

CONCORD TOWNSHIP BOARD OF TRUSTEES

July 28, 2014

Page 1 of 2

The Concord Township Board of Trustees met in regular session on Monday, July 28, 2014 at the Concord Township Administrative Building. Chairman Karen Koch called the meeting to order at 7:00 p.m. The roll was called, and attending were Trustees Karen Koch, Joe Garrett, and Bart Johnson. Other staff present were Fiscal Officer Jill Davis and Zoning inspector Ric Irvine.

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

Public Input

None.

Old Business

The Prosecutor's office continues to research if the township has a claim that is within the statute of limitations for the lobby windows. The last correspondence from the architect was from his attorney in June.

Mr. Johnson reported all the paperwork is complete for the purchase and transfer of the property at 7990 Dublin Road, Delaware, Ohio. Once a Governor's Deed is received, the closing can be scheduled. The new fire station architect should have a preliminary site plan soon, and the demolition contractor is also ready. Maximus Consulting is overseeing the asbestos remediation, and an updated proposal was received with the same hourly rate as previously approved. The cost reduced due to decreasing to forty-five days/shifts. The township will only pay for what is used. Contracts from both winning bidders need completed and signed.

The Trustees discussed insurance options as previously presented by Ohio Insurance Services, Frank Harmon. Mr. Garrett suggested a work session. Mr. Johnson is still doing some research. Self insurance saves money, but both Johnson and Garrett are uncomfortable with how to calculate risk for this new program, and what is an acceptable level of risk for a group. Mr. Johnson noted the township needs to make sure it can cover the level of commitment, and determine the stability of OPEC. Mr. Irvine said the County does a self-insured program through a consortium, with Medical Mutual as the administrator.

The road improvements at Turfway Bend were discussed. The Shelly Company is not going to do the repairs since it was not bid correctly. Mr. Johnson moved and Mr. Garrett seconded to hire Roesse Bros. Paving to complete the Turfway Bend road repairs (at Cook and Concord Roads) for \$23,395.00. Vote: Koch-yes, Garrett-yes, Johnson-yes.

Mr. Johnson mentioned there were no curbs and gutters, or sidewalks, at the Parade of Homes development, but physical ditches and common-use asphalt paths. Mr. Garrett noted this would be tremendously cheaper to maintain as a township, and also gives a more rural feel.

Discussion was held on the sewer lines for new developments along Section Line and Clark Shaw Roads. Mr. Garrett was told the County is not going to pay for the sewer line, so the developer will run the majority of the line through property they already own. Mr. Irvine mentioned the Zoning Commission tabled the decision on the Clarkshaw Moors project because they wanted to know where the sewer line was coming from. Two major issues coming from residents are 1-where are the sewer lines coming from and where do they lay, and 2-have a traffic study completed on Clark Shaw Road. There may not be much response in thirty days from the County, but the County can still make changes to the road plans just prior to the development. The number of lots was also not specified yet. The Sanitary Engineer would determine the sewer pipe depth and size. Mr. Garrett noted he asked the developer for a walking path around the new development at the former Yinger property.

Mr. Garrett spoke to the Lucy Depp Civic Association and they have not done anything yet for a historical marker. The Ohio Historical Society is doing background fact checking. Lucy Depp was invited to the Township's Fall Festival.

Ideas for the 2015 park grant were discussed. Mr. Garrett moved and Mr. Johnson seconded to submit application for an asphalt driveway and perimeter fencing at Concord

CONCORD TOWNSHIP BOARD OF TRUSTEES

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Page 2 of 2

Park for a Category 3 grant, and workout stations for Concord Park up to the \$8,000 maximum Category 2 grant. Vote: Koch-yes, Garrett-yes, Johnson-yes.

Zoning Department

Mr. Irvine reported twelve permits were issued to date for July.

Zoning meetings have been scheduled for the following: Board of Zoning Appeals on August 5 and September 2, and Zoning Commission on August 19 (development of former Price property) and August 26 (development of former Yinger property). Assistant Prosecutor, David Moser, and a court recorder will be scheduled for all the meetings. The Clarkshaw Moors development was tabled by the Zoning Commission and will be re-scheduled for decision.

Based on everything coming in, the zoning secretary and inspector jobs will be expanding. Mr. Irvine heard another development is also coming soon. Mr. Johnson asked if there is any precedent from Delaware County Regional Planning to stop a development. Mr. Irvine said a development would have to go against the township's comprehensive plan or the zoning code to not pass. He is trying to have Regional Planning's comments before the township zoning meetings so the Commission has the comments to review during their meetings. Mr. Garrett heard of a place doing 10 acre minimum lots. Mr. Irvine noted a referendum to change zoning code lot size is only way to change minimum lot size. Mr. Irvine also mentioned Jerome Village in neighboring township is taking off, and he has not been able to send out zoning letters this week. He confirmed to Mr. Johnson that he has not seen any large-lot developments like Section Estates in the County.

The subdivision at the former Price property will be condos with private roads (not township roads). The road will be built to a standard per the developer's engineer. Liberty Township forced the developer there to put in a rolled, compacted concrete base. Mr. Irvine agrees, and does not want to issue a permit until the road base is down.

Fiscal Officer

It was made a matter of record that Oller Cemetery Lot 289 was sold.

The Fiscal Officer has submitted the Revenue Estimates for 2015 to the County Auditor's office and a copy to the Trustees.

Chairman Koch certified the Fiscal Officer provided current financial reports for the township. The Fiscal Officer certified funds have been appropriated and money is in the treasury to pay the bills. Therefore, Mr. Garrett moved and Ms. Koch seconded to approve pending purchase orders, vouchers and warrants #1278-1281, 10470-10500, totaling \$112,523.41. Vote: Koch-yes, Garrett-yes, Johnson-yes. The General Fund balance is \$5,076,114.19, and balance of Special Revenue Funds is \$3,929,952.94.

Resident Frank Niday mentioned resident Bill Hockaday was killed in a farming accident over the weekend, and another resident Gary Leonard is in critical condition.

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

ATTEST



Fiscal Officer, Jill Davis

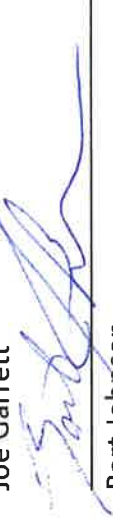
BOARD OF TRUSTEES



Karen Koch



Joe Garrett



Bart Johnson