

CONCORD TOWNSHIP BOARD OF TRUSTEES
LAKE COUNTY, OHIO
REGULAR MEETING

Held via YouTube Live Streaming

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

December 7, 2022
7:30 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

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

Also Present:

James Teknipp, Fiscal Officer
Andy Rose, Administrator
Michael Lucas, Esq., Legal Counsel
Deputy Chief Mike Biddell, Fire Department
Heather Freeman, Zoning Director
Susie Cobb, Recreation Department
Sergeant Jerrold Infalvi, Sheriff's Office

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

1 7:31 p.m.

2 CHAIRWOMAN LUCCI: All right. Good evening. I am
3 calling to order the Concord Township Board of Trustee meeting
4 for December 7, 2022. Will you please join me in the Pledge
5 of Allegiance.

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

7 CHAIRWOMAN LUCCI: Thank you.

8 Mr. Teknipp, will you please call roll.

9 MR. TEKNIPP: Yes, I will.

10 Mr. Dondorfer?

11 MR. DONDORFER: Present.

12 MR. TEKNIPP: Mr. McIntosh?

13 MR. McINTOSH: Present.

14 MR. TEKNIPP: Mrs. Lucci?

15 CHAIRWOMAN LUCCI: Present.

16 We have a guest with us this evening. Mr. Joe
17 Busher is the director for the Emergency Management Agency and
18 he is here to give us an update, so please.

19 MR. BUSHER: Thank you. Not only that, I am a
20 resident of Concord and me and my wife love living here. It's
21 a pleasure to say that.

22 This evening you will have a resolution before you
23 for the adoption of Lake County 2022 Multi-Jurisdictional
24 Hazardous Mitigation Plan. This updated plan has been
25 conditionally approved by the State of Ohio, pending formal
26 adoption by all participating jurisdictions. Once these
27 adoptions are received by the Ohio EMA, the state will send
28 them to FEMA for federal approval.

29 Last adopted by the commissioner board and the Lake
30 County's 23 political subdivisions in 2017, Section 322 of the

1 Robert Stafford Disaster Relief Emergency Assistance Act
2 requires an hazardous mitigation plan be updated every five
3 years. This formal adoption allows communities to remain
4 eligible to receive funding under FEMA's Hazard Mitigation
5 Grant Program.

6 The work began on this revision of the Hazard
7 Mitigation Plan in June of 2020. A planning consultant was
8 hired by the county commissioners. And working under the
9 direction of EMA, with participation from all jurisdictions
10 and private partners, multiple committee meetings were
11 conducted. This plan also included the input through
12 individual interviews, requests for public input through
13 surveys, and this was a new part of a plan. Usually, we have
14 public meetings but if you remember during this, we were in
15 the midst of COVID and we ended up having to work with FEMA
16 and the State of Ohio to make sure public surveys would be --
17 And we actually had more input than we would have and we ended
18 up having just shy of 500 people that participated in surveys
19 and put into the plan.

20 The final draft was submitted to the State of Ohio
21 in October and shortly or just recently we received that they
22 have approved it, and about a month ago we sent out a letter
23 requesting that everybody work on a resolution.

24 The next update for this plan will be in 2027. But
25 late in 2020, we started working on it. We will probably be
26 working on that about two years prior.

27 I will be happy to answer any questions. Oh, in the
28 end, the document is 634 pages, with input, and I think it's a
29 great plan. It really does help. Let's say you have a
30 mitigation project you were working on within your

1 jurisdiction. It allows you to apply for grant dollars to
2 mitigate problems within your area. I think right now one
3 example that I could use is your Brightwood Dam Project.
4 That's a mitigation project.

5 MR. DONDORFER: Right.

6 MR. BUSHER: And then it also gives you the ability,
7 during COVID, your Fire Department assisted with vaccinations
8 at our points of distribution and I believe they received
9 nearly \$12,000 back in reimbursement that was applied through
10 the grants and that gave all the communities less burden on
11 their tax dollars.

12 So if you have any questions, I would be happy to
13 answer them.

14 MR. DONDORFER: We're good.

15 CHAIRWOMAN LUCCI: I think we're good. Thank you
16 very much for the update.

17 MR. DONDORFER: Thank you.

18 MR. BUSHER: Thank you for your time. Have a great
19 evening.

20 CHAIRWOMAN LUCCI: All right. Thank you.

21 MR. DONDORFER: You too.

22 CHAIRWOMAN LUCCI: All right. We will move on to
23 the approval of minutes.

24 MR. DONDORFER: Madam Chair, I will make a motion to
25 approve the November 16, 2022, regular trustee meeting
26 minutes.

27 MR. McINTOSH: Second.

28 CHAIRWOMAN LUCCI: All in favor?

29 (Three aye votes, no nay votes.)

30 MR. McINTOSH: Madam Chair, I will make a motion to

1 approve the November 28, 2022, special meeting minutes.

2 MR. DONDORFER: I will second.

3 CHAIRWOMAN LUCCI: All in favor?

4 (Three aye votes, no nay votes.)

5 CHAIRWOMAN LUCCI: Moving on to Elected Official
6 Reports, it is my pleasure to introduce Mr. Jim Teknipp. He
7 accepted the appointment as our new Fiscal Officer and we are
8 very excited to have him. This is his first real meeting with
9 us and we know it's going to be a fabulous end of the year,
10 next year. We appreciate you taking over. You have such
11 great experience that we can't wait for you to delve into.

12 I do want to comment though that we, you know, Amy
13 Dawson is not going to be, not going to be able to fill her
14 shoes completely. We know that. But she did leave us in
15 really good shape and I think she's going to get Jim off to a
16 really good, a really good start.

17 MR. TEKNIPP: Yes.

18 CHAIRWOMAN LUCCI: So please.

19 MR. TEKNIPP: Thank you, Madam Chair Lucci.

20 First of all, I want to sincerely give the, my
21 family's condolences to the Dawson family. My heart was
22 saddened by the passing of Amy Dawson. And as the newly
23 appointed township Fiscal Officer, I hope that I can serve the
24 residents of Concord with the integrity and community pride
25 that Amy demonstrated and bestowed upon this office. So thank
26 you.

27 MR. DONDORFER: Thank you.

28 MR. TEKNIPP: Moving on to the next item would be
29 the Treasurer's report. As of November 30th, we were 92
30 percent of the way through the calendar year. The Treasury

1 balance for the 21 active funds with the Township Treasury was
2 \$14 million. The Treasury balance includes \$9.2 million in
3 funds which are set aside for specific projects.

4 Year to date, the expenditures were 54 percent of
5 the amount appropriated for 2022. Revenues received year to
6 date were 98 percent. Real estate tax revenues will not be
7 received, as we know, until late February 2023 and that will
8 be on our next advance next year. The revenues include, the
9 revenues also include \$958,000 in ARPA money that we need to
10 spend by 2024. So we are working on a plan of action for
11 that. This money is very restricted in its use.

12 And if you have any questions, please don't hesitate
13 to call our office at 354-7516.

14 And, finally, I would like to say that I look
15 forward to working with the Trustees, Administration and, most
16 importantly, serving the residents of the Concord Township.
17 Thank you.

18 CHAIRWOMAN LUCCI: Thank you very much.

19 MR. DONDORFER: Thank you, Jim.

20 MR. ROSE: Thanks.

21 CHAIRWOMAN LUCCI: Moving on to Trustees,
22 Mr. Dondorfer.

23 MR. DONDORFER: Thank you, Mrs. Lucci. I hope
24 everyone had a great Thanksgiving. I would like to thank our
25 Rec Department for putting on a great Christmas tree lighting
26 and fireworks event last weekend. It was outstanding and very
27 well attended. I couldn't believe the amount of people we had
28 out there. Great weather. We got the fireworks off despite
29 the wind but you guys did a great job, so thanks for stepping
30 up on that.

1 I had a couple questions from a couple residents
2 about some zoning issues but nothing other than that, so it
3 was sort of a quiet end of the year.

4 CHAIRWOMAN LUCCI: All right, wonderful.

5 Mr. McIntosh.

6 MR. McINTOSH: Well, I would like to welcome Jim as
7 well. It is great to have you here. Thank you for coming
8 forward, stepping up. And, you know, we've had some
9 conversations. We spent a lot of time in the last couple
10 weeks hiring. We had to interview and screen for Fiscal
11 Officer and we also interviewed and looked at our, looking to
12 appoint a Rec director. So that's been the lion share of our
13 focus the last couple weeks.

14 I also had some questions about zoning.

15 I do want to thank the Rec staff. I know that you
16 guys have been doing a lot of above and beyond, with the
17 absence of a Rec director. But I think, from the standpoint
18 of the community, we haven't missed a beat and that's a
19 testament to how well our departments have run. And the fact
20 that we were able to absorb the absence of Amy Dawson and
21 bridge the gap to getting Mr. Teknipp is a testament to how
22 well the township is run. So it's definitely with a lot of
23 pride that I take recognition of these two proposals.

24 The Christmas tree lighting was fantastic. We had
25 a great turnout. I know I was also surprised by the amount of
26 people that turned out. And despite the wind, the fireworks
27 still went off. It was definitely interesting to watch
28 fireworks go up and blow sideways but I definitely enjoyed it.

29 And that concludes my report.

30 CHAIRWOMAN LUCCI: All right. Thank you.

1 Yes, so thank you to Rec. I think it was really
2 cool to end our Bicentennial with the tree lighting and the
3 fireworks. I don't know of any other place that did fireworks
4 in December, so that was wonderful. Thank you to everyone who
5 else who volunteered. Thank you to Fire for keeping us all
6 safe, our Service Department. It was lovely.

7 I hope everybody had a great Thanksgiving as well.

8 We have been busy, like you said, interviewing. We
9 do welcome Mr. Teknipp.

10 I did receive a call from a resident who heard that
11 Prouty Road was going to be resurfaced next year, so fielded
12 some questions on that. And as more details come out with the
13 county next year, we will be sure to let everybody know.

14 I also spoke with a resident who had some concern
15 about some street and water issues that they are working on
16 with their own HOA.

17 And we look forward to the Wreaths Across America
18 event at the cemetery on December 17th at noon, so hope to see
19 you all there.

20 And with that, we will move on to Department
21 Reports, our Administrator, Mr. Andy Rose.

22 MR. ROSE: Thank you, Mrs. Lucci. Members of the
23 Board, Mr. Teknipp -- welcome, sir, it is good to see you --
24 members of the audience, good evening.

25 A couple, I will start with some items that are on
26 the agenda. Item B is the resolution that we had the public
27 hearing on. That brings additional properties into the JEDD.

28 Item C is the resolution to adopt the Lake County
29 Multi-Jurisdictional Hazardous Mitigation Plan. Thanks to
30 Mr. Busher for coming and giving an overview.

1 Item D is a purchase order request, that's for our
2 engineering services for 2023. That's an annual purchase
3 order that we put in place with CEC Engineering.

4 And then Item H, that is a vote which would
5 authorize me to sign agreements. We have to, it is time for
6 us to renew our electric rates within the township and we work
7 with a broker to obtain the best rates and lock in those
8 rates. So that authorizes me to sign that agreement.

9 So I encourage a positive vote on those items that
10 are mentioned.

11 Last week, I had an interesting meeting. I met with
12 a gentleman from the U.S. Census Bureau. He is working his
13 way through the various communities in Lake and Geauga County.
14 The Bureau, the Census Bureau is going to be conducting a
15 national housing survey throughout the spring of 2023 and so
16 they're looking for workers to assist them in visiting
17 households to complete the survey, do follow-up work and
18 things like that. So they're trying to get communities just
19 to raise awareness as they start their hiring right at the
20 first of the year. So we're going to put some information on
21 our website.

22 And then I also understand, from talking to the
23 county, that Lake County Job and Family Services will also be
24 hosting a job fair for the Census Bureau event. That's, I
25 think it's a temporary, I think it goes through the whole
26 summer, maybe into the early fall, but it's a good opportunity
27 if folks want to get involved in that. So I told them that we
28 would push some information out on that. And then once the
29 Job and Family Services puts their information out, we will
30 put that on our website as well so folks know when the job

1 fair is.

2 Just a reminder -- Mrs. Lucci touched on it -- that
3 everyone is invited to join us to remember and honor those who
4 served our country during the annual Wreaths Across America
5 ceremony. This ceremony begins at noon on December 17th at
6 the cemetery and it's a very short ceremony. It lasts about
7 ten minutes, maybe fifteen. And then once that ceremony is
8 complete, we ask everyone that's in attendance to grab one of
9 the wreaths and place it on a veteran's grave. And it's quite
10 moving when it's all done and you take a step back and look at
11 the cemetery and you look at just how many wreaths and how
12 many veterans we have in our cemetery. So I encourage folks
13 to go to that. And there is plenty of information on our
14 website regarding that event.

15 And then, Brian, my last Bicentennial picture of the
16 year. So our final picture is the photo of the Bicentennial
17 book and then the Concord coloring book. Throughout the year,
18 as you know, I have featured various pictures. Every one of
19 those pictures that I featured throughout the year has come
20 from the Concord Township book. As you're looking at the
21 screen, it would be the one on the left. It's been fun going
22 through the book throughout the year and finding the right
23 photo and trying to match it up with the time of year and
24 various events that we did in the past that we still do today.

25 Just as a note, I would like to, again, put out a
26 special thank you to both Deb Esker and Dan Maxson and then
27 the rest of the Rec staff. They did a lot of heavy lifting to
28 put this book together and so we thank them for that.

29 And then, finally, you know, these books are still
30 available for purchase. Probably once or twice a week

1 somebody comes in and grabs one. We have them here at the
2 Town Hall if anybody would still like to get one.

3 So that concludes my report. Thank you very much.

4 CHAIRWOMAN LUCCI: All right. Thank you.

5 MR. DONDORFER: Thank you.

6 CHAIRWOMAN LUCCI: Let's move to Fire Department,
7 our Deputy Chief Biddell.

8 DEPUTY CHIEF BIDDELL: Thank you. Good evening,
9 everybody.

10 CHAIRWOMAN LUCCI: Good evening.

11 DEPUTY CHIEF BIDDELL: Mr. Teknipp, welcome. It's a
12 pleasure to have you on.

13 I want to start out by thanking our EMA Director
14 Busher for coming out and doing that presentation on our
15 Hazard Mitigation Plan. Appreciate the work that your agency
16 does and supports us, so thank you.

17 In November, we were pretty busy, 261 runs, 160 of
18 those are EMS, with 132 transports, 90 -- or 75 non-EMS runs.
19 Ten fire events in Concord, we had two of them, one vegetation
20 and one vehicle fire. We had that little spell in November
21 where the conditions were just perfect for some brush fires.
22 We had dry weather in November and high winds and that led to
23 eight out of Concord fire events, three of them were
24 vegetation, four structure fires, and we also had an
25 FIU callout.

26 We received five mutual aid requests and we gave 20.
27 Out of those 261 calls, 105 were overlapping, so 40 percent of
28 our calls are running at the same time.

29 And fire prevention wise, total inspections
30 completed, we did 50 inspections. Again, busy towards the end

1 of the year here as everyone wants to get their things wrapped
2 up by the holidays. That took us 75 hours to complete. We
3 did seven plan reviews, another 12 hours there, and then eight
4 con ed hours for our fire inspectors.

5 We just did a public education class at Frontage
6 Labs where we did CPR and first aid training. We go back
7 again tomorrow. So we caught, I think we're going to catch
8 27, 30 of their staff members in that.

9 We installed four knox boxes at our residents and we
10 took one back.

11 I would like to take a moment to congratulate Chris
12 Cimperman. Chris Cimperman has been with us for over 30
13 years, completed his Fire 1 program. Back when he first
14 started, it was a volunteer 36-hour requirement. So after
15 having that type of years of service, for him to go back says
16 a lot about his character and we're very proud of him.

17 The department heads that all worked together on
18 Friday to adjust the time for our fireworks to get off so we
19 could do the tree lighting, have the fireworks and have Santa,
20 great collaboration. I appreciate all the help. We did what
21 was best for our community and making sure that we could get
22 that show off. So thank you all for everyone's help in that.

23 Chief Sabo had the pleasure and an opportunity of
24 leading the way for Brightwood Lakes Homeowners' Association
25 Food Drive, so he did that. He took the engine and led the
26 way. That was a successful event. So that we thank them for
27 the opportunity to partake.

28 And, lastly, our safety tip: It's the season for
29 family but also flu season. This week, December 5th through
30 the 9th, is designated as National Influenza Vaccination Week.

1 So please remember to get your vaccination. It has been a
2 tough season already for flu and COVID, so whatever we can do
3 to protect ourselves.

4 And then, lastly, we just wish everyone a happy and
5 safe holiday season. So that's all I have.

6 MR. DONDORFER: Thank you.

7 CHAIRWOMAN LUCCI: Thank you very much.

8 All right. Moving on to Service, Mr. Rose is going
9 to read the service report.

10 MR. ROSE: I am. Good evening, again. Mr. Brown
11 cannot be with us this evening.

12 Current activity in the Service Department, I will
13 start off, in the month of November, we had three snow
14 callouts, if you remember, so we've already put down about 270
15 tons of salt to the road. That didn't take long.

16 The yard waste dropoff is closed. It closed on
17 November 28th. I don't think we've had any stragglers, so I
18 think that's worked out real well.

19 Current activity that we've done and is ongoing, you
20 know, we're still doing ditch maintenance. We're still doing
21 some spot patch hole patching. We're still taking care of
22 mailbox barricades. They're still being installed and we're
23 still getting applications for those. We did remove the nets
24 from the tennis and the pickleball courts to help preserve
25 their life going forward. And then, you know, they assisted
26 Rec with the Christmas events and the tree lighting.

27 And then they completed, the Service Department
28 completed, they installed, on ball field 1, they poured new
29 concrete pads in the dugouts and they installed new aluminum
30 benches. Those benches were made in-house. We were able,

1 from another community that was getting rid of old bleachers,
2 we took sections of the old bleachers and then we cut them up
3 and we were able to weld them in our maintenance facility,
4 which saved us an incredible amount of money. So hats off to
5 the Service Department for their fiscal prudence and
6 ingenuity.

7 That concludes the Service Department report, Madam
8 Chair. Thank you.

9 CHAIRWOMAN LUCCI: All right. Thank you for doing
10 that for Service.

11 Zoning, Mrs. Freeman.

12 MS. FREEMAN: Good evening.

13 MR. DONDORFER: Good evening.

14 CHAIRWOMAN LUCCI: Good evening.

15 MS. FREEMAN: So during the month of November,
16 Zoning Department staff processed 15 zoning permit
17 applications and collected approximately \$4,200 in fees.
18 Additionally, 40 properties were inspected and issued a zoning
19 certificate of compliance for the completion of their project.
20 Zoning staff also received and followed up on nine new
21 complaints about potential zoning violations.

22 Last night, the Zoning Commission met and held a
23 work session for potential updates regarding commercial uses
24 permitted within the township. They intend to hold work
25 sessions over the next couple months before taking any steps
26 on initiating any amendments to the Zoning Resolution.

27 Just a reminder that there is a public input portion
28 at all the Zoning Commission meetings, so should any residents
29 have any zoning issues that they wish to bring up for the
30 board to consider, please consider attending.

1 At the last BZA meeting held in November, the board
2 did approve one variance request for a property located on
3 Morley Road. It was granted a variance from the riparian
4 setback regulations. That will now allow for that homeowner
5 to put an addition onto their existing home.

6 Lastly, sometimes I get a lot of calls from
7 residents about various construction projects going on in the
8 community. I just wanted to let residents know that we did
9 update the website. So there is a page on the website where
10 you can see information regarding commercial projects that are
11 currently under construction and information regarding new
12 residential developments. If you go to the ConcordTwp.com
13 website, click on Business and then choose Projects, you can
14 find the information there.

15 So thank you.

16 CHAIRWOMAN LUCCI: Thank you very much.

17 MR. DONDORFER: Thanks.

18 CHAIRWOMAN LUCCI: All right. Susie, with the Rec
19 Department.

20 MS. COBB: Hello, everyone.

21 CHAIRWOMAN LUCCI: Good evening.

22 MS. COBB: Welcome, Jim. We're happy to have you.

23 Happy December, Concord friends and family. It's
24 been a jam-packed, very exciting and also exhausting couple
25 months here. November, we had tons of classes, events,
26 rentals and we also had a great Friendsgiving. We were
27 busting out of the seams on our senior events, which has been
28 a lot of fun to watch.

29 And we began, as everybody has already spoken a
30 little bit about, we began December with a big bang. Thank

1 you very much for everybody that came out on Friday evening to
2 our final Bicentennial event, our Christmas tree lighting,
3 fireworks and Santa Claus evening. We had a lot of working
4 hands that went into that. Thank you to the Service
5 Department and to the Fire Department for getting everything
6 ready for us, and it was teamwork to get the fireworks put
7 off. However, I have to admit that I think it was perfect on
8 timing from having the tree lighting and then fireworks and
9 then allowing whoever did not want to stay to see Santa to be
10 able to leave, so it was a good plan.

11 We had lots of thank-yous. We thank Mountain Tree
12 Farm -- excuse me -- Mountain Creek Tree Farm for donating the
13 tree. The fireworks were generously donated in honor of the
14 brave men and women of Lake County Sheriff's Department and
15 also the Concord Fire Department. Frank Grandini played his
16 jazzy Christmas music that evening. We had face painting with
17 Katie Stone. And, of course, we had Santa and Mrs. Claus.
18 Skipper from the Lake County Captains came. We -- Oh, you
19 know what? I have pictures. I forgot.

20 Whenever you want to, Brian.

21 We had the Lake County Sheriff's Department horses
22 there. There is our tree. Oops. There we go. We have Ron
23 Terriaco, our Citizen of the Year, who lit the tree. And
24 Frank, there is Frank, the tree all lit up.

25 MR. ROSE: The gazebo looks great, by the way.

26 MS. COBB: Thank you. That, I have pictures of us
27 just decorating that, too, but not here.

28 The horses. And then I think maybe -- There we go.
29 The fireworks were just awesome and it was fun. My son did
30 say "Mom, it's kind of scary to see the fireworks going over

1 the new fire station." But it was, it was well,
2 attended. And thank you to the Trustees for helping us get
3 through all of that.

4 I have to thank the Rec office. I know that it
5 takes a lot of us, and Tracy and Rachel and I have done -- I
6 will want that back in one second, Brian -- Tracy, Rachel and
7 I, we work really well together and it's been fun to be able
8 to collaborate and go and do a lot of things together. We
9 missed Tracy that evening but she is coming back tomorrow, so
10 we are excited.

11 And then finally with that evening, we need to thank
12 the Concord residents. They showed up big time. It was
13 amazing on all the people that were there. It just, I was
14 shocked. So it was a great evening.

15 The weather -- or I was going to say, I was not out
16 there when we first started it but I have to say it was a
17 really sweet surprise when I walked out and saw that there was
18 a tribute to Amy Dawson on the Christmas tree with the Disney
19 characters and then a beautiful candle that they lit
20 underneath it. So thank you. I think I know who did it but I
21 don't, so I am not going to even say that, but you know who
22 you are and I think that was a really big gift. So we wish
23 special blessings this season to the Dawson family.

24 We do have some December events that are happening.
25 We are counting down for the final weeks of this year and we
26 do have a little more time. This Saturday is our Letters with
27 Santa -- or Letters with Mrs. Claus to Santa. There are still
28 openings that people are welcome to register online or call
29 our office.

30 Tomorrow -- This is my favorite event we do this

1 time of the year and it's the Lighting up of Concord.
2 Tomorrow is the final day to register your home. My husband
3 and I and kids, we will go and take pictures of all the homes
4 in Concord. We have 16 homes right now, I believe, on the
5 list, so it's not too late to have you join us. And it will
6 be fun to see how just all the beauty glows from Concord homes
7 this season. We have a lot of talent here. We've definitely
8 had it throughout the last few years, so it's fun.

9 Next week, we have our final senior luncheon for
10 Christmas. It is very, it is very fully packed and right now
11 we have a wait list for it but you never know and we might
12 have openings. So if you are still interested, just give us a
13 call and we'll put you on the wait list.

14 And then, finally, we also have our final blood
15 drive Thursday, December 29th, from 10:00 to 3:00 at the
16 Community Center. It is not too late to donate. You can sign
17 up there for, on www.RedCrossBlood.org and they will be able
18 to help you. And always reach out to us if you have questions
19 and we are so gratefule to be able to serve our community.

20 Thank you, again. Concord Recreation Department
21 would like to wish you all a very merry Christmas and a happy
22 new year. Thank you.

23 MR. DONDORFER: Thank you, Susie.

24 CHAIRWOMAN LUCCI: Thank you very much. Great
25 report.

26 And we'll move on to the Sheriff's Office, Sergeant
27 Infalvi.

28 SERGEANT INFALVI: Good evening.

29 CHAIRWOMAN LUCCI: Good evening.

30 MR. DONDORFER: Good evening.

1 SERGEANT INFALVI: Welcome, Mr. Teknipp.

2 For the month of November, the Sheriff's Office took
3 1,081 calls for service. Of those calls, just to name a few,
4 were one injury accident, 14 damage to property accidents. We
5 made an adult male, an arrest for an adult male for drug
6 paraphernalia, an arrest for OVI and drug paraphernalia of an
7 adult female, and an adult male for possession of drugs and
8 additional charges for grand theft and breaking and entering.
9 That involved a male that was visiting structures that were
10 under construction, such as the condominiums up here on
11 Concord-Hambden and a house under construction down the road,
12 stealing materials and other items from the construction site.
13 A good citizen reported the suspicious male. Deputies arrived
14 in the area, were able to take the male into custody and then
15 also located additional items at an abandoned area business
16 that were stolen from the male.

17 We also responded to 64 alarms, issued 10 traffic
18 violation citations, issued 41 traffic violation warnings.
19 Some of the bigger numbers, 48 suspicious circumstances,
20 vehicles and persons, we responded to. Also, we had a
21 motorist on Route 90 near 44 who was involved, kind of, in a
22 road rage incident and the suspect fired a gun shot at the
23 vehicle and struck the vehicle. The occupants of the vehicle
24 were a mother, a father and then a child. The detective
25 bureau is still looking into that. They've been monitoring
26 all of the web cams from ODOT along the freeway. Mentor also
27 assisted and were scanning us and asked, asked to assist with
28 covering the freeway and checking their FLOCK cameras for the
29 vehicle that was described to be in the altercation. Right
30 now, it's still under investigation.

1 For Christmas, the Sheriff's Office is sponsoring a
2 family and giving them money to fulfill their Christmas needs
3 for the Christmas holiday. We are also doing Shop with a Cop
4 and we have 15 kids and we're doing that next Wednesday at
5 Dick's. So 15 kids, 15 officers.

6 Had a successful Christmas fireworks. Everybody was
7 safe. We had the horses there, we had deputies there for
8 traffic, and also had Explorers that were assisting people
9 crossing at the end of the fireworks to make that they got to
10 their cars safe.

11 We are also doing a lockdown drill at Parkside
12 tomorrow, so I think we're involving the Fire Department with
13 that as well. And we should have an SRO there. We just did
14 interview, an interview for a retired Mentor police officer
15 who will most likely -- I can't say one hundred percent sure
16 right now -- but most likely, if he accepts the offer, will be
17 at Parkside. So we'll have both our elementary schools and
18 the middle school covered with a deputy before the end of the
19 year, hopefully.

20 CHAIRWOMAN LUCCI: Great.

21 SERGEANT INFALVI: And that concludes my report.

22 MR. DONDORFER: Thank you.

23 CHAIRWOMAN LUCCI: Thank you very much.

24 Okay. Moving on to the Audience portion, anybody
25 here that would like to speak, please come on up and state
26 your name and your address, please.

27 MS. MACK: Good evening.

28 MR. McINTOSH: Good evening.

29 MS. MACK: My name is Lisa Mack and I am an
30 attorney. I am here on behalf of three homeowners who have

1 property that abuts the development known as Ivy Ridge
2 Phase I, that's part of the Quail Hollow Planned Unit
3 Development. I am the attorney for David Vitaz and
4 Christopher Lazuka and Chad Emmerich.

5 I am here to speak to the letter request that was
6 submitted to you all yesterday requesting you not to take
7 action and to stay any action on this development plan
8 approval until after the court case in the Lake County Court
9 of Common Pleas is concluded. Do you all have a copy of that
10 request?

11 MR. DONDORFER: Yes.

12 CHAIRWOMAN LUCCI: We do.

13 MS. MACK: On September 14th, Concord Township Board
14 of Zoning Appeals voted to grant a variance from the Concord
15 Township's requirement to maintain a 25 foot natural buffer
16 area for a Planned Unit Development. And on October 13th, the
17 appellants, Mr. Vitaz, Mr. Lazuka and Mr. Emmerich, filed a
18 notice of appeal of that administrative decision in the Lake
19 County Court of Common Pleas. That case is now pending in the
20 courtroom of Judge O'Donnell. The question presented to the
21 court is whether the decision of the Board of Zoning Appeals
22 is unconstitutional, illegal, arbitrary, capricious,
23 unreasonable and unsupported by a preponderance of
24 substantial, reliable and probative evidence on the record.

25 We are asking the Board of Trustees to stay any
26 action approving this plan pending the resolution of that
27 court appeal. It may be unnecessary for this Board to address
28 approval of that final development plan depending on what the
29 court decides.

30 I also wanted to mention, it's my understanding that

1 any action that is taken this evening by the Board is not a
2 final decision of the Board until the minutes are adopted by
3 the Board. Would that generally occur at the next regular
4 meeting?

5 MR. DONDORFER: Correct.

6 MS. MACK: When is the next regular meeting?

7 MR. DONDORFER: It would be the third Wednesday of
8 this month.

9 MR. ROSE: December 21st.

10 MR. DONDORFER: The 21st.

11 MS. MACK: The 21st, okay.

12 MR. LUCAS: That is a correct statement about the --

13 MS. MACK: Thank you.

14 MR. LUCAS: That's all right.

15 MS. MACK: Thank you.

16 My clients Dave Vitaz and Chris Lazuka are here this
17 evening in the audience. I don't know if they wish to address
18 this matter at this time.

19 MR. VITAZ: I am going to make a statement.

20 MS. MACK: You are? Okay, all right. Well, I am
21 done with my statement, so I will conclude.

22 MR. DONDORFER: Is it Ms. Mack?

23 MS. MACK: Yes, it is.

24 MR. DONDORFER: Okay. I just have one question.

25 MS. MACK: Yes.

26 MR. DONDORFER: Just to clarify, my understanding is
27 a stay is a legal action that's taken by the court, not a
28 board of trustees. Wouldn't that require the appellant to go
29 before the court to request a stay?

30 MS. MACK: The appellant may request a stay.

1 MR. DONDORFER: Is the letter --

2 MS. MACK: If you like, we could call it a
3 postponement. You can take action at a subsequent meeting of
4 the Board after the court has made its decision. It could be
5 removed from the agenda at this time and then put on the
6 agenda after the resolution of the court action.

7 MR. DONDORFER: Thank you.

8 MS. MACK: Thank you.

9 CHAIRWOMAN LUCCI: Thank you.

10 Mr. Vitaz.

11 MR. VITAZ: I just wish to make a quick statement.

12 CHAIRWOMAN LUCCI: Say your name and address,
13 please.

14 MR. VITAZ: Oh, David A. Vitaz, 8075 North Orchard
15 Road, Concord Township.

16 CHAIRWOMAN LUCCI: Thank you.

17 MR. VITAZ: I would like to send my condolences to
18 the Dawson family, too. Amy was a fine, fine person.

19 Again, this meeting is not where we can converse
20 back and forth, just have to make statements. And so I guess
21 the only statement I would like to make is that I've been up
22 here quite a few times, zoning and these trustees' meetings,
23 and mentioned some of the problems that I saw with the plans
24 that were submitted, again, drainage, the little creek next to
25 my house, lights, again, there are some post office boxes in
26 the back, just various, various things but nothing has really
27 materialized out of them. So, and I know you guys have all
28 met and probably made your decisions already. So, and again,
29 since we can't have a dialogue here, there is no sense in
30 making any more statements. So thank you.

1 CHAIRWOMAN LUCCI: Thank you.
2 Anyone else?
3 Mr. Lazuka.
4 MR. LAZUKA: Good evening.
5 CHAIRWOMAN LUCCI: Good evening.
6 MR. DONDORFER: Good evening.
7 MR. LAZUKA: Chris Lazuka, 8130 North Orchard Road.
8 Yeah, just kind of on the same subject, I just wanted to ask,
9 probably, Mr. Lucas. Given that this, if this were to be
10 final approved tonight, it automatically approves what the
11 Zoning Board or the Board of Zoning Appeals approved, that
12 variance that was approved back in September. How could it be
13 approved if that very variance is under appeal?
14 MR. LUCAS: I think you need to ask your lawyer that
15 since he is the one that filed it.
16 MR. LAZUKA: So what's --
17 MR. LUCAS: We didn't file it, he did on your
18 behalf.
19 MR. LAZUKA: Right.
20 MR. LUCAS: So I am not going to second-guess what
21 your lawyer did. You need to ask him.
22 MR. LAZUKA: I am not second-guessing it either. I
23 am understanding the order of events here. I mean, if it's
24 under appeal, how can it be approved tonight?
25 MR. LUCAS: Oh, you are talking about the Board of
26 Zoning Appeals?
27 MR. LAZUKA: Yes.
28 MR. LUCAS: An approval --
29 MR. LAZUKA: This was a contingent approval based
30 upon tonight's approval of the final plan.

1 MR. LUCAS: That's right, but they're separate and
2 independent.

3 MR. LAZUKA: Yeah.

4 MR. LUCAS: One of the things --

5 MR. LAZUKA: If it were -- I am sorry.

6 MR. LUCAS: No, go ahead.

7 MR. LAZUKA: I was going to say, if it were to be
8 approved, I am assuming that the developer can then just go
9 clear-cutting.

10 MR. LUCAS: Well, that's not going to happen because
11 your lawyer, who is an excellent lawyer, knows the next step
12 to prevent that. I have talked to him today about it.

13 MR. LAZUKA: So why not pause this?

14 MR. LUCAS: It's not my decision.

15 MR. LAZUKA: Yeah. That's what I just pose to the
16 board. I mean, I think it's just logical to pause this while
17 it's under appeal. I don't know. It just --

18 MR. LUCAS: Well, I think the other point, just as
19 an aside -- And I know you know this because we put that
20 contingency in after you expressed concern about the
21 clear-cutting, right?

22 MR. LAZUKA: Yeah.

23 MR. LUCAS: So the other point, if they deny the
24 plan, then there is no variance and the lawsuit ends because
25 the grant of the variance was expressly conditioned upon the
26 Trustees' final approval of the plan.

27 MR. LAZUKA: Right, okay.

28 MR. LUCAS: All right?

29 MR. LAZUKA: All right, understood. All right.

30 Thank you.

1 CHAIRWOMAN LUCCI: Okay, thank you.

2 All right. Old Business, seeing as there is none,
3 we will move to New Business, Item A.

4 MR. DONDORFER: Madam Chair, I will make a motion to
5 approve the November financial report.

6 MR. McINTOSH: Second.

7 CHAIRWOMAN LUCCI: All in favor?

8 (Three aye votes, no nay votes.)

9 MR. McINTOSH: Madam Chair, I move to approve
10 Resolution 2022-29, a resolution approving and authorizing the
11 execution of Fifth Amendment to the Concord Township-City of
12 Painesville Joint Economic Development District contract, nunc
13 pro tunc amendment, Second Amendment, Third Amendment and
14 Fourth Amendment, respectively, to include additional property
15 within the Joint Economic Development District, and declaring
16 an emergency.

17 MR. DONDORFER: I will second.

18 CHAIRWOMAN LUCCI: Discussion?

19 MR. McINTOSH: I mean, I think, I think the
20 generation of the JEDD and the forethought that our
21 predecessors had as far as doing that has, obviously, served
22 its purpose. I think Ms. McMahon brought up a good, you know,
23 put fourth what we're getting out of it, and I think we all
24 know the extent to which that has supported the financial
25 progress of this township and saved our local residents a lot
26 of tax increases. So anything we can do to continue to
27 develop that area economically and support the township,
28 obviously -- And we've had these participants come forward
29 willingly to work with us because they care about our
30 community and want to contribute.

1 MR. DONDORFER: Right. I think Rita's summary, you
2 know, was excellent as far as the benefit for Concord and
3 moving forward with this.

4 CHAIRWOMAN LUCCI: Yeah, I agree. It's pretty
5 amazing starting with four and this will put us at 19.

6 MR. DONDORFER: Right.

7 CHAIRWOMAN LUCCI: So lots of good work.

8 So for the vote here, this is a roll call vote. So,
9 Mr. Teknipp, will you please call the vote.

10 MR. TEKNIPP: Mr. Dondorfer?

11 MR. DONDORFER: Yes.

12 MR. TEKNIPP: Mr. McIntosh?

13 MR. McINTOSH: Yes.

14 MR. TEKNIPP: Mrs. Lucci?

15 CHAIRWOMAN LUCCI: Yes.

16 MR. DONDORFER: Madam Chair, I will make a motion to
17 approve Resolution 2022-30 to adopt Lake County
18 Multi-Jurisdictional Hazard Mitigation Plan.

19 MR. McINTOSH: Second.

20 CHAIRWOMAN LUCCI: Any discussion?

21 MR. DONDORFER: I think, you know, EMA Director
22 Busher summarized it pretty well. This is something that has
23 to take place every five years so we can qualify for FEMA
24 grant funding for projects like, you know, the Brightwood Dam
25 and things of that nature that benefit Concord. So it's just
26 a formality that we need to do every five years.

27 CHAIRWOMAN LUCCI: Appreciate the hard work. All in
28 favor?

29 (Three aye votes, no nay votes.)

30 MR. McINTOSH: Madam Chair, I move to approve a vote

1 to enter into a professional services agreement as needed with
2 CEC Inc. not to exceed \$25,000 for the calendar year of 2023.

3 MR. DONDORFER: I will second.

4 CHAIRWOMAN LUCCI: Any discussion? All in favor?

5 (Three aye votes, no nay votes.)

6 MR. DONDORFER: Madam Chair, I will make a motion to
7 reappoint Morgan McIntosh as the Concord Township
8 representative for the Concord-Painesville Joint Economic
9 Development District.

10 CHAIRWOMAN LUCCI: And I will second. Any
11 discussion?

12 MR. DONDORFER: You know, Morgan, we are lucky.
13 He's done an excellent job on the JEDD. His zoning experience
14 has been instrumental, I think, in his position on the JEDD
15 and he's continued to have, you know, the township's best
16 interest at heart and he's doing a great job.

17 CHAIRWOMAN LUCCI: Yes, I think he represents
18 Concord Township and the JEDD very well.

19 MR. McINTOSH: Thank you.

20 CHAIRWOMAN LUCCI: So all in favor?

21 MR. McINTOSH: Abstain.

22 (Two aye votes, no nay votes, one abstention.)

23 MR. McINTOSH: Madam Chair, I move to approve Sean
24 Supler as the Recreation Director effective January 3rd of
25 2023 at \$70,000 per year, pending completion of new hire
26 paperwork.

27 MR. DONDORFER: And I will second.

28 CHAIRWOMAN LUCCI: Discussion?

29 MR. DONDORFER: So, you know, it's been a long
30 process. We've been looking into a new Rec director to

1 replace Debra Esker for some time. We've gone through several
2 interviews with several candidates and, you know, we've done a
3 lot of hard work on this and I think it's paid off. Sean
4 Supler, who we're going to approve, hopefully, tonight, I
5 think, is an excellent candidate. He is a great young man.
6 He's got experience in another community similar to Concord
7 Township on the east side here. He's done a lot of rec
8 programming. He's got a great disposition. I think he's
9 going to work very well with the staff that we have on hand
10 there, because I know that was important to all of us, and I
11 couldn't be happier to have him onboard.

12 MR. McINTOSH: I agree. I mean, the interview
13 process and the screening was, it was a lot of work. It was
14 probably more than I thought getting into this. But as we all
15 know, the recruiting/hiring/retention process in the work
16 force these days is challenging. I actually spent four hours
17 this morning in a workshop talking about that subject exactly,
18 and several things that we talked about in the screening of
19 these candidates came up in that discussion in a business
20 forum.

21 Sean was impressive. We had people that were
22 impressive and that we looked at and we had some people that I
23 think we all reached a consensus weren't maybe the best fit
24 for Concord. When somebody comes forward, you know, in these
25 times, you know, you put your best foot forward and you do
26 what you can.

27 The Rec staff has done a fantastic job but, at some
28 point, you need to have a director, you need to have a leader.
29 And I think Sean really demonstrated a lot of positive
30 qualities. I felt real good about that. And there were

1 certainly challenges in that process. Again, hiring and
2 bringing folks in at a high caliber position is not an easy
3 thing these days, so we found that out the hard way. So I am
4 excited to have him onboard. I think that it's going to
5 really help our department.

6 CHAIRWOMAN LUCCI: Yes, I agree. It was, it is
7 challenging. I think we learned a lot with all the interviews
8 and the whole process. I really like Sean. I thought he was
9 very grounded and I enjoyed speaking with him. And I thought,
10 you know, it was important too that he would mesh well with
11 the current department as well as the rest of the staff, so I
12 thought he was very good choice.

13 So all in favor?

14 (Three aye votes, no nay votes.)

15 MR. DONDORFER: Madam Chair, I will make a motion to
16 approve the final development plan for Ivy Ridge Phase I,
17 Quail Hollow Planned Unit Development.

18 MR. McINTOSH: Second.

19 CHAIRWOMAN LUCCI: So discussion? So I think to
20 just sort of highlight some of the timeline here, this was a
21 planned unit development that was approved back in 1986 and
22 the perimeter treatment narrative was a part of that rezone.
23 This Board of Trustees did approve a preliminary plan back in
24 July of 2021. The final improvement plan that was brought
25 before this board was denied in May of 2022. And since then,
26 the Board of Zoning Appeals granted a variance for a 25 foot
27 buffer of a natural vegetation on September 14, 2022. So
28 since then, as was mentioned, there is some litigation
29 pending.

30 I would like to hear from Heather, I guess, first,

1 to kind of let us know your recommendation, whether or not
2 this final plan that is before us today does meet the
3 conditions of the PUD.

4 MS. FREEMAN: Sure. So I have, I did receive, you
5 know, the final development plan that is in front of you this
6 evening. I have reviewed it in compliance with the PUD
7 standards for the Quail Hollow. I have also reviewed it and
8 checked the, in regards to the variance that was granted by
9 the Board of Zoning Appeals. So it was not a blanket variance
10 to the 25 foot back but it was very specific to the areas of
11 where the variance was going to be granted. So I have
12 reviewed this plan based on what the BZA was presented and
13 agreed to with the one condition, the only one condition on
14 the approval of the variance was that the variance would not
15 go into effect, as Mr. Lucas stated previously, until or if
16 and when the Board of Trustees would approve it.

17 So based on that, I feel like the plan is in
18 compliance with the variance that was approved by the Board of
19 Zoning Appeals and all the criteria set forth for the Quail
20 PUD. So if you choose to vote on it this evening, I would
21 recommend that you approve it. I am happy to answer any
22 specific questions that you might have regarding it.

23 CHAIRWOMAN LUCCI: Do you have any questions for
24 Heather while she's --

25 MR. DONDORFER: I don't have anything specific.

26 MR. McINTOSH: Nothing at this point.

27 MS. FREEMAN: Okay, great.

28 CHAIRWOMAN LUCCI: So we did receive some letters --
29 Thank you. We did receive some letters from residents
30 regarding some of the, some agreements that were made between

1 the developer and their adjacent properties.

2 Chris and Steph Lannan wrote, "To Whom it May
3 Concern: This letter should signify that the owners at
4 property 11391 Girdled Road, Concord Township, hereby agree to
5 the following conditions: The project under Ralph Victor
6 Construction, Inc., is permitted to place a 6 foot privacy
7 fence upon our property. In accordance with this, any tree or
8 shrubbery inhibiting the placement of the fence or posing a
9 risk to the construction site, including but not limited to
10 the road, electrical wiring or infrastructure of the project,
11 may be removed by the project team. The owners would prefer
12 that any trees in lesser than fair condition, example, leaning
13 or rotted with the potential to fall into the job site or the
14 infrastructure, be removed by the project team, as the owners
15 will not claim liability for any damages there within. For
16 any questions, please call."

17 And then Mary Jo Sirca, "Hi, Todd. Thank you for
18 stopping by on Sunday to discuss our request for something to
19 be placed along our west property line to block traffic noise
20 and lights coming into the Ivy Ridge development. Conrad and
21 I agree that a 6 foot vinyl fence, 1 foot into our property
22 line back to the wood line, would work for us. Please let us
23 know if there is any issues to be addressed."

24 So I think, since the final plan was denied and the
25 variance was granted, the developer has met with residents to
26 come up with, has met with maybe not everyone but has met with
27 residents to come up with some plans to, where the buffer is,
28 make amends so that the pollution, such as noise or lights or
29 whatever residents felt was kind of encroaching on their area,
30 to kind of allay some of those concerns from the residents.

1 MR. McINTOSH: I know this has been, obviously,
2 something that's consumed a pretty healthy chunk of our time
3 and brought us to this point. So, and we've gone back and
4 forth with respect to this buffer issue and the development of
5 the space, which is, as you said, Mrs. Lucci, been planned for
6 some, some years now and we have covered that extensively in
7 our public hearings and our discussion.

8 I just want to -- I had a thought, just lost it. I
9 just want to confirm. Mr. Lucas, you had said if we basically
10 don't -- deny this, we are sort of back at square one on this
11 issue on the buffer, sort of. This needs to continue to move
12 forward is what I heard you say just a minute ago as far as --

13 MR. LUCAS: Oh, in terms of the vote itself.

14 MR. McINTOSH: Yes, yes.

15 MR. LUCAS: Yeah. I understand the letter that
16 Mr. Hunt sent and also which was repeated and that. First of
17 all, to stay any action -- and the excellent law firm that's
18 representing the other side in this matter knows this very
19 well -- you file a motion to stay proceedings with the Lake
20 County Common Pleas Court and then you get an order, depending
21 on what the court determines. And the reason for that is, as
22 Mr. Lazuka's concern is, if you don't get the order, even
23 though there is an appeal from the variance, the developer can
24 go forward. So that's why you do that. And notwithstanding
25 the eloquence of Mr. Hunt's letter, you don't have any ability
26 to do that. In part, it would be unfair, depending on the
27 vote, it's unfair on both sides.

28 The developer -- I want to add this because we
29 talked about this earlier -- should not, depending on -- If
30 the vote is to grant or approve the preliminary development or

1 final development plan, you better wait until the next meeting
2 because that's when it takes effect. So, you know, I am just
3 saying and cautioning, as was mentioned earlier, this isn't a
4 final approval until the next meeting when the Board of
5 Trustees approves the minutes of this meeting. So you are in
6 a period of, at least, two weeks until the next meeting where
7 you can't do anything in terms of cutting, working the project
8 under the final development plan. You've got to wait two
9 weeks. So --

10 MR. McINTOSH: I have also another question, I
11 think. If this Board tonight approves this final development
12 and sort of moves forward, again, subject to the two weeks and
13 it's approved, it sort of goes along. But the appeal to the
14 BZA decision, which we don't have any authority to overturn or
15 change, is now in the Common Pleas Court. If, for some
16 reason, that appeal is granted and the BZA is sort of
17 overturned but if the developer takes steps, that if the
18 variance is revoked by the court but they do something that
19 would be in violation, that's -- they proceed at their peril
20 if they move ahead of the Common Pleas decision. Is that
21 correct?

22 MR. LUCAS: That's right, that's exactly right,
23 which is why the developer, who is named in the initial
24 litigation, has hired his own attorney to discuss the matter
25 with the attorneys for Mr. Lazuka and Mr. Vitaz, so because of
26 that very point.

27 MR. McINTOSH: So if I followed everything then
28 correctly, based on what you've said at this point, that
29 moving this along is sort of at the point that, procedurally
30 speaking, this is the thing to do to get this decision up to

1 the Common Pleas, have the BZA decision heard at the trial
2 level, at the appeal level and to move along. If we were to
3 do something else other than approve it, that would be kind of
4 mucking up the process is really what I am getting.

5 MR. LUCAS: You don't want to say -- You want to say
6 if you do anything other than vote upon it.

7 MR. McINTOSH: Right.

8 MR. LUCAS: Right.

9 MR. McINTOSH: Correct, okay, right, okay.

10 MR. DONDORFER: Thanks, Mike.

11 So this --

12 MR. McINTOSH: Yeah, I'm done.

13 MR. DONDORFER: You know, we all know this has been
14 a contentious issue and we have spent a considerable amount of
15 time, you know, meeting with residents that have reached out
16 to us, all of us individually, collectively, you know. When
17 the vote came up for final approval for the plan, you know, I
18 voted it down based on the reasoning that it wasn't following
19 the PUD law because a 25 foot buffer wasn't adhered to, and I
20 think others on the board felt the same way.

21 After that, you know, the developer applied for a
22 variance with the BZA and, within their purview, decided to
23 grant the variance, and some of the reasoning we heard for
24 those that watched, we all watched the meeting. But with
25 that, you know, we all understand that we don't have the
26 ability to overturn the BZA's decision.

27 So what we did after that is we tried to facilitate
28 meetings with the developer and the residents, I think, at the
29 Recreation or at the Rec Center. We had Andy Rose there and
30 some other staff to help facilitate some dialogue to see if

1 there could be some type of compromise or some type of
2 understanding between the residents so this project could move
3 forward. So I think, I think we've done a lot of work to try
4 to accommodate as many as of the adjacent residents here as we
5 could.

6 And, you know, we're at the point where I agree
7 with, you know, Mike that we, you know, the appellants have
8 the ability, if this thing moves forward tonight, to take
9 additional action within the Court of Common Pleas. And I
10 also think that, you know, we have to be fair with the
11 developer, also, because he has a right if he has approval for
12 a variance from the BZA.

13 So it's a contentious issue. It's not easy but, you
14 know, I think we really spent a considerable amount of time on
15 this and done our due diligence and tried to do what's best
16 for not only the residents but to be fair with the developer,
17 also.

18 CHAIRWOMAN LUCCI: Yeah, I think there is, you know,
19 a certain balance in decisions. Not everybody is going to be
20 happy. I think we, you know, we try to make those decisions
21 based on what is reasonable, for sure, but what benefits
22 Concord Township.

23 MR. McINTOSH: Yeah, I guess, just to wrap up my
24 thoughts, I think, from a procedural standpoint, Mr. Dondorfer
25 has covered it.

26 And thank you, Mr. Lucas, for providing
27 clarification on the legal side of things where we stand.

28 And I think from a procedure standpoint, to move
29 forward with the vote tonight is the thing that we need to do.
30 I will say that, in 13 years of being a board member in this

1 township, ten as a Zoning Commission member and three as a
2 trustee now, it's interesting. When I became a Zoning
3 Commission member, I never thought that -- I thought, okay,
4 these are zoning decisions. At some point, if I ever do
5 something or become -- the decisions will get harder. But I
6 will say that the most difficult decisions in these 13 years
7 have, ironically, been zoning issues and these kinds of
8 things, so they're never easy.

9 I spoke and watched a lot of legislators and
10 community leaders over the years talk about struggling with
11 decisions and it just doesn't get easier. You know, is this
12 plan exactly what I would like to see? Probably not. But I
13 think Mrs. Lucci, as you are alluding to the fact that we need
14 to be taking into consideration a balance of things that are
15 for Concord, there are certainly things that I wish wouldn't
16 come to fruition. There has been changes to our zoning
17 regulations since this PUD was approved. We did riparian,
18 that's something that the Trustees and the Zoning Department
19 didn't see back in the '80s and that's changed the dynamics of
20 how this went and so it's fluid. These things evolve and
21 change. Concord is a different community then as far as
22 density and people coming in and I think the issues in our
23 community are different. I think this plan strikes a balance
24 to those things.

25 And, again, you know, the BZA's done the heavy
26 lifting. They've weighed this. They made the decision.
27 They're completely separate from us and we don't have the
28 ability to sort of take that up at this point as far as the
29 buffer.

30 So I think moving forward to it, to a vote is the

1 appropriate thing and, you know, I think that concludes my
2 comments.

3 CHAIRWOMAN LUCCI: I agree, move to a vote. All in
4 favor?

5 (Three aye votes, no nay votes.)

6 CHAIRWOMAN LUCCI: Moving on to Item H.

7 MR. McINTOSH: Madam Chair, I move to authorize
8 Administrator to sign electrical service agreement to renew
9 electrical service rates for all Concord Township facilities.

10 MR. DONDORFER: And I will second.

11 CHAIRWOMAN LUCCI: Any discussion?

12 MR. DONDORFER: No.

13 MR. McINTOSH: No.

14 CHAIRWOMAN LUCCI: All in favor?

15 (Three aye votes, no nay votes.)

16 CHAIRWOMAN LUCCI: So our next Item I is items that
17 were voted on at the December 2, 2022, staff meeting.

18 Mr. Teknipp, would you mind reading the resolutions.

19 MR. TEKNIPP: Resolution Number 2022-28, appointing
20 a Fiscal Officer to complete the unexpired term of Fiscal
21 Officer Amy L. Dawson, now vacant due to her death, and to
22 hold the same until a successor is elected and qualified.

23 Mr. -- Do you want me to read the whole thing?

24 CHAIRWOMAN LUCCI: He doesn't need to read the whole
25 thing, does he?

26 MR. LUCAS: Read it by caption only.

27 MR. TEKNIPP: That was the caption, yes.

28 CHAIRWOMAN LUCCI: And then the --

29 MR. ROSE: And that passed or was approved three to
30 zero.

1 MR. McINTOSH: What's that? Oh, yeah.

2 CHAIRWOMAN LUCCI: And then the --

3 MR. TEKNIPP: And then that passed or was approved
4 three to zero.

5 CHAIRWOMAN LUCCI: Okay. And then moving down to
6 Number 2.

7 MR. TEKNIPP: The executive session?

8 MR. McINTOSH: Yes.

9 MR. TEKNIPP: Enter into executive session for the
10 purpose of discussing employee compensation pursuant to Ohio
11 Revised Code 121.22(G)(1) at 10:13 a.m. Mr. Dondorfer -- Do
12 you want me to read that part, too? I think that was probably
13 it for the --

14 MR. McINTOSH: I think that's good.

15 CHAIRWOMAN LUCCI: That's good, thank you.

16 And Future Meetings and Announcements, Mr. Teknipp,
17 would you mind reading those, please.

18 MR. TEKNIPP: Yes.

19 On December 14th, at 7:00 p.m., the BZA will have a
20 meeting at the Town Hall.

21 On December 21st, 6:30 to 7:30 p.m. will be the
22 trustees office hours in the Town Hall conference room, and
23 7:30 p.m. on December 21st will be the trustee meeting at Town
24 Hall.

25 CHAIRWOMAN LUCCI: Wonderful. Thank you, and
26 welcome.

27 MR. DONDORFER: Welcome, Jim. We're happy to have
28 you.

29 CHAIRWOMAN LUCCI: Thank you all for being here,
30 Mr. Busher, everybody. This meeting is adjourned.

(Whereupon, the meeting was adjourned at 8:34 p.m.)

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