

The Board of Trustees of Sugarcreek Township, Greene County, Ohio, met in Work Session on December 3, 2012, at 5:30 p.m., at 2090 Ferry Road, Bellbrook, Ohio 45305.

1. Mrs. Daugherty called the Session to order at 5:30 pm.
2. Mr. Hodson called the roll with Board Members Nadine Daugherty, Mike Pittman and Scott Bryant being present. In addition to Township Administrator, Barry Tiffany, others present were Cara Tilford, Chris Zappanti, Chief Deaton, Chief Pavlak and Sgt. White.

3. Discussion Items

J.E.D.D. – Mr. Tiffany said JEDD's are voluntary. He said the property owners have to initiate it. He said if the property is developed then the business owners and the property owners have to agree to initiate it. Mr. Tiffany said there would no incentive, as things are now, to subject yourself to additional income tax. Mr. Pittman said the question is how to generate income without raising taxes. He said JEDD's are a revenue source. Mr. Bryant said that is why we need to leave it on the table as a discussion item. It is a revenue source.

Mr. Tiffany said all he has heard from business is that they don't like income taxes and that is their incentive to stay with us. Mrs. Daugherty said she wasn't here for the last discussion and asked where we were talking about having a JEDD. Mr. Tiffany said that's part of the discussion; to see if we have a fit somewhere. Mr. Tiffany said a certain percentage of a JEDD has to be spent back into the project. He said we already have the entire infrastructure so what do you offer the businesses. Mr. Pittman said there are also certain types of businesses that are attracted if you don't have an income tax. Mr. Bryant agreed and said, using the plaza as an example, some businesses may leave and others may be attracted. Chief Pavlak said we could have a lower rate of income tax than Centerville to still keep us attractive. Mr. Bryant said there are a lot of options and that's why we need to keep this under consideration.

Mr. Pittman said it sounds like a lot of work to get off the ground. Mr. Bryant said what we have to do is figure out how it will be beneficial to our business owners. Mr. Tiffany said we need to explore this with our property owners. He said there are other entities than Centerville we can deal with. Chris Zappanti asked if the purpose of the JEDD was to stave off annexation. Mr. Bryant said it was being looked at as a means of income for the Township. Mr. Bryant asked if we wanted to include undeveloped land. Mr. Pittman said he wanted to exclude all businesses from income tax except retail. Mr. Tiffany said you can't select by businesses but by parcel. Cara said our undeveloped land is not divided out by parcels yet. She said the undeveloped land gives an argument for starting a JEDD since you need infrastructure to develop it. Mr. Bryant said he would at least like to open a conversation with the owners to get their opinions. He said he thought it would be less intrusive if Mr. Tiffany gave them a phone call.

Annual Reorganization - Mr. Tiffany said they needed to pass a Resolution at the next meeting to schedule meetings and Trustee assignments. Mr. Pittman agreed to chair the meetings and Mr. Bryant said he would act as vice-chair. Mr. Bryant said he would continue attending the Miami Valley Regional Planning Commission meetings. Mrs. Daugherty asked why we needed to be a member. Mr. Tiffany said we could probably refer our projects back to the Greene County Engineer. Mr. Bryant asked Cara what she thought. Cara said everything with the Commission is pretty much already set up. Mr. Pittman asked if there was anyway to get more out of our investment for membership. Mr. Bryant said possibly, if we had someone on the Executive Committee. Mr. Pittman asked if it would hurt us if we weren't a member for two or three years. Mr. Tiffany said to let him talk with Mr. Geyer before making a decision.

Mr. Pittman said he would continue to attend the Greene County Regional Planning Commission meetings. Mrs. Daugherty said she would continue as alternate. Mrs. Daugherty said she would continue with the Health District. Mr. Hodson said the General Fund pays the Health District about thirty two thousand dollars a year. He said with the recent cuts in state funding that they are killing Township's General Funds all over the County. He said everyone else has cut budgets, why can't they. Mrs. Daugherty said she would check into it. Mr. Bryant said he would continue with the Greene County Waste Water. The Board then established the meeting dates for the upcoming year.

Fire Department – Chief Pavlak said we got an agreement on arbitration with the Fire Union on the overtime issue. Mr. Pittman asked how much the attorney fees were. Chief Pavlak said they were a couple of thousand dollars.

Zoning Department – Cara said we heard from the County and they waived the delinquent taxes due on the two properties we acquired on Kelsey’s Way. Cara said before we initiated our Safe Routes to Schools Program the Tischer's agreed to donate an easement along their property line from Feedwire Road to the High School. Cara said they have changed their minds and wanted compensation for the property. She said we offered what was left in the grant but they felt it was insufficient. However, they sent the offer to their attorney. Cara said we could use 'eminent domain' for an easement Mr. Bryant said he did not believe 'eminent domain' should be used for taking property for a sidewalk. Mr. Pittman said he hoped the differences could be resolved. Cara said it would be very disheartening to lose the project at this point after all the work that we've put into it.

Web Site – Mrs. Daugherty asked Mr. Zappanti if we were getting many hits on the web site. Chris said the counts were low. Mr. Bryant asked Chris if a link could be set up to get from the calendar directly to the meeting agenda page. Chris told Mr. Bryant he would discuss it with him.

Police Department – Chief Deaton said their 'Shop with a Cop' at Wal-mart event is coming up. He said we are starting to get hit with thefts and shop lifts at the Plaza. He said there is a ring hitting the county pretty hard. Mrs. Daugherty asked if there were any parking complaints on Kable's Mill. Chief Deaton said there were not.

Fiscal Office – Mr. Hodson said a new UAN accounting software system will be installed at the beginning of the New Year. He said it may take their office a little longer to get the New Year up and running. He said he and Linda have been involved in training sessions on the new software and hoped it all goes smoothly.

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

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

The meeting adjourned at 6:50 pm

Theodore L. Hodson, Fiscal Officer