

RECORD OF PROCEEDINGS

Minutes of Concord Township Board of Trustees Meeting

Held on July 3, 2024

The Public Hearings and Regular Trustees meeting were held via YouTube Live Streaming. See transcripts for more details.

The Concord Township Board of Trustees met for two Public Hearings on July 3, 2024, 6:15 pm., in Township Hall, located at 7229 Ravenna Road. Chairperson Carl H. Dondorfer called the meeting to order. Trustees present were Morgan R. McIntosh, Amy Lucci and Carl H. Dondorfer.

It was established legal notice had been made.

1. PUBLIC HEARING NO. 1-RESIDENTIAL IMPROVEMENT DISTRICT FOR VILLAS OF CANTERWOOD. The Public Hearing was canceled and is to be rescheduled.
2. PUBLIC HEARING NO. 2-RESIDENTIAL IMPROVEMENT DISTRICT FOR IVY RIDGE. Mr. Rose explained a RID and provided background information.

Audience: Gary Matteo of 7582 Canterwood Trail wanted clarification on what true value is meant pertaining to section 4 of Resolution 2024-12. Mr. Rose and Mr. McIntosh answered his question and Mr. Matteo stated he does not object to the RID.

Daniel Dunlap of 7320 Morley Road wanted to know why the Township RID would be paying for residential development. Mr. Rose stated developers pay for their own infrastructure. Mr. McIntosh added it is the duty of elected officials to be good stewards of taxpayer dollars and to not rely solely on the taxpayers, so the Trustees have been looking at different avenues for funding. Mr. Dondorfer added when the Safety Services Levy failed the Trustees heard from residents to look for different funding avenues. The RID is another avenue to help offset the increasing costs of the Township and help retain our Safety Services. Mr. Dunlap cautioned the Trustees to not compete with Mentor.

Mr. Rose read on the record two correspondences he received: Gary Platko, Treasurer of Riverside Schools and Belinda Grassi both opposed the Ivy Ridge RID.

Mr. McIntosh made a motion to close the Public Hearing. Mrs. Lucci seconded. Roll Call Vote: Mr. Dondorfer – yes; Mrs. Lucci – yes; Mr. McIntosh – yes.

The Concord Township Board of Trustees met for a Regular meeting on July 3, 2024, 7:31 pm, in Town Hall, located at 7229 Ravenna Road. Chairperson Carl H. Dondorfer called the meeting to order and led in the Pledge of Allegiance. Trustees present were Amy L. Lucci, Morgan R. McIntosh and Carl H. Dondorfer.

APPROVAL OF MINUTES:

June 24, 2024 Regular Meeting Minutes. Mrs. Lucci moved to approve the June 24, 2024 Regular Meeting Minutes as written. Mr. McIntosh seconded. Vote 3 ayes.

ELECTED OFFICIALS REPORT:

A. FISCAL OFFICER – John M. Patriarca

Mr. Patriarca reviewed the state of Concord Township finances since the last meeting.

B. TRUSTEES

Mrs. Lucci, Mr. McIntosh and Mr. Dondorfer 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 accepted, on behalf of the Trustees, a retirement letter from Captain Calhoun, who intends to retire from the Fire Dept. on July 31, 2024.

B. FIRE DEPT. – Chief Sabo

Chief Sabo reviewed the Fire Department's June activity in Concord Township.

C. SERVICE DEPT. – Andy Rose, Administrator

Mr. Rose read the report prepared by Tim Brown, Service Director, regarding the Service Department's June activity in Concord Township.

D. ZONING DEPT. – Andy Rose, Administrator

Mr. Rose read the report prepared by Heather Freeman, Zoning Director, regarding the Zoning Department's June activity in Concord Township.

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E. RECREATION DEPT. – Susie Cobb, Administrative Assistant

Susie Coob, Recreation Dept. Administrative Assistant, read the report prepared by Sean Supler, Recreation Director, regarding the Recreation Department's June/July activities in Concord Township.

F. CONCORD LAW ENFORCEMENT REPORT – Sheriff's Office

Lt. Musleh reported on the Sheriff Department's June activity report in Concord Township.

AUDIENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

- A. RES. 2024-12 CREATING THE VILLAS OF CANTERWOOD INCENTIVE DISTRICT AND DECLARING IMPROVEMENTS TO PARCELS WITHIN THE DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION AS PROVIDED IN SECTION 5709.73 OF THE OHIO REVISED CODE AND RELATED AUTHORIZATIONS. This resolution has been tabled until the Public Hearing scheduled on September 4, 2024 at 7:00 pm.
- B. RES. 2024-13 CREATING THE IVY RIDGE INCENTIVE DISTRICT AND DECLARING IMPROVEMENTS TO PARCELS WITHIN THE DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION AS PROVIDED IN SECTION 5709.73 OF THE OHIO REVISED CODE AND RELATED AUTHORIZATIONS. Mr. McIntosh moved to adopt the following resolution:

RESOLUTION NO. 2024-13

A RESOLUTION CREATING THE IVY RIDGE INCENTIVE DISTRICT AND DECLARING IMPROVEMENTS TO PARCELS WITHIN THE DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION AS PROVIDED IN SECTION 5709.73 OF THE OHIO REVISED CODE AND RELATED AUTHORIZATIONS.

WHEREAS, R.C. 5709.73 provides that a board of township trustees may adopt a resolution creating an incentive district (as defined in R.C. 5709.73) within the unincorporated area of the township, declaring improvements (as defined in R.C. 5709.73) to parcels within the district to be a public purpose and exempt from taxation as provided in R.C. 5709.73; and

WHEREAS, such resolution adopted pursuant to R.C. 5709.73 shall delineate the boundaries of the district, specifically identify each parcel within the district, specify the life of the district and the percentage of the improvements to be exempted, designate the public infrastructure improvements (as defined in R.C. 5709.73) made, to be made, or in the process of being made, that benefit or serve, or once made, will benefit or serve parcels in the district, and identify one or more specific projects being, or to be, undertaken in the district that place additional demand on the public infrastructure improvements designated; and

WHEREAS, the owners of parcels within the Ivy Ridge subdivision in Concord Township (the "Owners") collectively own all the individual parcels of real property within the unincorporated area of Concord Township, which comprise the proposed district (collectively, the "Property"), a general description of which, with the Lake County Auditor's Tax Parcel Identification, is attached hereto and incorporated herein by reference as Exhibit A (the parcels comprising the Property referred to herein as the "Parcels" and each individually identified as a "Parcel"); and

WHEREAS, the Board of Township Trustees of Concord Township, Lake County, Ohio ("Board") anticipates that the Owners, and/or their successors or assigns, have or will construct certain improvements to the Property within the proposed district (collectively, the "Project") and that these Owners will desire certain public infrastructure improvements as defined in R. C. 5709.73(A)(2) to be constructed, or that have been constructed, for the benefit of the Property (the "Public Improvements"), which Public Improvements are designated in the attached Exhibit B, which is incorporated herein by reference; and

WHEREAS, a development plan, as that term is used in R.C. 5709.40(A)(5), for all of Concord Township, including the proposed district, has been adopted pursuant to the Concord Township comprehensive plan of 2004, later updated and adopted in 2015, as well as the 2017 Ohio Fire Chiefs' Association assessment of Concord Township's Station 2, all on file with the Concord Township Administrator (the "Development Plan"); and

RECORD OF PROCEEDINGS**Minutes of Concord Township Board of Trustees Meeting****Held on July 3, 2024**

WHEREAS, pursuant to R.C. 5709.73(C) and the Development Plan, this Board has determined to create an incentive district known as the "VILLAS OF CANTERWOOD INCENTIVE DISTRICT" (the "District"), the boundary of which is delineated as coterminous with the boundary of the Property; and

WHEREAS, this Board has determined that it is necessary and appropriate and in the best interest of Concord Township to exempt from taxation, for a period of 10 years, 75% of the value of the improvements to Parcels located within the District as permitted and provided in R.C. 5709.73(C), and to simultaneously direct and require the current, and future, Owner(s) of Parcels within the District to make annual service payments in lieu of the real property tax payments they would have made except for the exemption provided by this Resolution, which service payments shall be made to the Lake County Treasurer on or before the final dates for payment of real property taxes pursuant to R.C. 5709.74; and

WHEREAS, this Board finds and determines that notice of this proposed Resolution has been delivered to all affected school districts in accordance with R.C. 5709.73 and 5709.83, and hereby ratifies the provision of that notice; and

WHEREAS, this Board finds and determines that notice of a public hearing and of the consideration of this proposed Resolution have been delivered to all Owners of the Property in the District in accordance with R.C.5709.73(C)(2)(a) and the Board hereby ratifies the provision of that notice; and

WHEREAS, a public hearing has been held on the establishment of the District.

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

Section 1. Creation of the Incentive District and Delineation of its Boundaries. Pursuant to R.C. 5709.73(C), this Board hereby creates the IVY RIDGE INCENTIVE DISTRICT (the "District"), the boundary of which shall be delineated as coterminous with the boundary of all the Property and the Parcels, which Property and Parcels are specifically identified, and their collective boundary is more fully delineated in Exhibit A attached hereto and incorporated herein by reference, and which the District is located entirely within the unincorporated territory of Concord Township, Lake County and does not include any territory that is included within a district created under R.C. 5709.78(B).

Section 2. Life of the District. The District shall have a life commencing on the effective date of this Resolution and for ten (10) years thereafter.

Section 3. Certificate of the Concord Township Engineer Respecting the District. Pursuant to R.C. 5709.73(A)(4), and R.C. 5709.40(5)(f), the Concord Township Engineer has provided a certificate (the "Certificate") to this Board in connection with the creation of the District, certifying that (a) the District is less than 300 acres in size, (b) the District is enclosed by a continuous boundary, and (c) the existing Concord Township public infrastructure serving the District is inadequate to meet the development needs of the District. A copy of the Certificate is attached hereto and incorporated herein as Exhibit C.

Section 4. Tax Exemption. Pursuant to and in accordance with R.C. 5709.73(C), this Board hereby finds and determines that one hundred per cent (100%) of the increase in true value of each Parcel that would first appear on the tax list and duplicate of real property after the effective date of this Resolution were it not for the exemption granted by this Resolution [which increase in assessed value is hereinafter referred to as the "Improvement" as that term is also defined in R.C. 5709.73(A)(2)] is hereby declared to be a public purpose, and said Improvement shall be seventy-five per cent (75%) exempt from real estate taxation for a period commencing with the first tax year that begins after the effective date of this Resolution and in which an Improvement first appears on the tax list and duplicate of real and public utility property and ending on the earlier of:

- (a) Ten (10) years after such exemption commenced; or
- (b) the date on which Concord Township may no longer require service payments in lieu of taxes, in accordance with the requirements of R.C. 5709.73 and 5709.74.

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Section 5. Payment of Service Payments in Lieu of Taxes. As provided in R.C. 5709.73 and 5709.74, the Owner of each Parcel shall make, and is hereby required to make, service payments in lieu of taxes with respect to the true value of the Improvements allocable thereto to the Treasurer of Lake County, Ohio (the "County Treasurer") on or before the final dates for payment of real property taxes. Each service payment in lieu of taxes shall be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against that Parcel if it were not exempt from taxation pursuant to Section 4 of this Resolution. Any late payments shall be subject to penalty and bear interest at the then current rate established under R.C. 323.121(B)(l) and 5703.47, and as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the payment of penalties and interest are collectively referred to herein with the service payments in lieu of taxes as the "Service Payments"). The Service Payments, and any other payments in respect of each Parcel which are received by the County Treasurer in connection with the reduction required by R.C. 319.302, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the "Property Tax Rollback Payments"), shall be allocated and distributed in accordance with Section 6 of this Resolution. Service payments required pursuant to this Resolution shall be treated in the same manner as taxes for all purposes of the lien described in R.C. 323.11, including, but not limited to, the priority and enforcement of the lien and the collection of the Service Payments secured by the lien. In accordance with R.C. 5709.91, Service Payments required by this Resolution shall be treated in the same manner as taxes for all purposes of the lien described in R.C. 323.11, including but not limited to, the priority and enforcement of the lien and the collection of the service payments secured by the lien.

Section 6. Creation of Ivy Ridge Concord Township Public Improvement Tax Increment Equivalent Fund. Pursuant to R.C. 5709.75, there is hereby established the Ivy Ridge Concord Township Public Improvement Tax Increment Equivalent Fund (the "Fund"). The Fund shall be maintained in the custody of Concord Township and shall receive all distributions required to be made to Concord Township pursuant to Section 5 of this Resolution. Moneys deposited into the Fund shall be used by Concord Township to pay the costs [including, but not limited to, design, engineering, construction, inspection, maintenance and repair, site acquisition and any other costs described in R.C. 133.15(B)] for the Public Infrastructure Improvements designated in Exhibit B attached to this Resolution, or to pay the interest on and principal of notes issued under R.C. 5709.73(F), or for the purposes pledged thereunder. Money in the Fund shall not be used to finance or support Public Infrastructure Improvements that take place after the District has expired. Moneys deposited into the Fund may also be distributed to any school district in which the Property is located in an amount not to exceed the amount of real property taxes that such school district would have received from the Improvement on the Property if it were not exempt from taxation. In accordance with R.C. 5709.75, the Fund shall dissolve upon fulfillment of the purposes for which Service Payments and Property Tax Rollback Payments to the Fund may be used provided in this Resolution, and any incidental surplus remaining in the Fund upon its dissolution shall be transferred to the general fund of Concord Township.

Section 7. Public Infrastructure Improvements. The Public Infrastructure Improvements set forth in Exhibit B hereto are hereby found to be and are designated as the public infrastructure improvements made, to be made, or in the process of being made, that benefit or serve, or once made, will benefit or serve the Parcels in the District. No portion of the Service Payments shall be used for the purpose of housing renovations within the District.

Section 8. Further Authorizations. This Board further hereby authorizes and directs the Concord Township Administrator, the Concord Township Fiscal Officer or other appropriate officers of Concord Township, to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this Resolution.

Section 9. Notification of Passage. Pursuant to R.C. 5709.73, the Township Fiscal Officer is hereby directed to deliver a copy of this Resolution to the Director of the Department of Development of the State of Ohio within fifteen days after its passage. On or before March 31 of each year that the exemption set forth in Section 2 of this Resolution remains in effect, the Concord Township Administrator, the Concord Township Fiscal Officer or other authorized officer of Concord Township, shall prepare and submit to the Director of the Department of Development of the State of Ohio the status report required under R.C. 5709.73(l).

Section 10. Authority to Issue Debt Instruments. The Board authorizes the issuance of such notes of the Township, as authorized by R.C. 5709.73(F), which notes shall be secured by a pledge of the Service Payments, in order to satisfy any term of this Resolution as well as any obligation of the Township in connection with planning, designing, constructing, inspecting, repairing and maintaining of the Public Infrastructure Improvements. Such notes shall be signed by the board and attested by the signature of the township clerk, shall bear interest not to exceed the rate provided in R.C. 9.95, and shall not be subject to

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R.C. Chapter 133. Such notes shall NOT be general obligations of the Township but shall be self-supporting revenue obligations.

Section 11. Open Meetings. This Board finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 12. Effective Date. This Resolution shall be in full force and effect immediately upon its adoption.

Mrs. Lucci seconded. The Trustees had a discussion and reiterated what was discussed in the Public Hearing. Roll Call vote: Mrs. Lucci – yes; Mr. McIntosh – yes; Mr. Dondorfer – yes.

- C. RES. 2024-20 RESOLUTION REQUESTING THE COUNTY AUDITOR TO CERTIFY TO THE TAXING AUTHORITY THE TOTAL TAX VALUATION OF THE SUBDIVISION AND THE DOLLAR AMOUNT OF REVENUE THAT WOULD BE GENERATED BY A SPECIFIED NUMBER OF MILLS. Mrs. Lucci moved to adopt the following resolution:

RESOLUTION NO. 2024- 20

RESOLUTION REQUESTING THE COUNTY AUDITOR TO CERTIFY TO THE TAXING AUTHORITY THE TOTAL TAX VALUATION OF THE SUBDIVISION AND THE DOLLAR AMOUNT OF REVENUE THAT WOULD BE GENERATED BY A SPECIFIED NUMBER OF MILLS

WHEREAS, the Board of Trustees for Concord Township has determined the amount of taxes which may be raised within the ten-mill limitation by levies on the current tax duplicate will be insufficient to provide an adequate amount for the necessary requirement of Concord Township and it is necessary to levy a tax outside of the ten-mill limitation for the purpose of providing and maintaining fire apparatus, mechanical resuscitators, underwater rescue and recovery equipment, or other fire equipment and appliances, buildings and sites therefor, or sources of water supply and materials therefor, for the establishment and maintenance of lines of fire-alarm communications, for the payment of firefighting companies or permanent, part-time, or volunteer firefighting, emergency medical service, administrative, or communications personnel to operate the same, including the payment of any employer contributions required for such personnel under section 145.48 or 742.34 of the Revised Code, for the purchase of ambulance equipment, for the provision of ambulance, paramedic, or other emergency medical services operated by a fire department or firefighting company, or for the payment of other related costs, as provided and authorized in Section 5705.19(I) of the Ohio Revised Code;

WHEREAS, the levy is at a rate of 3.9 mills for each one dollar of taxable value, for a 5-year period of time and is an additional levy; and

WHEREAS, the ballot measure shall be submitted to the entire Concord Township and the tax shall be levied on Concord Township and within Lake County; and

WHEREAS, the levy is to be placed on the ballot at the election held on November 5, 2024 ballot and shall be first levied in tax year 2024 and begin collection in 2025; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Concord Township, Lake County, Ohio that:

SECTION 1. The Board of Trustees of Concord Township after meeting in a regular meeting on this 3rd day of July, 2024 at the Concord Township Town Hall, pursuant to Section 5705.03(B) of the Ohio Revised Code, hereby certifies this Resolution to the Lake County Auditor, and requests that the Lake County Auditor certify back to the Board of Trustees of Concord Township the amounts described in Section 5705.03(B)(2) of the Ohio Revised Code that would be generated by the levy proposed herein.

SECTION 2. It is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Board and of any of its committees on or after December 2, 1975, that resulted in formal actions, were in meetings open to the public in compliance with all legal requirements, including Section 121.22, Ohio Revised Code.

Mr. McIntosh seconded. The Trustees along with Mr. Patriarca had a lengthy discussion on the levy resolution. Mrs. Lucci seconded. Roll Call vote: Mrs. Lucci – yes; Mr. McIntosh – yes; Mr. Dondorfer – yes.

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- D. FIRE DEPT. APPROVE THE PROMOTION OF LIEUTENANT TROY YODER TO THE POSITION OF CAPTAIN EFFECTIVE AUGUST 1, 2024. Mr. McIntosh moved to approve the Fire Dept. promotion of Lieutenant Troy Yoder to the position of Captain effective August 1, 2024. Mrs. Lucci seconded. Vote 3 ayes.
- E. FIRE DEPT. APPROVE THE PROMOTION OF FIREFIGHTER ADAM WHITE TO THE POSITION OF LIEUTENANT EFFECTIVE AUGUST 1, 2024. Mrs. Lucci moved to approve the Fire Dept. promotion of Firefighter Adam White to the position of Lieutenant effective August 1, 2024. Mr. McIntosh seconded. Vote 3 ayes.
- F. FIRE DEPT. APPROVE THE VOLUNTARY DEMOTION OF FIREFIGHTER 1 ALEX KENSINGER TO THE POSITION OF REGULAR PART-TIME FIREFIGHTER/PARAMEDIC EFFECTIVE JULY 1, 2024. Mr. McIntosh moved to approve the Fire Dept. voluntary demotion of Firefighter 1 Alex Kensinger to the position of Regular Part-time Firefighter/Paramedic effective July 1, 2024. Mrs. Lucci seconded. Vote 3 ayes.
- G. FIRE DEPT. APPROVE THE PROMOTION OF PART-TIME FIREFIGHTER/EMT-BASIC GABRIEL KOVATS TO THE POSITION OF PART-TIME FIREFIGHTER 1 EFFECTIVE JUNE 19, 2024. Mrs. Lucci moved to approve the Fire Dept. promotion of Part-time Firefighter/EMT Basic Gabriel Kovats to the position of Part-time Firefighter 1 effective June 19, 2024. Mr. McIntosh seconded. Vote 3 ayes.
- H. FIRE DEPT. APPROVE THE REASSIGNMENT OF FIREFIGHTER 1 GRANT EGENSERGER TO THE RANK OF PART-TIME REGULAR FIREFIGHTER/PARAMEDIC EFFECTIVE JULY 3, 2024. Mr. McIntosh moved to approve the Fire Dept. reassignment of Firefighter 1 Grant Egensperger to the rank of Part-time Regular Firefighter/Paramedic effective July 3, 2024. Mrs. Lucci seconded. Vote 3 ayes.
- I. APPROVE FINAL DEVELOPMENT PLAN FOR THE VILLAS AT CANTERWOOD FARMS, PHASE 3, RESIDENTIAL CONSERVATION DEVELOPMENT. Mrs. Lucci moved to approve the Final Development Plan for the Villas at Canterwood Farms, Phase 3, Residential Conservation Development. Mr. McIntosh seconded. Vote 3 ayes.
- J. APPROVE PO IN THE AMOUNT OF \$107,789.15 TO RUSH TRUCK CENTERS OF OHIO INC. FOR A 2024 PLOW TRUCK CHASSIS. Mr. McIntosh moved to approve PO in the amount of \$107,789.15 to Rush Truck Centers of Ohio Inc. for a 2024 Plow Truck Chassis. Mrs. Lucci seconded. Vote 3 ayes.
- K. FUTURE MEETINGS & ANNOUNCEMENTS:

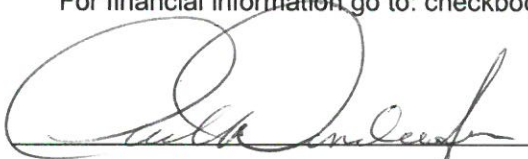
7/4	CLOSED	OBSERVANCE OF FOURTH OF JULY HOLIDAY
7/5	CLOSED	TRUSTEE DESIGNATED HOLIDAY
7/8	3:00 PM-4:00 PM	STAFF MEETING
	4:00 PM	PUBLIC HEARING-2025 TAX BUDGET / Town Hall
	4:10 PM	SPECIAL MEETING / Town Hall
7/10	CANCELED	BZA / Town Hall
7/17	6:30-7:30 PM	TRUSTEE OFFICE HOURS / Conference Room
	7:30 PM	TRUSTEE MEETING / Town Hall

- L. EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION PURSUANT TO OHIO REVISED CODE 121.22 (G) (3). At 8:25 pm, Mr. McIntosh moved to enter into Executive Session to discuss pending litigation pursuant to Ohio Revised Code 121.22 (G) (3) and to have Ms. Matheney, Mr. Patriarca and Mr. Rose join the Executive Session. Mrs. Lucci seconded. Roll Call Vote: Mr. Dondorfer – yes; Mrs. Lucci – yes; Mr. McIntosh – yes.

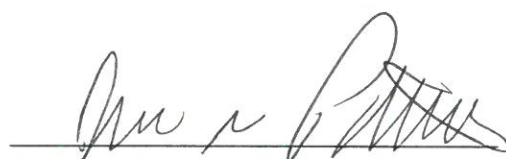
At 8:58 pm, Mr. McIntosh moved to exit out of Executive Session. Mrs. Lucci seconded. Vote 3 ayes.

Upon proper motion the meeting was adjourned at 8:58 pm.

For financial information go to: checkbook.ohio.gov



Carl H. Dondorfer, Chairperson



John M. Patriarca, Fiscal Officer

Exhibit A

Ivy Ridge RID

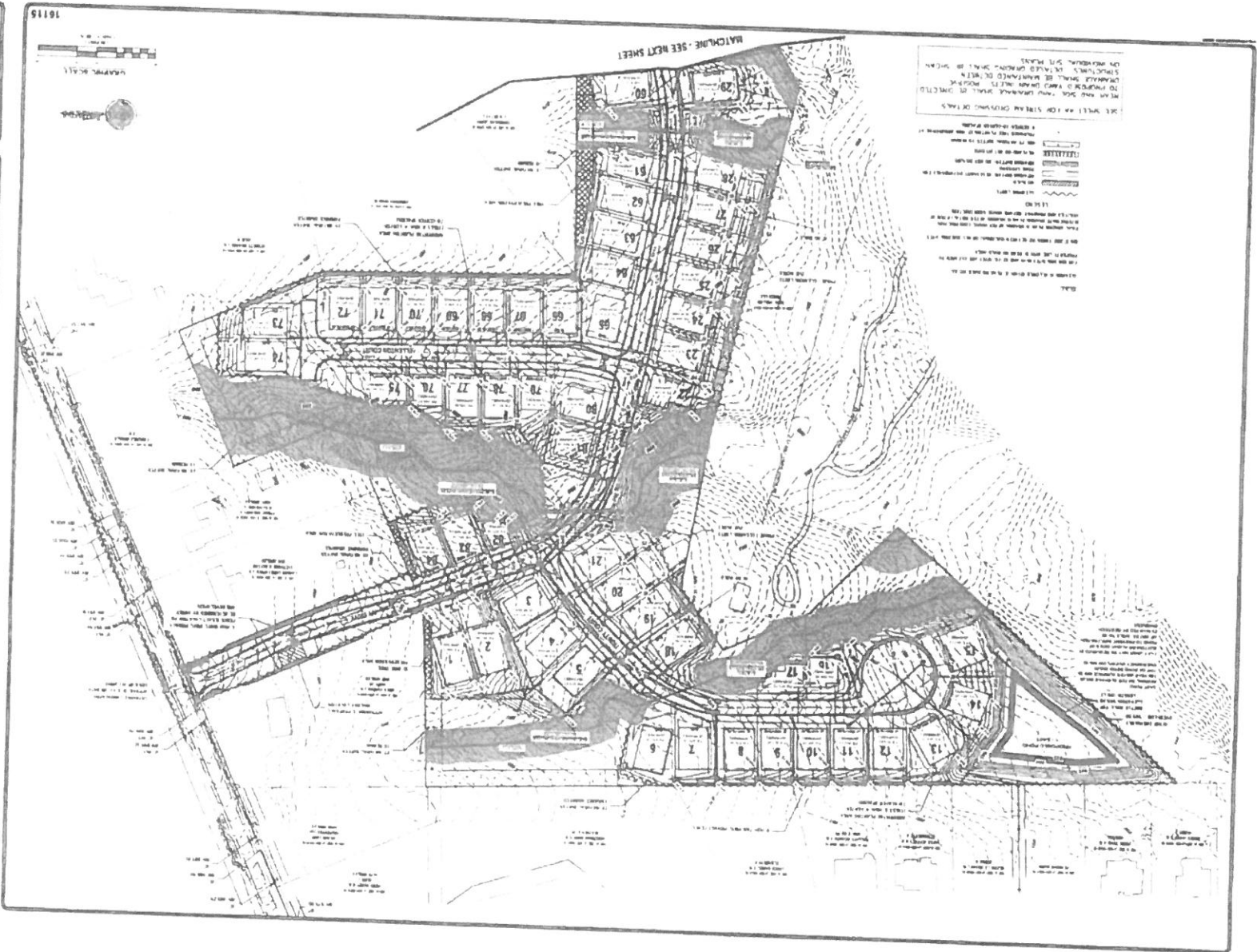
Parcels of Ivy Ridge RID:

PPN

08-A-013-0-00-001-0

Owner

Quail Developers Inc, 20 Elberta Road, Painesville, OH 44077



SEE SHEET 10115 FOR STREAM CROSSING DETAILS
 ALL STREAM CROSSINGS SHALL BE CONSTRUCTED TO PERMIT FREE FLOW OF WATER AND SHALL BE MAINTAINED TO PREVENT OBSTRUCTION OF FLOW
 ALL STREAM CROSSINGS SHALL BE CONSTRUCTED TO PERMIT FREE FLOW OF WATER AND SHALL BE MAINTAINED TO PREVENT OBSTRUCTION OF FLOW

NOTE: ALL STREAM CROSSINGS SHALL BE CONSTRUCTED TO PERMIT FREE FLOW OF WATER AND SHALL BE MAINTAINED TO PREVENT OBSTRUCTION OF FLOW

LEGEND
 PROPOSED DEVELOPMENT
 EXISTING TOPOGRAPHY
 STREAM CROSSING
 ROAD CROSSING
 ELEVATION

DATE: 06/11/15

10115
 SCALE: 1" = 100'
 DATE: 06/11/15
 DRAWN BY: J. W. B. JR.
 CHECKED BY: J. W. B. JR.

IVY RIDGE (PARCEL 30)
 PROPOSED DEVELOPMENT
 CORNELL TOWNSHIP
 FINAL GRADING PLAN 1

QUAL DEVELOPERS, INC.
 TODD VICTOR
 20 E. LIBERTY ROAD
 PAINESVILLE, OHIO 44077
 440.337.2642

Barlington
 CONSULTING GROUP, INC.
 5117 W. 17TH AVE., SUITE 100, OHIO 44040
 WWW.BARLINGTON.COM

11	12	13
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EXHIBIT B

Public Infrastructure Improvements

Construction of Fire Station 2

Infrastructure related to the development of the Ivy Ridge residential subdivision, including but not limited to water and fire protection systems and all appurtenances thereto and fire apparatus, such as fire pumper trucks

Infrastructure improvements to Town Hall Park

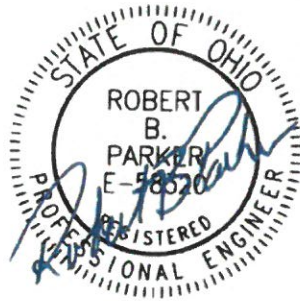
Addition to Town Hall

Exhibit C

Engineer's Certification

As the contracted engineering firm for Concord Township, Civil and Environmental Consultants, Inc. has evaluated the proposed Residential Improvement District for Ivy Ridge (the 'District'). Pursuant to the evaluation, I certify the following:

1. The project area for the District is less than 300 acres.
2. The project area for the District is enclosed by a continuous boundary.
3. The public infrastructure serving the District, as outlined in Exhibit B, is inadequate to meet the development needs of the District as evidenced by Concord Township's 2004 Comprehensive Plan and the 2015 update to the Concord Township Comprehensive Plan (both adopted by the Concord Township Board of Trustees, and the 2017 Ohio Fire Chief's Association assessment of Concord Township's Station 2.



Robert B. Parker, PE / Vice President
Civil & Environmental Consultants, Inc.
6150 Parkland Blvd · Suite 115
Mayfield Heights, OH 44124

Date: 4-15-2024