

The Board of Trustees of Sugarcreek Township, Greene County, Ohio, in Regular Session on December 2nd, 2019, at 7:00 PM, at 2090 Ferry Road, Bellbrook, Ohio 45305.

1. **Mrs. Destefani called the session to order at 7:06 pm.**

2. **All in attendance stood for the Pledge of Allegiance.**

3. **Attendance**

Mr. Hodson called the roll with Board Members Mrs. Destefani, Mr. Pittman and Mrs. Daugherty. Donna Hellman, Mr. and Mrs. Brescia, Jim Hogue, and Marvin Moeller were also in attendance.

4. **Public Hearing**

A. **ZC Case 03-2019:** Applicant, EDCI II Partnership, is requesting Final Development Plan Approval for Section 2 of the Landings of Sugarcreek Addition. The subject parcels have addresses of Upper Bellbrook Road and can be further identified by parcel numbers L32000100120029900, L32000100120030000, L32000100120030100, L32000100120030200, L32000100120023500 and L32000100120029700, are owned by EDCI II Partnership, and are located in the PUD-R (Residential Planned Unit Development) District. Section 2 of the Landings at Sugarcreek Addition is proposed to contain 8.18 acres and a total of 21 building lots. – 2019.12.02.02

- Staff report
- Applicant presentation
- Those wishing to speak in favor
- Those wishing to speak against
- Neutral parties wishing to speak
- Public hearing is closed
- Deliberation and decision

Mrs. Daugherty moved to accept the consent agenda items. Mrs. Destefani seconded.
Roll was called with the vote being as follows:

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

5. **Initiate a Text Amendment – 2019.12.02.07**

Mrs. Daugherty moved to accept the consent agenda items. Mrs. Destefani seconded.
Roll was called with the vote being as follows:

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

6. **Reports**

A. **Administrator** – Mr. Tiffany was present. He had nothing to add to his report.

B. **Fiscal Officer** – Mr. Hodson was present. Mrs. Destefani asked if the money we have paid to the state for the Audit was the final total or if there was more to be paid. Mr. Hodson explained that the fee is final and that we have to pay it because it is the official state audit. He also stated that what they do in the audit is getting stricter on a few things.

- C. **Fire** – Chief Leaming was present. Mrs. Destefani asked about the maintenance for the Power cot, and Mr. Tiffany stated that is just routine maintenance to keep up with aging.
- D. **Police** – Chief Brown was present. Mr. Tiffany spoke about the new cruisers that we are buying and stated the two vehicles are going to come out of commission and that one might be able to be used as a fire staff vehicle. Mrs. Destefani stated that there was a complaint about the shooting range but it has been resolved.
- E. **Roads and Services** – Mr. Harphant was present. Mrs. Destefani thanked them, for hanging up Christmas lights at the admin building. Mrs. Daugherty stated that she saw signs up along the road way again over the weekend. They spoke about how the fines and citations work for people who keep putting them up.
- F. **Zoning** – Mrs. Tilford was present. She had nothing to add to her report.
- G. **Information Technology** – Nothing to add.
- H. **Trustees** – The GCTA Party is coming up and Mrs. Destefani asked how we were coming along with a theme for the night. Mr. Tiffany stated that John Martin will not be running again for Bath Township Trustee, so we will be doing a little something for him. Mrs. Destefani also stated that she is running for the Ohio Township Association board of Directors.

7. Public Comments – Agenda related Business only

8. Old Business

Bellbrook Sugarcreek Parks and Schools Meeting – TBD

9. Consent Agenda Items

- A. Payment of Bills
- B. Approval of Minutes
- C. Authorizing the Sale and Closing of Parcel ID L32000100170000500 – 2019.12.02.01

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2019.12.02.01**

IN RE: Authorizing the Sale of Property Parcel ID L32000200170000500 and the Township Administrator and/or Any One (1) of the Trustees to Act as Signatory on Behalf of the Trustees in the Closing Procedures.

WHEREAS, the property located at 3135 Washington Mill Road, known on the Greene County Auditor’s website as Parcel ID L32000200170000500, was forfeited to Sugarcreek Township by the Common Please Court of Greene County for non-payment of real estate taxes as recorded in Case No. 2018 CV 0131 in the Greene County Clerk of Courts records; and,

WHEREAS, the property contains approximately 0.4024 acres of land located within the floodway of the Little Miami River; and,

WHEREAS, the residence on the property is located within the floodway and is in extreme disrepair posing a threat to persons during rising waters and flooding events; and

WHEREAS, the Sugarcreek Township Board of Trustees have acquired the property with the intent to convey it to the Little Miami Conservancy, 209 Railroad Avenue, Loveland, Ohio 45140-2915, with the agreed understanding that they will remove the building and all refuse from the property within one (1) year and place the land in a conservation easement that prohibits the further sale or conveyance to others or the erecting or building structures on the property; and,

WHEREAS, the Sugarcreek Township Board of Trustees has agreed to sell and convey said property to the Little Miami Conservancy for the sum of One Dollar (\$1.00) subject to the restrictions included in the Deed and the Little Miami Conservancy being responsible for any real property taxes that shall be or become due on the property.

NOW THEREFORE, BE IT RESOLVED, that this Board of Trustees for Sugarcreek Township does hereby authorize the sale of property Parcel ID L32000200170000500, Bellbrook, Ohio, as described above and the Township Administrator and/or any one (1) of the Trustees to act as signatory on behalf of the Trustees in the closing procedures.

D. Resignation of Fire Department Staff - Morgan Robbins – 2019.12.02.03

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2019.12.02.03
IN RE: Resignation of Fire Department Staff
Morgan Robbins**

WHEREAS, Part-time EMS Morgan Robbins has indicated her desire to resign from the Sugarcreek Township Fire Department; and,

WHEREAS, Ms. Robbins became a member of the Sugarcreek Township Fire Department as a Part-time EMS only on August 1, 2016; and,

WHEREAS, Chief Jeffrey A. Leaming recommends we accept the resignation of Ms. Robbins.

NOW THEREFORE, BE IT RESOLVED that the Board of Sugarcreek Township Trustees officially accept the resignation of Morgan Robbins effective November 26, 2019.

E. Increase in Appropriations for Center Point – 2019.12.02.04

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2019.12.02.04
IN RE: Increase Appropriations for Center Point Fund**

WHEREAS, the need exists to increase appropriations for the Center Point Project Fund; and,

WHEREAS, the project has been completed under bid, the resultant remaining funds need to be applied to the existing loan; and,

WHEREAS, the Fiscal Officer will certify the availability of these funds within the 2019 Budget, has provided this Board with the funding number and the Township Administrator has provided the amount to be appropriated:

<u>Fund Name</u>	<u>From</u>	<u>To</u>
------------------	-------------	-----------

4901 Center Point

\$ 93,006.79

\$144,876.15

NOW THEREFORE BE IT RESOLVED, the increased appropriations shall be made in accordance with the law.

F. Revision of Zoning Fee Schedule – 2019.12.02.06

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2019.12.02.06
IN RE: Revision of Zoning Fee Schedule**

WHEREAS, the need exists to update the fee schedule associated with the issuance of various zoning permits and hearings; and,

WHEREAS, the fee schedule for Sugarcreek Township was last revised on February 12, 2018; and,

NOW THEREFORE, BE IT RESOLVED, that the attached fee schedule be adopted by this Board of Sugarcreek Township Trustees and incorporated into the Zoning Resolution Book.

G. Authorizing Township Administrator to Act as Signatory for Purchase of Police Cruisers – 2019.12.02.08

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2019.12.02.08**

IN RE: Authorizing the Township Administrator to Act as Signatory For Purchase Agreement of Two (2) 2020 K8A All Wheel Drive Police Cruisers

WHEREAS, there is a need to maintain a safe and reliable fleet of police vehicles; and,

WHEREAS, the Township has received a State bid from Lebanon Ford to purchase Two (2) 2020 K8A All Wheel Drive Police Cruisers; and,

WHEREAS, the Township will be outfitting the new cruisers with lighting package through K.E. Rose and the graphics package through Danco.

NOW THEREFORE, BE IT RESOLVED, that this Board of Trustees for Sugarcreek Township does hereby authorize the Township Administrator to act as signatory on behalf of the Trustees for the Purchase of two (2) 2020 K8A All Wheel Drive Police Cruisers at a price not to exceed One Hundred Ten Thousand dollars (\$110,000).

Mrs. Daugherty moved to accept the consent agenda items. Mrs. Destefani seconded.

Roll was called with the vote being as follows:

Mrs. Daugherty – Yes

Mrs. Destefani – Yes

10. Discussion Agenda Items

A. PACE Funding Request

B. Liquor Control – Elsa's 7 LLC and Sugarcreek Golf Course Inc.

11. Public Comments – Township related Business only

12. Trustee/Staff Discussion

Marvin Moeller spoke about how there is only a few farmers left in Sugarcreek Township, and how a lot of agricultural land has been sold throughout the Township. He also spoke about how the signs in the right of way are no longer permitted. And why that is and why other Ohio laws are not enforced as much as this one.

13. **Adjourn**

Mrs. Daugherty moved to adjourn at 8:48pm. Mrs. Destefani seconded.

Roll was called with the vote being as follows:

Mrs. Daugherty – Yes

Mrs. Destefani – Yes

Mr. Pittman - Yes

Theodore L. Hodson, Fiscal Officer

