

CONCORD TOWNSHIP BOARD OF TRUSTEES  
LAKE COUNTY, OHIO  
REGULAR MEETING

Held via YouTube Live Streaming

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

May 17, 2023  
7:30 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Morgan McIntosh, Chairman  
Amy Lucci, Trustee

Also Present:

James Teknipp, Fiscal Officer  
Andy Rose, Administrator  
Michael Lucas, Esq., Legal Counsel

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

7:30 p.m.

CHAIRMAN McINTOSH: Good evening. I would like to call to order the Concord Township Board of Trustee meeting for May 17, 2023. Would you please rise and join me in the Pledge of Allegiance.

(Whereupon, the Pledge of Allegiance was recited.)

CHAIRMAN McINTOSH: Thank you. Can I have a roll call, please.

MR. TEKNIPP: Mrs. Lucci?

MS. LUCCI: Present.

MR. TEKNIPP: Mr. Dondorfer? Excused? How do you do it when someone isn't here?

CHAIRMAN McINTOSH: That's fine, excused.

MR. ROSE: That's it. You're done.

MR. TEKNIPP: And Mr. McIntosh?

CHAIRMAN McINTOSH: Present.

Moving on to the next order of business, the approval of the minutes, May 3rd regular trustee meeting.

MS. LUCCI: Mr. Chairman, I move to approve the May 3, 2023, regular trustees meeting minutes.

CHAIRMAN McINTOSH: And I will second that. All in favor?

(Two aye votes, no nay votes.)

CHAIRMAN McINTOSH: Two ayes.

Elected Officials Reports, Fiscal Officer, Mr. James Teknipp.

MR. TEKNIPP: I have no report this evening.

CHAIRMAN McINTOSH: Thank you.

Trustees, Mrs. Lucci.

MS. LUCCI: Thanks, Mr. Chairman. I just wanted to

1 comment on a few of the good things happening right now and  
2 some of the work that our staff is doing. As we can see, we  
3 are nearing completion of our fire station. It's great seeing  
4 the new posts every day of all the finishing touches. We  
5 enjoyed seeing your post today. And as always, thanks to our  
6 fire and EMS staff for their safety -- and our safety  
7 services, law enforcement, for keeping us all safe.

8 The county is getting ready to start Prouty Road,  
9 which will be great for our residents. We ask for people's  
10 patience in getting the detailed information and allowing that  
11 work to be done. I've gotten some calls regarding that as  
12 well.

13 We have some new economic development along Route 44  
14 with Sheetz, a new car wash along Crile, new medical office  
15 building. Hopefully, other businesses will be taking  
16 advantage of our township in the neither future.

17 I get calls on Quail Resort, which we have nothing  
18 to report at this time.

19 As far as what else our staff are up to, there is no  
20 relaxation for our Service Department. Really nice to see the  
21 tree with the memorial sign and the plaque in honor of Amy  
22 Dawson that the Service Department put in, so thank you to  
23 them. Thank you for all the work they're doing and the summer  
24 road and maintenance projects. We appreciate their work.

25 Residents are gearing up for the, all the summer  
26 events. I heard this weekend about how they love the bands  
27 that we choose, so that's great. Thank you to our Rec staff  
28 for preparing that for community event that's coming up, the  
29 parade, so we look forward to all of that.

30 We always appreciate our Memorial Day ceremony. We

1 know it will be always well attended and we appreciate our  
2 cemetery sexton for getting that up. That's on May 29th.

3 Our Zoning Department is always busy in summer with  
4 new permits, checking for potential violations.

5 We have our LCTA Township Association meeting  
6 tomorrow.

7 CHAIRMAN McINTOSH: Yeah.

8 MS. LUCCI: Which topics include our township road  
9 and bridges, law enforcement, which we support both.

10 I wanted to express -- Mr. Dondorfer is not here.  
11 Our thoughts and prayers are with him and his family today.

12 And with that, that concludes my report.

13 CHAIRMAN McINTOSH: Thank you, Mrs. Lucci.

14 Moving along to my report in absence of  
15 Mr. Dondorfer, again, we do wish him and his family well  
16 during this time.

17 I fielded a couple zoning complaints, ironically,  
18 over the same property, and did speak with our Zoning Office.  
19 And to the extent that the township can take some action, we  
20 are doing so. Did have an inquiry about a house that I've  
21 heard a couple people talk about up on Route 86, the burned  
22 out. It's been that way for --

23 MR. ROSE: Years.

24 CHAIRMAN McINTOSH: Yeah, a while, eight, ten years,  
25 something like that. It's been --

26 MR. ROSE: Yes, sir, years.

27 CHAIRMAN McINTOSH: We did find out it was sold at  
28 sheriff's auction and ownership transfer is taking place. So,  
29 hopefully, that will see that property get cleaned up. It did  
30 look like someone mowed.

1 MR. ROSE: I think the neighbor mowed the front.

2 CHAIRMAN McINTOSH: Oh, yeah. Well, hopefully, we  
3 can see some improvement there.

4 MS. LUCCI: Thank you to them.

5 CHAIRMAN McINTOSH: Did have some questions about  
6 Prouty Road and did talk to the Service Department. I know  
7 the property on our fire prevention house is going to be used  
8 for some storage. They're going, right away --

9 MR. ROSE: Material storage.

10 CHAIRMAN McINTOSH: They're putting material storage  
11 there. We'll keep, obviously, clear sight and whatnot.

12 But have been working with the LCTA on the road  
13 situation. I know some, not so much in Concord Township yet  
14 as far as problems with some roads, so we are tackling that as  
15 an association. I will be going to the commissioners meeting  
16 tomorrow to talk to them about that.

17 We do have our meeting tomorrow continuing our  
18 conversation about law enforcement.

19 And I did take some time again. It seems to be I am  
20 on an every-other-week cadence as far as touring the fire  
21 station, so I did go in there today. It's been great. They  
22 uncovered the main doors, so the plywood is off. And standing  
23 in the bay on a beautiful day like today is really nice. It's  
24 bright and airy in there. Walls are painted. Flooring is  
25 down throughout most of the unit. They're starting to put the  
26 cabinets in. Appliances have been delivered. I saw the  
27 kitchen getting worked on. The elevator was put in about  
28 three, four weeks ago. Mechanicals are mostly set. So there  
29 is a lot of progress but there is still quite a bit to go. We  
30 don't have an official -- We've had some dates but we know we

1 are not going to hit those, so we're still looking sometime in  
2 July, midsummer, I think. It's very hard to pin it down. But  
3 our owner's rep staff that was on site was felling, was  
4 feeling middle of July today, and I think it's not surprising  
5 to hear that. Seems like that's probably appropriate.

6 So overall things are moving along and it does feel  
7 like things are moving quickly because we're starting to see  
8 the visual things, the flooring, the doors, you know, they'll  
9 be painting before too long on the outside finishing the  
10 color. So we will see those things that makes it feel like  
11 it's moving along really nice, and it is. It's going to be a  
12 great project when it's done.

13 So I am looking forward to that and I'm looking  
14 forward to our Memorial Day. That's always a very nice day in  
15 our cemetery here. I love to see the turnout. We do have a  
16 nice turnout from our community. Love to see as many people  
17 as we can at that.

18 So I'm looking forward to summer concerts. I've  
19 already seen the pickleball courts are --

20 MR. ROSE: Busy.

21 CHAIRMAN McINTOSH: Always people playing  
22 pickleball.

23 MR. ROSE: Busy.

24 CHAIRMAN McINTOSH: Always people playing  
25 pickleball.

26 All right. With that, my report, I will move on to  
27 Department Reports with Administrator Andy Rose.

28 MR. ROSE: Thank you, Mr. McIntosh. Members of the  
29 Board, Mr. Teknipp, members of the audience, good evening.  
30 Before I get into my report, I apologize. I know they were

1 sent to you in advance but the, the minutes for the Joint  
2 Chardon Township-Concord Township meeting, that was the  
3 April 19th meeting, did not make it on the agenda. So if I  
4 could get a quick vote to approve those minutes, that would be  
5 appreciated.

6 MS. LUCCI: I move to approve the Chardon-Concord  
7 Township annual meeting minutes from --

8 MR. ROSE: April 19th.

9 MS. LUCCI: -- April 19th.

10 CHAIRMAN McINTOSH: And I will second. I did read  
11 those minutes this afternoon. They look good. All in favor?

12 (Two aye votes, no nay votes.)

13 MR. ROSE: Thank you.

14 CHAIRMAN McINTOSH: All right. Two ayes.

15 MR. ROSE: A few items on the agenda that I just  
16 want to call out for clarification. Items B and C, that's the  
17 purchase orders to Civil Environmental Consultants. That is  
18 for the Auburn Road and the Girdled Road West waterline  
19 projects. This P.O. covers the engineering services to  
20 conduct all of the surveys, prepare the detailed construction  
21 drawings, and put together the full bid package documentation.  
22 That is funded with ARPA dollars, which is an appropriate use,  
23 waterlines, infrastructure.

24 Item D, that is a purchase order. That orders the  
25 bed and plow packages for the two Super Duty trucks. If you  
26 remember, late last year we ordered trucks for the Service  
27 Department. We just found out that they're, the paperwork is  
28 going to the factory to actually build them. So now is the  
29 time to order the bed and plow packages that go on the trucks  
30 and so that's what that purchase order is about.

1           And then Item E is to replace the two broken light  
2 poles that are along Capital Parkway. We're actually missing  
3 two, so that's being funded with TIF dollars to get those  
4 taken care of.

5           And Mr. McIntosh touched on it but I was up at the  
6 County Administration Building today and so I popped into the  
7 County Engineer's Office. We should see a press release in  
8 the very near future. I would guess by Monday we will likely  
9 see a press release regarding the Prouty Road resurfacing and  
10 addressing the schedule and so forth. And as a reminder, if  
11 anyone has any questions about the Prouty Road project, you  
12 have to contact the County Engineer's Office at (440)  
13 350-2770. They will be more than happy to take your call and  
14 answer your questions.

15           Just a reminder, we still have an opening for summer  
16 help. It's a great opportunity and, you know, we're paying  
17 about two bucks more than our neighbors are, so this is a  
18 great opportunity. Information can be found on our website.

19           And then, finally, also touched on, the first summer  
20 concert is three weeks from tomorrow, so that will be kicking  
21 off. I look forward to seeing everybody on Thursdays. Those  
22 are always a good, good time.

23           And with that, that concludes my report. Thank you,  
24 sir.

25           CHAIRMAN McINTOSH: Thank you. And I know that you  
26 are happy to know that Frank's Brats is going to be there.

27           MR. ROSE: I am very --

28           CHAIRMAN McINTOSH: That was a whole point of  
29 contention when it didn't look like they were going to be  
30 there.



1 MS. LUCCI: I think it's like two, right, maybe, not  
2 all of them.

3 MR. ROSE: They're making two, they're making two  
4 appearances but I'm --

5 MS. LUCCI: Maybe we can coax them into more.

6 MR. ROSE: That's exciting.

7 CHAIRMAN McINTOSH: You are going to double up on  
8 those?

9 MR. ROSE: I will, yeah, double schnitzel and a  
10 brat.

11 MS. LUCCI: And that's just for appetizer, right?

12 MR. ROSE: Absolutely. That's good stuff.

13 CHAIRMAN McINTOSH: All right. Is there anybody  
14 from the audience wishing to address the board this evening?

15 (No response.)

16 None. Seeing no New Bus -- no Old Business, we will  
17 go right into New Business.

18 MS. LUCCI: Mr. Chairman, I move to approve  
19 Resolution 2023-08 approving and authorizing the execution of  
20 a Sixth Amendment to the Concord Township-City of Painesville  
21 Joint Economic Development District contract, nonc pro tunc  
22 amendment, Second Amendment, Third Amendment, Fourth  
23 Amendment, and Fifth Amendment respectively, to include  
24 additional property within the Joint Economic Development  
25 District and declaring an emergency.

26 CHAIRMAN McINTOSH: And I will second. Discussion?  
27 The JEDD was put in place to support Concord Township budget.  
28 We're a growing community and a township of limited taxing  
29 ability. And as Ms. McMahan brought up, it was put into place  
30 in 2008. We started out with a relatively modest amount of

1 businesses participating and it has performed as expected and  
2 proven its worth to this community as we continue to grow.

3 I know that we're heading off to the ICSC show just  
4 in a few days and I got a preview of the brochure we're taking  
5 and it's a healthy presentation of businesses that participate  
6 in this district. So it's welcome that we get to join with  
7 these businesses and continue to grow this district. It's  
8 going to be an important and vibrant part of Concord Township.

9 MS. LUCCI: Yeah, from starting with 4 to 22, it's  
10 pretty, pretty impressive.

11 CHAIRMAN McINTOSH: All right. With that, all in  
12 favor?

13 MR. ROSE: No, roll call vote, please.

14 CHAIRMAN McINTOSH: Oh, roll call. I'm sorry. And  
15 I even wrote that down. Roll call vote, please.

16 MR. TEKNIPP: Mrs. Lucci?

17 MS. LUCCI: Yes.

18 MR. TEKNIPP: Mr. McIntosh?

19 CHAIRMAN McINTOSH: Yes.

20 MR. ROSE: Thank you.

21 MS. LUCCI: Mr. Chairman, I move to approve Purchase  
22 Order to CEC Incorporated in the amount of 79,500 for an  
23 Auburn Road waterline extension survey, drawings, and bid  
24 documents.

25 CHAIRMAN McINTOSH: And I will second. Any  
26 discussion?

27 MS. LUCCI: Well, this is what we --

28 CHAIRMAN McINTOSH: Time to get it going.

29 MS. LUCCI: Yeah.

30 MR. ROSE: Yes, sir.

1 MS. LUCCI: We've been trying to help these people  
2 in that area.

3 CHAIRMAN McINTOSH: All in favor?

4 (Two aye votes, no nay votes.)

5 MS. LUCCI: Mr. Chairman, I move to approve P.O. to  
6 CEC in the amount 83,400 for Girdled Road West waterline  
7 extension survey, drawings, and bid documents.

8 CHAIRMAN McINTOSH: And I will second. All in  
9 favor?

10 (Two aye votes, no nay votes.)

11 MS. LUCCI: I move to approve P.O. to Best Truck  
12 Equipment in the amount of 48,068 for two Ford Super Duty  
13 truck body and plow packages.

14 CHAIRMAN McINTOSH: Second. Any discussion?

15 MS. LUCCI: No.

16 CHAIRMAN McINTOSH: Hearing none, all in favor?

17 (Two aye votes, no nay votes.)

18 MS. LUCCI: Item E, approve -- I move to approve  
19 P.O. to V. L. Chapman Electric Incorporated in the amount of  
20 34,680.48 for replacement of light poles on Capital Parkway.

21 CHAIRMAN McINTOSH: Second. And all in favor?

22 (Two aye votes, no nay votes.)

23 MS. LUCCI: I move to approve purchase order in the  
24 amount of 17,079.37 to Ohio CAT for repairs to Service  
25 Department CAT 313.

26 CHAIRMAN McINTOSH: Second. And all in favor?

27 (Two aye votes, no nay votes.)

28 MS. LUCCI: I move to approve promotion of part-time  
29 regular firefighter/paramedic Alexander Kensinger to the  
30 position of firefighter 1 effective May 21, 2023.

1 CHAIRMAN McINTOSH: Second. All in favor?

2 (Two aye votes, no nay votes.)

3 MS. LUCCI: I move to approve the promotion of part-  
4 time regular firefighter/paramedic Anthony Iliano to the  
5 position of firefighter 1 effective May 21, 2023.

6 CHAIRMAN McINTOSH: Second. And all in favor?

7 (Two aye votes, no nay votes.)

8 MS. LUCCI: I move to approve the rehire of Service  
9 Department summer help Caleb Davis and Aidan Sweeney at \$16  
10 per hour effective 5/8/23 until 8/12/2023.

11 CHAIRMAN McINTOSH: Second. All in favor?

12 (Two aye votes, no nay votes.)

13 MS. LUCCI: I move to approve the hire of Service  
14 Department summer help Michael Tromba and Dominic Tromba at  
15 \$14 an hour effective 5/8/23 until 8/12/23.

16 CHAIRMAN McINTOSH: Second. All in favor?

17 (Two aye votes, no nay votes.)

18 CHAIRMAN McINTOSH: And next is setting a public  
19 hearing for the tax budget of 2024.

20 MS. LUCCI: I think we were looking at June 7th.

21 MR. ROSE: Mr. Chair, I would recommend, with the  
22 Fiscal Officer's concurrence, we go with June 7th at 7:15.

23 MR. TEKNIPP: That is good.

24 CHAIRMAN McINTOSH: Okay. And that's before our  
25 next --

26 MR. ROSE: That's just before the next trustee  
27 meeting. And we'll just, we'll put out a notice that shortens  
28 office hours by 15 minutes in order to start the public  
29 hearing at 7:15.

30 CHAIRMAN McINTOSH: All right.

1 MS. LUCCI: Sounds good.

2 CHAIRMAN McINTOSH: Sounds good with you? Okay,  
3 that takes care of that.

4 And now Future Meetings and Announcements.

5 MR. TEKNIPP: On May 29th, in observance of Memorial  
6 Day, Town Hall will be closed; on May 29th, at 9:00 a.m.,  
7 there will be a Memorial Day ceremony at the Concord Cemetery.

8 On June 5th, at 3:00 p.m., there will be a staff  
9 meeting held at Town Hall.

10 On June 6th, at 7:00 p.m, a Zoning Commission  
11 meeting will be held at Town Hall.

12 And then on June 7th, just mentioned, there will  
13 office hours beginning at 7:00 -- What time?

14 MR. ROSE: 7:15.

15 MR. TEKNIPP: At 7:15. Previous to that, there will  
16 be a meeting for the tax budget for 2024, that will be at  
17 7:00 p.m., and then at 7:30 p.m. we will begin our trustee  
18 meeting at Town Hall.

19 CHAIRMAN McINTOSH: All right. And with that, we  
20 will conclude our meeting for this evening. Thank you.

21 MS. LUCCI: Thank you.

22 (Whereupon, the meeting was adjourned at 7:45 p.m.)  
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1 STATE OF OHIO )  
2 COUNTY OF LAKE )

CERTIFICATE

3 I, Melinda A. Melton, Registered Professional  
4 Reporter, a notary public within and for the State of Ohio,  
5 duly commissioned and qualified, do hereby certify that, to  
6 the best of my ability, the foregoing proceeding was  
7 reduced by me to stenotype shorthand, subsequently  
8 transcribed into typewritten manuscript; and that the  
9 foregoing is a true and accurate transcript of said  
10 proceedings so taken as aforesaid.

11 I do further certify that this proceeding took  
12 place at the time and place as specified in the foregoing  
13 caption and was completed without adjournment.

14 I do further certify that I am not a friend,  
15 relative, or counsel for any party or otherwise interested  
16 in the outcome of these proceedings.

17 IN WITNESS WHEREOF, I have hereunto set my hand  
18 and affixed my seal of office this 2nd day of June 2023.

19 *Melinda A. Melton*

20 Melinda A. Melton  
21 Registered Professional Reporter

22 Notary Public within and for the  
23 State of Ohio

24 My Commission Expires:  
25 February 4, 2028

