

**The Board of Trustees of Sugarcreek Township, Greene County, Ohio, met in Work Session on November 17, 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, Chief Brown, Cara Tilford, Chris Zappanti, Jim Martin and Donna Hellman.

**Discussion Items:**

Zoning. – Cara Tilford said she had received a couple of filings for new developments on the Pape farm and the Early property. Cara said the Early property was 24 acres and showed the Board the preliminary plan. Mr. Bryant asked who owns the property now. Cara said it belongs to Betty Early. Mr. Bryant asked who the developer is. Cara said Oberer is the developer and Gold Key will be the builder. Cara said the Country Club was going to the BZA for approval of a Pavilion and showed the Board a concept drawing. Mr. Pittman asked Mr. Tiffany if he had seen plans for the new Club House. Mr. Tiffany said he had not.

Police – Mr. Tiffany asked Chief Brown if he had anything for tonight. Chief Brown said the new Tahoe's will be in Thursday. He said they will be outfitted and lettered within a couple of weeks.

IT – Chris Zappanti said when the A/C for the computer room failed, we lost a couple of components. He said one was the backup unit. Mr. Zappanti handed the Board a list of recommended replacement equipment he proposed to keep in compliance with the goals for our backup capabilities and included costs. Chris said this will give redundant backup and take care of our off-site requirements. He said you are paying more up front but as long as you keep up your maintenance the hardware will be replaced after four years. Chief Brown said he thought this was the way to go since it keeps our hardware current. Mr. Tiffany asked if everything we needed was there for off-site. Mr. Zappanti said Beaver creek will be our off-site and the backup unit will push everything over there. Mr. Bryant asked what the value was for the primary equipment we're backing up. Mr. Zappanti said somewhere around \$70,000. Chief Pavlak asked how much for everything. Mr. Bryant said that's what he's talking about since we have bought so much piecemeal. Mr. Bryant suggested we wait and talk about this at the next meeting and to see if we can get anything from our insurance. He said he would like to get a total price and approve everything at once. Mrs. Daugherty said she would like to check with our insurance, but said she trusts Mr. Zappanti's recommendations and would like to get this done soon.

Fire – Chief Pavlak said he has been talking to Rich Demko, Old Fort Bank, and said there may be new and cheaper processes to replace the Fifth Third Lock Box process now used for EMS billing collections.

Administration – Mr. Tiffany said there are two Resolutions tonight regarding the Fire Service proposal received from Centerville. Mr. Tiffany gave copies of the first Resolution to the Board. He said the first Resolution is to reject the proposal received. Mr. Pittman asked if it mentioned that we created the TIF district. Mr. Tiffany said it was near the bottom of the first resolution. Mr. Tiffany said we can put in a letter that if any other negotiations are needed they can go through City Council. Mr. Bryant said he would like to have a reference, in the Resolution, to the area as commonly referred to.

Mr. Tiffany suggested adding 'the area commonly referred to as the Dille property'. Mr. Bryant said he was good with that.

Mr. Tiffany gave the Board a copy of the second Resolution regarding the fire district. Mr. Bryant asked Chief Pavlak what he thought. Chief Pavlak said he doesn't necessarily agree with it but he 'gets it'. He said sometimes you need to do what you need to do. Mr. Tiffany said if Centerville should come to us later with an acceptable agreement, we can always put them back into the District.

Mr. Tiffany said he talked to David Graham and they went through all the numbers. He said the 5% offered was based on commercial only and would only generate \$86,700 total at build out. Mr. Tiffany said from a business stand point we would be running in the red until then. Mr. Bryant said he thinks we can negotiate outside this proposal. He said if someone else wants to do it for that, let them. Mrs. Daugherty said she would just like to get a better deal.

Cara gave the Board a list of candidates for the BZA for their review. Cara talked about the \$21 million development being proposed on the property behind Walmart. She said the development will be a 'for rent' product. She said it will be geared towards 'empty nesters' and young professionals. Cara said the trustees will be asked to rezone the rest of the property to B2. She said they are also asking for improvements to Center Point Drive between Lowes and Staples.

Mr. Pittman asked Mr. Tiffany if Kroger's was putting in gas pumps with their new renovation. Mr. Tiffany said the current store will be gutted and all décor upgraded. He said 5/3 will have a bank branch there. He said there will be a bigger deli, improved produce section and they will change the pharmacy.

Assistant Greene County Prosecutor Stephanie Hayden arrived at 6:35 pm to be present for tonight's regular session.

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

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

The meeting adjourned at 6:36 pm.

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Theodore L. Hodson, Fiscal Officer