

**The Board of Trustees of Sugarcreek Township, Greene County, Ohio, met in Special Session on June 19, 2013, at 5:30 p.m., at 2090 Ferry Road, Bellbrook, Ohio 45305.**

1. Mr. Pittman called the meeting to order at 6:30 pm.
2. Mr. Hodson called the roll with Board Members Nadine Daugherty, Mike Pittman and Scott Bryant present. Others present were Mr. Tiffany, Township Administrator, Chief Brown, Chief Pavlak, Cara Tilford, Chris Keene, Brandon Rentz, Liz White, and Donna Hellman.

**3. Fire Levy –**

Chief Pavlak said the Department's 2 mil Fire Levy expires this year. Chief Pavlak said he had wanted to replace the levy but now was at a place where he has to renew it. He said if the levy does not pass we lose all funding from it in January. He said the Township went down 11 million in valuation.

Mr. Bryant said before getting into this further, he wanted to talk about taxes in general. He said our taxes are high and we have had a reduction in receipts from the state. We have no TPP and no CAT Tax. He said life is easy when you are flush with money, but we are in a declining revenue situation. He said we need to look at how we're doing business in the Township and how we can save money. Mr. Bryant said this is a long term downturn and if we don't make fundamental changes in how we do business we will be in trouble. We will no longer have dispatch and will save money. Mrs. Daugherty said we can make changes but if people don't see it on their tax bill its meaningless to them. She said she would like to look at ways to lower peoples' tax bill. Mr. Pittman said once we get commercial revenue that it would help but who knows how long that will take. He said he relates not having dispatch to not having to increase spending instead of saving money.

Mr. Bryant said we got rid of services the residents had to pay for and they should get the money. Mr. Pittman said he didn't look at dispatch as a core business and doesn't see any reduction in services. Mr. Bryant said, in the bigger picture, we are getting less money coming into our Township and if we continue to do so we are going to be in trouble. He said we need to look in all areas we spend money in. He said when people decide to live on less dollars, people can get by. Mr. Bryant said we have a long term revenue shortcoming and we have to change how we are currently operating. Mr. Pittman said if we are looking at our mode of operation, it has to be with personnel, vehicles on the road, training of personnel etc. He said one other issue being talked about is joining Sugarcreek and Bellbrook Fire Departments. Mr. Pittman said he thinks Bellbrook is becoming open minded. Mr. Bryant said that's why we need this general conversation. Mr. Bryant said he knows we can't do anything in thirty days but we need to get started. He asked how do all of our departments do business and how do we change. Mr. Pittman said if we can reduce taxes – great, but I think if we can maintain with renewals it's also great. Mr. Tiffany said Chief Pavlak will save over a hundred thousand dollars a year without dispatch. Mr. Bryant asked if you dropped the tax rate by one mil how could you change to achieve it. He said he didn't expect an answer. Chief Pavlak said with the renewal they don't pay anymore and we can stabilize with what we have. Mr. Bryant said somewhere we have to get started so we don't come back in two years and say we need more. He said he wants to approach this across the Township. Mr. Bryant said it may be worthwhile for outside help to come in to look at this. Maybe someone like a student from Wright State doing a paper.

Mrs. Daugherty said we need to decide tonight if we need to replace or renew. Chief Pavlak said it's too late to consider a replacement. He said we have to renew since we can't lose this. Mr. Bryant said we need to set a goal for next year that levies could be less. Chief Pavlak provided some of the changes in operations he has been working on. He said after he gets stabilized after the renewal he thinks he can even do better. Mr. Bryant said he's okay with the renewal but wants to press forward on how doing business and with the goal to reduce taxes. Mr. Pittman said he was okay with Mr. Bryant's suggestions.

Chief Pavlak said his plans were for a renewal and a second new levy. Mrs. Daugherty said she was not for doing two levies. She said she was for the renewal and wants to work on reducing taxes but she is not in favor of doing two levies. Mr. Bryant said he is not in favor of a tax increase. Mr. Pittman suggested Chief Pavlak discuss plans further with Mr. Tiffany and he could provide the board with a run down.

Chief Pavlak said we need to talk about the MARCS radios. He said we are going to pull the trigger soon and need to know how we are going to purchase them. Mr. Tiffany said it will have to be a lease plan. He said he and Chief Pavlak have discussed some current options available. Chief Pavlak said the deadline is the 26<sup>th</sup> or 28<sup>th</sup> of June and we need authorization to do something. Mr. Pittman agreed. Chief Pavlak asked if we want

to flash the Harris Radios and buy new. Mr. Bryant said he liked flashing and buying new as needed. Chief Pavlak said, with a renewal, I have to go with flashing. Mr. Pittman said we talked about going to Motorola with the new radios. Mr. Tiffany said he would like to see what our Harris radios are worth. Chief Pavlak said next to nothing. He said when he checked it out it was anywhere from twenty-five (\$25) to one hundred and fifty (\$150) dollars. Mr. Tiffany said he wants to flash the Police side the same as the Fire. Mr. Bryant said then we're agreed we will flash what we have and when we buy new we will buy Motorola's. Mr. Bryant said we need to get a letter to the Commissioner's asking them for thirty thousand (\$30,000) dollars of Casino money to purchase the radios. Mr. Tiffany said he worried about how this would affect the efforts of the new Committee working on the casino money.

Liz White asked Chief Pavlak who was the head of his levy committee. Chief Pavlak said it was Jim Froehlich.

Donna Hellman said if we can't get our taxes reduced we could let people know we are going to hold the line for 'x' years without a tax increase. Mr. Pittman said 75% of our costs are personnel. He said what we're talking about is the number of people per shift and how it effects the Citizens. Mr. Bryant said not just reducing the number of people but reducing and doing something different. He said maybe more mutual aid or combining with Bellbrook. Mr. Pittman asked why we have so many mutual aid calls. Chief Pavlak said it is because our location borders so many other entities. Donna Hellman said our new Police Chief may be very helpful since he is fresh eyes. Mr. Bryant said that is a good point.

**4. Zoning -**

Cara Tilford gave the Board copies of preliminary concept plans from Jose Castrejon, for the Cloy Road corridor showing possible development scenarios. Mr. Tiffany said that these are meant to be a guide only. Mr. Bryant said it is easier to edit than to create. Liz White asked who owned this property now. Mr. Tiffany said Mr. Jacques Spears.

A general discussion ensued with Cara answering questions explaining what was on the map and what the Park District owned etc. Mr. Bryant said he thought it contained too much family housing. Mrs. Daugherty said it needs more commercial. Mr. Tiffany said it needs transitional development of some amount. Mr. Bryant suggested possibly a big box store like Cabella's or Costco. After the exchange of several suggestions and ideas, Mr. Pittman asked what the next step was. Cara said to return our feedback to Jose Castrejon for another rendition. Mr. Bryant said he would like to see something completely different. Mr. Pittman agreed.

Mr. Bryant moved to adjourn to Executive Session for personnel. Mrs. Daugherty seconded. Roll was called with the vote being as follows:

Mr. Pittman – Yes  
Mr. Bryant - Yes  
Mrs. Daugherty - Yes

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**Theodore L. Hodson, Fiscal Officer**  
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