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CONCORD TOWNSHIP BOARD OF TRUSTEES
LAKE COUNTY, OHIO
REGULAR MEETING

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

October 18, 2023
7:30 p.m.

TRANSCRIPT OF PROCEEDINGS

Trustees present:

Morgan McIntosh, Chairman

Carl Dondorfer, Member

Amy Lucci, Member

Also Present:

Andy Rose, Administration

James Teknipp, Fiscal Officer

Michael Lucas, Esq., Legal Counsel

1 CHAIRMAN McINTOSH: Good evening.
2 Calling to order the Concord Township Board of
3 Trustee meeting for October 18, 2023. Would
4 you please all join me in the pledge of
5 allegiance.

6 (Pledge of Allegiance)

7 CHAIRMAN McINTOSH: Next order
8 of business, roll call, please.

9 MR. TEKNIPP: Mrs. Lucci.

10 MRS. LUCCI: Present.

11 MR. TEKNIPP: Mr. Dondorfer.

12 MR. DONDORFER: Present.

13 MR. TEKNIPP: Mr. McIntosh.

14 CHAIRMAN McINTOSH: Present.

15 Approval of the minutes October 4th
16 regular Trustee meeting.

17 MS. LUCCI: Mr. Chairman, I move
18 to approve the October 4, 2023 regular Trustee
19 meeting minutes.

20 MR. DONDORFER: I will second.

21 CHAIRMAN McINTOSH: Discussion?

22 Hearing none, all in favor.

23 MRS. LUCCI: Aye.

24 MR. DONDORFER: Aye.

25 CHAIRMAN McINTOSH: Aye. Carries, three

1 ayes.

2 Elected official's report. Fiscal
3 Officer James Teknipp.

4 MR. TEKNIPP: I have no formal
5 report this evening. Just want to wish
6 everybody a Happy Halloween. I know it's a
7 couple weeks away, but it will be here before
8 we know it. Be safe.

9 CHAIRMAN McINTOSH: Thank you.
10 Trustees. Mrs. Lucci.

11 MRS. LUCCI: Thank you,
12 Mr. Chairman. I just wanted to comment on
13 some of the questions and concerns that I
14 received from residents regarding the Safety
15 Services Replacement Levy. Residents have
16 questions and concerns and we appreciate
17 everyone reaching out to us. We know there is
18 some information that is out there that may be
19 false, or misleading, so it's very important
20 to have clarified information before making
21 any decisions.

22 We did have a stakeholder meeting a few
23 weeks ago, which went really well. We had
24 good participation, good questions from the
25 residents. We have another meeting scheduled

1 October 24th at six o'clock for anyone that
2 wishes to attend. Hopefully people get the
3 information and come and ask us questions.

4 Other than that, questions about when
5 Halloween will be celebrated, which will be
6 the 31st from 6:00 to 8:00.

7 A couple people have commented on
8 Sheetz and the landscaping and the sidewalk
9 all going in so we're excited for that.

10 Other than that, I wish everyone a nice
11 Halloween also. That concludes my report.

12 CHAIRMAN McINTOSH: Thank you,
13 Mrs. Lucci.

14 Mr. Dondorfer.

15 MR. DONDORFER: Thank you
16 Mr. McIntosh. I also had some calls from some
17 residents regarding the upcoming levy
18 initiative for Safety Services. I would urge
19 anyone that has any questions, please reach
20 out to any one of us. We're always accessible
21 and look forward to speaking with residents,
22 especially regarding this issue. Join us at
23 the stakeholder's meeting on October 24, at
24 six o'clock p.m. We will have another one of
25 those. It went very well. I think the

1 information that we collectively put out to
2 the residents was factual and accurate and
3 it's transparent and gives everybody an idea
4 before they go to the polls on what is
5 accurate.

6 I did take a couple complaints
7 regarding zoning from a couple residents. One
8 was concerning a sign issue on a local
9 business. The other was regarding a continued
10 complaint that we had regarding some business
11 operations. I'm going to follow up with
12 Mr. Rose on that, and our zoning inspector.

13 Other than that, I also would like to
14 wish everybody Happy Halloween and hopefully a
15 safe evening, and with that.

16 CHAIRMAN McINTOSH: Thank you,
17 Mr. Dondorfer.

18 Been a little busy lately. I had the
19 pleasure last week of riding the Township
20 roads with our Service Director Tim Brown, who
21 wanted to go around and see. Tim talked to me
22 about how you evaluate roads, let's take a
23 look at what it is. We get calls. We spent
24 two hours driving the township. Tim said how
25 are you on time. I said I have to get moving

1 along. There was more. But we did get a good
2 look at the roads, talked about the stuff that
3 is on the radar for next year, things he's
4 already told us about. It was time well
5 spent. It was good to get around.

6 I did see a resident about an issue
7 with Kellogg Creek restoration. That
8 corresponds with a couple residents. I know
9 there is a little bit of disconnect between
10 expectations and reality as far as that
11 restoration. I did walk it a couple weeks
12 ago. I think it is pretty fantastic. It's
13 not in its finished state. We're still at a
14 point where plantings need to be done, and
15 native vegetation will eventually die off, is
16 not as pretty as we might want. Really
17 impressive major project, major if you think
18 about that lake.

19 Did have you some concerns expressed
20 about developments. Got some questions about
21 zoning and pools and fences.

22 Last week Commissioner Regovich asked
23 me to substitute sit for him at a NOACA
24 meeting. So I had an opportunity to do that.
25 Never been, don't have an understanding. I do

1 now have a better feel for how they work and
2 what they do. It was an interesting
3 experience. Was there for about half a day.

4 As all of us have, I've taken some
5 questions, had a phone call, been honest with
6 the community with questions about the fire
7 levy. My policy is I generally tend not to
8 try to debate but just to spread factual
9 information and answer people's questions.
10 Obviously we have an opinion about the matter.
11 We put it on the ballot. As Mrs. Lucci said,
12 and Mr. Dondorfer too, just trying to set the
13 record straight.

14 I do feel our stakeholder meeting was
15 successful and we do have another one
16 scheduled on the 24th. I've encouraged people
17 to either come to the one on the 24th or catch
18 the recording that we put on the website
19 because it's all there. As well as the
20 information that Cheryl presented during that.
21 So if you didn't get it, you can see it there.
22 If you can't make the 24th, the information is
23 available. There is actually quite a bit of
24 information that we presented. We encourage
25 people to check that out.

1 With that, department reports.

2 Mr. Rose.

3 MR. ROSE: Thank you,
4 Mr. McIntosh, members of the Board.
5 Mr. Teknipp, members of the audience, good
6 evening.

7 I'll start with a few items that are on
8 the agenda. Items B and C are votes for
9 purchase orders for Fire turnout gear. The
10 fire turnout gear purchases are separated into
11 two separate purchase orders because one of
12 them is tied specifically to a grant that we
13 received from Bureau of Workers' Comp. So we
14 had to separate that out.

15 I just want to say I really appreciate
16 the work that the Fire Department did. Grants
17 just don't come by sending a quick email
18 saying I would like to apply and get this
19 grant. There is a lot of paperwork. There is
20 a lot of research. Every grant comes with
21 data. This grant resulted in a grant of about
22 \$12,498. That's a significant grant for
23 turnout gear. I appreciate their efforts to
24 do that.

25 Item D is a vote to make an offer of

1 employment. That is for the Assistant Zoning
2 Inspector position.

3 Now, I know you've touched on it a
4 little bit, but I feel compelled I would like
5 to turn my attention to the upcoming Safety
6 Services Levy. Quite frankly, I reviewed some
7 bad information on social media and through
8 emails. I fielded calls from residents
9 regarding the levy. I do my best to answer
10 their questions and make sure they understand
11 what this levy is, and what this levy isn't.

12 This levy is a replacement levy. If
13 the levy passes, it replaces the current 4.0
14 mill continuous levy that's collecting at 3.05
15 mills that's currently in place.

16 This levy ask of 6.5 mills is not added
17 to the 4.0 Safety Services Levy. It replaces
18 it.

19 Yes, there is an increase. That's the
20 most common question I've gotten. The amount
21 of the increase is \$120.75 per \$100,000.
22 That's the number. We've published that
23 number. We've put that number out at the
24 stakeholder meeting as well. That information
25 is on our website. We have never hidden that

1 fact.

2 Someone said we were being slippery
3 about the levy. Discussions on this levy go
4 back to July when lengthy discussions were
5 held during Trustee meetings, and they are on
6 the record and available for viewing on the
7 Township's website.

8 The information about a slush fund is
9 absolutely false. We, meaning the Trustees,
10 the fiscal officer and administration, along
11 with Fire Department leadership, we spent
12 hours doing a careful evaluation in order to
13 determine the correct and appropriate amount,
14 determining the financial needs for Fire, EMS
15 and policing services. And policing services
16 going forward. I'm happy to discuss this
17 levy, review this levy with anyone. And our
18 Township finances.

19 Mr. Teknipp and I met with a resident
20 yesterday for an hour, going over Township
21 finances because they had questions. We're
22 happy to do so.

23 I encourage residents to contact any of
24 us if you have a questions, or concerns. We
25 will be happy to address them.

1 That concludes my report. Thank you.

2 CHAIRMAN McINTOSH: Thank you,
3 Mr. Rose. I think that hits on some of the
4 things we've had to explain out in the
5 community. Any additional comments?

6 MR. DONDORFER: I'll start out.
7 Again, thank you, Mr. Rose.

8 I think we've done a good job as the
9 Board of Trustees. I know we have an
10 obligation and a duty as good stewards of the
11 Township to keep people informed and be
12 transparent. What we said is, it comes down
13 to a level of service. We want to sustain the
14 current level of service that we have between
15 our Fire and our Police. To do that, we have
16 to put this levy initiative up on the ballot
17 and give our residents the opportunity to
18 decide what level of service they want.

19 This is not -- none of these funds will
20 be used for Fire Station 2. That has been
21 some of the information that has been
22 circulated throughout the Township. This
23 money is not going to be used for Fire Station
24 2 construction. This money is for bodies.
25 It's for personnel; Police Officers,

1 Firefighters, and Operations so that they can
2 safely serve the residents of our community,
3 and keep the level of service that we
4 currently have.

5 MRS. LUCCI: I believe we were
6 very thoughtful in our decision to ask for a
7 replacement for additional funding. We've had
8 the same revenue stream for eight years. Our
9 financial records show that it's not going to
10 sustain our services for Fire and Police in
11 the foreseeable future.

12 The financials are there, anybody can
13 look at them. We're not trying to hide
14 anything or have any kind of fund outside of
15 that. But I thought we try to come up with
16 other ways that we could fund these services
17 and this was our best decision. We thought it
18 was a very thoughtful decision because we are
19 fully committed to be responsible for the
20 safety and welfare of our community. We want
21 people to move here. We want businesses to be
22 here because it's safe place to live and to
23 have a business.

24 So, I don't think it's a good idea
25 right now, it's not in our best interest to

1 defund Police or Fire. We would have to make
2 cuts and I don't feel that that's right for
3 Concord Township.

4 CHAIRMAN McINTOSH: I agree with all of
5 you. We've talked about this multiple times
6 going back to 2021 when we agreed to take to
7 the COPS grant and increase our patrols with
8 the deputies in response to the increase in
9 crime that we saw.

10 We talked a bit about how we used the
11 CARES Act money and the ARPA money to support
12 that. We've been getting by very lean the
13 last few years as our levy's not been adequate
14 for a bit, but we've been making due, doing
15 the best we can. We've gotten to that
16 exhaustion point. We talked a lot about it
17 this Summer.

18 Incidentally, there have been seven new
19 stories between News Herald, Lake County
20 Gazette and various local entities that have
21 covered it. We've discussed it in multiple,
22 again running conversations over the last two
23 years, very regular conversation over the last
24 several months. We've been on social media
25 talking about it. We've done press releases.

1 We've had the stakeholder meeting. We're
2 doing a second stakeholder meeting. We've
3 been very transparent showing financials, cost
4 of things during the stakeholder meeting.
5 We're not trying to hide anything. We are
6 here and I know this is trying times for
7 everybody, with the costs. Unfortunately the
8 Township, we have the same inflation. We're
9 experiencing it ourselves. I do believe when
10 you get the seniors and this and that, I
11 understand, I really do appreciate that. I
12 think in the same breath that's really who
13 we're thinking of. We have a community that
14 needs a responsive Fire Department. Without
15 that, without this levy replacement we aren't
16 going to be able to meet that need.

17 Thank you, Mr. Rose for bringing some
18 of that up. Helping straighten out the
19 record.

20 MR. ROSE: Thank you, sir.

21 CHAIRMAN McINTOSH: With that we will
22 move on to the audience portion. I do see we
23 have some audience this evening.

24 MR. TERRIACO: One.

25 CHAIRMAN McINTOSH: Your presence

1 fills the room. A familiar face.

2 MR. TERRIACO: Good evening
3 everybody. Ron Terriaco, 7030 Pinehill Road,
4 Concord Township.

5 About a year and a half ago, after 40
6 years, I retired from Concord Township Fire
7 Department. I just have a few comments about
8 the Safety Forces Levy.

9 My apologies for missing the
10 stakeholder meeting. I really wanted to be
11 there. But I was actually sitting at that
12 table for a Zoning Commission meeting, I had
13 to fill in, so that took precedence over that.

14 So after watching the stakeholder
15 meeting, I then went to the Trustee meeting,
16 watched that, where you spoke about the Safety
17 Services Levy and then retired Chief Mike
18 Warner spoke.

19 What I wanted to do is just add some
20 comments to those two meetings, what Chief
21 Warner spoke about pertaining to the Fire
22 Department. Don't get me wrong, I agree with
23 a Sheriff's office, what they do. No doubt
24 that's a great value because it's just not the
25 road patrol.

1 When you look at the Detective Bureau,
2 over those 40 years being here I worked
3 hand-in-hand with the Detective Bureau for
4 arson fires, as well as for vehicles, trying
5 to fraud insurance companies, we had a lot of
6 denial of claims, stuff like that, which
7 benefits. Some arson fires in homes worked
8 hand-in-hand with the Detective Bureau where
9 we found the person, convicted them --
10 arrested them, convicted, and jail time
11 served. Working hand-in-hand with the
12 Sheriff's office. So what another great
13 value.

14 The SWAT team. Look at the SWAT team.
15 Our connections with the SWAT team. Concord
16 Fire Department provides, when I was there one
17 SWAT medic and I think they've added another
18 one.

19 MR. DONDORFER: Two more. So we have
20 three.

21 MR. TERRIACO: Under the direction
22 of Adam White, who has done a remarkable job
23 with the Sheriff's Department and the SWAT
24 team, being a SWAT medic.

25 So moving forward, our firefighters do

1 the bulk of their daily work responding to
2 incidents, they are doing their training, they
3 are doing their vehicle maintenance, station
4 maintenance, staffing, equipment checks, so
5 on. What I wanted to talk about is something
6 that sort of goes unrecognized and not so much
7 as a pat on the back, but it's the plan review
8 of the Fire Department that has a say in the
9 development of the community.

10 Whether it's the development in the
11 roads that go in, we do have a say with the
12 road widths. Most importantly with the water
13 lines and infrastructure under those roadways,
14 to make sure the fire hydrants are adequate,
15 the water supply is adequate to provide that
16 fire protection for those homeowners.

17 Take that a step further, plan review
18 for all of our commercial buildings. The
19 reason I say all this is because we drive down
20 those roads, in the commercial buildings that
21 we work in, or we live in, or we visit, so
22 we've got to make sure those buildings are
23 safe. So, we plan, we work hand-in-hand with
24 the Building Department and Zoning from the
25 infrastructure all the way up to the roof of

1 the building, from day one of the plan review,
2 to the day that they open their doors. Our
3 Fire Department is always there daily to
4 enforce the codes. To make sure those
5 buildings are safe. And the right amount of
6 equipment, fire protection is provided.

7 So when you drive down Crile Road and
8 you see Crile Crossing, or you see the hotel,
9 or you see the new Drug Mart, all those
10 buildings there, the Fire Department had a big
11 part in all those projects. When you go to
12 Auburn Road and you look at the hospital. You
13 look at Vista Springs, Concord Care Campus,
14 Concord Village, all of those buildings,
15 whether it's on our side, Station 1's side or
16 the Station 2 side, the Fire Department played
17 a big part in them. Sometimes that goes
18 unrecognized of what we get for the value of
19 our dollar coming into the Fire Department.

20 That services continue. That service
21 continues in annual fire inspections, annual
22 fire protection testing, all of that plays a
23 big part.

24 Education, the Fire Department provides
25 not only for homeowners, little children in

1 the schools, it pays big dividends. It pays
2 big dividends.

3 Another thing I want to touch about is
4 our help with the Fire Department, I sort of
5 speak as "our" because I'm still newly
6 retired. I'm not that far off, not that far
7 away from not being part of it, is the ISO
8 rating. So that plays -- the Concord Fire
9 Department plays a part in the insurance
10 rating in your home or your business. When I
11 started in 1982, towards the end of the '80s,
12 our rating was a 9-7. 1 is the best, 10 is
13 the worst Fire Department you can have,
14 nothing. We were a rating of 9-7. We were
15 split.

16 Through the years we went from 9-7 to a
17 5. That was under retired Chief Richard
18 Terriaco. Retired Chief Warner took us to a
19 4. Chief Matt Sabo took us to an ISO rating
20 of 3. That's pretty good. That's pretty
21 good. Anything from 9 to 5 really benefits
22 the homeowners. 5 to 1 really benefits the
23 businesses. So that's a significant savings
24 for them.

25 So I just wanted to pass that on. I

1 think sometimes that goes unrecognized, all
2 the things that the Fire Department does.

3 So over the 40 years of my service
4 we've always asked for minimal dollars to
5 maintain the service we always provided. The
6 Board of Trustees always made sure that we did
7 the right numbers to match our service. We
8 never went above and beyond. We always kept
9 our word in the services we said we would
10 provide. The Fire Department again is asking
11 for the support to keep the services that they
12 provide.

13 So in close, I just want to say this.
14 Between myself, retired Chief Mike Warner, and
15 Retired Chief Richard Terriaco, we are in
16 support of the Safety Services Levy. So let's
17 keep our Fire and Law Enforcement moving
18 forward. Yes, you can put a sign in my yard.
19 So thank you for your time.

20 CHAIRMAN McINTOSH: Thank you.

21 MR. DONDORFER: Thank you.

22 MRS. LUCCI: Thank you. You are
23 still family, DC.

24 CHAIRMAN McINTOSH: Moving on from
25 audience, old business, there is none.

1 Get into the new business.

2 MR. DONDORFER: Mr. Chairman, I will
3 make a motion to approve the September
4 financial report.

5 MRS. LUCCI: Second.

6 CHAIRMAN McINTOSH: Any discussion?
7 Hearing none, all in favor.

8 MR. DONDORFER: Aye.

9 MRS. LUCCI: Aye.

10 CHAIRMAN McINTOSH: Aye.

11 Motion carries, three ayes.

12 MRS. LUCCI: Mr. Chairman, I move
13 to approve Fire Department purchase order to
14 Phoenix Safety Outfitters in the amount of
15 \$13,510 for firefighter turnout gear.

16 MR. DONDORFER: I will second.

17 CHAIRMAN McINTOSH: All in favor.

18 MR. DONDORFER: Aye.

19 MRS. LUCCI: Aye.

20 CHAIRMAN McINTOSH: Aye.

21 Motion carries.

22 MR. DONDORFER: Mr. Chairman, I will
23 make a motion to approve P.O. to Phoenix
24 Safety Outfitters in the amount \$14,998 for
25 firefighter turnout gear purchased in response

1 to being awarded \$12,498.33 BWC FEEG Grant to
2 assist in purchase of hoods and structural
3 fire gloves.

4 MRS. LUCCI: I'll second.

5 CHAIRMAN McINTOSH: Any discussion?

6 I think I will say one thing. When you
7 talk about the Fire Department working hard,
8 and I know Mr. Rose mentioned it, we just
9 heard from retired Deputy Chief Terriaco,
10 kudos to them for the grant. We get asked
11 that question. We're on the ballot. Grants
12 don't fund salaries and so forth. They do
13 take care of things like this. The Fire
14 Department applies for a lot, we don't get a
15 lot of them. We do get them from time to time
16 and they are always very helpful. Kudos to
17 them for that.

18 All in favor.

19 MR. DONDORFER: Aye.

20 MRS. LUCCI: Aye.

21 CHAIRMAN McINTOSH: Aye.

22 Motion carries.

23 MRS. LUCCI: Mr. Chairman, I move
24 offer conditional offer of employment to
25 Michael Gerson for full-time Assistant Zoning

1 Inspector, \$22 per hour, 30 hours per week,
2 pending completion of new hire paperwork.

3 MR. DONDORFER: I will second.

4 CHAIRMAN McINTOSH: Any discussion?

5 Hearing none, all in favor.

6 MR. DONDORFER: Aye.

7 MRS. LUCCI: Aye.

8 CHAIRMAN McINTOSH: Aye.

9 Motion carries.

10 Future meetings and announcements.

11 MR. TEKNIPP: On October 24th will
12 be a stakeholder's meeting to discuss the
13 Safety Levy at the Concord Community Center.
14 That will be held at 6:00 p.m.

15 On October 30th, at 3:00 p.m. a staff
16 meeting will be held at Town Hall.

17 On Halloween, October 31st, the time
18 frame of 6:00 to 8:00 p.m. Trick-or-Treat will
19 be held in the Township.

20 Then on November 1st, Trustee office
21 hours will be held in the conference room from
22 6:30 to 7:30.

23 Following that at 7:30 p.m. will be the
24 Trustee meeting at Town Hall.

25 CHAIRMAN McINTOSH: With that,

1 conclude our meeting.

2 (Meeting concluded at 7:53 p.m.)

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1 State of Ohio,)
2 County of Cuyahoga.) SS: CERTIFICATE

3 I, Constance Versagi, Court Reporter and
4 Notary Public in and for the State of Ohio, duly
5 commissioned and qualified, do hereby certify that
6 the foregoing record was by me reduced to
7 stenotypy/computer, afterward transcribed, and that
8 the foregoing is a true and correct transcript of
9 the record so given as aforesaid.

10 I do further certify that this proceeding was
11 taken at the time and place in the foregoing caption
12 specified.

13 I do further certify that I am not otherwise
14 interested in the event of this action.

15 IN WITNESS WHEREOF, I have hereunto set my
16 hand and affixed my seal of office on this 30th day
17 of October, 2023.

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Constance Versagi



Constance Versagi, Court Reporter and
Notary Public in and for the State of Ohio.
My Commission expires 1/14/28