

CONCORD TOWNSHIP BOARD OF TRUSTEES
LAKE COUNTY, OHIO
REGULAR MEETING

Held via YouTube Live Streaming

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

November 17, 2021
7:30 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Morgan McIntosh, Chairman
Amy Lucci, Vice Chair
Carl Dondorfer, Trustee

Also Present:

Andy Rose, Administrator
Michael Lucas, Esq., Legal Counsel
Heather Freeman, Zoning Director
Matt Sabo, Fire Chief

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

7:30 p.m.

CHAIRMAN McINTOSH: Good evening. I would like to call to order the Wednesday, November 17, 2021, Concord Township Board of Trustee meeting. Would you please join me in the Pledge of Allegiance.

(Whereupon, the Pledge of Allegiance was recited.)

CHAIRMAN McINTOSH: Okay. And, Mr. Rose, would you please call the roll this evening.

MR. ROSE: Thank you, Mr. McIntosh. Mrs. Lucci?

MS. LUCCI: Present.

MR. ROSE: Mr. Dondorfer?

MR. DONDORFER: Present.

MR. ROSE: Mr. McIntosh?

CHAIRMAN McINTOSH: Present.

Okay. Next item on the agenda is the approval of the minutes from November 3rd. We have two sets of minutes, the public hearing and the regular trustee meeting.

MS. LUCCI: Mr. Chairman, I move to approve the minutes from the November 3, 2021, public hearing.

MR. DONDORFER: I will second.

CHAIRMAN McINTOSH: And all in favor?

(Three aye votes, no nay votes.)

CHAIRMAN McINTOSH: None opposed.

MR. DONDORFER: Mr. Chairman, I will make a motion to approve the November 3, 2021, regular trustees meeting.

MS. LUCCI: And I second.

CHAIRMAN McINTOSH: And all in favor?

(Three aye votes, no nay votes.)

CHAIRMAN McINTOSH: None opposed.

All right. Moving into the Elected Officials Report

1 and Amy Dawson is not here this evening and I know she has no
2 report.

3 MR. ROSE: Correct.

4 CHAIRMAN McINTOSH: So we will move into the
5 Trustees, Mrs. Lucci.

6 MS. LUCCI: Thank you, Mr. Chairman. So not a whole
7 lot to report, although it's been busy trying to delve into
8 all the issues we have before us. I did hang out with our
9 favorite historian, Dan Maxson, on Veterans Day at the Old
10 Stone School and we met a few veterans and gave them their
11 little gift pack from the Rec Department, so that was nice.
12 We thank them for their service.

13 I also did speak with a resident about the speed
14 limit signs in the school zone, which ODOT actually took care
15 of. Thanks to that resident for bringing that to our
16 attention.

17 And that's really about it. I do want to wish
18 everyone a wonderful Thanksgiving and hope we're all looking
19 forward to the holiday season. Hard to believe it's upon us.

20 CHAIRMAN McINTOSH: Thank you, Mrs. Lucci.

21 Mr. Dondorfer.

22 MR. DONDORFER: Okay. I'm happy to report I did
23 notice today on my way in to Town Hall that the traffic signal
24 at Prouty and Morley is in the process of being reconfigured.
25 They started construction there and there were some workers
26 there and I know we received some calls on when that was going
27 to take place. I am happy to see that's beginning and will
28 definitely increase safety in that intersection.

29 I did have a couple phone calls I fielded regarding
30 some zoning issues that we addressed and took care of. They

1 were minor issues.

2 I did talk to a resident about the increase in
3 police protection in Concord Township. I know we are going to
4 have some dialogue later on in the meeting in our New Business
5 on that.

6 I would like to mention that the Sheriff's Office,
7 in conjunction with Concord Township Fire Department, are
8 going to be having a Fill an Ambulance and Police Truck event
9 on Sunday, November 28th, from noon till 6:00 in front of the
10 Lucky's Market at Grist Mill. Good opportunity to show some
11 collaboration with our safety services and do some good for
12 children and families that are less fortunate. So if you go
13 to the Facebook post on that, you can see some of the things
14 they're looking to get donated at that event, and I plan on
15 attending that. It will be a nice event to attend. So I like
16 to see that collaboration between our police and fire and
17 doing good things for the community. So thanks, Chief.

18 And I would also like to wish everybody a happy
19 Thanksgiving. That's all I have.

20 CHAIRMAN McINTOSH: Thank you, Mr. Dondorfer.

21 Relatively quiet here as well with, I think,
22 residents and things going on. A lot of work here. We've
23 been doing, quite a bit happening as far as some zoning and
24 law enforcement and the Fire Department. But I did want -- I
25 did receive a letter a week or two ago, a resident advocating
26 for sidewalks in the township. I know this comes up from time
27 to time and a lot of people say, "Well, we're a township. We
28 don't have them," and that's generally true, although we're
29 not prohibited from doing them. However, being as that
30 Concord is the age it is and we have so many developments and

1 whatnot that the cost of actually sidewalking the township
2 would be dramatic. One of the other issues is, of course, the
3 cost of maintenance and that goes into the township.

4 So it's like a lot of things around Concord when you
5 talk about zoning and some of the things that have happened
6 over the years. There are decisions that prior boards made a
7 long time ago not to go that route. So certainly, as things
8 come in, it's probably reasonable to consider that kind of
9 thing, but to effectively go out and sidewalk the township
10 would be nothing short of arduous.

11 MR. DONDORFER: Right.

12 CHAIRMAN McINTOSH: So we'll respond to that.

13 I know I spoke with some people that have been
14 interested in filling some Zoning Commission appointments.
15 We've got in vacancies there.

16 And I would like to recognize though that Mr. Rose,
17 a veteran, helped recognize Veterans Day in a celebration in
18 Mentor and got to see his smiling face on Facebook, actually.

19 MR. DONDORFER: Yes.

20 CHAIRMAN McINTOSH: It just reminded me. I wanted
21 to congratulate him and thank him and the veterans for that on
22 Veterans Day.

23 MR. ROSE: Thank you, sir.

24 CHAIRMAN McINTOSH: I would also like to wish
25 everybody a happy Thanksgiving, and I would just like to
26 express my gratefulness to serve with Carl and Amy. You guys
27 are a great board to work with, and everybody I work with here
28 in the township. It's one of the things in my life that I am
29 grateful for. Wrapping up two years serving as a trustee,
30 it's been exciting. I'm happy to be here and look forward to

1 many years more.

2 And with that, we will slide into Department Reports
3 with Mr. Rose leading us off.

4 MR. ROSE: Thank you, Mr. McIntosh. Members of the
5 Board, members of the audience, good evening. Should be -- I
6 will try to get through this Administrator's report as swiftly
7 as possible.

8 First off, in preparation for tonight's vote
9 regarding the bids received for the Fire Stations Project, I
10 will read all the bids that were received and opened on
11 November 4, 2021, for Fire Station 1, and the bids were as
12 follows. And I should note, we did receive ten bids. All
13 bids were deemed responsive. All bidders recognized the bid
14 bond, delinquent property tax affidavit, non-collusion
15 affidavit, and they also recognized Addendas 1 through 3.

16 The bids are as follows: Rycon Construction,
17 Incorporated, \$10,395,000; Pinnacle Construction and
18 Development Group, \$9,864,618; Cold Harbor Building Company,
19 \$10,889,000; Action Contractors, LLC, \$10,474,000; the
20 Lakeland Construction Group, \$10,180,000; Dunlop & Johnston,
21 Incorporated, \$10,522,000; Hudson Group, Incorporated, from
22 Shenango Valley, \$10,274,000; Mike Coates Construction
23 Company, Incorporated, \$10,517,790; Cleveland Construction,
24 Incorporated, \$11,214,000; VendRick Construction,
25 Incorporated, \$10,934,800.

26 Based on the engineer's estimate and in consultation
27 with the owner's representative, Pinnacle Construction is the
28 lowest and best bid. I recommend approval of this bid in
29 order to award the contract for Fire Station 1 to Pinnacle
30 Construction and Development Group, and this will be Item H on

1 tonight's agenda. When we get to that point, Mr. Riachi, our
2 owner's rep, and our Fire Chief are both here as well.

3 A few other items, Item B is a resolution to enter
4 into the new contract with the Lake County Sheriff's Office
5 for policing services. This contract will add two deputies,
6 two deputies dedicated exclusively for Concord Township and
7 brings our total up to nine deputies. For the first four
8 years, we will pay for eight and Lake County will pay for one
9 deputy under their County Policing Grant. And this is
10 something that's been dialogued and talked about for quite
11 some time.

12 Item C is a resolution to transfer TIF funds to the
13 JEDD Fund as a reimbursement for land acquisition costs that
14 occurred back during the Auburn-Capital Project.

15 Item D is the renewal for the contract for dispatch
16 services from Lake County for our Fire Department.

17 Item E is a purchase order for the architect LeMay,
18 Erickson, Willcox. This is to provide the construction
19 administration portion for Fire Station 1. These are the
20 costs. They were included in the original estimates that go
21 back to May of 2019, so that's an expected expense.

22 Item F is a vote authorizing me to attend public
23 records and Sunshine Law training on behalf of all township
24 elected officials. I am scheduled to attend the training on
25 December 15th of this year.

26 A real bit of good news on the economic development:
27 I would like to welcome Ordnance Technology Services to
28 Concord Township. They are coming from Cuyahoga County. They
29 recently acquired the old Avery building on Wellness Way.
30 Renovations should begin shortly and we look forward to their

1 grand opening of the new manufacturing facility probably after
2 the first of the year. So welcome to Ordnance Technology
3 Services and we're very happy to have you here.

4 Just found out there will be a public information
5 meeting that will be held on December 13, 2021, from 5:30 to
6 7:00 p.m. to discuss the conceptual design on the Kellogg
7 Creek Restoration Project, which is formerly known as the
8 Brightwood Lake Dam Removal Project. The meeting will be held
9 at the Concord Community Center. It is being hosted and
10 conducted by the Lake County Engineer's Office, Lake County
11 Stormwater Office. And we are happy to host that and we are
12 publishing that information on our website. I believe all the
13 affected residents around Brightwood Lake have also been
14 notified separately of this public meeting.

15 And then, finally, I will be out of the office this
16 Friday. I will be back in the office on Monday and Tuesday
17 and then I am out Wednesday through Friday for Thanksgiving.
18 And I, too, would like to wish everyone a very happy
19 Thanksgiving and I hope you have a great long weekend at the
20 end of the month. And that concludes my report, sir. Thank
21 you very much.

22 CHAIRMAN McINTOSH: Thank you, Mr. Rose.

23 Okay. That concludes Department Reports. That
24 moves us to the Audience portion. I don't see any audience
25 here this evening in person. I know we have one phone-in, so
26 I will open it up to audience participation at this point.

27 MS. PESEC: Yes. This is Vanessa Pesecc, 11705 Cali
28 Court. And I listened to the public hearing regarding the
29 Residential Conservation District zoning amendment changes,
30 and there are some improvements, but legislation and

1 legislating even higher density in Concord is not minutia.
2 It's critically important. And we're really losing our semi
3 rural feeling here in Concord in further allowing the
4 developer to destroy the natural resources, not just during
5 construction but at any time. The zoning text is not minutia.
6 It's the essence of the Residential Conservation Development.

7 I am disappointed that you didn't listen to the
8 comments and do real due diligence by speaking to the director
9 of the Lake County Planning Commission, who forecasts that
10 there could be increased develop -- increased density from
11 what is already given now, and other experts who could have
12 guided you to make better text amendments to protect Concord
13 and its citizens. Every additional house costs us, the
14 taxpayers, more money.

15 On another topic, I would just like to ask what the
16 projected cost for the architect in total would be. And then,
17 what is the cost for the owner's rep on top of that? The last
18 documents that I saw was originally \$124,000 to the architect
19 and then an estimated \$1.7 million dollars to the architect.
20 And then on top of that we have some hundreds of thousands of
21 dollars for the owner's rep. So can someone give us a total
22 for what we're, what we're looking at? Thank you. That's
23 all.

24 CHAIRMAN McINTOSH: Okay, thank you.

25 And with that, I think we will move into our Old
26 Business and we can take up -- We've got a lot of things to
27 cover here. So with the public hearing continuance, we are at
28 a point now where we need a vote. So we've got these
29 amendments out there. I know that the Trustees kind of shared
30 some thought process and talked about it.

1 MR. DONDORFER: Right.

2 CHAIRMAN McINTOSH: So just in the event that we've
3 got a couple different streams going on here, we might want to
4 consider restating anything that you said before just as a
5 matter of course for getting your thought process on the
6 record. And then, of course, once we get into that, we can
7 vote. We do have to vote on each one of these amendments
8 individually. And so we will need a motion and then -- Are we
9 roll call voting these or is it just a verbal voice vote?

10 MR. ROSE: It's a roll call vote, sir.

11 CHAIRMAN McINTOSH: Roll call vote for each one,
12 okay. So, and you are doing that, Mr. Rose, correct?

13 MR. ROSE: Yes, sir.

14 CHAIRMAN McINTOSH: All right. So with that, does
15 anybody want to start off with some comments or address some
16 of the concerns that were raised here in the audience portion?

17 MR. DONDORFER: I will start. I know it was brought
18 up again about whether or not we're taking into consideration
19 during an RCD development of this area being destroyed, and I
20 don't read the text amendment that way. I read it as it's
21 being, if any of that land is disturbed, it should, you know,
22 there should be efforts to restore it. And, you know, I think
23 that was considered by the zoning board during their due
24 diligence of over a year addressing these different text
25 amendments.

26 I do think, again, as I stated earlier, that the
27 required open space of 30 percent is reasonable for a
28 developer. I don't necessarily, you know, agree that some of
29 this is detrimental to the rural essence of the township. I
30 mean, there is development in any community.

1 CHAIRMAN McINTOSH: Right.

2 MR. DONDORFER: And I think that we have been quite
3 responsible and prudent when we address these individually. I
4 mean, Mrs. Lucci brought up a good point earlier. I mean, a
5 lot of this, these, this land or different plots of land, when
6 they're developed, I mean, they're all different. They all
7 have their own, you know, characteristics and things of that
8 nature that have to be addressed and looked at individually.
9 And I know like even with, you know -- There is processes in
10 place to make sure that the land is not destroyed, but if it
11 is disturbed that there is measures in place to make sure that
12 things are taken appropriate, there is appropriate action
13 taken to restore it.

14 CHAIRMAN McINTOSH: Yeah. I think, to the point of
15 density specifically, I agree with Carl. Everything you are
16 saying is correct.

17 I have worked with this zoning text for 12 years
18 now, 10 years as a Zoning Commission member, two years as a
19 trustee. We have done two RCDs together. And the one thing I
20 can tell you with all of these text amendments is that they
21 are sort of a refinement of text that was put in place a long
22 time ago. And when I look at a lot of the work that the
23 zoning board did on this, I see things that were snags or
24 points of optimization.

25 So when you're talking about the 30 percent, I mean,
26 that's really kind of hitting it in the meaty part of the
27 curve of what we've done with zoning here in the RCDs. We're
28 not changing what the township's principally done. We're kind
29 of cleaning out the stuff that's not used and we're really
30 settling in on the sweet spot of how the RCDs have

1 traditionally gone for the better part of a decade. So I
2 would harshly argue back that we're losing our semi rural
3 feel.

4 I think the point of that is we talk about this a
5 lot when you're looking at RCD. You're not, you're not really
6 fundamentally changing the zoning. You are seeing a
7 development come in. And when an RCD comes in, you're looking
8 at a handful of lots. It doesn't appreciably change the lot
9 count that you're getting in these developments. They were
10 always going to be 30 or 40 houses. So you are getting five,
11 six, seven more houses. But the bottom line is, you are still
12 developing that tract of land.

13 And as far as that goes, the majority of the
14 township was zoned R-1 40 years ago. So these big vacant
15 spots of land that you had were determined to be residential
16 districts a long time ago, many boards ago, many trustees ago,
17 many zoning commissions ago, to the point we're still looking
18 at phases of Quail Hollow that were approved back in the mid
19 1980s that are still getting developed today. So the
20 direction of the township and the balance between rural and
21 semi-rural was cast in stone 30 or 40 years ago.

22 So I view the work that the Zoning Commission has
23 done for the last year as optimizing text that we've had in
24 place for about 15 years and really tidying it up and
25 tightening it up, and I think we've done a good job. I
26 believe the boards have responded appropriately to everything
27 that was formally presented to the township from the Lake
28 County Planning Commission as well. I think we've addressed
29 all of their concerns directly in their formal communication
30 with us.

1 MS. LUCCI: Yeah, I agree. I think we all did our
2 diligence in discussing some of the comments that were brought
3 up. You know, I think we've all probably listened to the
4 Zoning Commission meeting. So, you know, I think we're all
5 very appreciative of the work they did. And, obviously, our
6 concern is that the RCD meets what we think is in the best
7 interest of Concord Township, and I think these changes
8 reflect that.

9 CHAIRMAN McINTOSH: Okay. And so, with that, I
10 think what I would like to do, if we're ready, is to go ahead
11 and start going through votes. We have 12 of them. So we
12 will need to vote each individually.

13 MS. LUCCI: Mr. Chairman, I move to approve
14 Amendment Number 1, Section 16.12(D), adding streams and
15 wetlands to be shown on the existing conditions map.

16 MR. DONDORFER: I will second.

17 CHAIRMAN McINTOSH: Mr. Rose, can you call the roll.

18 MR. ROSE: Certainly. Mr. Dondorfer?

19 MR. DONDORFER: Yes.

20 MR. ROSE: Mrs. Lucci?

21 MS. LUCCI: Yes.

22 MR. ROSE: Mr. McIntosh?

23 CHAIRMAN McINTOSH: Yes.

24 MR. ROSE: Thank you.

25 MR. DONDORFER: Mr. Chairman, I will make a motion
26 to approve Amendment Number 2, Section 16.19, revising purpose
27 statement for Residential Conservation Development District.

28 MS. LUCCI: And I second.

29 CHAIRMAN McINTOSH: Mr. Rose, please call the roll.

30 MR. ROSE: Mr. Dondorfer?

1 MR. DONDORFER: Yes.

2 MR. ROSE: Mrs. Lucci?

3 MS. LUCCI: Yes.

4 MR. ROSE: Mr. McIntosh?

5 CHAIRMAN McINTOSH: Yes.

6 MS. LUCCI: Mr. Chairman, I move to approve
7 Amendment Number 3, Section 16.22, revising minimum project
8 area to exclude existing right-of-ways, unless extinguished at
9 the time of development.

10 MR. DONDORFER: I will second.

11 MR. ROSE: Mr. Dondorfer?

12 MR. DONDORFER: Yes.

13 MR. ROSE: Mrs. Lucci?

14 MS. LUCCI: Yes.

15 MR. ROSE: Mr. McIntosh?

16 CHAIRMAN McINTOSH: Yes.

17 MR. DONDORFER: Mr. Chairman, I will make a motion
18 to approve Amendment Number 4, Section 16.23(B)(7), Decks,
19 revise to include riparian setbacks.

20 MS. LUCCI: I second.

21 MR. ROSE: Mr. Dondorfer?

22 MR. DONDORFER: Yes.

23 MR. ROSE: Mrs. Lucci?

24 MS. LUCCI: Yes.

25 MR. ROSE: Mr. McIntosh?

26 CHAIRMAN McINTOSH: Yes.

27 MS. LUCCI: Mr. Chairman, I move to approve
28 Amendment Number 5, Section 16.24(A), (B), (C), and (D),
29 Permitted Density and Open Space Requirements, revising to
30 eliminate the base density and yield plan requirements for an

1 RCD district. Includes new definition of "open space."
2 Establishes new minimum open space requirements for an RCD.
3 Revises open space design criteria. Revises the areas not
4 counted as open space to also include utility easements and
5 stormwater infrastructure. Revises the process for restoring
6 any disturbances within the open space. Adds language to
7 allow open space to abut the road right-of-way.

8 MR. DONDORFER: I will second.

9 MR. ROSE: Mr. Dondorfer?

10 MR. DONDORFER: Yes.

11 MR. ROSE: Mrs. Lucci?

12 MS. LUCCI: Yes.

13 MR. ROSE: Mr. McIntosh?

14 CHAIRMAN McINTOSH: Yes.

15 MR. DONDORFER: Mr. Chairman, I will make a motion
16 to approve Amendment 6, Section 16.24(E), Ownership and
17 Maintenance of Open Space, revising to add strong desire for
18 the open space to be protected with a conservation easement.

19 MS. LUCCI: And I second.

20 MR. ROSE: Mr. Dondorfer?

21 MR. DONDORFER: Yes.

22 MR. ROSE: Mrs. Lucci?

23 MS. LUCCI: Yes.

24 MR. ROSE: Mr. McIntosh?

25 CHAIRMAN McINTOSH: Yes.

26 MS. LUCCI: I move to approve Amendment Number 7,
27 Section 16.25(D), Development and Site Planning Standards,
28 revising to allow front building setbacks to vary, and adds
29 provision for a minimum 40 foot front yard setback under
30 certain circumstances.

1 MR. DONDORFER: I will second.

2 MR. ROSE: Mr. Dondorfer?

3 MR. DONDORFER: Yes.

4 MR. ROSE: Mrs. Lucci?

5 MS. LUCCI: Yes.

6 MR. ROSE: Mr. McIntosh?

7 CHAIRMAN McINTOSH: Yes.

8 MR. DONDORFER: Mr. Chairman, I will make a motion
9 to approve Amendment Number 8, Section 16.25(E), adding new
10 perimeter building setback regulations.

11 MS. LUCCI: And I second.

12 MR. ROSE: Mr. Dondorfer?

13 MR. DONDORFER: Yes.

14 MR. ROSE: Mrs. Lucci?

15 MS. LUCCI: Yes.

16 MR. ROSE: Mr. McIntosh?

17 CHAIRMAN McINTOSH: Yes.

18 MS. LUCCI: I move to approve Amendment Number 9,
19 Section 16.26, Street, Drive and Walkway Requirements, adding
20 provisions for landscaped cul-de-sacs and desire for right-of-
21 ways to be curved when possible.

22 MR. DONDORFER: I would second.

23 MR. ROSE: Mr. Dondorfer?

24 MR. DONDORFER: Yes.

25 MR. ROSE: Mrs. Lucci?

26 MS. LUCCI: Yes.

27 MR. ROSE: Mr. McIntosh?

28 CHAIRMAN McINTOSH: Yes.

29 MR. DONDORFER: Mr. Chairman, I will make a motion
30 to approve Amendment Number 10, Section 16.27, Dwelling Unit

1 Requirements, adding requirement that dwellings should be
2 oriented to appreciate the topography and natural features of
3 the land.

4 MS. LUCCI: And I second.

5 MR. ROSE: Mr. Dondorfer?

6 MR. DONDORFER: Yes.

7 MR. ROSE: Mrs. Lucci?

8 MS. LUCCI: Yes.

9 MR. ROSE: Mr. McIntosh?

10 CHAIRMAN McINTOSH: Yes.

11 MS. LUCCI: Mr. Chairman, I move to approve
12 Amendment Number 11, Section 16.28, Pre-Application Conference
13 and Township Sketch Plan Required, revising to add Stormwater
14 Management Department and Soil and Water Conservation District
15 to attend pre-application meeting. Deletes yield plan
16 requirements and adds specific items that shall be shown on
17 the sketch plan.

18 MR. DONDORFER: I will second.

19 MR. ROSE: Mr. Dondorfer?

20 MR. DONDORFER: Yes.

21 MR. ROSE: Mrs. Lucci?

22 MS. LUCCI: Yes.

23 MR. ROSE: Mr. McIntosh?

24 CHAIRMAN McINTOSH: Yes.

25 MR. DONDORFER: Mr. Chairman, I will make a motion
26 to approve Amendment Number 12, Section 16.20, General
27 Guidelines and Applicability, revising to move the phrase "in
28 regards to the health, safety and welfare of the community and
29 the citizens of the township and the surrounding communities"
30 from the end of 16.20(E) and instead add it to the end of

1 Section 16.20.

2 MS. LUCCI: And I second.

3 MR. ROSE: Mr. Dondorfer?

4 MR. DONDORFER: Yes.

5 MR. ROSE: Mrs. Lucci?

6 MS. LUCCI: Yes.

7 MR. ROSE: Mr. McIntosh?

8 CHAIRMAN McINTOSH: Yes.

9 All right. And that wraps that up. Glad to see we
10 got a good body of work done here. I think all the boards did
11 a thorough job.

12 MR. DONDORFER: Very good.

13 CHAIRMAN McINTOSH: And I am very pleased to see
14 this move forward.

15 With that, we will move into the New Business. The
16 first resolution we have is a vote on declaring some obsolete
17 equipment.

18 MS. LUCCI: Mr. Chairman, I move to approve
19 Resolution 2021-25, declaring certain personal property of the
20 Concord Township Service Department surplus and not needed for
21 public purpose and obsolete and unfit for the use which the
22 property was acquired and approving the sale of this property
23 by internet-based auction.

24 MR. DONDORFER: I will second.

25 CHAIRMAN McINTOSH: And is there any discussion?

26 MR. DONDORFER: No.

27 CHAIRMAN McINTOSH: All right. All in favor?

28 (Three aye votes, no nay votes.)

29 MR. DONDORFER: Mr. Chairman, I will make a motion
30 to approve Resolution 2021-26, Lake County Sheriff's contract.

1 MS. LUCCI: And I second.

2 CHAIRMAN McINTOSH: Any discussion?

3 MR. DONDORFER: Yeah. I think we've had some
4 discussion on the record before. I think it's a responsible
5 and prudent decision at this time to enter into a new contract
6 to add one deputy that will be paid for by Concord Township
7 and an additional one that will be funded through the grant
8 program provided by the County Commissioners. When this plan
9 went into place where the townships were contracting with the
10 County Sheriff for road patrol deputies back in 2008,
11 initially, the plan was for Concord Township to reach ten
12 deputies that were funded. So this will bring us up to nine.

13 I think we're doing things responsibly as far as
14 taking smaller steps to make those additions. There is some
15 challenges within the profession now as far as hiring
16 qualified people looking to enter the profession. But, you
17 know, it's needed to protect and serve the residents of
18 Concord. The community has grown. The environment is
19 different. And it gives us the ability to shore up our patrol
20 services within the township which, you know, the Sheriff does
21 a very good job at.

22 MS. LUCCI: Yeah, I agree. And I heard from many
23 residents that, you know, it's a concern. So other townships
24 have sort of made their deal and people are wondering what
25 we're doing and are hoping, I think, that we kind of follow
26 suit. So I like what you said about kind of an incremental
27 approach.

28 MR. DONDORFER: Right.

29 MS. LUCCI: I think that's very prudent. I think
30 that's important. I mean, obviously, safety is very

1 important. So, and I agree that the -- we need to support the
2 sheriff.

3 CHAIRMAN McINTOSH: Yeah. I know Carl, at the start
4 of the year, that you had approached us individually and
5 talked about the need to get there, to get on that. And I
6 think as the year progressed, obviously, we had the
7 opportunity to have the grant from the county to help us with
8 that, so that was, ended up being a little bit of money there
9 for us to help out get that going. So I think it's, it's a
10 prudent move. I think it's needed, I mean, when you think
11 about the fact that you are sort of behind that mark that was
12 set a decade ago.

13 MR. DONDORFER: Right.

14 CHAIRMAN McINTOSH: And the township has continued
15 to grow at that. You know, we need to be there, not, you
16 know. So I think taking advantage of this is great. It's
17 really nice to see that the other communities are also acting
18 on it as well because I know that something that has come up a
19 lot is the mutual aid between the townships with the Sheriff's
20 Department.

21 MR. DONDORFER: Right.

22 CHAIRMAN McINTOSH: So having everybody -- And we
23 had another township that wasn't participating add into this
24 and that's going to help, so I think we're going to be in
25 better shape because of it. So it's a nice program that
26 stirred things up and got us going.

27 MR. DONDORFER: Yeah. I think with all the other
28 townships, you know, Perry and Painesville participating also,
29 like you said, it's going to shore up that ability to keep the
30 deputies that are paid for by Concord within Concord instead

1 of them going to mutual aid to assist other departments with
2 other calls.

3 CHAIRMAN McINTOSH: Right, yeah, and I think it's
4 important. I mean, there has been a lot of conversation
5 around the circles about the townships paying for law
6 enforcement and/or getting free law enforcement. I think
7 that's not the case. When you think about, I mean, everybody
8 in Concord Township pays county taxes, in addition to Concord
9 taxes. So some of those county taxes are going to fund the
10 Sheriff's Department and, of course, taxpayers throughout Lake
11 County also pay county taxes and pay for law enforcement there
12 or pay the Sheriff's Department as well.

13 But in addition to road patrol, which is sort of the
14 exclusive function of the Sheriff's Department in the
15 townships, the county provides law enforcement throughout the
16 county. There is the warrant squad. There is the marine
17 division. There is the SWAT patrol. There is the jail, of
18 course. There is the investigative bureau. So county tax
19 dollars are collected across the county but the Sheriff
20 doesn't just focus on Concord or on any of the township.

21 So I think it's a nice balance. I mean, I don't
22 know that we will ever know if it's exactly proper but, as a
23 growing community and one of the top communities in the
24 county, I don't have a problem paying for law enforcement. I
25 think we should. We certainly can. And I am happy to engage
26 in this contract.

27 So all right. Well, with that, all in favor?

28 (Three aye votes, no nay votes.)

29 CHAIRMAN McINTOSH: All in favor and none opposed.

30 MS. LUCCI: Mr. Chairman, I move to approve

1 Resolution 2021-27, TIF transfer to the JEDD Fund.

2 MR. DONDORFER: I will second.

3 CHAIRMAN McINTOSH: Any discussion?

4 MR. DONDORFER: No.

5 CHAIRMAN McINTOSH: I know Amy Dawson has provided
6 us with a thorough explanation as to what that's about. So
7 all in favor?

8 (Three aye votes, no nay votes.)

9 CHAIRMAN McINTOSH: And all in favor, none opposed.

10 MR. DONDORFER: Mr. Chairman, I will make a motion
11 to approve the agreement for central dispatch and
12 communication services.

13 MS. LUCCI: And I second.

14 CHAIRMAN McINTOSH: Any discussion?

15 MR. DONDORFER: Not too much, you know.

16 MR. ROSE: It's a renewal contract, sir.

17 MR. DONDORFER: Renewal contract.

18 MR. ROSE: For fire, for the dispatching for the
19 Fire Department. The contract has been around, oh, 20 years,
20 probably.

21 CHIEF SABO: I am sure it's longer than that but,
22 yeah.

23 MR. DONDORFER: What is it, three?

24 MR. ROSE: Three-year contract.

25 MS. LUCCI: Three years.

26 MR. ROSE: Every three years, it gets renewed.

27 CHAIRMAN McINTOSH: Okay. And with that, all in
28 favor?

29 (Three aye votes, no nay votes.)

30 CHAIRMAN McINTOSH: And all unanimous.

1 MS. LUCCI: I move to approve a purchase order to
2 LeMay, Erickson, Willcox in an amount not to exceed
3 \$375,674.31.

4 MR. DONDORFER: I will second.

5 CHAIRMAN McINTOSH: Any discussion? Andy, do you
6 want to throw anything -- I know you mentioned it before
7 but do you want to --

8 MR. ROSE: Yeah, this is, this amount goes back to
9 the fee proposal from Phase 2 of 5/29 in 2019, the
10 construction administration for Station 1. And the original,
11 there was construction administration for Station 1 and
12 Station 2. We had them break it out. It also includes the
13 post-construction warranty for Station 1. And so this is no
14 surprise and this was a planned for amount. It's just now
15 that we're proceeding with the actual construction phase,
16 accepting the bids, it's time to award the P.O. to get the
17 construction administration portion of LeMay, Erickson,
18 Willcox into the mix.

19 CHAIRMAN McINTOSH: All right. And that P.O. was
20 from, you said, or that agreement was from 2019?

21 MR. ROSE: May 29, 2019.

22 CHAIRMAN McINTOSH: Okay. If there is no further
23 discussion, I will take a vote. All in favor?

24 (Three aye votes, no nay votes.)

25 CHAIRMAN McINTOSH: It was unanimous.

26 MR. DONDORFER: Mr. Chairman, I will make a motion
27 to approve Andy Rose, Administrator, to attend the Ohio
28 Attorney General public records training webinar on behalf of
29 Trustees Amy Lucci, Carl Dondorfer, Morgan McIntosh, and
30 Fiscal Officer Amy Dawson.

1 MS. LUCCI: And I second.

2 CHAIRMAN McINTOSH: All in favor?

3 (Three aye votes, no nay votes.)

4 CHAIRMAN McINTOSH: None opposed on that one.

5 MR. ROSE: I can't thank you enough.

6 MS. LUCCI: Mr. Chairman, I move to approve or
7 appoint Mr. Davey Rowan to Board of Zoning Appeals alternate
8 member effective November 18, 2021, through November 17, 2023.

9 MR. DONDORFER: I will second.

10 CHAIRMAN McINTOSH: Any discussion?

11 MS. LUCCI: Yeah. I just would like to say I have
12 talked to Davey a while ago and I thought he exhibited some
13 very analytical type of being able to grasp things. He is
14 certainly very interested in public service. He is very
15 personable. I think he will do a really nice job on the
16 board.

17 MR. DONDORFER: Yeah, I would agree with Mrs. Lucci.
18 I spoke with him on the phone for a period of time. He's
19 excited to serve his community. He's very knowledgeable. He
20 has a great resume and I think he will make a great addition
21 to the board, so I agree.

22 CHAIRMAN McINTOSH: I couldn't agree more. I also
23 spoke with him and, on top of everything that you guys said,
24 that he tells me he watches the trustee meetings and the BZA
25 meetings and made reference to some stuff. And I said, "So
26 You know we have an appointment we need to fill urgently?" He
27 said yes. And I said, I've got to think the guy that comes
28 across well and that pays attention to our meetings is kind of
29 a no-brainer. We did have his request in hand for a little
30 while there, so I think maybe an overdue appointment.

1 So with that, all in favor?

2 (Three aye votes, no nay votes.)

3 CHAIRMAN McINTOSH: All in favor.

4 MR. DONDORFER: Okay. I will, Mr. Chairman, make a
5 motion to approve and award Fire Station 1 Project to Pinnacle
6 Construction and Development Group in the amount of
7 \$9,864,618.

8 MS. LUCCI: I second.

9 CHAIRMAN McINTOSH: Okay. With that, before we even
10 just talk discussion, I will invite our owner's rep,
11 Mr. Riachi, to come forward and kind of take us through where
12 we are and share whatever he feels we should know.

13 MR. RIACHI: Thank you. Good evening. As Mr. Rose
14 stated, we received ten bids on the rebid for Fire Station
15 Number 1. If you look at the three, four low bidders, they
16 were within 3, 4, about 4 percent of each other. You average
17 them out and it's within a couple percent. So that's always a
18 good thing when you have that.

19 We checked all the documents of the low bidder, you
20 know, their bid bond, their documents. They're all signed.
21 They acknowledged the addendums. They acknowledged, they had
22 all the affidavits that they needed to have as part of the bid
23 package. So that made them responsible from the paperwork
24 standpoint.

25 Then we had a scope review meeting with them with
26 the architect. And between ourselves and the architect, we
27 have a list of questions that we go through. We handle more
28 the front-end documents of things, you know, the duration, the
29 fact that it's a prevailing wage, the safety procedures, these
30 kind of things, the temporary conditions, and then the

1 architect got into the technical aspect of it to make sure
2 that they've got everything per plans and specs. They
3 acknowledged all that. They accepted, they stated that the
4 numbers were correct, that, you know, the low bid, that
5 everything was bid per plans and specs.

6 We further send them a summary of the scope review.
7 They signed off on it. So now we have a written document that
8 memorializes everything that we kind of talked about.

9 So based on all that, we sent a recommendation to
10 Mr., a letter of recommendation to Mr. Rose recommending that
11 the township approves the lowest and best bidder, which is
12 Pinnacle Construction. And we're, you know, based on your
13 decision tonight, we'll, if you accept it, we will move
14 forward towards a contract, which, again, the law department,
15 your law director had provided us with a contract with blanks
16 in it. Obviously, we have to fill in the name of the
17 contractor, the dollar amounts, but the contract is already in
18 the documents and has already been approved by the contractor
19 when they signed on the bid proposal. So all we need to do is
20 fill in the blanks, the contractor's name, dollar amounts, you
21 know, the list of all the documents, the durations, and then
22 we'll send it off for signature.

23 CHAIRMAN McINTOSH: Okay. Any questions for
24 Mr. Riachi from the Board?

25 Do we have a ballpark on what we're thinking
26 timeline here? I am assuming, winter coming, we're probably
27 going to wait. I think you said before, we were waiting for
28 spring ground breaking at this point.

29 MR. RIACHI: Well, what we'd like to do is we would
30 like to award them the contract in the next couple weeks and

1 send them a notice to proceed the first week in December or
2 thereabouts.

3 CHAIRMAN McINTOSH: Okay.

4 MR. RIACHI: Because what that does, it will make
5 the clock start ticking and they can start working on all the
6 submittals because we have to secure all the materials still.
7 That will give them a couple, three months of getting ready,
8 having all the submittals in, all the materials approved,
9 materials ordered, and as soon as we get the break in the
10 weather they can get started.

11 Now, Chief and I were talking. You never know. We
12 might get lucky and have a decent winter where the ground
13 doesn't freeze, doesn't freeze. And if it doesn't, then they
14 might want to mobilize early and start doing something. That
15 would be up to the contractor. We can't tell them. All we
16 can do is we've given them the time frame as to, you know, the
17 total months for the project.

18 CHAIRMAN McINTOSH: Okay. I assume, at this point,
19 we would also be subject to supply chain disruption. I have a
20 business associate I know in the roofing business and he's
21 still waiting on steel he ordered months ago.

22 MR. RIACHI: And that's one of the reasons why we
23 want to release them in next two weeks and give them
24 permission to proceed so they can go to all of their suppliers
25 and place all these orders, secure the materials, secure their
26 quotes they received from them and get the ball rolling for
27 production and deliveries.

28 MS. LUCCI: All right.

29 CHAIRMAN McINTOSH: Thank you, Mr. Riachi.

30 MS. LUCCI: Thank you.

1 MR. RIACHI: Thank you.

2 CHAIRMAN McINTOSH: Sounds like we need to get that
3 project moving quick.

4 MR. DONDORFER: Yeah, sooner than later.

5 MS. LUCCI: Yeah.

6 CHAIRMAN McINTOSH: With that, all in favor?

7 (Three aye votes, no nay votes.)

8 CHAIRMAN McINTOSH: And the motion carries.

9 With that, that brings us to future meetings -- That
10 wasn't a busy meeting at all or anything.

11 MS. LUCCI: No.

12 MR. ROSE: No, not at all.

13 CHAIRMAN McINTOSH: And with that, Mr. Rose, can you
14 wrap us up with future meetings and announcements?

15 MR. ROSE: I can. Future meetings and
16 announcements: The staff meeting originally scheduled for
17 November 19th has been cancelled.

18 Town Hall and Township offices will be closed on
19 11/25 and 11/26 in observance of Thanksgiving.

20 And our next event will be on December 1st, 6:30 to
21 7:30 will be trustee office hours in the conference room, and
22 then at 7:30 there will be a trustee meeting here at Town Hall
23 on December 1st.

24 And, again, I wish everyone a happy Thanksgiving.

25 CHAIRMAN McINTOSH: All right. And with that, we
26 will conclude our meeting.

27 MR. DONDORFER: Good evening, everyone.

28 MS. LUCCI: Thank you.

29 MR. DONDORFER: Happy Thanksgiving.

30 MS. LUCCI: Yes.

(Whereupon, the meeting was adjourned at 8:11 p.m.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

1 STATE OF OHIO)
2 COUNTY OF LAKE) 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 from the video recording of the
7 foregoing proceeding was reduced by me to stenotype
8 shorthand, subsequently transcribed into typewritten
9 manuscript; and that the foregoing is a true and accurate
10 transcript of said 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 1st day of December
19 2021.

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

23 Notary Public within and for the
24 State of Ohio

25 My Commission Expires:
26 February 4, 2023

