

**MINUTES**  
**CONCORD TOWNSHIP BOARD OF TRUSTEES**  
**REGULAR SESSION**  
**FEBRUARY 8, 2017**

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The Concord Township Board of Trustees met in regular session on Wednesday February 8, 2017 in the Township Building. Don Pence called the meeting to order at 10:00 a.m. and led the Pledge of Allegiance. Trustees Bill Whidden and Don Pence were present, but Tom Mercer was absent. Fiscal Officer Pat Quillen and Road Superintendent Neil Rhoades were also present.

**Minutes:** Don Pence made a motion to approve the Minutes of January 3, 2017 as distributed. Bill Whidden seconded the motion and both Trustees signed in favor.

**Guests:**

1. Alex Heindel of 401 South Broadway in Greenville, Ohio asked about the building for lease at 2678 Sate Route 718 (the old Township Building. He would like to run an automotive repair shop from that location, but noted that it is not currently zoned for commercial use. He would be willing to update the building in exchange for a longer lease term. Bill Whidden described the issues with the well and septic and asked Mr. Heindel if he had looked into an estimate to bring the well and septic up to code. Mr. Heindel replied that he had not. Don Pence stated that the Trustees have just been looking to lease the building as in the past, used mostly for storage. Don Pence told Mr. Heindel that the Board would discuss the matter and get back to him.
2. Stephanie Silk from the Troy Fire Department delivered the most recent incident report and Don Pence thanked her for attending. He asked if she knows when the new IOS Rating goes into effect, since he is hoping to notify our residents of the upgrade, hoping insurance rates may be lowered. She did not have an answer at the moment, but will get back to him.
3. Captain Tom Wheeler from the Miami County Sheriff's Office distributed the January Incident Report and said that he noted no patterns. Neil Rhoades asked about the junk car complaint on State Route 718 which is in the process of being resolved. Neil Rhoades expressed his concern that deputies might be suggesting offenders come to the Township Building to discuss their issues. Captain Wheeler made a note and will make sure the deputies do not refer offenders to the Township officials or employees.

**Fiscal Officer's Report:** Pat Quillen

- Distributed copies of the January Receipt and Payment Registers and the February Receipt and Payment Registers
- Provided the February 6, 2017 Fund Status Report
- Circulated the reconciled Bank Statement of January 31, 2017 for Trustee signatures.
- Received the Amended Official Certificate of Estimated Recourses and revised the Revenue Budget, noting minor increases in the estimates of real estate taxes

**Communications:** The Trustees reviewed all of the items listed on the Agenda. The Troy Fire Department reports for December and January will be filed. No action was taken on any of the other items and none was retained.

**Road Superintendent's Report:** Neil Rhoades

- Received a call from Bill Blankenship at the Miami County Engineer's Office to advise that the Engineer was replacing all street signs in Merrimont
- Plans to attend the Stormwater Seminar sponsored by Norton Engineering Seminar at the Upper Valley Career Center Applied Technology Building on March 22. Brandt Miller will also attend the workshop and the fee is \$72.00 per person and is payable to the Miami County Soil & Water Conservation District.
- Reported that Tom Mercer had received a call from a resident on Fenner Road regarding an industrial noise. The complainant will follow up with the Troy Planning Commission after testing is performed.

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- Contacted the Miami County Sheriff's Office regarding a complaint of commercial vehicles being parked on Trailway. The Sheriff's Office handled the matter and the resident began parking his large trucks in his driveway and the smaller vehicles on the street. Bill Whidden spoke with Tim Glisson, the Miami County Zoning Coordinator. Mr. Glisson wrote a letter to the owner to advise him that he needs a permit to operate a business out of a home in a residential area.

**Old Business:**

- A. Annexation – Phlipot, 2436 McKaig Road: Don Pence reported that Attorney Bill Fulker had pulled his original annexation petition and refiled with an Expedited Type II annexation petition. The Township has twenty-five days to act and if no action is taken, the annexation will be approved by default. Don Pence stated that the Township has no reason to oppose the annexation, but does need to work out road maintenance issues with the City of Troy. Don Pence will follow up with the City and report later.
- B. Annual Certification of Highway Mileage: The Miami County Engineer's Office set Wednesday, February 22, 2017 as the suggested time for the Trustees to sign. Don Pence and Bill Whidden will each call to confirm separate appointments.
- C. Capital Plan: Don Pence continues to work on the capital expenditures for 2017. He noted that the County wants the paving plans earlier this year.
- D. Mitigation Committee: Don Pence reported that he looked at all ditches and put them on his report.

**New Business:**

- A. Lease of Building at 2678 State Route 718: Bill Whidden reported that there have been a number of inquiries about the building. He made a motion to assign himself to act on behalf of the Township in negotiating a new lease. Don Pence supported the motion and both Trustees voted in favor.
- B. Health Insurance Reimbursement: At the Ohio Township Association Winter Conference last month, Don Pence and Bill Whidden attended a workshop and learned that the 21<sup>st</sup> Century Cures Act signed by President Obama in December removed the Affordable Care Act's prohibition of Health Reimbursement Accounts for small businesses. Employers are now permitted to reimburse \$10,000.00 for a family and \$4,950.00 for a single individual. Because of that, Bill Whidden made a motion to reinstate the health reimbursements and to set the annual limits for 2017 at \$3,712.50 for a single employee and \$7,500.00 for employees with dependents. Don Pence seconded and the roll was called: Don Pence – Aye; Bill Whidden – Aye. Insurance premiums and out-of-pocket expenses must be fully documented and a written notice of the plan must be signed by each participant and kept in their personnel file.
- C. Purchase Order 2-2017 to A. M. Leonard in the amount of \$136.99 was presented. Pat Quillen stated that it is a Then-And-Now Purchase Order because the original invoice was misfiled in October and a statement was not received until January. Don Pence moved to approve the purchase document and was seconded by Bill Whidden. Both Trustees signed the document.
- D. Resolution 2017-01 Memorandum of Understanding for Emergency Management Agency Services within Miami County, Ohio was introduced. Don Pence made a motion to approve the Memorandum and Bill Whidden supported. The Resolution was signed by both Trustees. EMA Director Ken Artz came by after the meeting to pick it up and will return a copy after the Miami County Commissioners act on all of the resolutions from the various political subdivisions.
- E. Memorandum of Understanding for Emergency Management Agency Services within Miami County, Ohio was introduced. Don Pence made a motion to approve the Memorandum and Bill Whidden supported. The Resolution was signed by both Trustees. EMA Director Ken Artz came by after the meeting to pick it up and will return a copy after the Miami County Commissioners act on all of the resolutions from the various political subdivisions.

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F. United State Census Bureau Boundary and Annexation Survey: Don Pence will meet with the Miami County Auditor and complete the survey and the contact information sheet.

**Payments:** Bill Whidden made a motion to approve and pay Charges 1- through 32-2017 and Warrants 24255 through 24284. Don Pence seconded that motion and the Trustees signed the Warrants.

**Guests:** None

**Adjournment:** The meeting adjourned viva voce at 10:38 a.m. The next meeting will be held on Wednesday, March 8, 2017 at 10:00 a.m. in the Concord Township Building on Horizon West Court in Troy, Ohio.

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Bill Whidden

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Donald D. Pence

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ABSENT

Thomas N. Mercer

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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.