

# RECORD OF PROCEEDINGS CONCORD TOWNSHIP BOARD OF TRUSTEES

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

August 10, 2022

Held

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## Call to Order and Roll Call

The Concord Township Board of Trustees met in regular session on Wednesday, August 10, 2022 at 7:00 p.m. at the Concord Township Community Building, 6385 Home Road, Delaware, Ohio. Chairman Bart Johnson called the meeting to order and the roll was called; attending were Trustees Jason Haney and Bart Johnson.

## Approval of Minutes

Mr. Haney moved and Mr. Johnson seconded to approve the minutes of the July 27, 2022 regular meeting. Vote: Haney-yes, Johnson-yes.

## Public Input

None.

## Road Department

Road Supervisor, Nathan Wilgus, reported the following:

- The Request for Engineering Assistance for Klondike Road washouts was received back from the County Engineer's office. Several phases of repair were suggested.
- ADA ramps at Seven Lakes and Scioto Chase need repair.
- The catch basin at 6365 Scioto Chase is smashed and needs repair. The road department will work with Cyrus Construction during ramp repairs to also fix this catch basin.
- Dan at Dexter Equipment said there is a one year wait time for receiving a new dump truck after ordering. Discussion continued on purchasing a Ford 550 with dump bed. The only areas of township snowplowed by a pickup truck are Lucy Depp and Bellpoint, so a small dump truck could do those areas too.
- Axle mounts are on the boom mower now and it works great.
- The road berms with asphalt millings look good and are working well.

## Approval of Financial Report

Chairman Johnson certified Fiscal Officer Davis provided the current financial reports of the township and money is available to pay bills. The current Cash Summary by Fund report shows the following balances:

- General Fund	\$8,789,703.16
- Special Revenue Funds	<u>\$4,966,494.57</u>
- Total All Funds	\$13,756,197.73

Mr. Haney moved and Mr. Johnson seconded to approve pending purchase orders and warrants # 100-108, 116351-116377, all totaling \$103,279.10. Vote: Haney-yes, Johnson-yes. July bank statements and reconciliation were also reviewed.

## Zoning Department

Mr. Ric Irvine, Zoning Inspector, reported the following:

- Due to no response by the property owner at 4896 Freshwater Road, Mr. Johnson moved and Mr. Haney seconded to adopt Resolution #22-0810-1 to declare the property a nuisance and order the abatement, control, and/or removal of vegetation, garbage, refuse or debris pursuant to ORC 505.87. If no response in seven days, the Board authorizes Trustee Haney to locate and contract with a contractor, and sign documents on behalf of the Board to remedy the nuisance. Total cost to remedy the nuisance shall be placed upon the tax duplicate for the property at the County Auditor's office. Upon roll call vote: Haney-yes, Johnson-yes.
- Mars Hill Church received another nuisance complaint from a neighbor. The case was previously turned over to the county. The Building Department has been asked to give an assessment of the property.
- Still no response from Columbia Gas about mowing their overgrown property on South Section Line Road.
- The Board of Zoning Appeals will meet August 16 to heard setback cases on the

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SR257 property across from Buckeye Valley West.

- Permits were issued since the last meeting for 7 homes, 2 accessory buildings, 2 pools, and 1 deck.
- Complaints were received on a Henderson Drive property; Mr. Irvine has investigated.
- Complaints were received on two Lucy Depp properties - an unlicensed van and a shed in the right-of-way. Letters will be sent.

### Fire Department

Fire Chief Todd Cooper reported the following:

- Next Wednesday there will be a pre-build meeting for the new Quint fire truck in Wisconsin.
- New fire gear quotes are being obtained from three vendors. Costs are about 28% percent more than our last gear purchased. If the same specifications are used as Columbus Fire, the gear would cost about \$3,000 per set, totaling about \$80,000. Chief hopes to have quote by next meeting.
- Quote for a new medic truck is also being sought, but Horton has not responded. The department is hoping to order in one year, then wait one year for it to be built.
- New cutters for \$36,000 were ordered, which will use the Firehouse Subs award.
- One of the medic trucks (F550) has an oil leak and motor has to be pulled for repair.

Trustee Garrett joined the meeting at 7:25 p.m.

### Fiscal Officer/Correspondence

- It was made a matter of record that Oller Cemetery lot #459, graves 1-2, and lot #401, graves 3-4 were sold. Mr. Johnson moved and Mr. Garrett seconded to approve the sales. Vote: Haney-yes, Garrett-yes, Johnson-yes. Deeds were reviewed and signed.
- The 2022-2023 road salt bid was discussed. The low bidder American Rock Salt will be stocking in Columbus, and there is no piling fee. Mr. Johnson moved and Mr. Haney seconded to award the 22-23 winter rock salt bid to American Rock Salt for \$72.86 per ton. Vote: Haney-yes, Garrett-yes, Johnson-yes.

### Old Business

- The Frontier damage claim from last year's ditch project on Bunty Station Road was forwarded to Assistant Prosecuting Attorney Penkal. Mr. Johnson moved and Mr. Garrett seconded to allow the Fiscal Officer to deal with Mr. Penkal on the issue, if OTARMA is ok with the claim. Vote: Haney-yes, Garrett-yes, Johnson-yes.
- Trustee Garrett met with Mr. Freeman about the 2022-2023 state grant award. Once the award letter is received, Park improvements behind the fire station can continue, probably closer to October. Part of the improvements include renovating and/or moving the sand volleyball court and new shelter house construction, with long term goals of expanding the pickleball court and parking lot. Also discussed were new tennis courts.
- Mr. Garrett shared the Delaware County Historical Society is choosing cemeteries to visit and tour, and they have chosen Oller Cemetery. The visit is scheduled for August 28.

### New Business

- An email was received by the Trustees from John Barnes, who will be donating a 55" big screen and mount for the township community room.
- A new metal detector is needed for the Maintenance Department.
- New location and rules signs will be made for the pickleball court area.

### Adjournment

With no further business, Mr. Garrett moved and Mr. Haney seconded to adjourn.

Vote: Haney-yes, Garrett-yes, Johnson-yes.

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

Minutes of \_\_\_\_\_ Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 101-48

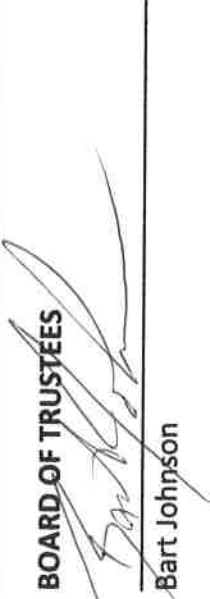
Held \_\_\_\_\_ August 10, 2022 Page 3

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**ATTEST**

  
Fiscal Officer, Jill Davis

**BOARD OF TRUSTEES**

  
Bart Johnson

Joe Garrett

Jason Haney

**Cash Summary by Fund**

Year 2022

Fund #	Fund Name	Fund Balance 1/1/2022	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 12/31/2022	Non-Pooled Balance	Pooled Balance
1000	General	\$7,748,703.79	\$135.00	\$1,555,351.39	\$0.00	\$0.00	\$9,304,190.18	\$514,487.02	\$0.00	\$0.00	\$8,789,703.16	\$0.00	\$8,789,703.16
2011	Motor Vehicle License Tax	\$25,139.22	\$0.00	\$12,049.63	\$0.00	\$0.00	\$37,188.85	\$12,963.40	\$0.00	\$0.00	\$24,225.45	\$0.00	\$24,225.45
2021	Gasoline Tax	\$118,646.56	\$0.00	\$114,072.07	\$0.00	\$0.00	\$232,718.63	\$156,112.71	\$0.00	\$0.00	\$76,605.92	\$0.00	\$76,605.92
2031	Road and Bridge	\$834,562.92	\$0.00	\$488,267.14	\$0.00	\$0.00	\$1,322,830.06	\$73,401.57	\$0.00	\$0.00	\$1,249,428.49	\$0.00	\$1,249,428.49
2041	Cemetery	\$20,993.70	\$0.00	\$13,487.80	\$0.00	\$0.00	\$34,481.50	\$6,082.61	\$0.00	\$0.00	\$28,398.89	\$0.00	\$28,398.89
2111	Fire District	\$1,041,488.72	\$4,100.00	\$3,155,979.47	\$0.00	\$0.00	\$4,201,568.19	\$1,851,321.95	\$0.00	\$0.00	\$2,350,246.24	\$0.00	\$2,350,246.24
2231	Permissive Motor Vehicle License Tax	\$46,815.12	\$0.00	\$24,712.99	\$0.00	\$0.00	\$71,528.11	\$4,493.51	\$0.00	\$0.00	\$67,034.60	\$0.00	\$67,034.60
2273	American Rescue Plan Act (ARP)	\$582,230.42	\$0.00	\$587,182.54	\$0.00	\$0.00	\$1,169,412.96	\$0.00	\$0.00	\$0.00	\$1,169,412.96	\$0.00	\$1,169,412.96
2901	OneOhio Opioid Settlement Fund	\$0.00	\$0.00	\$2,845.06	\$0.00	\$0.00	\$2,845.06	\$1,703.04	\$0.00	\$0.00	\$1,142.02	\$0.00	\$1,142.02
<b>Report Total:</b>		<b>\$10,418,580.45</b>	<b>\$4,235.00</b>	<b>\$5,953,948.09</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$16,376,763.54</b>	<b>\$2,620,565.81</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$13,756,197.73</b>	<b>\$0.00</b>	<b>\$13,756,197.73</b>

Last reconciled to bank: 07/29/2022 – Total other adjusting factors: \$0.00

**Payment Listing**

7/28/2022 to 8/10/2022

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status	
100-2022	07/29/2022	08/05/2022	CH	HR BUTLER, LLC	\$168.84	C	
	Purpose:	PAYROLL PROCESSING FEES					
101-2022	07/29/2022	08/05/2022	CH	HR BUTLER, LLC	\$3,491.32	C	
	Purpose:	PAYROLL AGENCY DEDUCTIONS					
102-2022	07/29/2022	08/05/2022	CH	HR BUTLER, LLC	\$62,950.99	C	
	Purpose:	PAYROLL SALARIES					
103-2022	07/29/2022	08/05/2022	CH	HR BUTLER, LLC	\$17,970.65	C	
	Purpose:	PAYROLL TAXES					
105-2022	07/29/2022	08/05/2022	CH	PNC BANK	\$177.78	C	
	Purpose:	BANK/PINN/SWEEP FEES JUL22					
106-2022	08/05/2022	08/05/2022	CH	PNC BANK	\$177.43	O	
	Purpose:	BANK/PINN/SWEEP FEES AUG22					
116351	08/10/2022	08/10/2022	AW	50+1 PUBLIC POLICY INITIATIVES	\$1,200.00	O	
	Purpose:	TWP GRANT WRITING CONSULTANT					
116352	08/10/2022	08/10/2022	AW	R.L. PARSONS & SON	\$291.96	O	
	Purpose:	ROAD DEPT TRACTOR/BOOM ACCESSORIES					
116353	08/10/2022	08/10/2022	AW	MICRO CENTER	\$1,398.75	O	
	Purpose:	FIRE DEPT IPAD - MEDIC 341, FIRE DEPT COMPUTER - GUYTON					
116354	08/10/2022	08/10/2022	AW	TIME WARNER CABLE	\$99.99	O	
	Purpose:	UTILITIES - ADMIN					
116355	08/10/2022	08/10/2022	AW	THE HARDWARE EXCHANGE	\$61.11	O	
	Purpose:	ROAD DEPT BOMFORD MOW REPAIR					
116356	08/10/2022	08/10/2022	AW	PRICE FARMS ORGANICS, LTD.	\$7.00	O	
	Purpose:	ROAD DEPT STORM CLEAN UP					
116357	08/10/2022	08/10/2022	AW	NAPA AUTO PARTS	\$443.66	O	
	Purpose:	FIRE & PARK DEPT REPAIR PARTS					
116358	08/10/2022	08/10/2022	AW	TREASURER, STATE OF OHIO	\$1,703.04	O	
	Purpose:	ONEOHIO OPIOID FUND OVERPAYMENT					
116359	08/10/2022	08/10/2022	AW	VALTECH COMMUNICATIONS	\$184.32	O	
	Purpose:	UTILITIES - ADMIN					
116360	08/10/2022	08/10/2022	AW	PORTA KLEEN	\$345.00	O	
	Purpose:	PARK PORTABLE RESTROOMS					
116361	08/10/2022	08/10/2022	AW	MERCURY MEDICAL	\$327.29	O	
	Purpose:	FIRE DEPT EMS SUPPLY					
116362	08/10/2022	08/10/2022	AW	NATHAN WILGUS	\$100.00	O	
	Purpose:	ROAD SUPER CELL PHONE REIMB					
116363	08/10/2022	08/10/2022	AW	RIC IRVINE, ZONING INSPECTOR	\$50.00	O	
	Purpose:	ZONING CELL PHONE REIMBURSEMENT					
116364	08/10/2022	08/10/2022	AW	SHELLY MATERIALS, INC	\$89.10	O	
	Purpose:	ROAD DEPT CULVERT MATERIAL					
116365	08/10/2022	08/10/2022	AW	COLUMBIA GAS	\$338.67	O	
	Purpose:	FIRE DEPT UTILITIES - GAS					
116366	08/10/2022	08/10/2022	AW	BEEM'S BP DIST INC	\$3,448.61	O	
	Purpose:	ROAD/FIRE FUEL SUPPLY					
116367	08/10/2022	08/10/2022	AW	OHIO FIRE CHIEFS' ASSOCIATION	\$100.00	O	
	Purpose:	FIRE CHIEF ANNUAL MEMBERSHIP					
116368	08/10/2022	08/10/2022	AW	BOUND TREE MEDICAL, LLC	\$131.10	O	
	Purpose:	FIRE DEPT/EMS DRUG SUPPLIES					
116369	08/10/2022	08/10/2022	AW	SBH MEDICAL LTD	\$398.50	O	
	Purpose:	FIRE DEPT/EMS DRUG SUPPLIES					
116370	08/10/2022	08/10/2022	AW	MIATI EMBROIDERY	\$825.95	O	
	Purpose:	FIRE DEPT CLOTHING SUPPLY, FIRE DEPT CLOTHING, FIRE DEPT CLOTHING					
116371	08/10/2022	08/10/2022	AW	VOSS BROTHERS SALES	\$79.92	O	
	Purpose:	FIRE DEPT FUEL SUPPLY					
116372	08/10/2022	08/10/2022	AW	3F FITNESS LLC	\$1,490.00	O	
	Purpose:	FIRE DEPT FITNESS PROGRAM					
116373	08/10/2022	08/10/2022	AW	TRACTOR SUPPLY CREDIT PLAN	\$356.77	O	
	Purpose:	PARK & ROAD REPAIR PARTS					
116374	08/10/2022	08/10/2022	AW	OHIOHEALTH EMERGENCY MEDICAL SER'	\$647.50	O	
	Purpose:	FIRE DEPT EMS MEDICAL DIRECTOR					
116375	08/10/2022	08/10/2022	AW	AMANDA PLUMBING	\$2,294.06	O	
	Purpose:	FIRE DEPT PIPING/HOT WATER TANK REPAIR					

**Payment Listing**  
7/28/2022 to 8/10/2022

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
116376	08/10/2022	08/10/2022	AW	DELAWARE GAZETTE	\$194.55	O
	Purpose: FIRE DEPT NEWSPAPER SUBSCRIPTION					
116377	08/10/2022	08/10/2022	AW	LOWE'S COMPANIES, INC	\$637.90	O
	Purpose: ROAD & FIRE SUPPLIES,PARK REPAIR					
Total Payments:					\$102,181.76	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$102,181.76	

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.

**Payment Listing**  
Year 2022

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
107-2022	07/27/2022	08/05/2022	CH	DELAWARE CO. SHERIFF'S OFFICE	\$3.60	C
Purpose: DEL CO SHERIFF SPECIAL APR-OCT						
108-2022	08/10/2022	08/10/2022	CH	PNC BANK	\$1,093.74	O
Purpose: TWP SUPPLIES & REPAIR PARTS						

Total Payments: \$1,097.34  
 Total Conversion Vouchers: \$0.00  
 Total Less Conversion Vouchers: \$1,097.34

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 BOARD OF TRUSTEES DELAWARE COUNTY, OHIO

DATE: August 10, 2022

RESOLUTION NO. 22-0810-1

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

PARCEL NO: 420-140-01-031-000

PREAMBLE

WHEREAS, the Concord Township Board of Trustees, Delaware County, Ohio ("Board") is familiar with the real property located at 4896 FRESHATER ROAD, DELAWARE, OHIO 43015 bearing Delaware County Permanent Parcel Number 420-140-01-031-000 ("Property.") (See Exhibit A - General Warranty Deed with legal description.) (See Exhibit B - Delaware County Auditor's Summary, Tax Information, and Map), and;

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

WHEREAS, the record owner of the Property is Nancy M. Kaasa; and,

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

WHEREAS, the Board believes that the Property owner's maintenance of such vegetation, garbage, refuse, or other debris on the Property constitutes a nuisance; and,

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

RESOLUTION

NOW THEREFORE, BE IT RESOLVED:

- A. The Board determines and declares that the Property owner's maintenance of vegetation, garbage, refuse, or other debris on the Property constitutes a nuisance.
- B. Within the previous twenty-four (24) months, the Board made prior nuisance determinations that the same owner's maintenance of vegetation, garbage, refuse, or other debris on the same Property constituted a nuisance. Such prior determinations were made on 8/26/2020 by Resolution Number 082620-1, and on 6/23/2021 by Resolution Number 21-0623-1.



- C. The Board shall provide for the abatement, control, or removal of such vegetation, garbage, refuse, and other debris from the Property and recover the Board's costs in so doing, all in accordance with R.C. § 505.87.
- D. At least seven (7) days before providing for such abatement, control, or removal of vegetation, garbage, refuse, or other debris from the Property, notification shall be provided to the owner(s) of the Property and any holders of liens of record on the Property. Such individual(s)/entity(ies) and the last known and best address(es) for such individual(s) and/or entity(ies) is/are as follows:

Owner

1. NANCY M. KAASA  
4896 FRESHWATER ROAD  
DELAWARE OHIO 43015

Holders of Liens of Record

1. CORELOGIC  
3001 HACKBERRY  
IRVING, TX 75063

- E. The Board shall send the notice by first class mail to the above owner(s) and lienholder(s) of record on the Property at the above addresses. In addition, if practical, the Board shall cause one of its agents or employees to post the notice on the principal structure on the Property and to photograph that posted notice with a camera capable of recording the date of the photograph on it.
- F. The contents of the notice shall:
1. Order the owner to abate, control, or remove the vegetation, garbage, refuse, or other debris, the owner's maintenance of which has been determined by the Board to be a nuisance;
  2. State that if that vegetation, garbage, refuse, or other debris is not abated, controlled, or removed, or if provision for its abatement, control, or removal is not made, within seven (7) days, the Board shall provide for the abatement, control, or removal. Any expenses incurred by the Board in performing that task shall be entered upon the tax duplicate and become a lien upon the land from the date of entry.
- G. A copy of this Resolution shall accompany the mailed notices.

- H. If, within seven (7) days after notice is given pursuant to this Resolution, the owner of the Property fails to abate, control, or remove the vegetation, garbage, refuse, or other debris, or no agreement for its abatement, control, or removal is entered into under R.C. § 505.87(D), the Board shall provide for the abatement, control, or removal and may employ the necessary labor, materials, and equipment to perform the task.

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.

- I. All expenses incurred to abate, control, or remove the vegetation, garbage, refuse, or other debris, when approved by the Board, shall be paid out of the Township general fund from moneys not otherwise appropriated.
- J. Pursuant to R.C. § 505.87, 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 shall make a written report to the County Auditor of the Board's action. 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.
- K. On behalf of the Board, the Fiscal Offer shall prepare the report described in Section J above and provide such report to the Board for approval. Once approved by the Board, the Fiscal Offer shall deliver the report, along with a certified copy of this Resolution and a certified copy of the Resolution approving the report, to the County Auditor.
- L. 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.
- M. 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.
- N. This Resolution shall be in full force and effect immediately upon adoption.

Voted on and signed this 10<sup>th</sup> day of August, 2022 in Concord Township, Delaware County, Ohio.

Mr. Johnson Moved to approve.

Mr. Haney Seconded the motion.

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

\_\_\_\_\_  
Jason Hahey  
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 Number 22-0810-1 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: August 10, 2022

\_\_\_\_\_  
*Jill Davis*

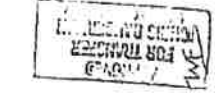
Jill Davis  
Concord Township Fiscal Officer  
Delaware County, Ohio

Provision contained in any deed or other instrument for the conveyance of a dwelling which recites the wife, or the husband, of the donor, because of her or his age has been under a disability CLAIM DEED

VOL 0633 PAGE 054

CLAIM DEED

David J. Kaasa, unmarried and former husband of grantee, of the City of Delaware, for valuable consideration paid, grants to Nancy M. Kaasa, whose tax mailing address is: the following REAL PROPERTY:



Situated in the County of Delaware, in the State of Ohio, and in the Township of concord and more particularly described as follows:

Being Lot Number 4300 of Klondike Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book II, Page 99, Recorder's Office, Delaware County, Ohio.

Prior instrument reference: Volume 476, Page 497, Delaware County, Ohio.

Witness our hand(s) this 30th day of August, 1996.

SIGNED AND ACKNOWLEDGED IN OUR PRESENCE OF:

David J. Kaasa  
WITNESS  
Cheryl A. Fleck  
WITNESS

David J. Kaasa  
David J. Kaasa  
Filed for Record in  
DELAWARE COUNTY, OHIO  
KAY E. CONKLIN  
On 11-16-1997 At 02:59 pm.  
DEED 14,000  
Vol. 633 Pg. 54 - 54

970002  
4920  
4920  
4920  
PICK UP

STATE OF OHIO  
COUNTY OF DELAWARE, SS:

BE IT REMEMBERED that on this 30th day of August, 1996, before me, the subscriber, a Notary Public in and for said county and state, personally came David J. Kaasa, Grantor herein, and hereby acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

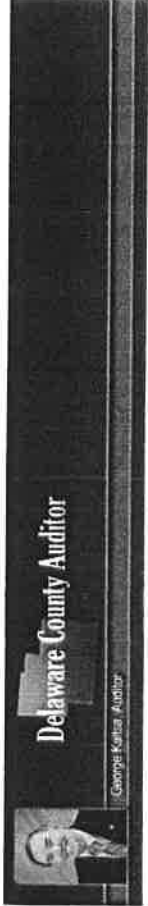


This instrument prepared by: Anthony M. Heald, Attorney at Law

Notary Seal  
The Grantor has completed both  
Ohio, 11/16/97, 11/16/97, 11/16/97  
COMPASSION FOR THE ELDERLY  
AS A WITNESS, Active By 2/1/1998

125 N. Sandusky St., Delaware, OH 43015

Cheryl Fleck  
Notary Public



# Property Report for 420-140-01-031-000



## Property Information

Parcel Number: 42014001031000  
 Owner(s): KAASA NANCY M  
 Address: 4896 FRESHWATER RD  
 Tax Dist: 07  
 School: 2102 BUCKEYE VALLEY  
 Use Code: 510  
 Acres: .00000  
 Description: LOTS 4300  
 Property Address: 4896 FRESHWATER RD DELAWARE

Current Value	Impr	Total
Land 64800	268700	333500
Current Tax	Paid	Balance
Due 4535.60	0	

## Assessment Information

Board of Revision: N Homestead/Disability: Y  
 Owner Occ Credit: Y Divided Property: N  
 New Construction: N Foreclosure: N  
 Other Assessments: Y Front Ft.: Y

## Dwelling Information

Sq Ft Finished	3088	1st Floor Area	2088
Upper Floor Area	1000	Finished Basement	
Basement Type	5	Room Count	8
Story Height	2	# Bedrooms	4
Full Baths	3	Half Baths	
Heating	1	Air Cond.	1
Fireplace(s)	1	YearBuilt	1978

**Dwelling Information**

Year Remodeled	1	Ext. Walls	92
Style	1		
Improvements			
Description	Area		
PR1-Porch Frame - Open	80.00000		
PR1-Porch Frame - Open	240.00000		
GR1-Garage Frame	552.00000		
ST1-Stoop Masonry	36.00000		

Land			
Land Type	Square Ft.	Actual Frontage	Eff. Frontage
G1-Site Value	0.00	0.00	0.00
			No. Units
			1.00
			Value
			54000.00

CAUV Land			
Land Type	Acres	Soil Type	Acres
			Adj. Rate
			Value



Transfer History			
Date	Amount	To	Type
11/18/1997	0	KAASA NANCY M	Change Owner
3/25/1986	111500	KAASA DAVID J	Change Owner
			0
			388
Value History			
Year	Land	Improvement	Total
2020	64800	268700	333500
			Reason
			Reappraisal, Update or Annual Equalization
2017	54000	208300	262300
			Reappraisal, Update or Annual Equalization
2014	45600	216200	261800
			Reappraisal, Update or Annual Equalization
2011	45600	205900	251500
			Reappraisal, Update or Annual Equalization
2005	45600	233400	279000
			Reappraisal, Update or Annual Equalization
2002	33000	194200	227200
			Reappraisal, Update or Annual Equalization
1999	30000	176500	206500
			Reappraisal, Update or Annual Equalization
1996	21700	162600	184300
			Miscellaneous

**Tax Detail Information**

Full Rate:	58.270000	Effective Rate	43.047630
Annual Tax: \$4535.60			
Orig Tax	Prior	1st Half	2nd Half
Reduction	Chg	Chg	Chg
Subtotal	\$0.00	\$3400.93	\$3400.93
10% Rollback	Adj	\$0.00	\$0.00
Own Occ Cred	\$0.00	\$888.45	\$888.45
Homestead	\$0.00	\$2512.48	\$2512.48
CR	\$0.00	\$222.56	\$222.56
NET	\$0.00	\$55.64	\$55.64
Penalty/Int	\$0.00	\$167.48	\$167.48
RE Chg	\$0.00	\$0.00	\$0.00
RE Paid	\$0.00	\$2066.80	\$2066.80
SPA Chg	\$0.00	\$0.00	\$0.00
SPA Paid	\$0.00	\$2066.80	\$2066.80
Total Owed	\$0.00	\$201.00	\$201.00
Total Paid	\$0.00	\$2267.80	\$2267.80
Balance Due	\$0.00	\$2267.80	\$2267.80
Eff. Rate	Amount	Type	
	\$0.00		\$0.00

24.800018	\$2,387.70	BUCKEYE VALLEY LSD
2.229374	\$210.64	DELAWARE AREA CAREER CENTER
0.486262	\$45.94	DELAWARE COUNTY HEALTH DEPT.
1.129094	\$115.64	PRESERVATION PARK DISTRICT
0.776225	\$73.34	DELAWARE CO. DISTRICT LIBRARY
5.285727	\$503.62	CONCORD TWP
2.1	\$198.41	CONCORD TWP EXC DUBLIN CITY
4.914943	\$470.36	DELAWARE COUNTY
0.781405	\$73.83	DELAWARE-MORROW MENTAL HEALTH
0.544582	\$54.09	DELAWARE COUNTY 9-1-1 DISTRICT



Delaware County Auditor  
George Kaltsa

### 4896 Freshwater Rd - Kaasa

Exhibit B,

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 this 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 [delcog@co.delaware.de.us](mailto:delcog@co.delaware.de.us).

Prepared by: Delaware County Auditor's GIS Office  
[pinetree@delcog.de.us](mailto:pinetree@delcog.de.us)

