

The Board of Trustees of Sugarcreek Township, Greene County, Ohio, met in Work Session on July 7, 2014, at 5:30 p.m., at 2090 Ferry Road, Sugarcreek Township, Ohio 45305.

1. Mr. Bryant called the meeting to order at 5:30 pm.
2. Mr. Hodson called the roll with Board Members Nadine Daugherty, Mike Pittman and Scott Bryant being present. In addition to Mr. Tiffany, Township Administrator, others present were Chief Pavlak, Chris Zappanti, Cara Tilford, Chief Brown and Donna Hellman.

3. Discussion Items –

Fiscal Office - Mr. Hodson provided the Board with copies of the 21015 budget prepared for presentation to the Greene County Budget Commission. He also gave them a written synopsis of the status of the Department Funds. He said the Road and Police Departments are on stable ground. Mr. Hodson said we will have sufficient carryover at the end of 2015 for the first quarter of 2016. He said the Police Department should be okay for the next couple of years if spending levels can be maintained. Mr. Hodson said the Road Department has about \$200,000.00 budgeted for 2015 as the final payment for the Clio Road loan. He said this money will be available for the 2016 budget. He also said there is \$308,000.00 in fund 4401, belonging to the Road fund, reserved for Clio Road. Mr. Hodson said Chief Pavlak's 2015 budget shows a carryover of \$327,000.00 for 2016 but we need about \$550,000.00 to get us through the first quarter until we receive our first tax dollar allotment from the County. He said we need to make spending adjustments or will need more revenue for 2016. Mr. Hodson said the State spending cuts have caught up with the General Fund. He said it has been prolonged by an unexpected estate tax settlement received from Montgomery County and by State legislation making Cable Franchise fees paid currently, which provided us with additional receipts for 2013. Mr. Hodson said the General Fund needs a carryover of about \$135,000.00 for 2016 but current projection is for only \$36,000.00. He said we have a couple of options which include selling 10 acres on Bellbrook-Waynesville and adjusting our inside millage. He said Mr. Tiffany could better explain the inside millage.

Mr. Bryant said our budgets can't support the way we are doing business. We need to look at what else we can do. He said we need to get back on track with Steve Knopp on his study with other communities. Mrs. Daugherty asked if the Police Department was okay. Mr. Hodson said they are holding their own but they also have additional drug funds. Chief Brown said the ACE task force money is currently down because Fairborn and Beavercreek currently have only one officer assigned to it instead of two. Mr. Bryant asked if the drug funds were included as part of the Police Budget. Chief Brown said yes and no. He said they are separate funds and are restricted in use. He said, for example, I am using them to buy two cruisers. He said we do not include or rely on them for our operational Police budget.

Mr. Tiffany talked about the inside millage. He said our current millage allotted to General Fund cannot be changed because of two lots being shared by Sugarcreek and Kettering. Cara said it has to do with taxation being uniform across entities. Mr. Tiffany said the lines were drawn wrong and we are trying to get it corrected. He said adjusting the millage would be a long term fix and selling the property a one-time shot. He said the small parcel on Wilmington Pike is in the process of being sold. Mr. Pittman said he would only like to sell the land on Bellbrook-Waynesville as last resort. He said it may become more valuable later. Mr. Bryant said he would like to turn it into something. Mrs. Daugherty said we did say we would sell it but I would like to do the Kettering thing first. Mr. Bryant asked Chief Pavlak if two acres were sufficient for him. Chief Pavlak said he may need two and a half. Mr. Tiffany said the land was purchased by the General Fund and the General Fund needs money. Mr. Bryant asked how fast we can complete the changes needed with Kettering. Mr. Tiffany said he is talking with them now.

Mr. Hodson said the Road Department will make their final payment on the Clio loan next June. He said it will free up \$200,000.00 for the Road Department. He said there is also \$308,000.00 in Fund 4401 for Clio Road which belongs to the Road Department. Mr. Bryant asked about Clio Road. Mr. Tiffany said it is being held up by Centerville. Mr. Pittman asked what the problem was with Centerville. Mr. Tiffany said they don't want to give it up.

Zoning – Cara presented a map of the 'Landings' proposed development for the Board to review. The map showed the earlier proposed development land in the center, owned by Mark Brecia, which would be surrounded by the new proposed development, owned by Hill Land Development. Cara said there would be

two access roads to Upper-Bellbrook. She also said a pipeline easement goes across the development and would provide a public pathway from Upper-Bellbrook.

Mr. Pittman said he would like an easement through the open space at the back for trails. Mr. Bryant asked if the plan prohibited any trails at the rear. Mr. Tiffany said it did not. He said there is a current easement for the power line across the back that goes to McGee Park. Cara said she will talk to the developer about wanting to modify the back area for trails. Mr. Bryant asked what the prices will be on the homes. Mr. Tiffany said around three hundred thousand up to four hundred thousand or so. Cara said these lots are just a little bit smaller than the proposed development on Little Sugarcreek. Mr. Bryant said he thought the Brechia property would eventually end up with an opening on Upper-Bellbrook also.

Mr. Tiffany told Cara to get with Mike about a potential BZA candidate. Mr. Pittman said he thought we had a pretty solid BZA now. He asked Cara about Erin Moore. Cara she is great to work with and a great chair person. Mr. Bryant said we have previously talked about memorials and should probably continue with those discussions. Mr. Pittman said Jack Gibson will have forty years in working with the BZA.

Police Department – Chief Brown said the potential new hire is no longer with us. He said after we had talked to him and had given him a conditional letter of employment, we found that he went to Bellbrook and has been discussing employment with them. This was after his discussion with us about long term commitment and loyalty.

Mr. Tiffany said we need to discuss the Police Levy. Mrs. Daugherty asked if it was a renewal. Mr. Tiffany said it was. Mr. Bryant said our taxes are high and we need to look at it even if it is a renewal and see if there is any way to be more efficient. Chief Brown said the Department has cut way back in overtime. He said all overtime currently has to be justified with a written report. He said we do have some big expenditures coming up due to an aging fleet and computers and we will need our renewal. Mr. Bryant said the overtime changes are good and asked if there was anything else we can do. Mr. Pittman asked how much of the budget is labor? Mr. Tiffany said about eighty percent. Mr. Pittman said the remaining twenty percent for operations doesn't leave a lot of room for savings. Mr. Bryant said that maybe there is some technological approach that may save money. Mr. Tiffany said we are talking to Bellbrook and Beavercreek and looking at some things. He said Chief Brown, Chief Pavlak and myself go to conferences to see how other entities are doing things. Mr. Zappanti said we are looking at a different approach to fleet management which could lead to fuel savings among other things. Mr. Bryant said we don't need a home run. He said his point is not to take things for granted.

Chief Pavlak said he has a rookie that has asked for a 90 day leave of absence. He said he is a volunteer in the EMT class. Mr. Tiffany said, being a volunteer, I don't see a problem. The Board agreed.

Mr. Bryant moved to adjourn. Mrs. Daugherty seconded. Roll was called with the vote being as follows.

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

The meeting adjourned at 6:56 pm.

Theodore L. Hodson, Fiscal Officer