

## RECORD OF PROCEEDINGS

Minutes of

**MIFFLIN TOWNSHIP BOARD OF TRUSTEES**

Meeting

Held

**MARCH 29,**

**2008**

Chairman Spanovich called the Special Meeting to order at 10:00 A.M. with Mr. Angelou, Mrs. Stewart and the Fiscal Officer. Nancy White, present.

Also present were:

|               |                              |
|---------------|------------------------------|
| Gary Weltlich | Violet Twp. Trustee          |
| John Eisel    | Violet Twp. Asst. Fire Chief |
| Dale Ingram   | Jefferson Twp. Fire Chief    |
| Don Shoemaker | Plain Twp. Trustee           |
| John Hoovler  | Plain Twp. Fire Chief        |
| Pat Mahaffey  | Truro Twp. Trustee           |
| Jim DeConnick | Mifflin Twp. Fire Chief      |

It was noted that no one from Whitehall was present.

This Special Meeting was called for the purpose of finalization of the MECC Lease Agreement for their proposed move to Creekside. The media was properly notified.

Mr. Weltlich said he would summarize the agreement which has been finalized by our attorney and the one representing the Creekside developer and landlord. The main terms are as follows:

Space - 2,224 sq. ft for the operation of the MECC Center.

Cost - \$2500/month for 15 years with two five year renewals.

Option – First right of refusal for six months on additional 1000 sq. ft.

Fee of \$2500/month is nothing more than amortization of the build-out cost of approximately \$325,000 – amortized over 15 years.

If lease is executed by April 1, 2008 (which will probably not be the case) occupancy would be no later than August 1, 2008.

Mifflin must have at least a \$2,000,000 liability insurance policy. (Nancy White said we have \$5,000,000)

Mr. Weltlich said that everyone on the lease agreement sub-committee has done their job and done it well and recommends that the lease agreement be approved. They will endorse the execution of this lease and agree to pay the proportionate shares. Mr. Angelou said that he understands that each entity as part of MECC would need to sign off on the 15 year agreement. Mrs. Stewart said that if an entity drops out before the 15 years, they should still be responsible for the full term but it does not state that in the agreement so we would need another contract with this provision. It was stated that forming a Joint Fire Dispatching District would solve the problem of one entity having to be responsible for the group.

Mrs. Stewart said that as it stands now, Mifflin is responsible and asked if we had valid signed contracts from each entity. All the MECC members said they have signed contract at their office but Nancy White said Mifflin does not have copies of all of them here. There was discussion on the term of the separate contracts and whether they would hold up if new officials were elected and maybe did not want to be a part of MECC. Mrs. Stewart said that now Mifflin would be taking on a bigger piece of the operation without any protection. It was stated that it is the same protection Mifflin has had from the beginning of MECC but as Mrs. Stewart said, the scope of the risk is getting bigger for Mifflin. It was felt that this is a good agreement which was approved by the Prosecutor's Office and that the agreement should be signed and protection for Mifflin could be worked out before the move-in date.

It was suggested that Mifflin authorize the execution of the lease agreement and set up two sub-committees. One committee is to get this other entity in place before occupancy and also a group formed to be a project management team for the actual build-out of the facility consisting of three Chiefs and a Trustee to oversee that things are done the way we want them. Chief Ingram said that the lease agreement is with Mifflin on behalf of MECC but Mifflin is not isolated because the MECC agencies are committed to support the MECC budget through their signed contracts which says they are responsible for their percentage of the budget. Nancy White said that everyone's budget will need to be increased because we do not have the final MECC move-in figures as yet. It was agreed by the MECC members that their entities have given their blessings and allowed for an increase because they know they would not be able to handle the quality of this service on their own.

## RECORD OF PROCEEDINGS

Minutes of *MIFFLIN TOWNSHIP BOARD OF TRUSTEES* Meeting

Held

**MARCH 29,**

**2008**

Mr. Weltlich said that a meeting was held and all parties agreed that this was a very good lease agreement and all that was needed was for the Mifflin Trustees to sign it so the projection of the build-out cost could be done. He said that if the figures turn out to be higher than anticipated, we could still back out of the lease at that point.

Chief Ingram reminded everyone that Plain Township was awarded a grant for over \$800,000 for equipment improvements for MECC. Since the grant is in their name, they will administer those funds which are to be spent within a period of one year. Assistant Chief Eisel said that the Assistant Chiefs are getting together this coming week to write two more Federal grants totaling about 1.5 to 1.6 million dollars. The entity receiving the grant for MECC must write the checks because MECC has no checking account.

It was determined that not everyone had the correct revised agreement. There were a few changes in the revised copy. Regarding parking, MECC is allotted six spaces and the only issue is the parking after hours. Several of the members commented that they have heard nothing but praise for the MECC from other organizations and entities around Ohio and in other states. Mr. Mahaffey said he totally understands Mifflin's concerns signing the lease for all of MECC and he would feel the same if it were Truro asked to do this. He said his suggestion would be to put something in the MECC budget to pursue forming this independent entity or whatever it is, but it is out there and available and he sees no reason it could not be done by the time MECC moves into that space. He said he can not foresee any more than one entity ever dropping out and the other five would take up the slack. Also, there are other entities that are knocking on the door to join in. Mr. Spanovich said he would also like to commend the committee working on the lease. He agrees that MECC is a first class operation that benefits all the member entities. This is definitely a success story. Mr. Angelou said he agrees but we have been the host for MECC and he has some concerns regarding moving equipment as to what we need and what is moved with MECC. Chief DeConnick said the Chiefs know this is the right thing to do and will not let this fail. He thanked everyone for all the time that was put into this.

Mr. Angelou said he would make a motion to accept the Lease Agreement as negotiated but Mrs. Stewart said she would like to add a contingency amendment.

**Res. 86-08: Approve Adding a Contingency Amendment to Accepting Lease Agreement as Negotiated by Requiring Current Copies of MECC Agreements and Resolutions from the Five MECC Entities Sent to Mifflin's Fiscal Officer Within 30 Days**

Mrs. Stewart moved to approve adding a contingency amendment to the motion accepting the Lease Agreement as negotiated by requiring current copies of MECC Agreements and Resolutions to support this Lease financially from the five MECC entities to Mifflin's Fiscal Officer within 30 days. Mr. Angelou seconded. All voted yea. Motion carried.

The Fiscal Officer said the address on the Lease for the Tenant is in the name of the Board of Trustees of Mifflin Township but shows the Fire Department address and phone numbers and should be changed to the Township Office address of 155 Olde Ridenour Road with the Township Office phone numbers.

**Res. 87-08: Approve Lease Agreement Between GCI Operations LLC & The Mifflin Township Board of Trustees on Behalf of MECC as Negotiated with Amended Contingencies as Stated in Res. 86-08 Above**

Mr. Angelou moved to approve the Lease Agreement between GCI Operations LLC & The Mifflin Township Board of Trustees on behalf of MECC as negotiated with amended contingencies as stated in Res. 86-08. Mrs. Stewart seconded. All voted yea. Motion carried.

There being no further business, Mr. Angelou moved to adjourn the meeting. Mrs. Stewart seconded. All voted yea. Motion carried.

\_\_\_\_\_  
Joseph F. Spanovich, Chairman

\_\_\_\_\_  
Nancy M. White, Fiscal Officer

**RECORD OF PROCEEDINGS**

*Minutes of* **MIFFLIN TOWNSHIP BOARD OF TRUSTEES** *Meeting*

---

Held

**MARCH 29,**

**2008**

---

**RECORD OF PROCEEDINGS**

*Minutes of*

***MIFFLIN TOWNSHIP BOARD OF TRUSTEES***

*Meeting*

---

**Held**

**MARCH 29,**

**2008**

---