

MINUTES

CONCORD TOWNSHIP BOARD OF TRUSTEES

SPECIAL SESSION

Held: November 12, 2007

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The Board of Trustees of Concord Township convened in special session from 6:30 P.M. to 7:14 P.M. in the Township Hall. William Whidden called the meeting to order with the following members present: Robert Shook, Sue Campbell, and William Whidden. Also present were Fiscal Officer Patricia Quillen and Road Superintendent Neil Rhoades. Visitors included Steve McClain, Maurice Heffner, Jr., Jeremy Tomb, Gary Campbell, John Timmers, and Judy Tomb. Bill Whidden led the Pledge of Allegiance. He then introduced Candace Goodall, Architect, and invited her to give her presentation.

Candace Good, Architect:

Mrs. Goodall reported on the successful bidding for the renovations to 1150 Horizon West Court. Eight general contractors, one mechanical contractor, and two electrical contractors submitted bids. She performed an analysis of the separate prime bids and the lump sum option. She recommended the Board of Trustees award the contracts as follows:

Office Renovation: Westerheide Developers, Inc.	\$ 69,680
Garage Renovation and Addition: Double Jay Construction, Inc.	\$279,640

Mrs. Goodall stated that the published budget for the entire project was \$415,000 and that the competitive bidding was instrumental in bringing down costs. This will give the Township a 12,000 square foot building for approximately \$61.20 per square foot. The usual average is \$72.00 without using prevailing wage scales. New construction at \$90.00 per square foot would be over one million dollars.

With that, Bill Whidden invited comments from those in attendance:

- Steve McClain (110 Dorothy Lane) asked what the Trustees plan to do with the current building. Bill Whidden replied that there have been no plans made and that he would prefer to address that issue after the move to the new building. In a follow-up, Mr. McClain asked what the zoning of this property would be if it were sold. Bill Whidden stated that zoning is not the responsibility of the seller.
- Maurice Heffner, Jr. (1745 Washington Road) asked for information about the size of the current building and storage of equipment. He was advised that out-of-season equipment had been stored off-site in a barn for quite some time before the new building filled that overflow need.
- Jeremy Tomb (3254 State Route 718) supported the decision to move to a "first class" building and expressed his concerns about security at the present site.
- Gary Campbell (2955 Monroe-Concord Road) suggested the present building be razed and a new one constructed on the State Route 718 site.
- John Timmers (1773 State Route 718) asked if costs to heat and cool the new building, increased insurance, and electricity had been considered. Sue Campbell responded that insurance will be \$7589, and she estimated electricity at \$206. Bill Whidden said that the former owner, Jason Slone, had submitted a report on his utility usage over a three year period and all costs were well within our budget.
- Judy Tomb (3490 McCurdy Road) told the Trustees that she had been in the building business for over thirty years. She stated that the quality and lifespan of a pole barn cannot compare to the building at 1150 Horizon West Court. She stated that she has never regretted doing things right the first time and urged the Trustees to go forward with the 4,000 square foot addition. Sue Campbell admitted that she proposed the additional 2,000 square feet initially, but now has reservations regarding utilities, energy use, indoor drains, and equipment positioning.

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Trustees:

Sue Campbell suggested going ahead with the office renovation and install drains and oil traps in the current garage section.

Bob Shook reviewed the water and septic issues at the current building and stated that the Township needs good water and sanitary sewer.

Bill Whidden reviewed the history of the search for more space over the past two years.

Bob Shook made a motion to award the contracts for modifications to 1150 Horizon West Court as follows:

Interior Office Renovations:	Westerheide Developers, Inc.	\$ 69,680.00
Garage Addition:	Double Jay Construction, Inc.	<u>279,640.00</u>
	Total	\$349,320.00

Bill Whidden seconded the motion.

Discussion:

Sue Campbell re-stated her preference to do the office renovation, install drains and grease traps in the garage section, and store excess (out-of-season) equipment at the State Route 718 building.

Bob Shook and Bill Whidden had no additional comments and the roll was called: William Whidden – Aye; Sue Campbell – Nay; Robert Shook – Aye. The motion carried.

The meeting was adjourned at 7:14 p.m. The next meeting will be held on Tuesday, November 20, 2007 at 9:30 a.m. in 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.