

CONCORD TOWNSHIP BOARD OF TRUSTEES

May 14, 2025

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Call to Order

The Concord Township Board of Trustees met in regular session on Wednesday, May 14, 2025 at 7:00 p.m. at the Concord Township Community Building, 6385 Home Road, Delaware, Ohio. Chairman Bart Johnson called the meeting to order. Trustee Joe Garrett led the Pledge of Allegiance. The roll was called: Jason Haney-present, Joe Garrett-present, Bart Johnson-present.

Mr. Haney moved and Mr. Johnson seconded to approve the minutes of the April 23, 2025 meeting. Vote: Haney-yes, Garrett-abstain/absent, Johnson-yes.

Guest Speaker

Tiffany Maag, director, and Mason, planning, both from the Delaware County Regional Sewer District, provided a presentation on the countywide sewer service. They currently serve 121,000 residents, via 9 treatment plants and 32 pump stations, utilizing 550 miles of sewer. Regarding the Lower Scioto Treatment plant on Moore Road, its future service area would require additional pump station(s). Preliminary conversation was held with the City of Columbus for sewer service to the new water treatment plant. It would need a pump station to the site and up to Moore Road. The Trustees discussed what benefit the township residents and/or commercial development would have if the treatment plant had a private/designated line served by county sewer. Sewer taps are currently ~\$8100 or ~\$10,600 if in the Concord-Scioto Community Authority area. Service is \$40 per month. Discussion was held on future expansion options and communication between county and township leaders.

Financial Report

Mr. Johnson noted Fiscal Officer Davis provided financial reports for the township, and money is available to pay the bills. The current Cash Summary by Fund shows the following balances:

General Fund	\$12,187,723.09
Fire,Road,Special Funds	<u>\$3,441,677.89</u>
Total All Funds	\$15,629,400.98

- Mr. Garrett moved and Mr. Haney seconded to approve pending purchase orders, vouchers and warrants # 59-62, 118759-118807, except # 118771, all totaling \$144,731.52. Vote: Haney-yes, Garrett-yes, Johnson-yes.
- Mr. Haney moved and Mr. Johnson seconded to approve pending warrant # 118771. Vote: Haney-yes, Garrett-abstain, Johnson-yes.
- Bank statements and reconciliations through April 30, 2025 were provided for review.

Swearing In

A swearing in ceremony was conducted for new full-time firefighter John Garvin. Congratulations, John!

Public Input

None.

Zoning Department

- Zoning inspector, Ric Irvine, reported the following permits received since the last meeting: 4 homes, 3 accessory buildings, 2 additions, 1 pool, and 1 deck.
- The zoning commission met for an application for a soccer facility, and their recommendation letter was provided to the Board of Trustees for new business.
- After discussion, Mr. Johnson moved and Mr. Garrett seconded to appoint and offer the open zoning commission board seat to current alternate, Phil Gehring. Vote: Haney-yes, Garrett-yes, Johnson-yes. Two alternate positions remain open on the zoning commission.
- No response was received from a violations letter send to 6360 Mohican Drive regarding

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property cleanup. The case will be forwarded to the county prosecutor's office.

- Zoning secretary, Angie Ellerbrock, will be retiring at the end of August. Mr. Johnson moved and Mr. Garrett seconded to appoint Trustee Haney to post and advertise the position as soon as possible. Vote: Haney-no, Garrett-yes, Johnson-yes.

Road Department

- Road supervisor, Nathan Wilgus, presented a draft letter for Tree Lake Blvd residents regarding the change to parking on one side of the road, effective June 16, 2025. Mr. Johnson moved and Mr. Haney seconded to appoint Trustee Garrett to edit the letter so it can be posted. Vote: Haney-yes, Garrett-yes, Johnson-yes.
- It was noted Decker Construction has started the work on 36 ADA ramp repairs.
- A complaint was received about dirt used by the road department for curb inlet repairs. The dirt was purchased top soil. Resident will be contacted. Another complaint was received via email regarding sprinkler damage during repairs. Regional at Scioto Parkway also needs touched up from repairs.
- Update was given on a part-time road department employee that Mr. Wilgus is ready to hire.

Old Business

- Email was received from a company CivicPlus about updating the township website. Reference government website examples were forwarded to Trustees for review.
- Social media group has not responded regarding township setup.
- A response letter was received from the Ohio Department of Mental Health and Addiction Services regarding the 7263 Riverside Drive treatment facility. As of January 1, 2025 facilities must be registered and accredited, which is still being processed. Trustee Haney has reached out to obtain a copy. Currently the facility along with four related ones in Central Ohio are owned by individuals and/or LLCs, with residential mortgages, in residential areas, being used for commercial purposes. Trustee Haney will work with legal counsel Mr. Rinehart to provide supporting documentation to the state department.

New Business

- A request was received to place a geocache location at Concord Park. The Trustees will allow.
- The Trustees received a recommendation letter from the Zoning Commission Board (attached) that application ZC012025 for a soccer facility at Owen Fraley Road received Conditional Approval on April 30, 2025. The Trustees must hold a public hearing within 30 days. The Trustees scheduled to hear the case on Wednesday, June 11, 2025 at 6:00 p.m.

Legal Update

- Attorney Chris Rinehart met with Mike Crane, from the new engineering firm V3, regarding processing of road right-of-way applications. Frontier has expressed issue with review fees which will be addressed. V3 will review applications, provide recommendation, and process. The right-of-way permit application from DHDC for the City of Columbus water treatment plant is on-hold and a letter stating such will be provided.
- A meeting is to be scheduled with the township Trustees and the City of Columbus water treatment plant team in the near future.

Fire Department

- Fire Chief Todd Cooper noted the new ambulance is still scheduled to arrive in June.
- A meeting regarding fire access to the water treatment plant facility has been scheduled with the fire department for Thursday, May 22 at 8:00 am.

Fiscal Officer / Correspondence

- Mr. Garrett moved and Mr. Haney seconded to approve the second year bid award to Cargill to provide winter road salt at \$70.35 per ton. Vote: Haney-yes, Garrett-yes, Johnson-

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yes.

- The Comprehensive Plan agreement with the Delaware County Regional Planning Commission was reviewed. Changes were made by Trustee Garrett and Mr. Rinehart and will be sent to Scott Sanders at regional planning.
- A lease renewal document was received from Vertical Bridge for the cell tower behind the fire station. The contract will be reviewed to current lease; the Trustees may suggest changes.

Adjournment

With 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

Concord Township Trustee Meeting

May 14, 2025

Call to Order

Pledge of Allegiance

Roll Call

Approve Minutes

County Commissioner Benton and Tiffany Magg with Delaware County Reginal Sewer

Firefighter John Gavin Swearing In

Public Input

Pay Bills

I would like to certify the fiscal officer has provided us with financial statements.

I need a motion to approve purchase orders, pending warrants and pay bills.

Zoning Inspector Report

Zoning Secretary job description

Road Department update

Possible part time road employee update

Old Business

Website redo

Sober House update

New Business

Geo Casheing at Concord Park

Zoning Meeting for Columbus Soccer Club

Fire Chief

Fiscal Officer

Adjourn

Fund #	Fund Name	Fund Balance 1/1/2025	Fund Balance Adjustments	Revenue (excluding transfers and advances in)	Transfers In	Advances In	Total Fund & Adjustments & Revenue	Expenditures (excluding transfers and advances out)	Transfers Out	Advances Out	Fund Balance 12/31/2025	Non-Pooled Balance	Pooled Balance
1000	General	\$11,347,686.91	\$0.00	\$1,148,373.40	\$0.00	\$0.00	\$12,496,060.31	\$308,337.22	\$0.00	\$0.00	\$12,187,723.09	\$0.00	\$12,187,723.09
2011	Motor Vehicle License Tax	\$23,547.84	\$0.00	\$7,690.17	\$0.00	\$0.00	\$31,238.01	\$23,097.36	\$0.00	\$0.00	\$8,140.65	\$0.00	\$8,140.65
2021	Gasoline Tax	\$74,061.29	\$0.00	\$68,555.54	\$0.00	\$0.00	\$142,616.83	\$131,331.34	\$0.00	\$0.00	\$11,285.49	\$0.00	\$11,285.49
2031	Road and Bridge	\$421,811.46	\$0.00	\$273,622.27	\$0.00	\$0.00	\$695,433.73	\$113,993.26	\$0.00	\$0.00	\$581,440.47	\$0.00	\$581,440.47
2041	Cemetery	\$40,886.96	\$0.00	\$3,598.00	\$0.00	\$0.00	\$44,484.96	\$1,307.10	\$0.00	\$0.00	\$43,177.86	\$0.00	\$43,177.86
2111	Fire District	\$1,441,778.51	\$207.40	\$1,669,302.42	\$0.00	\$0.00	\$3,111,288.33	\$1,355,195.88	\$0.00	\$0.00	\$1,756,092.45	\$0.00	\$1,756,092.45
2231	Permissive Motor Vehicle License Te	\$21,362.83	\$0.00	\$13,713.27	\$0.00	\$0.00	\$35,076.10	\$19,466.80	\$0.00	\$0.00	\$15,609.30	\$0.00	\$15,609.30
2272	Coronavirus Relief Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2273	American Rescue Plan Act (ARP)	\$1,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00	\$0.00	\$1,000,000.00
2901	OneOhio Oploid Settlement Fund	\$10,046.53	\$0.00	\$456.55	\$0.00	\$0.00	\$10,503.08	\$0.00	\$0.00	\$0.00	\$10,503.08	\$0.00	\$10,503.08
4901	TIF Dublin Strg Pub Infrast Improv	\$10,313.68	\$0.00	\$5,114.91	\$0.00	\$0.00	\$15,428.59	\$0.00	\$0.00	\$0.00	\$15,428.59	\$0.00	\$15,428.59
4902	TIF Painter Farm Incentive District 1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Report Total:		\$14,391,496.01	\$207.40	\$3,190,426.53	\$0.00	\$0.00	\$17,582,129.94	\$1,952,728.96	\$0.00	\$0.00	\$15,629,400.98	\$0.00	\$15,629,400.98

Last reconciled to bank: 04/30/2025 – Total other adjusting factors: \$0.00

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
59-2025	05/05/2025	05/06/2025	CH	HR BUTLER, LLC	\$100,050.76	O
	Purpose:	PAYROLL PROCESSING FEES				
60-2025	05/05/2025	05/06/2025	CH	T. ROWE PRICE	\$960.00	O
	Purpose:	FIRE DEPT 457 PLAN				
61-2025	05/09/2025	05/09/2025	CH	PNC BANK	\$1,863.42	O
	Purpose:	FIRE/ADM/PRK/RD SUPPLY,REPAIR,TRAIN				
62-2025	05/09/2025	05/09/2025	CH	PNC BANK	\$232.80	O
	Purpose:	BANK SVCS FEE				
118759	05/12/2025	05/12/2025	AW	BUCKEYE READY-MIX, LLC	\$520.50	O
	Purpose:	ROAD DEPT BRINE TANKS CONCRETE				
118760	05/12/2025	05/12/2025	AW	OHIO EDISON	\$931.59	O
	Purpose:	UTILITIES - ADMIN				
118761	05/12/2025	05/12/2025	AW	FRONTIER	\$455.76	O
	Purpose:	UTILITIES - FIRE DEPT				
118762	05/12/2025	05/12/2025	AW	UNION CO PHYSICIAN CORP	\$2,613.00	O
	Purpose:	FIRE DEPT FULL-TIME PHYSICALS				
118763	05/12/2025	05/12/2025	AW	CHARTER COMMUNICATIONS	\$109.99	O
	Purpose:	UTILITIES - ADMIN				
118764	05/12/2025	05/12/2025	AW	MADISON ENERGY COOP ASSOC INC	\$140.43	O
	Purpose:	ROAD DEPT UTILITIES				
118765	05/12/2025	05/12/2025	AW	OHIGRO, INC	\$369.18	O
	Purpose:	ROAD DEPT GRASS & CHEM SUPPLY				
118766	05/12/2025	05/12/2025	AW	AIM MEDIA MIDWEST OPERATING LLC	\$187.60	O
	Purpose:	ZONING LEGAL ADVERTISING				
118767	05/12/2025	05/12/2025	AW	ANGIE ELLERBROCK	\$27.90	O
	Purpose:	ZONING VIOLATION POSTAGE				
118768	05/12/2025	05/12/2025	AW	NAPA AUTO PARTS	\$649.79	O
	Purpose:	ROAD/PARK EQUIP GREASE SUPPLY				
118769	05/12/2025	05/12/2025	AW	COLUMBIA GAS	\$592.94	O
	Purpose:	UTILITIES - FIRE DEPT				
118770	05/12/2025	05/12/2025	AW	THE WONDER WITHIN LLC	\$680.00	O
	Purpose:	FIRE DEPT YOGAWELLNESS TRAINING				
118771	05/12/2025	05/12/2025	AW	50+1 PUBLIC POLICY INITIATIVES	\$1,200.00	O
	Purpose:	TWP GRANT WRITING CONSULTANT				
118772	05/12/2025	05/12/2025	AW	AUDITOR OF STATE OF OHIO	\$8.20	O
	Purpose:	TWP BIENNIAL AUDIT 23-24				
118773	05/12/2025	05/12/2025	AW	PORTA KLEEN	\$274.08	O
	Purpose:	PARK PORTABLE RESTROOM, PARK KLONDIKE PARTIAL MONTH				
118774	05/12/2025	05/12/2025	AW	LOWE'S	\$580.03	O
	Purpose:	FIRE/ROAD DEPT SUPPLIES				
118775	05/12/2025	05/12/2025	AW	VALTECH COMMUNICATIONS	\$180.76	O
	Purpose:	UTILITIES - ADMIN				
118776	05/12/2025	05/12/2025	AW	GORDON FLESCH CO., INC.	\$108.07	O
	Purpose:	ADMIN COPIER SUPPLY APR-MAY				
118777	05/12/2025	05/12/2025	AW	SILCO FIRE & SECURITY	\$284.50	O
	Purpose:	FIRE DEPT KITCHEN INSPECTION				
118778	05/12/2025	05/12/2025	AW	PAULS EXTERMINATING	\$275.00	O
	Purpose:	TWP BLDG EXTERIOR SPRAYING				
118779	05/12/2025	05/12/2025	AW	RINEHART LEGAL SERVICES, LTD.	\$5,360.00	O
	Purpose:	LEGAL COUNSEL				
118780	05/12/2025	05/12/2025	AW	NATHAN WILGUS	\$100.00	O
	Purpose:	ROAD DEPT CELL PHONE REIMBURSE				
118781	05/12/2025	05/12/2025	AW	RIC IRVINE, ZONING INSPECTOR	\$50.00	O
	Purpose:	ZONING PART-TIME CELL PHONE				
118782	05/12/2025	05/12/2025	AW	KIMBALL MIDWEST	\$413.65	O
	Purpose:	ROAD DEPT REPAIR PARTS				
118783	05/12/2025	05/12/2025	AW	MAR-ZANE,INC.	\$484.12	O
	Purpose:	ROAD DEPT ASPHALT CURB/DRAIN REPAIRS				
118784	05/12/2025	05/12/2025	AW	BOUND TREE MEDICAL, LLC	\$441.16	O
	Purpose:	FIRE DEPT/EMS DRUG SUPPLIES				
118785	05/12/2025	05/12/2025	AW	MILLCREEK GARDENS LLC	\$367.07	O
	Purpose:	PARK FLOWER SUPPLY				

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
118786	05/12/2025	05/12/2025	AW	ALADTEC	\$4,167.00	O
	Purpose:	FIRE DEPT SCHEDULING SOFTWARE RENEWAL				
118787	05/12/2025	05/12/2025	AW	MES SERVICE COMPANY LLC	\$521.00	O
	Purpose:	FIRE DEPT AIR COMP SVC CALL				
118788	05/12/2025	05/12/2025	AW	ADVANCED TURF SOLUTIONS	\$988.95	O
	Purpose:	PARK CHEMICAL SUPPLY, ROAD DEPT DITCH SUPPLIES				
118789	05/12/2025	05/12/2025	AW	PRICE FARMS ORGANICS, LTD.	\$2,492.00	O
	Purpose:	PARK PLAYGROUND MULCH				
118790	05/12/2025	05/12/2025	AW	VOSS BROTHERS SALES	\$192.10	O
	Purpose:	PARK/CEMETERY REPAIR PARTS				
118791	05/12/2025	05/12/2025	AW	STATE HIGHWAY SUPPLY	\$5,040.00	O
	Purpose:	ROAD DEPT CATCH BASIN RISERS				
118792	05/12/2025	05/12/2025	AW	AG-PRO COMPANIES INC	\$29.46	O
	Purpose:	PARK HUSTLER MOWER REPAIR				
118793	05/12/2025	05/12/2025	AW	BEEM'S BP DIST INC	\$2,159.21	O
	Purpose:	ROAD/FIRE FUEL SUPPLY				
118794	05/12/2025	05/12/2025	AW	ORANGE TOWNSHIP	\$251.82	O
	Purpose:	FIRE DEPT E343 REPAIR DRAIN VALVE				
118795	05/12/2025	05/12/2025	AW	MIATI EMBROIDERY	\$190.25	O
	Purpose:	FIRE DEPT CLOTHING ALLOWANCE				
118796	05/12/2025	05/12/2025	AW	SOUTHEASTERN EQUIPMENT CO., INC.	\$200.45	O
	Purpose:	ROAD DEPT TRACKLOADER BATTERY				
118797	05/12/2025	05/12/2025	AW	WINSUPPLY INC.	\$1,232.15	O
	Purpose:	ROAD DEPT CONCRETE CATCH BASINS				
118798	05/12/2025	05/12/2025	AW	DELAWARE COUNTY TOWNSHIP ASSOCIA	\$1,040.00	O
	Purpose:	OTA MEMBERSHIP - ELECTEDS, OTA MEMBERSHIP - ASSOCIATES				
118799	05/14/2025	05/14/2025	AW	THE HARDWARE EXCHANGE	\$52.43	O
	Purpose:	ROAD DEPT SIGNAGE SUPPLIES				
118800	05/14/2025	05/14/2025	AW	CRAFCO INC	\$3,690.00	O
	Purpose:	ROAD DEPT CRACK SEAL MATERIAL				
118801	05/14/2025	05/14/2025	AW	SHELLY MATERIALS, INC	\$205.02	O
	Purpose:	PARK STONE 4s, ROAD CURB DEBRIS FILL				
118802	05/14/2025	05/14/2025	AW	CHARTER COMMUNICATIONS	\$142.63	O
	Purpose:	UTILITIES - FIRE				
118803	05/14/2025	05/14/2025	AW	O.E. MEYER CO.	\$279.95	O
	Purpose:	FIRE DEPT O2 GAS SUPPLY				
118804	05/14/2025	05/14/2025	AW	MIATI EMBROIDERY	\$162.00	O
	Purpose:	FIRE DEPT CLOTHING ALLOWANCE				
118805	05/14/2025	05/14/2025	AW	VERIZON WIRELESS	\$441.20	O
	Purpose:	UTILITIES - FIRE				
118806	05/14/2025	05/14/2025	AW	PAULS EXTERMINATING	\$475.00	O
	Purpose:	FIRE DEPT BIANNUAL SPRAY SVC				
118807	05/14/2025	05/14/2025	AW	CAPITAL ONE	\$266.60	O
	Purpose:	TWP BLDG SUPPLIES				
Total Payments:					\$144,731.52	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$144,731.52	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

* Asterisked amounts are not included in report totals. These transactions occurred outside the reported date range but are listed for reference.

CONCORD TOWNSHIP
ZONING DEPARTMENT
6385 Home Road · Delaware · Ohio-43015
Phone 740-881-5338 · www.concordtwp.org

May 12, 2025

CONCORD TOWNSHIP
BOARD OF TRUSTEES
6385 HOME ROAD
DELAWARE OH 43015

RE: Application ZC012025

Dear BOARD OF TRUSTEES,

On April 30, 2025 the Concord Township Board of Zoning Commission (BZC) held a Public Meeting to consider application, designated as ZC012025, filed by Plan 4 Land LLC of 1 South Harrison Street, PO Box 306, Ashley, OH 43003. The Applicant is requesting approval for rezoning, from Farm Residential to Planned Commercial District, and a preliminary development plan for Columbus Soccer Academy to build two outdoor soccer fields for practice/games, and an indoor practice facility at Owen Fraley Road, Delaware, OH 43015 Parcel #419-230-01-063-017 at 7.084+/- acres and Parcel #419-230-01-063-018 at 5.401 +/- acres and a 4.003 acre portion of Parcel #419-230-01-063-013 at 12.214+/- acres, owned by Bunty and Owen Holding LLC. After hearing all of the evidence and testimony regarding Application ZC012025 at the hearing, the BZC moved to recommend Conditional Approval of Application ZC012025 with the following Terms and Conditions;

TERMS AND CONDITIONS OF CONDITIONAL APPROVAL FOR ZC012025

1. Confirm the potentially approved rezoned acreage is contained in a legally approve deed.
2. The Trustees address and resolve Regional Planning's Comments/Recommendations.
3. Any additional technical revisions to the development text, identified by Attorney Chris Rinehart, be addressed by the Applicant.

This is to certify that the motion was made and seconded and there was a majority vote to recommend Conditional Approval to the Trustees. The Applicant 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.

Respectfully,
Darin Hilt, Chair
Board of Zoning Commission
DH:hc