

RECORD OF PROCEEDINGS

Minutes of the **CONCORD TOWNSHIP BOARD OF TRUSTEES Meeting**

Held April 14, 2014

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The Concord Township Board of Trustees met in regular session on Monday, April 14, 2014 at the Concord Township Administrative Building. Chairman Karen Koch called the meeting to order at 7:00 p.m. The roll was called; in attendance were Trustees Karen Koch, Joe Garrett and Bart Johnson. Staff attending included Fiscal Officer Jill Davis, Zoning Inspector Ric Irvine and Operations Director/Fire Chief Todd Cooper. Minutes from the previous meeting were presented. Motion was made by Mr. Garrett and seconded by Mr. Johnson to approve the minutes with no changes. Vote: Koch-yes, Garrett-yes, Johnson-yes.

Public Input

David Moser, of the Delaware County Prosecuting Attorney's Office (PA), discussed the demolition bid process that the Board of Trustees began last month, for the State of Ohio's property at 7990 Dublin Rd. Due to errors by The Delaware County Prosecutor's Office in preparing the original bid, the demolition project needs to be re-bid. Items that were not included in the bid (RFB) that should have been were: A- prevailing wage determination and B- a cost estimate for demolition of the project. Based on an estimate, any project \$75,000 or more must have prevailing wage included. Mr. Moser's recommendation was to start the bid process over from scratch. The re-bid package information has been corrected, pending a cost estimate, and prevailing wage information included in Appendix C. Dates also need to be updated in the RFB. The demolition cost estimate should be completed by an experienced contractor, but due to statute, cannot then bid on the project. Mr. Johnson noted he has reached out to an architect for an estimate. The Board requested information from the PA's office regarding what can be buried on-site during demolition.

Mr. Johnson moved to reject all bids due to omission of a prevailing wage determination and omission of a cost estimate, both required by Ohio Revised Code. Mr. Garrett seconded the motion. Vote: Koch-yes, Garrett-yes, Johnson-yes. Mr. Johnson believes that the township can still move forward with the purchase of the State property based on the original bids received. He left Marcey Jeter (Ohio Department of Administrative Services) and Brian Sprague (State of Ohio Department of Real Estate) a message, and both still seem interested in the township purchasing the property.

The asbestos survey is done, and now a cost estimate needs prepared for asbestos abatement. Mr. Johnson also spoke to an asbestos contractor about overseeing the project site. Maximus Consulting did the survey, and would charge \$2,700 per week (for about three weeks) to oversee the asbestos abatement. Mr. Johnson requested the PA's office draft an RFB for asbestos abatement for the next meeting. Mr. Garrett feels as long as the abatement is less than \$100,000, then M&W Architects could begin shooting elevations at the site. Mr. Moser noted the PA's office always recommends doing Phase I testing prior to property purchase.

Mr. Johnson moved and Mr. Garrett seconded to move forward with Phase I inspection of the site, 7990 Dublin Rd., Delaware, Ohio. Vote: Koch-yes, Garrett-yes, Johnson-yes. Chief Cooper will schedule the inspection.

In addition, motion was made by Mr. Garrett and seconded by Mr. Johnson that if the asbestos abatement cost estimate is less than \$100,000, M&W Architects may begin the initial sitework on the property. Vote: Koch-yes, Garrett-yes, Johnson-yes.

Mr. Moser noted a bid rejection letter needs submitted to all demolition bidders.

Mr. Johnson would like to see bid packages ready by the next meeting for both the demolition and asbestos abatement. The property has been approved by State legislation to sell, so purchase should be quick. He noted although the process has drug on longer than the Board would like, twenty years from now the site will have a nice fire station and large park, and this lag will be lost in the footnotes of history. "Let's do it right! At the end of the day, it is a much better fire station site." Mr. Garrett and Ms. Koch agreed. Mr. Garrett said the time will be well spent, and he thanked State Representative Andrew Brenner and State Senator Kris Jordan for their help getting the deal to the table.

Mr. Moser updated the Trustees on the Lucy Depp hearings, and the timing requirements shared by the Judge. Although only the Board of Zoning Appeals (BZA) should have been named in the case, the appellants had thirty days to perfect an appeal to the BZA. The appeal was filed at the court January 2, 2014. The Trustees discussed length of the appeal process and possible outcomes, including annexation.

Mr. Johnson mentioned the township was awarded by the courts to clean up a property on Henderson Drive. He would rather give the property owner advance notice, than have a contractor show up in her yard. Mr. Moser agreed that most townships provide written notice to the owner, and if a tense situation, a sheriff escort can be used. Clean up charges would then be assessed against the property tax bill.

Mr. Garrett asked if the township needs legal representation at a zoning meeting, to make sure everything goes correct procedurally, would the PA's office attend. Mr. Moser assured him they always come if asked. He also noted an appeal can be filed against decisions or procedures.

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Old Business

The acoustic panel color was chosen and ordered.

The lights at the ball field cannot be re-installed yet because brackets are different and some lights broken.

Park restrooms were turned back on and repairs made.

Fiscal Officer, Jill Davis, reported the new copier/printer is installed, and the server setup is continuing.

New Business

An indigent burial policy has been recommended by the county PA office. A resolution for adoption will be prepared for the next meeting.

Ms. Koch was contacted by Kevin Tibbs, URC Energy, to analyze the township utility and fuel bills for excise tax refunds. More research will be done to find out what he needs and what all is involved.

Zoning Inspector Irvine has issued ten permits to date. He has received email from Buechel Drive residents, about problems with two homeowners with chickens. Ms. Koch also inquired about the home construction at Concord and Merchant Roads. Regarding the Henderson Drive nuisance property, motion was made by Mr. Johnson and seconded by Mr. Garrett to get bids for clean up of the property. Vote: Koch-yes, Garrett-yes, Johnson-yes.

Mr. Cooper reported on the Road and Fire Departments:

1-The road salt storage has been filled. About \$50,000 in road salt was used this season.

2-Mr. Cooper has received calls on cracks in roads. Mr. Garrett noted he has information on a cold application crack sealant, Kold-Flo, by Unique Paving Materials. The Road Department will review.

3-The Health Department application for fire department septic system was turned in April 1. The technical review will be April 23 at 3pm, and their Board will meet April 29 at 7pm, both at the Health Department. Chas Kaiser, CDK Structures, will be at both meetings for the township. He is hoping for approval of a half system on the north side of the fire department, without having to use a lift station.

4-Five applications were received for part-time firefighters, and background checks have been completed. All are paramedics and passed agility. Employment needs will be determined and probably three hired.

5-Mr. Cooper discussed road closures scheduled for this summer. The fire department is researching access for emergency vehicles near the Scioto Reserve septic facility. In May, the US42 at Section Line Road lane construction will begin. US42 will close toward Delaware, with lanes open part time north and part time south on Section Line Road. In June and July, the round-a-bouts at Section Line Road, Riverside Drive and Home Roads will be under construction for 60-75 days. In July and August, Dublin and Glick Roads, and a nearby round-a-bout, will be under construction for about 60 days.

Motion was made by Mr. Garrett and seconded by Mr. Johnson to renew the township membership to the Ohio Public Entity Consortium for insurance benefits. Vote: Koch-yes, Garrett-yes, Johnson-yes.

Notice was received from State of Ohio Liquor Control regarding change of stock for Triken, Corner Market. The Trustees do not request a hearing.

The Trustees are interested in applying for the 2015 Preservation Parks Community Park Improvement Grant (CPIG) program. Application is due in August. The 2014 CPIG project is the park driveway extension. The drive has been marked and equipment will arrive April 21 for construction. National Lime and Stone will be donating about \$16,000 in stone for the drive. The parking spaces will be one foot wider than the existing lot, and on angle, with a one-way loop.

Mr. Johnson received complaints from residents about condominiums going in on the back side of Scioto Reserve near Hyatts Road. Mr. Irvine noted the condominiums were already platted, but now are under construction.

Mr. Johnson congratulated zoning member, Virginia Farneman, being elected as Vice Chair of Zoning Commission.

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, Mr. Garrett moved and Mr. Johnson seconded to approve pending purchase orders, blanket certificates, and warrants #1240-1243, 10221-10259, all totaling \$135,947.45. Vote: Koch-yes, Garrett-yes, Johnson-yes. The General Fund balance year-to-date is \$5,129,440.61, and total all restricted and non-restricted Funds is \$9,590,590.58.

As there was no further business, motion was made by Mr. Garrett to adjourn. Mr. Johnson seconded the motion. Vote: Koch-yes, Garrett-yes, Johnson-yes.

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Date: 04/14/14

PENDING WARRANT REPORT
Concord Township [2014]

ATTEST

[Signature]
Fiscal Officer

BOARD OF TRUSTEES

[Signature]
Karen Koch

[Signature]
Joe Garrett

[Signature]
Bart Johnson

Warrant Number	Warrant Amount	Voucher Number	Payee	Purpose
1240	208.01	V 1240	HR BUTLER, LLC	PAYROLL PROCESSING 4/4/14
1241	3365.78	V 1241	HR BUTLER, LLC	PAYROLL AGENCY DEDUCTIONS 4/4/14
1242	46364.78	V 1242	HR BUTLER, LLC	PAYROLL SALARIES 4/4/14
1243	13332.99	V 1243	HR BUTLER, LLC	PAYROLL TAXES WITHHELD 4/4/14
10221	389.32	VW10221	THE DELAWARE MOTIVE PARTS	ROAD/FIRE AUTO SUPPLIES
10222	7497.87	VW10222	OHIO PUBLIC ENTITY CONSORTIUM	HRA ADMIN FEE & REIMB MAR'14
10223	634.78	VW10223	LOWE'S COMPANIES, INC	FIRE/CEM/ROAD SUPPLIES
10224	227.32	VW10224	WALMART COMMUNITY	ADMIN BLDG/FIRE CLEANING SUPPLIES
10225	1417.51	VW10225	OHIO EDISON	ELECTRIC UTILITIES
10226	13368.00	VW10226	PERCHERON BUILDERS	PARK BACKSTOPS FINAL PMT
10227	84.83	VW10227	MATHESON TRI-GAS INC.	ROAD DEPT GAS CYLINDER SUPPLY
10228	29266.63	VW10228	MEDICAL MUTUAL	MEDICAL INSUR MAY'14
10229	33.89	VW10229	AT&T	ROAD DEPT PHONE BILL
10230	888.63	VW10230	CIVITAS MEDIA, LLC	ADVERTISING DELAWARE GAZETTE
10231	19.76	VW10231	THE HARDWARE EXCHANGE	FIRE HARDWARE SUPPLY
10232	324.58	VW10232	KIMBALL MIDWEST	ROAD DEPT SUPPLIES
10233	113.36	VW10233	PORTA KLEEN	PARK PORTABLE RESTROOM MAR'14
10234	701.64	VW10234	SOUTHEASTERN NATURAL GAS	ROAD DEPT GAS UTILITY
10235	15.00	VW10235	PRICE FARMS ORGANICS, LTD.	ROAD/CEM DUMP SUPPLY
10236	850.68	VW10236	THE DEXTER COMPANY	ROAD DEPT REPAIR PARTS
10237	319.40	VW10237	VALTECH COMMUNICATIONS	ADMIN PHONE LINES
10238	232.70	VW10238	WARREN FIRE EQUIPMENT, INC.	FIRE DEPT EQUIP/PIRAYA BLADE
10239	4825.00	VW10239	DATA RESOLUTIONS INC	ADMIN SERVER & SOFTWARE
10240	243.06	VW10240	TIME WARNER CABLE	ADMIN/FIRE INTERNET/CABLE
10241	42.52	VW10241	KLEEM, INC.	ROAD DEPT SIGN SUPPLY
10242	566.01	VW10242	TRACTOR SUPPLY CREDIT PLAN	ROAD DEPT SUPPLIES
10243	59.66	VW10243	DEL-CO WATER CO INC	FIRE DEPT WATER BILL
10244	516.26	VW10244	OHIO EDISON	FIRE DEPT ELECTRIC
10245	1053.55	VW10245	COLUMBIA GAS	FIRE DEPT GAS UTILITY
10246	419.99	VW10246	W L CONSTRUCTION SUPPLY	FIRE DEPT EQUIP/BLADES
10247	2846.24	VW10247	GREAT LAKES PETROLEUM, INC.	FIRE/ROAD FUEL SUPPLY
10248	970.31	VW10248	BOUND TREE MEDICAL, LLC	FIRE DEPT MEDIC SUPPLIES
10249	117.50	VW10249	MILLER'S TEXTILE SERVICES	FIRE DEPT MAT SUPPLIES
10250	287.88	VW10250	TRUCKPRO, INC	FIRE DEPT TRUCK SUPPLIES
10251	22.27	VW10251	AIRGAS GREAT LAKES	FIRE DEPT GAS CYLINDERS
10252	14.69	VW10252	RUSH TRUCK CENTER, COLS W	FIRE DEPT MEDIC341 REPAIR PART
10253	350.00	VW10253	DELAWARE CO. SHERIFF'S OFFICE	FIRE DEPT EMP BACKGROUND CHKS
10254	1485.00	VW10254	BOWLING GREEN STATE UNIVERSITY	FIRE DEPT EDUC/MAY STATE FIRE SCHOOL
10255	150.00	VW10255	DELAWARE GENERAL HEALTH DISTRICT	FIRE DEPT SEPTIC VARIANCE FEE
10256	32.50	VW10256	TRI-TOWNSHIP FIREFIGHTERS	FIRE DEPT EXTINGUISHERS RECHARGED
10257	118.00	VW10257	FIRE SAFETY SERVICES, INC.	FIRE DEPT PSI TESTING
10258	1941.00	VW10258	WORKHEALTH	FIRE DEPT HEALTH SCREENING
10259	228.55	VW10259	KAFFENBARGER TRUCK EQUIPMENT CO.	ROAD DEPT PLOW CUTTING EDGE

Total Amount of Pending Warrants

135947.45

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

RESOLUTION NO. 041414-1

**A RESOLUTION TO REJECT ALL SUBMITTED BIDS FOR THE
DEMOLITION OF THE STRUCTURE (FORMER RIVERVIEW JUVENILE
CORRECTIONS FACILITY) LOCATED AT 7990 DUBLIN ROAD,
DELAWARE, OHIO**

(R.C. § 307.862)

PREAMBLE

WHEREAS, the Board of Trustees of Concord Township, Delaware County, Ohio ("Board") recently advertised for and distributed a Request for Bids for the demolition of the structure (former Riverview Juvenile Corrections Facility) located at 7990 Dublin Road, Delaware, Ohio ("RFB") pursuant to R.C. § 307.86; and,

WHEREAS, the Board is pleased by the interest that has been shown by bidders submitting proposals for a contract under the RFB; and,

WHEREAS, the Board appreciates the detailed bid packages submitted by all of the bidding contractors; and,

WHEREAS, each of the bids was accepted for initial review by the Board.

RESOLUTION

NOW THEREFORE, BE IT RESOLVED:

1. The Board has ultimately decided to exercise its right under Section 5.2.3 of the RFB to reject all submitted bids.
2. Accordingly, the Board has decided not to enter into a contract for demolition of the structure located at 7990 Dublin Road, Delaware, Ohio under the RFB recently advertised and distributed in March 2014.
3. The Board plans on advertising a new request for bids again sometime in mid-April 2014, with a tentative contract start date of mid- to late-May 2014.
4. The Board will once again have the ability to review all submitted bids before making the final determination of whether to agree to the contract for demolition services.

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5. 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.

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

Mr. Johnson moved to approve.

Mr. Garrett seconded the motion.

Voted on and signed this 14th day of April, 2014 in Concord Township, Delaware County, Ohio.

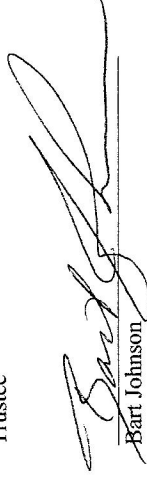
**BOARD OF TRUSTEES
CONCORD TOWNSHIP,
DELAWARE COUNTY, OHIO**



Karen Koch
Trustee



Joe Garrett
Trustee



Bart Johnson
Trustee

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