CONCORD TOWNSHIP BOARD OF TRUSTEES
MINUTES
OCTOBER 13, 2026

The Concord Township Board of Trustees met in Regular Session on Tuesday, October 13, 2026. Don Pence called the meeting to order at 10:00 a.m. and led the Pledge of Allegiance. Trustees Don Pence, Tom Mercer, and Neil Rhoades were present. Fiscal Officer Pat Quillen and Road Superintendent Brandt Miller were also present.

Minutes: Neil Rhoades made a motion to approve the Minutes of September 8, 2026 as distributed and was supported by Tom Mercer. All three Trustees signed in acceptance.

Guests:

- Kevin Garlitz of 1150 Fairway Drive returned to report that the ISO Fire Rating on his home had been corrected and he received a refund from his insurance company. He thanked Assistant Fire Chief Wade Dexter for his efforts in getting this issue resolved.
- Troy Fire Assistant Chief Don Pemberton reported on a combine fire on Eldean Road, but had no other items of note.

Fiscal Officer's Report: Pat Quillen

- Distributed copies of the September Receipt and Payment Registers and the September 30, 2026 Fund Status Report;
- Circulated copies of the October Receipt and Payment Registers and the October 9, 2026 Fund Status Report;
- Provided copies of the September 30, 2026 Revenue Status and Appropriation Status Reports. With three-quarters of the year passed, things are in good condition. Don Pence asked about the Miami County Auditor's payment of only 90% of the second half real estate settlement and asked how that decision was made. Pat Quillen replied that the tax due date was a month later than usual and the partial disbursements were made because entities need their settlement to cover expenses;
- Tom Mercer made a motion to approve and sign:
    - The reconciled Bank Statement of September 30, 2026
    - Warrants 25196 and 25197
    - The September 2026 Payment Listing which includes Warrants 25194 through 25197 and Charges 365- through 407-2026
    - The Payment Voucher for Visa Card purchases made between September 3-21, 2026

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

Communications: The Troy Fire Department report for September will be filed. Dan Kagy's request for information about the upcoming Fire/EMS levy will be filed in the Public Records Request file; Stephen Griffith's email regarding zoning of data centers will be filed in the correspondence folder. None of the other items listed on the agenda will be retained.

Road Superintendent's Report:
Brandt Miller

- The final 2026 Brush Pick-up in September ended with 28 loads;
- Reported that the last round of ditch mowing is now underway;

- Will begin Leaf Collection later today. All equipment is ready;
- Walked Section 3 of Emerson Crossing with Neil Rhoades, Developer Bart Denlinger, and a member of the Miami County Engineer's staff. All looks good and the final asphalt will now be applied. Brandt Miller commented on how much more road mileage there will be in Emerson Crossing in the future that will affect the snow plow routes;
- Continues to work with Boone Restoration and OTARMA Insurance on the damage from the August 22-24 water leak.

Old Business:

A. Indigent Cremation Policy Development: Kreg Allison from the Miami County Prosecutor's office reported that the officers of the Miami County Township Association had asked the Prosecutor's Office to draft a policy that would serve all the townships in the county. Tom Mercer asked Kreg Allison to review the information he has collected. Kreg Allison agreed to do so.

B. Door-to-Door Solicitations: Kreg Allison from the Prosecutor's Office stated that our current policy was legal when it was passed in 2014, but the Ohio legislature changed the law in 2018 and a blanket prohibition is no longer an option. He provided a sheet of models for Vendor Registration which listed the pros and cons of four different options. He recommended that the Trustees meet with the Sheriff first since his office would be enforcing any regulation that is finally set. Tom Mercer offered to contact Sheriff Duchak to set up a time for a Special Meeting.

C. Sale of a Steiner Mower Model No. 235 by sealed bid. Don Pence had no report.

D. Fire/EMS Levy and the September 21 mailing: The mailing to all voter households in unincorporated Concord Township went well. Don Pence noted that passage of the levy is very important before starting negotiations for the next five-year contract with the City of Troy.

E. Data Centers: Kreg Allison from the Prosecutor's Office reported that a property south of Piqua on Washington Road will be a Meta Data Center. AES plans to build a substation with a new east-west 345kV electric line. Tom Mercer attended the meeting the Miami County Commissioners had with Grid Growth Ventures. The Commissioners are opposed to installation of such lines in Miami County, especially in areas identified for potential development. Neil Rhoades stated that the map on the Grid Growth website show that three property owners in the northern part of Concord Township could be affected. Tom Mercer reported that the construction of the line at the Indiana border is scheduled for late 2027 with a three-year build-out to Miami County, if that is the route that is chosen. Kreg Allison stated that the Miami County Commissioners are hoping for unified opposition to Grid Growth across the county.

F. Annexation Agreement with Loren & Sue Flory for 2850 Peebles Road: Don Pence reported that Chris Englert, Chief Civil Assistant at the Miami County Prosecutor's Office, has been working with the Flory's attorney for revised document. Kreg Allison offered to ask Chris Englert about it when he returns to his office today.

CONCORD TOWNSHIP BOARD OF TRUSTEES
MINUTES
OCTOBER 13, 2026

New Business:

A. **Blanket Certificate 17-2026** for $10,000.00 for charge-backs from the Real Estate Tax Settlement to Miami County Public Health was presented. Tom Mercer made a motion to approve the Blanket Certificate and was seconded by Neil Rhoades. All three Trustees signed in acceptance.

B. **Purchase Order 31-2026** for $4,366.68 to Trevor Salley for 2026 QSEHRA. Neil Rhoades made a motion to accept and was seconded by Tom Mercer. All three Trustees signed in approval.

C. **Purchase Order 32-2026**, $18,000.00 to Boone Restoration for building repairs was introduced. Tom Mercer made a motion to accept and was supported by Neil Rhoades. All three Trustees signed in favor.

D. Invitation from Dan Suerdieck of Planning & Zoning to participate in a pilot program for a Property Maintenance Code at the Township level: Tom Mercer reported that this will be an effort to address dilapidated properties and that he will meet with Dan Suerdieck this afternoon.

E. Flu Shots for Employees: Premier Occupational Health is again offering flu shots. Tom Mercer made a motion to provide this to the employees and was supported by Neil Rhoades. The roll was called: Tom Mercer – Aye; Neil Rhoades – Aye; Don Pence – Aye. Brandt Miller will organize the process.

F. Ben Redick, a member of the Troy Board of Education, sent an email asking the area owned by Troy Schools to the east of the new school being constructed on Swailes Road be exempted from regular mowing, hoping to make it a conservation area. Kreg Allison cautioned against this, citing the potential for invasive weeds. Tom Mercer will reply to Ben Redick and let him know that past requests for weed mitigation have come from residents near that area.

Referrals:

- 1195 North County Road 25-A: The last communication Brandt Miller received from Planning and Zoning was before the Fair. Since the County is now working on it, the issue is closed.
- 620 Brookwood Drive: A truck with expired plates was parked on the street and was resolved by the Miami County Sheriff's Office. Issue closed.
- Northbridge Drive: A resident called to report that he had a punctured tire from nails dropped onto the street in the construction area. Two crew members went out to walk the road and cleared some debris. Issue closed.
- 1400 Waco Street: Neil Rhoades reported that the condition of the lot has gotten worse since Planning & Zoning began working on it. This issue will be returned to active status on the agenda.
- RVs in Broken Woods area: Neil Rhoades received a complaint call about RVs in the driveway of a home on Blossomwood Court. Jackson Bennett from Planning & Zoning stated that parking an RV in this way should not be long term. Neil Rhoades will be speaking with Jackson Bennett later today.

- Port-O-John in the street on Merrimont Drive: Tom Mercer contacted the Miami County Sheriff's Office. Capt. Wheeler will investigate and make contact.

Newsletter/Social Media:

- Don Pence went through the website and found four or five items that need to be deleted. He will send his list to Tom Mercer for action.
- Tom Mercer received an email from the Ohio Consumers Council with information about a Special Reconnection Order issued by the Public Utilities Commission of Ohio. The general consensus among the Trustees was that this issue is outside the scope of their duties and the email will be filed in the Correspondence folder.

Executive Session: At 11:16 a.m., Tom Mercer made a motion to enter into Executive Session to discuss Employee Compensation. Neil Rhoades seconded and the roll was called: Neil Rhoades – Aye; Don Pence – Aye; Tom Mercer – Aye. At 11:54 a.m., Tom Mercer made a motion to close the Executive Session and was supported by Neil Rhoades. The following vote was recorded: Don Pence – Aye; Tom Mercer – Aye; Neil Rhoades – Aye. It was decided to hold a Special Meeting on October 20 at 1:00 p.m. to act on Employee Compensation.

Adjournment: At 11:55 a.m., the meeting was adjourned viva voce. A Special Meeting will be held on Tuesday, October 20, 2026 at 1:00 p.m. Proper notice will be posted. The next Regular Meeting will be held on Tuesday, November 10, 2026 at 10:00 a.m.

Neil E. Rhoades

Donald D. Pence

Thomas N. Mercer

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.