

CONCORD TOWNSHIP BOARD OF TRUSTEES
LAKE COUNTY, OHIO
REGULAR MEETING

Held via Facebook Live
and YouTube Live Streaming

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

June 16, 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
Michael Lucas, Esq., Legal Counsel
Heather Freeman, Zoning Director

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

8:47 p.m.

CHAIRMAN McINTOSH: Okay. And we will call to order the regular Concord Township trustee meeting that was scheduled for 7:30 for June 16, 2021. We are delayed in that start because of two public hearings that occurred earlier.

So with that, would you please join me in the Pledge of Allegiance.

(Whereupon, the Pledge of Allegiance was recited.)

CHAIRMAN McINTOSH: Okay, thank you. And can we have the roll call, please?

MS. DAWSON: Mrs. Lucci?

MS. LUCCI: Present.

MS. DAWSON: Mr. Dondorfer?

MR. DONDORFER: Present.

MS. DAWSON: Mr. McIntosh?

CHAIRMAN McINTOSH: Present.

Next on the agenda is the approval of the minutes from June 2, 2021, regular trustee meeting.

MR. DONDORFER: Mr. Chairman, I will make a motion to approve the minutes from the June 2, 2021, regular trustee meeting.

MS. LUCCI: And I second.

CHAIRMAN McINTOSH: All in favor?

(Three aye votes, no nay votes.)

CHAIRMAN McINTOSH: Okay. Elected Officials Report, Fiscal Officer Amy Dawson.

MS. DAWSON: I have none today.

CHAIRMAN McINTOSH: No report.

MS. DAWSON: No, sir.

CHAIRMAN McINTOSH: Okay. Moving into Trustees,

1 Mrs. Lucci.

2 MS. LUCCI: Thank you, Mr. Chairman. Just looking
3 forward to the concert series starting tomorrow. The
4 township's got a lot of fun things planned this summer, so I'm
5 definitely looking forward to it.

6 I did have a lot, a busy week, kind of informing
7 myself on the issues that we just kind of went over with the
8 public hearing. I did take some questions and concerns with
9 some residents regarding this as well, as well as some other
10 questions regarding developments along Girdled.

11 A resident did call with some concerns about road
12 construction on Tulip Way, which our Administrator and our
13 Service Director handled very nicely. Thank you for that.
14 And I understand that project is going very well.

15 And I did hear from some residents about the Jordan
16 Creek, the new playground and how happy they are and, you
17 know, it's a great place to take your kids and go hike, and
18 we're so lucky to have all those great places in Concord
19 Township.

20 And I would like to wish Amy happy birthday and the
21 fathers a --

22 MR. DONDORFER: Happy birthday.

23 MS. LUCCI: -- great Father's Day this weekend.

24 MS. DAWSON: Thank you.

25 MR. DONDORFER: That one almost snuck under the
26 radar.

27 MS. LUCCI: That's it.

28 CHAIRMAN McINTOSH: Thank you, Mrs. Lucci.

29 Mr. Dondorfer.

30 MR. DONDORFER: I don't have too much. Mrs. Lucci

1 covered a few of my items. I do continue to have dialogue and
2 some phone calls from some residents regarding the township-
3 wide trash removal. And we're still, we are still working
4 through that, so I appreciate people reaching out and
5 expressing their opinions.

6 Yes, the summer concert series starts tomorrow. We
7 are excited about that. I know we all plan on attending that
8 tomorrow evening, so it looks like a great evening. If you
9 want to come out and join us and kick that off for the summer,
10 please do.

11 I also wanted to wish the fathers a happy Father's
12 Day for this weekend that are here.

13 Other than that, we did have a, quite a bit of time
14 that went into preparing for the public hearing tonight
15 regarding the preliminary RCD plan and I did quite a bit of
16 research on that.

17 With that, that concludes my comments.

18 CHAIRMAN McINTOSH: Thank you, Mr. Dondorfer.

19 I've been a little bit busy. I know we all had the
20 opportunity to attend the dedication at the Jordan Creek Park.
21 That was very fun and I did see that our Concord resident and
22 Probate judge Mark Bartolotta got the honor of being the lead
23 photo in the News-Herald on the zipline. That was priceless.
24 So he earned media. You just can't pass that up.

25 And I will also put myself in the category of
26 Concord residents. I know Paul Palagyi said that a lot of
27 Concord residents didn't realize that park was open for
28 walking trails, and I did not. So a couple days later, the
29 wife and I took our dog and we checked it out, and it's a
30 couple miles of walking trails. It was very nice, shaded.

1 Highly recommend it. And, of course, the Adventure Playland
2 is awesome.

3 So I had an opportunity to attend the Crile Road
4 preconstruction meeting with Administer Rose. That was
5 interesting, got a little bit of insight to how they break out
6 projects and got to meet people. So that's going to be a good
7 project. I know we wished it would've moved along sooner but
8 it's finally here and very much needed.

9 I also have talked with residents about recycling
10 bins going away and trash hauler.

11 And I did, I had an interesting one. I had a
12 resident reach out to me and ask about the siding on the
13 Community Center. And I said, "Well, rest assured, it may not
14 look great but it's in the process of, it will be replaced."
15 And I did give credit to the NOACA grant for that.

16 And I guess, with that, we will move into Department
17 Reports, Administrator Rose.

18 MR. ROSE: Thank you, Mr. McIntosh, members of the
19 Board, Mrs. Dawson -- happy birthday -- members of the
20 audience. A couple of things I would like to cover that are
21 on tonight's agenda.

22 Item A is a resolution requesting that the fire
23 operations levy be placed on the ballot for renewal at the
24 November 2, 2021, election. I would like to remind everyone
25 that this is a five-year renewal. It is not an increase.

26 Item F is a vote for a purchase order to Painesville
27 Asphalt for the amount of \$11,000. This is for the
28 installation of the asphalt pad that will be our new
29 pickleball courts. It should be noted that this cost is being
30 covered by a generous donation by one of our residents. And

1 once the pad is installed, it will cure for about 30 days
2 before we have the court surface painted and then we'll get
3 the nets and the perimeter fence installed after that.

4 Crile Road widening project will begin in earnest on
5 July 5th. Signs are going up the last week of June. They're
6 going to -- It's going to be single lane, one-way traffic
7 heading southbound and it will be maintained at all times and
8 motorists will be able to access all businesses along Crile
9 Road.

10 As it was touched on earlier, a reminder, the
11 cardboard recycle containers located in the parking lot will
12 be removed the last week in June. They will not be returning.

13 The proposal for the township-wide trash contract is
14 still in the wash. We continue to hear from residents on both
15 sides of the aisle. Just a reminder to put out there, this
16 contract is for all residences on the public streets. It
17 includes trash, recycle, yard waste, bulk pickup. It will
18 likely result in a savings for the vast majority of our
19 residents.

20 And then a couple of close-out items. I do look
21 forward to seeing everyone at the summer concert kick-off
22 tomorrow at the gazebo. It will be nice to get back to that
23 on Thursday evenings.

24 And a shout out to all the dads. Sunday is your
25 day. Eat a big stake.

26 That concludes my report. Thank you.

27 CHAIRMAN McINTOSH: Thank you.

28 Moving right along, Audience. Seeing none, we will
29 move on to Old Business.

30 Seeing none, we will hop right into New Business.

1 MR. DONDORFER: Okay. Mr. Chairman, I make a motion
2 to approve Resolution 2021-09, a resolution by the Concord
3 Township Board of Trustees, Lake County, Ohio, declaring the
4 necessity for a renewal tax levy in excess of the 10 mill
5 limitation.

6 MS. LUCCI: I second.

7 CHAIRMAN McINTOSH: Any discussions?

8 MS. DAWSON: There is no tax increase.

9 CHAIRMAN McINTOSH: No tax. And we did talk
10 about --

11 MR. DONDORFER: Just a renewal.

12 MS. LUCCI: Just a renewal.

13 MR. ROSE: No tax increase, straight renewal.

14 CHAIRMAN McINTOSH: All in favor?

15 (Three aye votes, no nay votes.)

16 CHAIRMAN McINTOSH: None abstain, none opposed.

17 Item B we have tabled because we tabled the public
18 hearing or recessed the public hearing. Corrected on that.

19 So moving on to Item C.

20 MS. LUCCI: Mr. Chairman, I move to vote to approve
21 zoning amendments to the Concord Township Zoning Resolution as
22 initiated by the Zoning Commission.

23 Amendment Number 1: Section 5.02, Definitions,
24 modifies existing definitions for "microbrewery,"
25 "microdistillery," and changes the existing term "urban
26 winery" to "microwinery." Adds new definition for "brewery,"
27 "distillery," or "winery."

28 CHAIRMAN McINTOSH: Second?

29 MR. DONDORFER: I will second.

30 CHAIRMAN McINTOSH: All in favor?

1 MS. DAWSON: Roll call.

2 MS. LUCCI: We do a roll call.

3 MR. DONDORFER: Roll call.

4 CHAIRMAN McINTOSH: Oh, I am sorry. I did note
5 that. Okay. Mrs. Dawson, would you please call the roll?

6 MS. DAWSON: Mrs. Lucci?

7 MS. LUCCI: Yes.

8 MS. DAWSON: Mr. McIntosh?

9 CHAIRMAN McINTOSH: Yes.

10 MS. DAWSON: Mr. Dondorfer?

11 MR. DONDORFER: Yes.

12 MS. LUCCI: Do I need to move again or just read
13 Amendment 2?

14 MS. DAWSON: Yes.

15 MS. LUCCI: Okay. I move to approve Amendment 2,
16 Section 13.35, Microbrewery, Microdistillery or Urban Winery,
17 includes the specific conditions for said uses and amends the
18 conditions to include provisions requiring uses to operate in
19 accordance with Ohio Division of Liquor Control and the Bureau
20 of Alcohol, Tobacco and Firearms requirements, to hold current
21 licenses, to file and provide reports demonstrating annual
22 production has not exceeded the limit if requested, to
23 prohibit outdoor storage and to prohibit emission of odorous
24 matter or smells that would produce a public nuisance or
25 hazard.

26 MR. DONDORFER: I will second.

27 CHAIRMAN McINTOSH: Roll call, please.

28 MS. DAWSON: Mr. Dondorfer?

29 MR. DONDORFER: Yes.

30 MS. DAWSON: Mrs. Lucci?

1 MS. LUCCI: Yes.

2 MS. DAWSON: Mr. McIntosh?

3 CHAIRMAN McINTOSH: Yes.

4 MS. LUCCI: I move to approve Amendment Number 3,
5 Section 22.03, Table of Uses, it adds brewery, distillery or
6 winery as permitted uses in the RD-2, Research and Limited
7 Industrial District.

8 MR. DONDORFER: I will second.

9 CHAIRMAN McINTOSH: Roll call, please.

10 MS. DAWSON: Mr. McIntosh?

11 CHAIRMAN McINTOSH: Yes.

12 MS. DAWSON: Mr. Dondorfer?

13 MR. DONDORFER: Yes.

14 MS. DAWSON: And Mrs. Lucci?

15 MS. LUCCI: Yes.

16 MR. DONDORFER: Mr. Chairman, I will make a motion
17 to approve the Finance Department to adopt federal grant
18 procedures.

19 MS. LUCCI: I will second.

20 CHAIRMAN McINTOSH: Any discussion? Okay. All in
21 favor?

22 (Three aye votes, no nay votes.)

23 MS. LUCCI: Mr. Chairman, I vote to approve the
24 Recreation Department's purchase order to American Fireworks
25 in the amount of \$8,800 for the production of a fireworks
26 display on August 5, 2021, per the existing contract.

27 MR. DONDORFER: I will second.

28 CHAIRMAN McINTOSH: All in favor?

29 (Three aye votes, no nay votes.)

30 MR. DONDORFER: Mr. Chairman, I make a motion to

1 approve the Recreation Department purchase order to
2 Painesville Asphalt in the amount \$11,000 for the installation
3 of a new asphalt area for pickleball courts.

4 MS. LUCCI: And I second.

5 CHAIRMAN McINTOSH: Any discussion on that one?

6 MR. DONDORFER: No. I mean, I think there was a lot
7 of interest generated by residents in the township for a
8 pickleball court. We had a, as Mr. Rose said, we had a
9 Concord resident come forward with a financial contribution to
10 make that happen. There seemed to be quite a bit of interest
11 by a lot of residents. It seemed like a great central
12 location here on the south end of the Town Hall grounds and,
13 you know, I am excited for our residents to have that ability
14 to come in and play pickleball.

15 MS. LUCCI: Yeah. I heard from residents that they
16 were in favor of it and thought it was a great way to get out
17 in the community, especially in the nice months, get some
18 exercise, and felt that the area was probably the best, given
19 that there is parking and accessible by most people in the
20 township.

21 CHAIRMAN McINTOSH: Okay, all right. And all in
22 favor?

23 (Three aye votes, no nay votes.)

24 MS. LUCCI: Mr. Chairman, I move to approve the Fire
25 Department's approval of the promotion of part-time
26 probationary firefighter/medic Kyle Langer to regular status
27 part-time firefighter/medic effective 6/15/2021.

28 MR. DONDORFER: I will second.

29 CHAIRMAN McINTOSH: All in favor?

30 (Three aye votes, no nay votes.)

1 MR. DONDORFER: Mr. Chairman, I make a motion to
2 approve the conditional offer of employment to Bradley
3 Blankenship, part-time probationary firefighter/paramedic,
4 pending background check and physical.

5 MS. LUCCI: I second.

6 CHAIRMAN McINTOSH: All in favor?

7 (Three aye votes, no nay votes.)

8 CHAIRMAN McINTOSH: Okay. Item I will be a vote to
9 go into executive session and we are going to do that and that
10 will conclude the public portion, so do you want to read
11 future meetings and announcements first.

12 MS. DAWSON: Oh, sure.

13 On June 25th, at 9:00 a.m., there will be the staff
14 meeting here at Town Hall.

15 On July 2 and July 5th, we'll be closed in
16 observance of 4th of July holiday.

17 On July 6, at 7:00 p.m., the Zoning Commission here
18 at Town Hall.

19 And July 7th, from 6:30 to 7:30 -- actually, you
20 need to have a -- When are you going to do the public hearing?

21 CHAIRMAN McINTOSH: Oh, the public hearing.

22 MR. ROSE: You have to set a public hearing for next
23 week or for --

24 CHAIRMAN McINTOSH: Next time.

25 MR. ROSE: -- next time.

26 CHAIRMAN McINTOSH: Why don't we just make -- How
27 much time do we want or when do you want to start that? We
28 can start it at 7:00.

29 MS. DAWSON: Start that at 7:00?

30 CHAIRMAN McINTOSH: Then do you want to bump office

1 hours to 6:00 or just make office hours a half hour?

2 MR. ROSE: Pleasure of the Board, sir.

3 MR. DONDORFER: I think we can do a half an hour.

4 CHAIRMAN McINTOSH: Half an hour, all right. So
5 we'll just leave the office hours at 6:30 to 7:00 and then we
6 will do the public hearing at 7:00 to 7:30. The trustee
7 meeting will occur at the conclusion of the public hearing.

8 MS. DAWSON: Okay. So on July 7th then, from 6:30
9 to 7:00 p.m., will be trustees office here at the conference
10 room. The public hearing will be continued at 7:00 p.m., that
11 would be Public Hearing Number 1 from today. And then
12 immediately following or at 7:30 p.m., the trustee meeting
13 here at Town Hall.

14 CHAIRMAN McINTOSH: Okay, great.

15 MR. DONDORFER: You need a motion, right, to go into
16 executive session?

17 MS. DAWSON: You have to the read that.

18 MR. ROSE: You have to read the --

19 MR. DONDORFER: Mr. Chairman, I make a motion to go
20 into executive session for the purposes of imminent litigation
21 pursuant to Ohio Revised Code 121.22(G)(3).

22 MS. LUCCI: I second.

23 CHAIRMAN McINTOSH: Roll call vote, please.

24 MS. DAWSON: Mrs. Lucci?

25 MS. LUCCI: Yes.

26 MS. DAWSON: Mr. Dondorfer?

27 MR. DONDORFER: Yes.

28 MS. DAWSON: Mr. McIntosh?

29 CHAIRMAN McINTOSH: Yes.

30 And that will conclude the meeting.

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MR. ROSE: I am going to turn off Facebook.
(Whereupon, the Trustees went into executive
session at 9:02 p.m.)

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 12th day of July 2021.

19 Melinda A. Melton
20 Melinda A. Melton
21 Registered Professional Reporter

22 Notary Public within and for the
23 State of Ohio

24 My Commission Expires:
25 February 4, 2023

