

Held

**August 12, 2013**

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The Concord Township Board of Trustees met in regular session on Monday, August 12, 2013 at the Concord Township Administrative Building. Chairman Karen Koch called the meeting to order at 7:07 p.m.

The roll was called; in attendance were Trustees Karen Koch, Joe Garrett, and Bart Johnson. Other attendees included Fiscal Officer Jill Davis, Operations Director and Fire Chief Todd Cooper, Zoning Inspector Ric Irvine, and several guests.

Minutes from the previous meeting were presented. Mr. Garrett moved and Mr. Johnson seconded to approve the minutes. Vote: Koch-yes, Garrett-yes, Johnson-yes.

### **Public Input**

Assistant Prosecuting Attorney, Mark Fowler, explained different types of construction processes for a new fire station. After discussion, it was decided the most cost effective process for the township would still be the traditional method of bidding with a single prime. The first step will be to advertise for an architect, which the township can hire at its discretion, then advertise for construction contractor. Therefore, Mr. Garrett moved and Mr. Johnson seconded to advertise for an architectural firm for the construction of a new fire station. Vote: Koch-yes, Garrett-yes, Johnson-yes.

Discussion continued with Mr. Fowler regarding a property complaint on Henderson Drive. A letter of zoning violation has been sent requesting the property be cleaned up. Mr. Johnson moved to adopt a Resolution (#081213-1 attached) pursuant to Ohio Revised Code §505.87 declaring the property at 5731 Henderson Road, Delaware, Ohio a nuisance, authorizing the cleanup of the property if not acceptable within the allotted time, and the filing of the cleanup cost as tax lien on the property. Mr. Garrett seconded the adoption of the Resolution. Upon roll call vote: Koch-yes, Garrett-yes, Johnson-yes.

Steve Locker of Locker Soccer Academy in Powell, inquired about the soccer field and new goals at Concord Park. There is no organized soccer play at this time, although the Trustees would like to see programming or clinics for township residents. The idea was mentioned to have the Bellpoint Youth Athletic Association (BYAA) manage soccer activities with consultation from Mr. Locker. Interest has also been expressed for lacrosse programming. Parks in Dublin charge about \$50 per player for use. Options will be explored.

Nick Beougher continues to work on his Eagle Scout project at Klondike Park. The dead tree by the dugout will be removed by the township road department after the crops are harvested. Nick received a \$250 gift from 84 Lumber, but will need about \$729.00 more to complete his project. Ms. Koch moved and Mr. Garrett seconded to approve \$729.00 for Nick's supplies to complete the Klondike Park improvements. Vote: Koch-yes, Garrett-yes, Johnson-yes.

### **Old Business**

A batwing mower was tested for efficiency at Concord Park. Based on mowing times and labor costs, it is estimated the purchase of a tractor and batwing mower will save the township about \$5,400 per year, and pay for itself in about 2.5 years. Mr. Johnson moved and Mr. Garrett seconded to purchase a tractor and batwing mower per state bid from JD Equipment, London, Ohio, at a cost of \$23,310.72. Vote: Koch-yes, Garrett-yes, Johnson-yes. The township's small tractor will be traded in against the purchase.

Township signs were discussed, and the option of having scrolling information.

### **Zoning Inspector Report**

Zoning Inspector Ric Irvine reported:

- In addition to the Henderson Road property discussed earlier, a letter was also sent to the Petit property regarding unlicensed vehicles.
- Four zoning permits have been issued in August.
- A zoning variance for setbacks in Lucy Depp will be received soon. Complications with installing lot septic systems was discussed.

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**Director of Operations Report**

Chief Todd Cooper reported:

- Route 257 north of Home Road will be closed August 19-September 20, 2013.
- The Fire Department was awarded a ventilation system grant of \$38,000, and they will meet with a sales representative soon.
- A culvert pipe was replaced at Myrna Drive; homeowner is pleased.
- Merchant Road was closed on August 8, 2013 due to 5" of rain. The culvert was completely washed out under the road, so the County and township will be splitting the repair costs 50/50. Appreciation to the Fire and Road Departments was expressed for their quick action on the damage and repairs.
- Former Trustee, Ken Cox, will be giving the township an old Bellepoint basketball and two trophies to display.
- Phase III Lieutenant testing will continue this week for the Fire Department.

Mr. Johnson moved to move into Executive session to discuss personnel hiring, firing, or promotion, and proposed changes to the fire union contract. Mr. Garrett seconded the motion. Upon roll call vote: Koch-yes, Garrett-yes, Johnson-yes.

Ms. Koch moved and Mr. Johnson seconded to return to Regular session. Vote: Koch-yes, Garrett-yes, Johnson-yes.

**New Business**

A levy inquiry was received from the Delaware Gazette. Mr. Garrett will contact.

Fiscal Officer Jill Davis reported the 2011-2012 audit was complete, accepted by the State Auditor, and a copy provided to the Board.

The 2013-2014 winter road salt bid was received from Southwest Ohio Purchasers for Government (SWOP4G). The road salt low bidder for Concord Township's 1250 tons was Cargill at \$45.06 per ton. Mr. Johnson moved and Mr. Garrett seconded to approve Cargill as road salt provider for winter season 2013-2014 at \$45.06 per ton. Vote: Koch-yes, Garrett-yes, Johnson-yes.



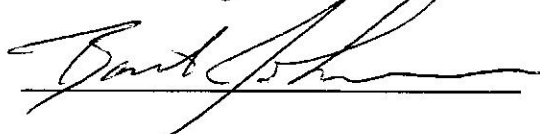
Chairman Koch certified the Fiscal Officer has provided current financial reports for the township. Completing business the Fiscal Officer certified funds have been appropriated and money is in the treasury to pay the bills. Therefore, Ms. Koch moved and Mr. Johnson seconded to approve pending purchase orders, blanket certificates, vouchers and warrants #1161-1169, 9670-9718, all totaling \$81,860.34 (attached). Vote: Koch-yes, Garrett-yes, Johnson-yes.

As there was no further business, Ms. Koch moved and Mr. Garrett seconded to adjourn the meeting. Vote: Koch-yes, Garrett-yes, Johnson-yes. Meeting adjourned.

ATTEST

  
\_\_\_\_\_  
Fiscal Officer

BOARD OF TRUSTEES

  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_



DATE: August 12, 2013

RESOLUTION NO. 081213-1

**DECLARATION OF NUISANCE AND ABATEMENT OF NUISANCE,  
PURSUANT TO R.C. § 505.87, ON REAL PROPERTY LOCATED AT  
5731 HENDERSON ROAD, CONCORD TOWNSHIP, DELAWARE COUNTY,  
OHIO  
(Delaware County Permanent Parcel Number 600-210-04-005-000)**

**PREAMBLE**

WHEREAS, the Board of Concord Township Trustees of Delaware County, Ohio is familiar with the real property located at 5731 Henderson Road, Delaware, Delaware County, Ohio (Delaware County Permanent Parcel Number 600-210-04-005-000) (The "Property") (See Exhibit 1- Deed with attached legal description).

WHEREAS, the known individuals with an ownership interest (including holders of liens) in the Property, along with their last known and best addresses are as follows:

1. Michele Middleton  
5731 Henderson Road  
Delaware, OH 43015

WHEREAS, the Concord Township Board of Trustees of Delaware County, Ohio believe the Property is not maintained by the property owner and is a nuisance as it contains noxious weeds, vegetation, garbage, and or refuge that is dangerous, unhealthy, and unsightly.

WHEREAS, the Concord Township Board of Trustees of Delaware County, Ohio hereby seek to abate, control and/or remove vegetation, garbage and/or refuse from the Property and recover their costs in so doing, all in accordance with O.R.C. § 505.87.

**RESOLUTION**

**I. THEREFORE, BE IT RESOLVED**, that the Concord Township Board of Trustees of Delaware County, Ohio hereby declare that the Property constitutes a nuisance. As a result the Board of Concord Township Trustees resolves to abate, control, or remove vegetation, garbage, refuse, and other debris from the property and recover their costs in so doing, all in accordance with O.R.C. § 505.87. Any expenses incurred in abating, controlling, or removing such vegetation, garbage, refuse, and other debris, when

approved by the Concord Township Trustees, shall be paid out of the township general fund from moneys not otherwise appropriated.

II. **BE IT FURTHER RESOLVED**, that at least seven (7) days before providing for such abatement, control, or removal of vegetation, garbage, refuse, or other debris, notification will be provided to all individuals with an ownership interest (including holders of liens) in the property. The notification will be sent via certified U.S. Mail to all known addresses for these individuals. Notification will also be given by the Township Zoning Inspector who will post the notice on the principal structure on the land and will photograph that posted notice with a camera capable of recording the date of the photograph on it. The notice shall:

(1) Order the interested parties to abate, control, or remove all vegetation, garbage, refuse, or other debris, which have been determined by the ~~Berlin~~ <sup>Concord</sup> Township Board of Trustees to constitute a nuisance, on the Property; *and 3/14/13*

(2) State that if such vegetation, garbage, refuse, or 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, and may employ the necessary labor, materials, and equipment to perform the task. Any expenses incurred by the board in performing that task shall, pursuant to authority provided under R.C. § 505.87, be entered upon the tax duplicate and become a lien upon the land from the date of entry.

III. **LASTLY BE IT RESOLVED**, that the Board of Concord Township Trustees, pursuant to O.R.C. § 505.87, shall collect the total cost of abating, controlling, or removing vegetation, garbage, refuse, or debris from the Property by causing the township clerk to make a written report to the county auditor of the Board of Concord Township Trustees' action. The report shall include a statement of all expenses incurred in providing for the abatement, control, or removal of any vegetation, garbage, refuse, or debris, including the Board of Concord Township Trustees' charges for its services, notification, the amount paid for the labor, materials, and equipment, and a proper description of the premises. The expenses incurred, when allowed, shall be entered upon the tax duplicate, are a lien upon the land from the date of the entry, and shall be collected as other taxes and returned to Concord Township and placed in the Concord Township general fund.

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

Voted on and signed this 12<sup>th</sup> day of August, 2013 in Concord Township,  
Delaware County, Ohio.

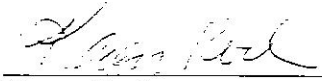
**BOARD OF TRUSTEES  
CONCORD TOWNSHIP,  
DELAWARE COUNTY, OHIO**



Joe Garrett  
Trustee



Bart Johnson  
Trustee



Karen Koch  
Trustee

PENDING WARRANT REPORT  
Concord Township [2013]

Warrant Number	Warrant Amount	Voucher Number	Payee	Purpose	Amount	Date
1168	63.63	V 1168	HR BUTLER, LLC	PAYROLL PROCESSING FEES 8/2/13 (PNF ADJ)		
1169	1,698.56	V 1169	HR BUTLER, LLC	PAYROLL SALARIES 8/2/13 (PNF ADJUST)		
9670	200.48	VW 9670	MATHISON TRI-GAS INC.	ROAD DEPT GAS CYLINDER SUPPLY		
9671	227.77	VW 9671	TIME WARNER CABLE	FIRE/ADMIN INTERNET SVC		
9672	144.30	VW 9672	PRICE FARMS ORGANICS, LTD.	ROAD DEPT TRIMMINGS DUMP SUPPLY		
9673	320.00	VW 9673	ABLE SANITATION SERVICE, INC	PARK SEPTIC PUMPING		
9674	307.01	VW 9674	CFIS GROUP INC.	ROAD DEPT PARTS SUPPLY		
9675	80.00	VW 9675	BUCKEYE BATTERY	ROAD DEPT BATTERY TRK#348		
9676	140.70	VW 9676	THE HARDWARE EXCHANGE	FIRE/PARK/ROAD HARDWARE SUPPLIES		
9677	84.64	VW 9677	WALMART COMMUNITY	FIRE DEPT STATION SUPPLIES		
9678	121.00	VW 9678	BUZZ 'S SAW SERVICE	ROAD DEPT SAW SUPPLIES		
9679	35.03	VW 9679	FRANKLIN TRACTOR SALES	ROAD DEPT COMPACTOR RENTAL		
9680	4239.78	VW 9680	HILLIARD LAWN & GARDEN, LLC	ROAD DEPT MOWER & FILTER CHG		
9681	132.08	VW 9681	RUMPKA	FIRE/ROAD TRASH REMOVAL		
9682	105.00	VW 9682	PORTA KLEEN	PARK PORTABLE RESTROOM JUL		
9683	326.20	VW 9683	VALTECH COMMUNICATIONS	ADMIN PHONE BILL		
9684	3862.00	VW 9684	OHIO PUBLIC ENTITY CONSORTIUM	HRA ADMIN & JUL '13 REIMB		
9685	100.00	VW 9685	OLD REPUBLIC SURETY GROUP	ZONING INSPECTOR BOND/IRVINE		
9686	38.24	VW 9686	TRACTOR SUPPLY CREDIT PLAN	PARK REPAIR PARTS		
9687	784.01	VW 9687	OHIO EDISON	PARK/ROAD/ADMIN ELECTRIC UTILITY		
9688	103.04	VW 9688	OHIGRO, INC	PARK GRASS SEED/STRAW		
9689	52.18	VW 9689	NAPA AUTO & TRUCK PARTS	ROAD DEPT REEL CUTTER		
9690	184.62	VW 9690	THE DELAWARE MOTIVE PARTS	ROAD/FIRE REPAIR PARTS		
9691	155.89	VW 9691	OAKLAND NURSERY	PARK LANDSCAPING		
9692	101.68	VW 9692	THE DELAWARE GAZETTE	ZONING ADVERTISING		
9693	72.63	VW 9693	CIVITAS MEDIA LLC/DELAWARE GAZETTE	TRUSTEES ADVERTISEMENT		
9694	33.12	VW 9694	AT&T	ROAD DEPT PHONE BILL		
9695	25.00	VW 9695	DELAWARE GENERAL HEALTH DISTRICT	ROAD DEPT SEMI-PUBLIC SEWAGE SYSTEM FEE		
9696	1530.00	VW 9696	TEACHERS PROTECTIVE MUTUAL LIFE INS. CO.	DISABILITY/CANCER INSUR SEMI-ANNUAL PMT		
9697	133.11	VW 9697	SHELLY MATERIALS, INC	ROAD DEPT ASPHALT/MERCHANT RD		
9698	185.83	VW 9698	LOWE'S COMPANIES, INC	ROAD/PARK/ADMIN/FIRE MAINT PARTS		
9699	69.40	VW 9699	OBERFIELD'S INC	ROAD DEPT CONCRETE FORM STAKES		
9700	129.14	VW 9700	COLUMBIA GAS	FIRE DEPT GAS UTILITY		
9701	3667.08	VW 9701	GREAT LAKES PETROLEUM, INC.	FIRE/ROAD FUEL SUPPLY		
9702	8.38	VW 9702	PRINCIPAL TRUCK SUPPLY INC.	FIRE DEPT CAR341 PARTS		
9703	357.98	VW 9703	OFFICE CITY EXPRESS	FIRE DEPT OFFICE SUPPLY/INK		
9704	139.10	VW 9704	BOUND TREE MEDICAL, LLC	FIRE DEPT EMS SUPPLIES		
9705	334.88	VW 9705	HERITAGE PHARMACY, INC.	FIRE DEPT EMS SUPPLIES		
9706	54.45	VW 9706	CARRIAGE TOWNE	FIRE DEPT P341 REPAIR PARTS		
9707	417.95	VW 9707	NORTHWEST APPLIANCE, INC.	FIRE DEPT ICEMAKER REPAIR		
9708	85.00	VW 9708	SUNBURY PLUMBING & HEATING CO, INC.	FIRE DEPT CONDENSATE SVC CALL		
9709	374.63	VW 9709	MEDICAL REPAIR, INC.	FIRE DEPT PREV MAINT SVC/FERNO		
9710	1093.00	VW 9710	STIMPLEX GRINNELL	FIRE DEPT ANNUAL SPRINKLER SYST INSPECT		
9711	960.00	VW 9711	MAPL INSTITUTE FOR PUBLIC SAFETY TECH	FIRE DEPT DUES/MAP SOFTWARE 2013		
9712	780.00	VW 9712	KAPLAN HIGHER EDUCATION CORP.	FIRE DEPT EMS & FIRE ONLINE TRAINING		
9713	469.16	VW 9713	MICAH WERLING	FIRE DEPT REIMB/FIRE ARSON INVEST EDUC		
9714	860.00	VW 9714	WORRHEALTH	FIRE DEPT HEALTH SCREENING JUL '13		
9715	50.00	VW 9715	JACK GUYTON	FIRE DEPT CAR SEAT TECH RECERTIFICATION		
9716	200.00	VW 9716	FLYCOMM, INC.	POSTCARD DESIGN FEE/INTERNET MAILER		
9718	41.00	VW 9718	AUDITOR OF STATE OF OHIO	IPA AUP AUDIT REVIEW FEE		
1163	07/19/13	PAYROLL TAXES WITHHELD/WERLING 7/19/13	70260	7/2013	15.96	7/2013
1162	07/19/13	PAYROLL SALARIES WITHHELD/WERLING 7/19/13	70259	7/2013	714.71	7/2013
1161	07/19/13	PAYROLL PROCESSING FEES/WERLING 7/19/13	70258	7/2013	55.72	7/2013
1167	07/26/13	PAYROLL TAXES WITHHELD 7/26/13	70266	7/2013	12041.45	7/2013
1166	07/26/13	PAYROLL SALARIES 7/26/13	70265	7/2013	39654.52	7/2013
1165	07/26/13	PAYROLL AGENCY DEDUCTIONS 7/26/13	70264	7/2013	3255.88	7/2013
1164	07/26/13	PAYROLL PROCESSING FEES 7/26/13	70263	7/2013	163.42	7/2013