

CONCORD TOWNSHIP BOARD OF TRUSTEES

MINUTES

AUGUST 11, 2026

The Concord Township Board of Trustees met in Regular Session on Tuesday, August 11, 2026. Don Pence called the meeting to order at 10:00 a.m. and led the Pledge of Allegiance. Trustees Don Pence and Neil Rhoades were present. Tom Mercer was absent, but called in by phone to hear the discussion. Fiscal Officer Pat Quillen and Road Superintendent Brandt Miller were also present.

Minutes: Neil Rhoades made a motion to approve the Minutes of the Regular Meeting on July 14, 2026 and the Special Meeting on July 28, 2026. Don Pence seconded the motion. Both documents were signed by Don Pence and Neil Rhoades.

Guests:

- Lt. Randy Slusher from the Miami County Sheriff's Office did not have any significant incidents to report. He stated that the transfer of the property at 1666 Marby Drive went very smoothly.
- Patrick Turnbull, P.E., of 2460 Broken Woods Drive stated that he was here to listen. He is the former Miami County Sanitary Engineer and is currently employed by LJB Engineering. He has lived in Concord Township for the past twenty years.
- Caleb Pierce of 3311 Elleman Road in Ludlow Falls (formerly of 2670 Meadowpoint Drive in Troy) introduced his son, Zechariah. Zechariah was the person who had been distributing door hangers for a business and was told that such activity is prohibited in Concord Township by Resolution 2014-05. Zechariah stated his belief that the Ohio Revised Code was changed in 2017 and now requires a permitting process.
- Chris Englert, Chief Civil Assistant at the Miami County Prosecutor's Office replied to Messrs. Pierce that his office has been made aware of the door-to-door solicitation issue and they are researching it and will provide a response.
- Chris Englert then addressed a proposed annexation agreement between the City of Troy, Concord Township, and owners of the land, Loren and Sue Flory. The property is identified as Parcel No. C06-064900 and runs between St. Rt. 718 and Peebles Road, west of land that surrounds the building at 2678 West State Route 718. Chris Englert stated that an annexation does not automatically remove the property from the Township. He described the two-step process required to effect that outcome and stated that the Miami County Commissioners must act to conform boundaries. Don Pence asked what the Trustees should do immediately. Chris Englert replied that if the Board wants to enter into the agreement, it must pass a Resolution to accept, or reject the no tax reparation provision, or reject the whole thing. Chris Englert will contact the Flory's attorney to ask for a revision of the Township Board's name and delete the tax reparation provision.
- In a related matter, Don Pence noted that approximately 163 acres at the corner of Nashville and Swailes Roads has been annexed. It had been in a charitable trust for many years, but was recently sold to a developer.

CONCORD TOWNSHIP BOARD OF TRUSTEES

MINUTES

AUGUST 11, 2026

Fiscal Officer's Report: Pat Quillen

- Provided copies of the June 30, 2026 Revenue Status and Appropriation Status Reports.
- Distributed copies of the July Receipt and Payment Registers and the July 31, 2026 Fund Status Report;
- Circulated copies of the August Payment Register and the August 10, 2026 Fund Status Report;
- Don Pence made a motion to approve and sign:
 - The reconciled Bank Statement of July 31, 2026
 - Warrants 25189 and 25190.
 - The July 2026 Payment Listing which includes Warrants 25187 through 25189 and Charges 277- through 319-2026
 - The Payment Voucher for Visa Card purchases made between July 6 and July 21, 2026

Neil Rhoades seconded the motion and both Trustees signed the documents;

- Reported that the next installment for the City of Troy Fire Contract is due September 1. The warrant for that payment will be ready for Trustee signatures on the afternoon of Thursday, August 27, 2026 and a reminder will be sent out.

Communications: The Troy Fire Department report for July will be filed. The emails from Ricardo Zea, Sarah Sturm, and Melanie Zweidinger will be filed, as will the email exchange between Brandt Miller and the Miami County Sheriff's Office about problems on Forest Hill Road at Lodge Road. The OTARMA Property Appraisal will be placed in the 2026 OTARMA file. Don Pence noted that only three of our four Park Shelters were listed with a value on the Appraisal and Pat Quillen will contact Wendy French at Acrisure for clarification. None of the other items listed on the agenda will be retained.

Road Superintendent's Report:

Brandt Miller

- Completed the July Brush Pick-Up with 17 loads;
- Reported that the annual Paving Program is underway. Don Pence stated that he had driven both newly-paved sections of Eldean and Stillwell Roads and was pleased with the results;
- Finished roofing the third shelter at Barbee Park at a cost of \$1,350.87 and the only shelter remaining to be done is at Eldean Park;
- Will start the third round of ditch mowing this week;
- Trimmed the road right of way at 1207 Maple Street;
- Trimmed low hanging trees on Barnhart Road;
- Purchased a new Stihl Pole Saw at Doug's Lawn Equipment;
- Met with Grant Clawson from Miami Soil & Water Conservation District regarding responsibility for erosion control once a street in a new development has been turned over to the Township;
- Installed new seals on the signs at Eldean Park and Barbee Park;
- Picked up the Cub Cadet at the dealership and the starting issue seems to have been repaired;

CONCORD TOWNSHIP BOARD OF TRUSTEES

MINUTES

AUGUST 11, 2026

- Cold-patched some areas and will follow up with DuraPatch the next time they have the machine out.

Don Pence asked about disposal of the old Steiner mower now that the Cub Cadet is working well. Brandt Miller reiterated that the Steiner dealer thinks its value could be \$8500. Don Pence will draft an advertisement for sealed bids.

Old Business:

- A. Fenner Farms: Brandt Miller reported that Bart Denlinger had finished some items on the punch list, but not all. New contractors are on Sovereign Court now and some of the catch basins have been run over and moved. They will have to be raised at a later time. Some may have to be covered with dandy bags during landscape work. Brandt Miller met with Grant Clawson from Soil & Water to discuss erosion control.
- B. Indigent Cremation Policy Development: Tabled
- C. **Purchase Orders 26-2026 and 27-2026** To John R. Jurgensen Company (\$337,365.00) and Miami County Engineer (\$2,250.00) respectively, for the 2026 Paving Project were introduced. Don Pence moved to approve the Purchase Orders and was supported by Neil Rhoades. Both Trustees signed the documents in favor of acceptance. Brandt Miller noted that berming may begin this week.
- D. Door-to-Door Solicitations: Continued pending instructions from the Miami County Prosecutor's Office

New Business:

- A. Payment of accrued and unused vacation pay: Don Pence reported that our Personnel Policies and Procedures Manual does not address the payout of accrued and unused vacation when an employee elects to terminate their employment with the township as Logan Magoto has done. Neil Rhoades made a motion to pay Logan Magoto 229.46 hours of vacation at his regular hourly rate of \$24.85. Don Pence seconded and the roll was called: Don Pence – Aye; Neil Rhoades – Aye.
- B. Data Centers: Ohio 80th House Representative Jonathan Newman sent correspondence letting the Trustees know that he is willing to work with the County Commission and others to address this issue. He provided sample documents, including a moratorium Resolution passed by Lostcreek Township. Don Pence proposed writing a letter to Jonathan Newman in support of a moratorium. Assistant Prosecutor Chris Englert was recognized by the chair and stated that Concord Township is covered by Miami County Planning & Zoning, whereas Lostcreek has their own Zoning Board. In response to an inquiry, Chris Englert stated that a Resolution for a moratorium passed by Concord Township would only be symbolic.
- C. Miami County Land Bank: The Miami County Department of Development sent a request that the Township write a letter in support of a grant application to the Ohio Department of Development which would be used to clean up the scrapyards site on North County Road 25-A near Eldean Road. They provided a sample letter. Neil Rhoades made a motion to send the letter as requested and was seconded by Don Pence. Both signed the letter in acceptance.

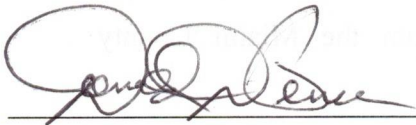
CONCORD TOWNSHIP BOARD OF TRUSTEES
MINUTES
AUGUST 11, 2026

Referrals:

- 1195 North County Road 25-A – Brandt Miller reported that the owner has cleaned up some of the area, as promised he would do before the Fair begins.
- 2155 Shenandoah Drive: Tom Mercer sent an email to Planning and Zoning about the car in the side yard and will follow up again soon.

Newsletter/Social Media: Don Pence reported that the draft Miami County Zoning Resolution is available for public review and asked to have it put on the website. Brandt Miller will send a message to the web site operator and supply a link to it. Don Pence stated that Planning & Zoning will also have times at the Fair to discuss the draft.

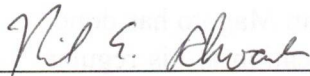
Adjournment: At 11:11 a.m., Don Pence made a motion to adjourn the meeting and was seconded by Neil Rhoades. The next Regular Meeting will be held on Tuesday, September 8, 2026 at 10:00 a.m.



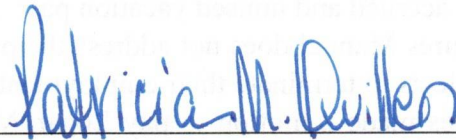
Donald D. Pence

ABSENT

Thomas N. Mercer



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.