



**AGENDA**  
**SUGARCREEK TOWNSHIP BOARD OF TRUSTEES**  
**REGULAR MEETING**

**Monday, January 5, 2026, 7:00 P.M.**

**REGULAR SESSION:**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Presentation by Little Miami Watershed Network**
- 5. Reports**
  - A. Administrator
  - B. Assistant Administrator/Zoning
  - C. Fiscal Officer
  - D. Fire
  - E. Police
  - F. Roads and Services
  - G. Information Technology
  - H. Trustees
- 6. Public Comments** - Limited to five minutes per person. Agenda related business only.  
(Time cannot be yielded to another person.)
- 7. Old Business**
  - A. City of Bellbrook, Bellbrook Sugarcreek Parks and Schools Meeting - TBD
- 8. Consent Agenda Items**
  - A. Payment of Bills
  - B. Minutes
  - C. Declaration of Excess Property – Fire Department – 2026.01.05.01
- 9. Discussion Agenda Items**
  - A. Financial Update from Fiscal Officer, Rich Demko
- 10. Public Comments** - Limited to five minutes per person. Township related business only.  
(Time cannot be yielded to another person.)
- 11. Trustee/Staff Discussion**
- 12. 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



**Administrator's Report to the Trustees**  
**January 5, 2026**

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

- The lighting at the Veterans memorial is still scheduled to be changed/improved when the weather breaks. This work will be completed at no cost to the Township.
- Discussions continue with the realtor representing property at Clio and Feedwire Roads.
- Detailed design for the Wilmington Pike/I-675 project continues. The City of Centerville is working with the County Engineer's office on an amendment to the cost-sharing agreement for the project. Once the County Engineer has agreed to the changes, I will present the agreement to the Board of Trustees for their consideration.
- Magnolia Trace Drive is open for the winter months with temporary repairs in place. The area is being allowed to winter over to see if additional settling occurs. If no further settling occurs, the roadway will be milled and repaved in the late spring.

On a personal note, my thanks to Mr. Pat Turnbull of the City of Centerville for his service to his community and assistance in developing an excellent relationship with Sugar Creek Township over the past few years. He has been instrumental in the I-675/Wilmington Pike project. Mr. Turnbull is changing jobs and moving to LJB Engineering where we will look forward to working with him at some point in the future.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be "B. Tiffany".

Barry P. Tiffany  
Township Administrator



## Staff Report for the Sugarcreek Township Board of Trustees December 16, 2025 to January 5, 2026

The following is a snapshot of the activities and areas of responsibility for the Sugarcreek Township Planning and Zoning Department. This report is prepared to keep the Board of Trustees informed and the citizens informed 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

- **December 18, 2025 BZA Meeting Follow-up:**
  - **BZA10-2025:** Applicant, McCON Building Corporation, is requesting a Variance from Section 9.04 of the Sugarcreek Township Zoning Resolution for permission to exceed the maximum permitted number of parking spaces in conjunction with a proposed Culver's. The subject property is 6242 Wilmington Pike, parcel L32000100030026300, owned by MD Restaurant Group, containing 1.694 acres and located in the B-2/WPAC-OD (General Business/Wilmington Pike Area Corridor Overlay) District.
    - *The BZA approved the applicant's request.*
  - **BZA11-2025:** Applicant, Fred Rau, is requesting a Variance from Sections 4.12 G, Table 4-4 and 4.16 to allow for the creation of one conforming parcel (5.3 acres proposed) and one nonconforming parcel (1.4 acres proposed) from two existing nonconforming parcels (3.45 acres and 3.27 acres). The subject properties are 4315 Social Row Road and Social Row Road, parcels L34000100071002700 and L34000100071002800, owned by Fred Rau and located in the A-1 (Agricultural) District.
    - *The BZA approved the applicant's request.*
- **January 22, 2026 BZA Meeting:** Cancellation pending, no applications received prior to the meeting's closing date.

### Zoning Commission Activities:

- **December 9, 2025 Zoning Commission Meeting Follow-Up:**

- **ZC Case 04-2025:** Applicant, Oberer Land Developers LTD, is requesting a map amendment to the Sugarcreek Township Zoning Resolution to rezone 42.74 acres from E (Estate Residential) District to PUD=R (Residential Planned Unit Development) District. The subject parcel is part of 2745 Wilmington Dayton, can be further identified by parcel numbers L32-0001-0005-0-0142 and L32-0001-0005-0-0027 and owned by Peter Rammel. The applicant is also requesting preliminary development plan approval under Article 5 of the Sugarcreek Township Zoning Resolution for approval of the preliminary plan for a single-family residential subdivision containing 43 lots.
  - *This case was tabled by the RPCC during their November meeting cycle and the applicant has requested that the case be tabled at the December 9, 2025 Zoning Commission meeting (the Zoning Commission must consider the RPCC's recommendation prior to issuing their recommendation to the Board of Trustees).*
  
- **ZC05-2024:** Feedwire Farm JV, LLC is requesting approval of their subdivision entry sign via the minor modification to a PUD process outlined in Article 5.12 of the Sugarcreek Township Zoning Resolution.
  - *The Zoning Commission approved the applicant's request.*
  
- The Zoning Commission will continue their review of the Zoning Resolution.
  - *The Zoning Commission completed review of Article 7 and will on to Article 8 at their next meeting.*

**January 13, 2026 Zoning Commission Meeting:**

- **ZC Case 04-2025:** Applicant, Oberer Land Developers LTD, is requesting a map amendment to the Sugarcreek Township Zoning Resolution to rezone 42.74 acres from E (Estate Residential) District to PUD=R (Residential Planned Unit Development) District. The subject parcel is part of 2745 Wilmington Dayton, can be further identified by parcel numbers L32-0001-0005-0-0142 and L32-0001-0005-0-0027 and owned by Peter Rammel. The applicant is also requesting preliminary development plan approval under Article 5 of the Sugarcreek Township Zoning Resolution for approval of the preliminary plan for a single-family residential subdivision containing 43 lots.
  - *This case was tabled by the RPCC during their November meeting cycle and the applicant has requested that the case be tabled at the December 9, 2025 Zoning Commission meeting (the Zoning Commission must consider the RPCC's recommendation prior to issuing their recommendation to the Board of Trustees).*

- The Zoning Commission will continue their review of the Zoning Resolution.

**Meetings/Accomplishments:**

- Attended BZA Meeting on December 18, 2025
- Met with real estate agents to discuss land in the township on December 30, 2025
- Attended Special Meetings on December 23 and December 30, 2025
- Prepared BZA Minutes
- Processed requests for zoning verification letters
- Sent completed grant agreement to Ohio EMA for Cyber Ohio Grant (\$12,900)
- Drafted Resolution establishing time, place and manner restrictions for transient vendors, as well as a Resident Information Sheet and an associated Application for transient vendors; comments received back from Prosecutor's Office-will discuss with Trustees at upcoming meeting



## **Sugarcreek Township Trustees Report For January 5th, 2026**

The following information is a snapshot of the activities and areas of responsibilities for Sugarcreek Township Fire Department. This report was published on 01.05.2026 to keep the Board of Trustees informed of their Fire Department. If further information is needed, please contact Chief Buffenbarger at 937-848-7344.

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

- S.A.L.T Triage
- Mass Casualty Incident Management
- Engine and Pump Operations
- Fire Tactics

### **Information:**

- Working with MagneGrip on new diesel exhaust system at Station 71
- Horton Ambulance reported new Medic 72 will be delivered in March of 2026
- Sutphen Fire Apparatus reported new Engine 71 on schedule for late 2026
- Received an estimate from Bone Dry Roofing for a new roof at 71
- Received new UTV from Clinton County Motorsports
- Received new UTV trailer from Tegtmeier Trailers
- Reddy Electric repaired conduit on HVAC RTU that was allowing water to leak into dayroom
- Chief 70 Ford Explorer serviced at Gateway Auto Clinic
- Lt. Tignor continues to be on injury leave
- Viking installed two new RTU HVAC units

### **Status of Issues the Fire Department is Addressing:**

- FM70 2017 Tahoe O/S. To be declared
- One of the new RTU's has a faulty inducer motor. Should be replaced no later than Jan 6th

### **Fire Department Scheduled Events Attended**

- Greene County Fire Chiefs Meeting
- Montgomery County Fire Chiefs Meeting
- Cabela's Christmas Parade
- Merry Ferry Christmas Parade December 21st

**Fiscal:**

| <b>As of<br/>Dec 29, 2025</b> | <b>Final<br/>Appropriation</b> | <b>Current<br/>Reserve for<br/>Encumbrance</b> | <b>YTD<br/>Expenditures</b> | <b>Unencumbered<br/>Balance</b> | <b>YTD %<br/>Expenditures</b> |
|-------------------------------|--------------------------------|--|-----------------------------|---------------------------------|-------------------------------|
| Fire                          | \$3,440,974.49                 | \$97,166.81                                    | \$3,391,621.54              | \$8,778.51                      | <b>96.971%</b>                |
| EMS                           | \$290,300.00                   | \$13,607.90                                    | \$271,977.37                | \$6,087.50                      | <b>93.247%</b>                |
| Cell Tower Fund               | \$27,068.58                    | \$0.00   | \$27,068.58                 | \$0.00                          | <b>100%</b>                   |
| Department Total              | \$3,758,343.07                 | \$110,774.71                                   | \$3,690,667.49              | \$14,866.01                     | <b>96.708%</b>                |

**Projected Capital Needs:**

- Bay Doors Station 71 \$18,000
- Bay Doors Station 72 \$24,000
- Training Prop \$79,000
- Portable Radios \$120,000
- Replace Roof at 71 \$22,000

Respectfully Submitted,

Doug Buffenbarger  
Fire Chief



## Final Run Stats for 2025

### Total Call Volume = 1545 (Up 1.2% from 2024)

|                     |   |                             |
|---------------------|---|-----------------------------|
| Fire Calls          | = | 358 (23.2% of total calls)  |
| EMS Calls           | = | 1183 (76.6% of total calls) |
| Invalid/Admin Calls | = | 4 (0.2% of total calls)     |
| MVC's               | = | 195 (12.6% of total calls)  |
| Cornerstone         | = | 200 (12.9% of total calls)  |

### Mutual Aid Given (total number of incidents) = 146

Top four agencies- 74-Bellbrook, 27-Spring Valley Twp, 16-Washington Twp, 15-Beavercreek Twp

### Mutual Aid Received (total number of incidents) = 72

Top four agencies- 48-Bellbrook, 17-Washington Twp, 9-Beavercreek Twp, 9-Spring Valley

### Call Percentage by Zone:

|     |   |               |
|-----|---|---------------|
| 721 | = | 1008 (65.2 %) |
| M/A | = | 146 (9.4 %)   |
| 711 | = | 134 (8.7 %)   |
| 712 | = | 117 (7.6 %)   |
| 722 | = | 91 (5.9 %)    |
| 713 | = | 31 (2.0 %)    |
| 714 | = | 11 (0.7 %)    |
| 723 | = | 3 (0.2 %)     |

### Fire Responses as Dispatched:

|                        |   |     |
|------------------------|---|-----|
| Fire Alarms            | = | 122 |
| Inside Investigations  | = | 78  |
| Outside Investigations | = | 67  |
| Engine Service Call    | = | 35  |
| Structure Fires        | = | 30  |
| Other (Misc.)          | = | 16  |
| Other Fires            | = | 10  |

Respectfully submitted By,

A handwritten signature in black ink, appearing to read "Jordan Ewing".

Jordan Ewing  
Fire Marshal



Michael A. Brown  
Chief of Police

## Trustee Report January 5, 2025

### Training

- No classes are scheduled for January.

### Fiscal

|   |                |
|---|----------------|
| Budget 2025 (Final Appropriation)               | \$3,343,500.00 |
| Expenditures as of December 29, 2025            | \$3,140,976.50 |
| % of Budget Used                                | 94%            |
| % of Budget Year Target for the end of December | 99.6%          |
| % of Budget Remaining                           | 6%             |
| Cash Balance as of December 29, 2025            | \$2,004,223.63 |

Respectfully submitted,

Michael A. Brown  
Chief of Police



*Michael A. Brown*  
*Chief of Police*

## **Police Blotter**

### **December 11, 2025**

- Business and house checks
- Traffic stops
- Suspicious vehicle on Wilmington Pike
- Request of an officer on Brookdale Lane

### **December 12, 2025**

- Crash report on Lower Bellbrook Road
- Fraud report on Twilight Lane
- Welfare check on Surrey Trail
- Theft report on Feedwire Road

### **December 13, 2025**

- Community policing
- Crash report on Upper Bellbrook Road
- Crash report on Feedwire Road
- Crash report on Wilmington Pike

### **December 14, 2025**

- Theft arrest on Wilmington Pike
- Welfare check on Bayberry Cove Drive

### **December 15, 2025**

- Nothing to Report

### **December 16, 2025**

- Theft report on Centerville Road
- Traffic complaint on Possum Run Road
- Juvenile complaint at Kables Mill Drive

### **December 17, 2025**

- Theft arrest on Wilmington Pike
- Welfare check on Washington Mill Road
- Traffic stops

**December 18, 2025**

- **Crash report on Lower Sugarcreek Road**
- **Crash report on Wilmington Pike**
- **Noise complaint on Surrey Trail**

**December 19, 2025**

- **Business and house checks**
- **Community policing**
- **Crash report on Clyo Road**
- **An animal complaint on Wagner Hill Drive**

**December 20, 2025**

- **Theft arrest on Wilmington Pike**
- **Request of an officer on Beech Hill Drive**
- **Disturbance on Wilmington Pike**

**December 21, 2025**

- **Traffic stops**
- **Request of an officer on Wilmington Pike**
- **Crash report on Feedwire Road**
- **Criminal damaging on Penewit road**

**December 22, 2025**

- **Juvenile complaint on Wilmington Pike**
- **Crash report on Feedwire Road**
- **Request of an officer on Clyo Road**

**December 23, 2025**

- **Crash report on Wilmington Pike**
- **Crash report on Feedwire Road**
- **Criminal damaging on Oak Creek Drive**
- **Crash report on Upper Bellbrook Road**

**December 24, 2025**

- **Traffic stops**
- **Peace officer requested on Clyo Road**
- **Request of an officer on Sugar Hill Lane**
- **Welfare check on Bellasera Drive**

**December 25, 2025**

- **Nothing to Report**

**December 26, 2025**

- **Welfare check on Bayberry Cove Drive**
- **Traffic stops**
- **Noise complaint on Amberwood Court**



## Staff Report for Sugarcreek Township Trustees JANUARY 5, 2026

The following information is a snapshot of the activities and areas of responsibility for the Sugarcreek Township Roads and Services Department.

### **Calls for Service:**

- There were 5 call outs for snow removal

### **Accomplishments:**

- Snow removal
- Replace radar batteries
- Wash trucks
- Install bricks at Memorial
- Fill potholes throughout TWP
- Cleaned shop floor
- Washington Mill- picked up horses from road closure
- Upper Bellbrook- replaced TWP sign
- Trim trees- LSC, Winding Brook, Shepherd, Sugar brook
- Magnolia- Fixed down stop sign
- Received skid steer bucket
- Royal Woods- clean up down tree
- Ferry- picked up road closed signs from parade
- Fixed cover on exhaust hose at shop
- Polaris- added PTO switch
- Picked up hydraulic oil at O'Reilly's
- Cleaned up trash on Clyo, Wilmington Pike, Center Point
- Cleaned up down tree Conference and Sparh
- Picked up hydraulic fittings from parker
- Replace mailbox we hit
- Picked up 3 deer and one coyote

Respectfully,  
Justin Windsor  
Director of Roads and Services

**Payment Listing**

12/11/2025 to 12/31/2025

| Payment Advice # | Post Date  | Transaction Date   | Type | Vendor / Payee                   | Amount      | Status |  |
|------------------|------------|--|------|----------------------------------|-------------|--------|--|
| 2357-2025        | 12/16/2025 | 12/16/2025   | CH   | TREASURER OF STATE               | \$1,074.00  | O      |  |
|                  | Purpose:   | Admin - UAN fees - 1st QTR 2026  |      |                                  |             |        |  |
| 2358-2025        | 12/16/2025 | 12/16/2025   | CH   | HUNTINGTON NATIONAL BANK         | \$1,870.18  | O      |  |
|                  | Purpose:   | Admin/Roads/Police - rocket law, qbooks, GCTA gifts, pressure reduce valve, 5gal gas can x2, relay & socket, 40lb turf nerd post, muskrat trap |      |                                  |             |        |  |
| 2359-2025        | 12/17/2025 | 12/17/2025   | CH   | BUREAU OF WORKERS' COMPENSATION  | \$4,012.81  | O      |  |
|                  | Purpose:   | All Depts - Worker's Compensation Installment Payment  |      |                                  |             |        |  |
| 2454-2025        | 12/31/2025 | 01/02/2026   | CH   | NAVIA BENEFIT SOLUTIONS, INC.    | \$7,847.54  | O      |  |
|                  | Purpose:   | All Depts - Employee HRA Charges and Navia Admin Fees  |      |                                  |             |        |  |
| 2455-2025        | 12/31/2025 | 01/02/2026   | CH   | HUNTINGTON NATIONAL BANK         | \$241.05    | O      |  |
|                  | Purpose:   | Admin - prior month's service charges  |      |                                  |             |        |  |
| 95053            | 12/11/2025 | 12/11/2025   | AW   | WELLS FARGO EQUIPMENT FINANCE    | \$56,551.70 | O      |  |
|                  | Purpose:   | Fire - Tuck #71 Payment  |      |                                  |             |        |  |
| 95054            | 12/15/2025 | 12/15/2025   | AW   | CITI CARDS                       | \$2,840.77  | O      |  |
|                  | Purpose:   | Fire- awards, boots, supplies, food for thanksgiving, fire dept pins, flag, laptop batteries, batteries, paper towels                          |      |                                  |             |        |  |
| 95055            | 12/15/2025 | 12/15/2025   | AW   | RUMPKE CONSOLIDATED              | \$242.14    | O      |  |
|                  | Purpose:   | Police/Fire - trash removal  |      |                                  |             |        |  |
| 95056            | 12/15/2025 | 12/15/2025   | AW   | AES OHIO                         | \$1,320.80  | O      |  |
|                  | Purpose:   | Police/Fire - electric   |      |                                  |             |        |  |
| 95057            | 12/15/2025 | 12/15/2025   | AW   | BUGS-OR-US PEST CONTROL          | \$225.00    | O      |  |
|                  | Purpose:   | All Depts - pest control   |      |                                  |             |        |  |
| 95058            | 12/15/2025 | 12/15/2025   | AW   | HOME DEPOT CREDIT SERVICES       | \$34.43     | O      |  |
|                  | Purpose:   | Roads/Fire - 10 pack srew anchors, pipe  |      |                                  |             |        |  |
| 95059            | 12/15/2025 | 12/15/2025   | AW   | SPECTRUM                         | \$9.16      | O      |  |
|                  | Purpose:   | Admin/Roads - cable services   |      |                                  |             |        |  |
| 95060            | 12/15/2025 | 12/15/2025   | AW   | GREENE COUNTY ENGINEER           | \$42.00     | O      |  |
|                  | Purpose:   | Roads - 24x30 no engine brake sign   |      |                                  |             |        |  |
| 95061            | 12/15/2025 | 12/15/2025   | AW   | INTERSTATE BILLING SERVICE, INC. | \$1,352.80  | O      |  |
|                  | Purpose:   | Roads - muth brothers  |      |                                  |             |        |  |
| 95062            | 12/15/2025 | 12/15/2025   | AW   | MUFFLER BROTHERS                 | \$862.24    | O      |  |
|                  | Purpose:   | Police - car 111   |      |                                  |             |        |  |
| 95063            | 12/15/2025 | 12/15/2025   | AW   | Thor Works Industries            | \$1,424.50  | O      |  |
|                  | Purpose:   | Roads - aquaset 6mm 50lb pail x37  |      |                                  |             |        |  |
| 95064            | 12/15/2025 | 12/15/2025   | AW   | SUPERIOR PLUS PROPANE            | \$1,004.93  | O      |  |
|                  | Purpose:   | Admin/Roads - propane  |      |                                  |             |        |  |
| 95065            | 12/15/2025 | 12/15/2025   | AW   | BUCKEYE POWER SALES CO., INC.    | \$1,735.00  | O      |  |
|                  | Purpose:   | Roads/Police/Fire - maintenance generators   |      |                                  |             |        |  |
| 95066            | 12/15/2025 | 12/15/2025   | AW   | DUNCAN OIL COMPANY               | \$913.58    | O      |  |
|                  | Purpose:   | Police/Fire - fuel   |      |                                  |             |        |  |
| 95067            | 12/15/2025 | 12/15/2025   | AW   | OHIO TOWNSHIP ASSOCIATION        | \$200.00    | O      |  |
|                  | Purpose:   | Admin - CLOUT dues 2026  |      |                                  |             |        |  |
| 95068            | 12/15/2025 | 12/15/2025   | AW   | O'REILLY AUTOMOTIVE, INC.        | \$13.98     | O      |  |
|                  | Purpose:   | Fire - anti freeze   |      |                                  |             |        |  |
| 95069            | 12/15/2025 | 12/15/2025   | AW   | DnD UNIFORMS, INC.               | \$260.45    | O      |  |
|                  | Purpose:   | Police - uniforms for new officer  |      |                                  |             |        |  |

**Payment Listing**  
12/11/2025 to 12/31/2025

| Payment Advice # | Post Date  | Transaction Date | Type | Vendor / Payee  | Amount     | Status |
|------------------|------------|------------------|------|---|------------|--------|
| 95070            | 12/15/2025 | 12/15/2025       | AW   | DC DOOR COMPANY   | \$5,985.00 | O      |
|                  |            |                  |      | Purpose: Fire - garage door replacement                           |            |        |
| 95071            | 12/15/2025 | 12/15/2025       | AW   | ALCOR SUPPLY & FIXTURE COMPANY                                    | \$359.00   | O      |
|                  |            |                  |      | Purpose: Police - paper products                                  |            |        |
| 95072            | 12/15/2025 | 12/15/2025       | AW   | CENTERPOINT ENERGY  | \$723.95   | O      |
|                  |            |                  |      | Purpose: Police/Fire - natural gas                                |            |        |
| 95073            | 12/15/2025 | 12/15/2025       | AW   | AIRGAS USA, LLC   | \$64.18    | O      |
|                  |            |                  |      | Purpose: Fire - cylinder rental                                   |            |        |
| 95074            | 12/15/2025 | 12/15/2025       | AW   | VOSS  | \$161.95   | O      |
|                  |            |                  |      | Purpose: Fire - bad transmission dx                               |            |        |
| 95075            | 12/15/2025 | 12/15/2025       | AW   | CHARTER COMMUNICATIONS  | \$806.21   | O      |
|                  |            |                  |      | Purpose: Police/Fire - epl & fiber                                |            |        |
| 95078            | 12/16/2025 | 12/16/2025       | AW   | DUNCAN OIL COMPANY  | \$1,077.13 | O      |
|                  |            |                  |      | Purpose: Roads - fuel   |            |        |
| 95079            | 12/16/2025 | 12/16/2025       | AW   | O'REILLY AUTOMOTIVE, INC.   | \$85.99    | O      |
|                  |            |                  |      | Purpose: Roads - creeper  |            |        |
| 95080            | 12/16/2025 | 12/16/2025       | AW   | AES OHIO  | \$605.33   | O      |
|                  |            |                  |      | Purpose: Admin/Roads - main building, quonset hut, traffic signal |            |        |
| 95081            | 12/16/2025 | 12/16/2025       | AW   | ADVANCE AUTO PARTS  | \$34.99    | O      |
|                  |            |                  |      | Purpose: Police - brake pads                                      |            |        |
| 95082            | 12/16/2025 | 12/16/2025       | AW   | ZERO 9 HOLSTERS   | \$94.40    | O      |
|                  |            |                  |      | Purpose: Police - handcuff case                                   |            |        |
| 95083            | 12/16/2025 | 12/16/2025       | AW   | VERIZON WIRELESS  | \$530.64   | O      |
|                  |            |                  |      | Purpose: Police - mdt's   |            |        |
| 95084            | 12/16/2025 | 12/16/2025       | AW   | PHOENIX SAFETY OUTFITTERS   | \$85.94    | O      |
|                  |            |                  |      | Purpose: Fire - uniforms  |            |        |
| 95085            | 12/16/2025 | 12/16/2025       | AW   | Green & Green, Lawyers  | \$300.00   | O      |
|                  |            |                  |      | Purpose: Admin - legal fees                                       |            |        |
| 95086            | 12/16/2025 | 12/16/2025       | AW   | RUMPKE CONSOLIDATED   | \$126.17   | O      |
|                  |            |                  |      | Purpose: Admin/Roads - trash removal                              |            |        |
| 95087            | 12/16/2025 | 12/16/2025       | AW   | TRIAD TECHNOLOGIES, LLC   | \$289.76   | O      |
|                  |            |                  |      | Purpose: Roads - coupler x4                                       |            |        |
| 95088            | 12/16/2025 | 12/16/2025       | AW   | GREENE COUNTY TOWNSHIP ASSOCIATIC                                 | \$175.00   | O      |
|                  |            |                  |      | Purpose: Admin - OTA education subscription                       |            |        |
| 95089            | 12/16/2025 | 12/16/2025       | AW   | Patterson Pope, Inc.  | \$46.44    | O      |
|                  |            |                  |      | Purpose: Police - key   |            |        |
| 95090            | 12/16/2025 | 12/16/2025       | AW   | JOHNSON CONTROLS FIRE PROTECTION                                  | \$432.00   | O      |
|                  |            |                  |      | Purpose: Police/Fire - fire alarm service                         |            |        |
| 95091            | 12/16/2025 | 12/16/2025       | AW   | IMAGE TREND, INC.   | \$1,836.29 | O      |
|                  |            |                  |      | Purpose: Fire - reporting software                                |            |        |
| 95092            | 12/16/2025 | 12/16/2025       | AW   | Binder Lift Inc dba Phase Intl.                                   | \$470.00   | O      |
|                  |            |                  |      | Purpose: Fire - stryker binder                                    |            |        |
| 95093            | 12/16/2025 | 12/16/2025       | AW   | CHARTER COMMUNICATIONS  | \$1,220.99 | O      |
|                  |            |                  |      | Purpose: All Depts - cable services & epl for psb                 |            |        |
| 95094            | 12/18/2025 | 12/18/2025       | AW   | LESLEY STAYER   | \$100.00   | O      |
|                  |            |                  |      | Purpose: Police - customer service award                          |            |        |

**Payment Listing**

12/11/2025 to 12/31/2025

| Payment Advice # | Post Date  | Transaction Date | Type | Vendor / Payee  | Amount     | Status |
|------------------|------------|------------------|------|---|------------|--------|
| 95095            | 12/18/2025 | 12/18/2025       | AW   | CARA TILFORD  | \$560.00   | O      |
|                  |            |                  |      | Purpose: Admin - customer service award, cell phone reimbursement and car allowance   |            |        |
| 95096            | 12/18/2025 | 12/18/2025       | AW   | SARA CONTRERAS  | \$100.00   | O      |
|                  |            |                  |      | Purpose: Admin - customer service award   |            |        |
| 95097            | 12/18/2025 | 12/18/2025       | AW   | BARRY TIFFANY   | \$860.00   | O      |
|                  |            |                  |      | Purpose: Admin - customer service award, cell phone reimbursement & car allowance   |            |        |
| 95098            | 12/18/2025 | 12/18/2025       | AW   | TAYLOR STINSON  | \$40.00    | O      |
|                  |            |                  |      | Purpose: Roads - cell phone reimbursement   |            |        |
| 95099            | 12/18/2025 | 12/18/2025       | AW   | RICH DEMKO  | \$40.00    | O      |
|                  |            |                  |      | Purpose: Admin - cell phone reimbursement   |            |        |
| 95100            | 12/18/2025 | 12/18/2025       | AW   | MARVIN MOELLER  | \$40.00    | O      |
|                  |            |                  |      | Purpose: Admin - cell phone reimbursement   |            |        |
| 95101            | 12/18/2025 | 12/18/2025       | AW   | Justin Windsor  | \$60.00    | O      |
|                  |            |                  |      | Purpose: Roads - cell phone reimbursement   |            |        |
| 95102            | 12/18/2025 | 12/18/2025       | AW   | JOSHUA DARNELL  | \$40.00    | O      |
|                  |            |                  |      | Purpose: Roads - cell phone reimbursement   |            |        |
| 95103            | 12/18/2025 | 12/18/2025       | AW   | IAN TAMPLIN   | \$40.00    | O      |
|                  |            |                  |      | Purpose: Roads - cell phone reimbursement   |            |        |
| 95104            | 12/18/2025 | 12/18/2025       | AW   | FRED CRAMER   | \$40.00    | O      |
|                  |            |                  |      | Purpose: Admin - cell phone reimbursement   |            |        |
| 95105            | 12/18/2025 | 12/18/2025       | AW   | CHASE MORGAN  | \$40.00    | O      |
|                  |            |                  |      | Purpose: Roads - cell phone reimbursement   |            |        |
| 95106            | 12/18/2025 | 12/18/2025       | AW   | CAROLYN L. DESTEFANI  | \$40.00    | O      |
|                  |            |                  |      | Purpose: Admin - cell phone reimbursement   |            |        |
| 95109            | 12/19/2025 | 12/19/2025       | AW   | MES Service Company LLC   | \$1,851.15 | O      |
|                  |            |                  |      | Purpose: Fire - sensor, flow test   |            |        |
| 95110            | 12/19/2025 | 12/19/2025       | AW   | O'REILLY AUTOMOTIVE, INC.   | \$755.58   | O      |
|                  |            |                  |      | Purpose: Roads/Fire - push button, hydraulic oil, def fluid for medic   |            |        |
| 95111            | 12/19/2025 | 12/19/2025       | AW   | POLLACK LAW, LLC  | \$575.00   | O      |
|                  |            |                  |      | Purpose: Fire - legal fees  |            |        |
| 95112            | 12/19/2025 | 12/19/2025       | AW   | ENERGY OPTIMIZERS, USA  | \$959.01   | O      |
|                  |            |                  |      | Purpose: All Depts - energy service agreement   |            |        |
| 95113            | 12/19/2025 | 12/19/2025       | AW   | MONTGOMERY COUNTY ASSOCIATION OF  | \$250.00   | O      |
|                  |            |                  |      | Purpose: Police - dues 2026   |            |        |
| 95114            | 12/19/2025 | 12/19/2025       | AW   | DnD UNIFORMS, INC.  | \$1,269.00 | O      |
|                  |            |                  |      | Purpose: Police - 3 officers uniforms   |            |        |
| 95115            | 12/19/2025 | 12/19/2025       | AW   | MUFFLER BROTHERS  | \$245.87   | O      |
|                  |            |                  |      | Purpose: Police - car 109   |            |        |
| 95116            | 12/19/2025 | 12/19/2025       | AW   | Superior Uniform Sales, Inc.  | \$655.60   | O      |
|                  |            |                  |      | Purpose: Police - uniforms  |            |        |
| 95117            | 12/19/2025 | 12/19/2025       | AW   | CITI CARDS  | \$9,292.26 | O      |
|                  |            |                  |      | Purpose: Admin/Roads/Police - shop with a cop, cosco membership, costa gift cards, GCTA christmas party, miami valley planning & zoning workshop, new member OTA membership, edible arrangement |            |        |
| 95118            | 12/19/2025 | 12/19/2025       | AW   | PRO ONCALL TECHNOLOGIES   | \$475.98   | O      |
|                  |            |                  |      | Purpose: All Depts - Nov & Dec phone service  |            |        |
| 95124            | 12/29/2025 | 12/29/2025       | AW   | MONTGOMERY COUNTY TRANSPORTATIC   | \$6,536.75 | O      |

**Payment Listing**  
12/11/2025 to 12/31/2025

| Payment Advice #                | Post Date  | Transaction Date | Type | Vendor / Payee   | Amount       | Status |
|---------------------------------|------------|------------------|------|--|--------------|--------|
|                                 |            |                  |      | Purpose: Roads - 675/Wilmington Pike Interchange Project - Feasibility Study |              |        |
| 95127                           | 12/30/2025 | 12/30/2025       | AW   | Medical Mutual   | \$2,207.80   | O      |
|                                 |            |                  |      | Purpose: All Depts - dental employer contributions                           |              |        |
| 95130                           | 12/30/2025 | 12/30/2025       | AW   | FIDELITY SECURITY LIFE INSURANCE CO.   | \$721.77     | O      |
|                                 |            |                  |      | Purpose: All Depts - employer vision contributions                           |              |        |
| 95131                           | 12/30/2025 | 12/30/2025       | AW   | JEFFERSON HEALTH PLAN  | \$73,300.73  | O      |
|                                 |            |                  |      | Purpose: All Depts - employee/employer medical contributions                 |              |        |
| Total Payments:                 |            |                  |      |  | \$200,686.92 |        |
| Total Conversion Vouchers:      |            |                  |      |  | \$0.00       |        |
| Total Less Conversion Vouchers: |            |                  |      |  | \$200,686.92 |        |

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.



**SUGARCREEK TOWNSHIP  
RESOLUTION NO. 2026.01.05.01**

IN RE: Declaration of Excess Property – Fire Department

WHEREAS, the Sugarcreek Township Fire Department has identified equipment, which is no longer needed for operations, and;

WHEREAS, the item listed has been declared obsolete and has been marked for disposition, or for bid on GovDeals.com.

2017 Chevy Tahoe  
VIN 1GNSKFKC7HR206184

NOW THEREFORE BE IT RESOLVED, that this Sugarcreek Township Board of Trustees hereby declares this property to be excess and directs the appropriate disposition of this property.

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Carolyn L. Destefani, Chairperson

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Fred Cramer, Vice Chairperson

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Jodi Puterbaugh, Trustee

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Richard J. Demko, Fiscal Officer