

CONCORD TOWNSHIP BOARD OF TRUSTEES

Held

May 10, 2017

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Call to Order

The Concord Township Board of Trustees met in regular session on Wednesday, May 10, 2017 at 7:00 p.m. at the Concord Township Administrative Building. Chairman Bart Johnson called the meeting to order. In attendance were: Trustees Bart Johnson, Joe Garrett, and Jason Haney. Fiscal Officer Jill Davis, Fire Chief Todd Cooper, Zoning Inspector Ric Irvine, and several guests were also present.

Mr. Haney moved and Mr. Johnson seconded to approve the minutes from the April 12, 2017 meeting. Vote: Haney-yes, Garrett-abstain/absent, Johnson-yes.

Public Input

Ali Solove, Rand Guebert, and Brett Riffle, representing the Delaware County Board of Elections, gave a presentation for the Board of Trustees. Topics covered were: recruiting 800 poll workers across the County for each election, township costs (chargebacks) for putting issues on a ballot, candidate filings and issues workshop on May 16, poll booth voting security, and precinct sizes. More information, along with sample ballots for online preview, can be found at delawareboe.org.

Scott Belcastro, of Trebel LLC, updated the Trustees on the township electric aggregation program. Trebel now has over 100 programs in Ohio with an office in Mansfield. The switch deadline is approaching, and Mr. Belcastro discussed the natural gas and capacity markets, which both have huge impacts on electric pricing. Weather and war can also affect. Based on the four responses to the township's request for pricing, and the different electric utilities on either side of the river, Mr. Belcastro recommended a two year contract with Capital Energy for AEP service, and a three year contract with Capital Energy for Ohio Edison service. After discussion, ***Mr. Johnson moved and Mr. Haney seconded to award the township aggregation contract to Capital Energy for 22 months for AEP service, and for 36 months for Ohio Edison service. Vote: Haney-yes, Garrett-abstain, Johnson-yes.*** In addition, ***Mr. Johnson moved and Mr. Haney seconded to appoint Mr. Haney to sign the aggregation contract with Capital Energy on behalf of the Board of Trustees. Vote: Haney-yes, Garrett-abstain, Johnson-yes.***

Zoning Department

Zoning Inspector Ric Irvine issued a few permits to date for May.

A complaint was received about the Dobyms property on US 42; a letter will be sent.

The Clarkshaw Moors section one plat is being reviewed.

The owner of the Torchia/Doodan property at the end of Henderson Drive told Mr. Irvine they will clean up the property.

A complaint was received about vehicles accumulating at the Pettit property on Highlands Drive. The property will be checked.

New Business

Trustee Garrett discussed hiring Chris Rinehart, of Rinehart Legal Services, as outside legal counsel for the township based on previously discussed zoning and development issues. Therefore, ***Mr. Garrett moved to hire Rinehart Legal Services, Ltd. as outside counsel, to allow any of the Trustees to sign the initial contract on behalf of the Board, for an initial amount not to exceed \$10,000.00. Mr. Haney seconded this motion. Upon roll call vote: Haney-yes, Garrett-yes, Johnson-yes.***

Mr. Bob Lamb, Delaware County Economic Director, presented partnership details of the tax increment financing (TIF) proposal before the Trustees. He apologized for the lack of communication that the TIF proposal was coming, and discussed how the township can help the county and developer leverage the Clark Shaw Road residential developments for infrastructure needs. Mike Frommer, Delaware County Director of Sanitary Engineering and Development, explained the TIF funds could be used to construct a future pump station on South Section Line Road to allow future US 42 growth. The Trustees were extremely upset with the TIF proposal, in which the County (in an agreement with the Developer) would take 100% of the township's property tax growth (except fire and EMS levy funds) from the new Clark Shaw Road developments (nearly 500 homes) for twenty years. In the TIF agreement,

RECORD OF PROCEEDINGS

CONCORD TOWNSHIP BOARD OF TRUSTEES

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BEAR GRAPHICS 800-325-8094 FORM NO. 10148

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the County estimated \$10 million of the funds raised would be used to improve Steitz Road for development, as required by the Delaware County Engineer (in Liberty Township, \$5 million), and to finish the Clark Shaw Sewer project phases 1, 2, and 3 for development (\$5 million). The Trustees asked why the 10.2mil infrastructure assessment by this Community Authority area couldn't be used for the improvements. After much heated discussion, **Mr. Johnson moved to adamantly oppose the TIF agreement as presented tonight in the certified packet from the Delaware County Commissioners. Mr. Garrett seconded this motion. Upon roll call vote: Haney-yes, Garrett-yes, Johnson-yes.**

Mr. Joe Thomas of Metro Development presented an amendment for the Heather Ridge subdivision, where the bike path would be removed from the wetland area. The Trustees approved the change.

Mr. Johnson moved and Mr. Haney seconded to enter into Executive Session to confer with newly hired attorney, Chris Rinehart (per ORC 121.22(G)(3)).

The Trustees returned to Regular session at 10:35 p.m.

Road, Maintenance, and Fire Departments

The contract for Cyrus Construction was approved by the Prosecutor's office and was signed by the Trustees.

Fire station construction update: 1-completion date estimate June 1st, 2-final work is being completed, 3-Mr. Haney has cancelled biweekly meetings with the architects, 4-CDK is finishing the septic system.

Mr. Garrett moved to accept change order G-012 for a wall plaque in the amount of \$2,135.73 if the plaque has already been started. Mr. Haney seconded the motion. Vote: Haney-yes, Garrett-yes, Johnson-yes.

A 5K race was held at the park May 7th, and a donation and food items sent to Lutheran Social Services in Delaware.

The firefighters voted to purchase a new TV for the fire station for up to \$3,000.

The Bean Oller Road tile collapsed. **Mr. Garrett moved and Mr. Johnson seconded to approve replacement of the Bean Oller Road collapsed tile for an estimate of \$2,644.00. Vote: Haney-yes, Garrett-yes, Johnson-yes.**

The Trustees agreed to wait until next year for applying for an OPWC grant for Clark Shaw Road improvements.

Ad for part-time road and maintenance employee is almost ready to advertise.

Correspondence

Inspection response was received from the Delaware County Building Department for the neglected Montgomery property on South Section Line Road.

Financial

Chairman Johnson certified the Fiscal Officer provided current financial reports for the township. The current Cash Summary by Fund balances were: General Fund \$5,320,939.42, and Special Revenue Funds (Motor Vehicle License Taxes, Gas Tax, Cemetery, Road, and Fire Funds) \$4,211,635.20.

The Fiscal Officer certified funds have been appropriated and money is in the treasury to pay the bills. Therefore, **Mr. Garrett moved and Mr. Haney seconded to approve all pending purchase orders, vouchers, and warrants #1605-1613, 12836-12881, totaling \$432,702.88. Vote: Haney-yes, Garrett-yes, Johnson-yes.**

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As there was no further business, **Mr. Garrett moved and Mr. Johnson seconded to adjourn. Vote: Haney-yes, Garrett-yes, Johnson-yes.** Meeting adjourned.


ATTEST


Fiscal Officer, Jill Davis

BOARD OF TRUSTEES


Joe Garrett


Bart Johnson


Jason Haney

May 10, 2017

CONCORD TOWNSHIP TRUSTEE MEETING

AGENDA

ROLL CALL

APPROVE MINUTES

PUBLIC INPUT

Delaware County Board of Elections
Scott Belcastro Trebel Energy

OLD BUSINESS

ZONING INSPECTOR

NEW BUSINESS

Hire Chris Rinehart outside council for Concord Township
Bob Lamb Delaware County Economic Director –Residential TIF Presentation

Executive Session with outside council

FIRE DEPARTMENT / OPERATIONS DIRECTOR

Fire Station update

~~EMIS Billing 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, approve pending warrants, purchase orders and blanket certificates

Adjourn



WANT TO HELP AS A POLL WORKER?

- **The BOE Needs workers for the November 7th, 2017 Election**
- **Must be a registered Delaware County Voter**
- **Be able to work from 5:30am to approximately 8:30pm**
- **Including your paid training, set-up and Election Day, you will earn an average of \$150**
- **High School Seniors can also serve if they are at least 17 years old**

If you are interested in becoming a Poll Worker please contact one of us at the Board of Elections.

Ali M. Solove
Republican Poll Worker Coordinator
740-833-2085, cell 614-595-0861
asolove@co.delaware.oh.us

Rand Guebert
Democrat Poll Worker Coordinator
740-833-2094, cell 614-743-4599
rguebert@co.delaware.oh.us

**The Delaware County
Board of Elections Presents**

A Candidate and Issues Workshop

Topics to be presented:

- Things you need to know before you run
- Petition Processes
- Campaign Finance
- Data & Tools the BOE website can provide
- Understanding and Utilizing the Candidates Guide
- You're Elected – Now What?

Date – Tuesday May 16th

Time – 5:30-8:30pm

**Location – Delaware County Board of Elections
Conference Room, 2079 US Hwy 23 N, Delaware**

RSVP – Ali Solove

asolove@co.delaware.oh.us

740-833-2085



Estimated Start Date First Meter Read July 2017
All quotes in cents/kWh

	IGS Energy						Term in Months								
	12		24		36		12		24		36		Capital Energy		
	Jun-18	Jun-19	Jun-19	May-20	May-20	Jun-20	Jun-18	Jun-19	Jun-20	May-19	May-19	Jun-18	May-19	Jun-20	
Fixed Full Requirements															
End Month Year															
Residential															
- % Discount off AEP	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
- Fixed Price							AEP: \$0.0586 OE: \$0.05942	AEP: \$0.0586 OE: \$0.05885	AEP: \$0.0566 OE: \$0.05708	AEP: \$0.05779 OE: \$0.05749	AEP: \$0.05599 OE: \$0.05579	AEP: \$0.05599 OE: \$0.05399	AEP: \$0.05599 OE: \$0.05579	AEP: \$0.05599 OE: \$0.05399	
- Firm Variable	AEP: \$0.0571 OE: \$0.5990	AEP: \$0.0574 OE: \$0.05990	AEP: \$0.0561 OE: \$0.0589				No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	
Early Termination Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Commercial															
- % Discount off AEP	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	
- Fixed Price							AEP: \$0.0586 OE: \$0.05942	AEP: \$0.0586 OE: \$0.05885	AEP: \$0.0566 OE: \$0.05708	AEP: \$0.05779 OE: \$0.05749	AEP: \$0.05599 OE: \$0.05579	AEP: \$0.05599 OE: \$0.05399	AEP: \$0.05599 OE: \$0.05579	AEP: \$0.05599 OE: \$0.05399	
- Firm Variable	AEP: \$0.0571 OE: \$0.5990	AEP: \$0.0574 OE: \$0.05990	AEP: \$0.0561 OE: \$0.0589				No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	
Early Termination Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Notes:

	Dynergy					
	12		22		36	
	Jul-18	May-19	Jul-19	Jul-20	Jul-20	Jul-20
Fixed Full Requirements						
End Month Year						
Residential						
- % Discount off AEP	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
- Fixed Price	AEP: \$0.0596 OE: \$0.0586	AEP: \$0.0591 OE: \$0.0580	AEP: \$0.0585 OE: \$0.0574	AEP: \$0.0563 OE: \$0.0554		
- Firm Variable	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
Early Termination Fee	\$0	\$0	\$0	\$0	\$0	\$0
Commercial						
- % Discount off AEP	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
- Fixed Price	AEP: \$0.0596 OE: \$0.0586	AEP: \$0.0591 OE: \$0.0580	AEP: \$0.0585 OE: \$0.0574	AEP: \$0.0563 OE: \$0.0554		
- Firm Variable	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
Early Termination Fee	\$0	\$0	\$0	\$0	\$0	\$0



CASH SUMMARY BY FUND
Concord Township [2017]

Date: 05/10/17

FUND	Starting Balance 01/01/17	Total Receipts	Transfers In (MEMO ONLY)	Advances In (MEMO ONLY)	Total Receipts and Balances	Expenditures	Transfers Out (MEMO ONLY)	Advances Out (MEMO ONLY)	Ending Balance YTD
01 -GENERAL	4915200.40	598292.58	0.00	0.00	5513492.98	192553.56	0.00	0.00	5320939.42
02 -MOTOR VEHICLE LICENSE TAX	29394.92	5697.06	0.00	0.00	35091.98	4917.31	0.00	0.00	30174.67
03 -GASOLINE TAX	85963.78	34788.65	0.00	0.00	120752.43	57192.69	0.00	0.00	63559.74
05 -CEMETERY	40409.92	4005.60	0.00	0.00	44415.52	1146.55	0.00	0.00	43268.97
10 -FIRE DISTRICT	2713667.24	1500103.75	0.00	0.00	4213770.99	2273558.18	0.00	0.00	1940212.81
11 -ROAD DISTRICT	1489315.58	613687.96	0.00	0.00	2103003.54	12767.23	0.00	0.00	2090236.31
14 -MAINTENANCE FACILITY-ROAD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14A-FEMA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14B-COMMUNITY PARK IMPROV GRANT FUND (CPIG)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15 -GENERAL(NOTE) RETIREMENT(MAINT.-FACILITY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21 -CAPITAL FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23 -PERMISSIVE MOTOR VEHICLE LICENSE TAX	48678.56	11394.84	0.00	0.00	60073.40	15890.70	0.00	0.00	44182.70
TOTAL ALL FUNDS	9322630.40	2767970.44	0.00	0.00	12090600.84	2538026.22	0.00	0.00	9532574.62

PENDING WARRANT REPORT
Concord Township [2017]

Date: 05/10/17

Warrant Number	Warrant Amount	Voucher Number	Payee	Purpose
1605	214.38	V 1605	HR BUTLER, LLC	PAYROLL PROCESSING FEES 4/14/17
1606	3807.51	V 1606	HR BUTLER, LLC	PAYROLL AGENCY DEDUCTIONS 4/26/17
1607	51751.24	V 1607	HR BUTLER, LLC	PAYROLL SALARIES 4/26/17
1608	16422.12	V 1608	HR BUTLER, LLC	PAYROLL TAXES WITHHELD 4/26/17
1609	180.18	V 1609	HR BUTLER, LLC	PAYROLL PROCESSING FEE 4/28/17
1610	3527.51	V 1610	HR BUTLER, LLC	PAYROLL AGENCY DEDUCTIONS 4/28/17
1611	47246.69	V 1611	HR BUTLER, LLC	PAYROLL SALARIES 4/28/17
1612	15847.62	V 1612	HR BUTLER, LLC	PAYROLL TAXES WITHHELD 4/28/17
1613	75.92	V 1613	PNC BANK	DEPOSIT SLIP ORDER & MONTHLY FEE
12836	2446.67	WV12836	GREGORY S. HUFF	FIRE DEPT PAYROLL 4/28/17
12837	307.55	WV12837	COLUMBIA GAS	FIRE DEPT GAS UTIL
12838	1932.35	WV12838	GREAT LAKES PETROLEUM, INC.	FIRE/ROAD FUEL SUPPLY
12839	396.10	WV12839	GALLS, LLC - DBA ROY TAILORS UNIFORMS	FIRE DEPT UNIFORM SUPPLY
12840	8.90	WV12840	ATRGAS GREAT LAKES	FIRE DEPT GAS CYLINDERS
12841	10.00	WV12841	MATI EMBROIDERY	FIRE DEPT UNIFORM EMBROID
12842	44.41	WV12842	CORNER MARKET	FIRE DEPT DIESEL FUEL
12843	199.94	WV12843	HERITAGE PHARMACY, INC.	FIRE DEPT EMS SUPPLIES
12844	121.72	WV12844	MILLER'S TEXTILE SERVICES	FIRE DEPT TEXTILE/MATS
12845	374.70	WV12845	THE JACKET MAN INC.	FIRE DEPT CHIEF EMBROID
12846	21.33	WV12846	JOE KELLY	FIRE DEPT TRAINING MEAL REIMB
12847	23.47	WV12847	JEREMY SCHEELER	FIRE DEPT TRAINING MEAL REIMB
12848	34.14	WV12848	HORTON EMERGENCY VEHICLES	FIRE DEPT MEDIC REPAIR FROM DEER
12849	4131.33	WV12849	SUTPHEN CORPORATION	FIRE DEPT 0341 AIR FILTER
12850	603.14	WV12850	CHARTER HILL CONSTRUCTION INC.	FIRE STATION CONSTR DRAW#12 87% COMPLETE
12851	255908.32	WV12851	CFIS GROUP INC.	ROAD DEPT PARTS SUPPLIES
12852	539.66	WV12852	THE HARDWARE EXCHANGE	ROAD DEPT SHOP PARTS
12853	21.94	WV12853	OHIO BUREAU OF WORKERS' COMPENSATION	WORK COMP MONTHLY PREMIUM MAY
12854	2684.06	WV12854	NAPA AUTO PARTS	ROAD DEPT WEDEATER PARTS
12855	79.49	WV12855	OHIO MULCH	ROAD DEPT TOPSOIL/CAMPBELL LN
12856	88.50	WV12856	SHELLY MATERIALS, INC	PARK STONE SUPPLY
12857	65.10	WV12857	WORKHEALTH	FIRE DEPT RANDOM DRUG TESTING
12858	122.00	WV12858	JOHN DEERE FINANCIAL	PARK MOWER PARTS
12859	77.70	WV12859	PORITA KLEEN	PARK PORTABLE RESTROOM
12860	105.00	WV12860	GARBER CONNECT	PARK STATION LOW VOLTAGE CABLING
12861	12875.00	WV12861	HIGGINS & ASSOCIATES	COURT REPORTER 4/18 & 4/19 HEARINGS
12862	442.50	WV12862	BATTERIES PLUS COMMERCIAL SALES	ROAD DEPT TRUCK BATTERIES
12863	15.92	WV12863	LOEB ELECTRIC	ROAD DEPT LIGHT BULBS
12864	121.18	WV12864	BUCKEYE READY-MIX, LLC	FIRE STATION CONCRETE MATERIAL
12865	349.50	WV12865	VALTECH COMMUNICATIONS	ADMIN BLOG PHONE BILL
12866	333.81	WV12866	SITEONE LANDSCAPE SUPPLY LLC	GENY/ROAD GRASS SEED SUPPLY
12867	230.54	WV12867	OHIO PUBLIC ENTITY CONSORTIUM	HRA ADMIN & CLAIMS REIMB MAR-APR
12868	1139.77	WV12868	MATHESON TRI-GAS INC.	ROAD DEPT GAS CYLINDERS
12869	99.00	WV12869	TAYLOR TIRE COMPANY, LTD.	ROAD DEPT TIRE REPAIR & REPLACE
12870	1239.00	WV12870	RIC IRVINE, ZONING INSPECTOR	ZONING CELL PHONE REIMB MAY'17
12871	40.00	WV12871	TRACTOR SUPPLY CREDIT PLAN	ROAD DEPT SHOP PARTS
12872	92.70	WV12872	EXPRESS SERVICES INC	ROAD DEPT TIRE JETTING
12873	606.65	WV12873	FLOWLINE LLC	ROAD DEPT TILE JETTING
12874	620.00	WV12874	THE DEXTER COMPANY	ROAD DEPT MOWER PARTS
12875	194.10	WV12875	GORDON FLESH CO., INC.	ROAD DEPT HARD HATS
12876	51.72	WV12876	CETS GROUP INC.	ARCHITECT DRAW 97%CONSTR ADMIN (JAN17)
12877	96.44	WV12877	MULL & WEITHMAN ARCHITECTS, INC.	FIRE DEPT REPAIR PARTS
12878	3060.00	WV12878	THE DELAWARE MOTIVE PARTS	
12879	786.74	WV12879		

PENDING WARRANT REPORT
Concord Township [2017]

Date: 05/10/17

Warrant Number	Warrant Amount	Voucher Number	Payee	Purpose
12880	694.42	WV12880	LOWE'S COMPANIES, INC	FIRE & ROAD SUPPLIES
12881	193.20	WV12881	SHELLY MATERIALS, INC	PARK RIP RAP MATERIAL

Total amount of Pending warrants

432702.88