

CONCORD TOWNSHIP BOARD OF TRUSTEES

March 13, 2019

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The Concord Township Board of Trustees held a special work session on Wednesday, March 13, 2019 at 6:00 pm at the Concord Township Hall, 6385 Home Road, Delaware, Ohio 43015. The work session was open for residents to discuss upcoming Clark-Shaw Road improvement projects with the Board of Trustees and Delaware County Engineer's Office liaison, Doug Riedel.

The Concord Township Board of Trustees held a regular meeting on Wednesday, March 13, 2019 at the Concord Township Hall, 6385 Home Road, Delaware, Ohio 43015.

Chairman Johnson called the meeting to order at 7:00 pm with a roll call. In attendance were Trustees Bart Johnson and Joe Garrett.

Public Input

Delaware County Engineer's Office liaison, Doug Riedel, shared the following:

1-There was only one bidder for the Concord Road path project, and the bid exceeded the ten percent over estimate maximum. The options are to rebid the project again the same way, delay rebidding until a later date, or increase the project cost estimate. The Trustees will revisit at a later date.

2-It was discussed to contact Mike at ODOT District 6 about a pole leaning from a recent accident. (Trustee Haney joined the meeting at 7:10 pm.)

3-Regarding the earlier meeting about the Clark-Shaw Road improvements, many residents with brick mailboxes or landscaped driveways did not attend the informational meeting.

4-Trees need removed for upcoming Clark-Shaw and Bunty Station Road ditch and culvert improvements. A bid was received for \$8,900 to remove all marked trees for both projects. The trees must be removed by end of March to meet the migratory bat deadline. Mr. Haney moved and Mr. Garrett seconded to approve hiring Timberland Tree at a cost of \$8,900 to remove trees for the Clark-Shaw and Bunty Station Road projects. Vote: Haney-yes, Garrett-yes, Johnson-yes.

Mr. Garrett moved and Mr. Haney seconded to approve the February 27, 2019 meeting minutes as presented. Vote: Haney-yes, Garrett-yes, Johnson-absent/absent.

Todd Faris of Faris Planning & Design, 243 N. Fifth Street, Columbus, Ohio, and Joel Rhoades of Epcor, 500 Stonehenge Parkway, Dublin, Ohio, presented proposed modifications for the Courtyards at River Bluff:

- the project has same acreage, same number units, same number condos, same landscaping features, same project density.
- South entry was changed to a secondary/emergency access only, and signage was removed.
- Two retention areas were consolidated into one. The HOA will maintain the open areas around the retention pond.
- Orientation of the clubhouse pool was adjusted.
- Open space calculations increased 18.01%.
- Phasing lines were updated.
- Roads and lots shifted slightly inward and upward.
- Fountains will be in all retention ponds.
- All modifications are the result of final engineering.
- A new duplex option/model will be offered with larger square footage and a side-load garage.
- Lighting plan also shifted with the layout.
- Roads will be RCC (rolled compacted concrete) with blacktop cap. New code says pavement needs to be down first, before permitting/construction.

After discussion, Mr. Haney moved and Mr. Garrett seconded to approve the minor changes to the Courtyards at River Bluff as presented. Upon roll call vote: Haney-yes, Garrett-yes, Johnson-yes.

Scott Belcastro of Trebel, LLC, discussed the upcoming gas and electric markets for the township's aggregation program. Since the AEP portion is coming due, electric bids will be in on March 21. Market rates have not been this low in a long time. Trebel would like to move forward with pricing if they receive a favorable bid for the township's program. Mr. Johnson moved and Mr. Haney seconded to appoint Trustee Haney to approve the township aggregation agreement if the electric bid comes in

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below five cents per kwh. Vote: Haney-yes, Garrett-abstain, Johnson-yes. Mr. Belcastro will call if the bid is accepted.

Financial

Chairman Johnson certified the Fiscal Officer has provided current financial reports for the Township. The current Cash Summary by Fund report shows the following balances:

General Fund \$6,172,360.22
Special Revenue Funds \$3,161,328.79
Total All Funds \$9,333,689.01

The Fiscal Officer certified funds have been appropriated and money is in the treasury to pay the bills. Therefore, Mr. Haney moved and Mr. Garrett seconded to approve pending purchase orders, warrants, and vouchers #1871-1876, 14617, 14645-14681, all totaling \$116,013.86. Vote: Haney-yes, Garrett-yes (abstained from warrants #14617 and #14645), Johnson-yes.

Zoning Department

Zoning Inspector Ric Irvine reported the zoning department business:

- Fourteen house permits received in February. March has received eight house permits to date.
- James Whitaker, designer for Scioto Ridge Crossing, has a few changes to the development, involving transfer of one pond to an adjacent landowner. Mr. Irvine will ask the developer to come to the Board since any changes may affect overall density.
- The Dobyys property on US42 was sent a second letter requesting cleanup. If no response in one week, the case will be forwarded to the County Prosecutor's office.
- A dumpster at a Highlands Drive residence was removed.
- A second letter was sent yesterday to another US 42 property requesting motor homes be removed from the front of the property.
- A complaint was received about items accumulating at a Clark-Shaw Road property. Mr. Irvine will check.
- With the help of assistant Mrs. Ellerbrock, the zoning department has a new spreadsheet to track nuisance property responses.
- It was reported large outdoor track racking is being installed at Northwest Storage. Based on the original zoning permit, many conditions have not been met. Mr. Irvine will contact the owner.

Old Business

The new exercise equipment was received and installation locations were discussed.

Correspondence was received from grant writer, Mr. Allen Freeman, about a MORPC grant for the Home Road thoroughfare. He suggested applying to the grant for improvements to feeder roads and other items that will impact the township transportation and comprehensive plan in that area. \$250,000 grant amount was suggested. Trustee Johnson would like a specific list of projects for Mr. Freeman to focus on:

- MORPC Home Road thoroughfare and other MORPC relationship
- Dulin property bike path, to connect Concord Park to Liberty Township pathways
- Concord Road/Tartan Fields 700' bike path extension rebuilt
- Lucy Depp pathways/connections
- New shelter house or path related grants in cooperation with a Preservation Parks grant, like a future path along Clark-Shaw Road.

Cemetery seeding and marker purchasing were discussed. The ground needs disked and seeded. Trustees are still interested in prairie seed, so Mr. Haney will get a quote. Mr. Garrett said new lot markers and a metal detector will be needed.

Cell tower update: The lease was reassigned to Eco-Site but two liens were still recorded on the property from the fire station construction. Both are being released this week.

Two Freightliner dump trucks (models 106 & 108) were on trial at the Road Department today. Both have Cummins engines and Allison transmissions. Other makes will also be scheduled.

Road and Fire Departments

Director of Operations and Fire Chief Todd Cooper reported the following:

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- The trouble alarm on the administrative building need serviced.
- The Dodge Dakota truck has been placed on govdeals.com
- The fire department responded to an auto accident this morning at US42 and South Section Line Road
- Mr. Cooper will resign as Director of Operations effective April 22, 2019.

Other Business

- Bank statements for January and February 2019 were reviewed and initialed.
- Medicount annual summary for 2018 was presented.
- Budget projections for Road and Fire funds were updated and presented.
- Correspondence was received from Delaware County Assistant Prosecutor Eric Penkal that the South Section Line nuisance property is no longer deemed a hazard, therefore the demolition of the structure shall be put on hold.
- Use of the soccer fields by Locker Soccer was discussed. The 2018 field rental agreement expired December 31st, and no contact was received for 2019 other than a new practice schedule. The Trustees agreed that field rental for 2019 would be \$6,000. Trustee Johnson will contact.
- The State of Ohio started their audit this week of the township's 2017-2018 records.
- Administrative assistant is making huge progress on the zoning permit historical spreadsheet.
- The Records Commission meeting will be tabled until after the next meeting.

Mr. Johnson moved and Mr. Garrett seconded to enter into Executive Session per ORC 121.22(G)(1) to discuss the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee. Vote: Haney-yes, Garrett-yes, Johnson-yes.

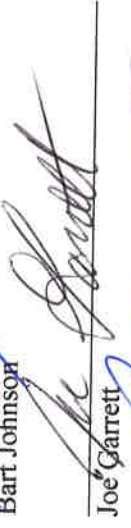
The Trustees returned to Regular Session. As there was no further business, Mr. Garrett moved and Mr. Haney seconded to adjourn. Vote: Haney-yes, Garrett-yes, Johnson-yes.

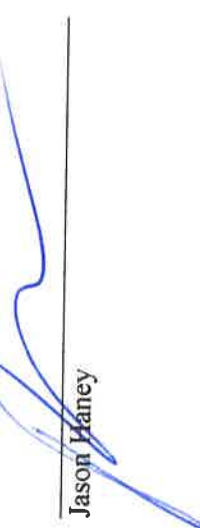
ATTEST


Fiscal Officer, Jill Davis

BOARD OF TRUSTEES


Bart Johnson


Joe Garrett


Jason Haney

ATTENDANCE SIGN IN SHEET

LOCATION: Concord Township Hall, 6385 Home Road, Delaware, Ohio 43015

DATE: March 13, 2019

TIME: 6:00 p.m.

PROJECT: Clark Shaw Road

SUBJECT: Public Open House

ATTENDEES

(Please print)

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>E-MAIL</u>
Jim Russell	4121 Clark Shaw Rd, Powell	740-881-0600	JRUSSELL50@Columbus.RR.COM
Russ Martin	4298 Clark Shaw	740-272-3087	
Lewis Greene/Petty Peters	4479 Clark Shaw	614-917-8909 614-917-3949	lewisgreene@Columbus.RR.COM
Christine Evans	4572 CLARK SHAW	614-205-9916	CFEVANS9916@gmail.com
Bill Filenfeld			
Eric Spurling	4600 Clark Shaw Rd	574-514-1570	e.spurling1@gmail

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<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>E-MAIL</u>
Jack Smith	4069 Clark Shaw Rd	570-430-0754	JSmith4753@aol.com
DeAnna Groff	4635 Clark Shaw Rd	740-881-0006	dgroff1@hotmail.com
Jonathan Groff	" "	" "	" "
Terry Fitch	4664 Clark Shaw Rd	614-325-3249	fitchtmba@yahoo.com
JIM MEDVEC	4659 Clark Shaw Rd	614-560-6525	jmedv@GMAIL.COM

PRD EXECUTIVE SUMMARY

This serves to highlight documents added to the November 4, 2015 submission for a Planned Residential District at parcels #32011002081000, 32011002001000, 32011002016000, 32011002017000, 32011002018000, 32011002019000 and 32011002020000 on South Section Line Road in Concord Township.

- 1.) Revised southern entry from a full access to an emergency access only. A Siren Operated Sensor will open a gate to the emergency access. Landscaping and fencing will be revised to make area look less like a full access entry. Signage to be removed as well. See letter from the fire department (Exhibit E-4)
- 2.) The two detention basins located at the southwest corner of the site have been revised into one detention basin south of Private Drive "D". This has allowed for Private Drive "D" to be straightened out and the lots along the drive to be revised aligning the new road. See updated site plan and color rendering.
- 3.) While the clubhouse footprint has not changed, the pool deck did. The pool and pool deck are located more directly behind the clubhouse. The pool deck no longer wraps around the north side of the clubhouse and is located entirely behind it. The activity area and paths shifted due to this change. See updated site plan and color rendering.
- 4.) Open space calculations were also revised for the lot and road locations. Open Space increased to 18.01 AC. See site plan, page 10 of the Development Text, and Master Development Summary.
- 5.) Phase lines were also updated for the new lot locations. The number of units in each phase and the phase acreages were revised as well. See updated Phasing Plan (Exhibit C-2).
- 6.) Lots shifted and rotated for utilities and grades. See updated site plan.
- 7.) Seating area omitted from adjacent lots 67 and 68.
- 8.) Plan addresses a new duplex unit option – Abbey/Canterbury. See elevations (Exhibit H-2)
- 9.) Additional guest parking (46 spaces) added throughout site. See site plan.
- 10.) The Lighting Plan was revised for the lot and road locations. See Lighting Plan (Exhibit F)

COURTYARDS AT RIVER BLUFF MASTER DEVELOPMENT SUMMARY

ZONING CLASSIFICATION	Proposed Acreage for Development	Additional Comments
Planned Residential	±49.61 Acres	Includes single family, condos, and open space
Total Acres	±49.61 Acres	

PLANNED RESIDENTIAL DEVELOPMENT SUMMARY

Planned Residential Development Data for River Bluff	Proposed for Development	Required by Zoning Code
Development Summary		
Residential	±31.87 Acres	
Open Space	±18.01 Acres (36.3%)	
Total Acres	±49.61 Acres	
Number of Units	125	
Density	±2.5 du/ac	1.5 du/ac plus incentive units
Max. Building Height-All PRD Areas	35'	
Min. Front Yard Setback-condo	10' from internal private drive or back of walk	As approved in development plan
Min. Side Yard Setback-condo	10' feet total, min. 15' from project boundaries-varies-see plan	As approved in development plan
Min. Rear Yard Setback-condo	10' between rear of units or 15' min. from project boundaries- varies- see plan	As approved in development plan
Min. Lot Frontage at Setback-SF	95'	As approved in development plan
Min. Front Yard Setback-SF	130' from Riverside Drive centerline	As approved in development plan
Min. Side Yard Setback - SF	15'	As approved in development plan
Min. Rear Yard SF	25'	As approved in development plan
Min. Lot Size-SF	40,000 S.F. (.9 ac)	As approved in development plan



18.01 ACRES OF OPEN SPACE PROVIDED = 36.3% OF SITE

OPEN SPACE PLAN

THE COURTYARDS AT RIVER BLUFF
 PREPARED FOR EPCON COMMUNITIES

DATE: 3/13/19



SCALE 1"=100'



EXHIBIT D-5

Paris Planning & Design

LAND PLANNING 9 LANDSCAPE ARCHITECTURE
 243 N. 5th Street Suite 401 Columbus, OH 43215
 P (614) 487-1944 www.parisplanningdesign.com

Warrant Number	Warrant Amount	Voucher Number	Payee	Purpose
1871	229.32	V 1871	HR BUTLER, LLC	PAYROLL PROCESSING FEE 3/1/19
1872	3559.28	V 1872	HR BUTLER, LLC	PAYROLL AGENCY DEDUCTIONS 3/1/19
1873	59578.92	V 1873	HR BUTLER, LLC	PAYROLL SALARIES 3/1/19
1874	15955.29	V 1874	HR BUTLER, LLC	PAYROLL TAXES WITHHELD 3/1/19
1875	6216.61	V 1875	CBIZ PAYROLL	HRA CLAIM REIMBURSEMENT THRU 3/1/19
1876	430.98	V 1876	CBIZ PAYROLL	HRA CLAIM REIMB THRU 3/8/19
14645	1200.00	VW14645	50+1 PUBLIC POLICY INITIATIVES	TWP GRANT WRITER CONSULTANT
14646	1156.50	VW14646	BROSIUS, JOHNSON & GRIGGS, LLC	LEGAL COUNSEL SVCS THRU 2/28/19
14647	509.98	VW14647	OFFICE DEPOT	FIRE DEPT BULLETIN BOARDS
14648	442.02	VW14648	WALMART COMMUNITY	TWP BLDG & FIRE DEPT SUPPLIS
14649	113.50	VW14649	PORTA KLEEN	PARK PORTABLE RESTROOM
14650	310.78	VW14650	FRONTIER	FIRE DEPT PHONE/BROADBAND
14651	687.50	VW14651	ONTOHEALTH EMERGENCY MEDICAL SERVICES	FIRE DEPT EMS DIRECTOR APR19
14652	11700.00	VW14652	B&K LEHNER EXCAVATING LLC	DEMO & CLEANUP OF 5164 BELLPOINT RD
14653	1680.00	VW14653	RINEHART LEGAL SERVICES, LTD.	TWP LEGAL COUNSEL ZONING
14654	1680.00	VW14654	THOMAS & COMPANY, LPA	TWP LEGAL COUNSEL WORK COMP
14655	97.70	VW14655	GLINGWAY PRODUCTS, INC.	PARK STEEL SUPPLIES
14656	20.17	VW14656	COLUMBIA GAS	FIRE DEPT GAS UTILITY
14657	865.84	VW14657	MILLER'S TEXTILE SERVICES	FIRE DEPT MATS
14658	130.34	VW14658	BOUND TREE MEDICAL, LLC	FIRE DEPT EMS SUPPLIES
14659	236.55	VW14659	GERMAIN FORD	FIRE/ROAD REPAIR PARTS
14660	201.59	VW14660	ACROSS THE STREET PRODUCTIONS	FIRE DEPT BLUE CARD ONLINE TRAINING
14661	1925.00	VW14661	SOUTHERN OHIO CHAMBER ALLIANCE	TWP INSUR GROUP FEES
14662	384.00	VW14662	THE HARDWARE EXCHANGE	PARK/SHOP SUPPLIES
14663	46.24	VW14663	RIC IRVINE, ZONING INSPECTOR	ZONING CELL PHONE REIMB MAR19
14664	40.00	VW14664	ATM MEDIA MIDWEST	TWP LEGAL ADVERTISEMENT
14665	48.50	VW14665	WASHINGTONS HARDWARE AND AUTO PARTS	FIRE DEPT REPAIR PARTS
14666	162.64	VW14666	STILCO FIRE & SECURITY	TWP BLDG FIRE EXTING INSPECT
14667	170.49	VW14667	VALTECH COMMUNICATIONS	ADMIN PHONE BILL
14668	326.00	VW14668	KLEEN, INC.	ROAD SIGNAGE SUPPLY
14669	482.53	VW14669	LOWE'S COMPANIES, INC	PARK & FIRE SUPPLIES
14670	537.14	VW14670	TRACTOR SUPPLY CREDIT PLAN	PARK/ROAD/FIRE SUPPLIES/TOOLS
14671	537.85	VW14671	ANGIE ELLERBROCK	ZONING POSTAGE REIMB
14672	216.78	VW14672	LOEB ELECTRIC	ROAD DEPT LIGHTS
14673	154.95	VW14673	SHERWIN WILLIAMS CO	PARK PAINT SUPPLIES
14674	100.79	VW14674	LAWSON PRODUCTS INC.	ROAD DEPT SUPPLIES
14675	534.90	VW14675	ADVANCED DRAINAGE SYSTEMS, INC.	ROAD DEPT TLE MATERIALS
14676	2217.03	VW14676	EXPRESS SERVICES INC	ROAD DEPT LABOR 2/11-3/1
14677	5.60	VW14677	JILL DAVIS	TWP OFFICE SUPPLIES 1099S
14678	10.00	VW14678	O. E. MEYER CO.	FIRE DEPT 02 CYLINDERS
14679	203.39	VW14679	BOUND TREE MEDICAL, LLC	FIRE DEPT EMS SUPPLIES
14680	1852.11	VW14680	HIGHTOWERS PETROLEUM CO.	ROAD/FIRE FUEL SUPPLY
14681	6.85	VW14681	ANGIE ELLERBROCK	ZONING POSTAGE REIMB 3/13

Total Amount of Pending Warrants

114813.86

CASH SUMMARY BY FUND
Concord Township [2019]

Date: 03/13/19

FUND	Starting Balance 01/01/19	Total Receipts	Transfers In (MEMO ONLY)	Advances In (MEMO ONLY)	Total Receipts and Transfers In	Expenditures	Transfers Out (MEMO ONLY)	Advances Out (MEMO ONLY)	Ending Balance YTD
01 -GENERAL	5782376.90	574491.25	0.00	0.00	6357068.15	184707.93	0.00	0.00	6172360.22
02 -ROAD/VEHICLE LICENSE TAX	23860.43	2699.67	0.00	0.00	26560.10	712.37	0.00	0.00	25847.73
03 -PROPERTY TAX	77045.92	18216.64	0.00	0.00	95262.56	42472.38	0.00	0.00	52790.18
05 -CEMETERY	13465.43	500.00	0.00	0.00	13965.43	30.00	0.00	0.00	13935.43
10 -FIRE DISTRICT	37080.11	1306086.91	0.00	0.00	1876167.02	510815.65	0.00	0.00	1365351.37
11 -ROAD DISTRICT	1437365.48	216992.28	0.00	0.00	1654357.76	37844.88	0.00	0.00	1616512.88
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	4984.00	0.00	0.00	4984.00	0.00	0.00	0.00	4984.00
14B-COMMUNITY PARK IMPROV GRANT FUND (CPTIG)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14C-OHIO PUBLIC WORKS COMMISSION GRANT FUND	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	35327.65	5930.84	0.00	0.00	41258.49	4401.29	0.00	0.00	36877.20
TOTAL ALL FUNDS	7939921.92	2174751.59	0.00	0.00	10114673.51	780984.50	0.00	0.00	9333689.01