

MINUTES
CONCORD TOWNSHIP BOARD OF TRUSTEES
REGULAR SESSION
OCTOBER 8, 2024

The Concord Township Board of Trustees met in Regular Session on Tuesday, October 8, 2024. Don Pence called the meeting to order at 10:00 a.m. and led the Pledge of Allegiance. The roll was called and Trustees Tom Mercer, Neil Rhoades, and Don Pence were present. Fiscal Officer Pat Quillen was also present, but Road Superintendent Brandt Miller was out collecting brush from the recent storm.

Minutes: Neil Rhoades made a motion to approve the Minutes from the meeting of September 10, 2024 as distributed. He was seconded by Tom Mercer and all the Trustees signed in favor of acceptance.

Guests:

- Steve Bruns of Bruns General Contracting, 3050 Tipp-Cowlesville Road, Tipp City came to see if the Trustees had any questions regarding his work to have 38 acres of his industrial development land annexed into Piqua. The land is adjacent to property that has already been annexed from Washington Township into Piqua. He described the steps required for the annexation. In response to an inquiry from Don Pence, he stated that there are no plans for street lighting. Don Pence moved to approve the annexation of the 38 acres to the City of Piqua. Tom Mercer seconded the motion and all three Trustees signed the Annexation Agreement between the City of Piqua, Ohio and the Board of Trustees of Concord Township, Miami County, Ohio.
- Rod Peters of 7650 West Marlin Road addressed the Trustees regarding drainage on his property on Forest Hill Road near the two curves. He gave a brief history of tile work done there and problems with surface water. He would like to cut through Forest Hill Road and install a culvert and catchbasins. Neil Rhoades will take the lead on this issue and will call Ben Schmitmeyer, the owner of the field on the other side of the road for some background. Neil Rhoades will then advise Tom Mercer and Don Pence.
- Troy Fire Department Assistant Chief Don Pemberton said he had nothing to report and noted no abnormal run volume.

Fiscal Officer's Report: Pat Quillen

- Distributed copies of the September Receipt and Payment Registers and the September 30, 2024 Fund Status Report
- Distributed copies of the October Payment Register and the October 7, 2024 Fund Status Report
- Provided a copy of the list of Warrants and Charges to be approved today
- Reviewed the September 30, 2024 (end of third quarter) Appropriation and Revenue Status Reports stating that there are no Appropriation items over 75% except those for the Paving Contract and that all of the Revenue items are nearing 100%
- Circulated the reconciled Bank Statement of September 30, 2024 for Trustee signatures

Communications: The following items will be filed: The Troy Fire Department Report for September 2024, the email from the Miami County Engineer stating that a speed study would be conducted next summer on Swailes Road between Peters and Nashville, an email from Kevin Johnson asking for clarification on parking motor homes, and an email from Carole Synan commenting on the increased development and changes in neighborhoods. None of the other items listed on the Agenda will be retained.

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Don Pence then reported that he had attended the Miami County Council Meeting on September 11 where Ginger Clark, Manager of the Miami Valley Riverway, was the speaker. Then, on September 12, he attended the Miami County Township Association Meeting at Brown Township. At that event, the following speakers were introduced: Kelly Fackel, the new Miami County Development Director; Dave Norman, the newly appointed Miami County Recorder; Jonathan Newman, a candidate for the Ohio 80th House District; and Miami County Prosecutor Chief Civil Assistant Chris Englert brought the group up to date on the recent appointment of Paul Watkins as Miami County Prosecutor. Don Pence asked the Trustees to note that the next Township Association meeting will be on December 12 and will be the annual Christmas Party.

Road Superintendent's Report: Brandt Miller

- Has completed the fifth and final round of ditch mowing for this year
- Trimmed honeysuckle around telephone poles
- Trimmed the honeysuckle hedge at the rear of Barbee Park
- Picked up 11 loads of Brush during the regularly scheduled collection in September
- Has Storm Clean-up from Hurricane Helene underway and has gotten 27 loads as of October 7
- Will begin Leaf Pick-Up on Tuesday, October 15
- Is getting quotes for rear tires on the backhoe
- Crystal Clean cleaned out the oil separator on September 30

Old Business:

- A. Concord Debris Management and Disaster Recovery Plan – No report
- B. Zoning: Tom Mercer reviewed the origin of the current zoning issues in Merrimont for Chris Englert, Chief Civil Assistant of the Miami County Prosecutor's Office
- C. Miami County Comprehensive Plan Update – Don Pence reported that the Phase I Engagement Summary is complete. Phase II will be available late in October. miamicountytomorrow.com is their web site.
- D. Fenner Farms Lighting District: Don Pence met with Pioneer Rural Electric and received a contract which he gave to Chris Englert for evaluation. Chris Englert recommended four changes: (1) The need to identify the Concord Township Board of Trustees as the signer; (2) To add "Not to Exceed" cost language; and, (3) Have a definite termination date rather than have the contract be self-renewing, and (4) add a non-discrimination clause. Don Pence will work with Pioneer Electric and return the contract to Chris Englert after the edits have been made.
- E. Miami Valley Lighting Contract: Chris Englert reported on his findings after reviewing the document. He noted the cost escalations in years 2 and 4 as between 4% and 8%, meaning that the cost will never be below 4% in those years. The proposed contract is for five years and renews continually. Again, Chris Englert stated that the Concord Township Board of Trustees must be identified specifically. He would insert "Not to Exceed" language, add a non-discrimination clause, and he recommended against a self-renewing contract after the initial five-year term.
- F. KLA Consulting – Don Pence has met with Neil Rhoades and Brandt Miller regarding the seven KLA Risk Management recommendations and they are coordinating on compliance. Chris Englert said he would have the Hold Harmless Agreements reviewed and returned to Don Pence by the end of October.

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- G. Electronic Payments: Don Pence asked for clarification of the types of payments that are made and the labels that identify them. He is preparing his final draft of the new policy.
- H. Chickens in Residential Areas: The Trustees acknowledged that this is a Zoning matter and further discussion was deferred.

New Business:

- A. **Resolution 2024-07** To Levy Special Assessments to Pay for Swailes Run Lighting in Tax Year 2024: Don Pence introduced the Resolution and moved for its adoption. Tom Mercer supported the motion and all three Trustees signed in favor. Pat Quillen will convey it to the Miami County Auditor's Office today.
- B. Premier Health Flu Clinic: Tom Mercer made a motion to offer flu vaccines to the staff members. Neil Rhoades seconded that the motion carried unanimously.
- C. Renewal Ohio the Ohio Township Education Subscription for 2025 at a cost of \$250.00. Don Pence made a motion to subscribe for another year and Tom Mercer seconded. The roll was called and all members voted in favor.
- D. Annual Certification of Highway Mileage: The Miami County Engineer's Office sent a report showing the Certified Mileage in 2023 was 36.496 miles. Brandt Miller reported no changes in 2024. Neil Rhoades made a motion to accept the mileage and was supported by Tom Mercer. On a roll call vote, all three Trustees voted Aye. Neil Rhoades will take the document to the Engineer's Office where the official Certification will be signed in February, 2025.
- E. Drainage on Forest Hill Road: Covered during Guests portion of the meeting.
- F. Drainage on Lytle Road: Neil Rhoades reported receiving a call from Chris Weethee from the City of Troy that an east-west culvert to tie into the catchbasin was overlooked. The developer is covering the cost of the correction.

Referrals: Tom Mercer reported that the Township crew removed illegal signs from the telephone pole at the northeast corner of Swailes and Peters Roads. This was done in coordination with Miami County Planning and Zoning after they said they lacked the personnel to go out to do the job.

Newsletter/Social Media: Tom Mercer reported that the Brush Pick-Up and Leaf Pick-Up notices are still on the site, as well as the "No Burning" during the drought item.

Payments: Don Pence made a motion to approve and pay Warrants 25109 and 25110 and Charges 398-2024 through 441-2024. Neil Rhoades seconded the motion and it passed without opposition. The two Warrants were signed by the Trustees.

Adjournment: The meeting adjourned at 11:35 a.m. on a motion and second by Tom Mercer and Don Pence, respectively. The next meeting will be held on Tuesday, November 12, 2024 at 10:00 a.m. in the Township Building.

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Thomas N. Mercer

Donald D. Pence

Neil E. Rhoades

Patricia M. Quillen, Fiscal Officer

All formal actions of the Board of Trustees of Concord Township concerning and relating to the adoption or 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.