

# RECORD OF PROCEEDINGS

## CONCORD TOWNSHIP BOARD OF TRUSTEES

**Call to Order**

The Concord Township Board of Trustees met in regular session on Wednesday, April 26, 2017 at the Concord Township Administrative Building. Chairman Bart Johnson called the meeting to order at 7:05 p.m. In attendance were Trustees Bart Johnson and Joe Garrett.

**Public Input**

Andy Miller, Superintendent of Buckeye Valley School District, was present to update the Trustees on the new elementary school project in Bellpoint. The bid has been submitted for subcontractors, and the School Board will vote within 2-3 weeks to approve bids. The site is a little behind due to water and rock issues, but should go well once they start the project. Mr. Miller requested the Trustees consider waiving the zoning application fees of ~\$10,000+ for the school district. Mr. Garrett moved and Mr. Johnson seconded to waive the zoning application fees for new Buckeye Valley West Elementary School. Vote: Garrett-yes, Johnson-yes. Zoning inspector Ric Irvine noted the project still has to go through the zoning approval process, and Fire Chief Cooper had concerns with the water pressure and driveway loop at the site.

Tom Hart, with Isaac, Wiles, Burkholder, and Teetor, spoke to the Trustees about zoning and real estate issues in townships. Discussion included: Ohio Planning and Zoning Laws, comprehensive plan reflected in zoning code, development density and aesthetics, negotiation with developers, authority of elected officials, tax burdens, and traffic. The bottom line was what is best for the health, safety, and wellness of the community in general.

Lori Kannally from the Delaware General Health District shared upcoming events: Senior citizen community health event, and county risk behavior survey results of teens from grades 6-12. Details are available on their website [www.delawarehealth.org](http://www.delawarehealth.org).

Doug Reidel, representing the Delaware County Engineer's Office, discussed the ADA curb ramp replacements that need to be completed before the annual road improvements. After discussion, Mr. Johnson moved and Mr. Garrett seconded to adopt Resolution #042617-1 to enter into agreement with Cyrus Construction to repair and replace ADA curb ramps, and to authorize the Fiscal Officer to issue a purchase order to Cyrus Construction in the amount of \$49,350.00 for ADA ramp replacements, pending contract review by the Prosecutor's office. Upon roll call vote: Garrett-yes, Johnson-yes. In addition, Mr. Garrett moved and Mr. Johnson seconded to allow any of the Concord Township Trustees to sign the contract on behalf of the Board of trustees once approved by the Prosecutor's office. Vote: Garrett-yes, Johnson-yes.

Mr. Reidel noted the 2017 road improvement low bidder was The Shelly Company, and the pre-construction meeting will be May 4th. Mr. Johnson moved and Mr. Garrett seconded to approve entering into contract with The Shelly Company for the Delaware County 2017 road improvement program, for \$258,087.56. Vote: Garrett-yes, Johnson-yes. Roads to be improved include: Archer Lane, Blarney Stone Way, Calhoun Road, Canterbury Circle, Cape Court, Cancel Gate Drive, Fairlane Drive, Concord Bend, Golden Way, Irish Hills Drive, Rutherford Road, Sundown, Treelake, and Campbell Lane.

Grading and patching estimates were also presented from the Delaware County engineer's Office, as requested by the Trustees, for Merchant, Freshwater, and Bean Oller Roads. Mr. Johnson moved and Mr. Garrett seconded to enter into contract with the Delaware County Engineer's Office for grader and patch repairs per the supplied estimate at a cost of \$21,182.28. Vote: Garrett-yes, Johnson-yes.

**Old Business**

Steve Locker and Taylor Cruze of Locker Soccer discussed use of Concord Park with the Trustees. The teams need to use the fields to finish their seasons, through mid May. They currently use the fields every day for training and/or games. The Trustees plan to propose field rental fees along with "sweat equity" for future use of the fields, including, field leveling, seeding, fertilizing, aeration, setup, and lining of fields. Three fields would be

## CONCORD TOWNSHIP BOARD OF TRUSTEES

Held

April 26, 2017

Page 2 of 3

maintained by Locker Soccer, with Locker Soccer having exclusive use of two. Holding an instructional program and/or camp was also mentioned.

**New Business**

Notice of Recommendation of Conditional Approval was received from the Concord Township Zoning Commission for a Manley Road project rezoning and development plan application #ZC032017, submitted by Epcon Communities. The Trustees will hear the zoning application on Wednesday, May 24, 2017 at 6:00 p.m. at the Concord Township Community Building, 6385 Home Road, Delaware, OH 43015. Development concerns include additional landscaping between development and resident properties, additional lots, traffic and road study, secondary fire access, and walking paths.

Mr. Garrett discussed how to ensure maintenance of walking and multi-use paths in developments by homeowner's associations.

The Trustees mentioned having shared use of equipment with other entities.

It was noted the soil has settled near the Campbell Lane curb repair and needs addressed.

**Zoning Department**

Zoning Inspector Ric Irvine issued permits for four houses, three decks, and a pool to date for April.

The Clarkshaw Moors Phase I (M/I section) has been approved and the \$200,000 payment made for road improvements. The Trustees would like to wait until 2018 to apply for 2019 OPWC grant funds for the road improvements.

**Road, Maintenance, and Fire Departments**

Mr. Johnson moved and Mr. Garrett seconded to approve a quote of \$3,023.00 from Garber Connect for additional cabling for finishing the camera system connection point and recording system at the new fire station. Vote: Garrett-yes, Johnson-yes.

Fire Chief Cooper presented a quote for a Stryker EMS cot system for \$44,709.30 for use against the 2017 BWC grant received by the fire department. The township would be responsible for 33% of the cost. Mr. Garrett moved and Mr. Johnson seconded to approve purchase of the Stryker EMS cot system for \$44,709.30, to be reimbursed \$30,139.00 by the BWC grant. Vote: Garrett-yes, Johnson-yes.

It was noted the new maintenance department mower arrived.

Frontier phone system, phone service, and Time Warner service were all ordered for the new fire station.

Verizon met with Mr. Cooper on April 20 about locations for a new cell tower.

Fire station construction update: dryer vent was finally approved, electric service is on, still having issues with stone exterior, and the aeration system can be turned on now.

Discussion was held about multiple groups holding 5k races at Concord Park. Mr. Garrett moved and Mr. Johnson seconded to approve the Sunday, May 14, 2017 5k race, for a fee of \$250, with the group providing liability insurance with Concord Township named as a certificate holder, and all parking near the baseball fields. Vote: Garrett-yes, Johnson-yes.

Chief Cooper noted the old fire engine originally sold on Govdeals.com will now be shipped to Belize.

**Correspondence**

Permitted uses were discussed for the B-3 property at Moore and Dublin Roads.

A letter was received from Ohio Township Association about deceptive marketing practices of CompManagement.

A dedication ceremony invitation was received from Habitat for Humanity for their 59th home built in Delaware on May 6.

A thank you note was received from Ohio Insurance Services Agency.

Discussion was held on aggregation renewal forms received from Trebel LLC. Mr. Johnson was not pleased with the broker sending forms untimely and with no explanation.

## CONCORD TOWNSHIP BOARD OF TRUSTEES

Held

April 26, 2017

Page 3 of 3

Financial

Bank statements from March were reviewed and initialed by the Trustees.

Change orders for the new fire station were reviewed: 1-The previous change order #G-008 for the one hour fire rated ceiling was \$6414.20 instead of \$5414.20. Therefore Mr. Johnson moved and Mr. Garrett seconded to approve the additional \$1000.00 for change order #G-008 as submitted. Vote: Garrett-yes, Johnson-yes.

Change order #G-007 for testing services against the Testing Allowance for \$2853.85 was received with no detail. Supporting documentation will be requested.

Change order #G-010 for heavy duty wainscoting in two rooms was presented for \$3190.03. Mr. Johnson moved and Mr. Garrett seconded to approve change order #G-010 as presented for \$3190.03. Vote: Garrett-yes, Johnson-yes.

Consultant Mr. Resanovich has reviewed the rubber roof specifications and approved the comparable product. Mr. Cooper will sign off on use of the installed product.

Chairman Johnson certified the Fiscal Officer provided current financial reports for the township. The current Cash Summary by Fund balances were: General Fund \$5,271,460.97, and Special Revenue Funds (Motor Vehicle License Taxes, Gas Tax, Cemetery, Road, and Fire Funds) \$4,427,522.48.

The Fiscal Officer certified funds have been appropriated and money is in the treasury to pay the bills. Therefore, **Mr. Garrett moved and Mr. Johnson seconded to approve all pending purchase orders, vouchers, and warrants #12802-12835, totaling \$94,401.40. Vote: Garrett-yes, Johnson-yes.**

As there was no further business, **Mr. Garrett moved and Mr. Johnson seconded to adjourn.**

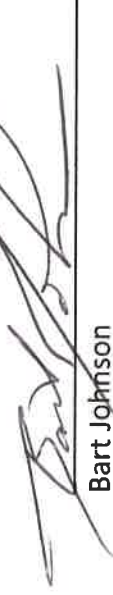
**Vote: Garrett-yes, Johnson-yes.** Meeting adjourned 10:55 p.m.

ATTEST

  
 Fiscal Officer, Jill Davis

BOARD OF TRUSTEES

  
 Joe Garrett

  
 Bart Johnson

 \_\_\_\_\_  
 n/a  
 Jason Haney

April 26, 2017

CONCORD TOWNSHIP TRUSTEE MEETING

AGENDA

ROLL CALL

APPROVE MINUTES

PUBLIC INPUT

✓ Andy Miller  
✓ Tom Hart

OLD BUSINESS

✓ 2017 Road improvement contract  
✓ Cyrus Concrete ADA ramps

NEW BUSINESS

✓ Manley Road Rezoning (set date)  
✓ Campbell Lane  
✓ Potential shared equipment use

✓ ZONING INSPECTOR

FIRE DEPARTMENT / OPERATIONS DIRECTOR

Billing Update

Fire Station Update

Fiscal Officer

PAY BILLS – I would like to certify that the fiscal officer has provided financial records. I need a motion to pay bills, and approve pending warrants, purchase orders and blanket certificates.

ADJOURN

2016-17

# DELAWARE COUNTY YOUTH RISK BEHAVIOR SURVEY RESULTS



**WHEN:** Thursday, May 11, 2017

**WHERE:** Delaware County Board of Developmental Disabilities  
7991 Columbus Pike  
Lewis Center, OH 43035

**WHY:** To learn about the current health risks facing Delaware youth and what as a community we can do about them

**TIME:** 10:00am - 12:00pm

Prepared by the Delaware General Health District for



in collaboration with:



Delaware-Morrow Mental Health & Recovery Services Board





## CONCORD TOWNSHIP, DELAWARE COUNTY, OHIO

### Trustees:

Jason Haney  
Joe Garrett  
Bart Johnson

### Fiscal Officer:

Jill M. Davis

#### RESOLUTION NO. 042617-1

#### IN THE MATTER OF ADA CURB AND RAMP REPAIR AND REPLACEMENTS

It was moved by Mr. Johnson and seconded by Mr. Garrett to approve the following Resolution:

**WHEREAS**, there exists a federal mandate to repair and replace ADA curb ramp to current specifications when adjacent roadways are improved; and

**WHEREAS**, the Concord Township Board of Trustees will participate in a 2017 road improvement program to improve roadways within the township; and

**WHEREAS**, an estimate for repair and replacement of adjacent curb and ramps adjacent to those roadways was received by Cyrus Construction; and

**WHEREAS**, the Board of Trustees desires to enter into contract with Cyrus Construction for the ADA curb ramp improvements,

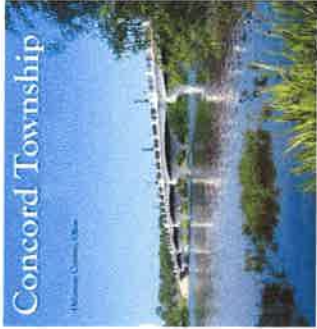
**THEREFORE, Be It Resolved**, the Concord Township Board of Trustees approves to enter into agreement with Cyrus Construction to repair and replace ADA curb ramps, and to authorize the Fiscal Officer to issue a purchase order to Cyrus Construction in the amount of \$49,350.00 for ADA ramp replacements.

Vote:	Haney -	_____
	Garrett -	<u>yes</u>
	Johnson -	<u>yes</u>

Adopted the 26th day of April, 2017.

Attest: Jill M. Davis  
Fiscal Officer

**6385 Home Road, Delaware, OH 43015 Phone: 740-881-5338 Fax: 740-881-5428**  
**[www.concordtwp.org](http://www.concordtwp.org)**



## Concord Township Zoning Department

Administrative Building  
6385 Home Road  
Delaware, Ohio 43015  
740-881-5338  
[www.concordtwp.org](http://www.concordtwp.org)

### NOTICE OF RECOMMENDATION OF CONDITIONAL APPROVAL

April 26, 2017

CONCORD TOWNSHIP TRUSTEES  
6385 HOME ROAD  
DELAWARE OH 43015

RE: Application ZC032017

Dear CONCORD TOWNSHIP TRUSTEES:

On April 18, 2017, the Concord Township Zoning Commission held a Public Hearing to consider an Application, designated as ZC032017, filed by Epcon Communities of 500 Stonehenge Parkway, Dublin, OH, 43017. The Applicant is requesting approval for rezoning and a preliminary development plan referred to as The Courtyards at Manley Road on 20.331 +/- acres on Manley road, owned by Jacamo I, LLC and Muirfield Village Golf Club. Parcel #60033404035000, Planned Residential District (PRD). Parcel #60033404032000 and Parcel #60033404033000 and Parcel #60033404034000 from Farm Residential District (FR-1) to Planned Residential District (PRD).

After hearing all of the evidence and testimony regarding the Application at the hearing, the Concord Township Zoning Commission moved to recommend approval of Application ZC032017 with the following Terms and Conditions;

#### TERMS AND CONDITIONS OF CONDITIONAL APPROVAL

1. Recommendations from Delaware County Regional Planning Commission be met
2. Compliance with existing known regulations regarding working days and hours on the construction site
3. Completion of the Traffic Study and the results made available to the Trustees
4. Determine the ownership of the easement with Tartan Fields for the preferred fire access requested by the fire department
5. Work with the adjacent property owners and meet their needs with an agreeable buffer
6. Clarify easement for path access for underpass

This is to certify that the motion was made and seconded and there was a unanimous vote to recommend Conditional Approval to the Trustees. The Applicant has been notified that they will be advised of the date of the final public hearing before the Trustees. Per R.C. 519.12, please note that the Trustees shall hold this final public hearing within thirty (30) days of receipt of this recommendation.

Sincerely,

Connie Resanovich, Chair  
Board of Zoning Commission

CR/ae  
cc: ZC Members, Zoning Inspector, Fiscal Officer, File

