

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

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 1014B

Held _____

May 29, 2012

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The Concord Township Board of Trustees met in regular session on Monday, May 29, 2012 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.

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

Public Input

Resident, Todd Faris of Scioto Highlands, addressed the Board about unlicensed vehicles on a neighboring property. Zoning Inspector Irvine has previously looked at the property and all vehicles were licensed at that time. Trustee Johnson also noted he drove by the property before the last meeting and all vehicles were licensed and current. Mr. Faris has photos of vehicles with flat tires, unlicensed plates, and says plates are switched by the owner. He also noted other zoning violations in the township and asked if regulations are being enforced by the Zoning Inspector since he is getting no response. Chairman Koch asked Mr. Faris to leave his correspondence and photos so the Board can review, and noted the township cannot go onto private property for inspections.

Gary Wilhelm, WRIST Engineering Company, spoke to the Board about his inspection of the leaking lobby windows at the administrative building. He reviewed the plans, photos, and specifications from Mr. Ward of Advanced Glass. Several things were found that would cause leaks. Since a few of the windows have been removed and replaced with plexi-glass, no leaks have been seen. Store-front windows have weep slots and are laid horizontal, but should not have been installed in this trapezoidal application on a diagonal. In addition, the trim boards were blocking the weep slots, and gaps were found at both the window corners and diagonal rubber seals. Mr. Wilhelm also noted no flashing was used on the sill to help keep out moisture, even though it was shown on the architectural plan, and the roofing contractor used no backer rod and caulk along the edge. During inspection, Mr. Wilhelm noticed the sloped roof panels from the ridge have water staining, usually due to condensation droplets, but this shows it forming at ridge and running down.

Mr. Wilhelm said it will be difficult to find windows to do the function and still match the store-fronts used at the entrance. The township will need specially formed glass, and he suggested replace a few and do a water test before replacing all. Even if all the flashing, backer bar, caulking, etc was completed, Mr. Wilhelm still believes the windows would leak due to the wrong glass being used for that trapezoidal shape. After technical discussions between Mr. Wilhelm, Mr. Ward and Pat Dunlap of National Contracting, Mr. Wilhelm recommended the contractors wrap and flash the sills as though they are going to leak, then replace the windows with the correct glass. Different residential and commercial window applications were discussed. Mr. Dunlap will have a representative from Jeldwen windows come out and quote if they can provide the correct window application.

Chairman Koch thanked all for coming and collaborating on the window problems.

Old Business

Colleen Kelly Laich, resident of The Ravines at Scioto Reserve, discussed the roads at the condominiums. The 1997 zoning code calls for township road specifications, but the condo roads are more thin and narrow. The condo roads are exempt from township road rules since they are part of a planned development. Assistant Prosecutor, Chris Betts, suggested looking at the final development plan. In general, the plan would have gone through the Zoning Commission and Board of Trustees, and the specifications should have been compared against the zoning code before approval. Variances may have also been granted. Development plans and meeting minutes will need researched during the 1999 time frame, when the condos were approved. The county engineer's office views condo roads as driveways, so they may not have been verified at that level. Discussion was held on enforcement of the township zoning code versus "per plan" for developments which have more flexibility. It was noted the Delaware County Regional Planning Commission should also have a copy of the original development plan for The Ravines at Scioto Reserve.

New Business

Per ORC 121.22 (G,3), Trustee Johnson moved to enter into Executive Session to conference with the Delaware County Assistant Prosecuting Attorney concerning a dispute

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involving the township that is the subject of imminent court action. Trustee Garrett seconded this motion. Vote: Koch-yes, Garrett-yes, Johnson-yes.

Trustee Garrett moved and Trustee Johnson seconded to return to Regular Session. Vote: Koch-yes, Garrett-yes, Johnson-yes.

Due to uncorrected zoning violations, Trustee Garrett moved to adopt a Resolution to file an injunction relief complaint against property owner Nanci Pintavalli at 5731 Henderson Drive, Delaware, Ohio. Trustee Johnson seconded the motion. Vote: Koch-yes, Garrett-yes, Johnson-yes.

Per ORC 121.22 (G,4) Trustee Garrett moved to enter into Executive Session to prepare for, conduct, or review negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment. Mr. Johnson seconded this motion. Vote: Koch-yes, Garrett-yes, Johnson-yes.

Trustee Garrett moved and Trustee Johnson seconded to return to Regular Session. Vote: Koch-yes, Garrett-yes, Johnson-yes.

Double lock door systems were discussed for mandated security at the Fire Department. An estimate of \$3,676.94 was received from All-State Security which would include DEA approved front door card entry and push button narcotics locks. Trustee Johnson moved and Trustee Garrett seconded to approve the proposed door security systems estimate from All-State Security for the Fire Department, not to exceed \$3,676.94. Vote: 3-0.

Zoning Inspector Irvine reported fourteen permits have been issued in May. The permits are 1.5 months ahead of last year.

Trustee Garrett noted large bees are boring into the concession framework at the park, and a hole by the first base dugout on the west field needs filled. Operations Director Todd Cooper will take care of. Trustee Garrett also discussed geocaching at Concord Park and having Hill Cemetery access improved.

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, Trustee Johnson moved and Trustee Garrett seconded to approve pending purchase orders, blanket certificates, and warrants 1022-1025, 8713-8743, all totaling \$137,393.71. Vote: Koch-yes, Garrett-yes, Johnson-yes.

Replacing administrative computers and setting up a server were discussed. Trustee Garrett moved to purchase one laptop and three desktop computers, including monitors, for the administrative building, not to exceed \$3,500.00. Trustee Johnson seconded this motion. Pricing will be compared. Vote: 3-0.

Trustee Garrett and Mr. Cooper went to Union Township to visit their radar speed trailer that they built for about \$600. Used speed trailer like Delaware County uses, can be purchased online for about \$4,500. No action taken.

Maynard Road drainage tiles were inspected using the county tile camera. The tiles, some clay, are plugged and blown, and some driveway culverts are at incorrect angles. A county request for engineering needs submitted to determine the correct fall of the land, since both five feet and sixteen inches have been reported. Discussion was held on driveway and culvert policies, and overall project scope.

Ford Road improvements were discussed. Liberty Township will chip seal and fog their portion of the road. Concord Township's portion would cost about \$6,100 to complete. No action taken until firm quote received.

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

ATTEST


Fiscal Officer

BOARD OF TRUSTEES



