

The Board of Trustees of Sugarcreek Township, Greene County, Ohio, in Regular Session on October 6th, 2025, at 7:00pm.

1) Mr. Cramer called the session to order at 7:00pm.

2) Mr. Demko called the roll with Board Members Mr. Moeller, Mrs. Destefani and Mr. Cramer in attendance. Also, in attendance were Cara Tilford, Chief Mike Brown, Louie Schatzberg, Doug Day, Ember Day, Jan Tavalero, Pam Cumming, Jim McGinley, and Mick Higgin.

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

4) Reports

Administration

Mr. Tiffany had nothing to add to his report. Mrs. Tilford noted they had a meeting with the developer, County Engineer, and Sanitary Engineering to finalize a repair plan for Magnolia Trace, which remains closed due to base failure. The developer will fund the repairs, and work is expected to be completed and the road opened before asphalt plants close for the season. An update will be sent to residents once the construction schedule is confirmed.

Zoning

Mrs. Tilford reported that she has had strong interest in development along Wilmington Pike. While nothing is submitted yet, several promising projects are in discussion, and updates will be shared as they progress.

Fiscal Officer

Mr. Demko reported that he and staff are busy preparing next year's budget and reviewing this year's figures for necessary transfers, mainly in the Roads Department due to benefit changes. He noted that he will be meeting with Mr. Tiffany and the department heads to finalize next year's line items. Mr. Cramer noted an article where Greene County Commissioners announced returning some funds and encouraged local governments to do the same. Mr. Demko noted that Sugarcreek Township has not seen the large tax increase seen elsewhere, but he is reviewing the numbers and will report once the analysis is complete.

Fire

Chief Buffenbarger had nothing to add to his report. Mrs. Tilford noted that the Fire Department received a grant for the exhaust system. Mr. Moeller noted that Medic 73 was back in service and inquired about the ATV resolution. Mrs. Tilford mentioned that the ATV was removed from tonight's agenda, explaining that Mr. Demko wanted to review the budget further before a decision was made. The grant for the ATV was not received.

Police

Chief Brown had nothing to add to his report. Mrs. Destefani inquired about the SRO active threat training with the bus drivers. Chief Brown explained that the bus drivers undergo full-day active threat training annually, and the SRO officer is part of the training staff.

Roads and Service

Mr. Windsor had nothing to add to his report. Mr. Moeller noted that trees on the curve of Middle Run Road are obstructing visibility and creating a serious hazard. He also inquired about the flower bed project around the administration building sign. Mr. Tilford noted that she will follow up with Mr.

Windsor on both issues. Mrs. Destefani noted safety concerns on Feedwire Road near Adams Place, where recent re-stripping created a six-foot overlap. The County Engineer has been notified and a correction requested. Mrs. Destefani also noted that the landscaping at the Veterans Memorial is suffering from the drought and emphasized the need for consistent watering.

Information Technology

Mr. Tiffany had nothing to add to his report. Mrs. Tilford noted that they met with TechAdvisors to plan for next year. The Township received a cybersecurity grant for a network switch, and TechAdvisors are updating computers to Windows 11. Mrs. Tilford further noted that TechAdvisors are also assisting with the required cybersecurity plan, which must be completed by July of next year once state standers are finalized.

Trustees

Mr. Moeller reported that he attended the Miami Valley Reginal Planning Commission Executive Board meeting to develop a joint strategy for securing more federal funding for roadway projects. The Greene Connect bike path project was also discussed. Mr. Moeller also attended Centerville's Cornerstone South meeting and raised traffic and building height concerns. Mrs. Tilford confirmed that while Centerville oversees zooming, Sugarcreek Township Fire Department reviews building plans.

Mrs. Destefani reported that she attended the chamber meeting and a candlelight vigil for Violence-Free Futures. She reported that at the Regional Planning Borad meeting, concerns were raised about potential elimination of horse trails at Sugarcreek Reserve and asked Mrs. Tilford to follow up wit the park planner. Mrs. Destefani also discussed growing concerns about group homes in Greene County.

Mr. Cramer commended the new Chamber director for revitalizing the organization, noting strong board interest, profitable events, and record attendance. He reported increased truck traffic on Conference Road due to Bellbrook's rout changes. Mr. Cramer is continuing efforts to extend county water to Mead Road and River Ridge areas, where some residents face ongoing well issues. He also noted Greene County's electric aggregation program with Dyna Energy offers lower rates than AES, with details available on the county website.

5) Public Comments – Agenda Items

Gary Leppla asked for an update on the road repairs on Magnolia Trace. Mrs. Tilford explained that the entire section from Burr Oak to Cypress Point will be rebuilt due to base failure. Investigations confirmed the issue is poor workmanship, not utilities.

Steve Gabbard provided an update on the Sugarcreek Metro Park trail system, noting that the plan was posted on the Metro Parks website and will be reviewed by the design team before implementation.

6) Old Business

- A. City of Bellbrook, Bellbrook Sugarcreek Parks and Schools Meeting – November 17, 2025

7) Consent Agenda Items

- A. Payment of Bills
- B. Minutes
- C. Transfers of Appropriations – 2025.10.06.01
- D. Declaring Property a Nuisance – 2025.10.06.02

TRANSFER OF APPROPRIATIONS

Admin and Road Departments

RESOLUTION #: 2025.10.06.01

<u>Debt Fund Number</u>	<u>Account Name</u>	<u>Credit Fund Number</u>	<u>Account Name</u>	<u>Amount</u>
1000-110-360	Contracted Services	1000-110-221	Medical/Hospitalization	\$7,000.00
1000-110-360	Contracted Services	1000-110-223	Dental Insurance	\$300.00
2031-330-360	Contracted Services	2031-330-221	Medical/Hospitalization	\$19,000.00
2031-330-360	Contracted Services	2031-330-223	Dental Insurance	\$600.00
2031-330-360	Contracted Services	2031-330-224	Vision Insurance	\$200.00

Explanation of Transfer(s): To cover Benefits

RESOLUTION NO. 2025.10.06.02

IN RE: Declaring a Nuisance Parcel L32-0002-0026-0-0024-00

WHEREAS, the Ohio Revised Code (ORC) 505.87 provides for the abatement, control, or removal of vegetation, garbage, refuse, and other debris from land in the township, if the board determines that the owner's maintenance of that vegetation, garbage, refuse, or other debris constitutes a nuisance; and,

WHEREAS, the Director of Planning and Zoning has inspected parcel L32-0002-0026-0-0024-00 and has observed vegetation in excess of 12"; and,

WHEREAS, at least seven (7) days before providing for the abatement, control, or removal of any vegetation, the Board of Township Trustees shall notify the owner the land and any holders of liens of record upon the land that the owner is ordered to abate, control, or remove the vegetation, the owner's maintenance of which has been determined by the Board to be a nuisance; and,

WHEREAS, if such vegetation is not abated, controlled, or removed, or if provision for its abatement, control or removal is not made within seven (7) days, the Board shall provide for the abatement, control, or removal, and any expenses incurred by the township in performing that task shall be entered upon the tax duplicate and become a lien upon the land from the date of entry.

NOW THEREFORE, BE IT RESOLVED, that this Sugarcreek Township Board of Trustees hereby determines that the condition of parcel L32-0002-0026-0-0024-00 does constitute a nuisance in accordance with ORC 505.87 and orders the Director of Planning and Zoning to proceed with the removal of such vegetation and refuse in accordance with the provisions of ORC 505.87.

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

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

8) Discussion Agenda Items

None.

9) Public Comments

Louie Schatzberg thanked the township and Greene County for repaving part of Wagner Road. He noted the addition of turn lane arrows into Jeremy Woods has improved safety, citing past accidents where vehicles struck the guardrail or utility poles.

Pam Cumming reported frequent weekend explosions near her home. Chief Brown noted that teenagers had been setting off high powered fireworks; officers will continue to monitor the area. She also noted loud traffic and a possible business operating from a residential property. Mrs. Tilford noted the address and will investigate. Ms. Cumming also pointed out a missing stop ahead sign Swigert approaching Wagner Road, creating a safety hazard.

10) Trustee/Staff Discussions

None.

11) Executive Session

None.

12) Adjourn

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

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

Richard J Demko, Fiscal Officer