Fiscal Officer, Amy L. Dawson

Strategic Plan Summary

CONCORD ADMIN SUMMARY 2020-2019

Fund Number	Fund Name	Fund Cash Balance 1/1/2020	Revenue	Expenditures	Fund Cash Balance 12/30/2020	Fund Number	Fund Cash Balance 1/1/2019	Revenue	Expenditures	Fund Cash Balance 12/30/2019
1000	General	$ 279,793	$ 1,617,267	$ 1,626,274	270,786	1000	$ 564,090	$ 1,546,372	$ 1,830,730	279,733
2041	Cemetery	56,965	34,375	30,930	60,411	2041	50,762	26,950	20,746	56,965
2402	TIF-Auburn Road	147,137	265,531	40,489	372,180	2402	116,913	262,529	232,304	147,137
2905	Jedd Fund	1,174,068	733,129	154,975	1,752,223	2905	441,226	905,653	172,812	1,174,068
4901	Capital Projects	770,231	25,907	15,449	780,689	4901	897,773	137,755	265,297	770,231
	Totals	$ 2,428,195	$ 2,676,210	$ 1,868,116	$ 3,236,289		$ 2,070,764	$ 2,879,260	$ 2,521,889	$ 2,428,135

		FUNDED BY:	MAJOR COSTS:
1000	GENERAL	RE Tax Local Govt Fund Cable Fees	Salaries & Benefits for Admin, Zoning & Community Center General Health District Costs
2041	CEMETERY	Burials/ Lots Sold Infrequently	Expansion
2402	TIF	RE TAX April/October	Corridor Infrastructure Expenses
2905	JEDD	Payroll Tax monthly	Economic Development Fire Station Projects
4901	Capital Projects	Hotel Tax monthly	Roads, Land, Large Scale Projects

Funds such as St. Lights, Cemetery Trust, Agency and Corona Virus were omitted from these summaries.

CONCORD SERVICE SUMMARY 2020-2019

Fund Number	Fund Name	Fund Cash Balance 1/1/2020	Revenue	Expenditures	Fund Cash Balance 12/30/2020	Fund Number	Fund Cash Balance 1/1/2019	Revenue	Expenditures	Fund Cash Balance 12/30/2019
2011	Motor Vehicle License Tax	32,132	28,165	36,483	23,814	2011	$ 41,065	$ 28,998	$ 37,931	32,132
2021	Gasoline Tax	83,130	312,499	174,953	220,677	2021	53,489	181,252	151,611	83,130
2031	Road & Bridge	174,390	1,063,119	1,114,573	122,936	2031	235,333	1,063,606	1,124,549	174,390
2192	Road Levy	892,264	1,660,480	1,949,621	603,124	2192	918,328	1,589,556	1,615,620	892,264
2231	Permissive MVL Tax	63,757	158,610	65,000	157,367	2231	43,435	68,187	47,865	63,757
4903	SD Capital Projects	21,948	33,036	47,895	7,089	4903	35,349	36,599	50,000	21,948
	Totals	$ 1,267,622	$3,255,910	$ 3,388,525	$ 1,135,007		$1,326,999	$2,968,198	$ 3,027,575	$1,267,622

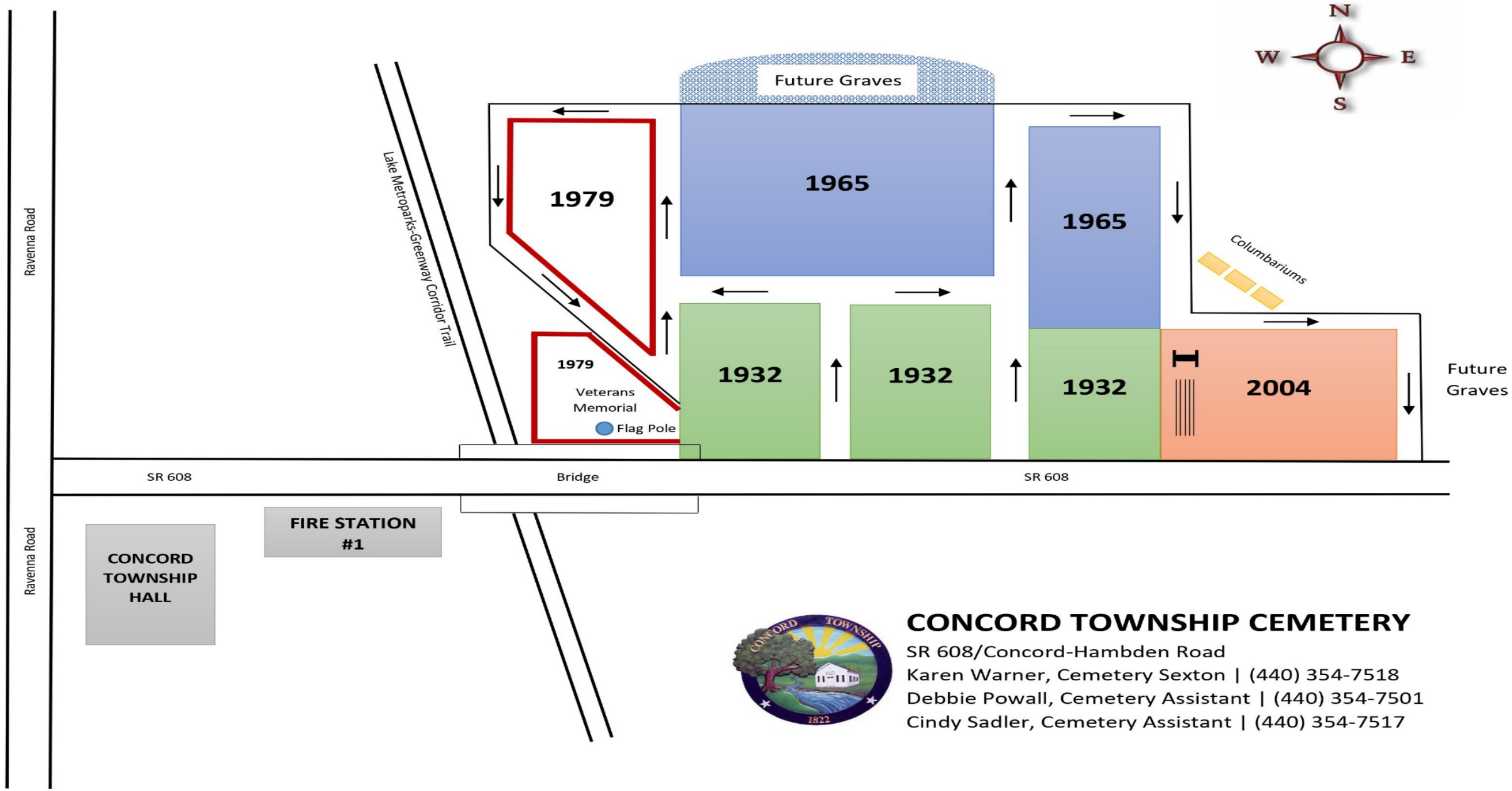
		FUNDED BY:	MAJOR COSTS:
2011	MVL TAX	MVL Tax Monthly	Road & Building Repairs
2021	GAS TAX	Gas Tax monthly	Benefits, Engineering & Road Repairs
2031	ROAD & BRIDGE	RE TAX April/October	Salaries, Fuel & Road Repairs
2192	ROAD LEVY	RE TAX April/October	Road Repairs, Salt & Other Road Materials
2231	Permissive MVL Tax	PMVL Tax monthly	Equip. Repairs & Supplies
4903	SD Capital Projects	Hotel Tax monthly	Equipment

CONCORD SAFETY SUMMARY 2020-19

Fund Number	Fund Name	Fund Cash Balance 1/1/2020	Revenue	Expenditures	Fund Cash Balance 12/30/2020	Fund Number	Fund Cash Balance 1/1/2019	Revenue	Expenditures	Fund Cash Balance 12/30/2019
2191	Fire Levy	414,979	1,830,872	1,875,776	370,076	2191	$ 522,495	$1,691,812	$ 1,799,328	414,979
2194	Safety Services Levy	323,651	2,661,074	2,244,767	739,958	2194	327,966	2,552,675	2,556,991	323,651
2281	EMS	351,049	422,261	506,246	267,063	2281	300,095	438,633	387,679	351,049
2902	Fire Prevention	21,198	6,680	10,293	17,585	2902	18,955	6,234	3,990	21,198
4904	FD Capital Projects	85,299	19,430	-	104,729	4904	55,820	36,599	7,120	85,299
	Totals	$ 1,196,176	$ 4,940,317	$ 4,637,082	$ 1,499,412		$1,225,331	$4,725,953	$ 4,755,109	$1,196,176

		FUNDED BY	MAJOR COSTS:
2191	FIRE	RE Tax April/Oct	Benefits, BWC, Dispatch & other Contracts
2194	FIRE & POLICE	RE Tax April/Oct	FD Salaries/Sheriff Contract/Equipment
2281	EMS	EMS runs monthly	Salary/Supplies/Equipment
2902	FD PREVENT/EDUC	Donations	Supplies
4904	FD Capital Projects	Hotel Tax monthly	Equipment

Cemetery Strategic Plan



CONCORD TOWNSHIP CEMETERY

SR 608/Concord-Hambden Road

Karen Warner, Cemetery Sexton | (440) 354-7518
Debbie Powall, Cemetery Assistant | (440) 354-7501
Cindy Sadler, Cemetery Assistant | (440) 354-7517

Current Status:

- 16 Full burial lots remain (11-20-2019 voted immediate need only)
- 30 Columbarium niches remain (Pre-plan)
- 124 In-ground cremation lots remain (Pre-plan)

Rates

LOTS	SIZE	FEE
Grave Space	4' x 10'	$750.00
Cremation Grave Space	2' x 4' (flush marker) 4' x 4' (slant marker)	$250.00 $500.00
Columbarium Niche	Urn(s) must be able to fit 10" x 10" x 10"	$650.00
Columbarium Niche Plaque	Includes one (1) emblem Additional emblem	$400.00 $100.00

GRAVE OPENINGS	
Full Burial, Adult	$500.00
Full Burial, Infant	$200.00
Cremation, Adult/Infant	$150.00
Columbarium	$100.00
Late in Day (after 1:30 pm) and Saturday Burial Charge (No Sunday or Holiday Burials)	$300.00

FOUNDATION FEES	
Standard 24” x 12” (one [1] lot)	$200.00
Double Lot 48” x 24”	$350.00
Each Additional Square Foot	$50.00

Lots sold

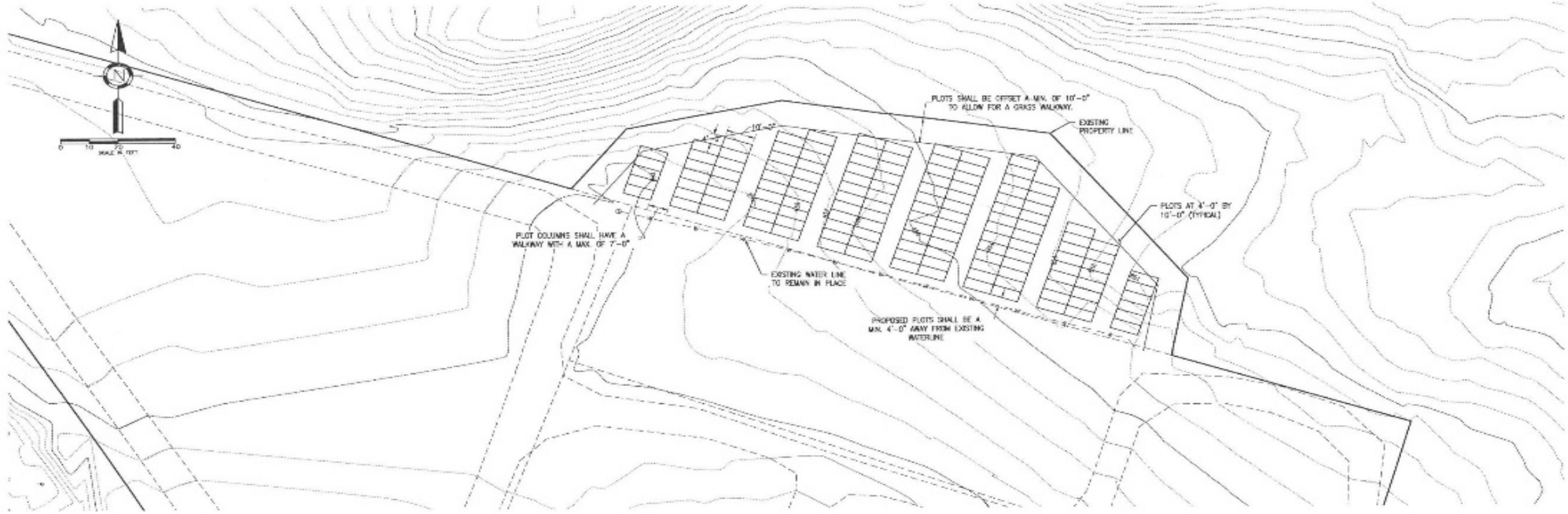
	2018			2019			2020		
	FB	CR	Niche	FB	CR	Niche	FB	CR	Niche
January	0	4	0	2	0	0	0	0	3
February	1	2	0	0	0	0	0	0	2
March	2	0	0	0	6	1	0	0	0
April	0	0	0	0	0	0	0	2	3
May	0	1	1	2	0	0	1	2	0
June	0	0	0	1	0	0	1	5	0
July	0	3	0	0	0	1	0	1	0
August	0	0	2	0	2	0	0	0	4
September	4	0	0	3	0	1	0	1	2
October	0	0	0	0	0	0	0	0	0
November	0	0	0	2	0	0	0	0	0
December	2	0	0	0	0	0	0	3	0
Total	9	10	3	10	8	3	2	14	14
Average lots sold per year: 24.3									

Burials

	2018			2019			2020	
	FB	CR		FB	CR		FB	CR
January	1	0		1	0		0	0
February	0	0		0	0		0	0
March	2	0		1	0		0	0
April	0	0		1	1		0	2
May	0	2		3	4		0	1
June	1	6		1	4		1	1
July	2	2		2	7		1	1
August	0	3		0	2		0	1
September	2	1		1	0		0	4
October	1	2		0	2		2	1
November	0	1		1	1		0	3
December	3	0		0	0		0	3
Total	12	17		11	21		4	17
Average Burials per year: 27.3								

1965 Northern Expansion

- Trees to be removed soon
- Develop the land (excavate land, add driveway, seed, pin, fence, etc.)
- Yield estimated 110 full burial lots
- Estimated cost $75,000
- Estimated completion - 2023



NORTH EXPANSION AREA

NOTES:

1. PLOTS SHALL BE SPACED IN COLUMNS OF 2, WITH A MAXIMUM OF 7'-0" GRASS WALKWAY IN BETWEEN. ADDITIONAL PLOTS SHALL BE PLACED AT THE RECOMMENDATION OF THE CONSTANT.
2. PLOTS SHALL BE EXCAVATED NO MORE THAN 4'-0" WITHIN THE EXISTING WATERLINE.
3. TOTAL OF 140 PLOTS FOR THE NORTHERN SECTION OF THE CEMETERY.

PRELIMINARY NOT FOR CONSTRUCTION DRAFT

New Section Eastern Expansion

- 2019 house was removed
- Develop the land (remove trees, excavate, seed, add water line, remove section of driveway and new driveway)
- Yield estimated 250 lots
- Estimated projected cost $150,000
- Goal is to start project within 5-8 years

EASTERN EXPANSION AREA

NOTES:

1. EXISTING DRIVEWAY SHALL BE CONVERT INTO THE NEW ACCESS ROAD.
2. EXISTING CLEAN-OUTS AND SPP PIPE TO BE REMOVED AND BACKFILLED WITH A LOW STRENGTH MORTAR OR ENGINEER APPROVED EQUIVALENT.
3. PLOTS SHALL BE CONSTRUCTED IN A 2 COLUMN FASHION WITH A MAXIMUM GRASS WALKWAY OF 7'-0" TO ALLOW FOR EXCAVATION EQUIPMENT TO MOBILIZE.
4. PROPOSED PLOTS SHALL BE CONSTRUCTED WITH AN OFFSET OF 10'-0" FROM THE PROPOSED 3:1 SLOPE
7. EXISTING CULVERT SHALL BE LINED WITH A 12" HPDE PIPE AND BACKFILLED WITH LOW STRENGTH MORTAR OR ENGINEER APPROVED EQUIVALENT. EXISTING OUTLET SHALL BE CONNECTED (SEALED) TO A PRECAST CATCH BASIN PER ODOT SCD CB-1.1.
8. TOTAL OF 276 PLOTS IN THE WESTERN SECTION OF CEMETERY

PRELIMINARY - NOT FOR CONSTRUCTION - DRAFT

HULL
Environment / Energy / Infrastructure

Hull & Associates, Inc.
4 Hemisphere Way
Bedford, OH 44146

Phone: (216) 332-5063
Fax: (440) 232-8777
www.hullinc.com

Project Title:

CONCORD CEMETERY
CONCEPTUAL LAYOUT
CONCORD
LAKE COUNTY, OHIO

Owner:

CONCORD TOWNSHIP
7229 RAVENNA ROAD
CONCORD, OH 44077

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Mark	Description	Date
	FOR ------	--/--/--

Project No.:	CND004
Plot Date:	10/21/19
Layout By:	---
Drawn By:	---
Check By:	---
Scale:	AS NOTED
Issue Date:	OCTOBER 2019

Sheet Title:

SITE PLAN
EASTERN
EXPANSION_OPTION
2

Sheet Number: 4 OF 6

4

F:\Clients\Active\CND\CND004\Cemetery\Design\Drawing\Sheets\CND004_GP002.dwg, PlanAndProfile_EAST, kfarrell, Oct 21, 2019 - 4:17pm

1959 MARK W.
MORRISON
1958 ROCHELLE A.
1933 MARY L. 2020
GARRISON
1958 BERNARD J.
1947 THOMAS M
SOPKO
1949 HELEN M
1927 FRED E. 2007
LARK
1934 VIRGINIA L. 2011
1944 KENNETH R. 2020
CAMERON
1942 CAROL L.
1928 CLARENCE V. 2019
CAMERON
1928 NORINE R.
1949 GREGORY W.
HOFFERT
1956 MARYANN
1983 WILLIAM A.
WHITLOW
1986 STEVEN J.
1956 TERENCE J.
CRANE
1955 CAROL A.

Columbarium

- Currently have 30 niches available
- In 2004, cemetery purchased a 48 niche columbarium at a cost of $10,000
- In 2011 two additional columbarium's were purchased for a cost of $25,242 ($12,621)
- In 2020, a local cemetery purchased a 48 niche columbarium for $17,400

2020

- Revenue $34,375
- Expenditures $30,930

Options

- Immediate need only
- Cremation lots only (no full burial)
- Capital project fund helps with expansion of the cemetery and purchase of columbariums
- Lease property from another cemetery

CONCORD
TOWNSHIP
founded
1822

CONCORD TOWNSHIP SERVICE DEPT.

- FIVE YEAR STRATEGIC PLAN 2021-2025
  - ROAD MAINTENANCE
  - EQUIPMENT
  - STORM WATER IMOROVEMENT PROJECTS
  - PERSONNEL
  - FACILITIES

ROAD MAINTENANCE

- 2021 ROAD RESURFACING PLAN
  - CHERRY HILL, BELVOIR, AND MIDDLETON
    - The Cherry Hill subdivision will receive a 3” mill and fill with gp25 interlayer and asphalt surface course.
      - TOTAL COST ESTIMATE $194,656.00
  - FAY RD, PALMER, TULIP, AND HAZEL
    - Fay Rd. and Palmer Rd. will undergo a 1 ½” mill with a 2” asphalt intermediate course and a surface course of Mastic Chip and Seal with fog coat.
    - Tulip and Hazel will receive a double Chip and Seal with Fog Coat
      - TOTAL COST ESTIMATE $422,064.00
      - TOTAL ESTIMATED COST FOR ROAD RESURFACING PLAN - $616,721.00
  - OPWC GRANT APPLICATION
    - APPLY FOR THE OPWC GRANT TO RECONSTRUCT THE NOBEL RIDGE SUBDIVISION
      - Project will consist of a full depth reconstruction and adding drainage.
  - CONCRETE SLAB REPLACEMENT
    - Concord Hills Subdivision
    - Brightwood Lakes Subdivision
    - Harwood Lane

    Additional areas throughout the Township are currently being evaluated.
  - DURA-PATCH /CRACK SEALING
    - Several areas with asphalt roads throughout the Township are currently being evaluated.

2021 CONTINUED

- PARKING LOT PAVING
  - TOWN HALL – 1 ½” MILL AND FILL
    - TOTAL ESTIMATED COST $60,000.00
  - COMMUNITY CENTER – 1 ½” MILL AND FILL
    - TOTAL ESTIMATED COST $35,000.00
  - SERVICE DEPT. DRIVE/ YARD – 3 ½” MILL AND FILL
    - TOTAL ESTIMATED COST $80,000.00
  - SUBMIT OPWC REQUEST
    - Noble Ridge Subdivision Total Reconstruction

- TOTAL ESTIMATED COST FOR 2021 ASPHALT RESURFACING PROJECTS = $616,721.00
- TOTAL ESTIMATED COST FOR PARKING LOT PAVING = $175,000.00

2022-2025 LONG RANGE ROAD PLAN

- 2022
  - CLEARLAKE AND RIDGEWATER (CHIP AND SEAL)
  - ELLISON CREEK SUBDIVISION (MILL AND FILL TYPE PROJECT WITH CURB REPAIR)
  - DAVID DR. AND BRIAN DR. (MILL AND FILL TYPE PROJECT)
  - CONCRETE SLAB REPLACEMENT (PENDING EVALUATION)
- 2023
  - NOBLE RIDGE SUBDIVSION (OPWC GRANT)
  - KEYSTONE DR. AND EASTHILL WAY (MILL AND FILL TYPE PROJECT)
  - HAWTHORN WOODS SUBDIVISION (MILL AND FILL TYPE PROJECT)
  - CONCRETE SLAB REPLACEMENT (PENDING EVALUATION)
- 2024
  - MOUNTAINSIDE FARMS SUBDIVISION
    - LAYDON LANE, DAISY HILL, BUTLER HILL, & KARABOO LANE (MILL AND FILL TYPE PROJECT)
  - VIEWMONT DR. AND PAGE DR. (MILL AND FILL TYPE PROJECT)
  - CONCRETE SLAB REPLACEMENT (PENDING EVALUATION)

2022-2025 CONTINUED

- 2025
  - WINCHILL RD. (LEVELING COURSE AND CHIP AND SEAL)
  - HERMITAGE BLUFFS SUBDIVISION (MILL AND FILL TYPE PROJECT)
    - NOBHILL,HIGH BLUFF, & SUMMERHILL
  - CONCRETE SLAB REPLACEMENT (PENDING EVALUATION)

THE SERVICE DEPARTMENT PLANS TO CONTINUE TO EVALUATE ALL TOWNSHIP ROADS ON A YEARLY BASIS TO STAY ON TOP OF NECESSARY REPAIRS AND RESURFACING NEEDS. OUR GOAL IS TO TRY TO MAINTAIN ROADWAYS IN ALL FOUR CORNERS ON THE TOWNSHIP. WE HOPE TO SHOW RESIDENTS AN EQUAL DISTRIBUTION OF THEIR TAX DOLLARS TO ROAD REPAIRS AND MAINTENANCE.

EQUIPMENT PLAN

- 2021
  - 2 ½ TON PLOW TRUCK - $200,000.00
  - 60’X80’ STORAGE BUILDING (4800sqft) - $175,000.00
  - CONCRETE ROAD SAW - $15,000-$20,000.00
  - 4-N-1 CLAMSHELL BUCKET - $13,000.00
- 2022
  - 2 ½ TON PLOW TRUCK - $210,000.00
  - RUBBER TIRE BACK HOE (USED) $80,000.00
  - AIR COMPRESSOR (EQUIPMENT MAINTENANCE) $5,000.00
  - 1 TON TRUCK WITH PLOW (REPLACE #12) - $50,000.00
- 2023
  - TANDEM AXEL DUMP TRUCK (USED) - $100,000.00
  - 7,000 – 10,000LB MINI EXCAVATOR - $60,000.00
  - F-450 CREW CAB 4X4 W/PLOW /UTILITY BODY(REPLACE #15) - $75,000.00

EQUIPMENT PLAN (continued)

- 2024
  - USED 30,000 LB EXCAVATOR (REPLACE CAT 313) - $180,000.00
  - 2 ½ TON PLOW TRUCK - $220,000.00
  - SKID STEER/ BOBCAT LOADER - $50,000.00
- 2025
- WHEEL LOADER (RUBBER TIRE) - $225,000.00
- 2 ½ TON PLOW TRUCK - $225,000.00

STORM WATER PROJECTS

- 2021
  - Brightwood Lake Mitigation
    - Projected Cost Local Share $5,000.00
    - Gant Allocation $1,500,000.00
    - Project is waiting on permit approvals.
  - Cali and Sarah Lee / Jordon Creek drainage improvement project.
    - Project in planning phase.
  - Weathersfield Drainage Easement
    - Project to be done by Service Dept./ Lake County Storm Water Management as weather permits.
  - 8310 Tewksbury Lane
    - Regional Drainage Easement Maintenance done by Service Dept. / Lake County Storm Water Management as weather permits.

STORM WATER PROJECTS (Continued)

- The Service Department will continue to work along side the Lake County Storm Water Management Department to enhance and maintain storm water drainage throughout Concord Township. By the use of Storm Water Funds Concord Township is able to put the residents tax dollars towards mitigation of storm water drainage in regional waterways.

SERVICE DEPARTMENT PERSONNEL

- Currently the Concord Service Department consists of 16 employees including the Service Director and Office Assistant. The Service Department performs many construction and maintenance operations in house. Putting tax dollars directly back into the Township.
- As Concord continues to develop and grow the need for more personnel will also grow. The Service Department looks to add an additional two positions in the next five years to accommodate the need for the Townships maintenance and snow removal needs. Having the personnel to provide the services that the Service Department is responsible for keeps us ahead of the growing Townships needs.

SERVICE DEPT. FACILITIES PLAN

- 2021
  - Storage Building
    - Construction of a storage building to accommodate our heavy equipment and trucks .
    - The engineered steel structure will be 60’Wx80’Lx20’H (4,800 sqft)
    - Estimated cost
      - Building package -$55,000.00
      - Overhead doors- $20,000.00
      - Concrete install -$40,000.00
      - Local Contractor Construction Estimate to be determined.

  - The previous demolition of A,B,&C buildings located behind the Fire Station in 2012 eliminated 7,400sqft of storage and due to the loss of that storage Service Department equipment has had to be stored outdoors. This has caused premature deterioration of some equipment. The new Structure will allow the Service Department to house and protect all of the equipment and prolong their life preventing costly repairs and the need to replace the equipment as often. In addition, constructing the new storage building will allow us to assist the Fire Department in storing of their apparatus during the construction of Fire station one and eliminating the need to have temporary structures to house their equipment.

  - Generator
    - Replacement of automatic back up Generator in Service Dept.
      - Replace the existing 100K with a new 60K automatic generator
      - Estimated cost $17,000.00

Facility Plan Continued

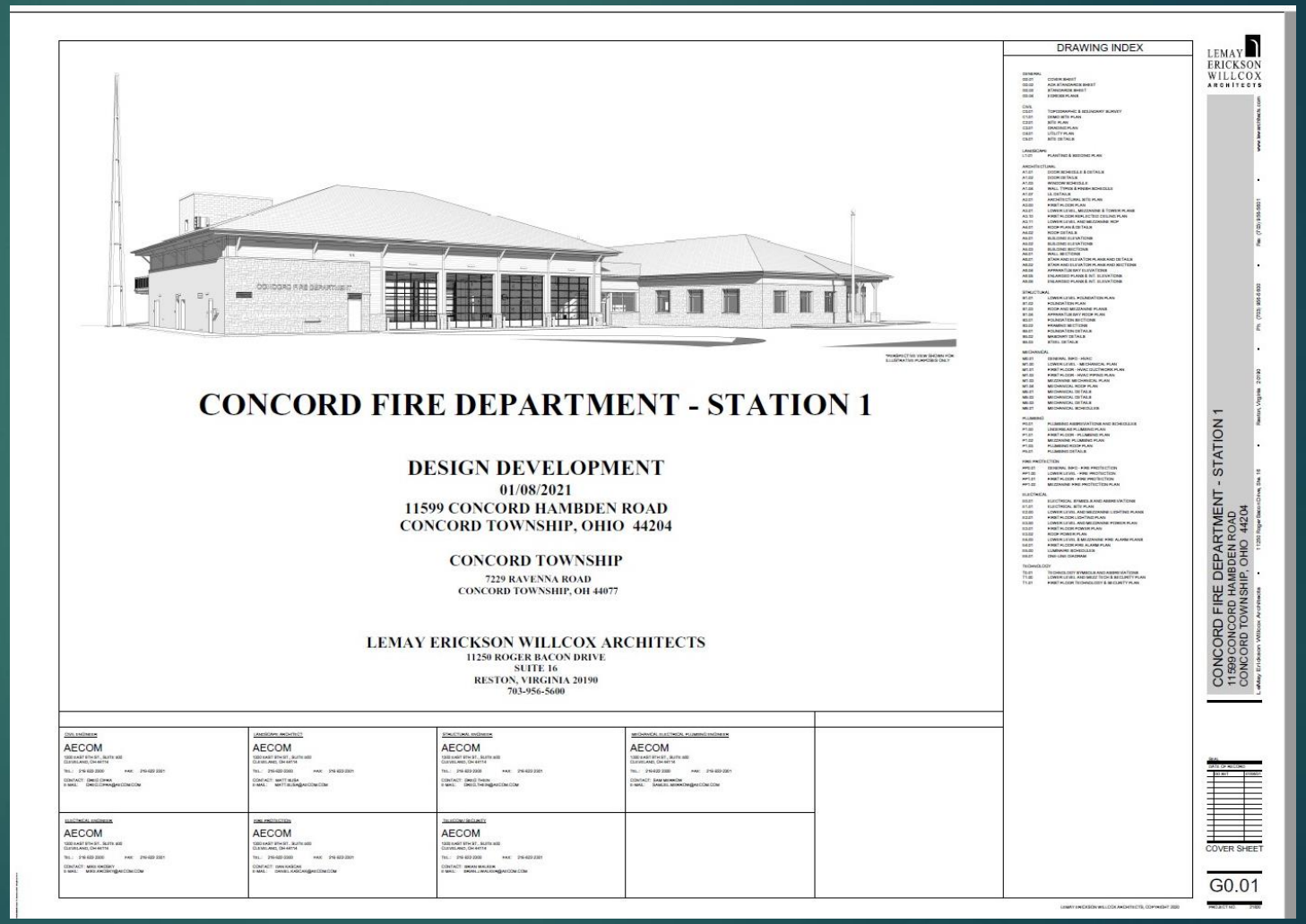
- 2021(continued)
  - Paving of Service Dept. Yard/ Driveway
  - Estimated Cost $80,000.00
- 2022
  - Regular Maintenance No Facility upgrades planned.
- 2023
- Materials Storage Bin Roof
  - Replace Materials storage bin roof
  - Estimated Cost $15,000.00
- 2024
  - Service Department Bay Doors
  - Estimated Cost $60,000.00
- 2025
  - Regular Maintenance No Facility upgrades planned.

APPLAUSE

Concord Fire Station Project

WHERE ARE WE AND WHAT ARE THE NEXT STEPS???

Design Development Station #1



DRAWING INDEX

CONCORD FIRE DEPARTMENT - STATION 1

DESIGN DEVELOPMENT
01/08/2021
11599 CONCORD HAMBDEN ROAD
CONCORD TOWNSHIP, OHIO 44204

CONCORD TOWNSHIP
7229 RAVENNA ROAD
CONCORD TOWNSHIP, OH 44077

LEMAY ERICKSON WILLCOX ARCHITECTS
11250 ROGER BACON DRIVE
SUITE 16
RESTON, VIRGINIA 20190
703-956-5600

CIVIL ENGINEER AECOM	LANDSCAPE ARCHITECT AECOM	STRUCTURAL ENGINEER AECOM	MECHANICAL ELECTRICAL PLUMBING ENGINEER AECOM
ELECTRICAL ENGINEER AECOM	FIRE PROTECTION AECOM	TELECOM / SECURITY AECOM	

LEMAY ERICKSON WILLCOX ARCHITECTS

CONCORD FIRE DEPARTMENT - STATION 1
11599 CONCORD HAMBDEN ROAD
CONCORD TOWNSHIP, OHIO 44204

COVER SHEET

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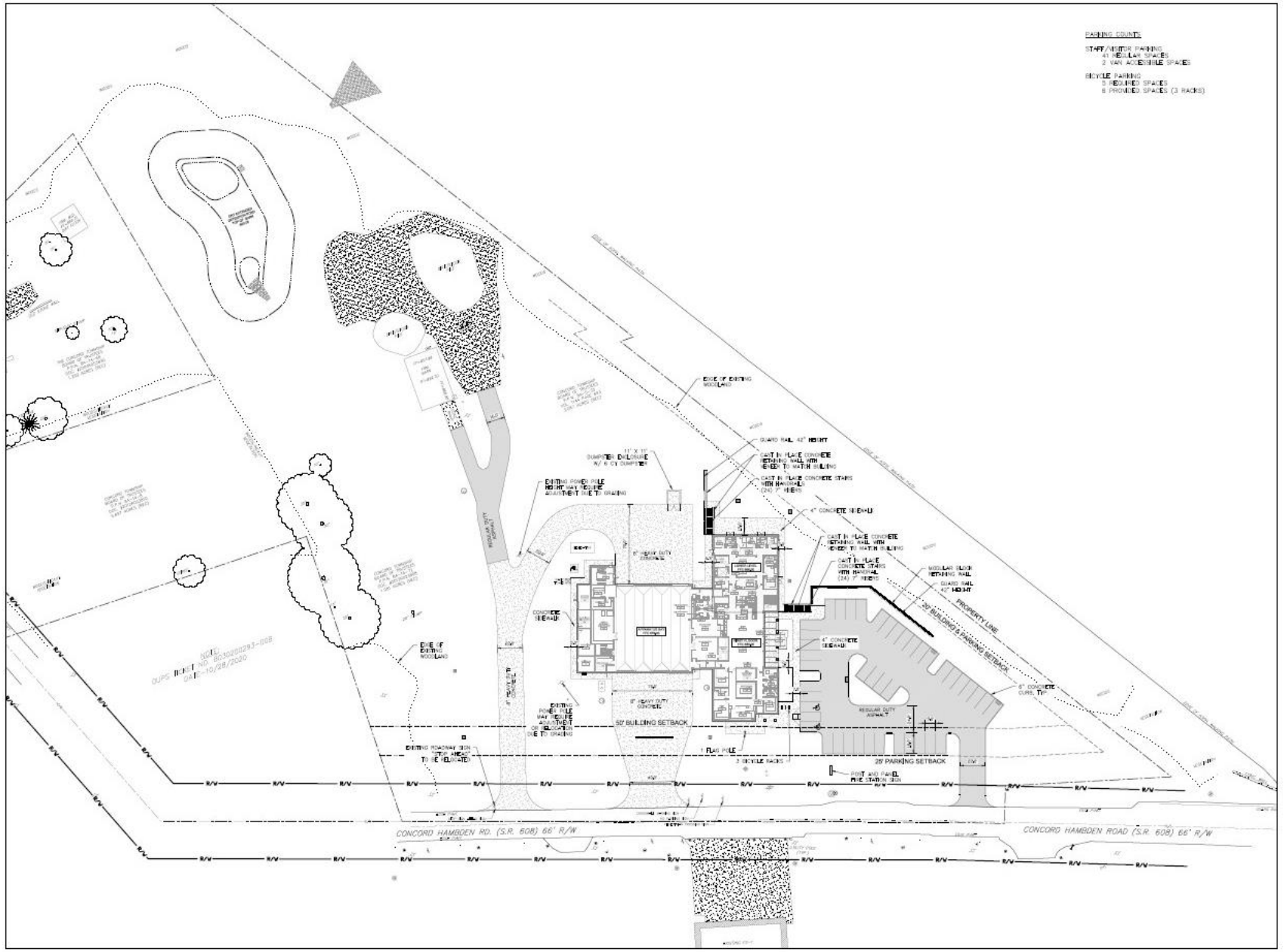


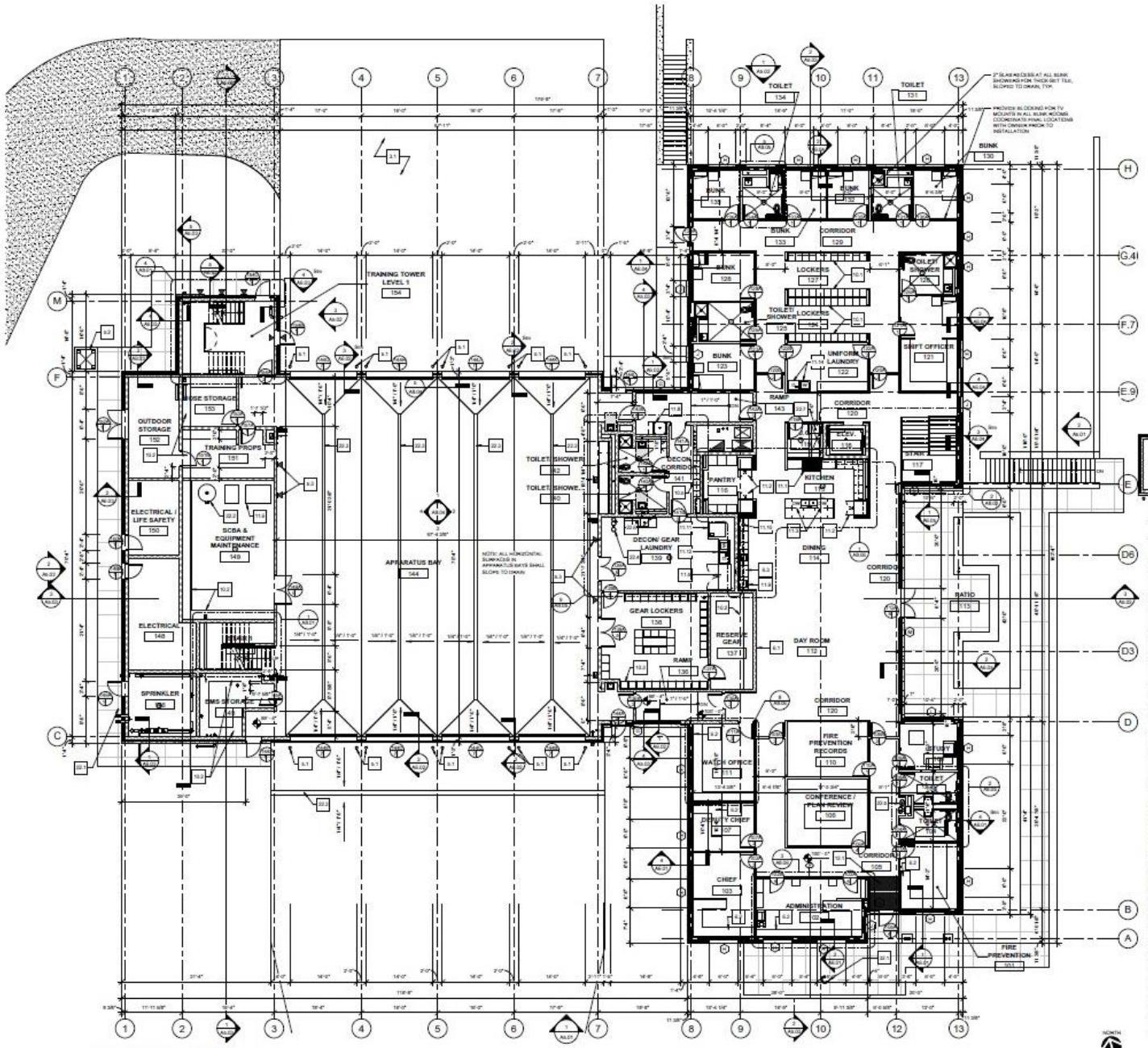
LEMAY ERICKSON WILLCOX ARCHITECTS

AECOM

CONCORD FIRE DEPARTMENT - STATION 1
11600 CONCORD HAMBDEN ROAD
CONCORD, OHIO

SITE PLAN

C2.01



FIRST FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN KEYNOTES	
3.1	CONCRETE APRON
5.1	6" DIA. GALVANIZED PAINTED STEEL BOLLARD, TYP.
5.2	GC TO UNINSTALL EXISTING RADIO TOWER FROM EXISTING FIRE STATION #1 AND RELOCATE RADIO TOWER TO THIS LOCATION
5.3	WALL-MOUNTED U-SHAPED STEEL TRAINING ACHOR
5.4	FLUSH, FLOOR-MOUNTED STEEL TRAINING ANCHORS
5.5	FLUSH MOUNTED GALVANIZED METAL GRATE OPENING IN FLOOR, SEE STRUCTURAL
5.6	GALVANIZED METAL GATE
5.7	WALL-MOUNTED 4"-DIA. GALVANIZED STEEL PROTECTION BAR
6.1	WALL MOUNTED TV BRACKET, NIC. GC TO PROVIDE BLOCKING, WALL BRACKET ASSEMBLY AND ALL NECESSARY CONDUITS, CABLE POWER, ETC. TO FULLY OPERATE TV
6.2	BUILT-IN SOLID SURFACE DESK WITH GROMMETS
6.3	BUILT-IN QUARTZ COUNTER TOP WITH WOOD VENEER BASE CABINETS
6.4	BUILT-IN QUARTZ COUNTER TOP WITH WOOD VENEER WALL AND BASE CABINETS
6.5	BUILT-IN FULL-HEIGHT WOOD VENEER WALL CABINETS
10.1	18"x18" METAL LOCKERS ON 4" CONCRETE BASE
10.2	METAL SHELVING UNITS 18" DEEP WITH ADJUSTABLE SHELVES
10.3	GEAR LOCKERS WITH DOORS
10.4	FULL HEIGHT MIRROR, CONT. PANELS, PROVIDE EQUAL SIZE PANELS, MAX. WIDTH, 48"
10.5	3-TIER METAL LOCKERS
11.1	RANGE AND OVEN
11.2	REFRIGERATOR
11.3	UNDER COUNTER DISH WASHER
11.4	COMMERCIAL HOOD, SEE MECHANICAL
11.5	HEAVY DUTY FRONT LOAD WASHING MACHINE & DRYER, CW-1 & CD-1
11.6	COMPRESSOR BY OWNER
11.8	COMMERCIAL ICE MAKER
11.9	COUNTERTOP COFFEE MACHINE
11.10	TRASH BIN
11.11	COMMERCIAL WASHER/EXTRACTOR
11.12	GEAR DRYER
11.13	UNDER-COUNTER COMMERCIAL ICE MAKER
11.14	RESIDENTIAL DUTY FRONT LOAD WASHING MACHINE & DRYER, RW-1 & RD-1
12.1	ENTRANCE MAT, SEE STRUCT.
22.1	FIRE DEPARTMENT CONNECTION
22.2	WATER HEATER
22.3	TRENCH DRAIN
22.4	EMERGENCY SHOWER / EYE WASH
22.5	HI-LO DRINKING FOUNTAIN
22.6	UTILITY SINK - SEE PLUMBING
22.7	BUILT-IN MOP SINK
32.1	25' TALL ALUMINUM FLAG POLE WITH HALYARDS AND IN-GROUND ILLUMINATION

LEMAY ERICKSON WILLCOX ARCHITECTS

CONCORD FIRE DEPARTMENT - STATION 1
11599 CONCORD HAMBDEN ROAD
CONCORD TOWNSHIP, OHIO 44204

LeMay/Erickson Willcox Architects • 11250 Roger Bacon Drive, Ste. 16 • Reston, Virginia 20190 • Ph. (703) 956-6600 • Fax (703) 956-5601 • www.lewarchitects.com

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DATE OF RECORD

FIRST FLOOR PLAN

A3.00

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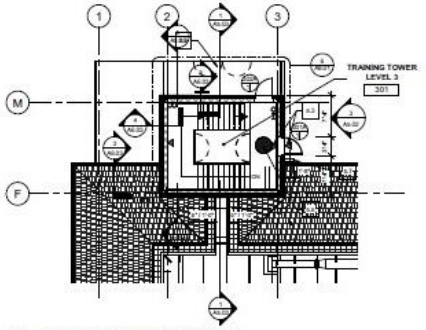
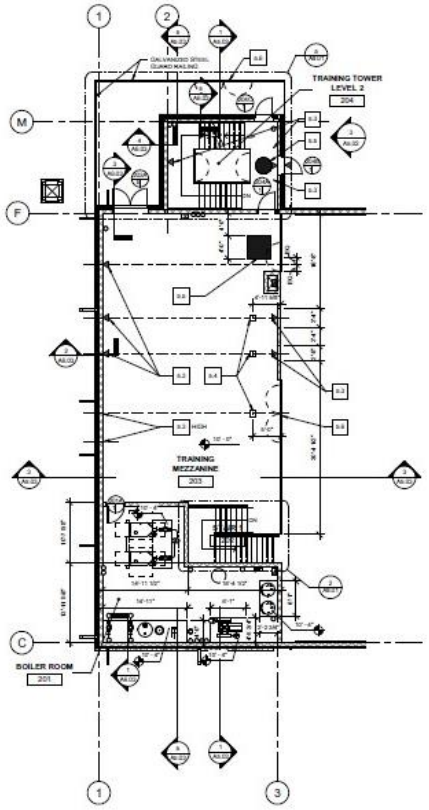
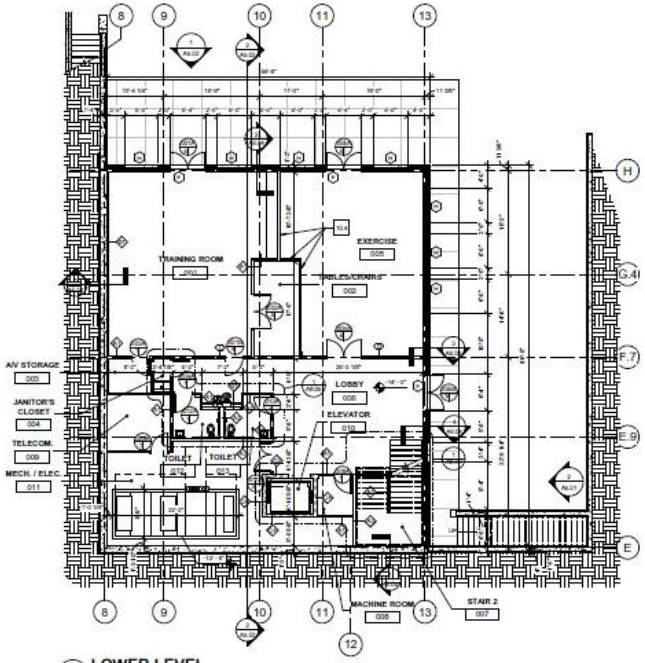


03 - TOP OF TOWER LANDING
3/8" = 1'-0"



MEZZANINE
3/8" = 1'-0"



LOWER LEVEL
3/8" = 1'-0"

FLOOR PLAN KEYNOTES	
5.1	CONCRETE APRON
5.1	8" DIA. GALVANIZED PAINTED STEEL BOLLARD, TYP.
5.2	GC TO UNINSTALL EXISTING RADIO TOWER FROM EXISTING FIRE STATION #1 AND RELOCATE RADIO TOWER TO THIS LOCATION
5.3	WALL-MOUNTED U-SHAPED STEEL TRAINING ANCHOR
5.4	FLUSH, FLOOR-MOUNTED STEELTRAINING ANCHORS
5.5	FLUSH MOUNTED GALVANIZED METAL GRATE OPENING IN FLOOR, SEE STRUCTURAL
5.6	GALVANIZED METAL GATE
5.7	WALL-MOUNTED 4"-DIA. GALVANIZED STEEL PROTECTION BAR
6.1	WALL MOUNTED TV BRACKET, NIC. GC TO PROVIDE BLOCKING, WALL BRACKET ASSEMBLY AND ALL NECESSARY CONDUITS, CABLE POWER, ETC., TO FULLY OPERATE TV
6.2	BUILT-IN SOLID SURFACE DESK WITH GROMMETS
6.3	BUILT-IN QUARTZ COUNTER TOP WITH WOOD VENEER BASE CABINETS
6.4	BUILT-IN QUARTZ COUNTER TOP WITH WOOD VENEER WALL AND BASE CABINETS
6.5	BUILT-IN FULL-HEIGHT WOOD VENEER WALL CABINETS
10.1	18"x18" METAL LOCKERS ON 4" CONCRETE BASE
10.2	METAL SHELVING UNITS 18" DEEP WITH ADJUSTABLE SHELVES
10.3	GEAR LOCKERS WITH DOORS
10.4	FULL HEIGHT MIRROR, CONT. PANELS, PROVIDE EQUAL SIZE PANELS, MAX. WIDTH, 48"
10.5	3-TIER METAL LOCKERS
11.1	RANGE AND OVEN
11.2	REFRIGERATOR
11.3	UNDER COUNTER DISH WASHER
11.4	COMMERCIAL HOOD, SEE MECHANICAL
11.5	HEAVY DUTY FRONT LOAD WASHING MACHINE & DRYER, CW-1 & CD-1
11.6	COMPRESSOR BY OWNER
11.8	COMMERCIAL ICE MAKER
11.9	COUNTERTOP COFFEE MACHINE
11.10	TRASH BIN
11.11	COMMERCIAL WASHER/EXTRACTOR
11.12	GEAR DRYER
11.13	UNDER-COUNTER COMMERCIAL ICE MAKER
11.14	RESIDENTIAL DUTY FRONT LOAD WASHING MACHINE & DRYER, RW-1 & RD-1
12.1	ENTRANCE MAT, SEE STRUCT.
22.1	FIRE DEPARTMENT CONNECTION
22.2	WATER HEATER
22.3	TRENCH DRAIN
22.4	EMERGENCY SHOWER / EYE WASH
22.5	HI-LO DRINKING FOUNTAIN
22.6	UTILITY SINK - SEE PLUMBING
22.7	BUILT-IN MOP SINK
32.1	25' TALL ALUMINUM FLAG POLE WITH HALYARDS AND IN-GROUND ILLUMINATION

LEMAY ERICKSON WILLCOX ARCHITECTS

CONCORD FIRE DEPARTMENT - STATION 1
11599 CONCORD HAMBDEN ROAD
CONCORD TOWNSHIP, OHIO 44204

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DATE OF RECORD

LOWER LEVEL, MEZZANINE & TOWER PLANS

A3.01

NORTH

LEMAY ERICKSON WILLCOX ARCHITECTS, COPYRIGHT

Station #1 Cost Estimate based on Design Development

- Base: $6,797,072
  - General Conditions: $475,795
  - Escalation: $290,915
  - General Contractor Overhead/Profit: $453,826
  - Bonds & Insurance: $80,176
  - Design & Bidding Contingency: $404,889

TOTAL: $8,502,674

Design Development Station #2

*PERSPECTIVE VIEW SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

CONCORD TOWNSHIP FIRE STATION #2

DESIGN DEVELOPMENT

CONCORD TOWNSHIP FIRE DEPARTMENT
10154 PROUTY RD
CONCORD TWP, OH 44077

LEMAY ERICKSON WILLCOX ARCHITECTS
11250 ROGER BACON DRIVE
SUITE 16
RESTON, VIRGINIA 20190
703-956-5600

PROJECT DESIGN TEAM

AVE ENGINEER AECOM 1300 EAST 9TH ST., SUITE 500 CLEVELAND, OH 44114 TEL: 216 622 2300 FAX: 216 622 2301 CONTACT: GREG CIPRA E-MAIL: GREG.CIPRA@AECOM.COM	LANDSCAPE ARCHITECT AECOM 1300 EAST 9TH ST., SUITE 500 CLEVELAND, OH 44114 TEL: 216 622 2300 FAX: 216 622 2301 CONTACT: MATT BUSA E-MAIL: MATT.BUSA@AECOM.COM	STRUCTURAL ENGINEER AECOM 1300 EAST 9TH ST., SUITE 500 CLEVELAND, OH 44114 TEL: 216 622 2300 FAX: 216 622 2301 CONTACT: GREG THEIN E-MAIL: GREG.THEIN@AECOM.COM	MECHANICAL ELECTRICAL PLUMBING ENGINEER AECOM 1300 EAST 9TH ST., SUITE 500 CLEVELAND, OH 44114 TEL: 216 622 2300 FAX: 216 622 2301 CONTACT: SAM MARROW E-MAIL: SAMUEL.MARROW@AECOM.COM
ELECTRICAL ENGINEER AECOM 1300 EAST 9TH ST., SUITE 500 CLEVELAND, OH 44114 TEL: 216 622 2300 FAX: 216 622 2301 CONTACT: MIKE KROBOT E-MAIL: MIKE.KROBOT@AECOM.COM	FIRE PROTECTION AECOM 1300 EAST 9TH ST., SUITE 500 CLEVELAND, OH 44114 TEL: 216 622 2300 FAX: 216 622 2301 CONTACT: DAN HASCIK E-MAIL: DANIEL.HASCIK@AECOM.COM	TELECOM / SECURITY AECOM 1300 EAST 9TH ST., SUITE 500 CLEVELAND, OH 44114 TEL: 216 622 2300 FAX: 216 622 2301 CONTACT: BRIAN WALKER E-MAIL: BRIAN.J.WALKER@AECOM.COM	

LOCATION PLAN

LEMAY ERICKSON WILLCOX ARCHITECTS

CONCORD TOWNSHIP FIRE STATION #2
10154 PROUTY RD
CONCORD TWP, OH 44077

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COVER SHEET

G0.01

PROJECT NO. LEWA-21030

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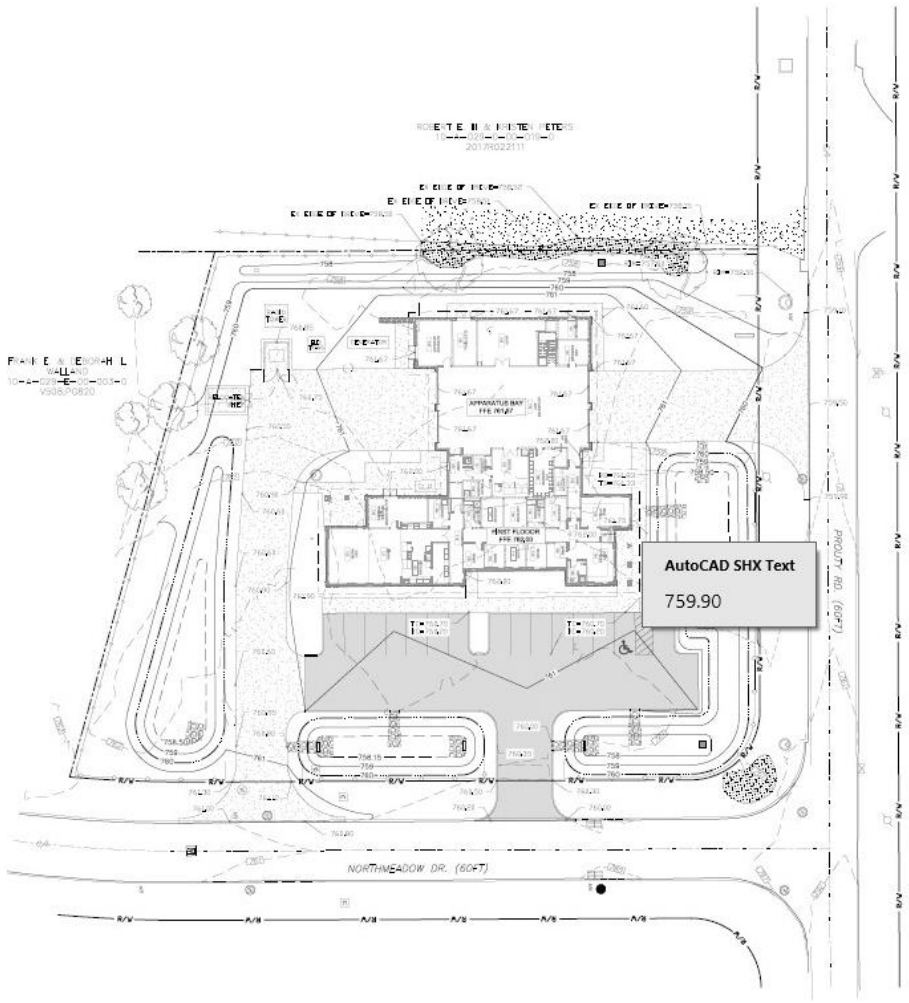


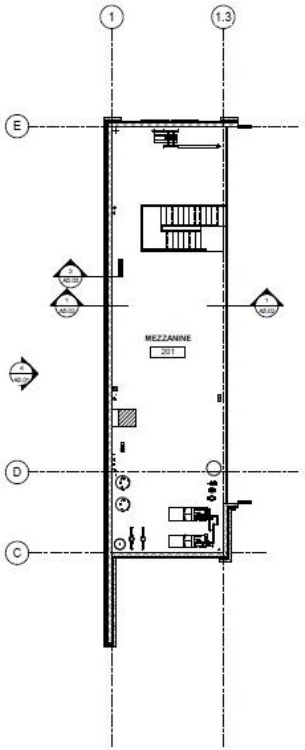
LEMAY ERICKSON WILLCOX ARCHITECTS

AECOM

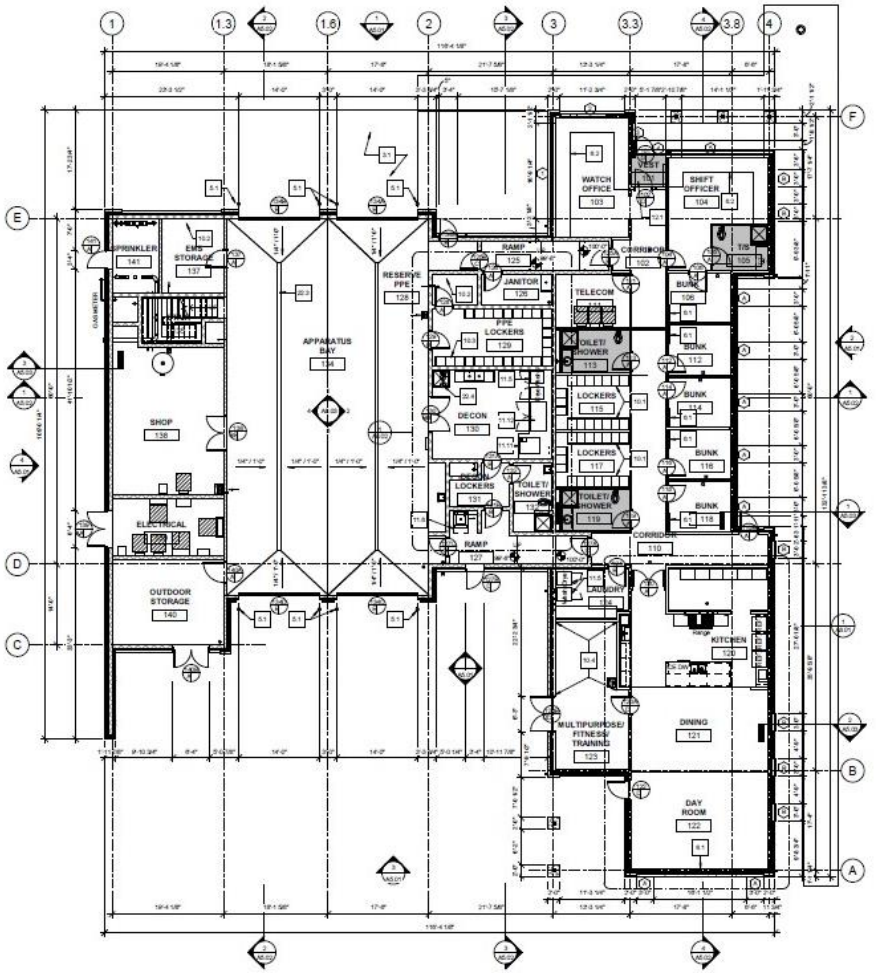
CONCORD FIRE DEPARTMENT - STATION 2
10154 PROUTY ROAD
CONCORD, OHIO

GRADING PLAN

C3.01



2 MEZZANINE FLOOR PLAN
A3.01 1/8" = 1'-0"



1 FIRST FLOOR PLAN
A3.01 1/8" = 1'-0"

NORTH

FLOOR PLAN NOTES

GENERAL NOTES:

1. ELEVATION 100'-0" = ??
2. ALL DIMENSIONS ARE TO FACE OF WALL, FINISH U.N.O.
3. ALL CORRIDOR AND LOBBY WALLS ARE TO BE IMPACT RESISTANT GWB U.N.O.
4. ALL WET AREAS ARE TO RECEIVE WATER RESISTANT GWB

3/4" DEPRESSED SLAB @ S.C. TO PROVIDE FULLY COORDINATED DRAWINGS WITH DIMENSION PRIOR TO COMMENCEMENT OF WORK

FLOOR PLAN KEYNOTES

3.1	CONCRETE APRON
5.1	6" DIA. GALVANIZED PAINTED STEEL BOLLARD, TYP.
5.1	6" DIA. GALVANIZED PAINTED STEEL BOLLARD, TYP.
5.1	6" DIA. GALVANIZED PAINTED STEEL BOLLARD, TYP.
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6.1	WALL MOUNTED TV BRACKET, NIC. GC TO PROVIDE BLOCKING, WALL BRACKET ASSEMBLY AND ALL NECESSARY CONDUITS, CABLE POWER, ETC. TO FULLY OPERATE TV
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6.2	BUILT-IN SOLID SURFACE DESK WITH GROMMETS
6.2	BUILT-IN SOLID SURFACE DESK WITH GROMMETS
6.3	BUILT-IN QUARTZ COUNTER TOP WITH WOOD VENEER BASE CABINETS
6.4	BUILT-IN QUARTZ COUNTER TOP WITH WOOD VENEER WALL AND BASE CABINETS
6.5	BUILT-IN FULL-HEIGHT WOOD VENEER WALL CABINETS
10.1	18"Wx24"D METAL LOCKERS ON 4" CONCRETE BASE
10.1	18"Wx24"D METAL LOCKERS ON 4" CONCRETE BASE
10.2	METAL SHELVING UNITS 18" DEEP WITH ADJUSTABLE SHELVES
10.2	METAL SHELVING UNITS 18" DEEP WITH ADJUSTABLE SHELVES
10.3	GEAR LOCKERS WITH DOORS
10.4	FULL HEIGHT MIRROR, CONT. PANELS. PROVID EQUAL SIZE PANELS, MAX. WIDTH 48"
11.1	RANGE AND OVEN
11.2	REFRIGERATOR
11.3	UNDER COUNTER DISH WASHER
11.4	COMMERCIAL HOOD, SEE MECHANICAL
11.5	HEAVY DUTY FRONT LOAD WASHING MACHINE & DRYER, CW-1 & CD-1
11.5	HEAVY DUTY FRONT LOAD WASHING MACHINE & DRYER, CW-1 & CD-1
11.6	MIRCROWAVE
11.8	COMMERCIAL ICE MAKER
11.9	COUNTERTOP COFFEE MACHINE
11.10	TRASH BIN
11.11	COMMERCIAL WASHER/EXTRACTOR
11.12	GEAR DRYER
11.13	UNDER-COUNTER COMMERCIAL ICE MAKER
12.1	ENTRANCE MAT, SEE STRUCT.
22.3	TRENCH DRAIN
22.4	EMERGENCY SHOWER / EYE WASH

LEMAY ERICKSON WILLCOX ARCHITECTS

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CONCORD TOWNSHIP FIRE STATION #2
10154 PROUTY RD
CONCORD TWP., OH 44077

SEAL
DATE OF RECORD

FIRST AND MEZZANINE FLOOR PLANS

A3.01

PROJECT NO. LEWA-21005

LEMAY ERICKSON WILLCOX ARCHITECTS, COPYRIGHT 2014

Station #2 Cost Estimate based on Design Development

- Base: $3,923,466
  - General Conditions: $274,643
  - Escalation: $167,924
  - General Contractor Overhead/Profit: $261,962
  - Bonds & Insurance: $46,280
  - Design & Bidding Contingency: $233,714

TOTAL: $4,907,988

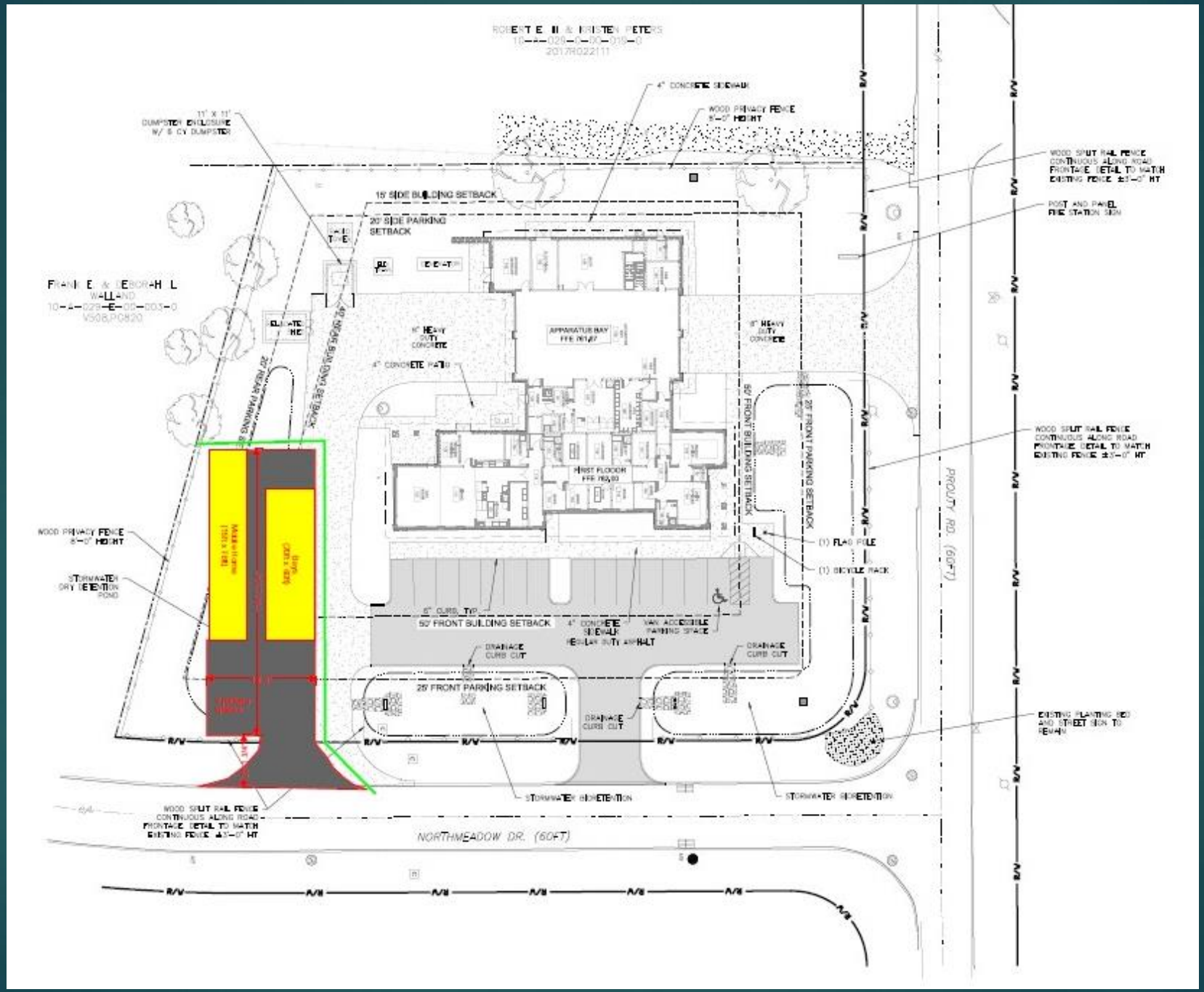
Station #2 Preliminary Landscape Plan

Value Engineering Considerations

- Civil/Landscape
- Architectural
- Structural
- Mechanical
- Plumbing
- Electrical
- Fire Suppression
- (These considerations included in updated cost estimate)

Project Initiation & Sequencing

- Recommendation to begin with Station #2
  - Station #2 is in worse condition
  - Regardless of which Station is started first, it creates a temporary condition at Station #2
  - Goal is to get the project started and fully occupy as quickly as possible
  - Station #2 estimated construction is 12-14 months


4" CONCRETE SIDEWALK
WOOD PRIVACY FENCE 6'-0" HEIGHT
11' X 11' DUMPSTER ENCLOSURE W/ 8 CY DUMPSTER
15' SIDE BUILDING SETBACK
25' SIDE PARKING SETBACK
WOOD SPLIT RAIL FENCE CONTINUOUS ALONG ROAD FRONTAGE DETAIL TO MATCH EXISTING FENCE ±3'-0" HT
POST AND PANEL FIRE STATION SIGN
8" HEAVY DUTY CONCRETE
4" CONCRETE PATIO
APPARATUS BAY FFE 70'-0"
FIRST FLOOR FFE 70'-0"
50' FRONT BUILDING SETBACK
25' FRONT PARKING SETBACK
WOOD SPLIT RAIL FENCE CONTINUOUS ALONG ROAD FRONTAGE DETAIL TO MATCH EXISTING FENCE ±3'-0" HT
PROUTY RD. (60FT)
(1) FLAG POLE
(1) BICYCLE RACK
WOOD PRIVACY FENCE 6'-0" HEIGHT
STORMWATER DRY RETENTION POND
6" CURB, TYP.
4" CONCRETE SIDEWALK
VAN ACCESSIBLE PARKING SPACE
REGULAR DUTY ASPHALT
DRAINAGE CURB CUT
DRAINAGE CURB CUT
DRAINAGE CURB CUT
EXISTING PLANTING BED AND STREET SIGN TO REMAIN
STORMWATER BIORETENTION
STORMWATER BIORETENTION
WOOD SPLIT RAIL FENCE CONTINUOUS ALONG ROAD FRONTAGE DETAIL TO MATCH EXISTING FENCE ±3'-0" HT
NORTHMEADOW DR. (60FT)
R/W

Temporary Conditions at Station #2

- Staffing: Two Firefighter/Paramedics
- Equipment: One Advanced Life Support Fire Engine
- Trailer Rental to house two Firefighters
  - Mobile Emergency Housing Corp. $40,000 for 12 month Lease
    - Includes utility hook ups
    - Does not include permits
    - Does not include site inspection fees
  - Industrial Housing Solutions $31,000 for 12 month Lease
    - Does not include utility hook ups
    - Does not include permits
    - Does not include site inspection fees

Temporary Conditions at Station #2

- Structure to house engine and some equipment
  - Waiting on quotes
  - Estimating $150,000 for 12 month lease
  - Includes set up and removal
  - Includes – (1) Man Door; (1) Overhead Roll-Up Door; (1) Exhaust Fan; LED Lighting; (1) Electric Heater

Temporary Conditions at Station #2

- Work with Concord Service Department to establish temporary asphalt base & assist where they can for utility hook ups
- Consider temporary privacy fence along West side of project due to close proximity to neighboring property

Temporary Operations Plan

Staffing the ALS Engine on site station #2
Staffing the Ambulance at station #1
Known time frame of increased call activity
Mutual Aid for incidents
Automatic Mutual Aid in place now for fires

Fire Prevention Bureau

Relocate to Community Center
They can be mobile
Files to storage in Red Barn

So, What's Next???

- Authorize Construction Documents
- Organize meeting with all Code Officials, Township Zoning & Architect
- Begin preparing for temporary conditions
- Begin plan review process based on completed Construction Documents
  - Fire Department
  - Zoning
  - Lake County
  - Utilities
  - Others

Fire Department Promotional Process

Full-Time Firefighter Eligibility List – Completed 2021 and expires 2022

Lieutenant 2021 Written Test and Oral Board Interviews

Captain 2021 Written Test and Situational Assessment Center

Deputy Chief Spring 2022 Situational Assessment Administration

8
ISO CLASS

CONCORD TOWNSHIP RECREATION DEPARTMENT

January 2021

STRATEGIC GOALS

2021

- Events & COVID
- Bicentennial Planning
- Facility Updates
- Publications/ Communications Enhancements

2022

- Bicentennial Implementation
- Recreation Polling

2023

- Recreation Information Gathering
- Analysis & Assessment

2021 EVENTS & COVID GUIDELINES

Events & Programs

- 31st Annual Photo Contest
- Snowman Contest
- Valentine's Day Drive By
- Concord Township's Birthday Drive By
- Easter Egg Hunt
- Expanded Summer Concert Series
- Consider Pausing Community Day, but move forward with:
  - Scholarship Awards
  - Citizen of the Year
- Candidates Forum
- Halloween Hunt
- Tree Lighting Celebration
- Family Christmas Program
- Light Up Concord Contest

Ongoing Activities

- Classes & Camps (non-contact & limited capacity)
- Senior Socials (non-contact & limited capacity)
- Community Garden Coordination
- Ball Field Schedule Coordination
- HOA Tournament Assistance
- Garden Club Assistance
- Red Cross Blood Drives
- RSVP Fresh Produce Distribution

PROPOSED BICENTENNIAL SCHEDULE

January

- Commemoration of Bicentennial
  - Proclamations/Letters from Officials
- Commemoration of Firstborn
- Throwback Thursdays
- Bicentennial Year Brochure
  - Schedule of Events
  - Images of America Book order form
  - Concord History Notes

February

- LOVE Concord Activities
  - Valentines w/Sponsored Giveaway
  - Pictures with Concord Sign
  - LOVE Concord Merchandise
    - Concord Script Signs
    - Branded Merchandise

March

- March 8, 2022
  - Founders Day Breakfast
  - New Fire Station "Opening Day"
  - 200th Birthday Sponsored Giveaway

April

- April 19, 1775
  - Anniversary of Battle of Concord & Lexington (Concord's namesake) Presentation
  - Concord Historical Marker Re-Dedication Ceremony
  - Add TH & OSS to National Registry

May

- Kentucky Derby Themed 5K Run
- Memorial Day Ceremony
  - Historical gravesites in Concord cemeteries; Special commemoration on headstones

PROPOSED BICENTENNIAL SCHEDULE

June

Summer Concert Series: Through the Decades

- 1920's-40's The Classics (Swing/Jitterbug/Lindy Hop)
- 1950's – Birth of Rock N Roll (The Hand Jive & Cha Cha)
- 1960's – It's Groovy, Baby (The Twist & The Robot)
- 1970's – Disco is Alive and Well (The Hustle & Salsa)

July

Summer Concert Series, Continued

- 1980's – Big Hair (The Moon Walk & Voguing)
- 1990's – Totally Rad (The Macarena & Zumba)
- 2000's – Hip Hop (Electro Dance & Krumping)
- 2010's – Flash Mobs (Dabbing & Gangnam Style)
- 2020's – Everybody's Favorites

Note: Concerts subject to change

August

Community Day

- Bicentennial UNCORKED
  - Wine Glasses & Beer Mugs
  - Concord Signature Wine
- Bicentennial (Riding) Parade
  - Through Concord neighborhoods
  - Vintage Vehicles/Rocket Car/Music
- Bicentennial Booth
  - Take "vintage" photos
  - LC Historical Society
- Special Recognition Awards
  - Honor Previous Citizens of the Year Winners
- Special Photos
  - Spell "2022" with people, take overhead drone photo

Fire Department Safety Day

- Use CCD Tents and Set-Up
- Vintage Fire Engines/Equipment

"The Belvedere" Vintage Movie Nights

Vintage HOA Softball Game

PROPOSED BICENTENNIAL SCHEDULE

September

- Back to School
  - Tours & Historical Presentations at the Old Stone School
    - Narrated Audio Driving Tour
    - Notable Historical Residents
    - Book Summary and Signing
  - Concord Game Day
    - High School Homecoming Football Games - Concord stickers for helmets

October

- Spirits of Concord
  - Bicentennial Themed Halloween Hunt
  - Spirits of Concord Cemetery Tours
  - Bicentennial Photo Contest
  - Ghost Stories of Lake County

November

- 'Thank You Concord' Luncheon
  - Honor Long Time Residents & Notable Persons
  - Give Honorees Roses (nod to Elga Pomeroy)
- Veterans Day Commemoration
  - Flags on Graves

December

- Christmas Tree Lighting Celebration
  - Mr. & Mrs. Claus / Photos
  - Carolers
  - Bell Choir
  - Live Music
  - Small scale fireworks display

PROPOSED BICENTENNIAL BUDGET

- Establish Responsible Budget
- Confirm Partners & Sponsors
- Confirm Schedule of Events

Potential Expenses in 2021

- Purchase Branded Items
  - Concord T-shirts,
  - Etched wine glasses
  - Bumper Stickers/Stickers/Magnets
  - Playing Cards (Notable Residents)
  - Seed Packs
- Images of America Book
- Print/Mail Bicentennial Publication

Proposed Bicentennial Budget

Month	Event	Existing	Additional Appropriation	
			Option A	Option B
January 2022	Commemoration of firstborn/Throwback Thursdays		$0	$0
February 2022	LOVE Concord Activities		$500	$500
	32nd Annual Photo Contest	$100	$0	$0
March 2022	March 8 Founders Day Breakfast		$2,000	$1,000
April 2022	Historical Marker Preservation & Dedication		$3,500	$1,000
May 2022	Kenturcky Derby 5KRun		$250	$0
June 2022	Special Summer Concert Series		$5,000	$1,000
July 2022	Special Summer Concert Series	$2,000	$5,000	$1,000
August 2022	Concord Community Day	$55,000	$5,000	$1,000
	Alumni Weekend/Wiffle Ball Tourny		$250	$0
September 2022	Old Stone School Presentations		$200	$0
October 2022	Spirits Cemetery Tours		$50	$0
November 2022	Thank You Concord Thanksgiving Luncheon		$2,000	$750
December 2022	Grand Finale Christmas Tree Lighting	$300	$5,000	$500
	SUBTOTAL	$57,400	$28,750	$6,750
Additional Costs:				
Arcadia Book			$5,000	$5,000
Historical Coloring Book			$0	$0
Marketing	Includes Publications/Postage/Photography/Videography/Drone		$11,250	$8,250
Merchandise			$4,000	$4,000
Other			$1,000	$1,000
	SUBTOTAL		$21,250	$18,250
		$57,400	$50,000	$25,000

Ticket or Merchandise Sales to cover partial costs

Sponsorship & Partnership Opportunities

2021 FACILITY UPDATES

- Fire Prevention Temporary Office Space
- Community Center Improvements
  - Carpet in Ellison Room
  - Paint touch ups throughout
- Community Garden Enhancements
  - Eagle Scout Projects
    - Perimeter Fence Upgrade
    - Additional Raised Bed
    - Garden Benches

2021 PUBLICATIONS/COMMS

- *Images of America* Book completion

- Printed Grapevine & e-Grapevine
  - Local Non-Profit Organizations
    - Create and post parameters
  - Concord Township History (Images from book to generate pre-sales)

- Bicentennial Brochure
  - Schedule of events during Bicentennial year
  - *Images of America* & Coloring Book order form
  - Showcase Concord history summaries
  - Promote partners & sponsors
  - Ready to distribute January 1, 2022

- Consider a part-time "Communications Specialist" under Administration

STRATEGIC GOALS 2022

Bicentennial Implementation

- Full implementation of Bicentennial Event schedule
- Record "new" history with photos, videos and overhead images
- Sell Branded Merchandise
- Display Branded Merchandise on Township Properties

Recreation Polling

- Begin collecting data
- Use events as opportunities to poll residents on Recreation needs and preferences
- "Meet people where they are"
- In-Person Questionnaires

STRATEGIC GOALS 2023

Gather Resident Input on Recreational Needs

- Informal Surveys and Conversations
- Formal Surveys
  - Grapevine Publication
  - E-Grapevine link
  - Website
- Public Forums
- "Go to Where the People Are"
  - Summer Concerts
  - Concord Community Day
  - Community Events
  - "Pop-Up" Surveys at Local Businesses

Review Previously Identified Recreation Needs

- 2004 Comprehensive Plan
- 2015 Comprehensive Plan Update

Analyze and Assess Data

- Understand current needs
- Begin to develop plan to meet needs

THANK YOU

ZONING VIOLATIONS & NUISANCES

Strategic Planning

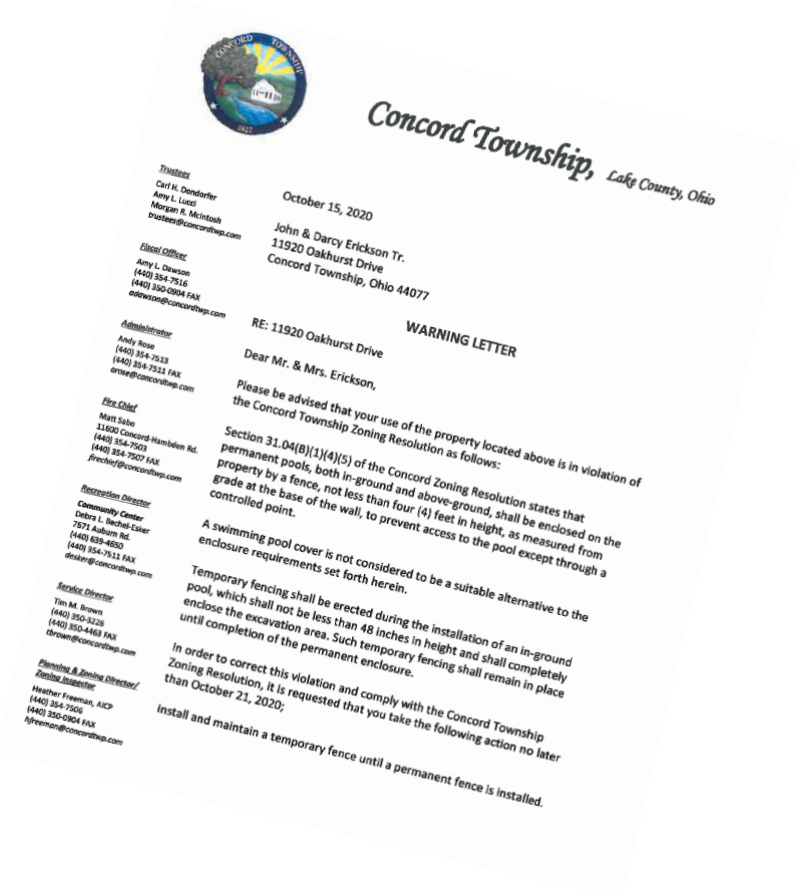
January 2021

Zoning Violations and Nuisances

- Procedures for Zoning Violations
- Typical Zoning Violations
- Nuisances (tall grass, vegetation, construction debris, and trash)
- Other Enforcements tools

Procedures for Zoning Violations

- Complaint Received
- Initial inspection within two (2) business days.
- If violation is valid start documentation
- Warning Letter – 7 to 30 days to comply
- Final Letter - 7 to 30 days to comply
- Legal Letter
- Possible court action



Concord Township, Lake County, Ohio

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Morgan R. McIntosh
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Administrator
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Recreation Director
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Planning & Zoning Director/
Zoning Inspector
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hfreeman@concordtwp.com

October 15, 2020

John & Darcy Erickson Tr.
11920 Oakhurst Drive
Concord Township, Ohio 44077

WARNING LETTER

RE: 11920 Oakhurst Drive

Dear Mr. & Mrs. Erickson,

Please be advised that your use of the property located above is in violation of the Concord Township Zoning Resolution as follows:

Section 31.04(B)(1)(4)(5) of the Concord Zoning Resolution states that permanent pools, both in-ground and above-ground, shall be enclosed on the property by a fence, not less than four (4) feet in height, as measured from grade at the base of the wall, to prevent access to the pool except through a controlled point.

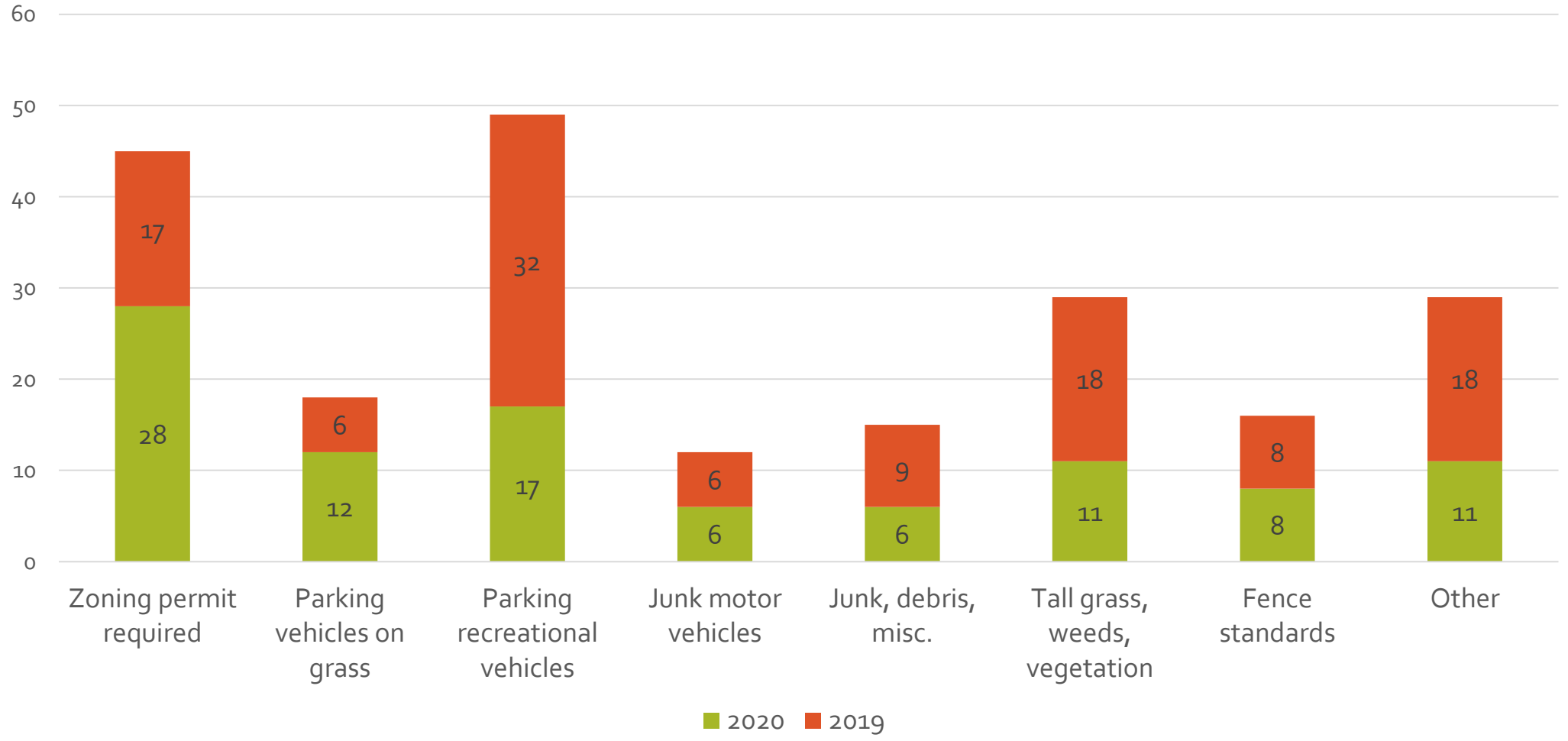
A swimming pool cover is not considered to be a suitable alternative to the enclosure requirements set forth herein.

Temporary fencing shall be erected during the installation of an in-ground pool, which shall not be less than 48 inches in height and shall completely enclose the excavation area. Such temporary fencing shall remain in place until completion of the permanent enclosure.

In order to correct this violation and comply with the Concord Township Zoning Resolution, it is requested that you take the following action no later than October 21, 2020:

Install and maintain a temporary fence until a permanent fence is installed.

Complaints and Violations



Nuisances

- Tall grass, vegetation, weeds
- Debris, junk, trash, rubbish
- Building materials
- Junk Vehicles, car bodies, car parts

Current Nuisance Authority

- Abatement of Building Nuisances – ORC 505.06.
- Storage of Junk Motor Vehicles – ORC 505.173.
- Removal, repairs or securance of insecure, unsafe buildings or structures – ORC 505.86.
- Abatement, control, or removal of vegetation, garbage, refuse and other debris – ORC 505.87.
- Removal of Junk Motor Vehicles – ORC 505.871.
- Limited Home Rule Resolution – ORC 505.04

Township wide trash contract

Exploring the possibility

Trash contract

- DRAFT bid document created
  - Under review with Legal Department
  - Trash service (weekly with a tote and once a month bulk pick up)
  - Recycling service (weekly with tote)
  - Yard waste service (weekly with disposable bags or tied up brush)
  - Residents will be direct billed by provider
- Potential timeline:
  - Out for bid in April/May 2021
  - Review bids in May/June 2021
  - Award contract June 2021
  - Service start is TBD depending on negotiation in order to educate and have the appropriate totes distributed.

Trash contract

- Pro:
  - Saves residents and Township $$
  - Creates weekly curbside recycling pick up
    - Eliminates ugly dumpsters at Town Hall
  - Creates weekly yard waste pick up (April – 1st week in Dec)
    - Eliminates the drop off point at Service Dept ($1k/month)
    - Eliminates annual brush/leaf pick up Township wide (~$3k/year)
- Con:
  - Some residents are attached to current trash hauler
  - Some residents will feel resentment by this (forced to opt in)