

MINUTES
CONCORD TOWNSHIP BOARD OF TRUSTEES
REGULAR SESSION
SEPTEMBER 10, 2024

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

Minutes: Tom Mercer made a motion to approve the Minutes from the meeting of August 13, 2024 as distributed. He was seconded by Neil Rhoades and all the Trustees signed in favor of acceptance.

Guests:

- Jerry Pulfer, 2184 Fiesta Drive, first advised the Trustees of two issues with the website. Don Pence stated that these deficiencies will be addressed right away. Jerry Pulfer asked if the Trustees have considered meeting in the evenings rather than during the day. Tom Mercer provided a brief history of actions taken on that matter and said the Trustees are always willing to have a meeting in the evening if interest warrants it. Jerry Pulfer then moved onto his primary issue which is zoning, particularly in his neighborhood. He thanked the Trustees for attending the Zoning Appeals Hearing on August 15. He distributed a memo stating the he believes that the County zoning officials disregard their constituents' wishes. Jerry Pulfer would prefer that the Township Trustees be responsible for zoning. Tom Mercer stated that it is best to work through the Miami County Commissioners to resolve zoning problems. Jerry Pulfer gave the Trustees a letter written by Carole Synan of Lincolnshire Drive detailing her experiences with the County Planning and Zoning Department
- Mary Louise Shroyer Boss of 2146 Fiesta Drive reported that she had gone through all of the Merrimont Covenants and believes all of them are in line with current zoning regulations. She questioned the value of a Public Hearing if the outcome has been predetermined. She commented on the attitude of some members of the Board of Zoning Appeals and their unwillingness to address issues. She read a brief statement about the BZA not enforcing covenants and residential codes.
- Troy Fire Department Assistant Chief Don Pemberton reported that August was very uneventful. He said that the barn on the south side of Peters Road just across I-75 is still smoldering after it burned on Sunday. TFD has notified Regional Air Pollution Control Agency (RAPCA). Don Pence asked about the residents of 630 Boxwood Court burning brush. Don Pemberton replied that if TFD receives a complaint about open burning, they will go to the site, extinguish the fire, and notify RACPA. He cautioned everyone against burning outdoors in the extremely dry conditions we are currently experiencing. Tom Mercer will add this information to our website and include the TFD phone number of 937-335-5678 for such calls.
- Steve Bruns of Bruns General Contracting, 3050 Tipp-Cowlesville Road, Tipp City addressed the Trustees regarding his desire to have 38 acres of his industrial development land annexed into Piqua. He provided a map to show the area. The land in question is west of I-75 on County Road 25-A and is adjacent to property that has already been annexed into Piqua. Without this annexation, Steve Bruns' 38 acres will be an island without water services. He plans to keep the area of the new Sheetz station in Concord Township since he is receiving water and sewer from Miami County on that side of I-75. The Trustees did not oppose his request and thanked him for bringing it to the Board before filing for the annexation.
- Dustin Gillis from the Ohio Township Association Risk Management Authority (OTARMA), 6500 Taylor Road, Blacklick, Ohio was invited to come and discuss values of the buildings and contents and motor vehicles in advance of our renewal date. Don Pence asked if we are insured for depreciated values or

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replacement values. Dustin Gillis replied that vehicles are always covered at Actual Cash Value, which would be similar to the KBB (Kelley Blue Book) price. The building and everything that is attached to it is covered at Replacement Cost. H reviewed the Summary of Coverages and answered questions. He will add the Generator for \$15,000. He stated that the Trustees can change property values to current replacement costs, line by line, if they want.

Fiscal Officer's Report: Pat Quillen

- Distributed copies of the August Receipt and Payment Registers and the August 31, 2024 Fund Status Report
- Distributed copies of the September Receipt and Payment Registers and the September 9, 2024 Fund Status Report
- Provided a copy of the list of Warrants and Charges to be approved today
- Circulated the reconciled Bank Statement of August 31, 2024 for Trustee signatures
- Will attend an Auditor of State one-day training session on October 16, 2024

Communications: The following items will be filed: The Troy Fire Department Report for August 2024, a public records request deemed fraudulent by the Springcreek Township (Springcreek Ohio) Fiscal Officer, and the notice from VSP about no increase in premiums through 2028. None of the other items listed on the Agenda will be retained.

Road Superintendent's Report: Brandt Miller

- Is working on getting the Leaf Machine ready for the season
- Collected 15 loads during the August 25 Brush Pick-Up
- Received a call from Troy City Schools about some low hanging branches on Merrimont Drive. The trees have been trimmed and will no longer be hitting the buses
- Has done crack sealing in the Lakeshore subdivision, Eldean Park, Blackmore Court, and Kiser Lane. The crew is currently working on Lincolnshire Drive. In response to a question, Brandt Miller stated that it is regular crack sealer, not the mastic product.
- Reported that the staff will attend an electrical safety training program at Pioneer Rural Electric on September 11
- Has been able to do a general clean-up around the shop
- Installed gravel berming in some key areas around the new pavement on Jillane, Westwood, and Woodlawn
- Reported that the Mortell property on Peebles Road was annexed into the City of Troy to the center line of the road, so Concord Township will not be able to install a driveway approach there.

Old Business:

- A. Concord Debris Management and Disaster Recovery Plan – No report

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- B. Zoning Letter – Tom Mercer stated that further research is needed regarding terms used, lot sizes, intended use, etc. The issue was tabled. Don Pence will contact Dan Suerdieck at Planning & Zoning.
- C. Miami County Comprehensive Plan Update – No report
- D. Fenner Farms Lighting District: Don Pence just recently received a reply from Chris Englert of the Prosecutor’s Office. Don Pence has called Pioneer Rural Electric and is waiting for a reply.
- E. Paving Contract 2024 – The Miami County Engineer’s Office requires Trustee signatures on the final forms for the Jurgensen contract. The document will be returned to the MCEO.
- F. KLA Consulting – As a result of their site visit on July 2, KLA sent a Statement of Action form to be completed and returned. Don Pence will review the file.
- G. Waco Annexation - The annexation request was granted by the Miami County Commissioners on August 20, 2024.
- H. Electronic Payments: The reports distributed at each meeting were reviewed and the types of payments were explained.

New Business:

- A. Miami Valley Lighting Contract – Don Pence spoke with Chris Englert, Chief Civil Assistant at the Miami County Prosecutor’s Office about the renewal. Chris Englert will review the contract before the Trustees sign the document.
- B. Purchase of a Speed Limit sign: Neil Rhoades described the electronic sign as being similar to the Sheriff’s Speed Trailer. It is a moveable sign, powered by solar. It could be placed on any sign post. The basic sign is about \$3,000, but some enhanced models that collect and log data require an annual service contract. No action was taken
- C. Miami County Budget Commission: The Rates of Tax and the 2025 Official Certificate of Estimated Resources was presented. Don Pence made a motion to approve documents and was supported by Neil Rhoades. All three Trustees signed in favor and the form will be returned to the Miami County Auditor.
- D. Chickens in residential areas: Brandt Miller received a complaint from a resident in Home Acres, but he has noted chickens in other areas, too. Current Planning & Zoning regulations do not cover this issue, which may soon include goats, geese, and other animals. Don Pence will add this issue to his list for his meeting with Dan Suerdieck, Planning & Zoning Director.

Referrals: None

Newsletter/Social Media: Tom Mercer will ask Westnet Media to add the information about open burning, making the Trustees’ Meeting time more prominent, and inquire about the newsletter.

Payments: Tom Mercer made a motion to approve and pay Warrants 25107 through 25108 and Charges 347-2024 through 397-2024. Neil Rhoades seconded the motion and the Warrants were signed by the Trustees.

Adjournment: The meeting adjourned viva voce at 12:25 p.m. The next meeting will be held on Tuesday, October 8, 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.