

CONCORD TOWNSHIP BOARD OF TRUSTEES

LAKE COUNTY, OHIO

TRUSTEE MEETING

Concord Town Hall

7229 Ravenna Road

Concord, Ohio 44077

September 4, 2024

7:30 p.m.

TRANSCRIPT OF PROCEEDINGS

Board of Trustees members present:

Carl H. Dondorfer, Chairman

Amy L. Lucci, Vice-Chairman

Morgan R. McIntosh, Trustee

Also Present:

John Patriarca, Fiscal Officer

Andy Rose, Administrator

Bridey Matheney, Esq., Legal Counsel

Deputy Chief Mike Biddell, Fire Department

Tim Brown, Service Director

Sean Supler, Recreation Department

1 CHAIRMAN DONDORFER: Good evening. I
2 would like to call to order the Concord
3 Township Board of Trustees meeting for
4 September 4th, 2024.

5 If you would please join me in the Pledge
6 of Allegiance.

7 (Pledge of Allegiance recited.)

8 CHAIRMAN DONDORFER: Okay, roll call,
9 please.

10 MR. PATRIARCA: Mrs. Lucci.

11 MRS. LUCCI: Present.

12 MR. PATRIARCA: Mr. McIntosh.

13 MR. MCINTOSH: Present.

14 MR. PATRIARCA: Mr. Dondorfer.

15 CHAIRMAN DONDORFER: Present.

16 Okay, moving into our approval of
17 minutes.

18 MRS. LUCCI: Mr. Chair, I move to approve
19 the August 5th, 2024 staff meeting minutes.

20 MR. MCINTOSH: I'll second.

21 CHAIRMAN DONDORFER: All in favor.

22 MRS. LUCCI: Aye.

23 MR. MCINTOSH: Aye.

24 CHAIRMAN DONDORFER: Aye.

25 MR. MCINTOSH: Mr. Chair, I'll move to

1 approve the August 7th 2024 regular Trustee
2 Meeting minutes.

3 MRS. LUCCI: I'll second.

4 CHAIRMAN DONDORFER: All in favor.

5 MRS. LUCCI: Aye.

6 MR. MCINTOSH: Aye.

7 CHAIRMAN DONDORFER: Aye.

8 Okay, moving into the next section of
9 business, our Elected Officials' Reports. And
10 starting us off this evening will be
11 Mr. Patriarca, our Fiscal Officer.

12 MR. PATRIARCA: Thank you, Mr. Dondorfer.

13 As of August 31st, 2024, we were
14 67 percent of the way through the calendar
15 year. The treasury balance for the 21 active
16 funds within the township treasury was
17 \$8.9 million. The treasury balance includes
18 approximately 372 -- 372,000 in funds set
19 aside for specific projects.

20 Year-to-date expenditures are currently
21 at 62 percent of the amount appropriated for
22 2024, while year-to-date revenue is at
23 96 percent of the annual budget. These
24 figures continue to keep Concord Township on
25 track and within the 2024 budget.

1 In addition, I responded to a handful of
2 emails, calls, and many, many impromptu
3 conversations over the holiday and the week
4 prior in regards to the sexennial reevaluation
5 notices that were sent out by the County
6 Auditor in regards to the real estate within
7 Lake County.

8 In response to that, the conversations we
9 had were a little bit more in-depth, a little
10 more personal. But as more of a broad strokes
11 recommendation, I strongly encourage all of
12 our residents to attend or watch on YouTube,
13 we're going to have a live feed to
14 Administrator Rose's second rendition of the
15 Understanding Your Taxes class, which is going
16 to be on September 10th. Mr. Rose is offering
17 two time slots, at 1:30 and 6:30 p.m.

18 I assume that's correct, Mr. Rose?

19 MR. ROSE: Yes, sir.

20 MR. PATRIARCA: Excellent.

21 This would be a perfect opportunity to
22 ask any specific questions you may have. I
23 believe Administrator Rose will clear up a
24 handful of common misconceptions on what
25 exactly the ramifications of that sexennial

1 reevaluation will be. So I strongly recommend
2 all of our residents to attend, or watch live,
3 or the replay of that Understanding Your Taxes
4 class, course, however we're going to term
5 that workshop.

6 If you have any additional questions in
7 regards to the taxes or township finances,
8 please do not hesitate to reach out to the
9 Fiscal Office directly by phone. My number is
10 (440) 354-7516.

11 And that concludes my report.

12 CHAIRMAN DONDORFER: Thank you,
13 Mr. Patriarca.

14 And moving into the Trustees' reports,
15 starting us off is Mrs. Lucci.

16 MRS. LUCCI: Thank you, Mr. Chairman.

17 I hope everyone enjoyed their Labor Day
18 weekend. Thank you to all the workers who
19 contribute to our thriving community. Your
20 dedication and hard work is really the
21 backbone of our society.

22 Welcome September, and all that comes
23 with that. We have a lot to look forward to
24 in the coming months.

25 People have asked me, also, about their

1 property reevaluation, and I am going to also
2 put a plug in to Andy's classes, to educate
3 you on questions that you have. You can also
4 reach out to us, the Auditor's Office. But
5 the presentation from Mr. Rose is very
6 informative, very easy to understand, and we
7 appreciate him taking the time to do that.

8 We've had some calls about new
9 development along Crile Road next to Key Bank
10 and the Waffle House. That will be Taco Bell.
11 We continue to wait for the ice cream and the
12 car wash, which we are hoping for sometime
13 this month, I think in September. So that's
14 coming up.

15 Thank you to the county for finishing up
16 their repair work on Ravenna Road. A few
17 residents did call to say that they didn't see
18 much notice on that scheduled work. We do try
19 to give everybody information on our website,
20 on the e-Grapevine, on signs.

21 So it really helps when people come to
22 the coffee hour, or they come to the meetings.
23 As people have come to our office hours, we
24 love that, and to our meetings, to get
25 information on what's going on in the

1 township. Thanks to the residents who did
2 call and have questions, and we were able to
3 talk and clear some of that up.

4 Since our last Trustee meeting, we did
5 participate in a monthly staff meeting. I did
6 join Andy and the group with the Coffee with
7 the Administrator. Thanks to everyone that
8 came out for that.

9 Our Service Department continues to be
10 busy. The parking lot looks great thanks to
11 our Service.

12 And as always, our Fire Department always
13 busy putting out fires on Route 90 on Labor
14 Day weekend. You know, we think about
15 enjoying our weekend and being off. And our
16 Fire Department is continuously working along
17 with law enforcement, and we are very grateful
18 that we have them keeping us safe here in
19 Concord Township.

20 Good luck to the children in school.
21 Another reminder to watch out for buses.

22 And with that, I hope everyone has a
23 great week, and please reach out if you ever
24 have any questions.

25 And that concludes my report.

1 CHAIRMAN DONDORFER: Thank you.

2 Mr. McIntosh.

3 MR. MCINTOSH: Thank you, Mr. Chairman.

4 I hope everyone had a great Labor Day
5 weekend. I want to give a big shout-out to
6 Mr. Supler and the Rec Department. We had
7 Community Day.

8 And we say this every year after what a
9 fantastic job the Rec Department does. But I
10 know -- staff brought their kids in. Their
11 own children get involved and do this because
12 they're so engaged in it. And I just -- it's
13 been a couple of years now since we didn't do
14 it in COVID, our first year as Trustees, and
15 we've done this now. And I look at the effort
16 they pour in, and I don't think the people in
17 Concord understand how hard this Rec
18 Department works, and how much energy they put
19 into it. You guys see it, right?

20 CHAIRMAN DONDORFER: Yeah.

21 MR. MCINTOSH: It's intense. So hats off
22 to them. Thank you. A big, big thank you to
23 them and their families, who all put their
24 heart and soul into this, and their energy.
25 So it's much appreciated by us, and everyone

1 in the community.

2 I had an interesting conversation with --
3 Rita McMahon and I, the JEDD administrator,
4 had a conversation with the owner of Quail
5 Hollow. So the Silverlode report did create
6 some conversation directly with the ownership.
7 We sort of bypassed the U.S.-based property
8 manager rep guy, whoever that is, talked
9 directly with the investment manager.

10 And so it was a very constructive
11 conversation. I don't know that I want anyone
12 to get their hopes up. Stuff is going to
13 happen. They are motivated. The report did
14 bring some needed attention to the state of
15 the property, and it was a very positive
16 dialogue.

17 So I feel great about the energy that the
18 JEDD has put into that, and I think the
19 investment in that report was well-founded and
20 it is producing results. So stay tuned to
21 that.

22 I've had a lot of questions about the
23 fire levy. I've had a couple of emails, and
24 some folks have asked me, why is it needed,
25 can you explain it? And also, on the back of

1 the property revaluation conversation, as
2 well, you know, those things are happening
3 together.

4 And I have talked with two people about
5 the revaluation, and I think there's a
6 point -- and again, I'm going to promote
7 Andy's tax class. I learned a lot about
8 property taxes since I became a Trustee. And
9 there's one person that teaches it to me, and
10 he's sitting right over there. He does a
11 great job.

12 But just because your property tax value
13 went up X percent does not mean that is what
14 your tax bill will go up. It is only going to
15 affect inside millage, and if that is
16 something that you don't understand, you
17 really should go to see Andy's class, because
18 it's not something I understood so many years
19 ago, and it's complicated. So there's a lot
20 to it, and you really should go and check it
21 out.

22 I worked with Stormwater and some
23 neighbors, there's a water issue, to try to
24 get something done.

25 I did have a conversation with a resident

1 about noise complaints, so talking about that.
2 I know at the staff meeting, Chief and Deputy
3 Chief reported that they got that grant, an
4 EMS grant for heart rate monitors, a
5 substantial dollar amount. We don't get those
6 grants every day, so that was a huge win.

7 And I know Chief just became a
8 grandfather, so congratulations to him.

9 And I'll close by saying, I put on social
10 media, but I had a chance to see Alec Dawson,
11 who is the son of Amy Dawson, on Monday. He
12 flew the C-5M, he's flying for the Air Force.
13 Energetic, great young man. It made me miss
14 his mother.

15 CHAIRMAN DONDORFER: Yeah.

16 MR. MCINTOSH: I love working with John.
17 It's great to have you here. But I walked
18 away from that conversation missing Amy a
19 little bit.

20 CHAIRMAN DONDORFER: For sure.

21 MR. MCINTOSH: It's hard to believe it's
22 coming up on two years. But it was great to
23 see him.

24 And it was really neat. He said he had
25 seen all the love on social media, and he made

1 a point to fly over Concord.

2 MRS. LUCCI: Twice.

3 MR. MCINTOSH: Twice, yeah. He told me
4 on Monday, he said, when I leave, I'm going to
5 try to -- I'm going over Concord again.

6 MR. ROSE: He did.

7 CHAIRMAN DONDORFER: Yeah, he did.

8 MR. ROSE: Yeah, he flew right over.

9 Low.

10 MRS. LUCCI: That was great.

11 CHAIRMAN DONDORFER: Pretty amazing.

12 MR. MCINTOSH: And that's a thing. I
13 mean, as an aviator, that's a fantastic piece
14 of -- that thing is huge.

15 CHAIRMAN DONDORFER: And a great tribute
16 to his mother, also, who we all miss.

17 MRS. LUCCI: Yeah.

18 MR. MCINTOSH: That concludes my report.

19 CHAIRMAN DONDORFER: Thank you.

20 I would also like to shout out some kudos
21 to Sean and our Rec Department. I did receive
22 several calls from residents applauding the
23 Community Days events and festivities, the
24 parade. I got some calls on the concert
25 series. Everybody was really complimenting

1 the Rec Department. So we appreciate all your
2 efforts there.

3 I did get a call from an HOA member on a
4 private property development in Concord. We
5 had talked about this before. They had a
6 situation regarding a dispute on an easement
7 and repairs to some roadway. I got a call
8 before the meeting today. He had indicated
9 that they came to an agreement with the
10 business that was involved in that easement,
11 and they're going to make their corrections to
12 the roadway, so I was happy to hear about
13 that.

14 You mentioned the energy being generated
15 on Quail Hollow. We still receive several
16 calls on that. As we all know, it's an
17 eyesore for Concord. We're hoping to get some
18 resolve with that property issue there.

19 I did have a call from another resident
20 regarding some retention pond maintenance
21 issues. I spoke with Mr. Brown about it.
22 They're working with the county and the
23 township on an easement issue to try to access
24 that, to dredge that. We'll keep monitoring
25 that. But I did talk to the resident, and I

1 had some lengthy conversation with him on
2 that.

3 Other than that, I did also receive some
4 calls regarding the fire levy on the ballot,
5 and some questions about the sexennial
6 revaluations for real estate properties and
7 trying to educate people. Everybody knows
8 Mr. Rose's class is very informative, and it
9 should clear any doubt up on how those dollars
10 come into play. So I would urge everybody to
11 watch that, if they have the ability to do
12 that, or attend.

13 And with that, that closes my remarks.
14 And we will move into the Departmental Reports
15 for the evening, starting off with Mr. Rose,
16 our Administrator.

17 MR. ROSE: Thank you, Mr. Dondorfer.

18 Members of the board, Mr. Patriarca,
19 members of the audience, good evening. I'm
20 going to start with the recent bid opening for
21 the water line project, and then I'll move
22 into the items for the agenda.

23 On August 30th, 2024, sealed bids were
24 opened for the Auburn and Girdled Road water
25 line project. We did receive six bids. The

1 bid results were as follows:

2 Trax Construction Company was \$1,361,928;
3 Mr. Excavator, Incorporated was \$1,615,106;
4 J.S. Bova Excavating, LLC was \$1,677,124;
5 SET, Incorporated was \$1,741,175; Rudzik
6 Excavating, Incorporated was \$1,799,518.76;
7 and the sixth bid was Eclipse Company, LLC at
8 \$2,074,363.

9 Our consulting engineer, CEC,
10 specifically Bob and Jeff, Jeff was here for
11 the bid opening. He did take the packages
12 back with him. He reviewed the packages
13 thoroughly. And then he provided
14 correspondence to the township recommending
15 that we enter into agreement with Trax
16 Construction, as they have a solid bid and
17 they were the lowest and best bid.

18 Moving on to items from the agenda,
19 obviously under Old Business is Resolution
20 2024-12, which is the Villas of Canterwood
21 RID. Item A is Resolution 2024-25, that's the
22 annual street light assessment. Item B is a
23 purchase order to Ascendance Trucks in the
24 amount of \$108,977. That's for a plow truck
25 body and plow package. And then Item C is a

1 purchase order for Trax Construction. That's
2 for the water line project I just read the
3 bids on. So Item C is a PO to Trax
4 Construction in the amount of \$1,361,928 for
5 the water line extension project. And Item C,
6 that is -- we received \$500,000 from the state
7 capital budget infrastructure piece that
8 Senator Cirino and Representative Callender
9 worked through, and we again thank them for
10 their help and support. And then the
11 remainder of that comes from the Lake County
12 Commissioners and the ARPA funding that they
13 have. So we thank the Commissioners, as well,
14 for helping us get this project underway.

15 Moving on to a few other things, this
16 Saturday, September 7th, is our annual Shred
17 Day. It's always very popular. The event
18 runs from 10:00 a.m. to noon. Residents may
19 drop off up to three copy paper size boxes,
20 but the boxes will not be returned. It's a
21 drop-and-go service. If you have any
22 questions, you can contact Town Hall at
23 (440) 354-7501. We'll be happy to answer your
24 questions about Shred Day. That's on
25 Saturday.

1 I don't know if anybody has heard, but
2 I'm going to be presenting an Understanding
3 Your Taxes class next week. Just a reminder,
4 it's on Tuesday, September 10th, and again on
5 Tuesday, September 17th. The afternoon
6 sessions begin at 1:30 in the afternoon. The
7 evening sessions begin at 6:30 p.m. They're
8 all at the Community Center.

9 And then the last thing I have is the
10 next Coffee with the Administrator is
11 scheduled for Thursday, September 26th.
12 That's at 9:00 a.m.

13 If anybody has any other questions,
14 please feel free to give me a call at Town
15 Hall.

16 Thank you. That concludes my report,
17 sir.

18 CHAIRMAN DONDORFER: Thank you.

19 Fire Department, I believe we have
20 Deputy Chief Biddell with us this evening to
21 give the report. Welcome.

22 DEPUTY CHIEF BIDDELL: Thank you.

23 Good evening, everybody. I'll just start
24 off, I'm filling in for Chief tonight. He's
25 welcoming his first grandchild.

1 MR. ROSE: Whoo-hoo!

2 DEPUTY CHIEF BIDDELL: So congratulations
3 to him and his family. Baby and mom are doing
4 well. So that's a good thing.

5 Total runs for August, we're at 340.
6 Year-to-date, that brings us to 2,196 as of
7 today. In comparison, we were at 2,004 last
8 year. Which we're kind of trending about
9 10 percent ahead of our call volume. 212
10 events of those were EMS runs; 128, non-EMS
11 runs. We had three fire events, two of which
12 were in Concord, a kitchen fire, a pool heater
13 structure fire, and then one fire outside of
14 Concord. Mutual aid was given 26 times. We
15 received mutual aid 14 times.

16 This month, we're in August, we had
17 43 percent, 148 calls going on where we were
18 overlapping. So 43 percent of the time we had
19 multiple vehicles on the road responding to
20 our emergency calls.

21 Fire prevention-wise, we did 45
22 inspections, two plan reviews, community
23 education events. We had another Red Cross
24 babysitter class. That was August 12th and
25 13th. We had nine students in for that.

1 August 15th, we were at Hershey
2 Montessori doing CPR class for their
3 employees.

4 We also had the opportunity in August to
5 go to Steven Douglas Corporation. We were
6 able to do a full fire drill with their
7 employees, and fire extinguisher training.

8 And we partnered with Painesville
9 Township Fire at the end of the month to
10 assist their non-teaching staff on fire
11 extinguisher education. We did nearly 100
12 employees there.

13 A reminder, upcoming class is
14 October 7th, Monday, October 7th, at 6:00, for
15 our CPR class. We have several residents
16 already signed up for that. We look forward
17 to seeing you. It's a great class. It's a
18 two- to three-hour class that brushes you up.

19 I know we talked with Mrs. Lucci before
20 the meeting about, hey, do you go over
21 infants? We do. And that's one of our
22 targets. We get first-time mom and dad, and
23 those first-time grandparents coming into a
24 class are pretty common. So if you're in one
25 of those situations or if you just want to

1 learn a little bit more about saving someone's
2 life, we encourage you to be there.

3 Wishing everyone a great start to the
4 school year. Please be safe, especially when
5 we're seeing the school children out there in
6 those school zones, and especially when the
7 school buses are in operation. And be safe.

8 Thank you.

9 CHAIRMAN DONDORFER: Thank you, Deputy
10 Chief.

11 Service Department, Mr. Brown.

12 MR. BROWN: Good evening, everyone.

13 CHAIRMAN DONDORFER: Good evening.

14 MR. MCINTOSH: Good evening.

15 MRS. LUCCI: Good evening.

16 MR. BROWN: The Service Department in the
17 month of August continued to make concrete
18 slab replacements in the Brightwood
19 Subdivision. Our concrete crews poured more
20 than 600 yards of concrete to date. The crack
21 seal crew finished up this year's crack
22 sealing of asphalt roadways. Our durapatch
23 repairs continue to move throughout the
24 township. The Service Department poured the
25 footers for the three new column bearings at

1 the cemetery. They will be installed by the
2 monument company tomorrow.

3 The 2024 road resurfacing projects are
4 wrapping out. Viewmount Drive and the parking
5 lots at Town Hall and the Community Center has
6 reserved a Reclamite asphalt rejuvenator.

7 Winchell Road culverts were installed the
8 week of 8/19, and the milling and depth
9 repairs took place along with the two-inch
10 intermediate asphalt course. Those are
11 scheduled to continue this week and into the
12 next couple of weeks. The chip and seal
13 surface course will likely be about a week out
14 or so.

15 Concord Township, with the assistance of
16 Lake County Stormwater Department, is working
17 on a drainage improvement project on
18 Grandridge Pointe. The project is progressing
19 well.

20 Another storm sewer project on Tewksbury
21 Lane will be starting up the week of 9/9.
22 This is a detention easement maintenance
23 project replacing an outlet storm line and
24 redefining the detention area to design
25 grades.

1 These projects are funded by Concord
2 Township stormwater funds.

3 The yard waste dropoff is now open at the
4 Service Department. The hours of operation
5 are 7:30 a.m. to 2:30 p.m., Monday through
6 Friday.

7 Our annual fall Brush Day Collection is
8 scheduled for Saturdays, October 5th and
9 October 19th, from 7:30 a.m. to 2:30 p.m.
10 Residents can drop off brush no larger than
11 four inches in diameter. No lumber, landscape
12 timbers, railroad ties, or stumps are
13 permitted. The yard waste dropoff will also
14 be open during these hours on these dates.

15 The Service Department encourages
16 residents with questions or concerns to
17 contact us at (440)350-3225, or by email at
18 concordtwp.com under Service Department.

19 That completes my report.

20 CHAIRMAN DONDORFER: Thank you,
21 Mr. Brown.

22 Okay, Zoning Department. Giving
23 Ms. Freeman's report this evening will be
24 Mr. Rose.

25 MR. ROSE: Thank you, Mr. Dondorfer,

1 members of the board.

2 The Zoning Department report for August,
3 during the month of August, the Zoning
4 Department staff processed 32 zoning permit
5 applications. Some of the highlights, ten
6 accessory buildings, six fences, five pools,
7 four decks. Two commercial buildings, Taco
8 Bell, that's being built on Crile Road right
9 now, and Outside Design Custom Pools & Spas
10 will be going in on Ravenna Road just north of
11 where Old Stone School is. They'll be going
12 there.

13 Out busy performing inspections.
14 Completed 114 property inspections, issued 38
15 certificates of compliance, opened up 16 new
16 investigations about potential zoning
17 violations.

18 And then the Zoning staff would like me
19 to remind everyone, I hate to say it, summer
20 is coming to a close, because that makes me
21 sad. But as we start working our way towards
22 fall, people start pulling out the boats and
23 campers and stashing them back on their
24 residential property. Please be mindful that
25 if you plan to store your recreational

1 vehicles on your property, there are rules.
2 They have to be on an improved surface, they
3 have to be behind the minimum building
4 setback, and they've got to be screened with
5 fencing from adjacent properties or
6 vegetation.

7 So if you're going to stash your boat or
8 RV and you're not quite sure, please call the
9 Zoning Office, talk to the Zoning Inspector,
10 (440) 354-7506.

11 And that concludes the Zoning
12 Department's report, sir. Thank you.

13 CHAIRMAN DONDORFER: Thank you.

14 Moving on to the Recreation Department,
15 Sean Supler, our Director.

16 Good evening.

17 MR. SUPLER: Good evening, everyone.
18 Good evening.

19 I just want to start off by thanking all
20 of you for the kind words about the Community
21 Day event that we had on August 10th, for all
22 your support, and everything that you do for
23 us in the Recreation Department. So we thank
24 you very much for that.

25 To all of our sponsors that we had to

1 make that event super successful, we can't
2 thank them enough. Our newly printed
3 Grapevine that should be released here
4 shortly, if you haven't gotten it yet, it
5 lists all of our sponsors in there, making
6 sure we get them out as much as possible.
7 Also social media, as well. So we thank our
8 sponsors for everything that they contributed
9 to us and the event.

10 To the Fire Department and Sheriff's
11 Office for keeping the community safe,
12 especially in regards to the fireworks, which
13 is always, you know, a key point for them.
14 Also those departments for participating in
15 the parade, and for the Fire Department and
16 their staff for running the wonderful pancake
17 breakfast at the new fire station this year.

18 To Tim Brown and the Service Department
19 and his guys for all the work that they did
20 leading up to the event, and the day of, which
21 is a very long event for those guys, as well.
22 So I appreciate everything that they did for
23 us.

24 And then lastly, to the Recreation
25 Department staff, Susie and Rachel, for the

1 countless hours of work that they put in to
2 make that event run very successful and
3 smoothly this year, as well as our volunteers,
4 and facility attendants, and anyone else that
5 worked for us that day. It's a long day for
6 us, and we appreciate all the help we can get.
7 So thank you very much to all of those people,
8 as well.

9 The other event I wanted to point out, we
10 had our Senior Citizen Appreciation event.
11 That was last Wednesday. We had over 75
12 seniors come through the Community Center that
13 day. We had roughly 15 vendors present there
14 who were passing goodies, pamphlets for their
15 businesses, all that kind of stuff.

16 And for the second year in a row,
17 University Hospitals partnered up with a local
18 farm, and they handed out massive tote bags
19 full of fresh vegetables, and produce, and
20 giant melons, all that kind of stuff, that
21 they gave out to every senior that came. So
22 it was just a great partnership that we have
23 with UH, so thank you to them.

24 The Fire Department was also there doing
25 blood pressure checks and, you know, just

1 making sure everyone was safe there, too. So
2 thank you to them for participating in that
3 event.

4 Some of our upcoming events. Today we
5 had an Alzheimer's Association presentation
6 for our 55+ Group.

7 On September 18th, Sounds of Life Hearing
8 is doing a presentation on the importance of
9 taking care of their hearing. That business,
10 which is a Concord business, is also running a
11 hearing clinic on September 26th, that is from
12 11:00 to 2:00, where seniors can call and make
13 appointments, and have their hearing checked,
14 and hearing aids cleaned, and some other
15 services, as well. So that's a partnership
16 that we're working on with that local
17 business.

18 September 25th is fall cleanup Bingo for
19 the 55+. And then a new program, an
20 organization that's working their way out
21 through Lake County through grants is every
22 Thursday, from Thursday, September 26th, to
23 October 31st, with Fairhill Partners, is
24 Chronic Disease Self-Management. That runs
25 every Thursday from 9:30 to 12:00. People can

1 sign up for that free program to learn all
2 about that.

3 Some of our youth classes coming up, we
4 have our Rookie Sports soccer program for
5 three- to five-year-olds. That starts
6 September 10th and goes to October 8th. We
7 have two sessions, at 5:30 and 6:30. We
8 currently have over 30 kids signed up for that
9 program. So Rookie Sports continues to do
10 very well, and we'll be doing two basketball
11 programs in the fall and winter with them, as
12 well.

13 We have kids' dance classes starting
14 Thursday evenings. That begins
15 September 19th.

16 Some of our adult classes, we have Intro
17 to Pickleball starting this coming Saturday,
18 the 7th, from 11:00 to 12:00 p.m., 11:00 a.m.
19 to 12:00 p.m.

20 We have gentle yoga and chair yoga on
21 Tuesday and Thursday mornings starting up.
22 Yoga Pilates Fusion on Wednesday evenings.
23 Another yoga class on Monday nights.

24 I don't think anyone has talked about
25 this yet here, but there's a class called

1 Understanding Your Taxes with Andy Rose. It's
2 September 10th from 1:30 to 2:30, and 6:30 to
3 7:30, and also September 17th.

4 We are going to be doing our Candidates
5 Forum with League of Women Voters. That will
6 be on Thursday, October 3rd, at 6:00 p.m., at
7 the Community Center. So that will be -- all
8 of our local candidates up for positions will
9 be there. You know, they do a great job of
10 putting that event on for us, so we look
11 forward to having them there.

12 Our adaptive special needs Halloween
13 dance is Friday, October 25th, from 6:00 to
14 7:30 at the Community Center. And then our
15 main event for the community is Saturday,
16 October 26th, and that's our Fall Fest. And
17 we'll do doing that this year at the new fire
18 station from 10:00 to 11:30, and we'll have a
19 lot more information on that as we get a
20 little bit closer.

21 Old Stone School is hosting a Friday
22 Night Lights event on September 13th, from
23 7:00 to 8:30.

24 And an Active Seniors Who Lunch hike on
25 September 27th from 12:00 to 1:30. That's

1 with Dan Maxson. And if you haven't checked
2 out his latest project, which is his storybook
3 walk, which is a story around the community
4 gardens, we suggest you do that. And there
5 will be a new story. I believe he's releasing
6 a new one right around Halloween.

7 And lastly, you should receive your
8 fall/winter Grapevine, the printed one, that
9 covers basically from September through
10 February. That is being mailed out currently,
11 so you should get that shortly, if you have
12 not already. If you don't get one, let us
13 know and we'll be sure to get you one. We
14 hope everyone enjoys that. A lot of hard
15 work. Especially programming over six months
16 out for programs can be challenging, but we
17 were able to get that done.

18 Please continue to sign up for the
19 e-Grapevine. Visit the website,
20 concordtwp.com, or call the Recreation
21 Department if you have any questions or need
22 anything else at (440) 639-4650.

23 Thank you.

24 CHAIRMAN DONDORFER: Thank you, Sean. We
25 appreciate your report.

1 Our Sheriff's Office report, I spoke with
2 Captain Paterson today. They are not here
3 this evening due to the fact that their IT
4 issue surrounding NIBRS reporting and getting
5 their stats, they had some complications and
6 they're working on it, so they didn't have the
7 stats. But he did indicate to me that during
8 this past month, that one of the major
9 incidents was, they had several B&Es to
10 vehicles on Martinique and that development
11 over on the northwest quadrant of Concord
12 Township along 84.

13 They developed a suspect from video, from
14 the use of debit and credit cards, and they
15 identified him, and issued a warrant for his
16 arrest. So hopefully, they'll pick him up.
17 But they're going to do some additional
18 reporting next month.

19 MR. ROSE: Good.

20 CHAIRMAN DONDORFER: Okay. So moving on
21 to our audience portion of the meeting. If
22 you would like to come up to the lecturn, you
23 can speak. And state your name and address
24 for the record, please.

25 Okay, I think everybody has already

1 spoken.

2 We will move into Old Business. And that
3 is a vote.

4 MRS. LUCCI: Mr. Chair, I move to approve
5 Resolution 2024-12, creating the Villas of
6 Canterwood Incentive District and declaring
7 improvements to parcels within the district to
8 be a public purpose and exempt from taxation
9 as provided in Section 5709.73 of the Ohio
10 Revised Code and related authorizations.

11 MR. MCINTOSH: And I will second.

12 CHAIRMAN DONDORFER: Okay, discussion?
13 Anyone want to start?

14 MRS. LUCCI: So I appreciate everyone
15 here, with your feedback. And of course, our
16 collaboration with the schools is very
17 important to us, as well.

18 I voted with the Ivy Ridge RID, in favor
19 of it, because I feel it is a funding
20 mechanism that we can take advantage of with
21 the township, because we have limited
22 opportunities for other funding mechanisms.
23 We not only have to think about children, we
24 have to think about seniors, too.

25 You talked about inflation. You talked

1 about increased spending. That's something
2 that is very on the forefront with us, as
3 well. And to have funding that we can
4 allocate to certain projects, as important as
5 the fire station is for us, to me, is
6 extremely important. Fire apparatus, we know
7 that the costs are just through the roof for
8 all that. We get, you know -- and to have
9 funding available for that, so that we can
10 maybe have contingency funding for when we
11 have a road collapse, or we get emails every
12 day from folks that want bike paths, that want
13 the playground equipment taken care of, that
14 their roads are not on the road list to repair
15 for five years, and you know, they need
16 something fixed.

17 So we have many different issues in our
18 township that we need to worry about other
19 than -- not that schools are not the most
20 important. But again, we have a lot of other
21 things to take care of, and I feel that this
22 is a funding mechanism that we are -- that ORC
23 recognizes, and is not taking away from the
24 school's budget to the point where it is
25 detrimental.

1 CHAIRMAN DONDORFER: So I would like to
2 start off by saying that I have the utmost
3 respect for Mr. Platko, Mr. Wade, worked
4 together for a long time, worked with the
5 schools, we've done a lot of good stuff
6 together.

7 This, I think, definitely was something
8 that we all struggled with. I'm sure -- I
9 mean, I've gone to bed thinking about, is this
10 the right decision. I'm sure my colleagues
11 have, also.

12 It's a tough time right now. You know,
13 both of my girls were in the Mentor School
14 District. They did well there. But, you
15 know, when you look at where we are at
16 community-wise, we have an obligation -- we
17 field the calls both sides of the coin here,
18 for and against the RID. But overwhelmingly,
19 a common theme from many of the residents was,
20 you know, the board needs to look at other
21 financial streams of revenue to fund the
22 township operations outside of additional
23 taxing burden on the residents. And I
24 understand that. I mean, it's tough.

25 You know, you've got these sexennial

1 evaluations. But, you know, I'm a firm
2 believer that, yes, strong schools are
3 definitely a sign of -- go together with a
4 strong community, and community health, as
5 well as the services that that community
6 provides.

7 And, you know, safety is huge. And I've
8 been in the industry 32 years now. I've never
9 seen it so fragile as it is now. I mean, if
10 we don't have the ability to maintain, you
11 know, capital improvements such as stations to
12 maintain the health and wellness of our first
13 responders, equipment that they need to
14 function, that is detrimental to the health
15 and wellness of the community, and most
16 definitely will impact the property values of
17 the people that live here.

18 And once we start down that road where
19 we're not able to provide those services
20 adequately, and the stress is kept on the few
21 that are here, there's a domino effect. We
22 see it now across major cities and into some
23 of the suburbs where, you know, first
24 responders are leaving certain communities,
25 going to other communities. And in a time

1 where recruitment and retention is imperative,
2 it's important.

3 And again, this is not due to budgetary
4 shortfalls. I mean, I think Mr. Patriarca can
5 attest, the cost of equipment has gone up at
6 least 20 percent on apparatus, equipment,
7 safety equipment. We're not even talking
8 about personnel here. That's why we have a
9 fire levy that we're putting on in the fall
10 behind, you know, a sexennial reevaluation,
11 because there's a need, we have pass-through
12 costs that we've had to, you know, deal with
13 since -- you know, 18 percent increases in law
14 enforcement, increases in fire. But it's
15 important, because it directly affects the
16 health and well-being of a community. And
17 it's not easy, I know. But I struggled with
18 it.

19 But, you know, the schools and
20 definitely, you know, safety, and other
21 services that the township provides, they have
22 to be maintained. And we have a duty and
23 obligation, as stewards of the township, to
24 make sure that we can do what we can to
25 adequately provide the necessary services for

1 our residents.

2 You know, and I sympathize with what you
3 said. I mean, I do. I see both sides of it.
4 It's a challenge. I mean, schools definitely
5 have a direct impact on the community, as does
6 safety and other services. And they all go to
7 the health and wellness of the community. And
8 once those start to -- you can't support them,
9 I mean, the domino effect is not good.

10 MR. MCINTOSH: I want to echo the
11 sentiments of my colleagues. Making these
12 decisions is always tough. When you decide
13 to run for public office and take on the
14 responsibility of a community, those
15 challenges -- those decisions, some of them
16 we're going to vote on some POs tonight, those
17 are the easy decisions. And things like this
18 get more challenging. Placing legislation on
19 the ballot that does something like this, or
20 asking taxpayers for funding for fire stations
21 or levies for operations, those are the hard
22 decisions. So I don't believe I took this
23 decision lightly.

24 To address a couple of comments, first,
25 this doesn't -- the money that the RID will

1 collect is inside the millage. It doesn't
2 change voted millage. So for the people that
3 voted for levies, those levies -- it's just
4 like our safety levy, that it goes in, it's
5 collecting a certain amount of money, the more
6 people come in, the effective millage drops
7 and the dollar amount changes. The RID
8 doesn't affect those dollars. So the will of
9 the voters is not being misdirected here.
10 It's inside millage, and it's growth. It's
11 inside millage that we're all seeing an
12 increase on this year, as well, through the
13 property revaluation. So I wanted to make
14 that point.

15 This is something that the state
16 legislature at one point decided townships
17 ought to have the authority to do. So I would
18 dispute that it's a loophole. It's something
19 that the legislature expressly empowered
20 townships to do. So I took that into some of
21 my consideration.

22 And I certainly do have empathy for all
23 of us. I spend a lot of time working with
24 every community here. When I sat on the
25 ad hoc committee for the local government

1 fund, talked to Metroparks, you know, had some
2 of the similar conversations, the other
3 communities that had it. Everybody is dealing
4 with inflation. Everybody is dealing with the
5 crunch on dollars. And so I didn't look at
6 this decision without empathy for that
7 situation.

8 I do look at it from the standpoint that
9 it's a -- it was mentioned that these are low
10 percentages for the school's budget. So I
11 think that's something that definitely I took
12 into consideration when I thought about, you
13 know, the meaningfulness of what this does for
14 our budgets, and the contrast and perspective.

15 And again, I go back, the state
16 legislature decided townships -- we're a
17 township. We don't collect income tax. We do
18 have a JEDD. Right now, we're keeping a lot
19 of things afloat for that. And it was
20 designed to be something that was more of a
21 non-recurrent aspect of our budget, and yet
22 here we are, using it operationally.

23 Ever since I became a Trustee, taxes and
24 fiscal responsibility within the community has
25 been an issue. It was an issue when I was on

1 the ballot in 2019. It was an issue the next
2 year in 2020 when we brought that decision
3 back to the voters and were able to get the
4 legislation for the fire station -- the levy
5 passed. We decided to ask for less money than
6 the previous board did.

7 I would also like to clarify that the
8 redesign didn't really save money. The
9 project cost stayed the same. We decided to
10 ask for less. And in my view, it was a
11 mistake, because inflation bit, and it bit us
12 hard. We are still paying a price for that,
13 and that project has stalled as a result, and
14 we're bid in our position because we were
15 trying to be too empathetic to the will of the
16 community and not taking the big picture and
17 our responsibility, and looking at the picture
18 big, and that's what we do here.

19 It's not that I have an ill will to the
20 school. I don't. I want to have a
21 cooperative and constructive relationship, but
22 when we have residents in the community
23 screaming at us for fiscal responsibility, and
24 why are you always coming to us, as I said the
25 last time when we voted on this, I felt it's

1 our responsibility as elected officials for
2 this community to do the best for our
3 community, and if we have tools available to
4 us, and we don't look at them, and we don't
5 look to use them, I think that we're failing
6 to do our job.

7 And I realize that some people are going
8 to look at that and say we're not being fair
9 to the schools. And I can respect that
10 argument. I can respect that opinion. And if
11 I was on the other side of the table, I might
12 feel the same way.

13 But we have the legal authority to do it.
14 It's something that I feel is necessary, and I
15 think right now it's something that -- it's an
16 incremental impact to us, it's going to
17 incrementally come up and down, and it's ten
18 years. Concord has been doing TIFs for a
19 decade, at least.

20 MR. ROSE: Since '12, at least.

21 MR. MCINTOSH: And our business districts
22 have been doing them for a while. So this is
23 not a -- this is just a tool we can use in the
24 residential.

25 I certainly think, as we evaluate the

1 ability to do this more -- and we kind of
2 popped this on the school districts this
3 year -- but I'm definitely open to
4 conversations as more developments are being
5 constructed.

6 These particular developments are very
7 targeted towards residences that are very
8 unlikely to have very many children, so I also
9 did take that into some consideration in how I
10 feel about this.

11 So again, we committed to this process,
12 and I think it's the right thing to do. And
13 like I said, those decisions are never --
14 they're not easy ones. And sometimes you just
15 have to have the courage of our conviction.

16 CHAIRMAN DONDORFER: Roll call vote.

17 MR. PATRIARCA: Mrs. Lucci.

18 MRS. LUCCI: Yes.

19 MR. PATRIARCA: Mr. McIntosh.

20 MR. MCINTOSH: Yes.

21 MR. PATRIARCA: Mr. Dondorfer.

22 CHAIRMAN DONDORFER: Yes.

23 Okay, now we will move into the New
24 Business for the evening, and there are
25 several votes in New Business.

1 MR. MCINTOSH: Mr. Chairman, I move to
2 approve Resolution 2024-25, the street
3 lighting assessment.

4 MRS. LUCCI: I second.

5 CHAIRMAN DONDORFER: All in favor.

6 MRS. LUCCI: Aye.

7 MR. MCINTOSH: Aye.

8 CHAIRMAN DONDORFER: Aye.

9 MRS. LUCCI: Mr. Chair, I move to approve
10 the purchase order to Ascendance Trucks in the
11 amount of 108,977 for plow truck body and plow
12 package.

13 MR. MCINTOSH: Second.

14 CHAIRMAN DONDORFER: All in favor.

15 MRS. LUCCI: Aye.

16 MR. MCINTOSH: Aye.

17 CHAIRMAN DONDORFER: Aye.

18 MR. MCINTOSH: Mr. Chairman, I move to
19 approve a PO to Trax Construction Company in
20 the amount of \$1,361,928 for water main
21 extension project.

22 MRS. LUCCI: I'll second.

23 CHAIRMAN DONDORFER: All in favor.

24 MR. MCINTOSH: I would like to --

25 MR. ROSE: This is big.

1 MR. MCINTOSH: Yeah. I would like to
2 thank Senator Cirino's office for coming
3 through. I know we were not able to do this
4 project because we had to reappropriate our
5 ARPA dollars to the safety forces budget this
6 year, and his office came through with our
7 match that allowed it.

8 I would also like to thank the County
9 Commissioners, because they're paying for the
10 larger portion of it with their ARPA dollars.

11 So ARPA was something that was
12 controversial. I know some people felt it was
13 government over-spend. But again, I look back
14 at our position for Concord tax dollars, and
15 if we didn't responsibly spend that --

16 CHAIRMAN DONDORFER: Right.

17 MR. MCINTOSH: -- I think we would be
18 misrepresenting our taxpayers, because we're
19 all going to end up paying that tax bill.

20 So I am very appreciative of the amount
21 of cooperative government that went into
22 getting this project done. And I know it's
23 something that we wouldn't have had the
24 opportunity to do if it weren't for this
25 money, because where are we getting

1 \$1.3 million to put infrastructure in for
2 relatively lower count of homes, which is why
3 they don't have it. So meaningful project,
4 and thank you to other elected officials for
5 their support.

6 MRS. LUCCI: I agree. Thank you to
7 Commissioners, Senator Cirino. I am very
8 happy for the residents that fought really
9 hard.

10 We still have residents that don't have
11 great water. And we can't take care of
12 everyone right now, but we're at least able,
13 with the help, and this money, to take care of
14 this group. And so we're extremely happy for
15 that.

16 CHAIRMAN DONDORFER: It's another
17 circumstance, you know, it's an example of the
18 fact that, you know, we had appropriated that
19 money for that project, and we had to divert
20 it just so we didn't lose first responders
21 here. It was sort of a Band-Aid for us, and
22 it didn't make them happy. But we gave them a
23 commitment that we would work diligently to
24 try to bring some money in to get that project
25 done. And thank you to Senator Cirino and the

1 county for that, and all the work Andy did
2 along the way. Thank you.

3 All in favor.

4 MRS. LUCCI: Aye.

5 MR. MCINTOSH: Aye.

6 CHAIRMAN DONDORFER: Aye.

7 MRS. LUCCI: Mr. Chair, I move to approve
8 the fire department approval of conditional
9 offer of employment to John Bateman as a
10 part-time regular Firefighter/EMT-Basic
11 pending background check and physical.

12 MR. MCINTOSH: Second.

13 CHAIRMAN DONDORFER: All in favor.

14 MR. MCINTOSH: Aye.

15 CHAIRMAN DONDORFER: Aye.

16 MRS. LUCCI: Aye.

17 MR. MCINTOSH: Mr. Chairman, move to
18 approve the conditional offer of employment to
19 Jake Green as a part-time regular Firefighter
20 Basic pending background check and physical.

21 MRS. LUCCI: Second.

22 CHAIRMAN DONDORFER: All in favor.

23 MR. MCINTOSH: Aye.

24 CHAIRMAN DONDORFER: Aye.

25 MRS. LUCCI: Aye.

1 Mr. Chair, I move to approve the fire
2 department's conditional offer of employment
3 to Stuart Horvath as a part-time regular
4 Firefighter/EMT-Basic pending background check
5 and physical.

6 MR. MCINTOSH: Second.

7 CHAIRMAN DONDORFER: All in favor.

8 MRS. LUCCI: Aye.

9 MR. MCINTOSH: Aye.

10 CHAIRMAN DONDORFER: Aye.

11 MR. MCINTOSH: Mr. Chair, I move to
12 approve the promotion of William Laganke to
13 the position of part-time Firefighter
14 effective September 1st, 2024.

15 MRS. LUCCI: I'll second.

16 CHAIRMAN DONDORFER: All in favor.

17 MRS. LUCCI: Aye.

18 MR. MCINTOSH: Aye.

19 CHAIRMAN DONDORFER: Aye.

20 We had some items that were voted on at
21 the August 26th, 2024 staff meeting. That was
22 Mrs. Lucci made a motion to change the first
23 meeting of each month to a 5:00 p.m. start
24 time, with office hours starting at 4:00 p.m.,
25 beginning in October. Mr. Dondorfer seconded.

1 Vote three yeas.

2 And moving into Future Meetings &
3 Announcements, Mr. Patriarca.

4 MR. PATRIARCA: On September 7th, from
5 10:00 a.m. until noon, Shred Day right here on
6 Town Hall campus.

7 September 11 at 7:00 p.m., BZA meeting
8 here at Town Hall.

9 September 13th at 8:00 a.m., JEDD meeting
10 here at Town Hall.

11 September 18th, from 6:30 to 7:30,
12 Trustee office hours in the conference room,
13 immediately followed at 7:30 p.m. by the
14 Trustee Meeting at Town Hall.

15 Of course, I must also plug again, one
16 more time, Understanding Your Taxes class,
17 September 10th and 17th, afternoon sessions at
18 1:30, evening sessions at 6:30. I know we've
19 said it upwards of ten times this evening, but
20 it is a very important topic, and I think that
21 Mr. McIntosh expressing the difficulty of
22 understanding those -- details of, you know,
23 that tax bill, that one simple statement, and
24 the effects that it has, and it trickles down
25 on the community, is worth at least

1 understanding for each resident. So I know
2 it seems a little redundant, but it's an
3 important topic that I think goes in one ear
4 and out the other for 99 percent of us.

5 MR. MCINTOSH: I'm still asking questions
6 five years later.

7 MR. PATRIARCA: Exactly. And so
8 September 10th and 17th.

9 CHAIRMAN DONDORFER: Thanks, John.

10 And that concludes our Trustee Meeting
11 for this evening. Good evening, Concord
12 Township. Good night.

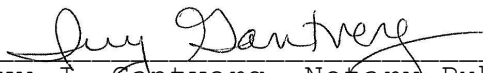
13 (Whereupon, the meeting was adjourned at
14 8:18 p.m.)

1 CERTIFICATE

2 State of Ohio,)
3 County of Cuyahoga.) SS:

4
5 I, Ivy J. Gantverg, Registered Professional
6 Reporter and Notary Public in and for the State of
7 Ohio, duly commissioned and qualified, do hereby
8 certify that the foregoing is a true, correct and
9 complete transcript of my stenotype notes which were
10 taken at the time and place in the foregoing caption
11 specified.

12 I do further certify that I am not a relative
13 or counsel of either party, or otherwise interested
14 in the event of this action.

15
16
17 
18 Ivy J. Gantverg, Notary Public
19 in and for the State of Ohio,
20 Registered Professional Reporter.
21 My Commission Expires November 5, 2028.
22
23
24
25



CHAIRMAN DONDORFER: [44] 2/1 2/8 2/15 2/21 2/24 3/4 3/7 5/12 8/1 8/20 11/15 11/20 12/7 12/11 12/15 12/19 17/18 20/9 20/13 22/20 24/13 30/24 31/20 32/12 34/1 42/16 42/22 43/5 43/8 43/14 43/17 43/23 44/16 45/16 46/6 46/13 46/15 46/22 46/24 47/7 47/10 47/16 47/19 49/9
DEPUTY CHIEF BIDDELL: [2] 17/22 18/2
MR. BROWN: [2] 20/12 20/16
MR. MCINTOSH: [35] 2/13 2/20 2/23 2/25 3/6 8/3 8/21 11/16 11/21 12/3 12/12 12/18 20/14 32/11 37/10 41/21 42/20 43/1 43/7 43/13 43/16 43/18 43/24 44/1 44/17 46/5 46/12 46/14 46/17 46/23 47/6 47/9 47/11 47/18 49/5
MR. PATRIARCA: [10] 2/10 2/12 2/14 3/12 4/20 42/17 42/19 42/21 48/4 49/7
MR. ROSE: [9] 4/19 12/6 12/8 14/17 18/1 22/25 31/19 41/20 43/25
MR. SUPLER: [1] 24/17
MRS. LUCCI: [27] 2/11 2/18 2/22 3/3 3/5 5/16 12/2 12/10 12/17 20/15 32/4 32/14 42/18 43/4 43/6 43/9 43/15 43/22 45/6 46/4 46/7 46/16 46/21 46/25 47/8 47/15 47/17
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2024-25 [2] 15/21 43/2
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212 [1] 18/9
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