

RECORD OF PROCEEDINGS

Minutes of

CONCORD TOWNSHIP BOARD OF TRUSTEES

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held August 13, 2025 Page 1

Call to Order

The Concord Township Board of Trustees met in regular session on Wednesday, August 13, 2025 at the Concord Township Community Building, 6385 Home Road, Delaware, Ohio. Vice Chairman Joe Garrett called the meeting to order at 7:00 p.m. The roll was called: Jason Haney-present, Joe Garrett-present, Bart Johnson-absent.

Approval of the minutes of the previous meeting was tabled.

Public Input

It was noted to attendees that a ditch petition will be discussed at 8:00 p.m. or when township legal counsel joins.

Financial Report

Mr. Johnson noted Fiscal Officer Davis provided financial reports for the township, and money is available to pay the bills. The current Cash Summary by Fund shows the following balances:

- General Fund	\$12,386,875.00
- Fire, Road, Special Funds	\$2,162,830.81
- Total All Funds	\$14,549,705.81

Mr. Haney moved and Mr. Garrett seconded to approve pending purchase orders, vouchers, and warrants # 101-108, 118947-118986, except 118951, all totaling \$271,774.74. Vote: Garrett-yes, Haney-yes.

Bank reconciliations for July 31, 2025 were also presented for review.

Zoning Department

- Zoning inspector, Ric Irvine, reported seven permits were received since the last meeting: 1 house, 2 decks, 2 additions, 1 pool, 1 solar array; zoning violations were also updated below.
- An Elmgee Drive truck is broken down along the road and needs repair or towed.
- 7164 South Section Line Road brick wall along road right-of-way still needs moved. A second notice was sent and if no response it will go to the county prosecutor's office.
- 4360 Bean Oller Road still has an eight-foot-tall fence. The case was sent to the prosecutor's office who has more questions.
- 6370 Mohican Drive nuisance property was forwarded to the Prosecutor's office on June 18. No response from their office yet. Another complaint has been received.
- 6284 Logan Road abandoned house with open doors and windows, and needs to go to the prosecutor's office.
- 8160 Concord Road first notice sent for abandoned property.
- It was noted Attorney Rinehart has not received a response yet from the recovery house.
- A Highland Drive property now has two tents on the property instead of the usual one, with cords, lights, etc. Discussion was held what constitutes a nuisance "dwelling" since this has been months to years. Mr. Irvine will research.

Road Department

- Road Superintendent Nathan Wilgus reported the 2025 road paving program is completed, and Shelly only has punch items left to finish.
- ADA ramps for 2025 are all done with concrete, but another round of grass seeding needs finished. If ramp and drain risers are replaced, we do call OUPS first. If the budget allows, more ramps could be done this fall to prepare for next year.
- No progress on new township maintenance garage plans.
- The park concrete cornhole boards were received; 2 of 3 locations have been selected.

Fire Department

- The two items listed on GovDeals sold: old medic truck \$13,900, grass truck \$7,100.

New Business

- An annexation notice was received for six lots at Buckeye Drive through South and North Park Place, to be annexed into the Village of Shawnee Hills. Since lots go to the center of the road, half of the road would be inside the village. It is a Type 2 annexation, which goes to the Delaware County Commissioners, which they will approve. Mr. Garrett moved and Mr. Haney seconded to appoint Trustee Johnson to work out the road share agreement with the Village of Shawnee Hills for South Park Place West.
- A Tax Incentive Review Council was created within the Dublin Storage Tax Increment Financing Resolution but a meeting of the council has not been called. Mr. Garrett will check with the County Auditor's office on the requirements.

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Old Business

- Mr. Haney moved and Mr. Garrett seconded to adopt Resolution #25-0813-1 for the declaration of nuisance and abatement, control, and/or removal of nuisance pursuant to Revised Code Section 505.87 on real property located at 9533 Dublin Road, Powell, Ohio 43065 (parcel ID# 600-315-03-007-000), and to appoint and authorize Trustee Haney to locate and contract with a contractor to perform the work to abate, control or remove the nuisance and to sign necessary documents to abate the nuisance on behalf of the Board. Vote: Haney-yes, Garrett-yes.
- Logan Road nuisance will be tabled to the next meeting.
- No update on OPWC from Mr. Riedel yet.
- Cybersecurity training webinar from the State was attended by Trustee Haney. Discussion was held on moving forward for state compliance.
- Right-of-way permit applications were presented by Mike Crane of V3. Mr. Haney moved and Mr. Garrett seconded to approve the Hold Harmless Agreements for permits #2025-48 and 54. Vote: Haney-yes, Garrett-yes. In additional Mr. Haney moved and Mr. Garrett seconded to approve the Hold Harmless Agreements for permits #2025-46, 47, 53, 55, and 56. Vote: Haney-yes, Garrett-yes.
- Trustee Haney, liaison to the City of Columbus, met with the City’s Economic Development team. The City would like an easement across the township’s Harriott Road property for the water treatment plant project. They have better accessibility for funds like MORPC, federal funds, etc. Mr. Haney will continue to facilitate communication over the next 5-7 years. The blasting will continue for about 1 year.

Public Input

- The final hearing for the Chancel Gate Watershed Drainage Improvement Project (“Ditch Petition”) was July 28, 2025 at 10am at the Delaware County Commissioners office, and was approved. The project’s proposed assessment to the township would be \$16,875.25.
- Many residents came to speak about the ditch petition, none in favor of the project.
- Trustee Garrett summarized as follows: His understanding is that the land owner went to Delaware Soil and Water to move forward with the ditch petition, then Soil and Water evaluated the drainage issues. Improvements were presented, the cost of which are prorated across all the homeowner parcels in the watershed area. The Commissioners approved the improvement project.
- There is an appeal process. Information must be gathered to show necessity or not. The township would like V3 Company to study the waterway and determine a finding of necessity, and compare to the information gathered by township legal counsel, and what was presented to the Commissioners. Mr. Haney moved and Mr. Garrett seconded to hire V3 Company to review the Chancel Gate Watershed area and provide an assessment of improvement necessity to the township at a cost not to exceed \$5,000. Vote: Haney-yes, Garrett-yes.
- Back in the 1990’s when the subdivision was developed, the waterway drainage may not have been discussed. Ponds were not present at that time, which may have obstructed natural water flow.
- Legal counsel Mr. Chris Rinehart discussed the original swale in the area, that was later built into one of the ponds. Property sloping, underground tiling, and flooding locations were also discussed. All residents in attendance were given the opportunity to speak.
- Resident Mr. Mikhalyuk, 4710 Canterbury Circle, noted his property slopes toward the pond and there also is an 8” drainage tile that runs to South Section Line Road.
- Resident Mr. Gannon, 6045 Chancel Gate, shared water runs across Clark Shaw Moors property, then through his, then toward the pond. He has had \$10,000 in leach field repairs from the water and freezing issues. He asked 1-if the ponds were allowed to be there? and 2-why are they building a new ditch if restoring the original layout could solve the problem? He also noted the Jennings property flooding got worse after Clark Shaw Moors was built. Are the Moors retention ponds capturing the runoff?
- The Saliaris residence, 4783 Canterbury Circle, agreed there is still water runoff from the woods to the north where MI Homes built. They thought subdivisions were supposed to not make drainage worse. Mr. Garrett agreed, subdivisions usually help slow the water. MI may have to also pay into the watershed. They felt the premise at the hearing was Soil & Water claimed benefit to the area, which they feel is increased property values. Only 5 properties are affected by the privately built ponds. There is a culvert under South Section Line Road so will that have problems?
- Mr. Rinehart has requested the 1992 and 1997 Delaware County Regional Planning Commission plans, and documents from the Delaware County Engineer’s Office.
- It seems there are no major problems other than around the 2 ponds and between them. The water is now misdirected. Most residents assessed lie east of the stream and ponds. The assessment payments are a percentage of the parcel that lies within or affected by the watershed drainage.
- The improvement project estimated cost is between \$110,000-\$130,000. Fifty-four lots are affected by the improvement assessment, but if Clark Shaw Moors was included too the individual assessment figures would reduce. The County has authority through Soil & Water to assess property owners.
- Mr. Willis of 4760 Hyatts Road, said his property slopes in the back and has never had a flooding

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- problem. The project is no benefit to their property.
- Mr. Rinehart shared there are six considerations for the ditch petition appeal, such as is the improvement a necessity, does it benefit the public welfare, is it cost effective versus the benefit, is the route and termini the best mode, etc.
 - Fred & Sharon Cook, 4820 Hyatts Road, don't understand why it involves them. All water drains away, why is it necessary because 49 or the 54 parcels will not benefit.
 - It was noted the original count our maps for the area are probably 40 years old, so V3 will look at most recent Lidor maps. Only 2 of the 5 petitioners showed up at the County hearing, and the filer does not have a house there.
 - Jeremy Rosario, 6161 Chancel Gate Drive, thanked the Trustees for looking into this issue and commented about water system maintenance in Ohio code.
 - Linda Walker, 4734 Canterbury Circle, lives behind the ponds that are directly north of her. She understood when the subdivision was built it was farm fields and springs, and the lot has always been unbuildable. If they do, it will cause problems. Flooding runs toward her house. A swale was added to try to help.
 - Mr. Wolbert at 6257 Chancel Gate Drive has no drainage issues and is supporting his neighborhood.
 - After all concerns were heard, Trustee Garrett said the township would get the assessment from V3, and if different findings an appeal would be filed. If data matches Soil & Water there would be no appeal. Residents may email to request the report.


Adjournment


With no further business, Mr. Haney moved and Mr. Garrett seconded to adjourn. Vote: Garrett-yes, Haney-yes.


ATTEST


Fiscal Officer, Jill Davis

BOARD OF TRUSTEES


Bart Johnson


Joe Garrett


Jason Haney

Concord Township Trustees Meeting

August 13, 2025

Call to Order & Roll Call

Approve Minutes

Public Input

Pay Bills

I would like to certify the Fiscal Officer has provided us with financial statements.

I need a motion to approve purchase orders, pending warrants, and pay bills.

Zoning Department

Road Department

Fire Department

Old Business

Ditch Petition

New Business

Shawnee Hill Annexation

Fiscal Officer/Correspondence

Trustee Reports

Adjourn

Fund #	Fund Name	Fund Balance 1/1/2025	Fund Balance Adjustments	Revenue (excluding transfers and advances in)	Transfers In	Advances In	Total Fund & Adjustments & Revenue	Expenditures (excluding transfers and advances out)	Transfers Out	Advances Out	Fund Balance 12/31/2025	Non-Pooled Balance	Pooled Balance
1000	General	\$11,347,686.91	\$0.00	\$1,541,962.85	\$0.00	\$0.00	\$12,889,649.76	\$502,774.76	\$0.00	\$0.00	\$12,386,875.00	\$0.00	\$12,386,875.00
2011	Motor Vehicle License Tax	\$23,547.84	\$0.00	\$13,637.85	\$0.00	\$0.00	\$37,185.69	\$35,098.04	\$0.00	\$0.00	\$2,087.65	\$0.00	\$2,087.65
2021	Gasoline Tax	\$74,061.29	\$0.00	\$123,433.58	\$0.00	\$0.00	\$197,494.87	\$197,036.25	\$0.00	\$0.00	\$458.62	\$0.00	\$458.62
2031	Road and Bridge	\$421,811.46	\$0.00	\$292,220.72	\$0.00	\$0.00	\$714,032.18	\$354,971.79	\$0.00	\$0.00	\$359,060.39	\$0.00	\$359,060.39
2041	Cemetery	\$40,886.96	\$0.00	\$8,097.00	\$0.00	\$0.00	\$48,983.96	\$8,324.18	\$0.00	\$0.00	\$40,659.78	\$0.00	\$40,659.78
2111	Fire District	\$1,441,778.51	\$207.40	\$2,006,667.41	\$0.00	\$0.00	\$3,448,653.32	\$2,717,250.20	\$0.00	\$0.00	\$731,403.12	\$0.00	\$731,403.12
2231	Permissive Motor Vehicle License Tax	\$21,362.83	\$0.00	\$26,434.86	\$0.00	\$0.00	\$47,797.69	\$46,024.49	\$0.00	\$0.00	\$1,773.20	\$0.00	\$1,773.20
2272	Coronavirus Relief Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2273	American Rescue Plan Act (ARP)	\$1,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00	\$0.00	\$1,000,000.00
2901	OneOhio Opioid Settlement Fund	\$10,046.53	\$0.00	\$1,912.93	\$0.00	\$0.00	\$11,959.46	\$0.00	\$0.00	\$0.00	\$11,959.46	\$0.00	\$11,959.46
4901	TIF Dublin Strg Pub Infrast Improv	\$10,313.68	\$0.00	\$5,114.91	\$0.00	\$0.00	\$15,428.59	\$0.00	\$0.00	\$0.00	\$15,428.59	\$0.00	\$15,428.59
4902	TIF Painter Farm Incentive District 1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Report Total:		\$14,391,496.01	\$207.40	\$4,019,482.11	\$0.00	\$0.00	\$18,411,185.52	\$3,861,479.71	\$0.00	\$0.00	\$14,549,705.81	\$0.00	\$14,549,705.81

Last reconciled to bank: 07/31/2025 – Total other adjusting factors: \$0.00

Payment Listing

UAN v2025.2

7/24/2025 to 8/13/2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
101-2025	07/31/2025	07/31/2025	CH	Ohio Police & Fire Pension Fund	\$402.56	O
	Purpose:	FIRE DEPT PENSION JUN25 CORR				
102-2025	07/31/2025	08/04/2025	CH	PNC BANK	\$199.75	C
	Purpose:	BANK MONTHLY FEE				
103-2025	07/28/2025	08/04/2025	CH	CBIZ BENEFITS	\$2,266.52	C
	Purpose:	HRA INSUR CLAIM PLAN				
104-2025	08/04/2025	08/04/2025	CH	CBIZ BENEFITS	\$158.57	O
	Purpose:	HRA INSUR CLAIM PLAN				
105-2025	07/28/2025	08/04/2025	CH	HR BUTLER, LLC	\$96,876.90	C
	Purpose:	PAYROLL PROCESSING FEES				
106-2025	08/06/2025	08/07/2025	CH	PNC BANK	\$1,005.20	O
	Purpose:	ZONING POSTAGE, FIRE DEPT TRAINING FOOD, FIRE DEPT STATION SUPPLIES				
107-2025	08/13/2025	08/13/2025	CH	HR BUTLER, LLC	\$106,222.93	O
	Purpose:	PAYROLL PROCESSING FEES				
108-2025	08/13/2025	08/13/2025	CH	T. ROWE PRICE	\$8,320.00	O
	Purpose:	FIRE DEPT 457 PLAN, FIRE DEPT 457 PLAN				
118947	08/11/2025	08/11/2025	AW	OFFICE CITY EXPRESS	\$77.90	O
	Purpose:	ADMIN OFFICE SUPPLIES/PAPER				
118948	08/11/2025	08/11/2025	AW	DELAWARE COUNTY REGIONAL PLANNING	\$1,107.11	O
	Purpose:	COMPREHENSIVE PLAN UPDATE SVCS				
118949	08/11/2025	08/11/2025	AW	TAYLOR TIRE COMPANY, LTD.	\$1,121.96	O
	Purpose:	ROAD DEPT TIRES F350				
118950	08/11/2025	08/11/2025	AW	SURDYK, DOWD & TURNER CO, LPA	\$231.00	O
	Purpose:	LEGAL COUNSEL PUB REC REQU+PERS				
118951	08/11/2025	08/11/2025	AW	JOHN J CARLISLE	\$2,531.25	O
	Purpose:	TWP ECONOMIC DEVELOPMENT CONSULTANT				
118952	08/11/2025	08/11/2025	AW	V3 COMPANIES LTD	\$4,478.75	O
	Purpose:	R-O-W PERMIT ENGINEERING REVIEW				
118953	08/11/2025	08/11/2025	AW	BOUND TREE MEDICAL, LLC	\$1,252.99	O
	Purpose:	FIRE DEPT EMS DRUG SUPPLIES				
118954	08/11/2025	08/11/2025	AW	NAPA AUTO PARTS	\$423.42	O
	Purpose:	ROAD DEPT SUPPLY & REPAIR PARTS				
118955	08/11/2025	08/11/2025	AW	GORDON FLESCH CO., INC.	\$87.20	O
	Purpose:	ADMIN COPIER USAGE JUL-AUG				
118956	08/11/2025	08/11/2025	AW	LEXIPOL	\$1,986.00	O
	Purpose:	FIRE DEPT EMS LEARNING PLATFORM				
118957	08/11/2025	08/11/2025	AW	TREASURER, STATE OF OHIO	\$3,526.00	O
	Purpose:	VENDOR CHG - REPLACE PO#101 4/1/25, VENDOR CHG - REPLACE PO#124 6/27/25				
118958	08/11/2025	08/11/2025	AW	O.E. MEYER CO.	\$282.51	O
	Purpose:	FIRE DEPT O2 CYLINDER SUPPLY				
118959	08/11/2025	08/11/2025	AW	DOTY & SONS CONCRETE PRODUCTS INC	\$4,358.00	O
	Purpose:	PARK CONCRETE CORNHOLE SETS/BAGS				
118960	08/11/2025	08/11/2025	AW	PORTA KLEEN	\$366.00	O
	Purpose:	PARK PORTABLE RESTROOM, PARK PORTABLE KLONDIKE				
118961	08/11/2025	08/11/2025	AW	BULLET LINER	\$1,312.00	O
	Purpose:	ROAD DEPT RAM3500 TRUCK LINER				
118962	08/11/2025	08/11/2025	AW	SILCO FIRE & SECURITY	\$4,827.84	O
	Purpose:	FIRE DEPT SPRINKLER MAINT/INSPECT				
118963	08/11/2025	08/11/2025	AW	LOWE'S	\$54.99	O
	Purpose:	FIRE DEPT STATION SUPPLIES				
118964	08/11/2025	08/11/2025	AW	MICAH WERLING	\$10.64	O
	Purpose:	FIRE DEPT DRAIN REPAIR				
118965	08/11/2025	08/11/2025	AW	THE WONDER WITHIN LLC	\$680.00	O
	Purpose:	FIRE DEPT YOGA/ WELLNESS TRAINING				
118966	08/11/2025	08/11/2025	AW	3F FITNESS LLC	\$1,120.00	O
	Purpose:	FIRE DEPT ONSITE FITNESS				
118967	08/11/2025	08/11/2025	AW	COCP DISTRIBUTION SERVICES LLC	\$376.50	O
	Purpose:	FIRE DEPT EMS DRUG SUPPLIES				
118968	08/11/2025	08/11/2025	AW	ORANGE TOWNSHIP	\$1,875.27	O
	Purpose:	FIRE DEPT E343 REPLACED FUEL GAGE, FIRE DEPT Q341 OIL/FILTER MAINTENANCE				
118969	08/11/2025	08/11/2025	AW	DELAWARE GAZETTE	\$195.00	O
	Purpose:	FIRE DEPT GAZETTE SUBSCRIPTION				

Payment Listing
7/24/2025 to 8/13/2025

UAN v2025.2

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
118970	08/11/2025	08/11/2025	AW	MIATI EMBROIDERY	\$72.00	O
	Purpose:	FIRE DEPT CLOTHING ALLOWANCE				
118971	08/11/2025	08/11/2025	AW	AMANDA PLUMBING	\$289.44	O
	Purpose:	FIRE DEPT URINAL REPAIR				
118972	08/11/2025	08/11/2025	AW	STRYKER SALES CORP.	\$2,191.60	O
	Purpose:	FIRE DEPT COT REPAIR				
118973	08/11/2025	08/11/2025	AW	RIC IRVINE, ZONING INSPECTOR	\$50.00	O
	Purpose:	ZONING PART-TIME CELL PHONE				
118974	08/11/2025	08/11/2025	AW	NATHAN WILGUS	\$100.00	O
	Purpose:	ROAD DEPT CELL PHONE REIMBURSE				
118975	08/11/2025	08/11/2025	AW	VOSS BROTHERS SALES	\$77.88	O
	Purpose:	CEMETERY FUEL MIX				
118976	08/11/2025	08/11/2025	AW	ADVANCED INDUSTRIAL PRODUCTS	\$52.80	O
	Purpose:	ROAD DEPT HYD FITTING				
118977	08/11/2025	08/11/2025	AW	COLUMBIA GAS	\$330.44	O
	Purpose:	UTILITIES - FIRE DEPT				
118978	08/11/2025	08/11/2025	AW	VALTECH COMMUNICATIONS	\$180.55	O
	Purpose:	UTILITIES - ADMIN				
118979	08/11/2025	08/11/2025	AW	CHARTER COMMUNICATIONS	\$109.99	O
	Purpose:	UTILITIES - ADMIN				
118980	08/11/2025	08/11/2025	AW	OHIO EDISON	\$682.53	O
	Purpose:	UTILITIES - ADMIN				
118981	08/11/2025	08/11/2025	AW	OHIO TWP ASSOC. RISK MANAGEMENT AI	\$963.00	O
	Purpose:	LIAB INSUR ADDL COVERAGE NEW MEDIC				
118982	08/11/2025	08/11/2025	AW	MES SERVICE COMPANY LLC	\$7,378.88	O
	Purpose:	FIRE DEPT M341 RAPID TASK FORCE EQUIP				
118983	08/11/2025	08/11/2025	AW	MIATI EMBROIDERY	\$513.96	O
	Purpose:	FIRE DEPT CLOTHING ALLOWANCE				
118984	08/13/2025	08/13/2025	AW	COUGHLIN AUTOMOTIVE OF MARYSVILLE	\$4,800.00	O
	Purpose:	ROAD DEPT RAM3500 EXTENDED WARRANTY				
118985	08/13/2025	08/13/2025	AW	RINEHART LEGAL SERVICES, LTD.	\$5,000.00	O
	Purpose:	LEGAL COUNSEL				
118986	08/13/2025	08/13/2025	AW	BEACHY'S SMALL ENGINE LLC	\$1,246.91	O
	Purpose:	PARK GRAVELY REPAIR FUEL PUMP				
Total Payments:					\$271,774.74	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$271,774.74	

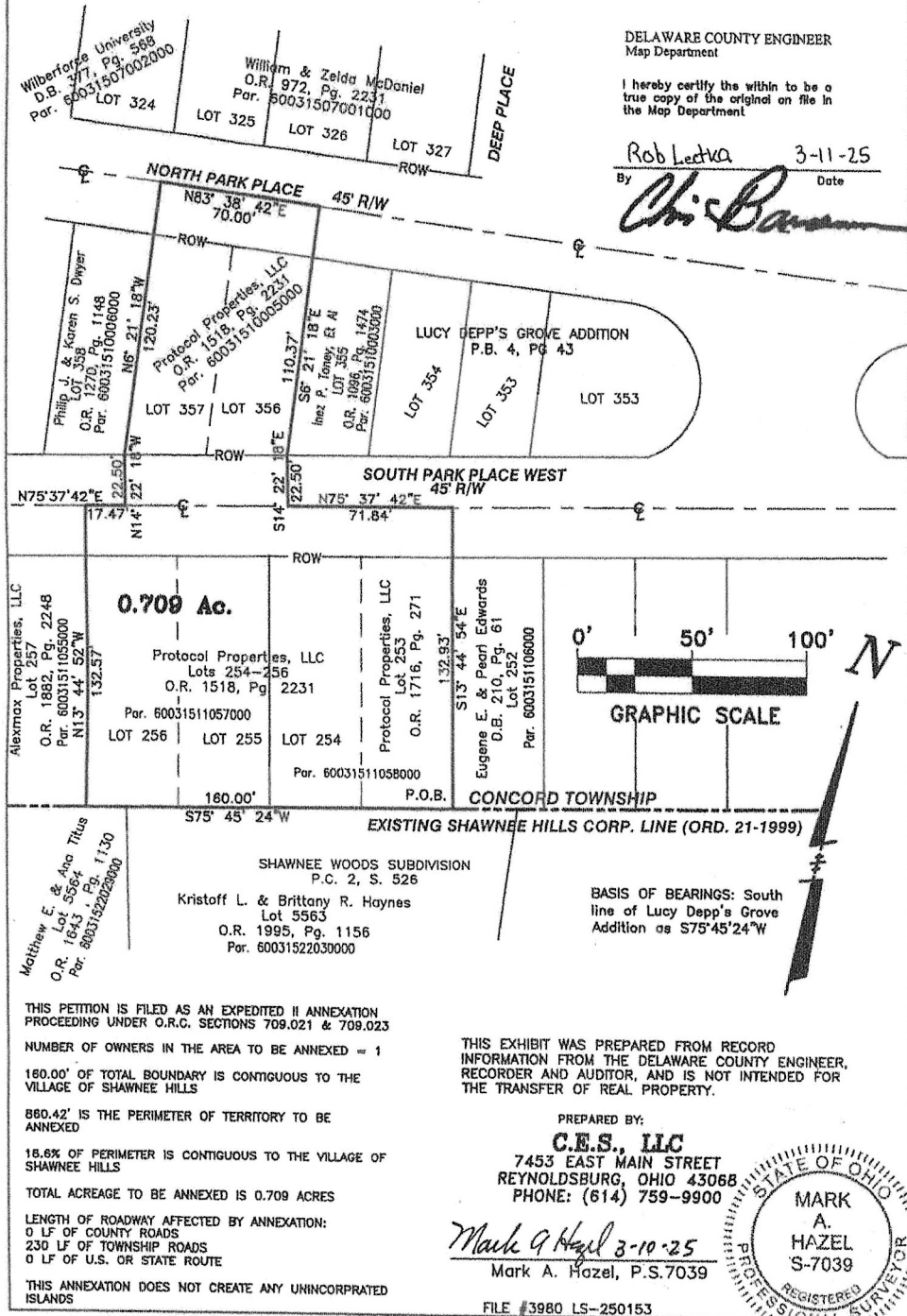
Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

* Asterisked amounts are not included in report totals. These transactions occurred outside the reported date range but are listed for reference.

MAP OF TERRITORY TO BE ANNEXED TO THE VILLAGE OF SHAWNEE HILLS, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, PART OF SURVEY NO. 2546 VIRGINIA MILITARY SURVEY, AND LOTS #253, 254, 255, 256, 356 & 357 IN LUCY DEPP'S GROVE ADDITION IN PLAT BOOK 4, PAGE 47 DELAWARE COUNTY RECORDER'S OFFICE.





CONCORD TOWNSHIP BOARD OF TRUSTEES
DELAWARE COUNTY, OHIO

DATE: August 13, 2025

RESOLUTION NO. 25-0813-1

DECLARATION OF NUISANCE AND ABATEMENT, CONTROL, AND/OR
REMOVAL OF NUISANCE PURSUANT TO R.C. § 505.87
ON REAL PROPERTY LOCATED AT:

9533 DUBLIN ROAD
POWELL, OHIO 43065
(DELAWARE CO. PIN # 600-315-03-007-000)

The Board of Trustees of Concord Township, Delaware County, Ohio met in regular
session at the Concord Township Hall, 6385 Home Road, Delaware, Ohio 43015 on
August 13, 2025 with the following members present:

Jason Haney
Joe Garrett

Mr. Haney moved the adoption of the following resolution:

PREAMBLE

WHEREAS, the Board of Trustees, Concord Township, Delaware County, Ohio (the
“**Board**”) is familiar with the real property located at 9533 DUBLIN ROAD, POWELL, OHIO
43065 (DELAWARE CO. PIN # 600-315-03-007-000) (“**Property**”)

(See Exhibit A – Warranty Deed with legal description), (See Exhibit B – Delaware
County Auditor’s Property Information, Tax Information, and GIS Map); and,

WHEREAS, the Property is wholly located in Concord Township, Delaware County,
Ohio (“**Township**”); and,

WHEREAS, the record owner of the Property is Mars Hill(s) Baptist Church (“**Property
Owner**”); and,

WHEREAS, NAR OHIO, LLC is the holder of a Tax Certificate concerning the
Property, which was recorded on March 13, 2025, Delaware County, Ohio Recorder’s Office;
and,

WHEREAS, the Property is not maintained by the Property Owner and contains accumulations of vegetation, garbage, refuse and/or other debris that are an attractive nuisance, dangerous, unhealthy, and/or unsightly to the neighborhood and community and which negatively impact property values and the general welfare of the neighborhood and community; and,

WHEREAS, the Board believes that the Property Owner's maintenance of such vegetation, garbage, refuse, and other debris on the Property constitutes a nuisance; and,

WHEREAS, the Board hereby seeks to abate, control and/or remove such nuisance (vegetation, garbage, refuse and/or other debris) from the Property and recover its costs in so doing, all in accordance with R.C. § 505.87.

WHEREAS, if necessary, the Board desires to employ a contractor to abate, control, or remove the vegetation, garbage, refuse, or other debris on the Property that constitutes the nuisance and to appoint a Board member to locate a contractor, negotiate a contract to perform such work, and then have that trustee sign all necessary documents on behalf of the entire Board and in so doing bind the Board.

RESOLUTION

NOW THEREFORE, BE IT RESOLVED:

- A. The Board determines and declares that the Property Owner's maintenance of the following vegetation, garbage, refuse, and/or other debris on the Property constitutes a nuisance (collectively "**Nuisance**"), specifically much overgrown vegetation, and a tree in danger of falling across property line.
- B. The Board shall provide for the abatement, control, and/or removal of the Nuisance from the Property and recover the Board's costs in so doing, all in accordance with R.C. § 505.87.
- C. At least seven (7) days before providing for such abatement, control, and/or removal of the Nuisance, notification shall be provided to the Property Owner and any holders of liens of record on the Property. The individuals and entities to be provided notice and the last known and best addresses for such individuals and entities are as follows: See Exhibit C.
- D. The Board shall send the notice by **certified mail** to the Property Owner and lienholders of record on the Property at the addresses listed on Exhibit C. In addition, the Board shall, if possible, post the notice on the principal structure on the Property and photograph that posted notice with a camera capable of recording the date of the photograph on it.

If the notice is unable to be served by certified mail, the owner's address will be deemed to be unknown and unable to be reasonably obtained, and notice then shall be published once on the web site of the Township.

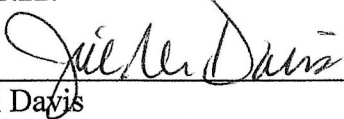
- E. The contents of the notice shall: (1) Order the Property Owner to abate, control, or remove the vegetation, garbage, refuse, and/or other debris, the Property Owner's maintenance of which has been determined by the Board to be a Nuisance; (2) State that if the Nuisance vegetation, garbage, refuse, and/or other debris is not abated, controlled, or removed, or if provision for its abatement, control, or removal is not made, within seven days, the Board shall provide for the abatement, control, or removal. Any expenses incurred by the Board in performing that task shall be entered upon the tax duplicate and become a lien upon the land from the date of entry.
- F. A copy of this resolution ("Resolution") shall accompany the mailed notices.
- G. Any Property Owner or lienholder may enter into an agreement with the Board providing for either party to the agreement to perform the abatement, control, or removal before the time the Board is required to provide for the abatement, control, or removal pursuant to this Resolution.
- H. If, within seven (7) days after notice is given pursuant to this Resolution, the Property Owner fails to abate, control, or remove the Nuisance, or no agreement for its abatement, control, or removal is entered, the Board shall provide for the abatement, control, or removal and may employ the necessary labor, materials, and equipment to perform the task.
- I. All costs incurred to abate, control, and/or remove the Nuisance, when approved by the Board, shall be paid out of the Township general fund from moneys not otherwise appropriated, except that if the costs incurred exceed \$500, the Board may borrow moneys from a financial institution to pay for the expenses in whole or in part.
- J. The Board shall collect the total cost of abating, controlling, or removing the Nuisance from the Property. To do so, the Board shall make a written report to the Delaware County Auditor of the Board's action under this Resolution. The Board shall include in the report a proper description of the Property and a statement of all costs incurred in providing for the abatement, control, or removal of any Nuisance vegetation, garbage, refuse, or other debris from the Property, including the Board's charges for its services, the costs incurred in providing notice, any fees or interest paid to borrow moneys, and the amount paid for labor, materials, and equipment.
- K. The county auditor shall place the costs upon the tax duplicate. The costs are a lien upon the land (Property) from and after the date of the entry, and shall be returned to the Township and placed in the Township's general fund.
- L. The Board hereby appoints and authorizes Trustee Haney to locate a contractor to perform the work to abate, control, or remove the vegetation, garbage, refuse, and/or other debris on the Property that constitutes the Nuisance, and to negotiate a contract with such contractor for such work, and hereby authorizes Trustee Haney to sign all necessary documents required to abate the Nuisance.

Resolution No. 25-0813-1
Page 4 of 5

CERTIFICATE

State of Ohio :
Delaware County :

I, the undersigned Fiscal Officer of Concord Township, Delaware County, Ohio, hereby certify that the foregoing Resolution No. 25-0813-1 is taken and copied from the record of proceedings of the Board of Trustees of Concord Township, Delaware County, Ohio, and that it has been compared by me with the resolution on the record and is a true copy. Further, I certify that the adoption of such resolution occurred in an open meeting held in compliance with R.C. § 121.22.



Jill Davis
Concord Township Fiscal Officer
Delaware County, Ohio

Date: August 13, 2025

WARRANTY DEED

COLUMBUS BLANK BOOK CO., COL.
FORM NO. 112-BAPPROVED
FOR TRANSFER
BY
CHARLES E. ELIOT
Deputy County Engineer**Know all Men by these Presents****That** CLARENCE T. MOWERY and SAVILLA MOWERY, husband and wife,

of the City of Hilliards, County of Franklin
and State of Ohio Grantor s in consideration of the sum of
One Dollar (\$1.00) and other valuable considerations
to them paid by
MARS HILL BAPTIST CHURCH

of the City of Powell, County of Delaware
and State of Ohio Grantee the receipt whereof is hereby
acknowledged, do hereby grant, bargain, sell and convey to the said Grantee
MARS HILL BAPTIST CHURCH

its successors ~~heirs~~ and assigns forever, the
following Real Estate situated in the County of Delaware
in the State of Ohio and in the Township of
Concord and bounded and described as follows:

Being Lots No. one (1) and two(2) of the
Lucy Depp's Park Place, as laid out in
Survey #2546, V. M. L., Concord Township,
Delaware County, Ohio, Record of Plats,
Vol. 4, Page 43, 47 or 49, Recorder's
Office, Delaware County, Ohio.



Subject, however, to all conditions and restrictions of record.

Last Transfer: Deed Record Volume , Page

To have and to hold said premises, with all the privileges and appurtenances
thereunto belonging, to the said Grantee

MARS HILL BAPTIST CHURCH

And the said Grantor s

its successors ~~heirs~~ and assigns forever.

CLARENCE T. MOWERY and SAVILLA MOWERY

do hereby covenant with the said Grantee for themselves and their heirs,

MARS HILL BAPTIST CHURCH

its successors

~~heirs~~ and assigns, that they are lawfully seized of the premises
aforesaid; that the said premises are Free and Clear from all Unincumbrances whatsoever

Except taxes and assessments due and payable with the April, 1963,
collection, which Grantee assumes and agrees to pay as part of the
consideration herein.

and that they will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee **MARS HILL BAPTIST CHURCH** its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever except as herein noted.

In Witness Whereof the said Grantor s

CLARENCE T. MOWERY and SAVILLA MOWERY

who hereby release their respective rights of dower in the premises, have hereunto set their hands this 27th day of September in the year of our Lord one thousand nine hundred and sixty-three (1963)

Signed and acknowledged in presence of

H. Alfred Glascor
H. Alfred Glascor

Clarence T. Mowery
Clarence T. Mowery

Mary E. Weaver
Mary E. Weaver

Savilla Mowery
Savilla Mowery

The State of Ohio

Franklin

County ss.

Be it Remembered That on this 27th day of September, A.D. 1963, before me, the subscriber, a Notary Public, in and for said county, personally came the above named Clarence T. Mowery and Savilla Mowery, husband and wife,

the Grantor s in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

H. Alfred Glascor
H. Alfred Glascor, Notary Public,
State of Ohio.

This instrument was prepared by H. Alfred Glascor, Attorney, Columbus, Ohio.

9114
Warranty Deed

CLARENCE T. MOWERY and
SAVILLA MOWERY, husband and
wife,

4399 Support P.D. Plaintiff, Ex.

TO

MARS HILL BAPTIST CHURCH

Rev. L. E. Nixon
Pastor

Transferred July 2 1965

David R. Thomas
State of Ohio

STATE OF OHIO

COUNTY OF Delaware ss.

RECEIVED FOR RECORD ON THE

day of JUL 2 1965

at 10:40 AM

and RECORDED July 8, 1965 in

Deed Book 320 PAGE 139

Recorders Fee \$ 2.00

RECORDED

COLUMBUS PLANK BOOK CO., COPIES, O.

Concord 1-2

600-315-03-007-000

EXHIBIT

B

Property Information

Parcel Number	600-315-03-007-000	Property Address:	9533 DUBLIN RD
Owner Name	MARS HILLS BAPTIST CHURCH		
Owner Address	9533 DUBLIN RD POWELL OH 43065	Tax Payer Address:	MAIL RETURNED
Tax District	09 CONCORD TWP DUBLIN		
School District	2513 DUBLIN CSD		
Neighborhood	0700199 CONCORD TWP ICE		
Use Code	499 Other commercial structures		
Acres	0.12900		
Description	LOTS 1,2		
			USA

Assessment Info		Current Value		Recent Transfer	
Board of Revision	N	Mkt Land Value	\$17,200	# Parcels	0
<u>Homestead/Disability</u>	N	CAUV	\$0	Deed Type	
<u>Owner Occ Credit</u>	N	Mkt Impr Value	\$71,400	Amount	\$0
Divided Property	N	Total	\$88,600	Transfer Date	1/1/1990
New Construction	N	Current Tax		Conveyance	0
Foreclosure	N	Tax Due	\$37,229.54	Deed #	
Other Assessments	Y	Paid To Date	\$34,637.32		
Front Ft.	N	Current Balance Due	\$2,592.22		

<< Previous Card

Card 1 of 1

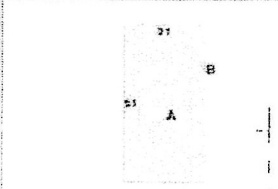
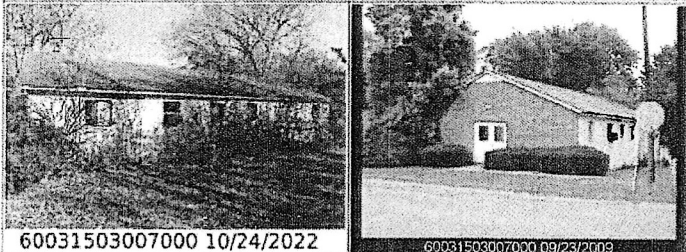
Next Card >>

685 Public Worship Building Section 001 Occupancy 001

Year Built	1967	Year Remodel	0	Occupancy	309 Church
# Stories	1	Story Height	10	Use Code	685 Public Worship
Section Area	1891	Perim/Shape	184		

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch		Property Photos																
 <table border="1"> <thead> <tr> <th>ID</th> <th>Label</th> <th>Area</th> <th>Perimeter</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>RECTANG</td> <td>1891</td> <td>184</td> <td>N/A</td> </tr> <tr> <td>B</td> <td>ST1</td> <td>32</td> <td>0</td> <td>N/A</td> </tr> </tbody> </table>		ID	Label	Area	Perimeter	Dimension	A	RECTANG	1891	184	N/A	B	ST1	32	0	N/A	 <div style="display: flex; justify-content: space-around;"> <div>60031503007000 10/24/2022</div> <div>60031503007000 09/23/2009</div> </div>	
ID	Label	Area	Perimeter	Dimension														
A	RECTANG	1891	184	N/A														
B	ST1	32	0	N/A														

2:58 PM ** Cert. Delq.: 2019 Pay 2020 **

Tax Detail Report

DELAWARE

2024 Pay 2025

Report Generated For Property: 600-315-03-007-000

Owner: MARS HILLS BAPTIST CHURCH

Payment Dates/Surplus: 01/22/2025 / Surplus: 0.00

Real Property	Prior Delq	Adjust	1st Half	Adjust	2nd Half	Adjust
Charge	21,074.60		1,906.96		1,906.96	
Credit			672.57		672.57	
Non Bus Credit						
Own Occ Credit						
Homestead						
ChildCare Credit						
Net Tax	21,074.60		1,234.39		1,234.39	
Prior Interest	2,041.11					
December interest	691.81					
July Interest	1,171.00					
Penalty	1,656.14			123.44		
Net Owed	26,634.66		1,357.83		1,234.39	
Paid	26,634.66					
Net Due			1,357.83		1,234.39	
Prev. Column					1,357.83	
Half due			1,357.83		2,592.22	
Total Net Owed	26,634.66		1,357.83		1,234.39	
Total Net Paid	26,634.66		0.00		0.00	
Net Balance	0.00		1,357.83		1,234.39	

Total Owed	29,226.88	Total Paid	26,634.66	Net Total Owed	2,592.22
Grand Total Owed	29,226.88	Grand Total Paid	26,634.66	Grand Total Owed	2,592.22

2:58 PM ** Cert. Delq.: 2019 Pay 2020 **

Tax Detail Report

DELAWARE

2024 Pay 2025

Report Generated For Property: 600-315-03-007-000

Owner: MARS HILLS BAPTIST CHURCH

Payment Dates/Surplus: 01/22/2025 / Surplus: 0.00

CONCORD TWP
NUISANCE (21-084)

	Prior Delq	Adjust	1st Half	Adjust	2nd Half	Adjust
--	------------	--------	----------	--------	----------	--------

Charge	6,300.00					
--------	----------	--	--	--	--	--

SPA Fee	2.00					
---------	------	--	--	--	--	--

SPA Fee Penalty	0.31					
-----------------	------	--	--	--	--	--

Prior Interest	121.32					
----------------	--------	--	--	--	--	--

December interest	207.85					
-------------------	--------	--	--	--	--	--

July Interest	394.68					
---------------	--------	--	--	--	--	--

Penalty	976.50					
---------	--------	--	--	--	--	--

Net Owed	8,002.66					
----------	----------	--	--	--	--	--

Paid	8,002.66					
------	----------	--	--	--	--	--

Net Due						
---------	--	--	--	--	--	--

Prev. Column						
--------------	--	--	--	--	--	--

Half Due						
----------	--	--	--	--	--	--

Total Net Owed	34,637.32		1,357.83		1,234.39	
----------------	-----------	--	----------	--	----------	--

Total Net Paid	34,637.32		0.00		0.00	
----------------	-----------	--	------	--	------	--

Net Balance	0.00		1,357.83		1,234.39	
-------------	------	--	----------	--	----------	--

Total Owed

37,229.54

Total Paid

34,637.32

Net Total Owed

2,592.22

Grand Total Owed

37,229.54

Grand Total Paid

34,637.32

Grand Total Owed

2,592.22

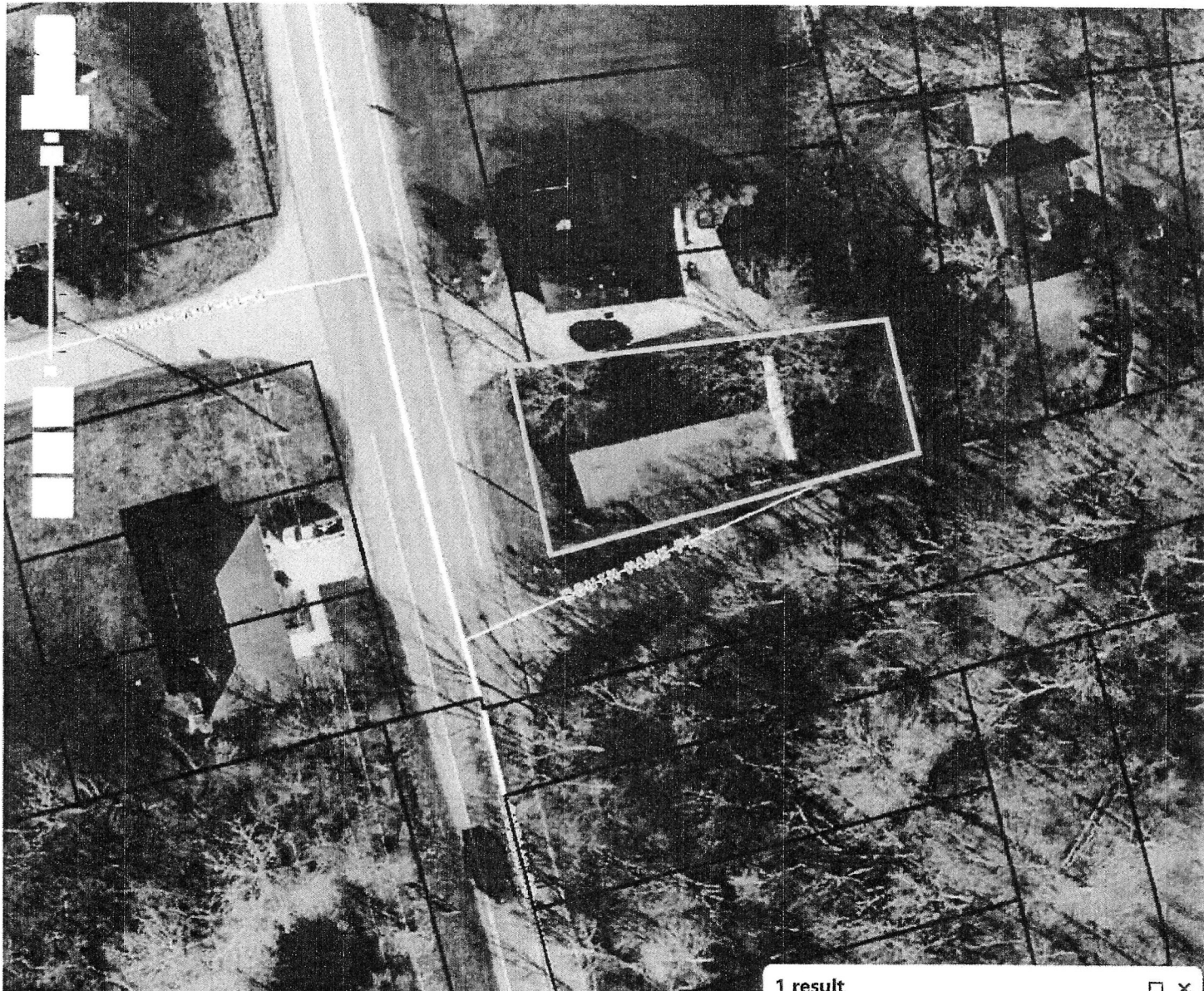


Delaware County GIS
George Kaitsa, MBA, County Auditor
[About the Auditor](#)

[Robert Parsons, GIS Director](#)
[Report an Issue](#)

[Search](#) [Advanced](#) [Subdivision](#) [Intersection](#) [Sales](#)

[Layers](#) [Map](#) [Tools](#) [Help](#)



1 result



1

60031503007000 | MARS HILLS BAPTIST



40ft

Export as: [TXT](#) [CSV](#) [PDF](#) [Labels](#)

version: 240613A1

[Click here for Legal Disclaimer](#)

EXHIBIT C

PROPERTY OWNER AND LIENHOLDERS OF RECORD

The individuals and entities to be provided notice, current as of Aug. 13, 2025, and the last known and best addresses for such individual and entities are as follows:

Mars Hill Baptist Church
9533 Dublin Road
Powell, Ohio 43065

NAR OHIO, LLC
c/o Steven Harding, Agent
8216 Princeton-Glendale Road #254
West Chester, Ohio 45069

And

NAR OHIO, LLC
5002 Dodge Street, Suite 203
Omaha, Nebraska 68132