



AGENDA
SUGARCREEK TOWNSHIP BOARD OF TRUSTEES
REGULAR MEETING *ZOOM*
Monday, April 5, 2021, 7:00 P.M.

REGULAR SESSION:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance

4. Public Hearing

A. **ZC-Case 01-2021:** Applicant, Phillip M. Herres, is requesting a map amendment to the Sugar Creek Township Zoning Resolution to rezone 54.882 acres located at 4267 and 4271 Cloy Road from A-1 (Agricultural) District to PUD-R (Residential Planned Unit Development) District. The subject parcels can be further identified by parcel numbers L32000100020006700 and L32000100020000800 and are owned by Phillip M. Herres and Gigi Ellen Withrow, Trustees. The applicant is also requesting preliminary development plan approval under Article 5 of the Sugar Creek Township Zoning Resolution for approval of the preliminary plan for a proposed subdivision.– 2021.04.05.01

- Public hearing is formally opened
- Staff report on the text amendments
- Applicant presentation
- Those wishing to speak in favor
- Those wishing to speak against
- Neutral parties wishing to speak
- Public hearing is closed
- Deliberation and decision

5. Reports

- B. Administrator
- C. Zoning
- D. Fiscal Officer
- E. Fire
- F. Police
- G. Roads and Services
- H. Information Technology
- I. 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 - March 22, 2021, 5:30 pm

8. Consent Agenda Items

- A. Payment of Bills
- B. Approval of Minutes
- C. Resignation of Fire Department Staff – Phoenix Robinson and Jeff Kren – 2021.04.05.02

9. Discussion Agenda Items

- A. **2021-2022 School Resource Officer Agreement**

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 so as 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. 2021.04.05.01**

IN RE: ZC Case 01-2021; Request for a Map Amendment from A-1 (Agricultural) District to PUD-R (Residential Planned Unit Development) District and Preliminary Development Plan Approval for a Residential Subdivision Containing 78 lots.

WHEREAS, a public hearing was held by the Sugar Creek Township Zoning Commission on Tuesday, March 16, 2021 at 7:00 p.m. (opened on March 2, 2021 and tabled on March 9, 2021) on the following application:

WHEREAS, Applicant, Phillip M. Herres, is requesting a Map Amendment from A-1 (Agricultural) District to PUD-R (Residential Planned Unit Development) District and Preliminary Development Plan Approval for a residential subdivision containing 78 lots;

WHEREAS, the subject parcels are 4267 and 4271 Clys Road, parcels; and

WHEREAS, the subject parcels can be further identified by parcel numbers L32000100020006700 and L32000100020000800, and contain 54.882 acres; and

WHEREAS, after the hearing the Zoning Commission deliberated on the above application and passed a motion to recommend **approval** of the Map Amendment and Preliminary Development Plan as requested by the applicant subject to the following conditions:

1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. A Geotech report shall be completed and submitted to the Greene County Engineer's Office. Pavement design shall be based on the Geotech report. The Geotech report may also be required for design of storm water and infrastructure.
3. The applicant's designer shall meet with the Greene County Engineer regarding traffic impacts to determine if any traffic studies will be required and/or if any additional turn lanes will be required.
4. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
5. A comprehensive drainage plan and an environmental study shall be required.
6. 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 based on the sensitive nature of the watershed.
7. Final design shall be subject to approval of Sugar Creek Township Fire Department.
8. The use of vinyl and/or aluminum siding shall be prohibited.
9. Sheds, privacy fences and above ground pools shall not be permitted to be constructed within the patio home section of the development. Privacy fences and above ground pools shall not be permitted to be constructed within the estate home section of the development.

10. The applicant shall revise the plan to extend Open Space Area "G" to follow the 75' setback line on lots 49 and 50. Screening and buffering will be required in the revised Open Space "G" area.
11. The applicant shall revise the plan to extend Open Space Area "F" to the natural break in topography on the east side of the creek providing access to this area by all lot owners.
12. The multi-use path should be extended through Open Space "E" providing access to the creek area and on to the multi-use path proposed along Little Sugarcreek Road utilizing the existing pedestrian bridge.
13. Screening and buffering shall be required in the rear of the patio home lots facing Road "A" and adjacent to the Waterford development.
14. Home sizes, as proposed, will be required to be included within the HOA Documents submitted for approval at the Final Development Plan stage. Final Development Plan approval will be conditioned upon these square footages, as proposed by the applicant, being met.
15. The same elevation of the same home plan will not be permitted to be constructed side by side.
16. Lots 1 and 25 shall not be accessed from the entry road.
17. The final development plan shall reflect construction of the 10' multi-use paths outside of the public right-of-way adjacent to Little Sugarcreek and Clyo Roads with maintenance to be provided by the HOA.
18. The private street proposed to serve lots 6-8 (internally accessible Estate Lots) shall be moved to be located between lots 6-8 and lots 9-10.
19. The plan shall be revised to remove the sidewalk on the south side of the road connecting to Kensington from where the private street connects to the connection at Kensington. The applicant shall move this road as far away from the property line as possible, while maintaining the integrity of the pond. Screening and buffering in this area shall be required to the extent feasible with details discussed at the Final Development Plan stage.
20. A sidewalk connection from Road B to the roadway connection to Kensington shall be provided.
21. The applicant shall strive to establish a 25' no cut zone in the rear of lots 49-31 and lots 6-8 (internally accessible Estate Lots). The developer/engineer shall work with staff to preserve as much of the existing tree line as possible with details to be provided at the Final Development Plan stage.
22. All private streets shall meet the requirements of Section 7.07 of the Sugarcreek Township Zoning Resolution.
23. A tree survey running the extent of the shared property line between the lot identified on the plan as 10 in the City of Bellbrook and the development site to the north into the development site shall be completed.

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on Monday, April 5th, 2021, and deliberated.; and

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 Preliminary Development Plan as requested by the applicant subject to the conditions recommended by the Zoning Commission.

Carolyn L. Destefani, Chairperson

Fred Cramer, Vice-Chairperson

Nadine S. Daugherty, Trustee

Theodore L. Hodson, Fiscal Officer



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**Administrator's Report to the Trustees
April 5, 2021**

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

- The Township Clean-Up Day is set for April 10th. The major roads in the Township have been divided up into 56 sections to be adopted for the day and cleaned of trash and rubbish. We have trash bags, gloves, masks and brightly colored t-shirts for the volunteers to help to keep them safe. The t-shirts are large enough sizes to wear over a coat in the event of cooler weather. Those interested are encouraged to call Courtney at our office or visit the Township website for more information.
- The 675/Wilmington Pike Corridor Project has been submitted for TRAC funding and a grant from Greene County. An update meeting is scheduled later this week.
- A good deal of time has been spent on the \$1.9 trillion COVID Relief Bill recently passed and the omission of townships in Ohio and other states from the definition of local governments. We will continue to pursue this funding as it vital to our communities.
- We have been awarded a grant for the construction of a bridge over the Little Sugarcreek at Feedwire Road. There are several steps to complete prior to commencement of construction and are awaiting further instruction from the State of Ohio.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be "B. Tiffany", written over a horizontal line.

Barry P. Tiffany
Township Administrator



**Staff Report for the Sugarcreek Township Board of Trustees
March 15, 2021 to April 1, 2021**

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 apprised of their Planning and Zoning Department. If further information or explanation is needed, please contact Cara Tilford at 937-848-8426.

Board of Zoning Appeals Activities:

- **March 25, 2021 Board of Zoning Appeals Meeting**
 - **BZA05-2021:** Applicant, Wade Smith, is requesting a Variance from Section 4.11 G. of the Sugarcreek Township Zoning Resolution to allow for the construction of a single-family dwelling at a front yard setback of approximately 70' (125' required). The subject property is Middle Run Road, parcel L32000100080005800, owned by Martin Land Co., containing approximately 5.1 acres, and located in the A-1 (Agricultural) District.
 - *The BZA approved the request as submitted by the applicant.*
- **April 22, 2021 Board of Zoning Appeals Meeting**
 - **BZA06-2021:** Applicant, Sheela Patel, is requesting a Variance from Section 4.13 D. 1. c. of the Sugarcreek Township Zoning Resolution to allow for the construction of an inground pool at a setback of 6' from the principal structure (10' required). The subject property is 1625 Fox Trail, parcel L32000100120003000, owned by Sheela Patel, and located in the R-1A (Suburban Residential-Low) District.

Zoning Commission Activities:

- **March 2, 2021 BZC Meeting: Follow-up**
 - **BZC01-2021:** Applicant, Phillip M. Herres, is requesting a map amendment to the Sugarcreek Township Zoning Resolution to rezone

54.882 acres located at 4267 and 4271 Clyo Road from A-1 (Agricultural) District to PUD-R (Residential Planned Unit Development) District. The subject parcels can be further identified by parcel numbers L32000100020006700 and L32000100020000800 and are owned by Phillip M. Herres and Gigi Ellen Withrow, Trustees. The applicant is also requesting preliminary development plan approval under Article 5 of the Sugar creek Township Zoning Resolution for approval of the preliminary plan for a proposed subdivision.

- *The Zoning Commission recommended approval to the Township Trustees, subject to conditions.*

- **April 6, 2021 BZC Meeting**

- **BZC02-2021:** Applicant, Grand Communities, LLC, is requesting a map amendment to the Sugar creek Township Zoning Resolution to rezone 12.7914 acres from B-2 (General Business) District to PUD-R (Residential Planned Unit Development) District. The subject parcels can be further identified by parcel number L32000100030029800 (part of) and is owned by Michael D. Spears, James P. Grodecki and Partick F. Spears Successor Trustee. The applicant is also requesting preliminary development plan approval under Article 5 of the Sugar creek Township Zoning Resolution for approval of the preliminary plan for a proposed subdivision.
- **BZC03-2021:** Applicant, Guttman Group LLC, is requesting a minor modification to the approved Final Development Plan to modify the elevations for the multi-family buildings and to make changes to the clubhouse/amenity/maintenance building area. The subject property is the Reserve at Sugar creek located on the north side of Brown Road.
- **BZC04-2021:** Staff is requesting modifications to the Long Range Land Use Plan to provide the option for an increased area of neighborhood business use at three intersections located in both Planning Areas 1 and 8 (Feedwire/Upper Bellbrook Road, Upper Bellbrook Road/Pine Ct. and S. Alpha Bellbrook Road/Upper Bellbrook Road).

Meetings/Accomplishments:

- Attended Zoning Commission Meeting on March 16, 2021 via Zoom
- Met with property owner to discuss land in the township on March 16, 2021
- Met with property owner to discuss lot split on March 18, 2021
- Attended BZA Meeting on March 25, 2021 via Zoom
- Conference call to discuss Variance process with resident on March 23, 2021
- Met with property owner to business in the township on March 30, 2021
- Met with property owner to discuss construction of a detached garage on March 30, 2021
- Met with property owner to discuss Variance process on March 30, 2021

- Met with property owner to discuss construction of fence on March 30, 2021
- Met with property owner to discuss addition of trees in no cut zone on April 1, 2021
- Prepared Staff Reports for BZC02-2021, 03-2021 and 04-2021
- Prepared and sent BZA and BZC March packets
- Completed Minutes (Courtney is taking these over and has been an immense help)
- Received ODNR grant in the amount of \$362,342 for the construction of a pedestrian bridge over the Little Sugar Creek connecting two existing sections of multi-use path.
- SRTS presentation to ODOT Committee scheduled for April 15th via Microsoft Teams

Fiscal:

As of March 2, 2021	Final Appropriation	Current Reserve for Encumbrance	YTD Expenditures	Unencumbered Balance	YTD % Expenditures
Fire	\$2,781,710.00	\$697,706.43	\$412,361.53	\$1,697,066.69	14.690%
EMS	\$183,200.00	\$50,272.57	\$27,432.93	\$105,639.46	14.962%
Cell Tower Fund	\$24,000.00	\$24,000.00	\$0.00	\$0.00	0.00%
Department Total	\$2,988,910.00	\$747,979.00	\$439,794.46	\$1,802,706.15	14.706%

Projected Capital Needs:

Priority	Immediate	Moderate	Low
1	Engine	\$550,000.00	Battalion Bay sensors \$1,200.00
2	5 Mobile Radio	\$22,000.00	Inside Building Painting / Bay (Sta. 72) \$9,000.00
3	Station 72 Concrete Ramp Replacement	\$50,000.00	Build Gear Room (In Bay Sta. 72) \$55,000.00
4			Thermal Imaging Camera \$9,000.00
5			Radio Batteries \$2,500.00
6			PPV Fans E-73 Q-72 \$5,000.00
7			Search Rope & Equipment \$3,000.00
8			Front Ramp repair/replace Sta. 72 \$30,000.00
9			Chain saw \$1,375.00
10			Hand Tools \$3,000.00
11			Replace Hose \$10,000.00
12			Rotary saw \$600.00
13			Station Alerting \$54,000.00
14			
15			
16			
17			
18			
19			
20			
21			
	Total	\$622,000.00	\$183,675.00
TOTAL- \$904,675.00			

Respectfully Submitted,



Jeffrey A. Leaming



Michael A. Brown
Chief of Police

Trustee Report April 5, 2021

Training

- On April 19th – 30th, Officer McKeever will be attending the Miami Valley Regional Crime Laboratory Evidence Technician Training Course.
- On April 29th, Officer Mantia will be attending the A.R.I.D.E. (Advanced Roadside Impaired Driving Enforcement) training at the Centerville Police Department.

Fiscal

Budget 2021 (Final Appropriation)	\$2,915,082.00
Expenditures as of March 29, 2021	\$726,574.49
% of Budget Used	24.3%
% of Budget Year Target for the end of March	24.9%
% of Budget Remaining	75.7%
Cash Balance as of March 29, 2021	\$1,612,845.48

Events/Appearances

- On March 19th, Chief Brown attended the graduation at the GCCC.
- On April 2nd, Chief Brown participated in the Cross Walk.

Respectfully submitted,

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

Michael A. Brown
Chief of Police



Michael A. Brown
Chief of Police

Police Blotter

February 25, 2021

- Business and house checks
- Traffic stops
- Domestic dispute on Wagner Road

February 26, 2021

- Theft arrest on Wilmington Pike
- Community policing
- Suspicious vehicle on Lower Bellbrook Road

February 27, 2021

- Juvenile complaint on Glenwood Way
- An animal complaint on Upper Bellbrook Road

February 28, 2021

- Nothing to Report

March 1, 2021

- Business and house checks
- Criminal damaging on Surrey Trail
- Community policing
- Suspicious person on Wilmington Pike

March 2, 2021

- Nothing to Report

March 3, 2021

- Theft report on Feedwire Road
- Drug activity on Social Row Road
- Traffic stops

March 4, 2021

- Nothing to Report

March 5, 2021

- Peace officer needed on Waynesville Road
- An assist on Clio Road
- Crash report on Wilmington Pike

March 6, 2021

- Suspicious vehicle on Mead Road
- Theft arrest on Wilmington Pike
- Suspicious vehicle on Wilmington-Dayton Road
- Welfare check on Wilmington Pike

March 7, 2021

- Fraud report on N. Church Court
- Business checks
- Community policing

March 8, 2021

- Nothing to Report

March 9, 2021

- Business and house checks
- Traffic complaint on Wagner Road
- Domestic dispute on N. Lakeman Drive
- Fraud report on Seton Hill Drive

March 10, 2021

- Nothing to Report

March 11, 2021

- Crash report on Wilmington Pike
- Traffic stops
- Fraud report taken on Grand Oak Trail
- Disturbance on Feedwire Road
- Domestic dispute on Surrey Trail

March 12, 2021

- Theft report on Social Row Road
- Community policing
- Crash report on Waynesville Road

March 13, 2021

- Nothing to Report

March 14, 2021

- Juvenile complaint on Sonoma Court
- Welfare check on Sunset Creek Court
- Suspicious person on Wilmington Pike

March 15, 2021

- Suspicious person on Upper Bellbrook Road
- Welfare check on N. Lakeman Drive
- Burglary report on Upper Bellbrook Road

March 16, 2021

- Nothing to Report

March 17, 2021

- Crash report taken on Upper Bellbrook Road
- Traffic stops
- Crash report taken on Stewart Road

March 18, 2021

- Business and house checks
- Community policing
- Trespassing report on Wilmington Pike

March 19, 2021

- Nothing to Report

March 20, 2021

- Suspicious vehicle on Surrey Trail
- Suspicious person on Wilmington Pike
- 911 Hang up on Statehouse Court
- Fraud report taken on Penewit Road

March 21, 2021

- An animal complaint on Wilmington Pike
- Theft arrest on Wilmington Pike
- Traffic stops

March 22, 2021

- Nothing to Report

March 23, 2021

- Crash report on Surrey Trail
- Suspicious person on Feedwire Road
- Juvenile complaint on Surrey Trail

March 24, 2021

- Noise complaint on Brookdale Lane
- Fraud report taken on W. Salinas Circle
- Crash report on Wilmington Pike
- Theft arrest on Wilmington Pike

March 25, 2021

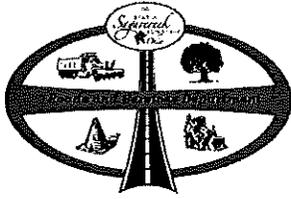
- An animal complaint on Upper Bellbrook Road
- Traffic stops
- Business checks

March 26, 2021

- Theft arrest on Wilmington Pike
- Criminal damaging on Surrey Trail
- Community policing

March 27, 2021

- Crash report on Clyo Road
- Noise complaint on Brookdale Lane
- Warrant on Clyo Road



Staff Report for Sugar Creek Township Trustees April 5, 2021

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:

One callout for downed trees due to high wind

Accomplishments:

- Check on OUPS locates
- Clean ditch Brown Rd
- Road review for high water/debris 5
- Clean and organize shop area and Quonset hut
- Move location of radar unit from Kable's Mill to Eden Meadows Way
- Change batteries in radar units 2
- Retrieve old grate from pond on Conifer
- Remove signs ROW 8
- Repair ditch/shoulder on Cedar Trail
- Remove trees/ trim branches Shepherd Rd
- Get cold patch
- Patch potholes throughout Township
- Clear ditch/catch basin Middle Run E
- Loan loader to City of Bellbrook
- Driver's training-street sweeper
- Remove salt spreaders from two trucks
- Take 703 to Interstate Ford for warranty repair and pick up
- Change water shut off in Service bay
- Clean up and mulch landscape around Township building
- Clean condenser coils on A/C units Township building
- Driveway permits 5
- Met with homeowners on Countrywood water issue
- Repair storm drain on Countrywood
- Mailbox repair
- Cleaned up numerous downed trees due to high winds
- Reinstalled street sign Brown/Kilkenny
- Removed large tree wedged in other trees at ROW River Ridge Dr.
- Went to K.E. Rose, Kaffenberger for truck quotes
- Met with Capitol Electric for crosswalk improvements

- Trim branches on Spahr Rd
- Rotate Beet Heat in tanks
- Service Massey tractor
- Remove dead animals LSC, Feedwire Rds
- Mow grass and trim trees on Cloy Rd.

Respectfully,

Bill Harphant
Director of Roads and Services



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Payment Listing

3/15/2021 to 3/31/2021

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
448-2021	03/15/2021	03/15/2021	CH	BUREAU OF WORKERS' COMPENSATION	\$5,622.92	O
	Purpose:	MONTHLY PAYMENT				
462-2021	03/22/2021	03/22/2021	CH	OLD FORT BANK	\$1,574.35	O
	Purpose:	MISC CHARGES				
86549	03/15/2021	03/15/2021	AW	OHIO IDENTIFICATION OFFICERS ASSOCI/	\$20.00	O
	Purpose:	DUES-STAYER				
86550	03/15/2021	03/15/2021	AW	LOWE'S COMPANIES INC.	\$1,812.78	O
	Purpose:	MISC PURCHASES				
86551	03/15/2021	03/15/2021	AW	REDDY ELECTRIC	\$254.00	O
	Purpose:	ELECTRIC REPAIRS				
86552	03/15/2021	03/15/2021	AW	AIM MEDIA MIDWEST	\$627.60	O
	Purpose:	ZONING ADS				
86553	03/15/2021	03/15/2021	AW	CARGILL, INC.	\$14,847.79	O
	Purpose:	ROAD SALT				
86554	03/15/2021	03/15/2021	AW	VERIZON WIRELESS	\$630.04	O
	Purpose:	CELL PHONES - POLICE				
86555	03/15/2021	03/15/2021	AW	DELL FINANCIAL SERVICES	\$892.83	O
	Purpose:	COMPUTER RENTALS				
86556	03/15/2021	03/15/2021	AW	ADVANCE AUTO PARTS	\$265.79	O
	Purpose:	PARTS				
86557	03/15/2021	03/15/2021	AW	MUFFLER BROTHERS	\$235.83	O
	Purpose:	CAR 113				
86558	03/15/2021	03/15/2021	AW	TIME WARNER CABLE	\$111.60	O
	Purpose:	TV AND VOICE				
86559	03/16/2021	03/16/2021	AW	FIRE APPARATUS SERVICE AND REPAIR, I	\$595.00	O
	Purpose:	E71 REPAIRS				
86560	03/16/2021	03/16/2021	AW	TROPHY SPORTS CENTER	\$69.00	O
	Purpose:	T-SHIRTS				
86561	03/16/2021	03/16/2021	AW	IMAGE TREND, INC.	\$3,000.00	O
	Purpose:	ANNUAL FEE FOR RUNS				
86562	03/16/2021	03/16/2021	AW	QUADIANT FINANCE USA, INC.	\$150.00	O
	Purpose:	POSTAGE				
86563	03/16/2021	03/16/2021	AW	ENERGY OPTIMIZERS, USA	\$1,918.02	O
	Purpose:	ENERGY CONTACT (2 MOS)				
86564	03/16/2021	03/16/2021	AW	QUADIANT, INC.	\$140.85	O
	Purpose:	POSTAGE MACHINE RENTAL				
86565	03/16/2021	03/16/2021	AW	OFFICE DEPOT	\$156.74	O
	Purpose:	SUPPLIES				
86566	03/16/2021	03/16/2021	AW	R.L. HUFFMAN AND SONS	\$3,600.00	O
	Purpose:	TREE TRIMMING				
86567	03/16/2021	03/16/2021	AW	P & R COMMUNICATIONS SERVICE, INC.	\$247.94	O
	Purpose:	RADIO REPAIRS				
86568	03/16/2021	03/16/2021	AW	CAPITAL TIRE, INC.	\$307.52	O
	Purpose:	CAR 107 TIRES				
86569	03/16/2021	03/16/2021	AW	SUGARCREEK DIRECT FAMILY CARE	\$80.00	O
	Purpose:	MEDICAL CARE				

Payment Listing

3/15/2021 to 3/31/2021

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
86570	03/16/2021	03/16/2021	AW	VIEVU	\$1,794.00	O
				Purpose: BODY CAMERAS		
86571	03/16/2021	03/16/2021	AW	LYKINS OIL COMPANY	\$1,591.78	O
				Purpose: FUEL		
86572	03/16/2021	03/16/2021	AW	TREASURER OF STATE	\$120.00	O
				Purpose: MARCS RADIOS		
86573	03/22/2021	03/22/2021	AW	BARRY TIFFANY	\$750.00	O
				Purpose: CELL PHONE & CAR ALLOWANCE		
86574	03/22/2021	03/22/2021	AW	CARA TILFORD	\$50.00	O
				Purpose: CELL PHONE		
86575	03/22/2021	03/22/2021	AW	NADINE DAUGHERTY	\$20.00	O
				Purpose: CELL PHONE		
86576	03/22/2021	03/22/2021	AW	CAROLYN L. DESTEFANI	\$20.00	O
				Purpose: CELL PHONE		
86577	03/22/2021	03/22/2021	AW	FRED CRAMER	\$20.00	O
				Purpose: CELL PHONE		
86578	03/22/2021	03/22/2021	AW	BILL HARPHANT	\$20.00	O
				Purpose: CELL PHONE		
86579	03/22/2021	03/22/2021	AW	RICHARD CIPRIANO	\$20.00	O
				Purpose: CELL PHONE		
86580	03/22/2021	03/22/2021	AW	DALE OWENS	\$20.00	O
				Purpose: CELL PHONE		
86581	03/22/2021	03/22/2021	AW	CITY OF XENIA	\$67,004.83	O
				Purpose: 2ND QTR DISPATCH		
86582	03/22/2021	03/22/2021	AW	O'REILLY AUTOMOTIVE, INC.	\$349.98	O
				Purpose: HYDRAULIC OIL		
86583	03/22/2021	03/22/2021	AW	A & A SAFETY	\$132.00	O
				Purpose: WHITE NUMBERS FOR SIGNS		
86584	03/22/2021	03/22/2021	AW	ZORESCO EQUIPMENT COMPANY	\$38.10	O
				Purpose: SHOVEL SET		
86585	03/22/2021	03/22/2021	AW	K & M INDUSTRIAL FASTENERS	\$36.00	O
				Purpose: NUTS AND BOLTS		
86586	03/22/2021	03/22/2021	AW	CARGILL, INC.	\$13,382.40	O
				Purpose: ROAD SALT		
86587	03/22/2021	03/22/2021	AW	GATEWAY AUTO CLINIC	\$78.07	O
				Purpose: B70 OIL CHANGE		
86588	03/22/2021	03/22/2021	AW	EARHART PROPANE	\$553.76	O
				Purpose: PROPANE		
86589	03/22/2021	03/22/2021	AW	LUKE TERRY	\$100.00	O
				Purpose: CUSTOMER SERVICE AWARD		
86590	03/22/2021	03/22/2021	AW	BELSON OUTDOORS, LLC	\$3,033.20	O
				Purpose: PICNIC TABLES		
86591	03/22/2021	03/22/2021	AW	MONTGOMERY COUNTY TRANSPORTATIC	\$30,000.00	O
				Purpose: PHASE 1/1675-WILMINGTON PIKE PROJECT		
86592	03/23/2021	03/23/2021	AW	JOSEPH HOFFMAN	\$20.00	O
				Purpose: CELL PHONE		

Payment Listing

3/15/2021 to 3/31/2021

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
86593	03/23/2021	03/23/2021	AW	ROBERT JORDAN	\$20.00	O
86596	03/23/2021	03/23/2021	AW	MUFFLER BROTHERS	\$425.75	O
	Purpose:	CAR 107				
86597	03/23/2021	03/23/2021	AW	TIME WARNER CABLE	\$33.58	O
	Purpose:	TV SERVICES				
86598	03/23/2021	03/23/2021	AW	RUMPKE CONSOLIDATED	\$73.83	O
	Purpose:	TRASH REMOVAL				
86599	03/23/2021	03/23/2021	AW	TECH ADVISORS	\$5,596.00	O
	Purpose:	SUPPORT/EQUIPMENT				
86600	03/23/2021	03/23/2021	AW	POLLACK LAW, LLC	\$700.00	O
	Purpose:	LEGAL FEES				
86601	03/23/2021	03/23/2021	AW	GREENE COUNTY SHERIFF'S OFFICE	\$7,500.00	O
	Purpose:	PSISN FUND AGREEMENT				
86602	03/23/2021	03/23/2021	AW	ENERGY OPTIMIZERS, USA	\$959.01	O
	Purpose:	ENERGY CONTRACT				
86603	03/23/2021	03/23/2021	AW	DETROIT TIRES SUPPLY	\$99.95	O
	Purpose:	M72 TIRE				
86604	03/23/2021	03/23/2021	AW	PHOENIX SAFETY OUTFITTERS	\$139.85	O
	Purpose:	UNIFORMS				
86605	03/23/2021	03/23/2021	AW	YECK BROTHERS COMPANY	\$569.39	O
	Purpose:	DOOR FOBS FOR PERSONNEL				
86606	03/23/2021	03/23/2021	AW	GATEWAY AUTO CLINIC	\$78.07	O
	Purpose:	C70 OIL CHANGE				
86607	03/23/2021	03/23/2021	AW	WAL-MART COMMUNITY/GEMB	\$19.97	O
	Purpose:	KEYBOARD				
86608	03/23/2021	03/23/2021	AW	INTEGRATED PROTECTION SERVICES	\$250.00	O
	Purpose:	SERVICE CALL				
86609	03/23/2021	03/23/2021	AW	CITI CARDS	\$3,846.57	O
	Purpose:	MISC PURCHASES				
86610	03/23/2021	03/23/2021	AW	ERNST CONCRETE	\$53.50	O
	Purpose:	REBAR				
86611	03/23/2021	03/23/2021	AW	VALLEY ASPHALT CORPORATION	\$315.90	O
	Purpose:	COLD MIX				
86612	03/23/2021	03/23/2021	AW	MICHAEL BROWN	\$50.00	O
	Purpose:	CELL PHONE				
86614	03/29/2021	03/29/2021	AW	FIRE APPARATUS SERVICE AND REPAIR, I	\$8,246.42	O
	Purpose:	E-71 AND E-72 REPAIRS				
86615	03/29/2021	03/29/2021	AW	SOUTH SHORE MARINA	\$746.24	O
	Purpose:	REPAIRS TO BOAT MOTOR				
86616	03/29/2021	03/29/2021	AW	MEDICOUNT MANAGEMENT, INC.	\$993.56	O
	Purpose:	FEB EMS BILLING				
86617	03/29/2021	03/29/2021	AW	JEFFERSON HEALTH PLAN	\$48,020.87	O
	Purpose:	MARCH HEALTH INS				
86619	03/29/2021	03/29/2021	AW	STANDARD INSURANCE COMPANY	\$230.39	O
	Purpose:	MARCH LIFE INS				
86621	03/29/2021	03/29/2021	AW	FIDELITY SECURITY LIFE INSURANCE CO.	\$593.00	O

Payment Listing

3/15/2021 to 3/31/2021

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
		Purpose: MARCH VISION INS				
86622	03/29/2021	03/29/2021	AW	GREENE COUNTY TOWNSHIP ASSOCIATIC	\$230.00	O
		Purpose: 2021 DUES				
86623	03/29/2021	03/29/2021	AW	NAVIA BENEFIT SOLUTIONS, INC.	\$60.00	O
		Purpose: MARCH COBRA				
86624	03/29/2021	03/29/2021	AW	FIRE APPARATUS SERVICE AND REPAIR, I	\$831.48	O
		Purpose: TRUCK 701 REPAIRS				
86630	03/30/2021	03/30/2021	AW	LYKINS OIL COMPANY	\$1,240.34	O
		Purpose: FUEL				
86631	03/30/2021	03/30/2021	AW	TREASURER OF STATE	\$840.00	O
		Purpose: MARCS RADIOS - 3 MONTHS				
86632	03/30/2021	03/30/2021	AW	K. E. ROSE COMPANY	\$75.00	O
		Purpose: INSTALL AND REPAIR LIGHT BAR				
86633	03/30/2021	03/30/2021	AW	VIEVU	\$299.00	O
		Purpose: BODY CAMERA				
86634	03/30/2021	03/30/2021	AW	TIME WARNER CABLE	\$735.00	O
		Purpose: ETHERNET AND INTERNET				
86635	03/30/2021	03/30/2021	AW	OFFICE DEPOT	\$64.16	O
		Purpose: TONER				
86636	03/30/2021	03/30/2021	AW	VAN METER & ASSOCIATES, INC.	\$170.00	O
		Purpose: TRAINING - OFFICER TERRY				
86637	03/30/2021	03/30/2021	AW	SEDGWICK	\$4,565.00	O
		Purpose: 2022 GROUP RATING				
86638	03/30/2021	03/30/2021	AW	TECH ADVISORS	\$1,225.00	O
		Purpose: OFFICE 365				
86639	03/30/2021	03/30/2021	AW	CIVIC PLUS	\$5,234.61	O
		Purpose: WEBSITE SUPPORT				
86640	03/30/2021	03/30/2021	AW	BOUND TREE MEDICAL, LLC	\$160.31	O
		Purpose: SUCTION CUPS				
86641	03/30/2021	03/30/2021	AW	SAULCLEAN HARD SURFACE CLEANING L	\$89.00	O
		Purpose: FLOOR CLEANING				
Total Payments:					\$251,695.47	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$251,695.47	

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.



AGENDA
SUGARCREEK TOWNSHIP BOARD OF TRUSTEES
REGULAR MEETING *ZOOM*
Monday, April 5, 2021, 7:00 P.M.

REGULAR SESSION:

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Public Hearing

A. **ZC-Case 01-2021**: Applicant, Phillip M. Herres, is requesting a map amendment to the Sugar Creek Township Zoning Resolution to rezone 54.882 acres located at 4267 and 4271 Clio Road from A-1 (Agricultural) District to PUD-R (Residential Planned Unit Development) District. The subject parcels can be further identified by parcel numbers L32000100020006700 and L3200010002000800 and are owned by Phillip M. Herres and Gigi Ellen Withrow, Trustees. The applicant is also requesting preliminary development plan approval under Article 5 of the Sugar Creek Township Zoning Resolution for approval of the preliminary plan for a proposed subdivision.– 2021.04.05.01

- Public hearing is formally opened
- Staff report on the text amendments
- Applicant presentation
- Those wishing to speak in favor
- Those wishing to speak against
- Neutral parties wishing to speak
- Public hearing is closed
- Deliberation and decision

5. Reports

B. Administrator

C. Zoning

D. Fiscal Officer

E. Fire

F. Police

G. Roads and Services

H. Information Technology

I. 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 - March 22, 2021, 5:30 pm

8. Consent Agenda Items

A. Payment of Bills

B. Approval of Minutes

C. Resignation of Fire Department Staff – Phoenix Robinson and Jeff Kren – 2021.04.05.02

9. Discussion Agenda Items

A. **2021-2022 School Resource Officer Agreement**

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

The Board of Trustees of Sugarcreek Township, Greene County, Ohio, in Regular Session on March 15th, 2021, at 7:00 PM, via zoom.

1. **Mrs. Destefani called the session to order at 7:04 pm.**
2. **Mr. Hodson called the roll with Board Members Mrs. Destefani, Mr. Cramer, and Mrs. Daugherty being present. Also, in attendance was Donna Hellman and Denise Moore.**
3. **All in attendance stood for the Pledge of Allegiance.**
4. **Reports**

A. Administration

Mr. Tiffany was present. He had nothing to add to his report.

Mrs. Destefani spoke about the Community Clean up Day. She stated that she just sent out an email with the flyer attached.

Mrs. Daugherty spoke about a resident that contacted her about a business opportunity for Sugarcreek. She asked if Mr. Tiffany got to talk to her.

Mr. Tiffany stated that he did get to meet with her and her business partner and talk to them. He stated that they do have some good ideas for the Township.

Mrs. Daugherty asked about the Jim Martin Memorial, and if Mr. Tiffany saw the flyer that was made up.

Mrs. Destefani stated that she also received that email, but when she went to the website, she did not see anything on where to sign up to sponsor the memorial.

Mrs. Daugherty asked if there was a way to have people donate directly on our township website.

Mrs. Tilford stated that if Mrs. Martin has a link, she would be willing to share, we could absolutely put it up on our website so people can donate that way.

Mr. Cramer asked if we had a date yet for the dedication for the statue. Mrs. Daugherty Stated that no they do not, that will not be until next year some time. Right now, they are talking about Mr. Martin's 100th Birthday Celebration in April of this year.

Mrs. Daugherty stated that Mrs. Martin is trying to collect donations for everything.

Mr. Tiffany stated that the Township uses Microsoft Exchange, and there is an exploit that is taking place. Microsoft feels that almost all servers that are using Microsoft are compromised. They are trying to get the Township secure again and locked back down. They are looking into if the Township has any fraudulent accounts to get them taken care of.

Mrs. Daugherty asked if Mr. Tiffany had a reporter that is going to do a piece on Mr. Martin's Birthday. Mr. Tiffany stated that channel 7 is going to do a report closer to the date.

Mrs. Hellman stated that Dayton.com has been helpful in the past at getting the word out about events happening in the area. And many events have had quite a bit of money come in through donations from Dayton.com.

Mr. Cramer stated that the admin team did a good job of putting the streets and roadways together for the Community Clean up Day. He is working the next few days to try and get volunteers to sign up.

B. Fiscal Office

Mr. Hodson was present. There was nothing to add to his report. Mr. Hodson stated that they are close to the temporary appropriations as before. He did have to add quite a bit of revenue to the Fire Department budget for the new wage increase. He did also add a small amount for the Police department for dispatch in Xenia. They were behind just a little bit because it had not been updated yet.

C. Fire

Chief Leaming was present. Chief Leaming stated that he found out that the staff vehicle for the Assistant Fire Chief is due to come in at the end of the month or the first of next month. They did receive a \$10,000 grant for marks radios, they have been trying to replace the ones that have been getting older. They will be able to purchase 3 new radios with that grant, one of the radios will be going in the new staff vehicle.

Mrs. Destefani asked if Chief Leaming would talk about if they know anyone who is homebound that would like to receive the COVID vaccine.

Chief Leaming stated that the Health department reached out to the local Fire Chiefs and stated that they would bring the vaccine to those who cannot go out and get it themselves. If the community can find those homebound people, they would be willing to vaccinate them at home. The Fire department will be posting about this opportunity and Kelsey from the Community Assistance Center is taking names and phone numbers of those who wish to participate so they can let the Health Department know who would like to receive the vaccine.

Mrs. Destefani asked what was happening with the motorboat. She saw it was in for repairs again.

Chief Leaming stated that they regularly start up the motorboat to make sure it is running efficiently. The last time they started it up they noticed that the water that goes into the boat was not getting discharged back out like it is supposed to. The water pump is not working correctly, so it is in the shop for that repair and is currently out of service until it is fixed. Chief Leaming is hoping this will get fixed before then need it this spring and summer.

Mrs. Destefani asked how they do ice rescues if we do them ourselves or if we contact other local fire departments to help us.

Chief Leaming stated that they have done practice rescues recently, and the training has been completed for this year. They have what look like moon suits that float and provide a thermal protection from the cold. They go out to the Herres property and break the ice and put a member in the water and rescue them multiple times. He stated that Mr. Tiffany did authorize the purchase of more suits so they will be able to have more people in the water.

Mr. Cramer asked if we are still getting a new ladder truck.

Chief Leaming stated that they are moving forward with the new ladder truck. They are also going to have the current ladder replaced and replace one of the engines with the new ladder truck.

Mr. Cramer asked when the new ladder truck would be coming in.

Chief Leaming stated it is a 10 to 12 month build time. The current ladder truck was funded under FEMA, they have about \$40,000 in the budget right now for funding. Chief Leaming stated that he contacted FEMA and they have stated that the current ladder truck must stay in township possession until the new ladder truck is completed,

and in use at the Township. He is hoping that when they sell the current ladder truck that money will be helping pay off the new ladder truck.

Mr. Cramer asked if we are getting this through Sutphin.

Chief Leaming stated yes, it will be through Sutphin. He stated that Sutphin is a local Ohio dealer, they build most of their stuff in Springfield. He would rather deal with Sutphin than to deal with other apparatus builders who are as far as New York City to take it back there. He would rather stay local; in case something happens, it is right there to take it in for repairs.

Mr. Cramer agreed that that is the smart choice.

D. Police

Chief Brown was present. There was nothing to add to his report.

Mrs. Destefani asked about the drug drop off.

Chief Brown stated that it is in April on the 24th, 10am to 2pm. They will accept anything except for liquids and needles. He also stated that they have a vacancy at the Police Department, they have looked at a few candidates and chosen an applicant. His name is Darren Wagner. He was in the office with Chief Brown about a week ago and he offered him a position pending the polygraph, physical, and physiological evaluation. He does have a 4th element he has to get through. He is in the current academy class at the Greene County Career center. They graduate this Friday, and he will take his state test around mid-April, and they usually know within 24 hours if they passed or not. Chief Brown spoke with Mike Hill who runs the academy, and he sees no problems with this applicant passing his test. Mike Hill gives an award out every academy class at the graduation ceremony. It is called the Commanders Award; it goes to the most outstanding student, which Mr. Wagner will be receiving. Chief Brown thinks that he will be a great candidate and sees no problems with him going forward. He is hoping that they will be able to bring him on at the end of April.

Mrs. Destefani stated that that is wonderful news.

Mrs. Daugherty stated that is great news.

Mr. Cramer stated that that is terrific for the Police Department.

Mrs. Destefani asked if the Lions Club donation is something, we get every year or what it was for this year.

Chief Brown stated that it is every year. He has been with the Township for 8 years and the Lions Club has done it every year. The Lions Club has asked the Police Department to submit for an item or for a piece of gear that the department or the community would benefit from. Then they try to help out if they can.

E. Roads and Services

Mr. Harphant was not present. There was nothing to add to his report.

Mrs. Daugherty asked Mr. Tiffany since it is getting really icy out if the road crew was out right now salting.

Mr. Tiffany stated he is going to check the temperature, and it looks like it is about 34 degrees, but the temperature is supposed to be rising all night. He stated that they had some freezing rain this afternoon, but the ground is warm enough that it should not freeze. He stated that if it does start to get icy or the Police officers notice that the bridges start to get icy, they will call the Road Department to come out and salt. Mr. Tiffany stated that they are pricing a new truck for the Road Department. Truck 702 is Bill's old truck that has been around for many years since 1998 or 1999. It is at the end

of its life and they are looking at new trucks. The newer trucks have beat juice tanks incorporated into the truck beds.

Mrs. Destefani asked about the pushing up of the salt deliveries. If that means we are currently getting more salt.

Mr. Tiffany stated that the in salt shed they rotate when the new salt is coming in. Salt that is already in the shed will be moved to one side, so the new salt can go towards the back and the other side. This way the new salt is in the back and the older salt is towards the front.

Mrs. Destefani asked about the mailbox repairs and if it is still our policy that we repair the mailboxes if we have damaged them.

Mr. Tiffany stated yes, we do replace them if we have hit them.

Mr. Cramer asked what the policy was specifically.

Mr. Tiffany stated that if we damage the box, we will put a temporary box up until the snow is gone and we can put in a new mailbox for the resident.

Mr. Cramer clarified that if we knock over a mailbox while plowing snow, we will put up a temporary mailbox for the resident.

Mr. Tiffany stated yes, or a new one to replace it. Replacing the mailboxes is a problem for the Township. The mailboxes are not very expensive, and it is the right thing to do in the Township.

Mrs. Destefani stated that it is the right thing to do, and she is glad we do it.

Mr. Cramer stated that he is shocked we do replace the mailboxes, which is a wonderful thing for the Township to be doing.

F. Zoning

Mrs. Tilford was present. There was nothing to add to her report.

Mrs. Destefani stated that the Greene County Township Association meeting was last Tuesday. She is wondering how that went.

Mrs. Tilford clarified if she was asking about the Herres property.

Mrs. Destefani stated yes, that is the one.

Mrs. Tilford stated that the BZA met on their regular Tuesday meeting and tabled the case. The county engineer and the engineer from the building side did not get together before 3pm on the meeting day. The BZA then tabled the meeting again the following Tuesday, this way everyone would have adequate time to look at the plans. They will be meeting March 16th, to consider that case, the staff report has been updated, the BZC has had time to look over the plans and review it. They are hoping that tomorrow on the 16th that they will be able to get a recommendation.

Mrs. Daugherty asked who the developer is for the property.

Mrs. Tilford stated that it is a gentleman named Less, they have not worked with him on the development side before. The builder is Jenny Diorio, and the Township has worked with her before. She is a long-time custom builder that intends to build all the houses in the development.

Mr. Daugherty asked that tomorrow it will go to the BZC members then it will come to the trustees.

Mrs. Tilford stated that that is correct.

Mrs. Daugherty asked if there was an area there that is subject to annexation.

Mrs. Tilford stated that yes, it is subject to annexation.

Mr. Tiffany wanted to thank the BZC members for being able to alter their schedules to be able to have these extra meetings to try and get the submission heard. A lot of

communities would not do that they would tell them to try again next month. The BZC being willing to take the extra time to hear this case is very helpful to the township.

Mrs. Destefani stated that she is very excited that Mrs. Tilford is looking at the EV charging stations. When they announced that at the Miami Valley Regional Planning, she was very excited.

Mrs. Tilford stated that yes, they are moving forward with the EV project. There is a grant opening up this year for it. They are the more expensive charging stations, that they are looking at purchasing. They are more heavy-duty charging stations; they are gearing these more towards the interstate location. The site they talked about last time when the charging stations were brought up, was the police department. This would be the perfect location; it has interstate accessibility; it is a safe location. They will be applying when that grant rolls out for these charging stations.

Mrs. Destefani asked about the location being at the police department, the presumption would then be if it takes a little while for the car to charge that people could walk over to the shops and restaurants.

Mrs. Tilford stated yes, that would be great for people to walk around while their car is charging.

Mr. Tiffany stated that they are also still trying to put one in the Target parking lot as well. Because of the proximity, they are going to try and get at least 2 locations, one south and one north.

G. Information Technology

Mr. Tiffany stated that we are still working through some insurance stuff for the new UPS. There was a small spike a few days ago that was compromised. They are still working on getting our system secured.

H. Trustees

Mrs. Daugherty attended the Greene County Township Association meeting. She stated that she enjoyed herself and was impressed with the Greene County Career Center and the students she got to meet. They did talk about the GCTA Christmas party, and that Sugarcreek Township will be hosting that again this year.

Mr. Cramer stated that he sat in on the Greene County Regional Planning meeting, the Beaver Creek Project got approved. It is going to be a new exit route off of 35, it looks like they are going to be building a convention center in Beaver Creek. The commissioners think this is going to be a great thing for Beaver Creek. Mr. Cramer also spoke about a solar farm being proposed in Greene County, in Bath Township. A company has come in and is offering a cash offering if they can put solar panels on your property. But apparently the solar panels catch on fire and can contaminate the ground. There is legal action being taken so that this does not happen. Mr. Cramer also stated that there is new legislation that is being proposed that states that trustees must approve any solar farm that comes into the area. That is on the docket to be discussed later that week in Columbus. Mr. Cramer also commented on the Greene County Career Center and how impressive it was. He stated that David Deskins, the Superintendent of the Greene County Career Center, was a very motivated guy, he has big picture visions. Mr. Deskins is working with the Bellbrook Sugarcreek Superintendent to help him get this levy passed.

Mrs. Destefani stated that Mr. Deskins mentioned part of the problem is that the Governor is asking that since the students have been out of school so long, that they

mandate the school to either give up their summer break to catch kids up on their learning or extend the school year days. The teacher unions have stated that those mandates to not cover those extra times, that they are not used to working. That is a big issue right now, as they are trying to figure out how the mandate will go if there are no extra funds for the teachers working those extra days or having teacher support for those extra days that will be mandated. Mrs. Destefani also stated that she got to take the tour of the Greene County Career Center before the dinner, the building was very big into aviation and they are big into flying the drones and they have a space inside to do so. There is also a cyber lab that teaches cyber security on a high level. Mrs. Destefani also met with the park board and representative from the City of Bellbrook to talk about erosion that is happening on Little Sugarcreek road and if there is concern for future developments. The area specifically is from McGee Park to Main Street downtown. There is an engineer solution that is \$7-9 million to drill down to add support and possible and a hike bike pathway along that roadway. They also talked about getting with street management and for a couple hundred thousand dollars they could move the flow of the river the other was to stop the erosion. Mrs. Destefani stated that she also attended the Chamber of Commerce meeting.

5. Public Comments – Agenda Items

Ms. Moore had a question for Mr. Tiffany on the property out on Wilmington and Ferry road. She is asking if the Township is able to buy property and then do something with the property.

Mr. Tiffany stated that the Township does not have the ability to buy and develop property.

Ms. Moore then asked if the Township could buy property then sell it to developers.

Mr. Tiffany stated that they could, but they do not have the pockets to do something like that. It would not be profitable to develop that property with the zoning that is in place. The cost is too high for the developer to be able to profit from it.

Ms. Moore asked if there was any potential from the Township to buy properties that are under threat of annexation.

Mr. Hodson stated that investing wise, when buying properties there are regulations from the state. There is a 1, 2, 3 rule that states 1 what is the safety of the property, 2 liquidity and how fast we can get to it, and 3 the yield that we would get out of the investment. The Township is limited on what it can invest in with Township money.

6. Old Business

- A. City of Bellbrook, Bellbrook Sugarcreek Parks and Schools Meeting - March 22, 2021, 5:30 pm

7. Consent Agenda Items

- A. Payment of Bills
- B. Approval of Minutes
- C. Year 2021 Permanent Appropriations – 2021.03.15.01
SUGARCREEK TOWNSHIP

RESOLUTION NO. 2021.03.15.01

IN RE: Year 2021 Permanent Appropriations

WHEREAS, the Board of Trustees has a duty under law to adopt and maintain a balanced budget; and,

WHEREAS, this Board, along with the Fiscal Officer and Township Administrator, have examined the estimate of revenues; and,

WHEREAS, it is evident that the proposed 2021 Appropriations for each Fund do not exceed estimated revenues, which may include 2021 carryovers and additional income, as certified to the Greene County Auditor's Office by the Township Fiscal Officer,

NOW THEREFORE, BE IT RESOLVED, that the following permanent appropriations be placed into effect:

1000	General Fund	
	Personal Services (Salaries)	\$ 390,000.00
	Employee Benefits	\$ 180,000.00
	Purchased Services	\$ 155,000.00
	Supplies & Materials	\$ 11,000.00
	Other Dues and Fees	\$ 2,000.00
	Health Districts	\$ 32,000.00
	<i>Total General Fund:</i>	<u>\$ 770,000.00</u>
2011	Motor Vehicle Tax	\$ 30,000.00
2021	Gasoline Tax	\$ 225,000.00
2031	Road and Bridge	
	Personal Services	\$ 422,000.00
	Other	\$ 544,300.00
	<i>Total Road and Bridge:</i>	<u>\$ 966,300.00</u>
2081	Police District	
	Personal Services	\$2,439,782.00
	Other	\$ 515,300.00
	<i>Total Police District:</i>	<u>\$2,955,082.00</u>
2112	Fire District	
	Personal Services	\$2,342,090.00
	Other	\$ 649,100.00
	<i>Total Fire District:</i>	<u>\$2,991,190.00</u>
2231	Permissive Motor Vehicle License	\$ 200,000.00
2281	Ambulance and Emergency Medical	
	Personal Services	\$ 120,500.00
	Other	\$ 62,700.00
	<i>Total Ambulance and Emergency Medical:</i>	<u>\$ 183,200.00</u>
2904	Centerville Fire Ancillary	\$ 110,000.00
2906	Police Trust Fund	\$ 50,000.00
2907	Police Cell Tower Receipts	\$ 75,000.00
2908	Fire Cell Tower Receipts	\$ 24,000.00
2910	Cares Act Relief Fund	\$ 303,035.00
3102	General Bond Retirement	\$ 120,780.00
3901	Clyo Road TIF II	\$ 24,100.00
4401	OPWC Brown Road	\$ 0.00
4901	Center Point Capital Project	\$ 0.00
4902	Clyo Road TIF	\$ 0.00
Total Appropriations		\$9,027,687.00

FURTHER BE IT RESOLVED, that the above aggregate amounts be appropriated based upon the attached submittals (hereby incorporated) and a copy shall be sent to the Greene County Auditor.

D. Resignation of Fire Department Staff – Renee Simmons – 2021.03.15.02

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2021.03.15.02**

IN RE: Resignation of Fire Department Staff Renee Simmons

WHEREAS, Renee Simmons has indicated his desire to resign from the Sugarcreek Township Fire Department; and,

WHEREAS, Ms. Simmons was hired as a member of the Sugarcreek Township Fire Department on March 5, 2020; and,

WHEREAS, Part-time Firefighter/Paramedic, Renee Simmons, has indicated her desire to resign from the Sugarcreek Township Fire Department; and,

WHEREAS, Chief Jeffrey A. Leaming recommends we accept the resignations of Ms. Simmons.

NOW THEREFORE, BE IT RESOLVED that the Board of Sugarcreek Township Trustees officially accept the resignation of Renee Simmons effective February 28, 2021.

E. Authorizing the Township Administrator to Enter into Agreements for the Purchase of Fire Apparatus – 2021.03.15.03

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2021.03.15.03**

IN RE: Authorizing the Township Administrator to Enter into Agreements for the Purchase of Fire Apparatus

WHEREAS, a well-equipped fleet of vehicles is necessary for the preservation of life and property in Sugarcreek Township; and

WHEREAS, Fire Chief Jeffery Leaming has indicated the need for a new fire apparatus; and

NOW, THEREFORE BE IT RESOLVED, that this Board of Trustees of Sugarcreek Township, Ohio, does hereby authorize the Township Administrator to enter into Agreements for the Purchase of Fire Apparatus in the amount not to exceed nine-hundred thirty-seven thousand, nine-hundred forty dollars and eighty-seven cents (\$937,940.87).

F. Approving the Amended Solid Waste Management Plan of the Greene County Solid Waste Management District – 2021.03.01.02 – *Tabled from last meeting*

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2021.03.01.02**

IN RE: Approving the Amended Solid Waste Management Plan
of the Greene County Solid Waste Management District

WHEREAS, the Greene County Solid Waste Management District Policy Committee is responsible to prepare and amend the Greene County Solid Waste Management Plan; and

WHEREAS, by Resolution 2020-12-23-1 the Greene County Solid Waste Management District Policy Committee adopted the Amended Solid Waste Management Plan on December 23, 2020; and

WHEREAS, pursuant to Ohio Revised Code Section 3734.55 (B) the Board of County Commissioners and the legislative authority of each municipal corporation or township under the jurisdiction of the District must approve or disapprove the Amended Solid Waste Management Plan by ordinance or resolution; and

WHEREAS, this body has reviewed the Amended Solid Waste Management Plan and considered it at a duly called public meeting; and

WHEREAS, the Amended Solid Waste Management Plan furthers the public interest.

NOW, THEREFORE, BE IT RESOLVED, the Amended Greene County Solid Waste Management Plan adopted on December 23, 2020, is hereby approved by the Township of _____, and

BE IT FURTHER RESOLVED, a copy of this Resolution of Approval shall promptly be delivered or cause to be delivered to the Greene County Solid Waste Management District Policy Committee at Greene County Environmental Services, 2145 Greene Way Boulevard, Xenia, OH 45385.

Mrs. Daugherty motioned to approve Consent agenda items. Mr. Cramer seconded
Roll was called with the vote being as follows:

Mrs. Destefani – Yes
Mrs. Daugherty – Yes
Mr. Cramer – Yes

8. Discussion Agenda Items

9. Public Comments – Discussion Agenda Items

Mrs. Daugherty spoke about the article that Mr. Cramer sent about the concerns with public comments. Back when the trustees set up the code of ethics, they talked about how to set a time limit with public comments. And that if they see any problems with it, they should go back and revisit the code of ethics, to make sure they are in line with it.

10. Trustee/Staff Discussions

Mrs. Daugherty asked about an item on the payment of bills. She asked what the \$47,000 a month we pay to the Jefferson Health plan was.

Mr. Tiffany stated that that is our Anthem Blue Cross Blue Shield.

Mrs. Daugherty asked if that was for all the departments and if it was divided up or if it all come out of the general fund.

Mr. Tiffany stated that it is divided up and comes out of each department.

Mrs. Daugherty asked that since we now provide the Sugarcreek Direct Family Care plan if that is included in that \$47,000.

Mr. Tiffany stated that no it is not included that will be its own bill.

Mrs. Daugherty stated that she is hopeful that this will save the Township money.

Mr. Tiffany stated that he thinks it will. The employees that have gone to see John Murphy have all had great experiences. Mr. Murphy does a great job of taking care of the Township.

Mrs. Destefani stated that she is excited about the new fire engine that will be coming in. It will take 10 months to build the new engine, but they are excited to see it. She is excited about the 75-foot ladder that will be able to accommodate all the buildings in the community.

Mr. Cramer asked what color the new engine will be.

Chief Leaming stated that it will fit with our current color scheme, a black cab with red over top.

Mr. Cramer asked about Renee Simmons resigning.

Chief Leaming stated that yes, she did resign at the end of February.

11. **Adjourn**

Mrs. Destefani moved to adjourn. Mrs. Daugherty seconded.

Roll was called with the vote being as follows:

Mrs. Destefani – Yes

Mrs. Daugherty – Yes

Mr. Cramer – Yes

Theodore L. Hodson, Fiscal Officer



AGENDA
SUGARCREEK TOWNSHIP BOARD OF TRUSTEES
REGULAR MEETING *ZOOM*
Monday, April 5, 2021, 7:00 P.M.

REGULAR SESSION:

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Public Hearing

A. **ZC-Case 01-2021:** Applicant, Phillip M. Herres, is requesting a map amendment to the Sugar Creek Township Zoning Resolution to rezone 54.882 acres located at 4267 and 4271 Clio Road from A-1 (Agricultural) District to PUD-R (Residential Planned Unit Development) District. The subject parcels can be further identified by parcel numbers L32000100020006700 and L3200010002000800 and are owned by Phillip M. Herres and Gigi Ellen Withrow, Trustees. The applicant is also requesting preliminary development plan approval under Article 5 of the Sugar Creek Township Zoning Resolution for approval of the preliminary plan for a proposed subdivision.– 2021.04.05.01

- Public hearing is formally opened
- Staff report on the text amendments
- Applicant presentation
- Those wishing to speak in favor
- Those wishing to speak against
- Neutral parties wishing to speak
- Public hearing is closed
- Deliberation and decision

5. Reports

- B. Administrator
- C. Zoning
- D. Fiscal Officer
- E. Fire
- F. Police
- G. Roads and Services
- H. Information Technology
- I. 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 - March 22, 2021, 5:30 pm

8. Consent Agenda Items

A. Payment of Bills

B. Approval of Minutes

C. Resignation of Fire Department Staff – Phoenix Robinson and Jeff Kren – 2021.04.05.02

9. Discussion Agenda Items

A. 2021-2022 School Resource Officer Agreement

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



**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2021.04.05.02**

IN RE: Resignation of Fire Department Staff Phoenix Robinson and Jeff Kren

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

WHEREAS, Mr. Robinson was hired as a member of the Sugarcreek Township Fire Department on August 25, 2020; and,

WHEREAS, Part-time Firefighter/Paramedic, Jeff Kren, has indicated his desire to resign from the Sugarcreek Township Fire Department; and,

WHEREAS, Mr. Kren was hired as a member of the Sugarcreek Township Fire Department on April 3, 2019; and,

WHEREAS, Chief Jeffrey A. Leaming recommends we accept the resignations of Mr. Robinson and Mr. Kren.

NOW THEREFORE, BE IT RESOLVED that the Board of Sugarcreek Township Trustees officially accept the resignation of Phoenix Robinson effective March 29, 2021 and Jeff Kren effective March 9, 2021.

Carolyn L. Destefani, Chairperson

Fred Cramer, Vice Chairperson

Nadine S. Daugherty, Trustee

Theodore L. Hodson, Fiscal Officer

Joann Zimmerman

From: Phoenix Robinson
Sent: Monday, March 15, 2021 3:35 PM
To: Joann Zimmerman
Cc: Josh Johnson
Subject: 2 week Resignation

I would like to thank you for the opportunity and privilege of employment, but I regret to inform you of my resignation. I am giving my two week notice as of 3/15/2021. I am making the decision to resign due to Paramedic school, clinical hours, and my work schedule being shifted at two other departments. I believe it is unfair to myself and the department to not be able to dedicate the time needed and expected to meet department training and availability expectations. I am thankful for the training and all the personal improvement Sugarcreek township Fire department has offered me as a firefighter/EMT, but the skills I have learned that I will carry through the rest of my career. Thank you for your time.

Phoenix Robinson.

Joann Zimmerman

From: Kren, Jeffery <jeffk@cityofmiddletown.org>
Sent: Tuesday, March 9, 2021 1:43 PM
To: Joann Zimmerman
Subject: update

Chief,

Getting back to you regarding your phone call yesterday. I have been super busy with overtime and trainings at Middletown. Also the girlfriend has returned to school as well as working full-time. I have found it difficult to find time to be able to pick up with finding child care and such. I feel that it is in my best interest to resign from the position at this time. My fire gear is at station 72. Please let me know what other items need to be returned, Department ID, uniforms, ect. and I will return them at the earliest convenience.

Sincerely,

Jeff Kren
Firefighter
Middletown Division of Fire
2300 Roosevelt Blvd
Middletown, OH 45044
(513) 425-7996
jeffk@cityofmiddletown.org



Jeffery Kren | Firefighter
City of Middletown — Division of Fire
2300 Roosevelt Blvd.
Middletown, Ohio 45044-4741
(513) 425-7996 Office
(513) 425-1820 Fax



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AGENDA
SUGARCREEK TOWNSHIP BOARD OF TRUSTEES
REGULAR MEETING *ZOOM*
Monday, April 5, 2021, 7:00 P.M.

REGULAR SESSION:

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Public Hearing**

A. **ZC-Case 01-2021**: Applicant, Phillip M. Herres, is requesting a map amendment to the Sugar Creek Township Zoning Resolution to rezone 54.882 acres located at 4267 and 4271 Clio Road from A-1 (Agricultural) District to PUD-R (Residential Planned Unit Development) District. The subject parcels can be further identified by parcel numbers L32000100020006700 and L32000100020000800 and are owned by Phillip M. Herres and Gigi Ellen Withrow, Trustees. The applicant is also requesting preliminary development plan approval under Article 5 of the Sugar Creek Township Zoning Resolution for approval of the preliminary plan for a proposed subdivision.– 2021.04.05.01

- Public hearing is formally opened
- Staff report on the text amendments
- Applicant presentation
- Those wishing to speak in favor
- Those wishing to speak against
- Neutral parties wishing to speak
- Public hearing is closed
- Deliberation and decision

5. **Reports**

B. Administrator

C. Zoning

D. Fiscal Officer

E. Fire

F. Police

G. Roads and Services

H. Information Technology

I. 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 - March 22, 2021, 5:30 pm

8. Consent Agenda Items

A. Payment of Bills

B. Approval of Minutes

C. Resignation of Fire Department Staff – Phoenix Robinson and Jeff Kren – 2021.04.05.02

9. Discussion Agenda Items

A. **2021-2022 School Resource Officer Agreement**

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

2021 – 2022 SCHOOL RESOURCE OFFICER AGREEMENT

WHEREAS, the Bellbrook-Sugarcreek School District, Greene County, Ohio desires to have a School Resource Officer stationed at Bellbrook High School for the 2021 – 2022 school year; and,

WHEREAS, the Sugarcreek Township Board of Trustees, through its Police Department, is willing to provide an officer to perform as a School Resource Officer;

THEREFORE, the parties agree as follows:

1. The Sugarcreek Township Board of Trustees agrees to provide a Sugarcreek Township Police Officer for four (4) hours during the school day at Bellbrook High School on-site. The officer will be available for additional time as needed during the Officer's shift.
2. The Bellbrook-Sugarcreek School District agrees to pay Sugarcreek Township \$30 per hour for four (4) hours per day and any additional time required in the day.
3. If time is required for the officer to be utilized beyond the officer's regular eight (8) hour shift, Bellbrook-Sugarcreek Schools agree to pay time and one half. (Example: An after-school event, games, dances, etc.)
4. The Bellbrook-Sugarcreek School District agrees to pay for the officer's specialized training (Example: School Resource Officer Training).
5. All records (timesheets, reports, etc.) pertaining to the School Resource Officer will be maintained by the Sugarcreek Township Police Department in accordance to their policy and procedures.
6. The officer will be governed by all rules, regulations, policies and procedures of the Sugarcreek Township Police Department.
7. The Sugarcreek Township Police Department will assist the school district in their efforts to obtain grant funding for the Resource Program.
8. All equipment needed for specific school use in connection with this program will be purchased by the Bellbrook-Sugarcreek School District.
9. The Sugarcreek Township Board of Trustees agrees to provide the School Resource Officer with a cell phone to be used in connection with the Resource Program.
10. All costs for specialized testing for the Resource Officer applicants will be shared equally between the parties.

2021 – 2022 School Resource Officer Agreement

11. The terms of this agreement are for the duration of the 2021 – 2022 school year beginning August 2021 and ending June 2022. This agreement is renewable by written contract within thirty (30) days before the expiration date.
12. The Sugarcreek Township Trustees shall continue all liability insurance with respect to the School Resource Officer while performing duties at Bellbrook High School.
13. This agreement shall be governed by, and in accordance with, the laws of the State of Ohio.
14. This agreement may be modified only by written instrument signed by the parties hereto.

IN WITNESS WHEREOF, the Parties have signed this Agreement this _____ day of _____ 2021.

Bellbrook-Sugarcreek School District Board:

David J. Carpenter, President

Dr. Douglas A. Cozad, Superintendent

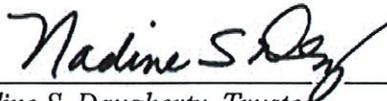
Sugarcreek Township Board of Trustees:



Carolyn L. Destefani, Chairperson



Fred Cramer, Vice Chairperson



Nadine S. Daugherty, Trustee

Sugarcreek Township Police Department:



Police Chief Michael A. Brown