

# MINUTES

## CONCORD TOWNSHIP BOARD OF TRUSTEES

### REGULAR SESSION

Held: February 7, 2006

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The Board of Trustees of Concord Township convened in regular session from 11:00 A.M. to 1:31 P.M. in the Township Hall. Sue Campbell called the meeting to order with the following members present: Robert J. Shook, Sue E. Campbell, and William B. Whidden. Also present were Road Superintendent Neil E. Rhoades, Clerk Patricia M. Quillen, and Lt. Tom Wheeler of the Miami County Sheriff's Office. Sue Campbell led the Pledge of Allegiance.

**Minutes:** The Minutes of January 17, 2006 were read and no changes were made.

#### **Guests:**

- Jerry Eldred of the Park District was scheduled to attend, but had to postpone.
- Lt. Wheeler asked for comments and concerns from the Trustees. No specific issues were mentioned, but Bill Whidden did inquire how serious are the offenders who are housed at the corrections center on North 25-A. The Lieutenant replied that only non-violent offenders are supposed to be there, but he will research more fully and respond later.

#### **Clerk's Report:**

- The January 31, 2006 reconciled bank statement was circulated for Trustee signatures.
- The February Receipt and Payment Registers and Fund Status Report were distributed.
- Resolution 03-2006 to Establish an Enterprise Fund (the Sign Fund) was presented. After a discussion of the need for an Enterprise Fund and its limited use, Sue Campbell moved to vitiate the fee structure set at the last meeting and charge only \$1.00 above cost for each sign and transfer from the General Fund to the Sign Fund the amount needed to purchase six two-sided signs and four single-sided signs. Bill Whidden seconded the motion. Votes were: Sue E. Campbell, Aye; Robert J. Shook, Aye; William B. Whidden, Aye.

**Communications:** The Troy Fire Department report, the Ohio BMV License Statistics Report, and the Prosecutor's Newsletter will be filed. Bill Whidden will review the MVRPC Leadership Academy notice. No other item on the agenda required action.

#### **Road Superintendent's Report:**

- Hacker Driveway: Mr. & Mrs. Hacker have requested an extension of the deadline to remove the asphalt ramp from Woodstock Court to their driveway. The Trustees denied the request and adhered to the February 20 date. Neil Rhoades will contact the Hackers.
- Dump Truck: Preliminary prices on a new dump truck from Miami Valley International and Kaffenbarger's are \$53969.00 for the cab and chassis and \$25925.00 for the bed and hydraulics. Delivery time is 30 to 45 days. The trade-in offer on the Ford is only \$3500.00, so Neil Rhoades suggests selling it by sealed bid. Bob Shook requested written quotes as they become available.
- Donna Cook of 390 Boone Drive called Bob Shook to complain of a clicking noise on the railroad track near her home. Neil Rhoades contacted Jeff Poettinger of the County Engineer's Office who contacted the railroad company which is aware of the worn seam. Neil Rhoades will call Mrs. Cook to advise.
- Andrew and Sally McGowan of 2345 Seneca Drive called to report a sewer smell in their basement. It was reported to the County Sanitary Engineer who stated that it is probably a result of an illegal tap-in and the McGowans will be advised to have it permanently covered.

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#### Old Business:

- A. Hacker Driveway: Covered by Road Superintendent
- B. Resolution 04-2006 to Adopt the Miami County Multi-Jurisdictional Hazard Mitigation Plan was presented. Bob Shook moved to approve the resolution and the motion was seconded by Bill Whidden. Votes were: Robert J. Shook, Aye; William B. Whidden, Aye; Sue E. Campbell, Aye.
- C. Resolution 05-2006, A Resolution Declaring the Intention to Levy a Tax in Excess of the Ten Mill Limitation and Requesting the Auditor of Miami County Certifications was presented. Bill Whidden moved to adopt the Resolution and was seconded by Sue Campbell. Votes were: Sue E. Campbell, Aye; Robert J. Shook, Aye; William B. Whidden, Aye. An additional regular meeting will be held on Tuesday, February 14, 2006 at 11:00 a.m. and the second part of the levy process will be conducted then.
- D. Turn-Key Environmental Services Consultants Contract: Bob Shook moved to approve and sign the contract for Turn-Key to perform a Phase I Environmental Site Assessment at 1770 North County Road 25-A for fees to not exceed \$2100.00. Bill Whidden seconded the motion. Votes were: Robert J. Shook, Aye; William B. Whidden, Aye; Sue E. Campbell, Aye.
- E. Miami County Bicentennial Bench: The color and text have to be decided. Gray was unanimously chosen as the color and Pat Quillen will notify Jim Flesher that the engraving is to read:  
Miami County - Concord Township  
1807-2007  
A Gift from the Citizens of Concord Township  
Votes were: Robert J. Shook, Aye; Sue E. Campbell, Aye; William B. Whidden, Aye.
- F. Trustee Reports:  
Bob Shook
- The Miami County Communications Center Board of Directors Application has been submitted. The Township will be billed for membership by the Commissioners. A used radio for the purposes of emergency notification has been purchased.
  - Sanitary Sewer Update: A worksheet on the Rosewood/Stonewood Water project prepared by Doug Evans of Miami County Sanitary Engineering was circulated. The document also indicated that the Conwood schedule will be firmed up in the next few weeks.
  - Home Acres zoning complaints: Jacob Hoover is currently following up with the complaints and will be issuing citations.
  - Park District Maintenance Contract: The contract for maintenance of the Miami Recreational Trail is up for renewal. Bob Shook reported that the contract is not to exceed \$7200.00 per year. Bob Shook made a motion to sign the contract. Bill Whidden seconded the motion and the roll was called: William Whidden - Aye; Sue Campbell - Aye; Robert Shook - Aye. Three copies were signed; two will be returned to the Park District and one will be retained here.

Bill Whidden - None

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Sue Campbell

- Ruth Jackson called her to complain about the condemned house at 72 South Forest Hill Road having been bought back quickly by the bank when Mrs. Jackson's daughter may have wanted to purchase it. Bill Whidden stated that the daughter could have bid more than the bank if she had wanted. Therese Tyson of the Health Department advised Sue Campbell about the condemnation process.
- Tables: Wants to purchase some conference tables to replace the old, damaged ones. Bob Shook suggested the Board wait until decisions are made about the building.
- Reported on the sessions she attended at the OTA Winter Conference.

#### **New Business**

A. Merrimont Section 10, Lots 10-19: The Planning & Zoning meeting is set for February 21, 2006. Neil Rhoades reported that he had spoken with Gregg Brookhart, Deputy Miami County Engineer and was advised that the drawings are not complete and it is unlikely that this issue will be on the agenda for that evening.

B. Trustees:  
Bill Whidden - None

Bob Shook - None

Sue Campbell is the contact person for Troy/Concord Township for the Miami County, Ohio Commemorative Bicentennial History Book. She had photographs of the Township Officials taken for possible inclusion and will photograph Neil Rhoades later. She revisited the issue of a Township Flag.

**Executive Session:** At 12.32 p.m., Bill Whidden moved to go into Executive Session to discuss financing rates on the purchase of a building. Bob Shook seconded. Votes were: Sue E. Campbell, Aye; Robert J. Shook, Aye; William B. Whidden, Aye.

**Close Executive Session:** At 12:35 p.m., Bill Whidden moved to close the Executive Session. Bob Shook seconded. No action was taken after the session. Votes were: Robert J. Shook, Aye; William B. Whidden, Aye; Sue E. Campbell, Aye.

#### **New Business**

**Building Purchase or Construction:** A lengthy discussion followed about the benefits and drawbacks of either purchasing the building at 1770 North County Road 25-A. A brief summary of salient points:

Sue Campbell wants the Township Hall to remain at its current location which is closer to the subdivisions and believes that staff travel back and forth will use too much time and fuel. She believes that a replacement building here or an additional building on the property would be the better choice.

Bill Whidden expressed his doubt that a building to compare with the one under consideration could be had for the same price being asked by Bob Hine. He stated that the \$1200.00 per year the Township

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now pays for storage of equipment is greater than the amount that would be spent on additional travel to the southern portions of the Township.

Bob Shook stated that the zoning at the present location would have to be changed in order to build and the well and septic system would probably not pass in their current condition. He adamantly opposes any commercial construction in this area.

Clerk Pat Quillen had to excuse herself from the meeting at 1:24 p.m. due to a prior commitment.

**Payments:** Bill Whidden made a motion to approve and pay checks 17467 through 17503, noting that 17476 was voided. Sue Campbell seconded. Votes were: William B. Whidden, Aye; Sue E. Campbell, Aye; Robert J. Shook, Aye.

**Adjournment:** The meeting was adjourned at 1:31 p.m. The next meeting will be an additional February meeting on Tuesday, February 14, 2006 at 11:00 a.m. at the Township Hall

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Robert J. Shook

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Sue E. Campbell

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William B. Whidden

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Patricia M. Quillen, Clerk

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.