

MINUTES
CONCORD TOWNSHIP BOARD OF TRUSTEES
REGULAR SESSION
September 13, 2022

The Concord Township Board of Trustees met in Regular Session at 10:00 a.m. on Tuesday September 13, 2022. Trustee Don Pence called the meeting to order and led the Pledge of Allegiance, Trustee Neil Rhoades, Tom Mercer and Fiscal Officer Bill Whidden were present.

Minutes: Neil Rhoades made a motion to approve the Minutes of the regular meeting held on August 9, 2022 as well as the Special meeting held on August 24, 2022 and was seconded by Tom Mercer.

Guests: Assistant County Prosecutor Christ Englert was in attendance. Also attending was Kevin Harlan, President of Upper Valley Medical Center. He inquired if the Trustees has any pertinent information regarding a large tract of land north of the hospital that was being annexed into the City of Piqua. None of the Trustees had any official notice of the annexation as the property in question is currently in Washington Township.

Fiscal Officers Report: Bill Whidden

- Distributed copies of the Payment Register;
- Provided copies of the August 31, 2022 Fund Status Report and the August 31, 2022 Revenue Summary Report;
- Circulated the reconciled Bank Statement of August 31, 2022 for Trustee signatures;
- Reported receipt of the Ohio Auditor of State Desk Review of Audit for 2020-21.

Communications: The Trustees reviewed all of the items listed on the Agenda.

Road Superintendent: Brandt Miller submitted his report in writing.

- Brush pickup for August totaled 11 loads of brush and used 58 gallons of fuel.
- The crew has been doing dura-patching in the Township and will work in Staunton Township soon.
- Reported the Sheriff's Department has placed the speed wagon on Windmere Dr. The Miami County Engineer has been contacted about the potential of a speed limit sign in Carrousel Dr.
- Building maintenance is ongoing, including; replacing ceiling tiles, repair of retaining wall around the pond, touch-up painting around the garage doors.
- Reported the northwest garage door sensor is not functioning. Dayton Door Sales has been contacted for the repair.
- Reported the starter on the Ford F-350 has been replaced.
- Round 4 of the ditch mowing has been completed.
- Prep work to prepare the leaf machine for the upcoming leaf season has begun.
- Reported J&A Construction has completed the crack sealing for the Township.

Old Business:

A. Open Items:

- Concord Debris Management Plan – Mr. Pence reported he has signed up for two seminars by the Ohio EMA for February 2nd and 3rd, 2023.
- Miami County Visionary Initiative
- Update Policy and Procedure Manual

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- Mr. Mercer noted the certified letter sent to the property owner of 1666 Marby Drive was signed for on August 26 but no response was received. Mr. Englert from the Miami County Prosecutors Office presented drafts of a Declaration of Nuisance and Abatement, Control, and/or Removal of Nuisance Pursuant to R.C. 505.87 Resolution as well as a letter to be sent to the property owner and any lien holders. Discussion was held and it was determined that prior to considering the Resolution at the October meeting another attempt to meet with the property owner be attempted. Mr. Whidden and Mr. Rhoades agreed to visit with the property owner by the end of the week.
- Mr. Pence reported that Patrick Titterington once again assured him Troy was preparing the Annexation Agreement for the Mortell property.
- Mr. Rhoades made a motion, seconded by Mercer to approve the bid of \$2,100 from River Valley Security Systems, Inc. to install 4 Day/Night security cameras around the Township garage and to use ARPA funds for payment. The motion passed unanimously.
- Mr. Englert presented a draft resolution for discussion regarding adopting massage establishment regulations and ordering notice be given to the public. The purpose of such resolution would be to prevent illegal activity and potential human trafficking and is structured similar to a statute recently adopted by the City of Troy. After discussion the Trustees agreed to move forward with adopting a resolution. Mr. Englert will work with Mr. Whidden on preparing a public notice to be published in the Miami Valley News. Two separate public meetings are required prior to any action to approve the resolution. The trustees agreed the first public meeting would be held on October 11th and the second on November 8th. A vote to approve the resolution would be held at the regularly scheduled meeting on December 13th.
- Mr. Pence reported he has been in contact with the owners of the property located at 3054 W. St. Rt. 55 regarding remediation of the property. They indicated the property may be sold soon and indicated willingness to have the dilapidated barn removed. They requested information on any local parties who may have an interest in the wood from the barn. Mr. Whidden and Mr. Rhoades will contact potential parties to determine interest.
- Mr. Mercer noted Miami County has placed gas and electric aggregation on the November ballot. He will contact the Township website administrator to put information regarding the ballot initiative on the website.
- The 2022 paving program contract has been received and is due to start any day. Discussion of oversight was held and Mr. Whidden reported County Engineer Huelskamp informed him the County would continue in this role.
- The owner of the property on St. Rt. 41 (Parcel # C06-036800), responded by mail to the certified letter regarding tall grass and noxious weeds. The property owner is willing to plant a “cover crop” to alleviate any concerns. The Trustees agreed and the property owner will be contacted.
- Mr. Rhoades requested a “weed” letter be sent to the property owner of 1220 Maple Street.
- Mr. Rhoades reported the entire section of Woodcreek Dr. scheduled to be paved will also need to be milled.

New Business:

- Mr. Whidden presented the form received from the Miami County Auditor’s office “Approval and Amounts of Tax Revenues as certified by the Miami County Budget Commission on August 29, 2022” for next year. The form was approved unanimously on motion by Mr. Pence and second by Mr. Rhoades.

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- Mr. Mercer made a motion, seconded by Mr. Rhoades, to approve the 2022 leaf pick up schedule prepared by Road Superintendent Brandt Miller. The motion was approved unanimously.

Public Comments: none

Payments: Tom Mercer made a motion to approve and pay Charges 328-2022 through 383-2022 and warrants # 25069 and 25070. Neil Rhoades seconded the motion and the motion passed unanimously.

Adjournment: There was no further business and the meeting adjourned at 11:50 a.m. on a motion and second by Tom Mercer and Neil Rhoades. The next regularly scheduled meeting will be held on Tuesday, October 11, 2022 at 10:00 a.m. in the Township Building.

Thomas N. Mercer

Donald D. Pence

Neil E. Rhoades

William B. Whidden, 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.