CONCORD TOWNSHIP BOARD OF TRUSTEES
MINUTES
SEPTEMBER 8, 2026

The Concord Township Board of Trustees met in Regular Session on Tuesday, September 8, 2026. Don Pence called the meeting to order at 10:00 a.m. and led the Pledge of Allegiance. Trustees Neil Rhoades, Don Pence, and Tom Mercer were present. Road Superintendent Brandt Miller and Fiscal Officer Pat Quillen were also present.

Minutes:

- August 11, 2026: Neil Rhoades made a motion to approve the Minutes of the Regular Meeting and was supported by Don Pence. Both of them signed the document in acceptance, but Tom Mercer abstained since he was not present that day.
- August 25, 2026: Tom Mercer moved to approve the Minutes of that Special Meeting and was seconded by Neil Rhoades. All three Trustees signed in favor of acceptance.

Guests:

- Kevin Garlitz of 1150 Fairway Drive reported that the ISO Fire Rating on his home insurance had gone from a 3 to an 8. He spoke with Troy Fire Department Assistant Chief Wade Dexter and forwarded the information he had received from his insurance company. Assistant Chief Dexter sent a letter to Kevin Garlitz's insurance company with information to clarify the fire coverage in his neighborhood. Later in the meeting, Troy Fire Chief Matt Simmons stated that there are many Concord Townships in Ohio and the insurance company may have confused one of them that has volunteer departments with our Concord Township which has full coverage from the City of Troy. Kevin Garlitz expects a reply from his insurance company in the next couple of weeks and will let the Board of Trustees know the outcome.
- Troy Fire Chief Matt Simmons had no issues to report. Neil Rhoades asked a question about the item on the August Report concerning an investigation on Spruce Street. Chief Simmons will look into it and get the specifics.
- 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 and his son Zechariah attended to see if any decision had been made about the distribution of door hangers. The Trustees advised that they are still waiting for information from the Miami County Prosecutor's Office.

Fiscal Officer's Report: Pat Quillen

- Distributed copies of the August Receipt and Payment Registers and the August 31, 2026 Fund Status Report;
- Circulated copies of the September Payment Register and the September 4, 2026 Fund Status Report;
- Tom Mercer made a motion to approve and sign:
    - The reconciled Bank Statement of August 31, 2026
    - Warrants 25192, 25193, 25194, and 25195. Warrant 25191 was signed on August 27, 2026 for the City of Troy Fire Contract, due on September 1

- The August 2026 Payment Listing which includes Warrants 25190 through 25193 and Charges 2320- through 364-2026
- The Payment Voucher for Visa Card purchases made between August 6 and September 3, 2026

Neil Rhoades seconded the motion and all three Trustees signed the documents.

Don Pence asked about the OTARMA appraiser's valuation of the Eldean Park Shelter as zero. Pat Quillen replied that she had contacted Wendy French at Acrisure to inquire and was advised that there is a threshold for buildings of this type and we were within those parameters. Wendy French stated that the Eldean Shelter is insured just the same at those at Barbee Park.

Communications: The Troy Fire Department report for August will be filed. Brandt Miller will respond to the Miami County Engineer's Office regarding the Road Mileage Certification. The Public Records Request from Harrelson & Harrelson re: Grid Growth Ventures and the reply will be filed; the letter to the Ohio Department of Development re: the old scrapyard on North County Road 25-A near Eldean Road will be filed; emails from Kevin Garlitz and NV5 Real Estate will be filed; Brandt Miller will retain the Engineer's salt price list for this coming winter. None of the other items listed on the agenda will be retained.

Trustee Comments:

- Grid Growth Ventures: Don Pence reported that the informational meeting will be held on September 30 between 4:00 and 7:00 p.m. in Piqua at the Fort Piqua Plaza and that he plans to go early that afternoon.
- Miami County Council Meeting: Don Pence will attend tomorrow evening
- Miami County Township Association: Don Pence reminded the elected officials that the Association will meet at Springcreek Township on Thursday of this week.
- Miami County Zoning Resolution Update: Don Pence called Merrimont Resident Jerry Pulfer to let him know that the draft is available for review on the Department of Development's website and that there are places to add comments or ask questions.
- Annexation of 2850 Peebles Road to the City of Troy (Loren & Sue Flory): Tom Mercer reported that Miami County Prosecutor's Chief Civil Assistant Chris Englert spoke with the Flory's attorneys in Sidney and a revised Agreement will be drafted. Tom Mercer will call Chris Englert to have him start working on this issue.

Road Superintendent's Report:

Brandt Miller

- Completed the August Brush Pick-Up with 16 loads;
- Reported that the fourth round of ditch mowing has been finished;
- Repaired the berm on Stillwell Road that was damaged by flooding over the road. The new asphalt was not damaged;
- Pushed off a tree on Peebles Road that fell during working hours and cleaned it up as weather permitted;

- Trimmed back the hedge along the fence row at Lytle and Dorset Roads to create a better line of sight;
- Reported that the supply line to the office toilet broke during the early morning hours of Saturday, August 22. OTARMA was notified on Monday morning and Boone Restoration was contacted and was able to begin the mitigation work right away.
- Spoke with Dinkmar this morning about the new leaf vacuum that will have our old engine installed. Dinkmar should have been ready to take the engine by now, but is having scheduling problems with one of his subcontractors. Brandt Miller offered to wait until after leaf season to bring the engine up, but Dinkmar would prefer to make the change before the leaf collection begins on October 13.
- Will add Corporate Parkway to the Miami County Engineer's Road Mileage Certification sheet. The added .357 mile will bring Concord Township's Road total to 37.654 miles.

Old Business:

A. Fenner Farms: Brandt Miller reported that there have been no changes since the last meeting. Sovereign Court has been turned over to the Township and the County will no longer take jurisdiction over it. This issue is now closed.
B. Indigent Cremation Policy Development: Tabled
C. Door-to-Door Solicitations: Tom Mercer spoke with Chris Englert from the Miami County Prosecutor's Office this morning. His office needs more time to work on the issue and should have something in October.
D. **Resolution 2026-11** To Approve the Sale of a Steiner Mower Model No. 235 by sealed bid. Don Pence made a motion to adopt the Resolution and was supported by Neil Rhoades. Don Pence hopes to advertise it in a shopper-type advertising newspaper that is circulated in Shelby County. Neil Rhoades said he would contact Zell Equipment, the company that purchased the old tractor-mower last year.
E. Audit of 2024 and 2025 Final Report was certified for release on September 1, 2026. There were no findings and no exceptions.
F. **Purchase Order 29-2026** for $1,700.00 to CoriGraphics, Inc. for the 2026 Fire/EMS Levy Renewal Informational Brochure was introduced and Tom Mercer moved to approve it. Neil Rhoades seconded the motion and all three Trustees signed in acceptance.
G. Paving Project 2026:
    - John R. Jurgensen Company Change Order No. 1 showing an increase of $2,705.49 to cover actual materials used. All three Trustees signed the document;
    - **Purchase Order 28-2026** to John R. Jurgensen for $2,705.49 was presented. Neil Rhoades made a motion to approve and was supported by Tom Mercer. All three Trustees signed in favor.
H. Set the Pay Rate for new employee, Trevor Salley. Tom Mercer made a motion to set his pay at $22.00 per hour and was seconded by Neil Rhoades. The roll was called: Don Pence – Aye; Tom Mercer – Aye; Neil Rhoades – Aye.
I. Supplemental Agreement with Trevor Salley for CDL Training: Don Pence made a motion to advance the cost of CDL Training. If Trevor Salley leaves Concord Township before 24

months of continuous employment, he will be responsible to repay the Township for the cost of that training. Trevor Salley already signed the Agreement and the Trustees signed it at this time.

J. Ballot Proof: The Miami County Board of Elections submitted a proof of our Fire/EMS Levy for the upcoming November 3 election. Don Pence read it, and signed as the Chair. Pat Quillen will deliver to the Board of Elections office today.

New Business:

A. Approve the Miami County Budget Commission Tax Rates for 2026: Don Pence made a motion to approve the rates as submitted and was supported by Tom Mercer. All three Trustees signed two copies of the document. Pat Quillen will take them to the Miami County Auditor's Office this afternoon and get a date stamp on our copy.

B. **Resolution 2026-10** To Amend the 2026 Permanent Appropriations to add $200 to the appropriation account for Social Security Expense in the Road and Bridge Fund. This supplemental appropriation is necessary to cover the expense related to Logan Magoto's vacation buy-out since that payment is not pensionable through the Ohio Public Employees Retirement System. Don Pence made a motion to adopt the Resolution and was seconded by Neil Rhoades. All three Trustees voted in favor.

C. Cintas Contract: Neil Rhoades moved to continue the contract for shop towels and paper products. Tom Mercer seconded and the vote was recorded: Tom Mercer- Aye; Neil Rhoades – Aye; Don Pence – Aye. Don Pence signed the contract.

D. Set Pay Rate for Temporary Part-Time Employee: Tom Mercer described the need for a new pay rate for an emergency worker. Don Pence expressed his wish to roll this issue into a review of the total salary scale, perhaps in an Executive Session on October 13.

E. Doug Christian's Ice Cream Social at Eldean Park on September 15: Neil Rhoades reported that the event had been canceled due to damage to the bridge beams caused by a heavy load on Friday, September 4.

F. **Purchase Order 30-2026**, $5,153.12 to Boone Restoration (Then-And-Now) for Water Mitigation Services was introduced. Tom Mercer made a motion to accept the PO and was supported by Neil Rhoades. All three Trustees signed in favor. Brandt Miller reported that the OTARMA estimator was here last week and stated that he had worked with Boone Restoration in the past with good results. Brandt Miller submitted the invoice from Boone for the water mitigation to OTARMA.

Referrals:

- 1195 North County Road 25-A – Brandt Miller had no update.
- 2155 Shenandoah Drive: Tom Mercer received a reply to his message to Planning & Zoning about a car in the side yard. Tom Mercer stated his doubt that Planning & Zoning will be able to force the owner to remove the vehicle. Issue closed.
- 1400 Waco Street: Planning & Zoning replied about the piles of wood that are not covered by the same regulations as tire and metal. Brandt Miller reported that there are mounds of stuff

covered with tarps. The junk cars have been removed, but Planning & Zoning is not able to do much more. Issue closed.

- 1590 Barnhart Road: Jackson Bennett of Planning & Zoning replied to the request to investigate the possibility of a business being conducted out of that home. The issue has been resolved.
- 20 Stonewood Road: Neil Rhoades received a call that the residents mow the grass, but don't trim the bushes. Neil Rhoades advised the complainant that the Township cannot force people to trim shrubbery. The Township crew went out to trim the tall grasses around the stop sign. Issue resolved.

Newsletter/Social Media: Tom Mercer had a notice of the last Brush Pick-Up (September 25) put on the website. Brandt Miller has the Leaf Calendar ready to send to the web master as soon as Brush Pick-Up is over. Leaf Collection begins October 13.

Adjournment: At 10:54 a.m., Tom Mercer made a motion to adjourn the meeting and was seconded by Neil Rhoades. The next Regular Meeting will be held on Tuesday, October 13, 2026 at 10:00 a.m.

Thomas N. Mercer

Neil E. Rhoades

Donald D. Pence

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.