

## RECORD OF PROCEEDINGS

### Minutes of Concord Township Board of Trustees Meeting

Held on June 3, 2020

This meeting was held via Webex Teleconference and YouTube Live Streaming. See transcripts for more details.

The Concord Township Board of Trustees met for a Public Hearing on June 3, 2020, 7:00 p.m., in Township Hall, located at 7229 Ravenna Road. Chairman Carl H. Dondorfer called the meeting to order. Trustees present were Morgan R. McIntosh, Amy Lucci and Carl H. Dondorfer.

It was established legal notice had been made.

The purpose of the hearing was to discuss the Zoning Map Amendment and Preliminary Plan Application #0320-2 submitted by Sommers Real Estate Group LLC for a proposed Residential Conservation Development (R-2, RCD District) for approximately 29.6 acres of land owned by Colburn Development LLC located off of Colburn Road, and currently known as permanent parcel numbers 08-A-012-B-00-018-0 and 08-A-012-B-00-009-0.

Heather Freeman, Zoning Director for Concord Township, Richard Sommers of Sommers Real Estate Group and Dustin Keeney for Polaris Engineering & Surveying explained and provided information regarding Zoning Map Amendment and Preliminary Plan Application #0320-2.

Audience – The following residents voiced their concerns and or issues with the Zoning Map Amendment and Preliminary Plan Application #0320-2:

Mr. Adams of 11576 Colburn Road	Ms. Hadley of 11505 Colburn Road
Mr. Hoffman of 8205 Timberlane Road	Ms. Pesec of 11705 Cali Court
Mr. Rachek of 8180 Rainbow Drive	Ms. Nieto of 8305 Timberlane Road
Ms. Pyle of 8273 Timberlane Road	Mr. Stewart of 8229 Timberlane Road
Mr. Witt of 8347 Timberlane Road	

Mr. Dondorfer made the recommendation to recess the Public Hearing until June 17, 2020. Mr. McIntosh made the motion to recess the Public Hearing for the Zoning Map Amendment and Preliminary Plan Application #0320-2 submitted by Sommers Real Estate Group LLC for a proposed Residential Conservation Development (R-2, RCD District) for approximately 29.6 acres of land owned by Colburn Development LLC located off of Colburn Road, and currently known as permanent parcel numbers 08-A-012-B-00-018-0 and 08-A-012-B-00-009-0. Mrs. Lucci seconded. Vote 3 ayes.

The Concord Township Board of Trustees met for a Regular meeting on May 20, 2020, in Town Hall, located at 7229 Ravenna Road. Chairman Carl H. Dondorfer called the meeting to order and led in the Pledge of Allegiance. Trustees present were Amy L. Lucci, Morgan R. McIntosh and Carl H. Dondorfer.

#### APPROVAL OF MINUTES:

May 20, 2020 Public Hearing Meeting Minutes. Mrs. Lucci moved to approve the May 20, 2020 Public Hearing Meeting Minutes. Mr. McIntosh seconded. Vote 3 ayes.

May 20, 2020 Regular Trustees Meeting Minutes. Mr. McIntosh moved to approve the May 20, 2020 Regular Meeting Minutes as written. Mrs. Lucci seconded. Vote 3 ayes.

#### ELECTED OFFICIALS REPORT:

##### A. FISCAL OFFICER – Report read by Andy Rose, Administrator

As of May 31, we were 42% of the way through the calendar year. The Treasury Balance for the 18 active funds within the Township Treasury was \$6.6 million. The Treasury Balance includes \$2.1 million in funds set aside for specific projects. Year-to-date expenditures were 31% of the amount appropriated and revenue is at 53% received for 2020, so we are well within budget. If you have questions, please do not hesitate to call our office at 354-7516.

##### B. TRUSTEES:

Mrs. Lucci – I met with residents this last week regarding the previous zoning issues. I spent time in their homes going over the impact of this plan and how it would affect their homes as well as their neighbors. I also spoke with a resident regarding the fire station stakeholder meeting and gained some input from that as well. We do look forward to our stakeholder meeting on June 16<sup>th</sup> and we hope for some good constructive feedback so we can support our firefighters and move forward with a good plan. I also would like to acknowledge Deb Esker and the Recreation Department as they are working diligently to open the community center in a week or so. They are getting all the protocols in place for COVID-19 restrictions and



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I appreciate that. I hope we are still remaining positive with everything still going on and hopeful the rest of 2020 will be more of an upswing. With more things opening up, I hope you are getting back to some kind of normalcy and you have a good summer. If anyone needs anything, please feel free to reach out.

Mr. McIntosh – I have had a number of conversations the last few weeks and have spoken with residents on Timberlane Road regarding this rezone hearing. I had a couple of conversations regarding the fire station project with some residents and the stakeholder meetings. I also had some dialogue with residents about some stormwater issues we've been having in the Township, specifically over on Sarah Lee and Cali Drive. I talked with a developer who's wanting to work with some residents regarding some zoning issues there. Continued to have conversations in Summerwood with the homeowner's association and folks that are impacted by Parkside Elementary School. I would like to echo Mrs. Lucci's comments. It's exciting to see the Rec. Department opening back up. I got to believe Deb Esker is very excited because she so passionate about it and was excited at our staff meeting. I am also excited about summer and the warmer weather. I hope everyone is able to get outside, enjoy some fresh air and nicer weather. It has been a tense first half of 2020 for sure, but if there is anything we can do as a Township please don't hesitate to contact us.

Mr. Dondorfer – It was a busy week in Concord Township last week. I think all the Trustees were busy. I know I spoke with several residents regarding the Public Hearing that we just had as far as the RCD plan for that development. We will work to get answers to questions asked before we determine what action we're going to take. We were also busy with some stormwater issues last week. There were several calls that I think we've all fielded as far as some stormwater concerns. Thanks to the Service Department as they were out immediately in response to most of these issues and rectified them. I would also like to mention I had some conversations regarding our upcoming fire station stakeholder meeting. We are looking forward to working with our residents on that station project. With that we have determined our venue on June 16 2020, 7:00 pm at Quail Hollow (hotel) in the second floor ballroom. Management has provided us the opportunity with a public forum to socially distance and follow the guidelines set forth by the state. There will also be a Webex for those not able to attend. Originally we talked about breakout groups but we thought about it logistically and decided it is in the best interest for us to gather information we need to not do that. This will provide us especially the Trustees, the information and feedback from the community. We are in the process of formulating an orderly agenda which will be broad based because this is the first meeting. I also talked with someone about a sinkhole on Old Johnnycake Ridge Road which I am working on. With more things opening back up and updated guidelines put out by the governor's office, we hope everyone is doing well. If you get out, we ask that you shop our local Concord Township businesses.

#### DEPARTMENT REPORT:

##### A. ADMINISTRATION DEPT. – Andy Rose, Administrator

Good evening. A few things to cover this evening:

- We added a resolution to the agenda at the last minute. Resolution 2020-17 is a similar piece of legislation to last meeting's Resolution 2020-16. The amount in the earlier resolution was listed incorrectly. The correct amount for the starting bid is \$3000.00. I apologize for this.
- The Service Department has been busy lately. The Landcaster concrete replacement has been completed as of 6/2/2020. All driveway aprons have been replaced, restoration has been completed. Tri Mor is finishing up some loose ends with the residents. The Cali Woods and Alexander/Bridlewood resurfacing project is coming along. Crews from Karvo performed some full depth repairs this week and Specialized Construction installed the chip and seal inner layer in the work areas on 6/2/2020. Paving is scheduled to begin on Friday at Alexander and Bridlewood. Our crews recently self-installed a 90x40 concrete pad in preparation for the new salt structure. Our crews have also been performing ditch maintenance and some culvert replacements throughout the Township.
- Recreation Department has been busy preparing for the reopening of our Community Center on June 15<sup>th</sup>. Currently, the ballfields, tennis courts, and community garden are open. The Community Center will open using universal protocols (sanitizing, social distancing, and sign in sheets) when the building opens. Applications for the college scholarships and citizen of the year are still open. Finally, a reminder that we are still looking for pictures of decorated grad caps from seniors.
- I, again, strongly encourage ALL residents who have not yet completed the Census to get that done soon. Completing the census helps our community.

#### AUDIENCE:

None



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### OLD BUSINESS:

None

### NEW BUSINESS:

- A. MAY FINANCIAL REPORTS. Mr. McIntosh moved to approve the May Financial reports. Mrs. Lucci seconded. Vote 3 ayes.
- B. RESOLUTION 2020-17 DECLARING CERTAIN PERSONAL PROPERTY OF THE CONCORD TOWNSHIP FIRE DEPARTMENT SURPLUS AND NOT NEEDED FOR PUBLIC PURPOSE AND OBSOLETE AND UNFIT FOR THE USE WHICH THE PROPERTY WAS ACQUIRED (AS AMENDED). Mrs. Lucci moved to adopt the following resolution:

#### RESOLUTION NO. 2020-17

**A RESOLUTION RE-ESTABLISHING AND DECLARING CERTAIN PERSONAL PROPERTY OF THE CONCORD TOWNSHIP FIRE DEPARTMENT SURPLUS AND NOT NEEDED FOR PUBLIC PURPOSE AND OBSOLETE, AND UNFIT FOR THE USE WHICH THE PROPERTY WAS ACQUIRED, AND APPROVING THE SALE OF THIS PROPERTY BY INTERNET-BASED AUCTION.**

**WHEREAS**, Ohio Revised Code Section 505.10(A) provides that when a township has property, including motor vehicles, road machinery, equipment, and tools, and the Board, by resolution, finds it is not needed for public use, is obsolete or is unfit for the use for which it was acquired, the Board may sell and convey that property or otherwise dispose of it as surplus in accordance with this Section of the Ohio Revised Code; and

**WHEREAS**, the Township by and through its Fire Department owns personal property that is unfit for the use for which such property was acquired and is obsolete, to wit: one (1) 1998 Spartan Ferrara fire engine; and

**WHEREAS**, the subject matter of this Resolution was previously approved and passed by the Township on May 20, 2020, pursuant to Resolution No. 2020-16; and

**WHEREAS**, further review by the Township requires an adjustment and modification to be made to the initial starting price for internet-based auction from the originally stated pricing in Resolution No. 2020-16;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of Concord Township, Lake County, Ohio that:

**Section 1.** That the Board of Trustees for Concord Township does hereby re-establish, find and determine in accordance with Ohio Revised Code Section 505.10(A) that the following personal property is unfit for the use for which it was acquired and obsolete, and as surplus is hereby authorized to be sold, to wit: one (1) 1998 Spartan Ferrara fire engine with a starting price of \$3,000.00.

**Section 2.** That such personal property shall be offered for sale to another public entity and in accordance with Section 505.10(D) of the Ohio Revised Code.

**Section 3.** That Resolution No. 2020-16 is hereby superseded in its entirety and repealed by the adoption of this Resolution

**Section 4.** It is found and determined that all formal actions of the Board of Trustees of Concord Township concerning and relating to the adoption of this Resolution were taken in an open meeting of the Board of Trustees of Concord Township and that all deliberations of this Board that resulted in those formal actions were in a meeting open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Mr. McIntosh seconded. Vote 3 ayes.



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- C. ZONING MAP AMENDMENT AND PRELIMINARY PLAN APPLICATION #0320-2 SUBMITTED BY SOMMERS REAL ESTATE GROUP LLC FOR A PROPOSED RESIDENTIAL CONSERVATION DEVELOPMENT (R-2, RCD DISTRICT) FOR APPROXIMATELY 29.6 ACRES OF LAND OWNED BY COLBURN DEVELOPMENT LLC LOCATED OFF OF COLBURN ROAD, AND CURRENTLY KNOWN AS PERMANENT PARCEL NUMBERS 08-A-012-B-00-018-0 AND 08-A-012-B-00-009-0. Decision for the Zoning Map Amendment and Preliminary Plan Application #0320-2 submitted by Sommers Real Estate Group LLC for a proposed Residential Conservation Development (R-2, RCD District) for approximately 29.6 acres of land owned by Colburn Development LLC located off of Colburn Road, and currently known as permanent parcel numbers 08-A-012-B-00-018-0 and 08-A-012-B-00-009-0 has been tabled.
- D. ZONING COMMISSION ALTERNATE MEMBER APPOINTMENT - ASHLEY GARCAR EFFECTIVE 6/4/2020 THROUGH 6/3/2022. Mrs. Lucci moved to approved Zoning Commission alternate member appointment Ashley Garcar, effective 6/4/2020 through 6/3/2022. Mr. McIntosh seconded. Vote 3 ayes.
- E. ZONING COMMISSION ALTERNATE MEMBER APPOINTMENT - RICHARD IAFELICE EFFECTIVE 6/4/2020 THROUGH 6/3/2022. Mr. McIntosh moved to approve Zoning Commission alternate member appointment Richard Iafelice, effective 6/4/2020 through 6/3/2022. Mrs. Lucci seconded. Vote 3 ayes.
- F. APPROVE RETURNING SUMMER ADMIN. INTERN HANNAH BRENTAR AT \$14.00 PER HOUR EFFECTIVE 6/8/2020 THRU 8/7/2020 PENDING COMPLETION OF SCREENING. Mrs. Lucci moved to approve the return of Summer Admin. intern Hannah Brentar at \$14.00 per hour effective 6/8/2020 through 8/7/2020 pending completion of screening. Mr. McIntosh seconded. Vote 3 ayes.
- G. FUTURE MEETINGS & ANNOUNCEMENTS:

WED.	6/10	7:00 PM	BZA MEETING / TBD
TUES.	6/16	7 – 9 PM	FIRE STATION STAKEHOLDER MEETING / Quail Hollow Resort Hotel – Second Floor Ballroom
WED.	6/17	6:00 PM 7:00 PM 7:30 PM	TRUSTEE OFFICE HOURS / TBD RECESSED PUBLIC HEARING / TBD TRUSTEE MEETING / TBD

Upon proper motion the meeting was adjourned.

Transcripts are available online and in Town Hall.

Trustees approved and signed the following checks:

#### CONCORD TOWNSHIP, LAKE COUNTY

Payment Listing  
05/21/2020 to 06/03/2020

Advice #	Post Date	Date	Type	Vendor / Payee	Amount
47-2020	05/27/2020	05/27/2020	CH	OH CHILD SUPPORT PAYMENT CENTRAL	\$2,143.98
48-2020	05/27/2020	05/27/2020	CH	CONCORD PAYROLL	\$135,168.96
49-2020	06/03/2020	06/03/2020	CH	FIFTH THIRD BANK	\$23.50
50-2020	06/03/2020	06/05/2020	CH	FIFTH THIRD BANK	\$31.82
44650	05/27/2020	05/27/2020	AW	OHIO PUBLIC EMPLOYEES DEFERRED CO	\$3,455.00
44651	05/27/2020	05/27/2020	AW	POLICE & FIREMEN'S INSURANCE ASSOC	\$588.18
44652	05/27/2020	05/27/2020	AW	SECURITY BENEFITS	\$1,865.46
44653	05/27/2020	05/27/2020	AW	BUCKEYE AUTO ELECTRIC/CLARKE MANU	\$175.00
44654	05/27/2020	05/27/2020	AW	PAINESVILLE PUBLISHING COMPANY, INC	\$417.00
44655	05/27/2020	05/27/2020	AW	MELTON REPORTING	\$315.60
44656	05/27/2020	05/27/2020	AW	BAILEY PEST CONTROL CO	\$200.00
44657	05/27/2020	05/27/2020	AW	ADP INC	\$752.20
44658	05/27/2020	05/27/2020	AW	ATWELL'S POLICE AND FIRE EQUIPMENT	\$200.00
44659	05/27/2020	05/27/2020	AW	ACTIVE PLUMBING SUPPLY CO	\$118.76
44660	05/27/2020	05/27/2020	AW	AIRGAS USA,LLC	\$496.03



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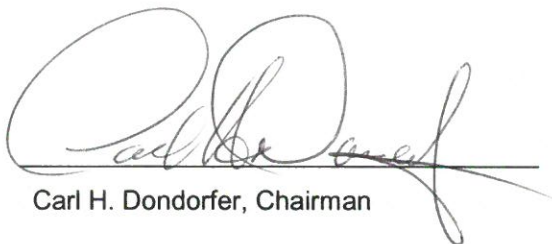
44661	05/27/2020	05/27/2020	AW	AMERICAN HERITAGE LIFE INSURANCE C	\$1,058.44
44662	05/27/2020	05/27/2020	AW	AT&T	\$40.41
44663	05/27/2020	05/27/2020	AW	CASHEN READY-MIX & BUILDER SUPPLY	\$568.50
44664	05/27/2020	05/27/2020	AW	CINTAS CORPORATION #259	\$435.80
44665	05/27/2020	05/27/2020	AW	CLEAN AIR CONCEPTS	\$1,305.00
44666	05/27/2020	05/27/2020	AW	COLD SPRING GRANITE COMPANY	\$456.00
44667	05/27/2020	05/27/2020	AW	DOMINION ENERGY OHIO	\$62.72
44668	05/27/2020	05/27/2020	AW	HANDY RENTS	\$102.35
44669	05/27/2020	05/27/2020	AW	HEMLY TOOL SUPPLY INC	\$321.28
44670	05/27/2020	05/27/2020	AW	KIMBALL MIDWEST	\$286.82
44671	05/27/2020	05/27/2020	AW	THE ILLUMINATING COMPANY	\$593.31
44672	05/27/2020	05/27/2020	AW	KLINGSPOR	\$95.82
44673	05/27/2020	05/27/2020	AW	LAKE COUNTY INFORMATION TECHNOLO	\$1,773.70
44674	05/27/2020	05/27/2020	AW	LAKE COUNTY TOWNSHIP ASSOCIATION	\$160.00
44675	05/27/2020	05/27/2020	AW	LAKE COUNTY SHERIFF'S OFFICE	\$47.25
44676	05/27/2020	05/27/2020	AW	LEMAY ERICKSON WILLCOX ARCHITECTS	\$4,307.50
44677	05/27/2020	05/27/2020	AW	OSBORNE INC	\$406.00
44678	05/27/2020	05/27/2020	AW	MENTOR RECYCLED LANDSCAPE MATER	\$177.80
44679	05/27/2020	05/27/2020	AW	PIRC COMPANY LANDSCAPING	\$6,765.34
44680	05/27/2020	05/27/2020	AW	SIRENNET.COM	\$276.62
44681	05/27/2020	05/27/2020	AW	SOUTHEASTERN EQUIPMENT CO INC	\$460.90
44682	05/27/2020	05/27/2020	AW	STAPLES ADVANTAGE	\$253.10
44683	05/27/2020	05/27/2020	AW	TIME WARNER CABLE - NORTHEAST	\$231.05
44684	05/27/2020	05/27/2020	AW	TRI-MOR CORPORATION	\$73,897.73
44685	05/27/2020	05/27/2020	AW	VISION SERVICE PLAN - (OH)	\$1,628.56
44686	05/27/2020	05/27/2020	AW	BRIAN DANIELS	\$97.50
44687	05/27/2020	05/27/2020	AW	STARLYN BRUNO	\$63.22
44688	05/27/2020	05/27/2020	AW	SYLVIA LINDROSE	\$46.39
44689	05/27/2020	05/27/2020	AW	LUCRECIA M BRIENIK	\$103.16
44690	05/28/2020	05/28/2020	AW	ELEMENTAL SHELTER SOLUTIONS, LLC	\$9,586.99
44691	05/28/2020	05/28/2020	AW	FIFTH THIRD BANK	\$4,329.78
44692	06/03/2020	06/03/2020	AW	TRI-MOR CORPORATION	\$315,391.55
44693	06/03/2020	06/03/2020	AW	AQUA OHIO INC	\$73.77
44694	06/03/2020	06/03/2020	AW	ADP INC	\$383.07
44695	06/03/2020	06/03/2020	AW	AT&T U-VERSE	\$43.01
44696	06/03/2020	06/03/2020	AW	ATWELL'S POLICE AND FIRE EQUIPMENT	\$107.35
44697	06/03/2020	06/03/2020	AW	BREATHING AIR SYSTEMS	\$830.14
44698	06/03/2020	06/03/2020	AW	LAKE COUNTY CENTRAL COMMUNICATIO	\$17,250.44
44699	06/03/2020	06/03/2020	AW	LAKE COUNTY SHERIFF'S OFFICE	\$47.25
44700	06/03/2020	06/03/2020	AW	LOWE'S	\$9.94
44701	06/03/2020	06/03/2020	AW	O'REILLY AUTO PARTS	\$272.95
44702	06/03/2020	06/03/2020	AW	LOWE'S	\$773.05
44703	06/03/2020	06/03/2020	AW	STAPLES ADVANTAGE	\$18.85
44704	06/03/2020	06/03/2020	AW	84 LUMBER	\$19.74
44705	06/03/2020	06/03/2020	AW	AFLAC	\$1,322.46
44706	06/03/2020	06/03/2020	AW	ARIS COMPANY	\$273.80
44707	06/03/2020	06/03/2020	AW	COSTAR REALTY INFORMATION INC	\$324.80
44708	06/03/2020	06/03/2020	AW	CRILE ROAD HARDWARE	\$380.79
44709	06/03/2020	06/03/2020	AW	DELTA DENTAL	\$62.82
44710	06/03/2020	06/03/2020	AW	HANDY RENTS	\$281.38
44711	06/03/2020	06/03/2020	AW	HANS' FREIGHTLINER OF CLEVELAND	\$102.48
44712	06/03/2020	06/03/2020	AW	HEMLY TOOL SUPPLY INC	\$115.34
44713	06/03/2020	06/03/2020	AW	JAT ENTERPRISES INC dba JEN'S CLEANI	\$802.00
44714	06/03/2020	06/03/2020	AW	KIMBALL MIDWEST	\$54.99
44715	06/03/2020	06/03/2020	AW	LAKE COUNTY DOOR	\$185.00

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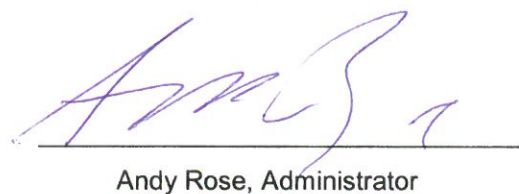
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44716	06/03/2020	06/03/2020	AW	LAKE COUNTY TELECOMMUNICATIONS D	\$1,821.56
44717	06/03/2020	06/03/2020	AW	L.C.D.U.	\$81.27
44718	06/03/2020	06/03/2020	AW	LINCOLN NATIONAL LIFE INSURANCE CO	\$1,686.61
44719	06/03/2020	06/03/2020	AW	MELTON REPORTING	\$142.40
44720	06/03/2020	06/03/2020	AW	MELZER'S FUEL SERVICE INC.	\$1,255.17
44721	06/03/2020	06/03/2020	AW	OSBORNE CONCRETE & STONE COMPAN	\$53.59
44722	06/03/2020	06/03/2020	AW	PITNEY BOWES GLOBAL FINAN SERVICES	\$102.00
44723	06/03/2020	06/03/2020	AW	POWERPLAN	\$60.84
44724	06/03/2020	06/03/2020	AW	SAM'S CLUB/GEMB	\$100.00
44725	06/03/2020	06/03/2020	AW	SIEVERS SECURITY INC	\$567.04
44726	06/03/2020	06/03/2020	AW	UNIQUE PAVING MATERIALS CORP	\$1,269.40
44727	06/03/2020	06/03/2020	AW	VERIZON WIRELESS	\$481.33
44728	06/03/2020	06/03/2020	AW	WILLOUGHBY CONCRETE BUILDERS SUP	\$364.00
44729	06/03/2020	06/03/2020	AW	GREATER CLEVELAND CEMETERY ASSN	\$140.00
44730	06/03/2020	06/03/2020	AW	LAKE COUNTY TREASURER	\$105.00
44731	06/03/2020	06/03/2020	AW	BRIGHT KESTREL LTD	\$500.00
				Total Payments:	\$603,747.71
				Total Conversion Vouchers:	\$0.00
				Total Less Conversion Vouchers:	\$603,747.71



Carl H. Dondorfer, Chairman



Andy Rose, Administrator