going to get a
26 little bit cooler. The leaves are going to start to turn and,
27 boy, do we have some classes that fall into this and we're
28 ready for this. Okay. We've got 38 individual in-person
29 classes planned. We have two virtual classes offered. We
30 have 21 community small group gatherings planned at the

1 Community Center for September. We just can't wait to get
2 people back in there.

3 A couple of the highlighted classes, we've got Baton
4 for Kids. We're finishing up the tennis lessons for kids.
5 We've got Yoga Pilates Fusion, along with beginning yoga.
6 We've got everybody's favorite, Pound! We've got some
7 American Mah Jongg. I heard that the Service Director, Tim
8 Brown, is going to be taking the Autumn Grapevine Wreath
9 Making Class, so I am very excited to see how that goes.

10 And then in the virtual world we've got piano
11 lessons for adults. And then I heard, somebody told me that
12 Sheriff Leonbruno signed up for the virtual Ukulele Basics
13 Class. So I am very excited and maybe we can get him to play
14 at next year's Community Day --

15 CHAIRMAN DONDORFER: That would be excellent.

16 MR. ROSE: -- and do an act for us. Wouldn't that
17 be fun? We can give him some time in the gazebo.

18 Hey, real quick and very important, the American Red
19 Cross Blood Drive, we're doing that every month. We had one
20 today. It was very, very successful. All the appointments
21 were booked. The next one, I believe, is the first Wednesday
22 in October. So check the website and you can sign up with the
23 American Red Cross and select the Concord Community Center and
24 help everybody there.

25 And then, you know, we've got this new series. Deb
26 Esker talked about it last month. It's called "Won't You Meet
27 Your Neighbor" and it's guided local field trips to tour local
28 historical sites in Concord. And on September 29th, we're
29 going to be going to Connie Luhta's legendary Concord Air Park
30 to learn about the history of aviation in Concord Township

1 with that, with that air park. So that's going to be really
2 exciting.

3 And then, finally, to wrap it up, on
4 September 16th, Dan Maxson, our docent, is going to be
5 presenting "The Place to be in Lake County," and that's going
6 to be at the Community Center as part of the senior programs
7 that are resuming, and we're just so excited to have them
8 coming back into the building and we'll be able to visit with
9 them. And that concludes my report. My enthusiasm is over.

10 MS. LUCCI: Nice.

11 CHAIRMAN DONDORFER: Excellent, excellent. You did
12 very well there, very well.

13 MR. ROSE: Thank you.

14 CHAIRMAN DONDORFER: Okay. Moving on to township
15 law enforcement, Sheriff Leonbruno is with us tonight.

16 SHERIFF LEONBRUNO: We didn't do anything in August.
17 Thank you. (Laughter.) August was busy. We had 1,077 calls
18 for service that we were involved in, 17 arrests in Concord,
19 one was for a murder on Pinecrest and that person is in
20 custody. We arrested a person on a warrant for murder on a
21 stop on Route 84 and Chestnut and they are in jail, along
22 with the adult female that was with them on an OVI. We had
23 three drug arrests. We had one unlawful sexual conduct with a
24 minor arrest, a number of thefts, and one false alarm arrest
25 for TriPoint Hospital.

26 We handled 50 alarms. We did 132 warnings for
27 traffic stops, eight citations. We cited eight people for
28 driving under suspension and one OVI arrest. We did 87
29 business checks and 96 crime preventions.

30 There are a number of investigations that will stop

1 some people from going off the grid, 15 were animal
2 complaints, 25 were disabled vehicle assists. We had 64
3 suspicious circumstances, 39 traffic complaints, 19 welfare
4 checks, a harassment, a number of juvenile complaints as part
5 of those investigations.

6 Two things that I would like to note is on scams. I
7 know I bring them up all the time but it doesn't seem to get
8 to everybody. We just handled a call where a couple in
9 Concord here went to the bank, got \$18,000 out of their
10 accounts because they were told their grandson was in jail.
11 So it's the grandfather -- I mean grandparent scam. And in
12 this scam the people came to their house and actually picked
13 up the \$18,000. Once they left, then the couple called and
14 said they thought they might get scammed. Fortunately,
15 unfortunately, the people involved were arrested in Westlake
16 on a similar scam. They're out of Florida and we think there
17 is about \$150,000 that they have scammed people out of with
18 this type of scam.

19 But this is going on frequently, as well as lots of
20 calls from the IRS that people are concerned about. IRS will
21 not call you and ask for your money. The Apple I.D., the
22 Apple card scam is rampant in our area where they're calling
23 that your account has been hacked, please call us. Apple will
24 not call you to tell you that your account has been hacked.
25 Lots of people are being taken by this. The more people are
26 using social devices like iPhones and Apple accounts and Venmo
27 and all these other pay services, lots of money traveling and
28 lots of ways to be taken advantage. Your bank's not going to
29 call you. Social Security is not going to call you. Apple is
30 not going to call you. Don't give your money out on the

1 phone.

2 If somebody says, go get gift cards to pay them,
3 that's a scam. If they ask you to go get money and transfer
4 it, it's a scam. Call the Sheriff's Office. Call your local
5 police department before you give any money out. Don't give
6 your personal information out. But it's quite rampant in our
7 area and lots of victims. As often as it's said, there is
8 still lots of victims out there.

9 On our Sheriff's app and on our Facebook and on our
10 press releases, we did some releases about the Apple scam. We
11 also did, I did a release on grooming and kids being on the
12 internet and how sexual predators track them on the internet,
13 how they groom them by pretending they're somebody else,
14 getting their personal information and then getting them to
15 show them pictures of themselves naked on the -- And then once
16 they do that, then they threaten, "Well, I am going to tell
17 your parents if you don't keep doing this."

18 And people say, "Well, that wouldn't happen to my
19 kids." It's happening quite often and you need to pay
20 attention to where your kids are on the internet and on their
21 iPhones.

22 Lastly, I won't be able to make it at the ukulele
23 class. It's our annual kazoo concerto bash in Kalamazoo that
24 weekend, so I won't be there. Thank you.

25 CHAIRMAN DONDORFER: Thank you, Sheriff. Yeah, it's
26 unfortunate, there is so much of that going around.

27 MR. ROSE: It's terrible.

28 CHAIRMAN DONDORFER: Scams and things of that
29 nature.

30 Okay. Moving on to our audience portion of the

1 meeting tonight, is there anybody on with us on the telephone?
2 If so, you can please state your name and address for the
3 record.

4 MR. ROSE: I don't believe there is anybody on the
5 phone today, sir.

6 CHAIRMAN DONDORFER: Okay. Seeing none, we will
7 move on to Old Business. Seeing that we have none, we will --

8 MR. ROSE: Somebody is here, if he wants to speak.

9 CHAIRMAN DONDORFER: Oh, Rob, okay. Yeah, I didn't
10 realize. I apologize.

11 Moving on to New Business this evening, Item A, we
12 have to vote for our August financial --

13 MR. ROSE: Mr. Chairman, can we move up Item C.

14 CHAIRMAN DONDORFER: Oh, yes.

15 MR. ROSE: I think that would be nice to start on a
16 high note.

17 CHAIRMAN DONDORFER: Yes, we will start with
18 Item C. This is Resolution 2020-28 for Citizen of the Year
19 Award.

20 MR. ROSE: It is my pleasure to announce the 2020
21 Citizen of the Year, the Concord Township Firefighters and
22 First Responders. "Whereas, Concord Township Firefighters and
23 First Responders are friends, neighbors, and good citizens of
24 Concord Township, and have, through their dedication to home,
25 family, community and profession, consistently set the finest
26 examples for the values of good citizenship; and

27 "Whereas, firefighters and first responders put
28 their lives on the line everyday to keep our community safe
29 and work tirelessly during times of crisis to confront danger
30 enabling the rest of us to isolate ourselves from it; and

1 "Whereas, their reliability, responsiveness and
2 professional skills not only keep us safe but also serve to
3 attract homeowners to a safe and thriving community and
4 strengthen our business community's opportunity to grow; and

5 "Whereas, firefighters and first responders perform
6 their job with the uncertainty of what can happen on a call,
7 as well as the long-term physical and emotional hazards of
8 their work, we recognize the scope and impact of every aspect
9 of their jobs, from saving people from fires and violent
10 accidents to holding the hand of a frightened child and
11 helping a grandparent off the floor, and we recognize each of
12 their contributions, big or small, makes a difference and
13 impacts our township; and

14 "Whereas, recognizing first responders only for
15 their high-profile sacrifices would be to ignore their
16 everyday contributions to our society; in addition to battling
17 fires, they also perform important fire prevention and
18 education duties including teaching our children how to be
19 fire safe; and

20 "Whereas, we recognize our firefighters and first
21 responders are the backbone of our community and they are the
22 men and women who leave their families and selflessly put
23 themselves in harm's way to take care of others. We recognize
24 the skill and tireless bravery of these heroes who readily
25 assist people on what may be the worst day of their lives with
26 respect and integrity.

27 Now therefore be it resolved, that we, the Concord
28 Township Board of Trustees, Lake County, State of Ohio, on
29 behalf of the residents of Concord Township, do hereby, with
30 great privilege, recognize and pay honor and tribute to

1 Concord Township Firefighters and First Responders as the
2 Concord Township Citizen of the Year for 2020."

3 MR. McINTOSH: I so move.

4 MS. LUCCI: I second.

5 CHAIRMAN DONDORFER: All in favor?

6 (Three aye votes, no nay votes.)

7 CHAIRMAN DONDORFER: Congratulations.

8 MS. LUCCI: Thank you.

9 CHAIRMAN DONDORFER: Chief Sabo.

10 CHIEF SABO: Thank you very much, appreciate it.

11 MS. FREEMAN: Deb would if she were here.

12 MR. ROSE: Oh, yeah, good call.

13 (Photograph taken.)

14 CHIEF SABO: All right. Thank you.

15 CHAIRMAN DONDORFER: Well done.

16 Moving on to our August financial report.

17 MS. LUCCI: Mr. Chairman, I move that we approve the
18 August financial report.

19 MR. McINTOSH: I second.

20 CHAIRMAN DONDORFER: All in favor?

21 (Three aye votes, no nay votes.)

22 CHAIRMAN DONDORFER: Item B is Resolution 2020-27,
23 accepting the amounts and rates from Budget Commission. This
24 is a roll call vote.

25 MR. McINTOSH: Mr. Chairman, I move to approve
26 Resolution 2020-27, a resolution accepting the amounts and
27 rates as determined by the Budget Commission and authorizing
28 the necessary tax levies and certifying them to the Auditor.

29 MS. LUCCI: And I second.

30 CHAIRMAN DONDORFER: All in favor?

1 MR. McINTOSH: Roll call.
2 CHAIRMAN DONDORFER: Oh, roll call.
3 MS. DAWSON: Mr. McIntosh?
4 MR. McINTOSH: Yes.
5 MS. DAWSON: Mrs. Lucci?
6 MS. LUCCI: Yes.
7 MS. DAWSON: Mr. Dondorfer?
8 CHAIRMAN DONDORFER: Yes.
9 Item C.
10 MR. ROSE: No, we did that.
11 CHAIRMAN DONDORFER: D, this is also a roll call,
12 permanent appropriations.
13 MR. McINTOSH: Mr. Chairman, I move to approve the
14 township annual appropriation resolution for Concord Township,
15 2020-29.
16 MS. LUCCI: I second.
17 CHAIRMAN DONDORFER: Mrs. Dawson, roll call.
18 MS. DAWSON: Mr. Dondorfer?
19 CHAIRMAN DONDORFER: Yes.
20 MS. DAWSON: Mrs. Lucci?
21 MS. LUCCI: Yes.
22 MS. DAWSON: Mr. McIntosh?
23 MR. McINTOSH: Yes.
24 CHAIRMAN DONDORFER: Item E.
25 MS. LUCCI: Mr. Chairman, I move to approve a step
26 increase to \$18.58 per hour for maintenance worker 2 David
27 Weber effective 8/20/2020.
28 MR. McINTOSH: Second.
29 CHAIRMAN DONDORFER: All in favor?
30 (Three aye votes, no nay votes.)

1 CHAIRMAN DONDORFER: Item F.

2 MR. McINTOSH: Mr. Chairman, I move to approve a
3 P.O. for -- in the amount of \$12,000 to Hull and Associates
4 for professional engineering services.

5 MS. LUCCI: I second.

6 CHAIRMAN DONDORFER: All in favor?

7 (Three aye votes, no nay votes.)

8 CHAIRMAN DONDORFER: Item G.

9 MS. LUCCI: Mr. Chairman, I move that we approve a
10 Service Department P.O. in the amount of \$8,715 to O'Reilly
11 Equipment for a trailer.

12 MR. McINTOSH: Second.

13 CHAIRMAN DONDORFER: All in favor?

14 (Three aye votes, no nay votes.)

15 CHAIRMAN DONDORFER: Item H.

16 MR. McINTOSH: Mr. Chairman, I move to approve a
17 Service Department P.O. in the amount of \$12,748.30 to Lake
18 Erie Lawn and Garden for a John Deere Gator.

19 MS. LUCCI: I second.

20 CHAIRMAN DONDORFER: All in favor?

21 (Three aye votes, no nay votes.)

22 CHAIRMAN DONDORFER: Item I.

23 MS. LUCCI: Mr. Chairman, I move that we approve the
24 allocation of our CARES Act funds in the amount of \$3,000 to
25 the Lake County Fair Housing Board.

26 MR. McINTOSH: I second.

27 CHAIRMAN DONDORFER: All in favor?

28 (Three aye votes, no nay votes.)

29 CHAIRMAN DONDORFER: Tonight Mrs. Dawson is going to
30 cover for us the items voted on in the last staff meeting.

1 MS. DAWSON: Thank you, Mr. Dondorfer. The RC-3
2 Records Retention Schedule list for destruction, Mr. McIntosh
3 moved to accept the RC-3 Records Retention Schedule list for
4 destruction. Mrs. Lucci seconded. The vote was three ayes.

5 There was a public hearing set for September 16,
6 2020, 7:20 p.m., via Webex, for street lighting petition for
7 Quail Hollow Phase 10, 1 B District Unincorporated of Concord
8 Township. You had previously, in March, voted for 1 A. This
9 is a continuation down Hunting Lake Drive in Quail Hollow.

10 The Zoning Department, there was a Mylar for Lilly
11 Farms Subdivision, Residential Conservation Development, final
12 plat. Mr. McIntosh moved to approve the Mylar for Lilly Farms
13 Subdivision, Residential Conservation Development, final plat.
14 Mrs. Lucci seconded. Vote: Three ayes.

15 And there was an approval of six-month orientation
16 increase of \$500 per year for Tim Brown, Service Director,
17 effective August 10, 2020, per the offer letter dated
18 January 22, 2020. Mrs. Lucci moved to approve the six-month
19 orientation increase of \$500 per year for Tim Brown, Service
20 Director, effective August 10, 2020, per offer letter dated
21 1/22/2020. Mr. McIntosh seconded. There was a vote of three
22 ayes.

23 Would you like me to go ahead and finish with the
24 future meetings and announcements, Mr. Dondorfer?

25 CHAIRMAN DONDORFER: Yeah, you can cover those.

26 MS. DAWSON: Or did you have, did you want some
27 more --

28 CHAIRMAN DONDORFER: No, you cover those and I have
29 a few --

30 MS. DAWSON: My apologies. Future Meetings and

1 Announcements: on Monday, September 7th, we will be closed in
2 observance of Labor Day;

3 On Wednesday, September 9th, the formerly scheduled
4 BZA meeting has been cancelled;

5 And on Wednesday, September 16th, at 6:30 p.m.,
6 trustee office hours here at Town Hall; 7:20 p.m., the public
7 hearing for the Quail Hollow Phase 10, 1 B District
8 Unincorporated for their lighting petition will be held; and
9 at 7:30 p.m. that same evening, a regular trustee meeting here
10 at Town Hall.

11 CHAIRMAN DONDORFER: Thank you, Mrs. Dawson.

12 MS. DAWSON: Thank you, Mr. Dondorfer.

13 CHAIRMAN DONDORFER: So before we close tonight, I'd
14 like to thank Mr. Rose for doing his due diligence and
15 providing us some factual information as far as the cost for
16 this Fire Station Project. You know, I think it's important
17 for our residents to be educated when they go to the polls
18 this fall as far as this decision on this project and we want
19 those people and our residents to be provided with factual
20 information.

21 You know, unfortunately, recently there's been some
22 inaccurate information, I think, provided either on social
23 media streams or through lip pieces that, you know, I think
24 it's important for us, as trustees, to correct that
25 information and provide the actual facts that are out there.
26 And I just, you know, a couple things that I've been asked by
27 residents who reached out to me regarding some things that
28 they, either some information they saw on social media or
29 something they may have received was that, you know, in 2019
30 when this, the first levy, was put on, that was for 0.83

1 mills. That was a \$10 million budget estimate that was
2 listed. And then we did our due diligence to reduce that by
3 \$2 million dollars and proposed a 0.6 mill levy, borrowing \$8
4 million.

5 There were some questions asked of me because some
6 of the information being circulated is that, in 2019, it was
7 \$8.9 million, not \$10 million, and that figure came from the
8 AECOM cost estimate that was provided after we provided the
9 budget estimate of \$10 million. So I think that's important
10 because, if you look at that information that's being
11 circulated, and it was a question to me, was that it doesn't
12 appear that there was a reduced cost in what we did to try to
13 reduce the cost in this project.

14 So it was, actually, the factual information was
15 that, in 2019, we provided a budget estimate of \$10 million,
16 and in 2020, we're providing a budget estimate of \$8 million
17 and we reduced the cost significantly in that regard and the
18 cost savings of \$2 million. So I think that's important for
19 residents to know as far as being educated on what the facts
20 are regarding this project.

21 Also, there was some information stated that, you
22 know, these stations are extravagant and they should be
23 reduced in size, and we covered that in our stakeholder
24 meeting. We did make reductions in the size. And we also
25 indicated in those meetings that, you know, most of the square
26 footage is in the bay areas that we use to store our apparatus
27 and our engines and things of that nature. So there is no,
28 there is no want here. This was all needed space.

29 So, you know, some of the information I was asked
30 about, you know, or was being circulated was that, you know,

1 they're not reasonable in size or cost, and I just -- I don't
2 think that's, I don't think that's factual.

3 MR. McINTOSH: Well, Mr. Chairman, I agree. I mean,
4 we've covered it extensively. I know that I have done a
5 pretty diligent amount of effort going through these the
6 layouts and performing some analysis of the square footage and
7 we've covered that in the stakeholder meetings. There is --
8 These aren't overbuilt. These stations are basically getting
9 Concord Fire Department up to a facility that, realistically,
10 meets the demand for today. I mean, it's so far behind. We
11 don't ask the Service Department to plow the roads with pickup
12 trucks, you know. So I think this is an appropriate project
13 as far as that.

14 I also think it's interesting in the fact that we
15 look at this project and it's so often that we hear the amount
16 of interest that's rolled into that. Well, when you look at
17 peer communities and you see articles published and so forth,
18 you don't see the interest rate rolled into that conversation.
19 When you go buy homes, you don't include the interest in the
20 price of the house. It's evaluated. And I think to the point
21 of Mr. Rose and his RMS figures, you don't throw that into it.
22 So I find that rolling that in is a bit of a misleading bit of
23 the conversation. Of course, interest is always assumed to be
24 part of the capital project.

25 CHAIRMAN DONDORFER: Right.

26 MR. McINTOSH: With respect to last year, I also
27 found it interesting that it's being said that the project
28 isn't changed but yet, last year, I heard \$17 million, I heard
29 \$25 million and I heard \$20 million. So there were three
30 figures thrown out last year and yet now a fourth figure

1 thrown out with the statement that the project hasn't changed.
2 So I guess I am kind of questioning. So we can just move
3 numbers around and then say the project doesn't change but
4 something is changing. The numbers aren't staying the same.
5 So I don't understand the discrepancy there, and it's
6 disappointing that that kind of misinformation is floating
7 around, for sure.

8 CHAIRMAN DONDORFER: Yeah. That's why I just wanted
9 to just clarify some points this evening that we want the
10 residents in Concord to be armed with factual information. If
11 they have a question, certainly reach out to us. Many have.

12 Amy.

13 MS. LUCCI: Yeah, I mean, we're -- We want to save
14 our seniors and we need to give our seniors the correct
15 information so that -- to empower them to make their own
16 decisions. Again, I have seen the different numbers floating
17 around. I have seen residents concerned that, you know, it's
18 really going to be more than, you know, \$21 per \$100,000. I
19 think there is a lot of doubt that people have based on
20 comments that we see on social media and so we just wanted to
21 kind of set the record straight. We're always available for
22 questions and confirmations at any time.

23 MR. McINTOSH: You know, something that's occurred
24 to me in thought, you know, Ms. Lucci, what you said about the
25 cost and so forth and while it's going to get out of control.
26 Well, it really can't. If you look at the proposal of what
27 Concord is preparing to do and that's, the bottom line is,
28 we're preparing, by the end of this project, to have
29 contributed 30 percent of the cost of the project. So the
30 levy that we're asking residents to support won't pay for all

1 of it. So really the impetus is on us to keep the cost down
2 because we're only asking for so much. So cost overruns
3 become a problem for us because we definitely have a fixed
4 budget.

5 To the point, I also saw some floating around, and
6 as we heard Ms. Dawson say this morning, we don't have
7 \$3 million sitting around. We cannot start Station 2 next
8 year or next week. We're not in that position to do that. I
9 think we've made that clear, yet I know it was published in
10 the News-Herald that the trustees should proceed with the
11 \$3 million they have. I don't know where that is because I
12 don't see it.

13 I know the Board has not -- We entered the
14 stakeholder meetings to consider input from people, the
15 dialogue. We didn't start out intending to do this. I know
16 that we had a lot of conversation and deliberation about it
17 and the financing wasn't made just in case. When we took a
18 look at the \$8 million and we, you know, the way we use the
19 JEDD funds in Concord, if we were to borrow less, we would tie
20 up more of those things. If we had unanticipated costs, the
21 township might have to ask for other tax increase or we would
22 be in a position to say that we have to say no to something
23 that could be pretty critical to the township. So I think
24 this Board is responding responsibly by borrowing an
25 appropriate amount of money for an appropriate project.

26 CHAIRMAN DONDORFER: Yeah. And I think one of the
27 strong messages that was brought up at the stakeholder meeting
28 was that, you know, these stations need to be affordable and I
29 think that we have demonstrated that. We reduced the costs
30 since 2019 by \$2 million. We are shielding 60 percent of our

1 township from any new tax burden. And those that do have to
2 contribute, it's a minimal ask at \$5 a month, or \$21 per
3 \$100,000. So I think we made it affordable.

4 And that's why, you know, just in closing tonight, I
5 wanted to make sure we corrected some of the inaccurate
6 information that was being provided that people had asked me
7 about and we're going to provide you the facts and the real
8 information. So if anybody has any questions, please don't
9 hesitate to contact one of the trustees.

10 And in closing, we wish you all well and have a safe
11 and enjoyable Labor Day holiday. That concludes our meeting
12 tonight. We're adjourned.

13 (Whereupon, the meeting was adjourned at 8:25 p.m.)

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STATE OF OHIO)
COUNTY OF CUYAHOGA)

CERTIFICATE

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

I do further certify that this proceeding took place at the time and place as specified in the foregoing caption and extension completed without adjournment.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 9th day of September 2020.

Melinda A. Melton
Melinda A. Melton
Registered Professional Reporter

Notary Public within and for the
State of Ohio

My Commission Expires:
February 4, 2023