



AGENDA
SUGARCREEK TOWNSHIP BOARD OF TRUSTEES
REGULAR MEETING

Monday, September 16, 2024, 7:00 P.M.

REGULAR SESSION:

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. ZC Case 02-2024:** Request for Map Amendment from A-1 (Agricultural)/WPAC (Wilmington Pike Area Corridor Overlay) Districts to B-2 PUD (Residential Planned Unit Development)/WPAC (Wilmington Pike Area Corridor Overlay) Districts and Preliminary Development Plan Approval for a proposed Sheetz restaurant/convenience store/fueling station. – 2024.09.16.01
 - Public hearing is formally opened
 - Staff report on the text amendments
 - Those wishing to speak in favor
 - Those wishing to speak against
 - Neutral parties wishing to speak
 - Public hearing is closed
 - Deliberation and decision
- 5. ZC Case 03-2024:** Request for Final Development Plan Approval for the Feedwire Farm subdivision, containing 80 lots – 2024.09.16.02
 - Public hearing is formally opened
 - Staff report on the text amendments
 - Those wishing to speak in favor
 - Those wishing to speak against
 - Neutral parties wishing to speak
 - Public hearing is closed
 - Deliberation and decision
- 6. Reports**
 - A. Administrator
 - B. Assistant Administrator/Zoning
 - C. Fiscal Officer
 - D. Fire
 - E. Police
 - F. Roads and Services
 - G. Information Technology

H. Trustees

7. **Public Comments** - Limited to five minutes per person. Agenda related business only.
(Time cannot be yielded to another person.)
8. **Old Business**
9. **Consent Agenda Items**
 - A. Payment of Bills
 - B. Minutes
 - C. Transfer of Appropriations – 2024.09.16.03
 - D. Accepting Amounts and Rates – 2024.09.16.04
 - E. Resignation of Fire Department Staff – Noah Silo– 2024.09.16.05
10. **Discussion Agenda Items**
11. **Public Comments** - Limited to five minutes per person. Township related business only.
(Time cannot be yielded to another person.)
12. **Trustee/Staff Discussion**
13. **Adjourn**



MEETING CONDUCT AND GUIDELINES

As Trustees of Sugarcreek Township, we encourage residents to attend our Township Meetings. We appreciate you taking time out of your busy schedules to be a part of your government in action. To help meetings move along in a positive manner, we have established the following guidelines for our meetings:

This is a Township Business meeting and is to be conducted in a professional, business-like manner. It is not our intention to embarrass or demean each other or any members of the audience. We will treat each other with courtesy and respect, and we ask for the same courtesy and respect from the audience. No one will get special treatment. These guidelines are for all of us.

As a professional meeting should not go longer than an hour to an hour and a half, it is our intention to stay within a reasonable time limit and follow the agenda.

There will be an Open Discussion at the end of the agenda for the audience to give comments on Township issues. When you have a question or comment, please go to the microphone, state your name, and address and direct your question to the Trustees. Please try to limit your comments to 3-5 minutes to allow everyone an opportunity to speak.

We appreciate your input. We will not allow any personal attacks or any type of outbursts or profanity from the audience.

If you have any personal comments that you would like to make to us as individuals, please feel free to call the Township Administrative offices or allow us to set up a time to speak with you individually.

It is our goal that meetings are productive and positive. We will do our best to conduct effective, professional meetings.

Thank you.

Sugarcreek Township Trustees



**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2024.09.16.01**

IN RE: ZC Case 02-2024: Request for Map Amendment from A-1 (Agricultural)/WPAC (Wilmington Pike Area Corridor Overlay) Districts to B-2 PUD (Residential Planned Unit Development)/WPAC (Wilmington Pike Area Corridor Overlay) Districts and Preliminary Development Plan Approval for a proposed Sheetz restaurant/convenience store/fueling station.

WHEREAS, a public hearing was held by the Sugar Creek Township Zoning Commission on Tuesday, July 6, 2024 at 7:00 p.m. on the following application:

WHEREAS, Applicant, Skilken Gold Real Estate Development, is requesting a Map Amendment from A-1 (Agricultural)/WPAC (Wilmington Pike Area Corridor Overlay) Districts to B-2 PUD (Residential Planned Unit Development)/WPAC (Wilmington Pike Area Corridor Overlay) Districts and Preliminary Development Plan Approval for a proposed Sheetz restaurant/convenience store/fueling station;

WHEREAS, the subject property is 5980 Wilmington Pike, parcel L32000100020005100 and L32000100030013000, containing 9.5520 acres; and

WHEREAS, the Greene County Regional Planning and Coordinating Commission recommended approval of the applicant's request during their July meeting cycle; and

WHEREAS, The Sugar Creek Township Zoning Commission held a Public Hearing on August 6, 2024 and recommended approval subject to the following conditions:

1. Final design shall be subject to approval of the Greene County Engineer's Office. The Final Development Plan shall reflect any improvements deemed necessary to serve the subject site stemming from the TIS.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. The applicant shall meet all federal, state, and local requirements and comply with recommendations from the SWCD and GCEO with respect to the drainage.
4. Final design shall be subject to approval of Sugar Creek Township Fire Department.
5. Miami Valley Drive will be extended to Access Drive "A" prior to the opening of the business.
6. Property Owner's Association documents must be submitted with an application for Final Development Plan approval.
7. Conforming elevations, landscaping, photometric and sign plans must be submitted with an application for Final Development Plan approval.
8. The applicant shall be limited to a total of 40 parking spaces. Aisle widths serving two-way traffic must meet the 24' standard.
9. Details on the outdoor seating/café area will be reviewed and approved at the Final Development Plan stage.
10. Approval for the use/layout of the "Proposed Parcel" shall be handled through the PUD modification process (modified Preliminary, followed by an FDP process).
11. An evaluation of the primary access drive to make the turn into the drive-through lane easier to navigate will be completed.

12. An evaluation of landscape not hardscape adjacent to the pick-up window will be completed.
13. Landscaping around the transformer and the air machine shown on the plan will be depicted on the landscaping plan submitted with the Final Development Plan application.

NOW THEREFORE, BE IT RESOLVED, after the hearing the Board of Trustees deliberated on the above application and passed a motion to approve the Map Amendment and to approve the Preliminary Development Plan as requested by the applicant subject to conditions as recommended by the Zoning Commission.

Marvin Moeller, Chairperson

Fred Cramer, Vice-Chairperson

Carolyn L. Destefani, Trustee

Richard J. Demko, Fiscal Officer



**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2024.09.16.02**

IN RE: ZC Case 03-2024: Request for Final Development Plan Approval for the Feedwire Farm subdivision, containing 80 lots.

WHEREAS, Applicant, Feedwire Farm JV, LLC is requesting Final Development Plan Approval for the Feedwire Farm subdivision, containing 80 lots;

WHEREAS, the subject property is 3634 Feedwire Road, parcels L32000100130000300 and L32000100130053800, 58.281 acres; and

WHEREAS, The Sugarcreek Township Zoning Commission held a Public Hearing on September 4, 2024 and recommended approval of the applicant's request subject to the following conditions:

1. Final design shall be subject to approval of the Greene County Engineer's Office
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. The applicant shall meet all federal, state, and local requirements and comply with recommendations from the SWCD and GCEO with respect to the drainage plan developed.
4. Final design shall be subject to approval of Sugarcreek Township Fire Department.
5. Lots 16-21 shall be modified to allow for the hiker/biker trail, landscaping and mounding to be located on an open space lot.
6. The use of vinyl and/or aluminum siding shall be prohibited. First floor brick/stone wraps and side entry garages will be required for all homes constructed within this development. A third car attached front-facing "carriage" garage is permitted provided the garage door height is consistent with the garage door height of the side entry garage.
7. Enclosed accessory buildings, privacy fences and above ground pools shall not be permitted to be constructed within the development. Pergolas constructed of materials complementing the main structure will be permitted up to a maximum size of 200 SF. The HOA documents shall be updated to reflect this prohibition/allowance.
8. Minimum home sizes, as proposed by the developer (2000 for a ranch and 2400 SF for a two-story) will be required.
9. The same home plan will not be permitted to be constructed side by side.
10. All homes backing up to Feedwire Road will be single-story ranch homes.
11. A public access easement shall be provided covering all multi-use path proposed in the development.
12. 4' black anodized aluminum fence shall be the only fence to be utilized development wide.
13. Any fencing/mounding/landscaping agreed upon by the developer and the property owners to the north shall be depicted on a revised landscaping plan. The maintenance responsibility for this fence shall be clearly established on the landscaping plan.
14. The builder shall be required to depict the trees within the no cut zone on each site plan submitted for approval for lots 1-16.
15. Site plans submitted for approval for each individual home must depict two trees to be planted in the front yard (not foundation landscape plantings). HOA documents shall be updated to require that these trees be maintained by individual homeowners.

16. No trees shall be permitted to be removed from the identified no cut zone except the removal of invasive species, dead vegetation, etc. Any trees removed from the no cut zone and any trees shown on the landscaping plan and approved site plans and subsequently removed due to damage, disease or for any other reason shall be replanted. Any tree larger than six caliper inches DBH removed shall be replaced with two one-and-a-half caliper inch DBH trees. Removals and replanting must be coordinated with the Zoning Compliance Officer.
17. Installation of street signs shall be the responsibility of the developer.
18. The boulevard entrance open space area needs to be depicted as an open space lot with maintenance responsibility assigned to the HOA.
19. The remains located in the cemetery on site shall be relocated off-site with a preference for a Pioneer Cemetery.
20. Any and all required approvals for the relocation of the identified remains must be followed by the developer. The developer shall keep the township apprised of any work occurring/approvals received.
21. Relocation of bodies shall be completed by the developer prior to any right-of-way dedication.
22. The hiker biker trail adjacent to Feedwire connecting to Deerfield Estates and Bellbrook Middle School shall be installed at the beginning of the development (to be completed prior to the issuance of the fifth Zoning Certificate).
23. Maintenance responsibility for the park area shall be clearly defined and included on the landscaping plan. Any final agreements with the Park District shall be provided (agreement in principle provided).
24. A bond shall be posted to ensure completion of the open space improvements (landscaping, mounding, etc.) not in place prior to the issuance of the fifth Zoning Certificate.
25. No trees (private lots and open space lots) shall be permitted to be placed within the right-of-way with the exception of the boulevard entrance and subject to condition #18.
26. Light fixture details for any lighting to be installed on site or off (on the Middle School property) must comply with Section 7.02 of the Sugarcreek Township Zoning Resolution (12' maximum height from grade and full-cutoff fixture type required).
27. The Cluster Box Unit shall include a pull off area and lighting consistent with Section 7.02 (12' maximum height from grade and full-cutoff fixture type required).
28. To the extent possible, all public utilities shall be screened from public view.
29. The mounding along Feedwire Road shall be increased in height to be a minimum of 4' in height up to 6' in height (and shall undulate).
30. Right-of-way shall be dedicated for a future roundabout at the Middle School entrance (southeast corner of the development site, an approximately a triangle of 45' constituting approximately 0.023 acres).
31. Developer shall appear before the Zoning Commission for final sign approval.

NOW THEREFORE, BE IT RESOLVED, after the hearing the Board of Trustees deliberated on the above application and passed a motion to approve the Map Amendment and to approve the Preliminary Development Plan as requested by the applicant subject to conditions as recommended by the Zoning Commission and amended:

1. Final design shall be subject to approval of the Greene County Engineer's Office
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. The applicant shall meet all federal, state, and local requirements and comply with recommendations from the SWCD and GCEO with respect to the drainage plan developed.

4. Final design shall be subject to approval of Sugarcreek Township Fire Department.
5. The use of vinyl and/or aluminum siding shall be prohibited. First floor brick/stone wraps and side entry garages will be required for all homes constructed within this development. A third car attached front-facing "carriage" garage is permitted provided the garage door height is consistent with the garage door height of the side entry garage.
6. Enclosed accessory buildings, privacy fences and above ground pools shall not be permitted to be constructed within the development. Pergolas constructed of materials complementing the main structure will be permitted up to a maximum size of 200 SF. The HOA documents shall be updated to reflect this prohibition/allowance.
7. Minimum home sizes, as proposed by the developer (2000 for a ranch and 2400 SF for a two-story) will be required.
8. The same home plan will not be permitted to be constructed side by side.
9. All homes backing up to Feedwire Road will be single-story ranch homes.
10. A public access easement shall be provided covering all multi-use path proposed in the development.
11. 4' black anodized aluminum fence shall be the only fence to be utilized development wide.
12. Any fencing/mounding/landscaping agreed upon by the developer and the property owners to the north shall be depicted on a revised landscaping plan. The maintenance responsibility for this fence shall be clearly established on the landscaping plan.
13. The builder shall be required to depict the trees within the no cut zone on each site plan submitted for approval for lots 1-16.
14. Site plans submitted for approval for each individual home must depict two trees to be planted in the front yard (not foundation landscape plantings). HOA documents shall be updated to require that these trees be maintained by individual homeowners.
15. No trees shall be permitted to be removed from the identified no cut zone except the removal of invasive species, dead vegetation, etc. Any trees removed from the no cut zone and any trees shown on the landscaping plan and approved site plans and subsequently removed due to damage, disease or for any other reason shall be replanted. Any tree larger than six caliper inches DBH removed shall be replaced with two one-and-a-half caliper inch DBH trees. Removals and replanting must be coordinated with the Zoning Compliance Officer. The HOA documents shall be updated to include this language.
16. Installation of street signs shall be the responsibility of the developer.
17. The boulevard entrance open space area needs to be depicted as an open space lot with maintenance responsibility assigned to the HOA.
18. The remains located in the cemetery on site shall be relocated off-site with a preference for a Pioneer Cemetery.
19. Any and all required approvals for the relocation of the identified remains must be followed by the developer. The developer shall keep the township apprised of any work occurring/approvals received.
20. Relocation of bodies shall be completed by the developer prior to any right-of-way dedication.
21. The hiker biker trail adjacent to Feedwire connecting to Deerfield Estates and Bellbrook Middle School shall be installed at the beginning of the development (to be completed prior to the issuance of the fifth Zoning Certificate).
22. Maintenance responsibility for the park area shall be clearly defined and included on the landscaping plan. Any final agreements with the Park District shall be provided (agreement in principle provided).
23. A bond shall be posted to ensure completion of the open space improvements (landscaping, mounding, etc.) not in place prior to the issuance of the fifth Zoning Certificate.

24. No trees (private lots and open space lots) shall be permitted to be placed within the right-of-way with the exception of the boulevard entrance and subject to condition #18. The HOA documents shall be updated to include this language.
25. Light fixture details for any lighting to be installed on site or off (on the Middle School property) must comply with Section 7.02 of the Sugarcreek Township Zoning Resolution (12' maximum height from grade and full-cutoff fixture type required).
26. The Cluster Box Unit shall include a pull off area and lighting consistent with Section 7.02 (12' maximum height from grade and full-cutoff fixture type required).
27. To the extent possible, all public utilities shall be screened from public view.
28. The mounding along Feedwire Road shall be increased in height to be a minimum of 4' in height up to 6' in height (and shall undulate).
29. Right-of-way shall be dedicated for a future roundabout at the Middle School entrance (southeast corner of the development site, an approximately a triangle of 45' constituting approximately 0.023 acres).
30. Developer shall appear before the Zoning Commission for final sign approval.

Marvin Moeller, Chairperson

Fred Cramer, Vice-Chairperson

Carolyn L. Destefani, Trustee

Richard J. Demko, Fiscal Officer



**Administrator's Report to the Trustees
September 16, 2024**

The following represents a brief update of the activities, information, and issues which the Administration is currently working on:

- Meetings continue regarding the I-675/Wilmington Pike Corridor project. The AER should be completed by October 11, 2024. Local share matching funds for the Congressional allocated money should be secured by month's end.
- Met with a party interested in purchasing the Sugar Valley Golf Club. It is my understanding they are under contract with a closing date near year end.
- Bids for the Veterans Memorial are due by the end of this week with the bid opening to take place on September 23rd.
- Met with the Greene County Engineer and others to formulate an acceptable plan for the replacement of one lane of Shellbark Drive, some curbing and gutter, and sidewalks due to a water leak. The repair work was scheduled to start today.
- Met with Xenia and Bellbrook City managers to discuss the state of the Greene Central Dispatch Center. They are currently down 5 dispatchers.
- Attended an informative session at the Honda Battery Plant in Jeffersonville as planned by Trustee Destefani and David Burrow of the Dayton Development Coalition.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be the initials "BT" or a stylized "B" followed by a flourish.

Barry P. Tiffany
Township Administrator



**Staff Report for the Sugar Creek Township Board of Trustees
August 6, 2024 to September 13, 2024**

The following is a snapshot of the activities and areas of responsibility for the Sugar Creek Township Planning and Zoning Department. This report is prepared to keep the Board of Trustees informed and the citizens apprised of their Planning and Zoning Department. If further information or an explanation is needed, please contact Cara Tilford at 937-848-8426.

Board of Zoning Appeals Activities:

- **August 22, 2024: Canceled**
- **September 26, 2024: Canceled**

Zoning Commission Activities:

- **August 6, 2024 Zoning Commission Meeting Follow-Up:**
 - **ZC Case 02-2024:** Applicant, Skilken Gold Real Estate Development is requesting a map amendment to the Sugar Creek Township Zoning Resolution to rezone 10.937 acres from A-1 (Agricultural)/B-2 (General Business)/WPAC (Wilmington Pike Area Corridor Overlay) District to B-2 PUD (General Business Planned Unit Development)/WPAC (Wilmington Pike Area Corridor Overlay) District. The subject parcel is 5980 Wilmington Pike, can be further identified by parcel numbers L32000100020005100 and L32000100030013000 is owned by Christ Evangelical United Brethren Church (9.5520 acres) and Hope United Methodist Church (1.3850 acres). The applicant is also requesting preliminary development plan approval under Article 5 of the Sugar Creek Township Zoning Resolution for a proposed Sheetz restaurant/convenience store/fueling station.
 - *The Zoning Commission recommended approval of the map amendment and approval of the Preliminary PUD Plan subject to conditions. This case will be considered by the Board of Trustees on September 16, 2024.*

- **September 3, 2024 Zoning Commission Meeting Follow-Up**
 - **ZC Case 03-2024**: Applicant, Feedwire Farm JV, LLC, is requesting final development plan approval under Article 5 of the Sugarcreek Township Zoning Resolution for the proposed Feedwire Farm subdivision. The subject property is 3634 Feedwire Road, can be further identified by parcel numbers L32000100130000300 and L32000100130053800, contains approximately 58.2 acres and is owned by Feedwire Farm JV, LLC (39.932 acres) and RJ Real Estate Properties, LLC (18.349 acres). The subject property is located in the PUD-R (Residential Planned Unit Development) District.
 - *The Zoning Commission tables this case per the applicant's request.*
 - **ZC Case 03-2024**: Applicant, Feedwire Farm JV, LLC, is requesting final development plan approval under Article 5 of the Sugarcreek Township Zoning Resolution for the proposed Feedwire Farm subdivision. The subject property is 3634 Feedwire Road, can be further identified by parcel numbers L32000100130000300 and L32000100130053800, contains approximately 58.2 acres and is owned by Feedwire Farm JV, LLC (39.932 acres) and RJ Real Estate Properties, LLC (18.349 acres). The subject property is located in the PUD-R (Residential Planned Unit Development) District.
 - *The Zoning Commission recommended approval of the Final PUD Plan subject to conditions. This case will be considered by the Board of Trustees on September 16, 2024.*

Meetings/Accomplishments:

- Attended Zoning Commission Meeting on August 6, 2024
- Met with developer to discuss land in the township on August 7, 2024
- Attended call with National Fitness Campaign on August 7, 2024
- Attended website update project kickoff meeting on August 8, 2024
- Met with business owner to discuss land in the township on August 16, 2024
- Attended Tax Incentive Review Committee Meeting at the Greene County Auditor's Office on August 21, 2024
- Posted Veterans Memorial RFP on August 26, 2024 (also sent to paper)
- Attended Zoning Commission Meeting on September 3, 2024
- Attended meeting with the Greene County Engineer's Office to discuss Shellbark Drive repairs (water line break caused damage to the roadway) on September 4, 2024
- Met with IGS to discuss energy contract on September 9, 2024
- Met with Tech Advisory to discuss cameras at the Public Safety Building/Station 71 on September 10, 2024
- Met with Tech Advisors to discuss Cybersecurity Software and Services Grant on September 10, 2024
- Met with contractor to discuss construction of a fence on September 11, 2024

- Attended RPCC Technical Advisory Committee Meeting on September 11, 2024
- Met with resident to discuss HOA covenants updates on September 12, 2024
- Prepared and sent Zoning Commission Notices of Decision (August and September meetings)
- Prepared and sent Zoning Commission packets for the September 3, 2024 meeting
- Prepared and sent Legal and Public Notices for the September 3, 2024 Zoning Commission Meeting and the September 16, 2024 Trustee Meeting (ZC02-2024 and ZC03-2024)
- Prepared and sent Trustee packets for the September 16, 2024 Trustee Meeting (ZC02-2024 and ZC03-2024)
- Prepared DTE 23 to exempt the Veterans Memorial parcel (acquired in 2023) from taxation; will be filed with the Auditor's Office this week



Sugar Creek Township Trustees Report For September 16th , 2024

The following information is a snapshot of the activities and areas of responsibilities for Sugar Creek Township Fire Department. This report was generated on 09.16.2024 to keep the Board of Trustees informed of their Fire Department. If further information is needed, please contact Chief Buffenbarger at 937-848-7344.

Trainings: (Note: Trainings are conducted via Zoom between fire stations whenever possible)

- High Rise Operations
- Water Supply
- Trauma review
- Mental Health & First Responders
- AES electrical 101

Statistics :

2024 Totals

- EMS Responses: 757 (77.2%) MVC's 123 (12.5%)
- Fire Responses: 224 (22.8%) Cornerstone 96 (9.8%)

Total 981

Mutual Aid Given (number of incidents) *= 86

- Fire = 51
- EMS = 41

Mutual aid given to department = (43 – Bellbrook, 25– Spring Valley, 7 – Beavercreek, 6 – Wash Twp. 1 – Fairborn, 2 – Kettering, 2- Wayne Twp.)

Mutual Aid Received (number of incidents) *= 60

- Fire = 38
- EMS = 26

Mutual aid received from department (28 – Wash Twp, 29 – Bellbrook, 7 – Beavercreek, 6– Spring Valley, 2 – Wayne Twp, 3 – Xenia Twp., 5 – Kettering, 1- Fairborn, 1- Riverside)

*Note – On occasion we send/receive multiple M/A apparatus on an incident

Information:

- M72 front brakes replaced
- FM 70 vehicle had front brakes replaced, transmission flushed, and radiator flushed
- Received an estimate for a water softener at Station 71

- Annual NFPA required hose testing is underway
- Annual NFPA pump testing is being scheduled
- New mobile radio for FM 70 vehicle has been delivered
- Part-time FF/EMT Noah Silo resigned
- Viking Heating & Air serviced Station 71 HVAC
- Station 71 cab seats repaired

Status of Issues the Fire Department is Addressing:

- Working on SHSP grant for six tornado sirens
- Capt. Rigsby remains on leave
- MDT on E71 needs serv

Fire Department Scheduled Events Attended:

- Greene County Fire Chiefs meeting
- Regional hazmat advisory board meeting
- Touch-A-Truck event at Sinclair’s Clys Rd. campus
- Caleigh’s Place pre-school class visited Station 72
- Lions Club Festival cleanup
- Girl Scouts fishing derby

Fiscal:

As of September 9 th , 2024	Final Appropriation	Current Reserve for Encumbrance	YTD Expenditures	Unencumbered Balance	YTD % Expenditures
Fire	\$3,459,660.00	\$339,531.41	2,308,757.37	\$838,419.84	66.216%
EMS	\$213,200.00	\$17,111.09	\$149,197.31	\$49,060.72	69.275%
Cell Tower Fund	\$27,068.58	\$0.00	\$0.00	\$27,068.58	0.00%
Department Total	\$3,699,928.58	\$356,642.50	\$2,457,954.68	\$914,549.14	65.912%

Projected Capital Needs:

- Replace ATV-71 \$45,000
- Bay Doors Station 71 \$18,000
- Bay Doors Station 72 \$30,000
- Training Prop \$40,000
- Hose Testing Machine \$5,000
- Thermal Imaging Camera \$7,000
- MDT for Fire Marshal \$3,500
- Portable Radios \$120,000
- Life Packs (Physio Control) \$180,000

Respectfully Submitted,

Doug Buffenbarger
Fire Chief



Michael A. Brown
Chief of Police

Trustee Report September 16, 2024

Training

- In September, our officers will be training for the proficiency firearms at the range.
- No other classes scheduled for September.

Fiscal

Budget 2024 (Final Appropriation)	\$3,176,775.00
Expenditures as of September 9, 2024	\$2,010,432.14
% of Budget Used	63%
% of Budget Year Target for the end of September	74.7%
% of Budget Remaining	37%
Cash Balance as of September 9, 2024	\$2,122,211.40

EVENTS/APPEARANCES

- On August 5th, Chief Brown attended the ribbon cutting at the football field.
- On August 14th, Chief Brown attended the PSISN Board Meeting.
- On August 22nd, Chief Brown and Detective Stayer attended a class at the Centerville Police Department.
- On August 24th, Chief Brown was in the Lions Parade.
- On September 12th, chief Brown attended the Ministerial Luncheon.

Respectfully submitted,



Michael A. Brown
Chief of Police



Michael A. Brown
Chief of Police

Police Blotter

August 1, 2024

- Business and house checks
- Community policing
- Crash report on Wilmington Pike
- Fraud report on Ferry Road

August 2, 2024

- Crash on Killian Court
- Theft report on Feedwire Road
- Traffic stops

August 3, 2024

- Welfare check on Cloy Road
- Emotional disturbed person on W. Reserve Street
- Crash report on Stewart Road

August 4, 2024

- An animal complaint on Wilmington Pike
- Theft arrest on Wilmington Pike
- Welfare check on Lower Bellbrook Road

August 5, 2024

- Nothing to Report

August 6, 2024

- Community policing
- Crash report on Upper Bellbrook Road
- Domestic violence on Rose Lake Drive

August 7, 2024

- Welfare check on Acorn Drive
- Suspicious vehicle on Rose Lake Drive
- Traffic stops

August 8, 2024

- Nothing to Report

August 9, 2024

- Request of an officer on Surrey Trail
- Crash report on Upper Bellbrook Road

August 10, 2024

- Burglary on Bayberry Cove Drive
- Disturbance on Surrey Trail
- Solicitor on Wilmington Pike
- Request of an officer on Silverado Drive

August 11, 2024

- Nothing to Report

August 12, 2024

- Crash report on Feedwire Road
- 911 Hang up on Seton Hill Drive
- Request of an officer on Clyo Road
- Theft report on Feedwire Road

August 13, 2024

- Traffic stops
- An animal complaint on Haines Road

August 14, 2024

- Theft report on Feedwire Road
- Unwanted subject on Upper Bellbrook Road
- Domestic dispute on Surrey Trail
- Crash report on Wilmington Pike

August 15, 2024

- Business and house checks
- Community policing
- Disturbance on Wilmington Pike
- Crash report on Wilmington-Dayton Road
- Theft report on Ferry Road

August 16, 2024

- Request of an officer on Pepperwell Circle
- Crash report on Upper Bellbrook Road
- Welfare check on Oleva Drive
- Theft arrest on Wilmington Pike

August 17, 2024

- Theft report on Feedwire Road
- Crash report Middle Run Road
- Crash report on E. Briggs Road
- Welfare check on Wilmington Pike
- Criminal damaging on Toll Gate Lane

August 18, 2024

- Traffic stops
- Crash report on Feedwire Road
- Crash report on Reserve Blvd.

August 19, 2024

- Nothing to Report

August 20, 2024

- Theft report on Feedwire Road
- Welfare Check on Middle Run Road
- Disturbance on Wilmington Pike

August 21, 2024

- Nothing to Report

August 22, 2024

- Suspicious vehicle on Bugle Bluff Drive
- Burglary on Upper Bellbrook Road
- Found property on W. Salinas Circle
- Theft arrest on Wilmington Pike

August 23, 2024

- Theft arrest on Wilmington Pike
- Suspicious vehicle on Heritage Trace Drive
- Traffic stops

August 24, 2024

- Parking violation on Cypress Pointe Drive
- Request of an officer on Amaryllis Drive
- Crash report on Feedwire Road
- Community policing
- Panhandling reported on Wilmington Pike

August 25, 2024

- Business and house checks
- Community policing
- Peace officer needed on N. Lakeman Drive

August 26, 2024

- Traffic stops
- Bike patrol
- Theft reported on Feedwire Road
- Intoxicated subject on Wilmington Pike

August 27, 2024

- Crash report on Wilmington-Dayton Road
- Suspicious vehicle on Brookdale Lane
- Welfare check on Wilmington Pike

August 28, 2024

- Crash report on Feedwire Road
- Fraud report taken on Silverado Drive
- Disturbance on N. Lakeman Drive

August 29, 2024

- Nothing to Report

August 30, 2024

- Request of an officer on Callalily Drive
- Crash report on Centerville Road
- Business checks

August 31, 2024

- Crash report on S. Alpha Bellbrook Road
- Crash report on Wilmington Pike
- Business and house checks daily
- Traffic stops
- Panhandling reported on Wilmington Pike



Staff Report for Sugar Creek Township Trustees September 16 , 2024

The following information is a snapshot of the activities and areas of responsibilities for the Sugar Creek Township Roads and Services Department.

Calls for Service:

- There were no call outs for service in this time frame.

Accomplishments:

- Dura Patched- Middle Run, River Edge Circle, Winding Brook, Fauber
- Picked up 50 ton of 411 from Ernst
- Mowed – Shop, Clio, Center Point, Bike Path, Lakeman, Tollgate, Carpenter, LSC
- Signs- Moved Radar sign to Silverado, Center Point new center lane sign up
- Trimmed trees on LSC, Clear Brooke, Mcbee, Sugar Brook, Surrey Trail, Center Point, Ferry
- Picked up emulsion in Jasper and washed 9's from Melvin
- Berm / Ditch work- Land Dr
- Changed radar batteries- X2
- Land Dr- full depth road repair to berm
- Installed water fountain at PD
- LSC- raised guardrail used 12 ton of chips and dust
- Ferry rd. – street sweep for painting
- East or Eden – Crack sealed
- Fixed belt on berm box
- Soaring Heights- filled potholes
- Street Sweeping- Ferry
- Darst- cleared out brush around signs
- Silvercreek picked up 58 ton of salt
- Picked up signs in right of way
- Picked up multiple dead animals

Respectfully,

Justin Windsor
Assistant Director of Roads and Services

Payment Listing

8/2/2024 to 9/12/2024

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status	
1412-2024	08/02/2024	08/02/2024	CH	BUREAU OF WORKERS' COMPENSATION	\$3,005.96	C	
	Purpose:	Worker's Comp Monthly Payment					
1490-2024	08/09/2024	08/09/2024	CH	HUNTINGTON NATIONAL BANK	\$734.44	C	
	Purpose:	Admin/Roads/Police - Rocketlaw, Intuit QBook, USB Extension Cable, 6pk Legal Pad, Durapatcher, USPS, Headphones, Battery & 5pk Flash Drive					
1666-2024	08/30/2024	09/04/2024	CH	NAVIA BENEFIT SOLUTIONS, INC.	\$8,379.56	C	
	Purpose:	Employee HRA Charges & Navia Fees					
1667-2024	09/05/2024	09/05/2024	CH	Ohio Auditor of State	\$1,320.00	O	
	Purpose:	Admin - UAN Fees - 4th QTR 24					
1675-2024	08/30/2024	09/06/2024	CH	HUNTINGTON NATIONAL BANK	\$112.81	C	
	Purpose:	Admin - August Bank Fees					
1676-2024	09/09/2024	09/09/2024	CH	BUREAU OF WORKERS' COMPENSATION	\$3,005.96	O	
	Purpose:	BWC Payment					
1679-2024	09/12/2024	09/12/2024	CH	HUNTINGTON NATIONAL BANK	\$2,291.89	O	
	Purpose:	Admin/Roads/Police - Advert for bids, office supplies, recurring monthly charges, FO training, brush cutter blades, durapatcher, water fountain					
92855	08/02/2024	08/02/2024	AW	CENTERPOINT ENERGY	\$107.30	C	
	Purpose:	Police/ Fire - Natural Gas PSB & Station 71 - Monthly					
92856	08/02/2024	08/02/2024	AW	DUNCAN OIL COMPANY	\$1,144.69	C	
	Purpose:	Police/Fire - Fuel - Monthly					
92857	08/02/2024	08/02/2024	AW	NORTHCOAST PRODUCTS	\$1,977.80	C	
	Purpose:	Roads - Rapid Set Emulsion					
92858	08/02/2024	08/02/2024	AW	MUFFLER BROTHERS	\$207.29	C	
	Purpose:	Police - Repair Car 105					
92859	08/02/2024	08/02/2024	AW	ADVANCE AUTO PARTS	\$27.29	C	
	Purpose:	Police - Parts for Car 105					
92860	08/02/2024	08/02/2024	AW	CHARTER COMMUNICATIONS	\$116.28	C	
	Purpose:	Admin/Roads - Spectrum Buisness TV - Monthly					
92861	08/02/2024	08/02/2024	AW	CHARTER COMMUNICATIONS	\$248.89	C	
	Purpose:	Police/Fire - Station 71 Cable, PSB Cable, DID Blocking					
92862	08/02/2024	08/02/2024	AW	ODP BUSINESS SOLUTIONS,LLC	\$109.19	C	
	Purpose:	Police - Toner & Plates					
92863	08/02/2024	08/02/2024	AW	CITI CARDS	\$1,330.23	C	
	Purpose:	Fire - Camera, Supplies, UPS, Batteries, Flag, Ink, Brushes, Books					
92864	08/02/2024	08/02/2024	AW	BERAN CUSTOM WOODWORKING, LLC	\$40.00	C	
	Purpose:	Fire - Accountability Tags					
92865	08/02/2024	08/02/2024	AW	FIRE APPARATUS SERVICE AND REPAIR, I	\$2,436.91	C	
	Purpose:	Fire - Medic 72 lube, oil filter, repalced batteries/Endine 71 compartment door switch repair, asi & install guages/Ladder 72 repair compartment door switch					
92866	08/02/2024	08/02/2024	AW	TROPHY SPORTS CENTER	\$570.00	C	
	Purpose:	Fire - Zehring & Taylor Uniforms					
92867	08/05/2024	08/05/2024	AW	US BANK EQUIPMENT FINANCE	\$1,245.96	C	
	Purpose:	Admin/Roads/Police/Fire - Copier Fees - Monthly					
92868	08/05/2024	08/05/2024	AW	TRANSUNION RISK & ALTERNATIVE DATA	\$78.00	C	
	Purpose:	Police - Searches					
92869	08/05/2024	08/05/2024	AW	FLOCK SAFETY	\$2,500.00	C	
	Purpose:	Police - Annual Fee					

Payment Listing

8/2/2024 to 9/12/2024

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
92870	08/05/2024	08/05/2024	AW	MUFFLER BROTHERS	\$69.50	C
				Purpose: Police - Car 114		
92871	08/05/2024	08/05/2024	AW	CHOICE ONE ENGINEERING	\$2,190.00	C
				Purpose: Admin - Design for Veteran's Memorial		
92874	08/06/2024	08/06/2024	AW	Tyler Technologies, Inc.	\$6,000.00	C
				Purpose: Police/Fire - VPN Bunble Line for Dispatch		
92875	08/06/2024	08/06/2024	AW	DUNCAN OIL COMPANY	\$1,542.79	C
				Purpose: Police/Fire - Fuel		
92876	08/06/2024	08/06/2024	AW	BREATHING AIR SYSTEMS	\$1,818.70	C
				Purpose: Fire - Maintenance on Air Cascades (both stations)		
92877	08/06/2024	08/06/2024	AW	P & R COMMUNICATIONS SERVICE, INC.	\$1,080.00	C
				Purpose: Fire - Radio Programming		
92878	08/06/2024	08/06/2024	AW	HENRY SCHEIN, INC.	\$199.58	C
				Purpose: Fire - EMS Supplies		
92879	08/06/2024	08/06/2024	AW	OHIO FIRE CHIEF'S ASSOCIATION	\$125.00	C
				Purpose: Fire - Dues		
92880	08/06/2024	08/06/2024	AW	K. E. ROSE COMPANY	\$14,282.00	C
				Purpose: Fire - Outfitting New Car 70		
92881	08/06/2024	08/06/2024	AW	VALLEY ASPHALT CORPORATION	\$620.73	C
				Purpose: Roads - 448 TY1 Surf		
92886	08/07/2024	08/07/2024	AW	STANDARD INSURANCE COMPANY	\$222.11	C
92887	08/07/2024	08/07/2024	AW	DENTAL CARE PLUS, INC.	\$2,047.54	C
				Purpose: Employer cost		
92888	08/07/2024	08/07/2024	AW	FIDELITY SECURITY LIFE INSURANCE CO.	\$690.03	C
92889	08/07/2024	08/07/2024	AW	JEFFERSON HEALTH PLAN	\$58,900.24	C
				Purpose: Employee/Employer Withholdings		
92890	08/07/2024	08/07/2024	AW	MUFFLER BROTHERS	\$140.89	C
				Purpose: Police - Car 115		
92891	08/07/2024	08/07/2024	AW	CAPITAL TIRE, INC.	\$508.00	C
				Purpose: Police - Car 115		
92892	08/07/2024	08/07/2024	AW	ODP BUSINESS SOLUTIONS,LLC	\$61.11	C
				Purpose: Police - copy stamp, envelopes		
92893	08/07/2024	08/07/2024	AW	QUADIENT, INC.	\$150.00	C
				Purpose: Admin/Roads/Police/Fire - Postage - Monthly		
92894	08/07/2024	08/07/2024	AW	CITY OF XENIA	\$72,500.00	C
				Purpose: Police/Fire - Dispatch Fees		
92895	08/07/2024	08/07/2024	AW	AIM MEDIA MIDWEST	\$579.72	C
				Purpose: Admin - Legal Notices		
92896	08/07/2024	08/07/2024	AW	GREENE COUNTY SANITARY ENGINEER	\$125.60	C
				Purpose: Admin/Roads - Water/Sewer July Usage		
92898	08/08/2024	08/08/2024	AW	FIDELITY SECURITY LIFE INSURANCE CO.	\$728.90	C
				Purpose: Employer Contributions		
92899	08/09/2024	08/09/2024	AW	SPECTRUM	\$14.22	C
				Purpose: Admin/Roads - Adapter & Remote		
92900	08/09/2024	08/09/2024	AW	TECH ADVISORS	\$11,139.11	C
				Purpose: Police - LEADS Compliance		

Payment Listing

8/2/2024 to 9/12/2024

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
92901	08/09/2024	08/09/2024	AW	AES OHIO	\$1,934.93	C
				Purpose: Police/Fire - Station 71 Electric, RSB Electric, (Police) Electric Range - Monthly		
92902	08/09/2024	08/09/2024	AW	RUMPKE CONSOLIDATED	\$128.20	C
				Purpose: Police/ Fire - Trash - Monthly		
92903	08/09/2024	08/09/2024	AW	ADVANCE AUTO PARTS	\$320.32	C
				Purpose: Police - Car 112 Parts		
92904	08/09/2024	08/09/2024	AW	MUFFLER BROTHERS	\$455.30	C
				Purpose: Police - Car 112 Service		
92905	08/09/2024	08/09/2024	AW	PRO ONCALL TECHNOLOGIES	\$221.45	C
				Purpose: Admin/Roads/Police/Fire - Phone Service		
92906	08/09/2024	08/09/2024	AW	PHOENIX SAFETY OUTFITTERS	\$407.75	C
				Purpose: Fire - Uniforms		
92907	08/09/2024	08/09/2024	AW	O'REILLY AUTOMOTIVE, INC.	\$12.62	C
				Purpose: Fire - Mini Bulbs		
92908	08/09/2024	08/09/2024	AW	GREENE COUNTY SANITARY ENGINEER	\$478.70	C
				Purpose: Police/Fire - Station 71 Water/Sewer, PSB Water/Sewer - Monthly		
92909	08/14/2024	08/14/2024	AW	DUNCAN OIL COMPANY	\$1,258.79	C
				Purpose: Roads - Fuel - Monthly		
92910	08/14/2024	08/14/2024	AW	RUMPKE CONSOLIDATED	\$200.43	C
				Purpose: Admin/Roads - 4YD Dumpster Service - Monthly Fire - Station 71 Trash		
92911	08/14/2024	08/14/2024	AW	AES OHIO	\$547.79	C
				Purpose: Admin/Roads - Main Building, Quonset Hut, Traffice Signal - Monthly		
92912	08/14/2024	08/14/2024	AW	ODP BUSINESS SOLUTIONS,LLC	\$128.82	C
				Purpose: Admin - Copy Paper, Staples, Highlighters, Post its Police - Copy Paper, Wrist Key Rings		
92913	08/14/2024	08/14/2024	AW	VERIZON WIRELESS	\$570.47	C
				Purpose: Police - MDT's		
92914	08/14/2024	08/14/2024	AW	DELL FINANCIAL SERVICES	\$892.83	C
				Purpose: Admin/Roads/Police/Fire - Computer Rentals		
92915	08/14/2024	08/14/2024	AW	HOME DEPOT CREDIT SERVICES	\$35.90	C
				Purpose: Police - D.Root Hardware		
92916	08/14/2024	08/14/2024	AW	WASH IT DEAN	\$75.00	O
				Purpose: Police - Car Wash		
92917	08/14/2024	08/14/2024	AW	AIRGAS USA, LLC	\$42.87	C
				Purpose: Fire - Cyclinder Rental		
92918	08/14/2024	08/14/2024	AW	AMS SUPPLY	\$417.00	C
				Purpose: Fire - 3 squeeeges		
92919	08/14/2024	08/14/2024	AW	STRYKER SALES, LLC	\$1,168.50	C
				Purpose: Fire - pulse ox replacement for broken cord		
92920	08/14/2024	08/14/2024	AW	CHARTER COMMUNICATIONS	\$701.99	C
				Purpose: Admin/Roads/Police/Fire - Spectrum Business		
92921	08/14/2024	08/14/2024	AW	CHARTER COMMUNICATIONS	\$1,235.00	C
				Purpose: Police/Fire - PSB EPL, Dispatch EPL, PSB Fiber		
92922	08/15/2024	08/15/2024	AW	K. E. ROSE COMPANY	\$45,107.71	C
				Purpose: Police - Equip New Police Cars		

Payment Listing

8/2/2024 to 9/12/2024

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
92923	08/15/2024	08/15/2024	AW	MELVIN STONE COMPANY	\$129.14	C
				Purpose: Roads - #9 Limestone		
92924	08/19/2024	08/19/2024	AW	VIKING HEATING	\$715.00	O
				Purpose: Fire - Satation 71 HVAC Repair		
92925	08/19/2024	08/19/2024	AW	DUNCAN OIL COMPANY	\$1,103.53	C
				Purpose: Police/Fire - Fuel		
92926	08/19/2024	08/19/2024	AW	DC DOOR COMPANY	\$370.00	C
				Purpose: Fire - Door Repair		
92927	08/19/2024	08/19/2024	AW	FIRE APPARATUS SERVICE AND REPAIR, I	\$1,539.00	O
				Purpose: Fire - L-72 drain fitting repair/E71 pump p[acking repair/E71 repair recirculating line/E71 tie rods & king pins greased		
92928	08/19/2024	08/19/2024	AW	BERAN CUSTOM WOODWORKING, LLC	\$30.00	C
				Purpose: Fire - Foam for Case		
92929	08/19/2024	08/19/2024	AW	AMS SUPPLY	\$91.75	C
				Purpose: Fire - handles for squeeeges		
92930	08/19/2024	08/19/2024	AW	REMCO SYSTEMS, INC.	\$817.08	C
				Purpose: Police - Records jacket folders printed		
92931	08/19/2024	08/19/2024	AW	TAYLOR STINSON	\$40.00	C
				Purpose: Roads - Cell Phone Reimbursement - Monthly		
92932	08/19/2024	08/19/2024	AW	RICHARD CIPRIANO	\$40.00	O
				Purpose: Roads - Cell Phone Reimbursement - Monthly		
92933	08/19/2024	08/19/2024	AW	RICH DEMKO	\$40.00	C
				Purpose: Admin - Cell Phone Reimbursement - Monthly		
92934	08/19/2024	08/19/2024	AW	MARVIN MOELLER	\$40.00	O
				Purpose: Admin - Cell Phone Reimbursement - Monthly		
92935	08/19/2024	08/19/2024	AW	Justin Windsor	\$60.00	C
				Purpose: Roads - Cell Phone Reimbursement - Monthly		
92936	08/19/2024	08/19/2024	AW	JOSHUA DARNELL	\$40.00	C
				Purpose: Roads - Cell Phone Reimbursement - Monthly		
92937	08/19/2024	08/19/2024	AW	IAN TAMPLIN	\$40.00	C
				Purpose: Roads - Cell Phone Reimbursement - Monthly		
92938	08/19/2024	08/19/2024	AW	FRED CRAMER	\$40.00	O
				Purpose: Admin - Cell Phone Reimbursement - Monthly		
92939	08/19/2024	08/19/2024	AW	DALE OWENS	\$60.00	O
				Purpose: Roads - Cell Phone Reimbursement - Monthly		
92940	08/19/2024	08/19/2024	AW	CHASE MORGAN	\$40.00	C
				Purpose: Roads - Cell Phone Reimbursement - Monthly		
92941	08/19/2024	08/19/2024	AW	CAROLYN L. DESTEFANI	\$40.00	O
				Purpose: Admin - Cell Phone Reimbursement - Monthly		
92942	08/19/2024	08/19/2024	AW	CARA TILFORD	\$460.00	C
				Purpose: Admin - Cell Phone Reimbursement & Car Allowance - Monthly		
92943	08/19/2024	08/19/2024	AW	BARRY TIFFANY	\$760.00	C
				Purpose: Admin - Cell Phone Reimbursement & Car Allowance - Monthly		
92944	08/19/2024	08/19/2024	AW	FLOCK SAFETY	\$13,600.00	C
				Purpose: Police - Annual Contract for Cameras		
92946	08/21/2024	08/21/2024	AW	ENERGY OPTIMIZERS, USA	\$959.01	O

Payment Listing

8/2/2024 to 9/12/2024

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
				Purpose: Admin/Roads/Police/Fire - Energy Service Agreement - Monthly		
92947	08/21/2024	08/21/2024	AW	CITI CARDS	\$39.88	C
				Purpose: Admin - Paper Towels & TP		
92948	08/21/2024	08/21/2024	AW	MEDICOUNT MANAGEMENT, INC.	\$400.29	C
				Purpose: Fire - Billing Fees - Monthly		
92949	08/21/2024	08/21/2024	AW	STRYKER SALES, LLC	\$323.36	C
				Purpose: Fire - Medic 72 Cot Repair		
92950	08/21/2024	08/21/2024	AW	NORTHCOAST PRODUCTS	\$1,819.70	C
				Purpose: Roads - Rapid Set Emulsion		
92951	08/21/2024	08/21/2024	AW	DUNCAN OIL COMPANY	\$1,408.44	C
				Purpose: Police/Fire - Fuel - Monthly		
92952	08/21/2024	08/21/2024	AW	AT&T MOBILITY	\$634.11	C
				Purpose: Fire - MDT's - Monthly		
92957	08/21/2024	08/21/2024	AW	SUGARCREEK DIRECT FAMILY CARE	\$1,600.00	C
				Purpose: Admin/Road/Police/Fire - Family Care - Monthly		
92958	08/22/2024	08/22/2024	AW	JOHN R. JURGENSEN COMPANY	\$86,023.92	C
				Purpose: Roads - Clearbrook Drive Paving		
92959	08/22/2024	08/22/2024	AW	TECH ADVISORS	\$488.00	C
				Purpose: Police - Support for Bodycams		
92960	08/22/2024	08/22/2024	AW	A. E. DAVID COMPANY	\$189.95	C
				Purpose: Police - Boots		
92961	08/22/2024	08/22/2024	AW	ODP BUSINESS SOLUTIONS,LLC	\$134.90	C
				Purpose: Police - Cups, Pens, Post it Notes		
92962	08/22/2024	08/22/2024	AW	MARK WHITE	\$40.00	C
				Purpose: Police - Cell Phone Reimbursement - Monthly		
92963	08/22/2024	08/22/2024	AW	Paul Guerrero	\$40.00	C
				Purpose: Police - Cell Phone Reimbursement - Monthly		
92964	08/22/2024	08/22/2024	AW	CRAIG BLACK	\$40.00	O
				Purpose: Police - Cell Phone Reimbursement - Monthly		
92965	08/22/2024	08/22/2024	AW	TYLER MANTIA	\$40.00	O
				Purpose: Police - Cell Phone Reimbursement - Monthly		
92966	08/22/2024	08/22/2024	AW	LESLEY STAYER	\$40.00	C
				Purpose: Police - Cell Phone Reimbursement - Monthly		
92967	08/22/2024	08/22/2024	AW	DOUG EVANS	\$40.00	O
				Purpose: Police - Cell Phone Reimbursement - Monthly		
92968	08/22/2024	08/22/2024	AW	MICHAEL BROWN	\$60.00	C
				Purpose: Police - Cell Phone Reimbursement - Monthly		
92969	08/22/2024	08/22/2024	AW	Defense Technology, LLC	\$995.00	C
				Purpose: Police - Officer Klark Training		
92970	08/23/2024	08/23/2024	AW	EVOLUTION CREATIVE SOLUTIONS	\$318.10	C
				Purpose: Admin/Roads - Business Cards & Envelopes		
92971	08/23/2024	08/23/2024	AW	DUNCAN OIL COMPANY	\$684.09	C
				Purpose: Roads - Fuel - Monthly		
92972	08/23/2024	08/23/2024	AW	MUFFLER BROTHERS	\$234.46	O
				Purpose: Police - Car 100		
92973	08/23/2024	08/23/2024	AW	TECH ADVISORS	\$5,100.00	O

Payment Listing

8/2/2024 to 9/12/2024

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
		Purpose:	Admin/Roads/Police/Fire - Managed Services Unlimited, Anti-Virus Services, Darkweb User Report & Spam & Virus Email Filtering			
92974	08/26/2024	08/26/2024	AW	CHARTER COMMUNICATIONS	\$111.28	O
		Purpose:	Admin/Roads - Spectrum Business TV - Monthly			
92975	08/26/2024	08/26/2024	AW	MELVIN STONE COMPANY	\$136.68	C
		Purpose:	Roads - #9 Limestone			
92977	08/27/2024	08/27/2024	AW	JOHN DEERE FINANCIAL	\$34.99	O
		Purpose:	Roads - 2, 4-D ESTER LV4 1 GAL			
92978	08/27/2024	08/27/2024	AW	MEGACITY FIRE PROTECTION	\$1,560.00	O
		Purpose:	Fire - Hydro Scba Bottles			
92979	08/27/2024	08/27/2024	AW	HENRY SCHEIN, INC.	\$316.19	O
		Purpose:	Fire - EMS Supplies			
92980	08/27/2024	08/27/2024	AW	DC DOOR COMPANY	\$1,147.00	O
		Purpose:	Fire - Bay Door 1 Repair			
92981	08/27/2024	08/27/2024	AW	DUNCAN OIL COMPANY	\$993.43	C
		Purpose:	Police/Fire - Fuel - Monthly			
92982	08/27/2024	08/27/2024	AW	TECH ADVISORS	\$278.00	C
		Purpose:	Police/Fire - VPN Install			
92983	08/27/2024	08/27/2024	AW	CHARTER COMMUNICATIONS	\$248.89	O
		Purpose:	Police/Fire - DID number block, cable psb, cable station 71 - Monthly			
92984	08/27/2024	08/27/2024	AW	ODP BUSINESS SOLUTIONS,LLC	\$216.84	O
		Purpose:	Police - toner & drum unit for LEADS printer			
92985	08/27/2024	08/27/2024	AW	CAPITAL ONE	\$124.15	O
		Purpose:	Police - supplies for office & cars			
92986	08/27/2024	08/27/2024	AW	TREASURER OF STATE	\$100.00	O
		Purpose:	Police - Access Fee - Monthly			
92987	08/30/2024	08/30/2024	AW	PHOENIX SAFETY OUTFITTERS	\$441.30	O
		Purpose:	Fire - Tignor Uniforms			
92988	08/30/2024	08/30/2024	AW	EVOLUTION CREATIVE SOLUTIONS	\$71.45	O
		Purpose:	Roads - Business Cards			
92990	09/04/2024	09/04/2024	AW	O'REILLY AUTOMOTIVE, INC.	\$98.16	O
		Purpose:	Service - Fuel Filter Police - Wiper Blades			
92991	09/04/2024	09/04/2024	AW	AES OHIO	\$1,591.18	O
		Purpose:	Police/Fire - Electric - Monthly			
92992	09/04/2024	09/04/2024	AW	AES OHIO	\$484.35	O
		Purpose:	Admin/Roads - Electric - Monthly			
92993	09/04/2024	09/04/2024	AW	VALLEY ASPHALT CORPORATION	\$621.72	O
		Purpose:	Roads - 448 TY1 Surf			
92994	09/04/2024	09/04/2024	AW	NORTHCOAST PRODUCTS	\$1,156.30	O
		Purpose:	Roads - Rapid Set Emulsion			
92997	09/04/2024	09/04/2024	AW	FIDELITY SECURITY LIFE INSURANCE CO.	\$661.39	O
		Purpose:	employer contribution			
92998	09/04/2024	09/04/2024	AW	STANDARD INSURANCE COMPANY	\$213.18	O
		Purpose:	employer contribution			
92999	09/05/2024	09/05/2024	AW	ROGERS TREE SERVICE	\$1,500.00	O
		Purpose:	Roads - Removal of Dead Ash Tree			

Payment Listing

8/2/2024 to 9/12/2024

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
93000	09/05/2024	09/05/2024	AW	CHOICE ONE ENGINEERING	\$1,750.00	O
				Purpose: Admin - Bidding for Veteran's Memorial		
93001	09/05/2024	09/05/2024	AW	SUGARCREEK DIRECT FAMILY CARE	\$1,714.92	O
				Purpose: Admin/Roads/Police/Fire - Family Care - Monthly		
93002	09/05/2024	09/05/2024	AW	HENRY SCHEIN, INC.	\$635.15	O
				Purpose: Fire - backboards, gloves, collars, fluids		
93003	09/05/2024	09/05/2024	AW	CENTERPOINT ENERGY	\$150.13	O
				Purpose: Police/Fire - Natural Gas - Monthly		
93004	09/05/2024	09/05/2024	AW	GATEWAY AUTO CLINIC	\$2,086.13	O
				Purpose: Fire - 100,000 mile service		
93005	09/05/2024	09/05/2024	AW	DUNCAN OIL COMPANY	\$1,318.74	O
				Purpose: Police/Fire - Fuel - Monthly		
93006	09/05/2024	09/05/2024	AW	VIKING HEATING	\$200.30	O
				Purpose: Fire - Sation 71 Filters		
93007	09/06/2024	09/06/2024	AW	ODP BUSINESS SOLUTIONS,LLC	\$150.59	O
				Purpose: Police - paper clips, tape, binders, toner		
93008	09/06/2024	09/06/2024	AW	LOWE'S COMPANIES INC.	\$103.28	O
				Purpose: Roads/Police/Fire - hose clamp,misc parts for water fountian, TV mount & hardware		
93009	09/06/2024	09/06/2024	AW	TECH ADVISORS	\$9,555.00	O
				Purpose: Admin/Roads/Police/Fire - Monthly Subscription (2187.00 from August & 7368.00 from September)		
93010	09/06/2024	09/06/2024	AW	QUADIENT FINANCE USA, INC.	\$150.00	O
				Purpose: Admin/Roads/Police/Fire - Postage		
93011	09/06/2024	09/06/2024	AW	DANCO LETTERING	\$45.00	O
				Purpose: Fire - Reaplacement of Cheif 72 Rear Decals		
93012	09/06/2024	09/06/2024	AW	US BANK EQUIPMENT FINANCE	\$1,095.78	O
				Purpose: Admin/Roads/Police/Fire - Copier fees - Monthly		
93013	09/06/2024	09/06/2024	AW	TRANSUNION RISK & ALTERNATIVE DATA	\$119.80	O
				Purpose: Police - Searches - Monthly		
93014	09/10/2024	09/10/2024	AW	JEFFERSON HEALTH PLAN	\$63,148.21	O
				Purpose: Health Plan		
93015	09/10/2024	09/10/2024	AW	GREENE COUNTY SANITARY ENGINEER	\$120.82	O
				Purpose: Admin/Roads - Water/Sewer - Monthly		
93016	09/10/2024	09/10/2024	AW	SPECTRUM	\$14.22	O
				Purpose: Admin/Roads - Digital Adapter & Remote Rental - Monthly		
93018	09/12/2024	09/12/2024	AW	Sun Life	\$2,033.20	O
				Purpose: Admin/Roads/Police/Fire - Dental Insurance - Monthly		
93019	09/12/2024	09/12/2024	AW	BUGS-OR-US PEST CONTROL	\$50.00	O
				Purpose: Police - Pest Control Annual Treatment		
93020	09/12/2024	09/12/2024	AW	TECH ADVISORS	\$834.00	O
				Purpose: Police - LEADS certified		
93021	09/12/2024	09/12/2024	AW	CAPITAL TIRE, INC.	\$132.00	O
				Purpose: Police - Tire		
93022	09/12/2024	09/12/2024	AW	MUFFLER BROTHERS	\$38.88	O
				Purpose: Police - Tire		
93023	09/12/2024	09/12/2024	AW	A. E. DAVID COMPANY	\$1,080.26	O
				Purpose: Police - Vest		

Payment Listing

8/2/2024 to 9/12/2024

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
93024	09/12/2024	09/12/2024	AW	RUMPKE CONSOLIDATED	\$110.92	O
Purpose: Admin/Roads - 4YD Dumpster Service - Monthly						
Total Payments:					\$483,561.11	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$483,561.11	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

* Asterisked amounts are not included in report totals. These transactions occurred outside the reported date range but are listed for reference.

The Board of Trustees of Sugarcreek Township, Greene County, Ohio, in Regular Session on August 5, 2024, at 7:00 PM.

- 1) **Mr. Moeller called the session to order at 7:05 pm.**
- 2) **Mr. Demko called the roll with Board Members, Mr. Moeller, Mr. Cramer, and Mrs. Destefani in attendance.** Also, in attendance were Barry Tiffany, Chief Doug Buffenbarger, Chief Mike Brown, and Nancy Conard.
- 3) **All in attendance stood for the Pledge of Allegiance.**
- 4) **Promotions - Fire Department Staff – Kevin Zehring to Captain – 2024.08.05.01 and Josh Taylor to Lieutenant – 2024.08.05.02**

Mr. Moeller made a motion to accept the promotion of Kevin Zehring to Captain. Mrs. Destefani seconded.

Mr. Cramer – Yes
Mr. Moeller – Yes
Mrs. Destefani – Yes

Mr. Cramer made a motion to accept the promotion of Josh Taylor to Lieutenant. Mrs. Destefani seconded.

Mr. Moller – Yes
Mr. Cramer – Yes
Mrs. Destefani – Yes

5) Presentation of Proclamation - Recognition of Life Saving Efforts – Paige Sellers

6) Reports

Administration

Mr. Tiffany had nothing to add to his report. Mr. Moeller noticed several important meetings scheduled in August regarding I-675. Mr. Cramer noted that the meetings will be held on Wednesday, August 7th at 10am with Mike Turner's office and on August 22nd at 9:30am at the Woodburn Library organized by Tom Young, the state representative of Montgomery County. Mr. Cramer further noted that he and Mrs. Destefani would be out of town and asked Mr. Moeller to attend on behalf of the township. Mrs. Destefani inquired about the meeting with the pond broker. Mr. Tiffany noted that ODNR classifies the pond as a dam due to its height and ability to hold back water and pointed out several costly repairs. Mr. Tiffany consulted with Choice One Engineering, who proposed lowering the hill by 7 inches, pushing the material into the pond and reclassifying the dam as a detention basin taking it out of ODNR's jurisdiction permanently. Mr. Moeller noted the Feedwire Farms project has been delayed again due to the traffic study not being completed. Mrs. Tilford noted that the traffic study is done, and traffic volumes have been approved. We are now waiting for the county to approve the recommendations for improvements and right-of-way dedications. Mr. Cramer inquired about the status of the signs. Mrs. Tilford answered that all the estimates have been around \$70,000 and wonders if we should redesign the sign to something simpler, perhaps without a message board.

Zoning

Mrs. Tilford had nothing to add to her report. Mrs. Tilford mentioned Sheetz will be on the agenda for the Zoning Commission meeting tomorrow evening.

Fiscal Officer

Mr. Demko had nothing to add to his report. Mr. Demko pointed out that the collection fees for the tax revenue this half was higher than budgeted due to the police levy.

Fire

Chief Buffenbarger had nothing to add to his report. Mr. Moller inquired about the mutual aid call to Riverside. Chief Buffenbarger noted that yes, they did respond to an abandoned house fire in Riverside. Mr. Moller also inquired about the price of the Life Pack patrol units. Chief Buffenbarger clarified that the price listed was for 3 Life Packs. Mr. Cramer inquired if the boat was sold. Chief Buffenbarger answered yes, the boat has been sold and picked up.

Police

Chief Brown had nothing to add to his report. Mr. Tiffany noted that the police department received a reimbursement check of \$119.18 for overtime related to the eclipse. Mr. Moller noted the number of auto accidents on Wilmington Pike and inquired if they were north or south of 725 and if the number of major auto accidents have increased. Chief Brown noted that the auto accidents are equally on both sides of 725 and there has been no significant increase in major auto accidents.

Roads and Service

Mr. Windsor had nothing to add to his report. Mr. Tiffany noted that crack sealing was completed at several locations last week. Because we did not have signs up, did not use sand, and did not close the road, a women's tires were covered with tar when she drove through it and is asking the township to replace her tires.

Information Technology

Mr. Tiffany had nothing to add to his report. Mr. Tiffany noted that LEADS compliance upgrades for the police department have been completed. Chief Brown confirmed that the upgrade was completed noting that this was part of the LEADS audit, and they mandated several online security enhancements.

Trustees

Mrs. Destefani mentioned that she attended the Ham Radio anniversary celebration and learned about their operations, attended the Last Stop Park Board meeting where they appointed Dr. Crane as a park board commissioner and plans to attend the park board meeting in September. Mrs. Destefani also mentioned attending the Ohio Veterans Conference. After learning about the Ohio Military Hall of Fame, which honors military valor, Mrs. Destefani feels Mr. Martin, a Bronze Star recipient, might be a strong candidate but is unsure of the nominating process.

Mr. Cramer mentioned he and Mr. Tiffany will be participating in the Chamber of Commerce golf outing on August 8th and the trustees attended the Bellbrook track ribbon-cutting earlier today. Mr. Cramer noted upcoming advents include the Air Force Museum meeting, the Honda Battery Tour, and the Wilmington Pike Project meeting. Mr. Cramer and Mr. Tiffany will be attending a meeting at Mike Turners office with Centerville and Greene County Engineer representatives.

Mr. Moller mentioned that he attended the Miami Valley Regional Planning Board where they approved \$1.5 million for the installation of electric vehicle charging stations across various counties through grant funding.

7) Public Comments

None

8) Old Business

None

9) Consent Agenda Items

A. Payment of Bills

B. Minutes

C. Authorization Termination of Property Tax Exemption Granted Pursuant to Section 5709.73 of the Ohio Revised Code – 2024.08.05.03

D. Transfer of Appropriations – 2024.08.05.04

E. Amend the Text of the Zoning Resolution and Transmit a Copy to the Zoning Commission to Prohibit Trees in the Right-of-Way – 2024.08.05.05

RESOLUTION NO. 2024.08.05.01

IN RE: Promotion to Full-Time Captain Position for Lieutenant Kevin Zehring.

WHEREAS, the continuing need exists to maintain proper staffing within the Sugarcreek Township Fire Department; and,

WHEREAS, a vacancy exists within the classification of Full-Time Captain; and,

WHEREAS, promotional testing was completed with Lt. Zehring receiving top placement among candidates; and,

WHEREAS, Chief Douglas Buffenbarger requests Lt. Kevin Zehring be promoted from his current position of Full-Time Lieutenant to a Full-Time Captain position.

NOW THEREFORE, BE IT RESOLVED, that this Board of Trustees approves the promotion of Lt. Kevin Zehring to the position of Full-Time Captain.

FURTHER BE IT RESOLVED, that this position shall have the effective date of August 5, 2024, and is conditional in accordance to the Memorandum of Understanding.

RESOLUTION NO. 2024.08.05.02

IN RE: Promotion to Full-Time Lieutenant Position for Firefighter/Paramedic Josh Taylor.

WHEREAS, the continuing need exists to maintain proper staffing within the Sugarcreek Township Fire Department; and,

WHEREAS, a vacancy exists within the classification of Full-Time Lieutenant; and,

WHEREAS, promotional testing was completed with Josh Taylor receiving top placement among candidates; and,

WHEREAS, Chief Douglas Buffenbarger requests Josh Taylor be promoted from his current position of Full-Time Firefighter/Paramedic to a Full-Time Lieutenant position.

NOW THEREFORE, BE IT RESOLVED, that this Board of Trustees approves the promotion of Josh Taylor to the position of Full-Time Lieutenant.

FURTHER BE IT RESOLVED, that this position shall have the effective date of August 5, 2024, and is conditional in accordance to the Memorandum of Understanding.

RESOLUTION NO. 2024.08.05.03

IN RE: Authorizing Termination of Property Tax Exemption Granted Pursuant to Section 5709.73 of the Ohio Revised Code

WHEREAS, this Board of Township Trustees (the "Board") of Sugarcreek Township (the "Township"), Greene County, Ohio previously adopted Resolution No. 2016-11-02-01 on November 2, 2016, attached hereto as Exhibit A, which intended to terminate a property tax exemption granted pursuant to Section 5709.73 of the Ohio Revised Code; and,

WHEREAS, as set forth in Resolution No. 2016-11-02-01, the Board previously adopted Resolution No. 2006-04-20-01 on April 20, 2006, attached to Exhibit A, which declared certain improvements to parcels of real property located in Sugarcreek Township to be a public purpose under Section 5709.73 of the Ohio Revised code and exempted seventy-five percent of such improvements from taxation for a period of ten years commencing January 1, 2010; and,

WHEREAS, the State Tax Commissioner previously approved the exemption applications filed with response to such parcels; and

WHEREAS, pursuant to Section 5709.74 of the Ohio Revised Code the Township required owners of those exempted parcels to make service payments in lieu of taxes from seventy-five percent of the increases in value of the property after the date of Resolution No. 2006-04-20-01; and

WHEREAS, pursuant to Section 5709.75 of the Ohio Revised Code the Township created the Sugarcreek Township Public Improvement Tax Increment Equivalent Fund (the "TIF Fund") into which the service payments are deposited; and

WHEREAS, pursuant to Section 5709.73 of the Ohio Revised Code the Township issued its \$1,500,000 Tax Increment Revenue Note (Clyo Road Project) dated May 16, 2006 (the "2006 Notes"), which 2006 were paid off in May 2007; and

WHEREAS, the Township issued its \$650,000 Certificates of Participation (Sugarcreek Township Clyo Road Improvement Project) on June 23, 2009, which were refinanced with the Township's \$470,000 Certificates of Participation (Sugarcreek Township Clyo Road Improvement Project) on June 22, 2010 which were refinanced with the Township's \$560,000 Certificates of Participation (Sugarcreek Township Clyo Road Improvement Project) on May 31, 2012 (the "2012 Obligations"); and

WHEREAS, the 2012 Obligations have been paid in full and are no longer outstanding; and

WHEREAS, on May 26, 2006, annexation proceedings were commenced by certain property owners to annex certain of the exempted parcels included in the exhibits to Exhibit A into the City of Centerville, Ohio (the "City"); and

WHEREAS, those parcels had been annexed into the City; and

WHEREAS, the Township and the City had been parties to legal matters involving such annexation; and

WHEREAS, as part of the settlement agreement for those legal matters, the Township had agreed to terminate the property tax exemption granted pursuant to Resolution No. 20604-20-01 and Section 5709.73 of the Ohio Revised Code for certain parcels identified on Exhibit C of Resolution No. 2016-11-02-01; and

WHEREAS, on November 2, 2016, the Township adopted Resolution No. 2016-11-02-01, Exhibit A, intending to rescind Resolution No. 2006-04-20-01; and

WHEREAS, it was just recently discovered that the parcel numbers referenced in Resolution No. 2016-11-02-01 had changed due to subsequent replating of the annexed property, and as such the parcels for the Cornerstone Park, identified as parcel numbers set out in Exhibit B, were not released from the TIF exemption; and

WHEREAS, as a result of such parcel number changes, both the Township, and subsequently, the County failed to accurately account for the termination of the property tax exemption granted to certain parcels intended to be released, which for all intents and purposes has been treated as having been released by the County Auditor; and

WHEREAS, it was always the intent of the Township after the settlement of the litigation to rescind the TIF as to all of the City annexed property, including the Cornerstone Park; and

WHEREAS, the Township with this resolution intends to abide by the Settlement Agreement and record the termination as to the correct parcels, which include the Cornerstone Park, in order to remove such designation as to the updated parcel numbers; and

WHEREAS, the parcels that should have been included to be released are set forth on Exhibit B, attached and incorporated herein.

NOW THEREFORE BE IT RESOLVED by the Board of Trustees of Sugarcreek Township, Greene County, Ohio:

SECTION 1. That this Board hereby already determined that it was in the best interests of the Township, its constituents and the property owners of the parcels set forth on the attachments to Exhibit A to terminate the property tax exemption granted pursuant to Resolution No. 2006-04-20-01 and Section 5709.73 of the Ohio Revised Code for those properties set forth originally on Exhibit C to said Resolution, which was previously adopted by Resolution No. 2016-11-02-01, which should have included the parcels set forth on Exhibit B.

SECTION 2. That the Fiscal Officer is hereby authorized and directed to notify the Greene County Auditor and the State Tax Commissioner that such exemptions should have been terminated for the identified parcels immediately.

SECTION 3. That the Fiscal Officer is further authorized and directed to give notice of the termination of such real property tax exemptions to the affected property owners and the Sugarcreek Local School District.

SECTION 4. That the Fiscal Officer is hereby directed to forward a certified copy of this Resolution to the Greene County Auditor.

SECTION 5. That it is found and determined that all formal actions for this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting at this Board, and that all deliberations of this Board and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with the law.

Section 6. That this resolution shall take effect at the earliest date permitted by law.

TRANSFER OF APPROPRIATIONS
RESOLUTION #: 2024.08.05.04

<u>Debt Fund Number</u>	<u>Account Name</u>	<u>Credit Fund Number</u>	<u>Account Name</u>	<u>Amount</u>
1000-110-190	Other - Salaries	1000-110-314	General - Tax collection Fees	\$142.85

2031-330-190	Other - Salaries	2031-330-314	Roads - Tax collection Fees	\$26.37
2081-210-360	Contracted Services Dispatch	2081-210-314	Police - Tax collection Fees	\$5,552.26

Explanation of Transfer(s): Property tax fees were higher than budgeted.

RESOLUTION NO. 2024.08.05.05

IN RE: Resolution to Amend Text of the Sugarcreek Township Zoning Resolution and Transmit a Copy to the Zoning Commission to Prohibit Trees in the Street Right-of-Way

WHEREAS, Ohio Revised Code Section 519.12 (A)(1) prescribes the authority of the Board of Trustees, by passage of a resolution, to initiate amendments to the zoning resolution; and

WHEREAS, upon passage, the certification of a resolution by the Board of Trustees will be made to the Zoning Commission and a public hearing of the Zoning Commission will be scheduled for not less than twenty nor more than forty days from the date of the certification of such resolution; and

WHEREAS, within five days after the passage of this resolution by the Board of Trustees, the Zoning Commission will transmit a copy of it to the Greene County Regional Planning & Coordinating Commission for approval, disapproval, or suggestion; and

WHEREAS, the Board of Trustees and staff have identified the need to prohibit trees in the street right-of-way to protect the general health and safety of residents and commuters as they provide obstruction, line-of-sight issues, damage to public infrastructure, and other safety concerns; and,

WHEREAS, it is the position of the Board of Trustees to prohibit trees in the street right-of-way and incorporate such prohibition in the Sugarcreek Township Zoning Resolution.

NOW THEREFORE, BE IT RESOLVED, this Board of Trustees does hereby adopt the following:

SECTION 1: The following text amendment of the Zoning Resolution is initiated to Zoning Commission for approval:

Section _____ TREES PROHIBITED IN STREET RIGHT-OF-WAY

Planting, growing, raising, or cultivating any tree within the right-of-way on any Township street is prohibited. Nothing in this section shall be deemed to require a change in plans lawfully approved by the Township prior to the effective date of this section. If a tree dies or is otherwise removed from the right-of-way, the property owner shall not replace that tree in compliance with this section.

SECTION 2: Upon passage of this resolution, a certified copy of it will be transmitted to the Zoning Commission who will schedule a public hearing of the Zoning Commission. Said public hearing will be scheduled for not less than twenty nor more than forty days from the date of the certification of such a resolution.

SECTION 3: within five days after the passage of this resolution by the Board of Trustees, the Zoning Commission will transmit a copy of it to the Greene County Regional Planning & Coordinating Commission for approval, disapproval, or suggestion.

BE IT FURTHER RESOLVED: all formal actions of the Board of Trustees concerning and related to the adoption of this resolution are being adopted at a duly called and authorized open meeting of the Board of Trustees on the date set forth above, such meeting being duly called, pursuant to and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

PROCLAMATION OF RECOGNITION
Paige Sellers

In recognition of lifesaving efforts on June 9th, 2024, Paige Sellers is honored for her exceptional performance as a lifeguard at the Five Season’s Sports Club. Miss Sellers is in her fourth summer with SwimSafe and her sixth year as a lifeguard. After noticing a child struggling in the pool, Paige jumped to action. She got the unresponsive child out of the water and assisted the child to begin breathing again. Paige stayed with the family until the Sugarcreek Fire Department arrived on scene. The child has recovered completely.

The Board of Trustees of Sugarcreek Township hereby recognizes and honors the quick thinking and lifesaving efforts of Paige Sellers.

Mrs. Destefani made a motion to accept all consent agenda items as stated. Mr. Cramer seconded.

Mr. Moeller – Yes
Mr. Cramer – Yes
Mrs. Destefani – Yes

10) Discussion Agenda Items

Mr. Tiffany explained that in 2006 a TIF was placed on the Daily Profit property, which led to a court case and a settlement requiring us to remove the TIF. One parcel with a water feature was missed

during the process. The county addressed it, but it wasn't filed with the state. Mr. Tiffany further explained that resolution 2024.08.05.03 will clean up the paperwork with no impact on revenue. Mr. Tiffany explained that planting trees in the right-of-way can lead to damage to sidewalks, utilities, and drains. Resolution 2024.08.05.05 would help cut down on these maintenance problems.

11) Public Comments

None

12) Trustee/Staff Discussions

Mr. Tiffany recommended transferring the mineral rights from Mr. Martin's estate in Utah to Roger Martin since the land holds little value to the township. Roger Martin will cover the transfer costs, including deed preparation and any legal fees.

Mr. Cramer made a motion to proceed with the transfer under the above conditions. Mrs. Destefani seconded.

Mr. Moeller – Yes
Mr. Cramer – Yes
Mrs. Destefani – Yes

Mr. Tiffany discussed a project that involves a 50/50 funding model for a fitness studio, including an open space with rubberized flooring for activities such as yoga and Zumba. The studio would promote fitness by partnering with local instructors. Mr. Tiffany mentioned that the location is walkable for many residents and could be used by local schools, promoting community connectivity.

13) Adjourn

Mr. Moeller made a motion to adjourn, which was seconded by Mr. Cramer. Upon call of the roll, the vote resulted in the following:

Mrs. Destefani – Yes
Mr. Cramer – Yes
Mr. Moeller – Yes

Richard J Demko, Fiscal Officer

The Board of Trustees of Sugarcreek Township, Greene County, Ohio, in Special Session on August 30, 2024, at 10:00AM.

1) Mr. Moeller called the session to order at 10:00am.

2) Mr. Tiffany called the roll with Board Members, Mr. Moeller, Mr. Cramer, and Mrs. Destefani in attendance. Also, in attendance were Mr. Windsor, Chief Doug Buffenbarger, Chief Mike Brown, and Donna Hellmann.

3) All in attendance stood for the Pledge of Allegiance.

4) Discussion Agenda Items

A. Approval of Bellbrook-Sugarcreek Park District Utilization of Greene County Park District Capital Improvement Funds for Improvements to Ron Kehl Park – 2024.08.30.01

Mr. Tiffany explained that resolution 2024.08.30.01 involves the Bellbrook-Sugarcreek Park District requesting capital improvement funds from the Greene County Park District, with the County Commissioner seeking our approval for them to use these funds.

Mrs. Destefani made a motion to approve resolution 2024.08.30.01 as stated. Mr. Cramer seconded.

Mrs. Destefani – Yes

Mr. Cramer – Yes

Mrs. Moeller – Yes

B. Resignation of Fire Department Staff – April Tate – 2024.08.30.02

Mr. Moeller made a motion to accept the resignation of Fire Department staff April Tate. Mr. Cramer seconded.

Mrs. Destefani – Yes

Mr. Cramer – Yes

Mr. Moeller – Yes

C. Transfer of Appropriations – Police Department and Fire Department – 2024.08.30.03

Mr. Cramer made a motion to approve the transfer of appropriations. Mrs. Destefani seconded.

Mrs. Destefani – Yes

Mr. Cramer – Yes

Mr. Moeller – Yes

D. Authorizing the Township Administrator to Act as a Signatory for an Agreement with the City of Centerville for Provision of Local Share of Awarded Congressional Funds – 2024.08.30.04

Mr. Tiffany explained that Congressman Turner secured \$3 million for the Wilmington Pike/I-675 project, but a local match is required. However, the Greene County and Montgomery County commissioners have declined to provide assistance, leaving Sugarcreek Township, Centerville, and

the Greene County Engineer responsible for covering the remaining costs. During their discussion, the trustees reviewed various funding options to address this shortfall. Mr. Tiffany noted that today's resolution would authorize him to sign the agreement with the City of Centerville for their contribution toward the Wilmington Pike/I-675 Project. This agreement is part of the effort to cover the local match required.

Mr. Cramer made a motion to approve resolution 2024.08.30.04 as stated. Mrs. Destefani seconded.

Mrs. Destefani – Yes
Mr. Cramer – Yes
Mr. Moeller – Yes

E. Appointment of Part-Time Fire Department Staff - Payton Merle – 2024.08.30.05

Mr. Moeller made a motion to approve resolution 2024.08.30.05 as stated. Mrs. Destefani seconded.

Mrs. Destefani – Yes
Mr. Cramer – Yes
Mr. Moeller – Yes

RESOLUTION NO. 2024.08.30.01

IN RE: Approval of Bellbrook-Sugarcreek Park District Utilization of Greene County Park District Capital Improvement Funds for Improvements to Ron Kehl Park

WHEREAS, the Bellbrook-Sugarcreek Park District is seeking funding from the Greene County Park District Capital Improvement Fund to make improvements to Ron Kehl Park, located in Sugarcreek Township, and;

WHEREAS, as part of the application submittal, the Greene County Commissioners are requesting approval of the Township Trustees for the use of such funds to include replacement of the play structure, ADA accessible walking pathway, signage and a natural play area.

NOW THEREFORE BE IT RESOLVED that this Sugarcreek Township Board of Trustees hereby approves the request of the Bellbrook-Sugarcreek Park District, the proposed use of the funds and applauds both Park Districts for their continued investments in our community parks.

RESOLUTION NO. 2024.08.30.02

IN RE: Resignation of Fire Department Staff – April Tate

WHEREAS, Part-time Firefighter II/EMT, April Tate has indicated her desire to resign from the Sugarcreek Township Fire Department; and,

WHEREAS, April Tate was hired as a member of the Sugarcreek Township Fire Department on June 8, 2021; and,

WHEREAS, Chief Doug Buffenbarger recommends we accept the resignation of Ms. Tate.

NOW THEREFORE, BE IT RESOLVED that the Board of Sugarcreek Township Trustees officially accepts the resignation of April Tate effective August 23, 2024.

RESOLUTION #: 2024.08.30.03

<u>Debt Fund Number</u>	<u>Account Name</u>	<u>Credit Fund Number</u>	<u>Account Name</u>	<u>Amount</u>
2112-220-430	Small tools	2112-220-251	Uniforms	\$5000.00
2081-210-360-01	Dispatch	2081-210-360	Contracted Services	\$20,000.00

Explanation of Transfer(s): New hire uniforms. Overage in Dispatch needed in Contracted Services.

RESOLUTION NO. 2024.08.30.04

IN RE: Authorizing the Township Administrator to Act as a Signatory for an Agreement with the City of Centerville for Provision of Local Share of Awarded Congressional Funds

WHEREAS, Sugarcreek Township, the City of Centerville and the Greene County Engineer requested and were awarded \$3,000,000 in Congressional Funding through Congressman Michael Turner’s office, for engineering and construction costs of improvements as part the I-675/Wilmington Pike Corridor project, and,

WHEREAS, there is a local match required for the funds, necessary prior to their utilization, and,

WHEREAS, the Greene County Commissioners and the Montgomery County Commissioners have stated that they will not contribute their county funds toward this project, making it necessary for others to provide the required matching funds, and,

WHEREAS, Sugarcreek Township and the City of Centerville have formulated a financial plan that will provide the required local matching funds, allowing this essential project to continue forward in improving traffic conditions in the I-675/Wilmington Pike corridor and surrounding local roadways, and,

WHEREAS, said financial plan requires an additional amount of \$158,592 from Sugarcreek Township for the local matching funds, and,

WHEREAS, this Board of Trustees recognizes the importance of the project and proposed improvements to the quality of life and safety of Sugarcreek Township and the visiting public to our community.

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 Sugarcreek Township in an agreement with The City of Centerville to provide the required local match for the use of Congressional awarded Federal Funds, with the Township commitment in the amount of One-Hundred Fifty Eight Thousand, Five-Hundred Ninety-Two Dollars (\$158,592), to be borrowed at a future date in the form of a State of Ohio SIB loan, for a period of ten (10) years.

RESOLUTION NO. 2024.08.30.05
IN RE: Appointment of Fire Department Staff
Peyton Merle

WHEREAS, the continuing need exists to maintain proper staffing within the Sugarcreek Township Fire Department; and,

WHEREAS, vacancies exist within the classification of Part-time Firefighter EMT; and,

WHEREAS, Peyton Merle has the necessary qualifications to serve in that capacity for the Sugarcreek Township Fire Department; and,

WHEREAS, funds are available for this purpose within the Fire Department's 2024 Operating Budget.

NOW, THEREFORE, BE IT RESOLVED, that Payton Merle shall be appointed to the position of Part-Time Firefighter II/EMT within the Sugarcreek Fire Department at the rate of \$18.08 per hour; and,

FURTHER BE IT RESOLVED, the above-mentioned appointment for Peyton Merle will have an effective date of August 29, 2024, with a one (1) year probationary period ending on August 29, 2025.

5) Public Comments

Donna Hellmann mentioned a resident from her HOA contacted them about weeds growing in the cracks at the end of their driveway and inquiring as to who is responsible for removing them. Mrs. Hellmann suggested the HOA handle removing the weeds with weed killer themselves. Expressing her concerns with using taxpayer dollars for individual requests like this, which could divert funds from essential work. After speaking with Mr. Windsor, Mrs. Hellman learned the road crew already clears weeds and seals cracks with tar during regular maintenance to prevent damage.

6) Trustee/Staff Discussions

Wilmington Pike/I-675 interchange:

The trustees discussed sending a letter to Congressmen Turner from the City of Centerville and Sugarcreek Township. The purpose of the letter is to update the Congressmen on the steps that are being taken to advance the Wilmington Pike/I-675 Project.

Mr. Tiffany noted that the Ohio Fire Chiefs Association will conduct a study on forming a joint fire district between Sugarcreek Township and the City of Bellbrook. Mr. Tiffany requested the approval to cover the full cost of the study with the City of Bellbrook repaying Sugarcreek Township 50% of the cost by April 2025. Sugarcreek Township will lead the project, with Chief Buffenbarger acting as the main contact.

Mr. Cramer made a motion to accept the proposal as stated. Mrs. Destefani seconded.

Mrs. Destefani – Yes

Mr. Cramer – Yes

Mr. Moeller – Yes

Mr. Tiffany noted that the statue for the Veteran's Memorial may be delayed due to illness, though modifications to the hand positioning were requested. The Fisher team will meet soon to reassess the timeline. The Veteran's Memorial is currently out to bid, with results expected by September 23rd. Mr. Tiffany further noted that rising costs due to inflation have impacted the project and plans for the pickleball courts should be placed on hold until the memorial's budget is confirmed. Scholarships with the school district should also be paused due to financial concerns and a shortage of eligible candidates.

Mrs. Destefani made a motion to put the scholarships on hold. Mr. Moeller seconded. All were in favor.

Mr. Moeller inquired about the status of starting the prayer before the meetings. Mrs. Destefani answered that the Ministerial Association is ready to move forward. Mr. Moeller proposed alternative, cost-effective options for the trustees to consider regarding the signs. Mr. Moeller noted a complaint he received about the blind curve on Middle Run Road and inquired if something can be done about it. Additionally, Mr. Moeller inquired if the land near 725 next to Kroger could be used for a small business and feels the idea is worth looking into.

Mr. Tiffany noted that the cost for a study to lower the dam is \$34,500.00, but this only covers the technical aspects and planning not the actual construction work. The study would demonstrate to the state that we have a plan and help avoid further compliance issues. Mr. Tiffany further noted that given the potential costs and uncertainties, we need to decide whether to invest in the study or risk facing a larger expense later if the state mandates repairs. Mr. Moeller expressed concerns about the cost of the study.

Mr. Cramer made a motion to approve the study with Choice One Engineering at a cost of no more than \$35,000.00. Mrs. Destefani seconded.

Mrs. Destefani – Yes

Mr. Cramer – Yes

Mr. Moeller – No

7) Adjourn

Mr. Cramer made a motion to adjourn, which was seconded by Mr. Moeller. Upon call of the roll, the vote resulted in the following:

Mrs. Destefani – Yes

Mr. Cramer – Yes

Mr. Moeller – Yes

Richard J Demko, Fiscal Officer



TRANSFER OF APPROPRIATIONS

RESOLUTION #: 2024.09.16.03

<u>Debt Fund Number</u>	<u>Account Name</u>	<u>Credit Fund Number</u>	<u>Account Name</u>	<u>Amount</u>
2031-910-910	Transfers – out	2031-820-820	Principal payments – notes	44,000.00
2031-910-910	Transfers- out	2031-830-830	Interest Payments	3,000.00

Explanation of Transfer(s): New hire uniforms. Overage in Dispatch needed in Contracted Services.

Approved:

Marvin Moeller, Chairperson

Fred Cramer, Vice Chairperson

Carolyn L. Destefani, Trustee

Richard J. Demko, Fiscal Officer



**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2024.09.16.04**

IN RE: Accepting the Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to the County Auditor

WHEREAS, the Budget Commission of Greene County, Ohio, has certified its action thereon to this Board together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Board, and what part thereof is without, and what part within, the ten (10) mill limitation (see Schedule A, attached),

NOW THEREFORE, BE IT RESOLVED, by the Board of Trustees of Sugar Creek Township, Greene County, Ohio, that the amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted.

BE IT FURTHER RESOLVED, that there be and is hereby levied on the tax duplicate of said Township the rate of each tax necessary to be levied within and without the ten (10) mill limitation as attached in Schedule A.

Marvin Moeller, Chairperson

Fred Cramer, Vice Chairperson

Carolyn L. Destefani, Trustee

Richard J. Demko, Fiscal Officer



**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2024.09.16.05**

IN RE: Resignation of Fire Department Staff – Noah Silo

WHEREAS, Part-time Firefighter II/EMT, Noah Silo has indicated his desire to resign from the Sugarcreek Township Fire Department; and,

WHEREAS, Noah Silo was hired as a member of the Sugarcreek Township Fire Department on July 12, 2024; and,

WHEREAS, Chief Doug Buffenbarger recommends we accept the resignation of Mr. Silo.

NOW THEREFORE, BE IT RESOLVED that the Board of Sugarcreek Township Trustees officially accepts the resignation of Noah Silo effective September 11, 2024.

Marvin Moeller, Chairperson

Fred Cramer, Vice Chairperson

Carolyn L. Destefani, Trustee

Richard J. Demko, Fiscal Officer