

MINUTES

CONCORD TOWNSHIP BOARD OF TRUSTEES

REGULAR SESSION

Held: November 7, 2007

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The Board of Trustees of Concord Township convened in regular session from 9:30 A.M. to 11:50 A.M. in the Township Hall. Bill Whidden called the meeting to order with the following members present: Robert Shook, Sue Campbell, and William Whidden. Road Superintendent Neil Rhoades and Fiscal Officer Patricia Quillen were also present. Visitors included Doug Page from the Dayton Daily News, Maurice Heffner, Jr., 1745 Washington Road, Sherry Timmers, 1773 St. Rt. 718, and approximately ten contractors.

Bid Opening: Bill Whidden introduced himself and the Trustees, then invited Candace Goodall to describe the process of opening the bids. As Bill Whidden opened the envelopes, Candace Goodall recorded the various elements of the bids on a prepared tally sheet. Mrs. Goodall will take the bids and develop recommendations and return to the Board at a later time. Bill Whidden thanked all interested contractors for coming.

Call to Order: Bill Whidden called the regular meeting to order and led the Pledge of Allegiance.

Minutes: Pat Quillen read the Minutes of October 16, 2007. There were no additions, deletions, or corrections.

Guests:

Maurice Heffner, Jr. asked if any thought had been given to updating the current Township Hall rather than purchasing and renovating another building. Sue Campbell restated her belief that a new building could be built on this site for less.

Clerk's Report:

Pat Quillen

- Distributed the October - November 2007 Payment and Receipt Registers and the November 5, 2007 Fund Status Reports
- Circulated the reconciled bank statement of October 31, 2007 for Trustee Signatures
- Received Estate Tax Notices from Thomas Roszell (\$146,314.74) and Emma Lee Spencer (\$3,748.74)
- Reported that she was going to contact Rumpke Waste Disposal for a quote on refuse service
- Gave Bob Shook and Sue Campbell the UVMC DOT Drug Test Notices

Communications: The Troy and Tipp City Fire Department reports will be filed, as will the e-mails, Grassroots Clippings, and Bureau of Motor Vehicle License Statistical Report. No other item listed on the agenda required action.

Road Superintendent's Report:

Neil Rhoades reported that:

- Richard Brinkman of 2330 North Forest Hill Road applied for a ditch permit and it was granted, according to Lew McClelland of the Miami County Engineer's Office
- The picnic shelters at Barbee Park are finished
- The microsurfacing of Woodstock Court has been done, looks good, and was much less expensive than traditional blacktop
- Leaf Pick-Up is going well; the staff begins by following the schedule each day, then moves forward.

Old Business:

A. Farmland Preservation: Bill Whidden read a letter from the Ohio Department of Agriculture which stated that they want to accept the donation of 100 acres on Wilson Road and 73 acres on Fenner Road from Donna Fouts. The letter invited local elected officials to provide comments by November 30, 2007, prior to the commencement of the donation process.

B. Trustees:

Bob Shook

- Circulated photographs of the microsurfacing of Woodstock court and the notice Terry Asphalt Materials had

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delivered to the residences there in advance of the work

- Shared photographs of Barbee Park as the shelters were being constructed. He wants to revisit the issue of a seasonal port-o-jon next spring.

Sue Campbell:

- Submitted dimensions for the Thomas Cemetery sign to the Zoning Appeals Board on October 18.
- Displayed wording and a drawing for storm sewer catchbasins. She will go to the City of Troy to see if they can make stencils. Neil Rhoades suggested the painting of the storm sewers could be a good Boy Scout project.
- Stated that Summary of the Public Records Policy must be posted.

Bill Whidden - None

New Business:

A. Annual Certification of Highway Mileage: The notice was circulated and calendarized. According to Neil Rhoades, the extension of Lincolnshire Drive will probably not be added this year. Bill Whidden stated his intention to attend the meeting on December 6 at 8:45 a.m.

B. Bill Whidden summarized a letter from Miami County Prosecutor Gary Nasal regarding Senate Bill 117 of the 127th General Assembly. He had included a sample resolution to enact if cable television fees were to be collected. Bill Whidden offered to contact Time-Warner Cable for an estimate of the revenue at issue. Bob Shook stated his objection to "nickel and diming" our residents and his position was supported by Sue Campbell.

C. Trustees:

Bill Whidden reviewed a Summons from Miami County Probate Court which is related to the sale of the property at 1221 Spruce Street. David L. Mikel represents Carolyn M. Miller, an incompetent and seeks to see the property and have all liens determined, adjusted, and protected.

Sue Campbell

- Was contacted by Michael Fisher of Fenner Road. He has sought legal advice regarding flooding of his property. Sue Campbell advised him the Fenner Road is a County Road and referred him to the Miami Soil and Water Conservation District.
- Received a call from Maurice Heffner, Jr. regarding costs to build a new building on this property. She displayed photographs and descriptions of buildings that cost less than the plans for Horizon West Court.

Bob Shook

- Asked if the variance for signs at Barbee Park had passed Zoning Appeals and was advised that they had
- Received complaints about trash, unsightly weeds, and overgrown shrubbery at 2150 Woodstock Court. He reported the matter to the Health Department
- Reviewed the Large Lot Development Rules amendment proposed by the Miami County Planning & Zoning Department
- Distributed copies of the Miami Valley Regional Planning Commission's "Walkable Communities" books

Guests:

Sherry Timmers offered a number of opinions, among them a request for a change in the Township Board of Trustees meeting time. She also commended the Trustees for not instituting cable television and motor vehicle license fees.

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Architect Candace Goodall reported that she had not detected any irregularities in the bids submitted today. She will take the bids home and work on a recommendation for the Board. She suggested the contract be awarded no later than December 1. Toward that end, the Trustees agreed to a Special Meeting to be held on Monday, November 12, 2007 at 6:30 p.m. The only matter of business will be the renovation bids and contract process. In a related issue, Bill Whidden asked that the Trustees consider financing \$350,000 to \$360,000 at very favorable interest rates rather than deplete the cash balances held. Sue Campbell reminded the Board that all three Trustees must be in agreement before financing can be sought. She wants to defer a decision until after Candy Goodall presents her recommendations. If financing is agreed, she would prefer the minimum amount necessary. Bob Shook stated his belief that it makes sense to borrow what is needed and repay it over time. With that, Bill Whidden stated that he will update his list of loan rates before next week. Bill Whidden stressed the importance of deciding soon, no later than November 20.

Adjournment: No further business was presented and the meeting adjourned at 11:50 a.m. The next meeting will be a Special Meeting on Monday, November 12, 2007 at 6:30 p.m. in the Township Building. The next regular meeting will be on Tuesday, November 20, 2007 at 9:30 a.m. at the Township Building.

Robert Shook

Sue Campbell

William Whidden

Patricia M. Quillen, Fiscal Officer

All formal actions of the Board of Trustees of Concord Township concerning and relating to the adoption of resolutions and/or motions passed at this meeting were adopted in a meeting open to the public, in compliance with the law, including Section 121.22 of the Ohio Revised Code.