

CONCORD TOWNSHIP BOARD OF TRUSTEES

October 13, 2014

Page 1 of 3

The Concord Township Board of Trustees met in regular session on Monday, October 13, 2014 at the Concord Township Administrative Building. Vice Chairman Bart Johnson called the meeting to order at 7:00 p.m. The roll was called, and present were Trustees Bart Johnson and Joe Garrett. Staff present were Fiscal Officer, Jill Davis; Operations Director and Fire Chief, Todd Cooper; and Zoning Inspector, Ric Irvine.

Mr. Garrett moved and Mr. Johnson seconded to approve the minutes from the work session held September 23, 2014. Vote: Garrett-yes, Johnson-yes. Approval of the September 22, 2014 Board of Trustees minutes was tabled.

Public Input

Frank Harmon of Ohio Insurance Services was present to discuss the new quote and renewal options for the township medical insurance plan. The Medical Mutual (fully-funded option) renewal will increase from \$28,468 per month to \$32,309 per month. If the township renews through the Ohio Public Entity Consortium's Healthcare Cooperative ("the Co-op", self-funded option), the cost would be \$27,756 per month. Total savings over 13 months would be \$59,897 for the latter option. Over 2,500 entities have joined the Co-op plan so far, with about 14-15,000 lives covered. Mr. Johnson voiced concerns that the Co-op was new and has a three year commitment, but feels more comfortable joining with the expected cost savings. Early termination fee would be three months premium. The program benefits, HRA plan and network would be the same as the current insurance through Medical Mutual, and the internal paperwork would be handled by Mr. Harmon's office. If the township does not act now and waits until just prior to the renewal in December, Medical Mutual will have to re-do the underwriting of the program.

Therefore, Mr. Garrett moved and Mr. Johnson seconded to join the Ohio Public Entity Consortium Healthcare Cooperative, effective November 1, 2014 at the cost and benefits proposed (attached). Vote: Garrett-yes, Johnson-yes. In addition, Mr. Garrett moved and Mr. Johnson seconded to appoint Trustee Johnson as insurance representative, to act on behalf of the township. Vote: Garrett-yes, Johnson-yes.

Mr. Garrett noted the Fall Festival and Fire Prevention event this past weekend was a huge success, and made special thanks to the Fire and Road Department, Chief Cooper, Jill Davis and Jack Guyton for setting up the event.

Mr. Don Kenney and Mr. Tre' Giller, of the Concord-Scioto Community Authority (CA), attended to further explain the CA's role in township development. Caleb Bell, of Bricker & Eckler LLP Attorneys at Law, represents the CA, and their actions are under his legal review. The CA is bound by covenants on land, as shown on a map distributed to the Board of Trustees (attached). The CA was approved by the Delaware County Commissioners in 2007. The county sewer development plan has different boundaries than the CA. The development of the sewer plant, lines, and pump station are all part of the overall plan for development. The costs and benefits of the CA include up to a 10.25 mil charge that is shared with the county. The 8.25 mil that goes to the CA is administered at the discretion of the CA Board within their overall plan. It covers best-use infrastructure and costs, from financing and development, to parks and roads, etc. It provides for sewer service and other non-sewer infrastructure.

The purpose of the CA today is to assist developments in the township without annexation; one way to do this is to provide sewer. If developments take place in the Lower Scioto Service Area (per map), the developers and/or sewer users either pay an upfront charge to the county, or they join the CA and pay over time as a 10.25 mil charge.

Mr. Johnson brought up the Clark Shaw Moors development, and the repair costs the township will have for the road. He asked if the CA could help the township with the road widening. Mr. Bell said it is legally possible to include the road as an eligible CA cost, but the developer will decide if it joins the CA or not. In addition, the property owner will have plans for development, and the cost to supply sewer lines far exceeds the 10.25 mil revenue over

CONCORD TOWNSHIP BOARD OF TRUSTEES

October 13, 2014

Page 2 of 3

thirty years. Mr. Kenney stated the following: “ ...There are lots of pieces to the puzzle to get sewer service to the Clark Shaw Road development. Statistically and mathematically, the County says Clark Shaw Road is OK for the development. As lots are sold, the County will tell them when they need to do something and when the road will be improved, based on how many units are on the road...” Mr. Giller added the following: “ ...The majority of the CA millage charge will go toward funding the \$7 million sewer line project to run the trunk line from Butts Road to service the Clark Shaw development. The line is a regional tributary piece, a large project, about 35 feet deep and 5-6,000 feet in length...”

Mr. Kenney said he personally does not get money from the CA. There is a three percent management fee for the County's Butts Road pump station project to the CA. Management fees or other soft costs like design fees, etc. are not ongoing fees, but only when there is a project, and must be approved by the County Commissioners.

Mr. Giller said the CA had a work session today with the County Engineer and Sanitary Engineer. The current plan is to take the Scioto Reserve sewer treatment plant offline, construct a forced main through common area of the golf course, to the Price property development, to the Yinger property development, to the Butts Road pump station and also service South Section Line developments with a major trunk line. The service would handle 1,900 homes, not including Scioto Reserve.

Mr. Johnson mentioned Clark Shaw Road serves its purpose now, and the County confirmed to him the road study is OK after questioning some of the results. But, he is still concerned about the subdivision traffic and widening the road. Mr. Kenney said eventually the road will be improved once it is determined that it is needed. It will be connected someday to Hyatts Road and Sawmill Parkway, and it will be about four years until the subdivision is fully developed if they start next year. Mr. Giller added the lift station will be constructed now, then start engineering and sewer lines and tie it all together. Late next year the sewer service would be physically at the Clark Shaw property, and the first homes built maybe mid-2016.

Mr. Kenney thinks the CA is good for the township, and keeps development in the township, with current pressure from Powell to annex. He stated the CA would not have been approved by the County if a bad deal, and the County decided where the sewer plant was placed based on topography.

Resident, Frank Niday, asked how much millage goes to the sewer line as more development goes in. Mr. Bell said if there are \$5 million in sewer costs, about \$9 million is needed in revenue to cover the costs over time. Resident, Jason Haney, asked is the millage on the homeowner over 30 years, and if development area is added, would the millage phase out. Also, over twenty years, with additional CA debt, do the Clark Shaw Road homeowners still pay the millage? Per Mr. Bell, as long as the millage is useable, it continues, as all of the infrastructure benefits. The layers of debt may decrease over time, and there will be a natural reduction as the CA debt goes down, all until the County sewer plant is paid off.

The township is provided long-term stability through the CA, and could eventually request infrastructure money for fire department, etc as a township impact fee. Mr. Kenney noted an individual can still tap into the sewer without joining the CA, by paying the county sewer tap fee.

Mr. Johnson asked when the sewer plant will be paid off. County Assistant Prosecutor, Eric Hostetler, said there is no existing debt on the plant, but the liability is tracked. There is \$11 million needed for repayment of the plant, paid by the 2 mils over time, plus sewer tap and surcharge revenue, and sewer usage fees.

Old Business

Mr. Johnson reported the asbestos remediation began last week at the new property, 7990 Dublin Road. Maximus Consulting has been on site doing air sampling. Next step will be a meeting with the demolition company.

CONCORD TOWNSHIP BOARD OF TRUSTEES

October 13, 2014

Page 3 of 3

Mr. Garrett reported he visited a few firehouses and got ideas for flooring, walls, and counters for the new fire station. Fire department surfaces take a lot of abuse and he received recommendations on what works well and what does not.

New Business

An official Notice of Recommendation of Conditional Approval dated October 13, 2014 was received by the Board of Trustees from the Concord Township Zoning Commission for the Courtyards at South Section Line Road development. The Board of Trustees set a hearing for Tuesday, November 11, 2014 at 6:30 pm at the Concord Township Community Building. Notice will be published in the Delaware Gazette and on the township website.

Mr. Johnson moved and Mr. Garrett seconded to approve the lease renewal for the Concord Community Church from November 1, 2014 to October 31, 2015 at the monthly rate of \$1,000.00. Vote: Garrett-yes, Johnson-yes.

Ms. Davis discussed the township purchasing a movie license to allow the showing of movies at events at the community building. Tabled for further research.

Ms. Davis presented the listing of posted roads in Concord Township for 2015 renewal. Mr. Johnson moved and Mr. Garrett seconded for the posted roads to remain the same in 2015 as in 2014 (attached). Vote: Garrett-yes, Johnson-yes.

Zoning Inspector, Mr. Irvine, reported:

- Two zoning permits have been issued so far in October.
- Owen Fraley Road needs repair due to the US 42 traffic detours.
- The Board of Zoning Appeals has a variance for a pool at The Oaks subdivision,
- The Zoning Commission has no developments to hear at this time.

Ms. Davis noted correspondence was received from the Delaware County Engineer's office regarding a review of sanitary sewer details for the Harvest Point subdivision.

Director of Operations and Fire Chief, Todd Cooper, reported the S-curve study at Clark Shaw Road was received from the Delaware County Engineer's office. The results came back at 35 mph. By 2018, all S-curves will need studied. Mr. Johnson moved and Mr. Garrett seconded to post the S-curve on Clark Shaw Road at 35 mph. Vote: Garrett-yes, Johnson-yes.

Trustee Johnson certified the Fiscal Officer provided current financial reports for the township, including the year-to-date Cash Summary by Fund. The General Fund balance is \$5,396,829.26, and the balance of Special Revenue Funds is \$4,931,381.35.

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

ATTEST


Fiscal Officer, Jill Davis

BOARD OF TRUSTEES

absent _____
Karen Koch


Joe Garrett


Bart Johnson

thank YOU

A special Thank You to everyone for making the
**2014 FALL FESTIVAL AND
 FIRE PREVENTION DAY**

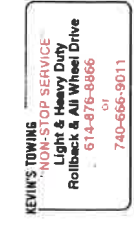
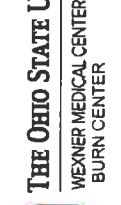
such a success!



John Helwig Magician & Balloon Artist Dave Pond & Family



Cyril Scott Pipes and Drums Nancy and Ernie Maschmann



OPEC-HC Resolution

Concord Township, Delaware County does hereby agree to join the Ohio Public Entity Consortium Healthcare Cooperative effective the 1st of November, 2014, at the benefit levels and cost structure as presented in the proposal.

We also authorize Bart Johnson Name to act as our Representative for

the Ohio Public Entity Consortium Healthcare Cooperative and execute

any paperwork, proposals and/or documents.

Karen Koch, Trustee Signature
Joe Garrick, Trustee Print Name
10/13/14 Date

Composite Cost Breakdown

Coverage	#	Medical Mutual Current Rates	Medical Mutual Renewal Rates	OPEC-HC Proposed Rates
Single	2	\$458.22	\$527.68	\$446.76
Employee + Spouse	1	\$916.44	\$1,055.36	\$893.53
Employee + Child	2	\$665.25	\$754.77	\$648.62
Employee + Children (2)	0	\$872.26	\$881.86	\$850.45
Employee + Children (3+)	1	\$1,159.86	\$1,298.14	\$1,130.86
Employee + Family (1)	6	\$1,123.47	\$1,282.45	\$1,095.38
Employee + Family (2)	7	\$1,330.50	\$1,509.54	\$1,297.24
Employee + Family (3)	5	\$1,618.08	\$1,825.82	\$1,577.63

24

Total Monthly Premium	\$28,467.96	\$32,308.98	\$27,756.26
Total Annual Premium	\$341,615.52	\$387,707.76	\$333,075.13
Savings over Current and 13 Month Rate			\$59,897.05

10/13/2014

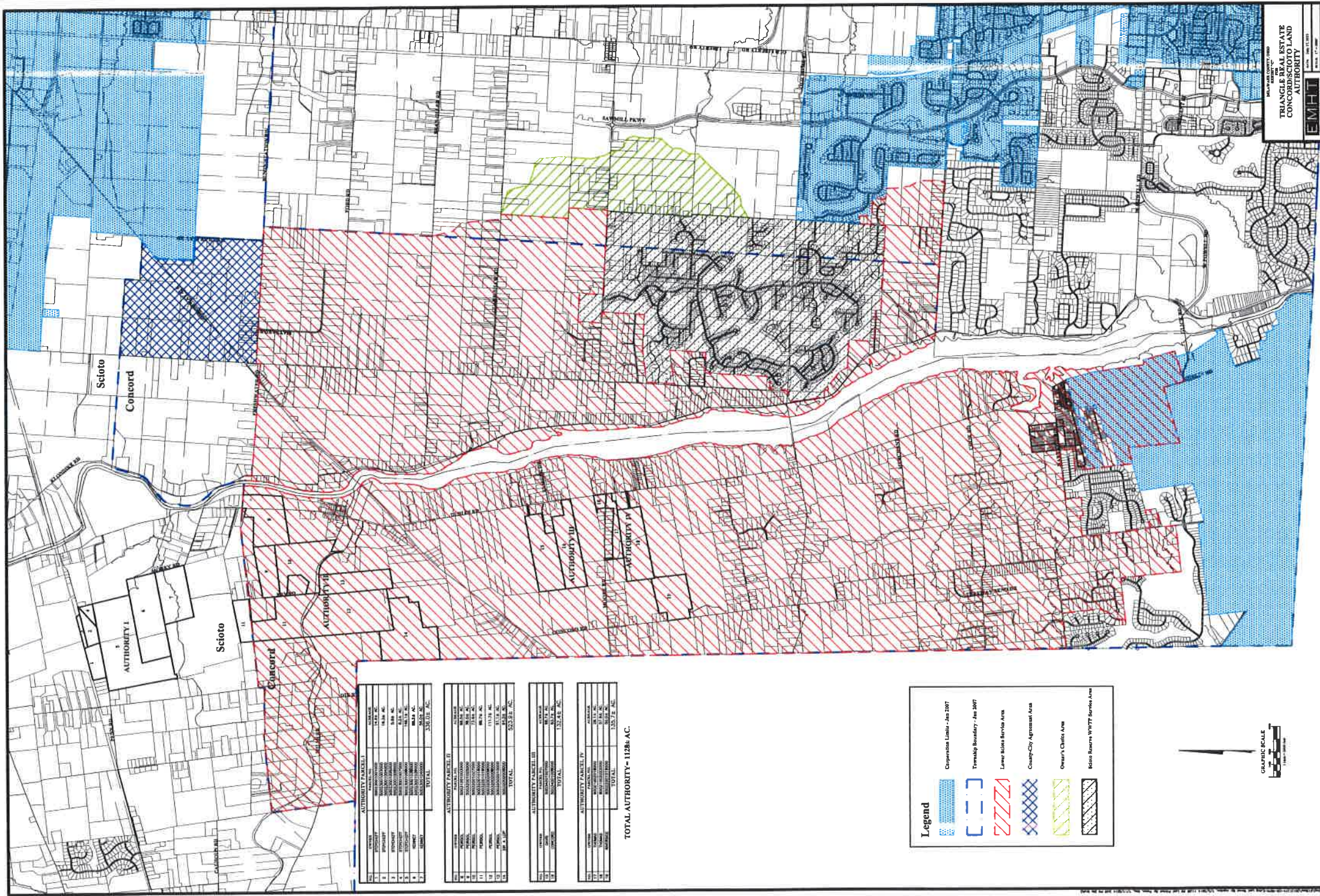
Concord Township in Delaware County

Benefits	Medical Mutual of Ohio Current Plan		OPEC-HC Proposed Plan	
	Network	Non-Network	Network	Non-Network
Level of Benefits	OPEC 5000/15000 Ex 4		OPEC-HC 5000 100%	
Overall Annual Maximum	UCR		UCR	
	Unlimited		Unlimited	
Deductible	\$5,000 / 15,000	\$10,000 / 30,000	\$5,000 / 15,000	\$10,000 / 30,000
Co-Insurance	100%	80/20%	100%	80/20%
Out-of-Pocket	\$5,000 / 15,000	\$30,000 / 90,000	\$5,000 / 15,000	\$30,000 / 90,000
Office Visits (PCR)	\$25 Co-Payment	Ded. & Co-Ins.	\$25 Co-Payment	Ded. & Co-Ins.
Specialty Care Physician	\$50 Co-Payment	Ded. & Co-Ins.	\$50 Co-Payment	Ded. & Co-Ins.
Preventative	100%	Ded. & Co-Ins.	100%	Ded. & Co-Ins.
Inpatient Facility	Ded. then 100%	Ded. & Co-Ins.	Ded. then 100%	Ded. & Co-Ins.
Outpatient Surgery	Ded. then 100%	Ded. & Co-Ins.	Ded. then 100%	Ded. & Co-Ins.
Outpatient Services (Diagnostic Lab & X-ray)	100%	Ded. & Co-Ins.	100%	Ded. & Co-Ins.
Emergency	\$150 Co-Payment		\$150 Co-Payment	
Urgent Care	\$50 Co-Payment		\$50 Co-Payment	
Prescription Drugs	\$10/20/30 Card \$20/40/60 Mail-In		\$10/20/30 Card \$20/40/60 Mail-In	
Pre-Existing	HIPAA		HIPAA	

Current Monthly Premium \$28,467.96
 Renewal Monthly Premium \$32,308.98
 OPEC-HC Monthly Premium

\$27,756.26

Highlighted Benefits are Eligible for Funding



MULTICASE COUNTY ORD.
 TRAILBLAZER REAL ESTATE
 CONCORD/SCIOTO LAND
 AUTHORITY
 EMHI
 DATE: 08/11/2009
 TIME: 11:55:00
 USER: J...
 PROJECT: 1128B-AC

AUTHORITY PARCEL I	
1	CONCORD
2	SCIOTO
3	CONCORD
4	SCIOTO
5	CONCORD
6	SCIOTO
7	CONCORD
8	SCIOTO
9	CONCORD
10	SCIOTO
11	CONCORD
12	SCIOTO
13	CONCORD
14	SCIOTO
15	CONCORD
16	SCIOTO
17	CONCORD
18	SCIOTO
19	CONCORD
20	SCIOTO
21	CONCORD
22	SCIOTO
23	CONCORD
24	SCIOTO
25	CONCORD
26	SCIOTO
27	CONCORD
28	SCIOTO
29	CONCORD
30	SCIOTO
31	CONCORD
32	SCIOTO
33	CONCORD
34	SCIOTO
35	CONCORD
36	SCIOTO
37	CONCORD
38	SCIOTO
39	CONCORD
40	SCIOTO
41	CONCORD
42	SCIOTO
43	CONCORD
44	SCIOTO
45	CONCORD
46	SCIOTO
47	CONCORD
48	SCIOTO
49	CONCORD
50	SCIOTO
51	CONCORD
52	SCIOTO
53	CONCORD
54	SCIOTO
55	CONCORD
56	SCIOTO
57	CONCORD
58	SCIOTO
59	CONCORD
60	SCIOTO
61	CONCORD
62	SCIOTO
63	CONCORD
64	SCIOTO
65	CONCORD
66	SCIOTO
67	CONCORD
68	SCIOTO
69	CONCORD
70	SCIOTO
71	CONCORD
72	SCIOTO
73	CONCORD
74	SCIOTO
75	CONCORD
76	SCIOTO
77	CONCORD
78	SCIOTO
79	CONCORD
80	SCIOTO
81	CONCORD
82	SCIOTO
83	CONCORD
84	SCIOTO
85	CONCORD
86	SCIOTO
87	CONCORD
88	SCIOTO
89	CONCORD
90	SCIOTO
91	CONCORD
92	SCIOTO
93	CONCORD
94	SCIOTO
95	CONCORD
96	SCIOTO
97	CONCORD
98	SCIOTO
99	CONCORD
100	SCIOTO
TOTAL	1128.0 AC.

AUTHORITY PARCEL II	
1	CONCORD
2	SCIOTO
3	CONCORD
4	SCIOTO
5	CONCORD
6	SCIOTO
7	CONCORD
8	SCIOTO
9	CONCORD
10	SCIOTO
11	CONCORD
12	SCIOTO
13	CONCORD
14	SCIOTO
15	CONCORD
16	SCIOTO
17	CONCORD
18	SCIOTO
19	CONCORD
20	SCIOTO
21	CONCORD
22	SCIOTO
23	CONCORD
24	SCIOTO
25	CONCORD
26	SCIOTO
27	CONCORD
28	SCIOTO
29	CONCORD
30	SCIOTO
31	CONCORD
32	SCIOTO
33	CONCORD
34	SCIOTO
35	CONCORD
36	SCIOTO
37	CONCORD
38	SCIOTO
39	CONCORD
40	SCIOTO
41	CONCORD
42	SCIOTO
43	CONCORD
44	SCIOTO
45	CONCORD
46	SCIOTO
47	CONCORD
48	SCIOTO
49	CONCORD
50	SCIOTO
51	CONCORD
52	SCIOTO
53	CONCORD
54	SCIOTO
55	CONCORD
56	SCIOTO
57	CONCORD
58	SCIOTO
59	CONCORD
60	SCIOTO
61	CONCORD
62	SCIOTO
63	CONCORD
64	SCIOTO
65	CONCORD
66	SCIOTO
67	CONCORD
68	SCIOTO
69	CONCORD
70	SCIOTO
71	CONCORD
72	SCIOTO
73	CONCORD
74	SCIOTO
75	CONCORD
76	SCIOTO
77	CONCORD
78	SCIOTO
79	CONCORD
80	SCIOTO
81	CONCORD
82	SCIOTO
83	CONCORD
84	SCIOTO
85	CONCORD
86	SCIOTO
87	CONCORD
88	SCIOTO
89	CONCORD
90	SCIOTO
91	CONCORD
92	SCIOTO
93	CONCORD
94	SCIOTO
95	CONCORD
96	SCIOTO
97	CONCORD
98	SCIOTO
99	CONCORD
100	SCIOTO
TOTAL	1128.0 AC.

AUTHORITY PARCEL III	
1	CONCORD
2	SCIOTO
3	CONCORD
4	SCIOTO
5	CONCORD
6	SCIOTO
7	CONCORD
8	SCIOTO
9	CONCORD
10	SCIOTO
11	CONCORD
12	SCIOTO
13	CONCORD
14	SCIOTO
15	CONCORD
16	SCIOTO
17	CONCORD
18	SCIOTO
19	CONCORD
20	SCIOTO
21	CONCORD
22	SCIOTO
23	CONCORD
24	SCIOTO
25	CONCORD
26	SCIOTO
27	CONCORD
28	SCIOTO
29	CONCORD
30	SCIOTO
31	CONCORD
32	SCIOTO
33	CONCORD
34	SCIOTO
35	CONCORD
36	SCIOTO
37	CONCORD
38	SCIOTO
39	CONCORD
40	SCIOTO
41	CONCORD
42	SCIOTO
43	CONCORD
44	SCIOTO
45	CONCORD
46	SCIOTO
47	CONCORD
48	SCIOTO
49	CONCORD
50	SCIOTO
51	CONCORD
52	SCIOTO
53	CONCORD
54	SCIOTO
55	CONCORD
56	SCIOTO
57	CONCORD
58	SCIOTO
59	CONCORD
60	SCIOTO
61	CONCORD
62	SCIOTO
63	CONCORD
64	SCIOTO
65	CONCORD
66	SCIOTO
67	CONCORD
68	SCIOTO
69	CONCORD
70	SCIOTO
71	CONCORD
72	SCIOTO
73	CONCORD
74	SCIOTO
75	CONCORD
76	SCIOTO
77	CONCORD
78	SCIOTO
79	CONCORD
80	SCIOTO
81	CONCORD
82	SCIOTO
83	CONCORD
84	SCIOTO
85	CONCORD
86	SCIOTO
87	CONCORD
88	SCIOTO
89	CONCORD
90	SCIOTO
91	CONCORD
92	SCIOTO
93	CONCORD
94	SCIOTO
95	CONCORD
96	SCIOTO
97	CONCORD
98	SCIOTO
99	CONCORD
100	SCIOTO
TOTAL	1128.0 AC.

AUTHORITY PARCEL IV	
1	CONCORD
2	SCIOTO
3	CONCORD
4	SCIOTO
5	CONCORD
6	SCIOTO
7	CONCORD
8	SCIOTO
9	CONCORD
10	SCIOTO
11	CONCORD
12	SCIOTO
13	CONCORD
14	SCIOTO
15	CONCORD
16	SCIOTO
17	CONCORD
18	SCIOTO
19	CONCORD
20	SCIOTO
21	CONCORD
22	SCIOTO
23	CONCORD
24	SCIOTO
25	CONCORD
26	SCIOTO
27	CONCORD
28	SCIOTO
29	CONCORD
30	SCIOTO
31	CONCORD
32	SCIOTO
33	CONCORD
34	SCIOTO
35	CONCORD
36	SCIOTO
37	CONCORD
38	SCIOTO
39	CONCORD
40	SCIOTO
41	CONCORD
42	SCIOTO
43	CONCORD
44	SCIOTO
45	CONCORD
46	SCIOTO
47	CONCORD
48	SCIOTO
49	CONCORD
50	SCIOTO
51	CONCORD
52	SCIOTO
53	CONCORD
54	SCIOTO
55	CONCORD
56	SCIOTO
57	CONCORD
58	SCIOTO
59	CONCORD
60	SCIOTO
61	CONCORD
62	SCIOTO
63	CONCORD
64	SCIOTO
65	CONCORD
66	SCIOTO
67	CONCORD
68	SCIOTO
69	CONCORD
70	SCIOTO
71	CONCORD
72	SCIOTO
73	CONCORD
74	SCIOTO
75	CONCORD
76	SCIOTO
77	CONCORD
78	SCIOTO
79	CONCORD
80	SCIOTO
81	CONCORD
82	SCIOTO
83	CONCORD
84	SCIOTO
85	CONCORD
86	SCIOTO
87	CONCORD
88	SCIOTO
89	CONCORD
90	SCIOTO
91	CONCORD
92	SCIOTO
93	CONCORD
94	SCIOTO
95	CONCORD
96	SCIOTO
97	CONCORD
98	SCIOTO
99	CONCORD
100	SCIOTO
TOTAL	1128.0 AC.

TOTAL AUTHORITY= 1128.0 AC.

Legend

- Corporation Limits - Jan 2007
- Township Boundary - Jan 2007
- Lower Side Service Area
- County-City Agreement Area
- Owner's Client Area
- Side Service W/OTW Service Area



