

CONCORD TOWNSHIP BOARD OF TRUSTEES
LAKE COUNTY, OHIO
SPECIAL MEETING

Held via Webex Teleconference

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

August 4, 2020
6:00 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
Matt Sabo, Fire Chief
Michael Lucas, Esq., Legal Counsel (via Webex)

Melton Reporting
11668 Girdled Road
Concord, Ohio 44077
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6:03 p.m.

1
2 CHAIRMAN DONDORFER: All right. Good evening,
3 everyone, and welcome to the Concord Township Board of
4 Trustees special meeting tonight for August 4, 2020, at
5 6:00 p.m. We apologize, we're a few minutes late. We are
6 here for a special meeting for the purpose of reviewing and
7 determining the appropriate method to finance fire stations.
8 This notice, proper notice was given.

9 With that, I would like to call the meeting to
10 order. For those of you that are online with us, if you could
11 please mute your phone to help facilitate this meeting. And
12 with that, we will do the roll call now.

13 MS. DAWSON: Mr. McIntosh?

14 MR. McINTOSH: Present.

15 MS. DAWSON: Mrs. Lucci?

16 MS. LUCCI: Present.

17 MS. DAWSON: Mr. Dondorfer?

18 CHAIRMAN DONDORFER: Present.

19 Okay. Moving into the New Business of today, we
20 have three items on the agenda. I would like to call Amy
21 Dawson to go over our finance situation before we move on to
22 the New Business.

23 MS. DAWSON: Thank you very much, Mr. Dondorfer. I
24 just wanted to give a brief summary of my speech, basically,
25 at the last fire station community meeting that we had last
26 week. I am estimating that it's going to cost approximately
27 \$12 million for the cost of Fire Station 1 and 2. Okay?
28 There is a couple different things, well, there are several
29 different things you can do.

30 Under the first scenario, we are going to go with

1 it cost approximately \$12 million. We can ask the public for
2 \$6 million in the form of a bond levy. By 2021, I anticipate
3 I'll have cash on hand of \$3 million. And then it's going to
4 cost approximately \$3 million at the end of that, which we'll
5 have to pay for with uncollected cash, grants, and short-term
6 debt. It's a little more risky in my opinion just because I
7 don't have a plan right today for the extra \$3 million. Okay?
8 A \$6 million bond levy will cost \$15.75 per \$100,000 value of
9 your house per year, as found in the Lake County Auditor's
10 website. It's \$47.25 per year on a \$300,000 house, or
11 approximately \$4 per month. All right. Now, I don't have \$3
12 million in cash right now. I have \$2.5 million in cash. The
13 extra money, the shortfall, is going to come with continuing
14 to collect JEDD funds. Okay?

15 So a second option that I would give to you is,
16 again, we take the same \$12 million. It's an estimated cost
17 of Fire Stations 1 and 2. That would be for you to consider
18 an \$8 million bond levy. Again, we have \$3 to \$2 million cash
19 on hand and \$1 to \$2 million uncollected cash, grants and
20 short-term debt, hopefully, closer to the \$1 million if we
21 stay on budget. With an \$8 million bond levy, it's \$21 per
22 \$100,000 value of your house per year, as found in the Lake
23 County Auditor's website. That's \$63 a year on a \$300,000
24 house, or approximately \$5 a month.

25 Why now? Oh, well, let me go over the third option,
26 well, and there is actually four options. The third option is
27 we have the cash on hand. We save up for a couple of years
28 and do Fire Station 2 first. Okay? I don't have that money.
29 I am not going to get the money for the fire station. You
30 need that money up front in order to go out for bid. It's

1 going to take at least two to three years to get that money.
2 Okay? I don't have the JEDD receipts coming in. I don't have
3 the cash flow. We will have that money. I just don't have it
4 up front. So if that is important -- and I don't know that --
5 to go out for bid on this project, we can't do that for
6 several more years.

7 Why is it better to perhaps go out now? There is no
8 charge from the Board of Elections during a federal election.
9 That saves us approximately \$21,000. We're anticipating
10 higher voter turnout because of the presidential election. We
11 are going to take advantage of historically low interest
12 rates -- and Mr. Callender is here this evening, he can
13 probably address that either better than I could -- and avoid
14 rising construction costs, which Mr. Rose discussed at the
15 meeting.

16 Two things I want to point out is that Lake County
17 township tax rates, Concord Township only has 11.7 mills.
18 Okay? We're absolutely the lowest in Lake County as far as
19 outside millage for the townships. So our taxes are very
20 reasonable, considering. All right?

21 The second thing is that, you know, concrete blocks,
22 bricks, labor and lumber are only going to increase.

23 And the very last thing that I want to make clear is
24 we were never going to have enough cash to build Fire Station
25 2 up front first by starting now. That was never an option.
26 When we discussed it with the levy last year, we were always
27 going to save that money and pay cash for it, you know, after
28 the first fire station was going to be built.

29 Now, I am not an expert. I'm not going to determine
30 which fire station should be built first, but I don't have

1 cash on hand for that. Repeatedly, I have \$2.5 million saved
2 for that, and I've been able to do that over the past year. I
3 didn't have that money last year. So -- And that specifically
4 comes from the JEDD Fund and from the Capital Projects Fund.
5 Neither one of those funds are currently being funded by real
6 estate tax. They're funded through the payroll tax in the
7 JEDD, hotel tax, grants that we receive, and money back from a
8 project we did in 2004 with the sewer project. And I don't
9 have control of when those funds come in. Okay?

10 CHAIRMAN DONDORFER: Thank you for your thorough
11 summary, Mrs. Dawson.

12 MS. DAWSON: Thank you.

13 CHAIRMAN DONDORFER: We are fortunate tonight to
14 have Ryan Callender here, bond counsel. Thank you for being
15 here, Mr. Callender. I was wondering if you could give us a
16 brief summary of the bonding process and also interest as it
17 applies to bonding.

18 MR. CALLENDER: Thank you, Trustees. So just to
19 kind of go through the history of what got us to this point
20 over the last couple months, as you're very well aware, to
21 kind of put everything in its place, as you know, you adopted
22 two different resolutions of necessity, often called the first
23 resolutions necessary to put a ballot issue on the ballot, one
24 for \$6 million, one for \$8 million. Those both asked the
25 County Auditor for the certification to come back to you as to
26 what the millage would be for those two options, which you
27 have now received.

28 And so the second and final step in order to put
29 this on the ballot, if you choose to, are the resolutions that
30 you have in front of you, one for the \$6 million and one for

1 the \$8 million option. These are often referred to as
2 resolutions to proceed. They are an acknowledgment by the
3 Board here that you are ready to proceed to actually place
4 this on the ballot. And, of course, as I am sure you are
5 aware of, the deadline is 4:00 p.m. tomorrow to submit it to
6 the Board of Elections in order to put it on.

7 If you so choose to approve either one of these
8 options --

9 (Miscellaneous background conversation via Webex.)

10 MR. ROSE: I am sorry, folks. Could you please mute
11 your phone in the audience? You're providing feedback. We're
12 getting your background conversations. Thank you.

13 MR. CALLENDER: Thank you, Mr. Rose.

14 MR. ROSE: Sure.

15 MR. CALLENDER: If you so choose to adopt either one
16 of these, this will be, your Fiscal Officer will turn this in
17 to the Board of Elections and the process will start to put
18 that on the ballot. It will show up in the ballot as the
19 question, at least, very similar to the form which I had
20 provided the Trustees today. That is prescribed by the Ohio
21 Revised Code, so we don't have much of a choice of what that
22 question looks like.

23 The voters then, obviously, get a chance to choose.
24 Should they vote in favor of the bond levy, we would wait a
25 couple weeks in order to get that election certified by the
26 Board of Elections. So normally by the end of November, you
27 would be ready to go forward. You have already hired and
28 consulted with PFM, which is a national-based financial
29 advisory firm that advises municipal entities, such as
30 yourself, on these matters. You would further engage them,

1 along with myself or other bond counsel, if you so choose, to
2 pursue the actual issuance of bonds.

3 Most likely, given the size here, your FA is
4 probably going to suggest that we go full bore on this, that
5 is, you would actually have a full what's referred to as
6 official statement. It's essentially a prospectus of the
7 township. That will take a good, say, call it six to,
8 somewhere around six weeks to pull together.

9 At that point, that's what's used to go to the
10 market, to the public market to sell the bonds of Concord
11 Township with both myself advising on the legal side of things
12 and PFM advising on the financial side. Advising on what?
13 Advising on questions like, I know the last time around it was
14 certainly of interest to the trustees, what is the prepayment
15 period, lockout period, that is? In other words, how many
16 years do you need to offer to investors before you can
17 actually prepay the debt if you so choose.

18 Also, the interest rates will be, there is an
19 aggregate weighted or, rather, averaged interest rate for all
20 of the years but actually, normally, what happens is every
21 single year we will have a separate interest rate. That is,
22 the one, there will be a bond that matures in one year, a bond
23 that matures in the second year, a bond that matures in the
24 third year. That's your principal amortization. Each one
25 will have a separate interest rate but all of them will come
26 together as an average interest rate that, as your Fiscal
27 Officer already mentioned, of course, most folks reading the
28 newspapers understand that we are in certainly very low
29 interest rate environment currently.

30 At the time you sell the bonds, normally there is

1 another two-week period after you sell the bonds to closing.
2 Just like a house closing, you kind of have the contract up
3 front and a couple weeks to get all the paperwork done. And
4 then at that closing, that's when the funds will actually
5 transfer to the township.

6 To the extent that you're coordinating this with
7 bids on one or both of the fire stations, of course, as your
8 Fiscal Officer had already indicated, she cannot sign a
9 contract unless the money is either in hand or in the process
10 of collection. You can sign bid documents once you have sold
11 the bonds. You don't have to wait until you actually get the
12 funds in because that is in the process of collection. So
13 you're probably looking at a period of call it three months or
14 so after the election, three to three and a half months if you
15 wanted to go that quickly. Of course, you don't have to do it
16 immediately. You have that authorization once the voters
17 approve it and you can do it whenever is appropriate, given
18 either what the market is doing and/or when you actually need
19 the money. Of course, you don't ever want to be in a position
20 of paying interest when you don't have to, and so sometimes
21 you might wait a little bit depending on when you actually
22 need it, when the contracts have been signed.

23 I know that was a lot of information. So --

24 CHAIRMAN DONDORFER: Thank you very much.

25 MR. McINTOSH: I have a, before we dismiss, I have a
26 question.

27 MR. ROSE: Speak up is all I am asking.

28 MR. McINTOSH: I had been approached by a resident
29 regarding the bonds. I wonder if there is something we can
30 put into the bond language that would commit us to a repayment

1 schedule? Because we have had a conversation, it was a part
2 of last year's discussion and we continue to suggest that the
3 township is going to be aggressive in our debt repayment, as
4 we have with other borrowing that we've done and we intend to
5 resume that practice. Is that possible to make a commitment
6 in the bond language to commit to that?

7 MR. CALLENDER: So, Mr. McIntosh, the ballot
8 language that I have provided you is very specifically
9 provided for in the Ohio Revised Code, so there is really no
10 ability to put that in the actual ballot language. If the
11 Trustees see fit, certainly, you can make that pact via
12 resolution or however you see fit with the voters but it can't
13 actually go, by law, it cannot go onto the ballot language.

14 We don't really -- The Secretary of State and the
15 State has an interest of making sure that ballots across the
16 state look pretty similar and, therefore, they really try to
17 make this formulated.

18 There is certainly nothing wrong with what you're
19 proposing to do. I would only caveat it with, you can
20 certainly prepay with other monies. You cannot prepay,
21 obviously, by artificially raising the levy --

22 MR. McINTOSH: Right.

23 MR. CALLENDER: -- in order to prepay. I just want
24 to make that very clear. But certainly, if you have other
25 funds, you can do that. And, again, that goes into, that
26 would go into the marketing once you market the bonds as to
27 what you're willing to do, you know, what kind of lockout
28 period are you willing to accept as opposed to how much it
29 might cost in the market in order to be able to prepay earlier
30 rather than later.

1 CHAIRMAN DONDORFER: Thank you, Mr. Callender.

2 MR. McINTOSH: Do you want to move it a little
3 closer to Amy? I'll speak up.

4 MR. ROSE: Okay.

5 CHAIRMAN DONDORFER: So this Board of Trustees has
6 worked very hard over the last several months, working for the
7 ultimate goal of construction of new fire stations that are
8 desperately needed for our first responders. Coming together
9 as a new board, we reached out to the community. We had spent
10 hours at stakeholder meetings to get input from the
11 stakeholders and members of the community on their thought
12 process for the direction of the fire stations. We brought in
13 our architects. We have had three different renditions.
14 Prior to us taking over, I think there was a couple and then
15 we worked with the stakeholders to shrink the footprint of the
16 stations.

17 I think we all agree collectively, what I heard from
18 the community is that we all agree that we need these fire
19 stations. With that, I am wholeheartedly committed that we
20 need to protect the health and wellness of our first
21 responders, and we need to do that so they're able to respond
22 to the needs and safety needs in our community. We have to
23 keep them safe now more than ever with COVID.

24 I know that people have brought up that the timing
25 just isn't right and things of that nature, but I would argue
26 to say that I think the timing is right because now more than
27 ever we need to take the steps necessary to protect our first
28 responders who are out in the field every day and they have to
29 come back to a facility that they can decontaminate and help
30 to maintain their safety and wellness so they're able to serve

1 our residents.

2 It has been very difficult as far as trying to
3 determine what is the best way to finance these stations and
4 the less impact it would have on our residents. What we do
5 know, some of which was already stated factually, is that, you
6 know, we are looking at the lowest, very low interest rates
7 right now. We know that if we do do something now, sooner
8 than later, that we're not going to expose the taxpayers and
9 the residents to rising construction costs. We know that we
10 are going to be able to ensure -- and I think we will have
11 further discussion on this as we get through the evening --
12 that depending on what option we take, 60 percent of the
13 taxpayers in Concord Township will not have their taxes raised
14 due to the Morley Library levy coming off at the end of the
15 year. Forty percent, if we decide to pass a resolution, may
16 have their taxes raised slightly.

17 But I ask you to think about what is affordable. We
18 have been asked throughout the stakeholder meetings to make
19 this an affordable, if there had to be an ask, an affordable
20 tax. And, you know, I don't know. I am to the point where I
21 think that we have worked very hard. We extended the olive
22 branch as far as working with the community and collaborating.
23 We've been transparent and honest. We've been very receptive
24 to the dialogue that we had on recommendations, some of which
25 were implemented. And I think it comes to point, like I said
26 at one of the stakeholder meetings, we all have an obligation
27 living, in this community, to help out in one way or another.
28 Some of that may be volunteering in our community. Some of it
29 may be helping out our neighbor. And at times, even though it
30 may not be always the best time according to some, some of our

1 residents may be called to financially support their community
2 to sustain safety services.

3 I know, being in the safety business for my
4 professional career, 25 years, that one of the things that are
5 foundational building blocks in the health and wellness of a
6 community is their safety services. With that, I just wanted
7 to make a few comments before we have further dialogue.

8 MS. LUCCI: Mr. Chairman.

9 CHAIRMAN DONDORFER: Yes, Mrs. Lucci.

10 MS. LUCCI: I move that we vote, Resolution 2020-24,
11 to approve a resolution determining to proceed with submitting
12 the question of the issuance of bonds, in the aggregate
13 principal amount of \$8 million, to the electors of the
14 township pursuant to Section 133.18 of the Revised Code.

15 MR. McINTOSH: Mr. Chairman, I will second that
16 motion.

17 CHAIRMAN DONDORFER: Okay. And some discussion,
18 Amy?

19 MS. LUCCI: Thank you. I heard what you say,
20 Mr. Dondorfer, regarding the need to protect our community,
21 our service people, our new fire station. We are responsible
22 for equipment, the tools they need to do their job well to
23 serve our community well. This should have been done, in my
24 opinion, probably ten years ago. And to wait for something
25 even in another three to four years, which I am hearing from
26 Mrs. Dawson, if we don't have the cash on hand right now even
27 to build Station 2 in two to three years, with rising costs,
28 to me, I don't see the logic in that. I think it's --

29 MR. McINTOSH: No, go ahead.

30 MS. LUCCI: I think I put myself in the position of

1 our community residents. You know, we've heard a ton of
2 support for this. After the stakeholder meetings, I got a ton
3 of support saying, We need to do this. You know, this has
4 been put off far too long. We support you. You know, we are
5 there a hundred percent. I've also heard from residents who
6 have issues with how much their taxes would go up.

7 And I think a lot of people think, when they hear
8 their taxes are going to go up, that, you know, we're asking
9 for, you know, \$1,000 a year. With an \$8 mill bond, the
10 average homeowner in Concord, it's \$63 a year. I feel that
11 that's affordable. I feel that's reasonable. I feel that as
12 stakeholders in this community, not only our firemen but as
13 residents, that's not asking too much.

14 I am hearing from Mrs. Dawson that, if we were to go
15 with 6, there is \$3 mill out there that she doesn't have plans
16 for. And I don't see the logic in paying \$1 more a month for
17 an \$8 mill levy versus the 6, which is almost \$4, if we're not
18 even sure going for the \$6, you know, that financing that
19 extra amount, is that reasonable? Is that fiscally
20 responsible?

21 As Carl stated, you know, we can't, you know, there
22 is a lot we can't predict. Obviously, we did not all predict
23 coronavirus this year. We can predict though that, if we
24 don't do anything, Fire Station 1, we're going to have to
25 replace the roof, the foundation, you know, windows, you know,
26 it needs a security system, it needs all kinds of stuff. Fire
27 Station 2 needs everything. We need both stations, not just
28 one.

29 To wait longer and to increase the cost down the
30 road, again, that doesn't seem fiscally responsible to me.

1 The interest rates are low right now. We're saving money if
2 we go with a levy this year. There is just, it just seems
3 that the timing is correct to do this.

4 MR. McINTOSH: Thank you. Obviously, as we have all
5 discussed, we have given this matter a tremendous amount of
6 time and thought. I would like to thank everyone who's
7 participated in the seven hours of community engagement that
8 we've done over the course of I think about six weeks, the
9 three meetings we have had. We've had extensive dialogue in
10 the stakeholder meetings, as well as in our trustee meetings.
11 I think we've been very transparent, very open with this
12 process, and especially in the sense that how it came to this
13 new board.

14 You know, with respect to things moving along as
15 they are, I know that we've made every good faith effort to
16 engage to the point where we've taken the Station 1 plan only
17 to a certain point because it was encouraged that we engage
18 with members of the community to seek input on that design,
19 for which I don't think we have received any experts or
20 anybody coming forward to consult with us on that.

21 I think timing and construction process here, there
22 is a lot to be hammered out and I think a lot of different
23 things. But the important thing to understand here is what
24 we're talking about today is not the order of construction,
25 it's not the process, it is the financing of this. A resident
26 doesn't go out to buy a home without going to a bank and
27 securing the right to finance. Businesses -- and I network
28 with a lot of business owners around Lake County -- I don't
29 know many that make capital expansions without taking on debt.

30 I also agree that this is an affordable tax. It's

1 not something that municipalities of any kind normally just
2 pay for from cash. I think that's extremely rare. The
3 township is prepared to bring something like 30 percent to the
4 table at some point, you know. I think, if you consider
5 Ms. Dawson's timelines, we're moving along in that direction.
6 We are bringing a tremendous amount of resources to the table.

7 And I think since the last board took this up, we've
8 seen a reduction in the scope of this project from the total
9 spend. The ask last year was 0.83 and what we're looking at
10 here is a 0.6, with tremendous savings for the residents of
11 Concord. I don't see this project getting any cheaper in
12 finance than it is right at this moment. I think that begs to
13 the urgency. And we have covered pretty extensively the need
14 for this station and these facilities.

15 There is nothing in this that is, that is -- we
16 would like to have. I mean, these are things -- We heard a
17 story from Chief during staff meeting on Friday. Our
18 firefighters attended a structure fire and we took the
19 equipment through our decontamination process. At this point,
20 that means hanging wet turnout gear in the bay, which is not
21 necessarily clean or sanitary, and waiting for it to dry over
22 two to three days in August in northeast Ohio. To me, that's
23 appalling. It's sad that we have to take our safety forces
24 and compromise their safety to that extent for a tax that I
25 think is reasonable.

26 I understand the tax situation here in Concord and
27 what a chunk of our residents have seen over the last decade.
28 Concord Township has raised taxes 2.3 mills. And I think it's
29 important to understand that this township has always been
30 forthright, has been responsible with debt, has been minimal

1 with respect to increasing taxes. And I see this as a
2 short-term, as a commitment to paying this debt off in a
3 period of time that is a tax that is not going to be around
4 forever and I think we have a history of paying it off early.

5 So I think it's prudent at this point to seize upon
6 the nominal amount more of cost in this, in the \$8 million ask
7 over the 6 simply because, with the interest rates being so
8 low, it's going to give us cushion. The JEDD funds have
9 always been about providing Concord Township a little bit of
10 breathing room because we're a township and it gives us that
11 extra revenue, and we are bringing that to the table for the
12 Fire Station Project, but we're also leaving some of that
13 available so, as the unintended expenses and the unintended
14 fluctuations of the economy or these little things happen,
15 that we have a little bit of elbow room.

16 And I am not comfortable with the lower ask or the
17 lower borrow amount simply because I think that really
18 squeezes us and, if something comes up, I think this Board
19 would be in a position where we would either have to say no to
20 something important and I just don't want to be in a position
21 two years from now where we're so tight because we're
22 maximizing our JEDD funds only for the debt service of this
23 desperately needed project.

24 So I concur with my fellow Trustees that this is a
25 good time to proceed with this project. I think we've done
26 the diligence to prove its worthiness. The safety of our
27 firefighters and their ability to respond to the community has
28 been openly demonstrated and I think we continue to
29 communicate that.

30 I will close in saying that there has been a lot of

1 conversation about this. And I can tell you that my, what I
2 am hearing from the residents, it's pretty 50/50. I am
3 hearing a lot of people that are not happy about the prospect
4 of raising taxes but I am hearing from just as many people
5 that are asking me, Why are we not doing more for our
6 firefighters? Why are we not putting these safety features
7 into these facilities? Why are we not doing this for the
8 township?

9 So it's been a very difficult decision. When you
10 run for public office, you always know you will make decisions
11 that not everybody likes. And little did I know when I took
12 my oath at the end of last year and started serving this year
13 that it was going to come up so quickly, but it is with deep
14 conviction that I believe this is the right decision to make.

15 CHAIRMAN DONDORFER: Thank you, Mr. McIntosh. Thank
16 you, Mrs. Lucci.

17 I would also like to thank everybody that was
18 involved in the process, joined us for all the stakeholder
19 meetings and provided critical input on this project. You
20 know, I went back and forth on these different options. I
21 actually made a pro and con list for each of them and went
22 over them almost daily just to make sure we were being good
23 stewards for the township.

24 With that in mind, I looked at what is the least
25 amount of financial burden for our residents in regards to
26 this project. And when I looked at both of these options, my
27 feeling was, and my decision-making process was that everybody
28 has stated that we need these fire stations sooner than later.
29 I don't believe in kicking the can down the road. We've been
30 working on this for a number of years and we need these

1 stations. We need them for the safety of our community and we
2 need it to make sure we retain our first responders.

3 With that, I was very comfortable with the fact that
4 both of these options provided us the ability to ensure that
5 60 percent of our residents in Concord Township would be
6 shielded from any increase due to the Morley Library levy
7 coming off at the end of this year. So then I looked at the
8 additional 40 percent, where I fall as living in the Mentor
9 area, and I looked at, you know, like Mrs. Lucci said, it's
10 \$15.75 per \$100,000 on the 0.45 and \$21 per \$100,000 home
11 value on the 0.6. And for an additional \$5, we can ensure
12 that the township, should there be any unforeseen event
13 requiring us to take action that we need money for, that we
14 can handle that. And I think it's important to strike that
15 balance.

16 I know there's a lot of people that I have talked to
17 that are very definitive on for this project and moving it
18 forward and getting it done. I've had several calls and
19 emails. And I've had some other calls on the other side that
20 I've had great discussion with and I think we made progress.
21 With that, I think it's important to strike the balance as a
22 community and I believe also, as the other Trustees, that the
23 0.6, the \$8 million bond, was the appropriate decision, it was
24 a prudent decision, and it allowed for the township to still
25 be able to function and address any unforeseen issues and it
26 allowed us to move this -- it will allow us to move this
27 project forward.

28 With that, you know, I would just ask again for the
29 community to support this initiative as desperately needed.
30 Again, everybody, I haven't heard anybody say that, you know,

1 the fire stations aren't needed. It was just they needed to
2 be completed and it needed to be affordable to our resident.
3 And I think we have done our due diligence in working
4 collaboratively with members of the community to make that
5 affordable. When 60 percent of our residents don't have to
6 pay any new additional taxes so we can get two new fire
7 stations that are desperately needed, I think that's
8 affordable. When there is another 40 percent that may have to
9 have a small financial obligation -- because, again, sometimes
10 that's required as a member of the community. We don't take
11 that decision lightly -- but when 40 percent has a small
12 financial obligation, I, again, think this is affordable.

13 I would like to say, you know, just today on social
14 media, you know, I just think that there's some out there that
15 are still seeing this false narrative of what this Board has
16 done to move this project forward. I saw today some
17 statements on social media that we're building an enormous
18 fire station. That's nothing further from the truth. We have
19 stepped this footprint back three times. It's been made
20 smaller each time based on input from the community. It's not
21 enormous. We have articulated that this space is needed
22 space. It's not, there is no wanted space here. A majority
23 of square footage is for the apparatus. So we're not building
24 an enormous fire station. We are building what is needed for
25 our community to sustain our safety services over the next 50
26 years.

27 You know, again, I just, I hope that we can come
28 together collectively and avoid a false narrative of what is
29 really going on with this project because we, all three of us,
30 believe wholeheartedly in it.

1 You know, another issue was, is it the right time?
2 And I hear both sides of it but it's not always ever the right
3 time for everything. But I know with this health crisis that
4 we're in, it's going to be with us for a period of time. So
5 all I see us doing is, if we push this project down the road,
6 I see it costing the residents more and being more of a burden
7 to them financially if we keep pushing this down the road. So
8 --

9 MR. McINTOSH: Mr. Chairman, I agree. I think we
10 are at a spot here where I think we're at a low-water mark.
11 And my anticipation over the next year or two, as we take this
12 project to bid, is that we are going to have that opportunity.
13 I've had builders express to me that going forward in the next
14 year or two, the commercial markets, I mean, we're seeing
15 homes fly off the market in Concord. I know Hygrove Villas,
16 they're building out and Mr. Victor is continuing on with the
17 additional phases of Quail, you know, and we see these
18 demands. And while there is an economic situation, you know,
19 brewing, I think if we want to take ourselves back 12 years,
20 you know, we saw a far more worse economic crisis when you had
21 equity markets and financial institutions failing. You have
22 what I deem as a, you know, as a recession situation right now
23 and I believe our economy is going to endure it.

24 And I think, as you see the community moving forward
25 here in Concord, we have a crisis with the Fire Department.
26 We have -- We lack the facilities to respond to COVID. I
27 mean, that's a bottom line. I mean, I wish I didn't have to
28 make this decision right now. I wish we could punt or kick
29 the can down the road. But I didn't run to be the kind of
30 politician that just sort of keeps kicking this can down the

1 road. And I think Mrs. Lucci was correct when she said this
2 has gone on long enough as far as this should have been taken
3 up many years ago. And I know as far back as 12 and 13 years,
4 it was looked at and it wasn't moved on, for whatever reason.
5 And I look at us right now with facing the situation, it's
6 time to move.

7 And, again, I hope that the community can appreciate
8 the fact that we have done everything we can to engage, to
9 listen, to have a balanced approach, and that not only with
10 this vote and potentially the inclusion in the election, that
11 this diligence and transparency on this project won't stop.
12 Just because we get the money doesn't mean we are going to
13 stop drilling down on the cost, doesn't mean we are going to
14 stop pushing to move it forward and to get it done
15 responsibly. And I think there is a lot of things we can
16 discuss going forward about how we will accomplish that and
17 how we will continue to keep the community informed, engaged,
18 have some feedback, have dialogue. I think we've been
19 tremendously successful in that so far and I look forward to
20 continuing that process. I hope we can have a positive
21 discussion and work with people to get this done because it is
22 so needed.

23 CHAIRMAN DONDORFER: Yes.

24 MS. LUCCI: I would just like to finish. I agree.
25 I think the stakeholder meetings were wonderful. We really
26 appreciated the support, the opinions, people doing their own
27 homework and trying to incorporate ideas that were worthwhile.
28 So we appreciate that. And I think going forward in any
29 project that we're going to do, we're going to seek that input
30 and we're going to appreciate that. That's it.

1 CHAIRMAN DONDORFER: Great. In closing, I would
2 echo my fellow Trustees' statements that I believe this is a
3 prudent and responsible decision as far as financing these
4 fire stations. I believe wholeheartedly that we cannot
5 continue to push this down the road, that it is needed now
6 despite some of the challenges that we're seeing. I believe
7 we will make it through those challenges and I am hoping that
8 the community comes together on this project and on these
9 financing, on this financing option because I believe that it
10 is affordable. And for 60 percent of our residents, it's not
11 going to be any additional ask.

12 So with that, it's time for us collectively to
13 demonstrate our support for our fire stations and our
14 firefighters and our first responders during this difficult
15 time and I hope we can come together collectively and
16 demonstrate that. So thank you for all your support and your
17 help in moving this project forward.

18 We need a roll call vote.

19 MS. DAWSON: Thank you, Mr. Dondorfer. Mrs. Lucci?

20 MS. LUCCI: Yes.

21 MS. DAWSON: Mr. McIntosh?

22 MR. McINTOSH: Yes.

23 MS. DAWSON: Mr. Dondorfer?

24 CHAIRMAN DONDORFER: Yes.

25 MR. ROSE: I believe, Mr. Dondorfer, you will need
26 to remove the other item from the agenda.

27 CHAIRMAN DONDORFER: Okay.

28 MR. ROSE: Mr. Lucas is on the phone, so he'll --
29 our law detector, if need to ask a question.

30 CHAIRMAN DONDORFER: So do I have a motion to remove

1 Item B for a vote from the agenda this evening?

2 MR. McINTOSH: Mr. Chairman, I move to remove
3 Item B, Resolution 2020-25. Do I need to read all of it?

4 CHAIRMAN DONDORFER: Yeah, let's read it.

5 MR. McINTOSH: A resolution determining to proceed
6 with submitting of the question of issuance of bonds, in the
7 aggregate principal amount of \$6 million, to the electors of
8 Concord Township pursuant to Section 133.18 of the Revised
9 Code.

10 MS. LUCCI: I second.

11 CHAIRMAN DONDORFER: All in favor?

12 (Three aye votes, no nay votes.)

13 CHAIRMAN DONDORFER: Thank you. That concludes our
14 special meeting for this evening. Thank you for joining us
15 and have a good night.

16 (Whereupon, the meeting was adjourned at 6:46 p.m.)
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1 STATE OF OHIO)
2 COUNTY OF CUYAHOGA)

CERTIFICATE

3 I, Melinda A. Melton, Registered Professional
4 Reporter, a notary public within and for the State of Ohio,
5 duly commissioned and qualified, do hereby certify that, to
6 the best of my ability, the foregoing proceeding 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 13th day of August 2020.

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Melinda A. Melton
Melinda A. Melton
Registered Professional Reporter

Notary Public within and for the
State of Ohio

My Commission Expires:
February 4, 2023

