

## RECORD OF PROCEEDINGS

### Minutes of Concord Township Board of Trustees Meeting

Held on May 17, 2023

This meeting was held via YouTube Live Streaming and Facebook Live. See transcripts for more details.

The Concord Township Board of Trustees held a Public Hearing on May 17, 2023, 7:15 p.m., in Township Hall, located at 7229 Ravenna Road. Chairperson Morgan R. McIntosh called the meeting to order. Trustees present were Morgan R. McIntosh, and Amy L. Lucci.

It was established legal notice had been made.

The purpose of the Public Hearing was to discuss the Petitions of Landowner and Business owner seeking to be included in the Concord Township – City of Painesville Joint Economic Development District (JEDD) has been submitted by Normandy Properties Limited Partnership, property owner and Sheetz Inc., owner of a business at Permanent Parcel Number 08-A-020-0-00-053-0.

Rita McMahon, JEDD Administrator, discussed the petition.

Mr. McIntosh asked for any public comment.

There was no audience.

Public Hearing Closed at 7:20 pm.

The Concord Township Board of Trustees met for a Regular meeting on May 17, 2023, 7:30 pm, in Town Hall, located at 7229 Ravenna Road. Chairperson Morgan R. McIntosh called the meeting to order and led in the Pledge of Allegiance. Trustees present were Amy L. Lucci, and Morgan R. McIntosh. Mr. Dondorfer was absent.

#### APPROVAL OF MINUTES:

May 3, 2023 Public Hearing Meeting Minutes. Mrs. Lucci moved to approve the May 3, 2023 Public Hearing Meeting Minutes as written. Mr. McIntosh seconded. Vote 2 ayes.

May 3, 2023 Regular Meeting Minutes. Mrs. Lucci moved to approve the May 3, 2023 Regular Meeting Minutes as written. Mr. McIntosh seconded. Vote 2 ayes.

#### ELECTED OFFICIALS REPORT:

##### A. FISCAL OFFICER – James W. Teknipp

No report

##### B. TRUSTEES

Mrs. Lucci, and Mr. McIntosh discussed Concord Township business since the last meeting.

#### DEPARTMENT REPORTS:

##### A. ADMINISTRATION DEPT. – Andy Rose, Administrator

Andy Rose, Administrator, covered issues pertaining to the general business of the Township as well as asked for the following vote from the floor. VOTE – APRIL 19, 2023 SPECIAL MEETING MINUTES WITH CHARDON TOWNSHIP. Mrs. Lucci moved to approve the April 19, 2023 Special Meeting Minutes with Chardon Township as written. Mr. McIntosh seconded. Vote 2 ayes.

#### AUDIENCE:

None

#### OLD BUSINESS:

None

#### NEW BUSINESS:

- A. RES. 2023-08 APPROVING AND AUTHORIZING THE EXECUTION OF A SIXTH AMENDMENT TO THE CONCORD TOWNSHIP-CITY OF PAINESVILLE JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT, NUNC PRO TUNC AMENDMENT, SECOND AMENDMENT, THIRD AMENDMENT, FOURTH AMENDMENT AND FIFTH AMENDMENT RESPECTIVELY, TO INCLUDE ADDITIONAL PROPERTY WITHIN THE JOINT ECONOMIC DEVELOPMENT DISTRICT, AND DECLARING AN EMERGENCY. Mrs. Lucci moved to adopt the following resolution:



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### RESOLUTION NO. 2023-08

**A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A SIXTH AMENDMENT TO THE CONCORD TOWNSHIP-CITY OF PAINESVILLE JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT, *NUNC PRO TUNC* AMENDMENT, SECOND AMENDMENT, THIRD AMENDMENT, FOURTH AMENDMENT AND FIFTH AMENDMENT RESPECTIVELY, TO INCLUDE ADDITIONAL PROPERTY WITHIN THE JOINT ECONOMIC DEVELOPMENT DISTRICT, AND DECLARING AN EMERGENCY.**

**WHEREAS**, the Township of Concord ("Concord"), and the City of Painesville ("Painesville"), previously entered into the Concord Township-City of Painesville Joint Economic Development District Contract (the "JEDD Contract"), that created the Concord Township-City of Painesville Joint Economic Development District (the "JEDD District") for the purpose, *inter alia*, of facilitating economic development to create jobs and employment opportunities and to improve the economic welfare of the people in the State of Ohio and in the areas of Concord and Painesville, and

**WHEREAS**, Concord and Painesville subsequently amended the JEDD Contract for the limited clerical purpose of correcting certain statutory citations originally included within the JEDD Contract (the "*Nunc Pro Tunc* Amendment"), and thereafter by a Second Amendment to include additional property within the JEDD District ("Second Amendment") ; a Third Amendment to include additional property ("Third Amendment"); a Fourth Amendment ("Fourth amendment") and a Fifth Amendment ("Fifth Amendment") to include additional property; and

**WHEREAS**, pursuant to Section 5 of the JEDD Contract, Concord and Painesville may amend the JEDD Contract and any amendments enacted thereafter to add areas to the JEDD District, now in accordance with and pursuant to Ohio Revised Code Section 715.72; and

**WHEREAS**, Concord and Painesville desire to amend the JEDD Contract, *Nunc Pro Tunc* Amendment, Second Amendment, Third Amendment, Fourth Amendment and Fifth Amendment to add the property owned by Normandy Properties Limited Partnership, owner of Permanent Parcel Number 08-A-020-0-00-053-0 located on Capital Parkway and the petition of Sheetz, Inc. To be located on said parcel in Concord Township (collectively the "Property") to the JEDD District; and

**WHEREAS**, pursuant to Ohio Revised Code Section 715.72, Concord published notice of the time and place of a public hearing regarding the Amendment at least thirty (30) days prior to the hearing; and

**WHEREAS**, since publication of that notice, there has been on file with the Fiscal Officer of Concord: (1) a copy of the proposed Amendment, (2) a description of area or areas to be included in the JEDD District by the Amendment, (3) a map of the areas in sufficient detail to denote the specific boundaries of the area or areas, and (4) a zoning map indicating zoning district classifications and any restrictions applicable to the area or areas, the Economic Development Plan for the JEDD, the income tax schedule; and

**WHEREAS**, the description and map of the Property sought to be added to the JEDD District is attached hereto as Exhibit "A" and incorporated herein; and

**WHEREAS**, a majority of owners of the Property have expressed approval of the Amendment of the JEDD Contract, *Nunc Pro Tunc* Amendment, the Second Amendment, Third Amendment, Fourth Amendment and Fifth Amendment to add the Property to the JEDD District; and

**WHEREAS**, both Concord and Painesville agree that amending the JEDD Contract to add the Property to the JEDD District furthers the above-stated purposes for which the JEDD District was created; and

**WHEREAS**, Concord has held its public hearing on May 17, 2023 regarding the proposed Amendment that allows public comment and recommendations on the proposed Amendment and the JEDD District as amended;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of Concord Township, Lake County, State of Ohio as follows:



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**Section 1.** That Concord by and through its Board of Trustees finds and determines that the Sixth Amendment of the JEDD District will facilitate economic development to create and preserve jobs and employment opportunities and to improve the economic welfare of the people in the State of Ohio and in the areas of Concord and Painesville.

**Section 2.** That the Concord Township Board of Trustees shall execute and deliver such instruments and certificates necessary to effectuate the amendment of the JEDD District by this amendment, including but not limited to the Fifth Amendment to the JEDD Contract, *Nunc Pro Tunc* Amendment, Second Amendment, Third Amendment, Fourth Amendment and Fifth Amendment respectively, in a form substantially similar to the Sixth Amendment annexed as Exhibit B and incorporated herein.

**Section 3.** That the Property shall be subject to the same terms and conditions of the JEDD Contract, *Nunc Pro Tunc* Amendment, the Second Amendment, Third Amendment, Fourth Amendment and Fifth Amendment as are all other properties located in the JEDD District.

**Section 4.** All other terms and conditions of the JEDD Contract, *Nunc Pro Tunc* Amendment, Second Amendment, Third Amendment, Fourth Amendment, and Fifth Amendment respectively not in conflict herewith shall remain the same and shall not be altered, amended, or otherwise affected, in any way by execution of this 2023 JEDD Contract Sixth Amendment.

**Section 5.** It is found and determined that all formal actions of the Board of Trustees of Concord Township concerning and relating to the adoption of this Resolution were taken in an open meeting of the Board of Trustees of Concord Township and that all deliberations of this Board that resulted in those formal actions were in a meeting open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

**Section 6.** This Resolution is hereby deemed to be an emergency measure in order to insure the timely and most beneficial filing of the subject application, the same being deemed necessary for the preservation of the health, safety and welfare of the citizens of Concord Township, and it shall therefore be and remain in full force and effect from and after its passage by the Board of Trustees.

Mr. McIntosh seconded. Roll Call: Mrs. Lucci – yes; Mr. McIntosh – yes. Vote 2 ayes.

- B. APPROVE PO TO CEC INC. IN THE AMOUNT OF \$79,500.00 FOR AUBURN ROAD WATERLINE EXTENSION SURVEY, DRAWINGS, AND BID DOCUMENTS. Mrs. Lucci moved to approve PO to CEC Inc. in the amount of \$79,500.00 for Auburn Road Waterline Extension survey, drawings, and bid documents. Mr. McIntosh seconded. Vote 2 ayes.
- C. APPROVE PO TO CEC INC. IN THE AMOUNT OF \$83,400.00 FOR GIRDLED ROAD (WEST) WATERLINE EXTENSION SURVEY, DRAWINGS AND BID DOCUMENTS. Mrs. Lucci moved to approve the PO to CEC Inc. in the amount of \$83,400.00 for Girdled Road (West) Waterline Extension survey, drawings, and bid documents. Mr. McIntosh seconded. Vote 2 ayes.
- D. APPROVE PO TO BEST TRUCK EQUIPMENT IN THE AMOUNT OF \$48,068.00 FOR TWO (2) FORD SUPER DUTY TRUCK BODY AND PLOW PACKAGES. Mrs. Lucci moved to approve PO to Best Truck Equipment in the amount of \$48,068.00 for two (2) Ford Super Duty Truck Body and Plow Packages. Mr. McIntosh seconded. Vote 2 ayes.
- E. APPROVE PO TO V. L. CHAPMAN ELECTRIC INC. IN THE AMOUNT OF \$34,680.48 FOR REPLACEMENT LIGHT POLES ON CAPITAL PARKWAY. Mrs. Lucci moved to approve PO to V.L. Chapman Electric Inc. in the amount of \$34,680.48 for replacement light poles on Capital Parkway. Mr. McIntosh seconded. Vote 2 ayes.
- F. APPROVE PO IN THE AMOUNT OF \$17,079.37 TO OHIO CAT FOR REPAIRS TO SERVICE DEPT. CAT 313. Mrs. Lucci moved to approve PO in the amount of \$17,079.37 to Ohio Cat for repairs to Service Dept. Cat 313. Mr. McIntosh seconded. Vote 2 ayes.
- G. FIRE APPROVE PROMOTION OF PART-TIME REGULAR FIREFIGHTER/PARAMEDIC ALEX KENSINGER TO THE POSITION OF FIREFIGHTER 1 EFFECTIVE MAY 21, 2023. Mrs. Lucci moved to approve promotion of Part-time Regular Firefighter/Paramedic Alex Kensinger to the position of Firefighter 1 effective May 21, 2023. Mr. McIntosh seconded. Vote 2 ayes.

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Minutes of Concord Township Board of Trustees Meeting

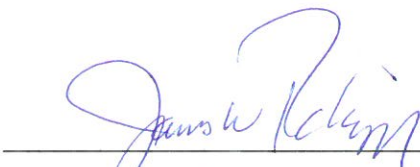
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- H. FIRE APPROVE PROMOTION OF PART-TIME REGULAR FIREFIGHTER/PARAMEDIC ANTHONY ILIANO TO THE POSITION OF FIREFIGHTER 1 EFFECTIVE MAY 21, 2023. Mrs. Lucci moved to approve promotion of Part-time Regular Firefighter/Paramedic Anthony Iliano to the position of Firefighter 1 effective May 21, 2023. Mr. McIntosh seconded.
- I. APPROVE REHIRE OF SERVICE DEPT. SUMMER HELP CALEB DAVIS AND AIDAN SWEENEY AT \$16.00/HR EFFECTIVE 5/8/2023 UNTIL 8/12/2023. Mrs. Lucci moved to approve the rehire of Service Dept. summer help Caleb Davis and Aidan Sweeny at \$16.00/HR effective 5/8/2023 until 8/1/2023. Mr. McIntosh seconded. Vote 2 ayes.
- J. APPROVE HIRE OF SERVICE DEPT. SUMMER HELP MICHAEL TROMBA AND DOMINIC TROMBA AT \$14.00/HR EFFECTIVE 5/8/2023 UNTIL 8/12/2023. Mrs. Lucci moved to approve the hire of summer help Michael and Dominic Tromba at \$14.00/HR effective 5/8/2023 until 8/12/2023. Mr. McIntosh seconded. Vote 2 ayes.
- K. SET PUBLIC HEARING FOR TAX BUDGET 2024. The Public Hearing for Tax Budget 2024 is scheduled for June 7, 2023 at 7:15 pm.
- L. FUTURE MEETINGS & ANNOUNCEMENTS:
- |      |              |  |
|------|--------------|--|
| 5/29 | CLOSED       | IN OBSERVANCE OF MEMORIAL DAY            |
| 5/29 | 9:00 AM      | MEMORIAL DAY CEREMONY / Concord Cemetery |
| 6/5  | 3:00 PM      | STAFF MEETING / Town Hall                |
| 6/6  | 7:00 PM      | ZONING COMMISSION / Town Hall            |
| 6/7  | 6:30-7:15 PM | TRUSTEE OFFICE HOURS / Conference Room   |
|      | 7:15 PM      | PUBLIC HEARING / Town Hall               |
|      | 7:30 PM      | TRUSTEE MEETING / Town Hall              |

Upon proper motion the meeting was adjourned at 7:47 pm.

For financial information go to: [checkbook.ohio.gov](https://checkbook.ohio.gov)

  
Morgan R. McIntosh, Chairperson

  
James W. Teknipp, Fiscal Officer