

RECORD OF PROCEEDINGS

CONCORD TOWNSHIP BOARD OF TRUSTEES

Held August 26, 2020

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The Concord Township Board of Trustees met in regular session on August 26, 2020 at 7:00 pm at the Concord Township Administrative Building, 6385 Home Road, Delaware, Ohio. Vice Chairman Garrett called the meeting to order and the roll was called. In attendance were Trustees Joe Garrett and Jason Haney. Other staff attending included Fiscal Officer Jill Davis, Zoning Inspector Ric Irvine, and Fire Chief Todd Cooper.

Due to COVID-19 social distancing restrictions, limited seating was provided, and public teleconference information was posted on the township's website.

Mr. Haney moved and Mr. Garrett seconded to approve the minutes of the previous meeting. Vote: Haney-yes, Garrett-yes.

Public Input

- Mr. Scot Wichliski of 7815 Cook Road, Powell, Ohio, inquired about pond restrictions within Concord Township. There is nothing in the zoning code regarding pond construction, and he feels a landowner should have to show a water runoff study before installing. He has storm water runoff and increased ponding on his property from a neighbor's pond, and potential encroachment toward a secondary leach field. The county soil and water told him they have no oversight either. Mr. Garrett suggested he share his concerns with the zoning commission to see if they would consider a zoning code change for pond construction in the future. Mr. Wichliski could also contact the county commissioners and/or county engineer for further guidance. At this time, the only avenue for action is a private suit.
- Greta Markowitz of Butts Road asked when the center line painting would be completed on state routes 257 and 745. The township has no information from the state.
- Lori Kannally with the Delaware General Health District shared their was no official update from the health department, but the COVID-19 numbers for the district are getting better.

Financials

- Vice Chairman Garrett certified Fiscal Officer Davis provided the financial reports of the township, and there is money in the treasury to pay bills. The current Cash Summary by Fund report shows the following balances:
 - General Fund \$6,956,320.24
 - Special Revenue Funds \$1,975,305.88
 - Total All Funds \$8,931,626.12
- Therefore, Mr. Haney moved and Mr. Garrett seconded to approve pending purchase orders, warrants, and vouchers #39-47, 17064-17102, all totaling \$179,092.14. Vote: Haney-yes, Garrett-yes.

Zoning Department

- Mr. Ric Irvine reviewed the Three Nuisance cases (on Freshwater, Park Ridge, and Edgewood). The Edgewood property has been mowed and cleaned up. The Park Ridge property has been cleaned up except for a vehicle, which the inspector will address. Therefore, the only case to move forward for action is the Freshwater Road property.
- Mr. Haney moved and Mr. Garrett seconded to adopt Resolution #082620-1 declaring a nuisance, and ordering for the abatement, control, and/or removal of the nuisance pursuant to ORC 505.87 on real property located at 4896 Freshwater Road, Delaware, Ohio (PIN# 42014001031000). The Board hereby authorizes and appoints Trustee Jason Haney to locate a contractor to perform the work to abate, control, and/or remove the

RECORD OF PROCEEDINGS

CONCORD TOWNSHIP BOARD OF TRUSTEES

Held **August 26, 2020**

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Held

nuisance, negotiate a contract, and sign all necessary documents on behalf of the Board. Vote: Haney-yes, Garrett-yes.

- A couple complaints were received from the Lucy Depp Civic Association about a property on Park Place with box springs along the lot line. Mr. Irvine will inspect.
- Ten zoning permits were issued since the previous meeting.
- Next quarter building looks to be busy, but the costs of construction supplies have increased 200-300% due to factory shut-downs during COVID-19, then re-opening at 50% manpower.

Road Department

- The tires need replaced on the back of the loader. So far one quote has been received.
- The new truck is in for the road department and is getting bed liner and undercoating installed. A backrack for \$273 will be ordered that attaches to the bed instead of cab.
- The road supervisor is out until next Monday.
- Curb complaints were received on the catch basins repaired in Tartan Fields. The road department is fixing the issues. Many needed sanding. The costs will be evaluated and researched until moving forward with more basin repairs.

Fire Department

- The truck committee is evaluating new fire trucks and demos, with different options, storage, buckets, etc. Cost is estimated at \$1+ million.
- A BWC grant was awarded to the fire department for a new exhaust drop at a cost of \$4,272.00, of which the township's portion will be \$712.00.

Old Business

- The Strawser Construction check will continue to be held from last month until final repairs are completed and approved per Trustee Johnson.

Cemetery

- Trustee Garrett and Haney agreed the cemetery stone restorations look good. Mr. Foor did a great job and the Trustees would like to see more areas restored and stones repaired.

Fiscal Officer

- Correspondence was received from Medicount with an annual report on EMS billing claims.
- Due to First Federal Bank changing to Premier Bank, a new depository for public funds agreement was requested. Mr. Haney moved and Mr. Garrett seconded to approve the depository for public funds agreement, not to exceed \$3 million in deposits, for a period of August 12, 2020 to August 12, 2023. Vote: Haney-yes, Garrett-yes.
- A response was submitted to the Delaware County Budget Commission regarding the Road levy fund carryover and expenditure estimates for 2021. The township is preparing for very large expenses in the next few years for road repaving in subdivisions.

**RECORD OF PROCEEDINGS
CONCORD TOWNSHIP BOARD OF TRUSTEES**

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES B44-224-3338 FORM NO. 101-48

Held August 26, 2020



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With no further business, Mr. Haney moved and Mr. Garrett seconded to adjourn.
Vote: Haney-yes, Garrett-yes.

ATTEST


Fiscal Officer, Jill Davis

BOARD OF TRUSTEES

Bart Johnson n/a

Joe Garrett

Jason Haney

Concord Township Trustees & Special Meetings

August 26, 2020

Call to Order & Roll Call 7:00pm

Approve Minutes

Public Input

Pond restrictions within Concord Township, i.e. encroachment (7849 Cook Rd).

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 Department

Road Department

Fire Department

Old Business

New Business

Fiscal Officer/Correspondence

Adjourn

Payment Listing

8/13/2020 to 8/26/2020

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
39-2020	08/14/2020	08/17/2020	CH	HR BUTLER, LLC	\$187.77	O
40-2020	08/14/2020	08/17/2020	CH	HR BUTLER, LLC	\$6,392.07	O
41-2020	08/14/2020	08/17/2020	CH	HR BUTLER, LLC	\$56,710.27	O
42-2020	08/14/2020	08/17/2020	CH	HR BUTLER, LLC	\$16,005.71	O
43-2020	08/18/2020	08/18/2020	CH	ANTHEM BCBS OH GROUP	\$62.50	O
44-2020	08/18/2020	08/18/2020	CH	ANTHEM BCBS OH GROUP	\$62.50	O
45-2020	08/18/2020	08/18/2020	CH	PNC BANK	\$33.00	O
46-2020	08/18/2020	08/18/2020	CH	PNC BANK	\$2.00	O
47-2020	08/26/2020	08/26/2020	CH	ANTHEM BCBS OH GROUP	\$30,833.17	O
17064	08/26/2020	08/26/2020	SW	Skipped Warrants 17064 to 17064 Series 1	\$0.00	V
17065	08/26/2020	08/26/2020	AW	Ohio Public Employees Retirement System	\$6,992.68	O
17066	08/26/2020	08/26/2020	AW	FRONTIER	\$139.76	O
17067	08/26/2020	08/26/2020	AW	BULLET LINER	\$450.00	V
17067	08/26/2020	08/26/2020	AW	BULLET LINER	-\$450.00	V
17068	08/26/2020	08/26/2020	AW	TAYLOR TIRE COMPANY, LTD.	\$463.00	O
17069	08/26/2020	08/26/2020	AW	MADISON ENERGY COOP ASSOC INC	\$21.77	O
17070	08/26/2020	08/26/2020	AW	PORTA KLEEN	\$105.00	O
17071	08/26/2020	08/26/2020	AW	VERIZON WIRELESS	\$323.44	O
17072	08/26/2020	08/26/2020	AW	LOWE'S COMPANIES, INC	\$290.46	O
17073	08/26/2020	08/26/2020	AW	OHIO EDISON	\$1,812.96	O
17074	08/26/2020	08/26/2020	AW	MICRO CENTER	\$817.96	O
17075	08/26/2020	08/26/2020	AW	HOTSY EQUIPMENT COMPANY	\$233.28	O
17076	08/26/2020	08/26/2020	AW	OHIOHEALTH EMERGENCY MEDICAL SER'	\$1,295.00	O
17077	08/26/2020	08/26/2020	AW	WALMART COMMUNITY	\$62.50	O
17078	08/26/2020	08/26/2020	AW	LAWSON PRODUCTS INC.	\$211.22	O
17079	08/26/2020	08/26/2020	AW	PNC BANK	\$1,062.85	O
17080	08/26/2020	08/26/2020	AW	DEL-CO WATER CO INC	\$224.24	O
17081	08/26/2020	08/26/2020	AW	TIME WARNER CABLE	\$137.67	O
17082	08/26/2020	08/26/2020	AW	BEEEM'S BP DIST INC	\$1,107.66	O
17083	08/26/2020	08/26/2020	AW	BOUND TREE MEDICAL, LLC	\$292.75	O
17084	08/26/2020	08/26/2020	AW	SBH MEDICAL LTD	\$53.00	O
17085	08/26/2020	08/26/2020	AW	W L CONSTRUCTION SUPPLY INC	\$399.99	O
17086	08/26/2020	08/26/2020	AW	SUTPHEN CORPORATION	\$424.12	O
17087	08/26/2020	08/26/2020	AW	SILCO FIRE & SECURITY	\$2,027.33	O
17088	08/26/2020	08/26/2020	AW	VOSS BROTHERS SALES	\$64.79	O
17089	08/26/2020	08/26/2020	AW	ANGIE ELLERBROCK	\$27.00	O
17090	08/26/2020	08/26/2020	AW	MARY KOERBER	\$76.37	O
17091	08/26/2020	08/26/2020	AW	BUCKEYE READY-MIX, LLC	\$2,009.37	O
17092	08/26/2020	08/26/2020	AW	SITEONE LANDSCAPE SUPPLY LLC	\$505.90	O
17093	08/26/2020	08/26/2020	AW	SUNBELT RENTALS INC	\$382.35	O
17094	08/26/2020	08/26/2020	AW	DELAWARE COUNTY TOWNSHIP ASSOCIA	\$750.00	O
17095	08/26/2020	08/26/2020	AW	SHELLY MATERIALS, INC	\$120.00	O
17096	08/26/2020	08/26/2020	AW	STATE HIGHWAY SUPPLY	\$1,563.50	O
17097	08/26/2020	08/26/2020	AW	GINGWAY PRODUCTS INC.	\$36.99	O
17098	08/26/2020	08/26/2020	AW	VISION SERVICE PLAN (GT)	\$403.92	O
17099	08/26/2020	08/26/2020	AW	DELTA DENTAL	\$2,494.12	O
17100	08/26/2020	08/26/2020	AW	STANDARD INSURANCE CO	\$173.00	O
17101	08/26/2020	08/26/2020	AW	CBIZ BENEFITS	\$120.00	O
17102	08/26/2020	08/26/2020	AW	Ohio Police & Fire Pension Fund	\$41,577.20	O
Total Payments:					\$179,092.14	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$179,092.14	

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, DELAWARE COUNTY

Cash Summary by Fund

Year 2020

Fund #	Fund Name	Fund Balance 1/1/2020	Fund Balance Adjustments	Revenue (excluding transfers and advances in)	Transfers In	Advances In	Total Fund & Adjustments & Revenue (excluding transfers and advances out)	Expenditures	Transfers Out	Advances Out	Fund Balance 12/31/2020	Non-Pooled Balance	Pooled Balance
1000	General	\$6,542,094.84	\$0.00	\$871,556.33	\$0.00	\$0.00	\$7,413,651.17	\$457,330.93	\$0.00	\$0.00	\$6,956,320.24	\$0.00	\$6,956,320.24
2011	Motor Vehicle License Tax	\$19,613.08	\$0.00	\$11,785.58	\$0.00	\$0.00	\$31,398.66	\$9,555.05	\$0.00	\$0.00	\$21,843.61	\$0.00	\$21,843.61
2021	Gasoline Tax	\$94,643.56	\$0.00	\$120,941.20	\$0.00	\$0.00	\$215,584.76	\$124,096.19	\$0.00	\$0.00	\$91,488.57	\$0.00	\$91,488.57
2031	Road and Bridge	\$1,122,116.58	\$0.00	\$245,624.58	\$0.00	\$0.00	\$1,367,741.16	\$202,188.26	\$0.00	\$0.00	\$1,165,552.90	\$0.00	\$1,165,552.90
2041	Cemetery	\$11,940.39	\$0.00	\$10,565.20	\$0.00	\$0.00	\$22,505.59	\$7,816.08	\$0.00	\$0.00	\$14,689.51	\$0.00	\$14,689.51
2111	Fire District	\$836,107.27	\$0.00	\$1,677,179.37	\$0.00	\$0.00	\$2,513,286.64	\$1,885,598.69	\$0.00	\$0.00	\$627,687.95	\$0.00	\$627,687.95
2231	Permissive Motor Vehicle License Tax	\$32,098.74	\$0.00	\$23,243.06	\$0.00	\$0.00	\$55,341.80	\$23,333.17	\$0.00	\$0.00	\$32,008.63	\$0.00	\$32,008.63
2901	CARES Act Coronavirus Relief Fund	\$0.00	\$0.00	\$22,034.71	\$0.00	\$0.00	\$22,034.71	\$0.00	\$0.00	\$0.00	\$22,034.71	\$0.00	\$22,034.71
	Report Total:	\$8,658,614.46	\$0.00	\$2,982,930.03	\$0.00	\$0.00	\$11,641,544.49	\$2,709,918.37	\$0.00	\$0.00	\$8,931,626.12	\$0.00	\$8,931,626.12

Last reconciled to bank: 07/31/2020 – Total other adjusting factors: \$260.00

BOARD OF TRUSTEES
CONCORD TOWNSHIP
DELAWARE COUNTY, OHIO

DATE: Aug. 26, 2020

RESOLUTION NO. 082620-1

DECLARATION OF NUISANCE AND ABATEMENT, CONTROL, AND/OR
REMOVAL OF NUISANCE PURSUANT TO R.C. § 505.87
ON REAL PROPERTY LOCATED AT:
4896 FRESHWATER ROAD
DELAWARE, OHIO 43015
(DELAWARE CO. PIN # 420-140-01-031-000)

PREAMBLE

WHEREAS, the Board of Trustees, Concord Township, Delaware County, Ohio (the "Board") is familiar with the real property located at 4896 FRESHWATER ROAD, DELAWARE, OHIO 43015 (DELAWARE CO. PIN # 420-140-01-031-000) ("Property"); and,

WHEREAS, the Property is wholly located in Concord Township, Delaware County, Ohio ("Township"); and,

WHEREAS, as of August 26, 2020, the record owner of the Property is Nancy Kaasa (See Attached Exhibit A- Deed with legal description) (See Attached Exhibit B - Property Information, and Map); and,

WHEREAS, the Property is not maintained and contains accumulations of vegetation, garbage, refuse and/or other debris that are an attractive nuisance, dangerous, unhealthy, and/or unsightly to the neighborhood and community and which negatively impact property values and the general welfare of the neighborhood and community; and,

WHEREAS, R.C. § 505.87(A) authorizes a board of township trustees to provide for the abatement, control, or removal of vegetation, garbage, refuse, and other debris from land in the Township, if the Board determines that the owner's maintenance of that vegetation, garbage, refuse, or other debris constitutes a nuisance; and,

WHEREAS, the Board hereby seeks to abate, control and/or remove such nuisance (vegetation, garbage, refuse and/or other debris) from the Property and recover its costs in so doing, all in accordance with R.C. § 505.87.

WHEREAS, if necessary, the Board desires to employ a contractor to abate, control, or remove the vegetation, garbage, refuse, or other debris on the Property that constitutes the nuisance and to appoint a Board member to locate a contractor, negotiate a

contract to perform such work, and then have that trustee sign all necessary documents on behalf of the entire Board and in so doing bind the Board.

RESOLUTION

NOW THEREFORE, BE IT RESOLVED:

- A. The Board determines and declares that the Owners' maintenance of vegetation, garbage, refuse, and/or other debris on the Property constitutes a nuisance.
- B. The Board shall provide for the abatement, control, and/or removal of such vegetation, garbage, refuse, and/or other debris from the Property and recover the Board's costs in so doing, all in accordance with R.C. § 505.87.
- C. At least seven (7) days before providing for such abatement, control, and/or removal, the Board, through the Township Fiscal Officer ("Fiscal Officer"), shall give notice by certified mail, return receipt requested, to the Owners and any holders of liens of record on the Property ("Parties in Interest"). A list of the Parties in Interest, as of August 26, 2020, together with their last known and best addresses, is attached to this Resolution as Exhibit C.
- D. A copy of this Resolution shall accompany any notices.
- E. If practical, the Board shall also give notice by causing any of its agents or employees to post the notice on the principal structure on the land and to photograph that posted notice with a camera capable of recording the date of the photograph on it.
- F. Any Party in Interest may enter into an agreement with the Board providing for either party to the agreement to perform the abatement, control, or removal before the time the Board is required to provide for the abatement, control, or removal pursuant to this Resolution.
- G. If, within seven (7) days after notice is given pursuant to this Resolution, the Parties in Interest fail to abate, control, or remove the vegetation, garbage, refuse, or other debris, or no agreement for its abatement, control, or removal is entered, the Board shall provide for the abatement, control, or removal and may employ the necessary labor, materials, and equipment to perform the task.
- H. All expenses incurred to abate, control, and/or remove the vegetation, garbage, refuse, and/or other debris, when approved by the Board, shall be paid out of the Township general fund from moneys not otherwise appropriated, except that if the expenses incurred exceed \$500, the Board may borrow moneys from a financial institution to pay for the expenses in whole or in part.
- I. The Board shall collect the total cost of abating, controlling, or removing the vegetation, garbage, refuse, or other debris from the Property. To do so, the Board,

through the Fiscal Officer, shall make a written report to the Delaware County Auditor of the Board's action under this Resolution. The Board shall include in the report a proper description of the Property and a statement of all expenses incurred in providing for the abatement, control, or removal of any vegetation, garbage, refuse, or other debris from the Property, including the board's charges for its services, the costs incurred in providing notice, any fees or interest paid to borrow moneys, and the amount paid for labor, materials, and equipment.

J. The expenses incurred, when allowed, shall be entered upon the tax duplicate, are a lien upon the land from the date of the entry, shall be collected as other taxes, and shall be returned to the Township and placed in the Township general fund.

K. The Board hereby appoints and authorizes Trustee Haney to locate a contractor to perform the work to abate, control, or remove the vegetation, garbage, refuse, or other debris on the Property that constitutes the nuisance and to negotiate a contract with such contractor for such work, and hereby authorizes Trustee Haney to sign all necessary documents required to abate the Nuisance.

L. All formal actions of this Board concerning and relating to the passage of this Resolution were adopted in an open meeting of the Board, and all deliberations of this Board and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including R.C. § 121.22.

M. All exhibits referenced in this Resolution are hereby incorporated into and made a part of this Resolution.

N. This Resolution shall be in full force and effect immediately upon adoption.

Voted on and signed this 26th day of August, 2020 in Concord Township, Delaware County, Ohio.

Mr. Haney Moved to approve.

Mr. Garrett Seconded the motion.

**BOARD OF TRUSTEES OF
CONCORD TOWNSHIP,
DELAWARE COUNTY, OHIO**



Jason Haney
Trustee



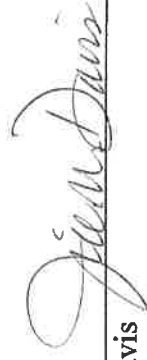
Joe Garrett
Trustee

Bart Johnson
Trustee

State of Ohio :
Delaware County :

I, the undersigned Fiscal Officer of Concord Township, Delaware County, Ohio, hereby certify that the foregoing Resolution No. 082620-1 is taken and copied from the record of proceedings of the Board of Trustees of Concord Township, Delaware County, Ohio, and that it has been compared by me with the resolution on the record and is a true copy. Further, I certify that the adoption of such resolution occurred in an open meeting held in compliance with R.C. § 121.22.

Date: Aug. 26, 2020



Jill Davis
Concord Township Fiscal Officer
Delaware County, Ohio

Property Information

Parcel Number 420-140-01-031-000 Owner Name KAASA NANCY M Owner Address 4896 FRESHWATER RD DELAWARE OH 43015 Tax District 07 CONCORD TWP BUCKEYE School District 2102 BUCKEYE VALLEY LSD Neighborhood 07003 Concord 003 Use Code 510 Single family dwelling (platted lot) Acres 0.00000 Description LOTS 4300	Property Address: 4896 FRESHWATER RD DELAWARE OH 43015 Tax Payer Address: CORELOGIC 3001 HACKBERRY IRVING TX 75063 USA
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Assessment Info	Current Value	Recent Transfer
Board of Revision	Mkt Land Value \$54,000	# Parcels 1
Homestead/Disability	CAUV \$0	Deed Type Quit Claim Deed Ex
Owner Occ Credit	Mkt Impr Value \$208,300	Amount \$0
Divided Property	Total \$262,300	Transfer Date 11/18/1997
New Construction	Current Tax	Conveyance 0
Foreclosure	Tax Due \$3,493.68	Deed # 1564
Other Assessments	Paid To Date \$3,493.68	
Front Ft.	Current Balance Due \$0.00	

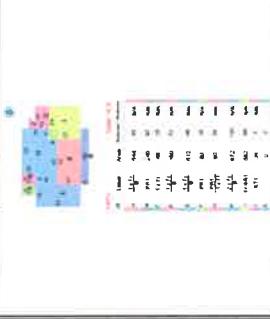

[<< Previous Card](#) Card 1 of 1 [Next Card >>](#)

Dwelling Information	
Above Grade	Room Count 8 Fireplace(s) 1
Below Grade	Story Height 2 Year Built 1978
Finished Basement	# Bedrooms 4 Year Remodeled 0
Basement Type	Full Basement 3 Style Convection
*See Improvements Tab	
For More Detail On	Half Baths 0 Ext Walls Siding w/Masonry 2
Fields Shown Above	Heating Yes
	Air Cond Central

▪

[Card - 1](#)

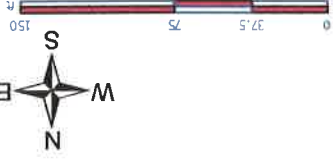
Property Sketch and Photos -- Card 1

Property Sketch 	Property Photos 
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Delaware County Auditor
George Kaitza

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and the information cannot be construed or used as a "legal description" of a parcel. Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201). Please report any errors or omissions to the Delaware County Auditor's Office at delcogis@co.delaware.oh.us.
Prepared by: Delaware County Auditor's GIS Office
Printed on 8/22/2020



**EXHIBIT C
PARTIES IN INTEREST**

NANCY M KAASA
4896 FRESHWATER RD
DELAWARE, OH 43015

CORELOGIC
3001 HACKBERRY
IRVING, TX 75063