

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

May 19, 2021
7:30 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Morgan McIntosh, Chair
Amy Lucci, Vice Chair
Carl Dondorfer, Trustee
Amy Dawson, Fiscal Officer

Also Present:

Andy Rose, Administrator
Abigail Bell, Esq., Legal Counsel

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

1 7:30 p.m.

2 CHAIRMAN McINTOSH: Good evening. I call to order
3 the Concord Township Board of Trustee meeting for Wednesday,
4 May 19, 2021. Would you please rise and join me in the Pledge
5 of Allegiance.

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

7 CHAIRMAN McINTOSH: Okay. Mrs. Dawson.

8 MS. DAWSON: Mrs. Lucci?

9 MS. LUCCI: Present.

10 MS. DAWSON: Mr. Dondorfer?

11 MR. DONDORFER: Present.

12 MS. DAWSON: Mr. McIntosh.

13 CHAIRMAN McINTOSH: Present.

14 Hold on. We're waiting for Mindy. For anyone
15 waiting or online, we're just waiting for our court reporter
16 to sort out a technical issue.

17 Okay. Moving on with the agenda, the next item is
18 the approval of the minutes.

19 MS. LUCCI: Mr. Chairman, I move that we approve the
20 May 5, 2021, regular trustees meeting minutes.

21 MR. DONDORFER: And I will second.

22 CHAIRMAN McINTOSH: Is there any discussion? All in
23 favor?

24 (Three aye votes, no nay votes.)

25 CHAIRMAN McINTOSH: Motion carries.

26 Elected Official Reports, Fiscal Officer, Amy
27 Dawson.

28 MS. DAWSON: Thank you, Mr. McIntosh. I don't have
29 a regular report this evening. I would like to introduce our
30 guest, Mr. Ryan Callender, and we've asked him to come and

1 explain the bond issuance that happened last week.

2 So thank you, Mr. Callender.

3 MR. CALLENDER: Thank you, Ms. Dawson. I am happy
4 to, and I am so happy to be here in your audience maskless,
5 too. So thank you.

6 MS. LUCCI: Yeah.

7 MR. DONDORFER: Thanks for coming.

8 MS. DAWSON: Thank you.

9 MR. CALLENDER: Okay. So the last time I was here
10 was your, the first of February meeting in which you adopted
11 the authorizing resolution which authorized the issuance of
12 bonds approved by the voters back in November. So between
13 then and now, I will give you a little breakdown of what has
14 been going on. Really between February and April, we put
15 together the official statement of the township. And you
16 might remember I talked about the official statement. That is
17 really a prospectus. It's like a corporate prospectus for
18 investors to look at.

19 Because you had never been to the market before,
20 that was a pretty daunting task, and we knew that up front, it
21 would be a daunting task. Now, I have to say, Mr. Rose and
22 especially Ms. Dawson were absolutely phenomenal in getting us
23 the information quickly and accurately and so we were able to
24 put that together within a couple months. And what I have
25 given you, which I will come back to here in a second, is
26 literally just the cover page of it, the two cover pages of
27 it. It's actually about a 75-page document without the
28 appendices. So there is a lot of information there. We will
29 make sure and get you a digital copy and to be able to
30 distribute to anybody else.

1 So part of the preparation of that is not only to go
2 out to the market but also to provide to the rating agencies.
3 Your financial advisor, PFM, suggested early on that you use
4 Moody's Investors Services, which really there is only a
5 choice of about three. They advised Moody's, so that's what
6 the township went forward with.

7 On April 15th, Mr. Rose, Ms. Dawson, myself and PFM
8 presented in front of the rating analysts. It was Zoom, so we
9 didn't have to travel, which was kind of nice. Also, no cost
10 involved for traveling, too. We had several prep meetings
11 beforehand. There was a presentation, a formal presentation.
12 And, again, the township completely shined. Going into that
13 meeting, your financial advisor had suggested -- well, let me
14 kind of -- Moody's ratings for municipal bonds, the very best,
15 perfect rating is Aaa. Very, very few entities have that.
16 Then you drop down to Aa, single A, then Baa and then stuff
17 you don't want to talk about down below.

18 CHAIRMAN McINTOSH: Right.

19 MR. CALLENDER: And then within the Aaa and the --
20 excuse me -- the Aa and single A categories, there is actually
21 three little steps. So Aa1 is the very best, Aa2 medium, Aa3
22 also really good because it is Aa, which is considered high
23 grade, but it's the lower of the three within that bandwidth.
24 Going into that meeting, your financial advisor had suggested
25 that, you know, possibly a single A1, so the best single A or
26 if, you know, we're really going to push it to try to get into
27 that category and get the Aa3.

28 Again, the presentation was phenomenal and the
29 township shined. I think you, you know, you laid out your
30 reason why the township is in very good financial condition

1 and the township itself is a good buy, not just the township
2 government but the township itself.

3 A week and a half later you received the notice that
4 you actually received a Aa2, which was one notch above what
5 your financial advisor thought the best outcome was. So
6 really phenomenal stuff. And, of course, that affects
7 interest rate because that's what investors look at.

8 So we got that news and then, on April 28th, we
9 posted the preliminary official statement, which was
10 essentially this just without the numbers in it. And so that
11 went out, gets published out to potential investors with a
12 notice that you will accept bids, in this particular case, on
13 May 11th at 10:45 a.m. The bidders in this particular case
14 are not you and me. They're, for the most part, large capital
15 markets banks that actually are bidding to underwrite your
16 bonds, so then they end up selling them elsewhere.

17 So on May 11th at 10:45 a.m. -- and there actually
18 was -- That's an odd time. There was a specific reason why we
19 did that. We found out, one of my colleagues is bond counsel
20 for the City of Bowling Green. The City of Bowling Green
21 happens to be Aa2 as well. They were going out at 11:00 a.m.,
22 just like you were originally going to, to sell their bonds on
23 that same day. So we talked to the financial advisor and
24 said, you know, let's just see what happens, we bump it up a
25 little bit so we are not competing. The last thing you want
26 to do is compete with another fellow city in Ohio. And it
27 worked out really well for you.

28 So you ended up getting four bids. We strive --
29 There are no -- I see legal counsel over there. There are no
30 legal requirements for these types of bids. We strive to try

1 to get at least three. Again, these are large capital market
2 banks. There's not many of them out there that do this. So
3 you received four bids, which is pretty good. That certainly
4 makes us very comfortable that you got a good feel for what
5 the market was. The four bids came from Robert W. Baird,
6 Piper Sandler, FHN Financial Capital Markets, and Hilltop
7 Securities. The winning bid was Robert W. Baird at a total
8 interest cost -- and I will explain that here in a second --
9 at 1.86 percent. So that's for 26 years.

10 MS. DAWSON: Yes.

11 MR. DONDORFER: Wow, that's low.

12 MR. CALLENDER: So how we determined that total
13 interest cost, one of the reasons I gave you the cover page,
14 if you look at the inside cover of the official statement, you
15 will see that we have all of your maturities, 2021 all the way
16 through and then the two lines with term bonds at the bottom
17 through 2046. You will see the coupons under "interest rate."
18 Now, those are a lot higher than what I just said, right?
19 There's a lot of 5 percents and 2 percents.

20 What happens in the market is that folks, in this
21 low interest rate environment, folks don't want to carry a 1
22 percent interest instrument. They'd carry a 5 percent
23 interest instrument so that when, whenever it happens,
24 interest rates go up, they have something that's a little more
25 valuable than a 1 percent interest instrument. They do that
26 by offering you a premium in order to buy the interest rate
27 up, essentially.

28 So if you look at the price amount at the next
29 column, that really is a mathematical formula between those
30 two numbers to get to that 1.86. So, for example, the highest

1 price, I think, it was 2030. That was a \$280,000 bond in
2 2030. They paid 136 percent of 280,000. So they gave you
3 quite a bit more money up front in order to get a little bit
4 of a higher interest rate, coupon on the interest rate. So
5 taking all that into account and taking all your costs into
6 account as well comes up with that 1.86 percent.

7 And just to clarify, by law -- So you're going to
8 get that premium in and it's a fair amount of money but, by
9 law, you cannot use that premium for the project. That
10 premium must be used for either issuance costs or to pay
11 principal and interest, so it drives down your debt service.
12 So just to make that clear.

13 So the pricing went very well. Under the
14 authorization of your resolution back in February, Ms. Dawson
15 signed the Certificate of Award awarding to Robert W. Baird on
16 May 11th. And now we're kind of in that period just like when
17 you buy a house, you're in that period from when you've agreed
18 to when we close because folks like me have to make up all
19 these crazy legal documents for you to sign, and we're in the
20 process of doing that. I am hoping that the closing package
21 will get to you by early next week.

22 MS. DAWSON: Great.

23 MR. CALLENDER: We close on June 3rd, so you will
24 actually receive the \$8 million, plus the premium, on
25 June 3rd and you will be ready to go.

26 CHAIRMAN McINTOSH: Great.

27 MR. CALLENDER: So with that, I'm certainly happy to
28 answer any questions. Truly, I am biased, obviously. I grew
29 up in Concord. I live in Concord. This is very different for
30 me. I work not only around Ohio but outside Ohio doing these

1 things, but I was really proud of the township. I mean, this,
2 for being first-time entry into the market, this was
3 phenomenal.

4 MR. DONDORFER: That's great.

5 MS. DAWSON: It's huge. And I would like to say
6 thank you so much to Mr. Callender because really, if it
7 wasn't for him and some of the words that he said to Moody's,
8 I mean, you could tell he loves living in Concord and we're a
9 big fan of his, too. So thank you very much.

10 MR. DONDORFER: Thank you, Mr. Callender.

11 MR. CALLENDER: Absolutely.

12 MS. LUCCI: Yes, thank you.

13 CHAIRMAN McINTOSH: I was on a couple of those calls
14 and I did actually make the bond sale, and I want to -- You've
15 been very helpful in the process. I know that Mrs. Dawson has
16 echoed that, those remarks, and said that you've been helpful.
17 I have seen it firsthand. So, again, I appreciate the pride
18 and that little extra you put into it on behalf of being a
19 Concord resident. So it's a pleasure to work with you and
20 thank you so much for your help in this process.

21 MR. CALLENDER: Absolutely. Well, thank you very
22 much.

23 MS. DAWSON: Thank you.

24 MR. DONDORFER: Thanks.

25 MS. LUCCI: Thank you.

26 MS. DAWSON: That's all I have, Mr. McIntosh.

27 CHAIRMAN McINTOSH: That's all you have? Great
28 report.

29 MR. DONDORFER: That's a great report, Amy.

30 MS. LUCCI: Thank you.

1 CHAIRMAN McINTOSH: All right. And moving into the
2 Trustees Report, we will start off with Mrs. Lucci.

3 MS. LUCCI: Thank you, Mr. Chairman. I was able to
4 attend, the Mentor Chamber of Commerce had a little coffee
5 meeting social last week where the Board of Elections director
6 was there to talk about the new voting equipment, and I just
7 went to kind of see what was going on. And he filled us in on
8 what to expect in November. So that was good.

9 I spoke with a resident regarding some concerns for
10 the ongoing development that is being planned around Orchard
11 and Girdled.

12 I also corresponded with some residents regarding
13 the township-wide trash contract that many of our residents
14 saw in the Grapevine, so we had discussions around that.

15 I want to recognize our first responders again. We
16 got another letter by our Chief of the first responders
17 responding to a call in a timely fashion to save somebody's
18 life. So thank you very much.

19 I also wanted to call out Mr. McIntosh, who I
20 understand you were recognized by our Ohio Township
21 Association as being an Influential Township Leader.

22 CHAIRMAN McINTOSH: Thank you.

23 MS. LUCCI: So very well deserved.

24 MR. DONDORFER: Congratulations. That's great.

25 CHAIRMAN McINTOSH: Thank you.

26 MS. LUCCI: And that is my report.

27 CHAIRMAN McINTOSH: Thank you.

28 Mr. Dondorfer.

29 MR. DONDORFER: Okay. I did field a few calls from
30 some residents in Concord since our last meeting. I spoke

1 with a resident regarding a noise-related issue relevant to a
2 new business that opened up in Concord. I am working with
3 zoning. Apparently, they may have been in violation of the
4 occupancy permit, so we are working through that for those
5 residents in that area.

6 I spoke with a resident about the no engine, "No
7 Engine Breaking" signs that were posted by ODOT on 44.
8 Apparently, there is some concern because it doesn't seem to
9 be alleviating the problem. So I reached out to our community
10 resource officer, Sergeant Infalvi, at the Sheriff's
11 Department and they're going to start some enforcement there
12 during some times to try to curtail that.

13 I did speak with another resident about a water
14 drainage issue within The Hunt Club. It has something to do
15 with the swale in the back yard. Tim Brown went out there and
16 handled that, gave the resident some guidance with that
17 concern.

18 And that's really -- I did field some calls
19 regarding the proposed work that we're doing regarding the
20 potential township-wide garbage contract but we're going to
21 have some dialogue within the meeting.

22 So that's all I have on my report.

23 CHAIRMAN McINTOSH: Thank you.

24 I've also taken some calls on the trash. I've seen
25 a few emails regarding the potential of the township entering
26 into trash-wide -- or township-wide trash contract. So I've
27 been hearing about that.

28 I did have an extensive conversation with the
29 developer who is proposing that next phase of Quail Hollow,
30 talked to some residents, and actually had the opportunity to

1 go out with the Zoning Department and walk part of that
2 property the other day. It turned out to be a nice day on
3 Friday afternoon, so I went out there and just got an
4 understanding of the lay of the land and some of the issues
5 there with regard to wetland and then setbacks. So I know
6 that that's an ongoing process.

7 I had taken some calls and emails about ATVs. That
8 continues to be an issue. We keep hearing about that.

9 MR. DONDORFER: Right.

10 CHAIRMAN McINTOSH: And I did have some
11 conversations with Mr. Saltzman, one of the Saltzman family
12 members regarding some things going on with their progress
13 towards getting here. They're excited. They've been asking
14 for updates on the road and I understand that might be moving
15 along. We heard that from our Service Director, Tim Brown,
16 yesterday.

17 I want to say thank you to Amy Dawson for all the
18 work she did with respect to the bonds. I would also like to
19 take a minute to recognize not only her stewardship of the
20 township financials over the years that got us here -- we've
21 only been here a short time -- but the prior board, you know,
22 had done a great job and we wouldn't be here without the work
23 that preceded this board. So thank you to them. And, again,
24 thank you to the residents of Concord for that support. It's
25 a phenomenal result and I think, given the headwinds this
26 project will face as we go into this odd year of '21, it's
27 definitely nice to have that under our belt and under such
28 good footing.

29 MR. DONDORFER: Right.

30 MS. DAWSON: It was a huge team effort all the way

1 around.

2 CHAIRMAN McINTOSH: Yes. It's been a great
3 accomplishment, I think, of all the boards.

4 So, with that, we will move on to the Administrator,
5 Mr. Rose.

6 MR. ROSE: Thank you, Mr. McIntosh. Members of the
7 Board, Mrs. Dawson -- Welcome, Abby.

8 MS. BELL: Thank you.

9 MR. ROSE: Good to see you. I think this is your
10 first meeting with us.

11 MS. BELL: I'm happy to be here.

12 MR. ROSE: Good.

13 On tonight's agenda, there's a couple things I would
14 like to cover. Item A is a resolution that is authorizing and
15 directing me to submit paperwork for a Natureworks Grant and
16 it also certifies that we will obligate funds for the project
17 should we be awarded the grant. This resolution is a
18 requirement for the Natureworks Grant submission. And this
19 application that we're working on is for a permanent restroom
20 facility at the pavilion adjacent to the ball fields.

21 Item B is the purchase order for a contract with
22 RFC Contracting, LLC, for the owner's representative services
23 for the Fire Stations Project.

24 Item C is a vote for a purchase order to Hull
25 Engineering in order to conduct a public water study of the
26 township. As you're aware, we've talked in the past. There
27 are pockets of the township that don't have public water.
28 They're hampered with pour ground water, which causes
29 difficulty in the wells to service their properties. This
30 study gives us a comprehensive and clear picture of the water

1 situation throughout the township so that we can make plans
2 going forward.

3 Item D is a purchase order to Motorola Solutions.
4 That's replacing a broken radio.

5 And I request a favorable vote on these items.

6 In other news, surfacing of State Route 608 has
7 started. They started on the southern end and they're moving
8 north. In addition, work on Cherry Hill, that's the joint
9 township project but Cherry Hill has started. And they've
10 installed the road construction signs along Fay Road, so that
11 should be commencing soon back there.

12 Another reminder for everyone that Monday, May 31st,
13 at 9:00 a.m., we will be conducting a brief Memorial Day
14 service at the Concord Cemetery on State Route 608. This is a
15 great opportunity to honor and pay tribute to the veterans
16 buried in our cemeteries and remember the loved ones that have
17 gone before us, and you can visit our website for additional
18 information.

19 I will be out of the office tomorrow through Monday.
20 I will be back in on Tuesday, the 25th.

21 And then, finally, I want to update you on the
22 proposal for the township-wide trash contract. A bid
23 document, we've got one. It's very close to being ready to
24 go. Additionally, I am watching because our neighbor, City of
25 Mentor, has their contract out for bid now. So I think we're
26 going to wait. My recommendation is that we probably wait
27 just a little bit, maybe June, before taking any action. I am
28 curious to see what the bids look like from our neighbor.

29 I will say, since the mention of the trash contract
30 in the printed Grapevine, it's generated phone calls. I have

1 received phone calls both for and against the township-wide
2 trash contract. I have a little tick score. In favor is
3 slightly ahead of against, for what that's worth. And I --
4 Yeah.

5 The contract would be for all residences on public
6 streets. It includes curbside trash, it includes recycling,
7 yard waste, bulk pickup. It will result in a savings for the
8 vast majority of the township residents, households. I've had
9 people call me saying they're paying upwards of 60, 70 dollars
10 a quarter. I've, you know, heard all kinds of things. I know
11 people have talked about, "I want to keep my, you know -- Give
12 the contract to ABC Company," or, "Give the contract to XYZ
13 Company." You can't do that. It has to be a competitive bid
14 or the Ohio Revised Code allows us to piggyback on a
15 neighboring community.

16 I think it's good that there is discussion. I think
17 it's good that residents are contacting the Trustees and
18 myself at Town Hall. I have answered quite a few questions
19 and I encourage you, if you do have questions, to reach out.
20 You can reach me at (440) 354-7513. You can stop into Town
21 Hall, contact one of the Trustees. But I think this is an
22 important issue and I personally think this is very good for
23 the township.

24 And that concludes my remarks. Thank you.

25 CHAIRMAN McINTOSH: All right. Thank you, Mr. Rose.

26 Moving along to the audience portion, which we have
27 none present and we are not having a Webex version --

28 MR. ROSE: No, there is Webex.

29 CHAIRMAN McINTOSH: Oh, there is?

30 MR. ROSE: There is. I don't believe anybody's on

1 the line.

2 CHAIRMAN McINTOSH: Okay. Is there anybody in the
3 audience that would like to speak or has questions?

4 (No response.)

5 Okay. Hearing none, we will -- Old Business is
6 going to remain Old Business. The approval of preliminary
7 plan for Quail Hollow Planned Unit Development off Orchard
8 Road, Quail 30, has been tabled at the request of the
9 developer. So we are still working through that.

10 I know, given Administrator Rose's report, I know
11 that's probably one of the biggest things we've heard
12 communication from the residents on, the trash hauler
13 contract. I don't know if we want to take a little bit of
14 time to either have some more questions with the Administrator
15 or if there are any thoughts or if you guys want to kick that
16 around before we get to the business of votes this evening.

17 MR. DONDORFER: Sure. I'll start out. I mean, in
18 my report, like I said, I fielded a couple callers -- or some
19 calls from some residents on both sides, ,that were for or
20 against, you know. And listening to and having -- their
21 concerns and having dialogue, some of the things that I take
22 away from the Administrator's report and some of the dialogue
23 I had with some residents, some of the pros that I see is, you
24 know, obviously, as the Administrator said, potentially a
25 lower cost to most of the township residents. A lot less
26 large truck traffic on our roads, thus longer sustainability
27 of our roads, right? Less carriers throughout the
28 neighborhoods because, I guess, there is frequently several
29 carriers going through several neighborhoods almost daily.

30 MS. DAWSON: Daily.

1 MR. DONDORFER: So there would be less of that
2 traffic out there.

3 Some of the other, the cons that I heard from some
4 of the residents I talked to, you know, they're adamant that
5 they want to have their choice. They don't want to, you know,
6 they referred to, "I don't want what the city wants or what
7 the city has."

8 CHAIRMAN McINTOSH: Right.

9 MR. DONDORFER: "I want to be able to make my own
10 choice. I want to be able to go with the small business owner
11 who does garbage removal because I want to give them my
12 business."

13 So I know there is two sides. I am not there yet on
14 a, on a decision on my part. I sort of see both sides of it.
15 It's -- I think there is some concern by some of the
16 residents.

17 CHAIRMAN McINTOSH: I heard some of the same
18 concerns and I understand. I mean, it's that we're in a
19 township and it's that limited government sort of approach to
20 things and it's like then government is going to come in and
21 make this big decision. I go at it a little bit with the
22 saving money aspect. And I have had a couple people talk
23 about the traffic. I mean, I have heard that one come up a
24 little more. It's something I hadn't heard. And when I think
25 about it, I've got trash day coming up this week. I think
26 I've got two haulers in my neighborhood on the same day.

27 MR. DONDORFER: Right.

28 CHAIRMAN McINTOSH: So it is -- I understand.

29 MS. LUCCI: Yeah, same thing, calls for and against.
30 I think, you know, first, we heard about cost savings. But,

1 you know, I think there is people that are willing to pay for
2 quality service as well. So it is important that your trash
3 gets picked up when you expect it to get picked up and timely
4 and, you know, people will pay for quality, too. So --

5 But I agree. You know, there are lots of, in my
6 development, there are lots of haulers on any given day.

7 MR. DONDORFER: Right.

8 MS. LUCCI: And I also feel that, you know, some
9 people want to have their choice. So it's sort of an issue
10 that I think still is going to take a little more kind of
11 consideration from my point.

12 CHAIRMAN McINTOSH: I think so as well. I think
13 when I talked to residents, what I had said was, "Look, we're
14 exploring this and we can go through a process. It doesn't
15 mean that we all have to agree on it and whatnot."

16 I think one of the things that I like is that it's
17 sort of clean and you get that bulk pickup. You know, that's
18 something you struggle with. You see people leave things out
19 and the trash comes by and then it gets left behind because,
20 oh, yeah, you need call your hauler for that one and there is
21 that, but this is going to include some bulk service.

22 MR. ROSE: It includes bulk pickup. And I'll just
23 interject quickly. This started because we got a lot of phone
24 calls at Town Hall about getting curbside recycling, enhanced
25 recycling and we got a lot of calls about yard waste.

26 CHAIRMAN McINTOSH: Yes.

27 MR. ROSE: And, you know, "I'm tired of throwing my
28 yard waste bags in my vehicle and hauling them up here to Town
29 Hall to drop them off," you know. And our yard waste isn't
30 open in the evenings when people are cutting their grass at

1 7:00 p.m., so then it's sitting there and, you know, grass
2 ferments and things like that.

3 CHAIRMAN McINTOSH: Right.

4 MR. ROSE: So it was an opportunity to get those
5 things curbside as well as, I believe, lower the price for a
6 lot of our residents. So that's what started this whole thing
7 going forward.

8 And, you know, we're getting ready to resurface the
9 parking lots. It's out for bid. So we've got the recycle
10 bins are going to be relocated, go away.

11 CHAIRMAN McINTOSH: Sure.

12 MS. DAWSON: Permanently.

13 MR. ROSE: Permanently.

14 CHAIRMAN McINTOSH: I think it's -- oh, I'm sorry.
15 Go ahead

16 MS. DAWSON: I will tell you just from the start,
17 when we started those recycle bins years and years and years
18 ago, we actually got money for them. They came on a regular
19 basis. People who used them, pretty much, followed the rules.
20 As time has gone on, they've been abused, just like they were
21 in the park that the former board had to remove from the park
22 because people were throwing things in. I believe that paint
23 cans were found the other day.

24 MR. ROSE: Yesterday.

25 MS. DAWSON: It's a lot of work for our road crew,
26 that should be out on the road, when they're sitting there
27 cleaning up people's messes.

28 MR. DONDORFER: Right.

29 CHAIRMAN McINTOSH: Right.

30 MS. DAWSON: And they're just, they're being abused.

1 And we no longer get, we no longer get any money for it. So I
2 would certainly recommend to the Trustees that those go away
3 permanently.

4 CHAIRMAN McINTOSH: Okay. I agree. I mean, this is
5 tough. Again, it's one of those decision where you sort of
6 want people to have their freedom of choice but we run the
7 ability to bundle in a lot of services for a very economical
8 package for the township and a lot of pluses.

9 So one of the things, again, I will reiterate, the
10 Board hasn't made a decision. It is something we're
11 exploring. And per your recommendation, Mr. Rose, that we
12 would wait and see how things play out with Mentor and see if
13 we have the option to join their contract, at which point we
14 would have to make that decision. So I think it's important
15 that residents continue to express, either calling Town
16 Hall --

17 MR. DONDORFER: Right, reach out.

18 CHAIRMAN McINTOSH: -- or reach out to the Trustees,
19 all of us. It would be nice. That's always a good thing. I
20 knew going into this, you think of all the things you decide
21 and then, all of the sudden, you've got this whole crew of
22 people and everybody wants their hauler to be the one that's
23 picked.

24 MS. LUCCI: Yeah.

25 CHAIRMAN McINTOSH: And you realize that, I didn't
26 think such a thing of, "Hey, we're going to have some service
27 or a better thing," and then you are going to have so much
28 people not happy about who you pick or who gets the
29 competitive bid because it's not the person they've had for 20
30 years. I realize we're touching that issue and it's going to

1 be tricky.

2 So, with that, if there is any other thoughts or are
3 we --

4 MR. DONDORFER: No. I would just, again, reiterate,
5 you know, to urge residents to reach out to your Trustees,
6 give us a call, give us your opinion, your thoughts. We
7 haven't made a decision. We're looking forward to hearing
8 from more of the township on this issue.

9 CHAIRMAN McINTOSH: Okay.

10 Ms. Lucci.

11 MS. LUCCI: I also agree that the trash or the bins
12 out front should go.

13 CHAIRMAN McINTOSH: Yeah. They've become -- I came
14 up here to put some stuff in at the end of the year and the
15 things that were in there was -- and they looked bad.

16 MS. LUCCI: They look bad.

17 MR. ROSE: They look terrible.

18 MR. DONDORFER: I think so.

19 MS. LUCCI: Yes.

20 MR. ROSE: Yep, I'll take care of it.

21 CHAIRMAN McINTOSH: Okay. With that, we will move
22 on into the New Business and the number of votes that Mr. Rose
23 is seeking us to conduct this evening, so we better get to
24 business.

25 MR. DONDORFER: Okay. I will vote to approve
26 Resolution Number 201 --

27 MS. DAWSON: 2021.

28 MR. DONDORFER: -- 2021-06, a resolution by the
29 Concord Township Board of Trustees authorizing the Township
30 Administrator to prepare and submit an application to the Ohio

1 Department of Natural Resources for a Natureworks Program
2 Grant.

3 MS. LUCCI: I second.

4 CHAIRMAN McINTOSH: Any discussion?

5 MR. DONDORFER: I don't, no.

6 CHAIRMAN McINTOSH: All right. All in favor?

7 (Three aye votes, no nay votes.)

8 MS. LUCCI: I move to approve P.O. to RFC
9 Contracting, LLC, in the amount of 550,000 for Fire Stations
10 Project owner's representative services.

11 MR. DONDORFER: I will second.

12 CHAIRMAN McINTOSH: Is there any discussion?

13 MR. DONDORFER: I just think it might be important
14 just to reiterate to the township that we took a substantial
15 amount of time to vet an owner's rep. We had several
16 applicants. We conducted interviews. Each of the Trustees
17 reached out to references that were listed and not listed
18 regarding the firms that we thought were a good fit for the
19 township for this Fire Station Project and we continued to
20 work for an extended period of time vetting these firms.

21 And I am very comfortable voting tonight for RFC as
22 I feel that they are the best firm to see this Fire Station
23 Project through from their experience in the industry, their
24 experience as owner's reps, their experience with fire station
25 projects, multiphased projects, which we are doing here. And,
26 you know, I think we can comfortably make a responsible, good
27 decision in the best interest of the township this evening.

28 MS. LUCCI: I think the service amount is comparable
29 to what we can expect for this type of work, so I feel
30 comfortable with that amount based on some research we did.

1 CHAIRMAN McINTOSH: I was very surprised. I think
2 it's a pretty lucrative offer on their behalf. And I know
3 that they've been very flexible regarding the terms. We've
4 gone through this with the law director, our Law Department,
5 so I feel very comfortable with that.

6 So if there's no further discussion, all in favor?

7 (Three aye votes, no nay votes.)

8 MR. DONDORFER: I make a motion vote to approve P.O.
9 to Hull Engineering & Associates in the amount not to exceed
10 \$18,560 for a public water service study.

11 MS. LUCCI: I second.

12 CHAIRMAN McINTOSH: Any discussion? I think it's
13 something worth exploring. We've had some residents in here
14 asking about it.

15 MR. ROSE: We have. And we know that there are
16 pockets, and this issue goes back years. I mean, there is a
17 big, fat file. There are articles that were in the News-
18 Herald and it's been pursued but nobody's ever put together a
19 clear picture of exactly what we have and what we don't have.
20 And I think this will go a long way. In the event that funds
21 become available down the road that are allowed to be utilized
22 for infrastructure, we will have a clear picture and we will
23 be able to make some good, sound decisions based on fact and
24 not, you know, best guesses. So I think this is an important
25 study. Thank you.

26 CHAIRMAN McINTOSH: Anything else? All right. All
27 in favor?

28 (Three aye votes, no nay votes.)

29 MR. ROSE: Thank you.

30 MS. LUCCI: I move to vote for Fire Department P.O.

1 to Motorola Solutions in the amount of \$4,377.34 for a mobile
2 radio.

3 MR. DONDORFER: I will second.

4 CHAIRMAN McINTOSH: All in favor?

5 (Three aye votes, no nay votes.)

6 MR. DONDORFER: I make a motion to approve the final
7 plat for Stoneridge Estates Subdivision Phase III.

8 MS. LUCCI: I'll second.

9 CHAIRMAN McINTOSH: All in favor?

10 (Three aye votes, no nay votes.)

11 MS. LUCCI: I move to vote for the Fire Department
12 to approve the conditional offer of employment to Robert
13 Forster, part-time firefighter/EMT basic, pending background
14 check and physical.

15 MR. DONDORFER: I'll second.

16 CHAIRMAN McINTOSH: All in favor?

17 (Three aye votes, no nay votes.)

18 MR. DONDORFER: I make a motion to approve Fire
19 Department, approve the promotion of Kyle Langer to part-time
20 probationary firefighter/paramedic effective 5/11/2021.

21 MS. LUCCI: I second.

22 CHAIRMAN McINTOSH: All in favor?

23 (Three aye votes, no nay votes.)

24 CHAIRMAN McINTOSH: Do we have a date?

25 MS. LUCCI: Do we move?

26 MS. DAWSON: Well, no. So we need to set the date
27 for the public hearing on the tax budget. We're required by
28 law to hold a public hearing for the tax budget. Usually, we
29 would do that at the next meeting at 7:20.

30 CHAIRMAN McINTOSH: Oh, yes, ten minutes prior.

1 MS. DAWSON: Yes.

2 MR. DONDORFER: That's fine, so the next trustee
3 meeting.

4 MS. DAWSON: Next trustee meeting is the --

5 MR. ROSE: June 2nd.

6 MS. DAWSON: June 2nd, 7:20, that would be a
7 recommendation.

8 CHAIRMAN McINTOSH: Okay.

9 MS. DAWSON: Are you good with that?

10 MR. DONDORFER: That's fine, yes.

11 MS. DAWSON: Thank you. Karen will make notice
12 tomorrow.

13 MR. DONDORFER: Thank you.

14 CHAIRMAN McINTOSH: All right. And that concludes
15 the New Business except the future meetings and announcements.
16 Mrs. Dawson, would you, please?

17 MS. DAWSON: Thank you, Mr. McIntosh.

18 On May 28th at 9:00 a.m., there will be a staff
19 meeting here at Town Hall.

20 On May 31st, we close in observance of Memorial Day.
21 Also on May 31st, at 9:00 a.m., there will be the Memorial Day
22 ceremony held at Concord Cemetery on 608.

23 On June 1st, at 7:00 p.m., the Zoning Commission
24 will hold their meeting here at Town Hall.

25 And on June 2nd, from 6:30 to 7:20 p.m., trustees
26 office hours will be held in the conference room; at
27 7:30 p.m., we'll hold a public hearing for the 2022 tax
28 budget; and immediately following the public hearing or at
29 7:30 p.m., there will be a trustee meeting here at Town Hall.

30 CHAIRMAN McINTOSH: All right. And with that, I

1 conclude the meeting.

2 MR. DONDORFER: Good evening.

3 MS. LUCCI: Thank you.

4 (Whereupon, the meeting was adjourned at 8:07 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 27th day of May 2021.

Melinda A. Melton
Melinda A. Melton
Registered Professional Reporter

Notary Public within and for the State of Ohio

My Commission Expires:
February 4, 2023

