



SUGARCREEK PRIDE!

Our "Special Place" to be.

Fall 2011

Keeping Safe Reliable Roads - Issue 9



Tracey Messer, Director of Roads and Services

Sugarcreek Township is a careful steward of your tax dollars. The Roads and Services Department has not requested any additional money from voters since 1996. Changes happening at the state level, coupled with rising costs to maintain services, have left us no choice but to place a 1.4 mill levy on the ballot this November. The levy replaces our existing .80 mill levy and includes an increase of .60 mills.

You may be asking, "Why is the levy necessary?" Rising petroleum costs have directly impacted material and operational costs which make it impossible to continue supporting roadway projects at current funding levels. Our .80 mill levy approved fifteen years ago now has an effective rate of approximately .56 mills with inflation. Back in 1996, the cost of asphalt was \$25.50/ton compared to \$62 today. The cost of salt was just \$24/ton compared to approximately \$64 today. The national average cost of gasoline was \$1.23/gallon compared to what we are paying today.

The proposed levy is intended to generate nearly \$460K annually, \$273K which is new revenue. It should cost taxpayers an additional \$25 per year per \$100K of tax valuation.

Many of our roads were constructed at a time when the standards for construction were not as stringent and well-defined for long-term stability as they are today. As a result, cracking, pot holes and some base failures are becoming prevalent requiring extensive repairs to preserve road safety.

Your Roads and Services Department has many responsibilities. Some work activities you see us doing during the day. Other times, our work is done overnight while you may be sleeping. We maintain your roads keeping them clear of ice and snow, removing downed trees and storm debris, maintaining signs, mowing rights-of-way, controlling vegetation overgrowth, cleaning catch basins, and replacing guardrails. The list goes on ...

Our mission is for you to have a safe and reliable roadway system. We hope you will help us continue to provide the high level of services you deserve. **Please give Issue 9 fair consideration when voting!**

If you have any questions, please feel free to contact me at 848-8426. 🍁

YOUR SERVING ELECTED OFFICIALS:



DICK KING
CHAIRPERSON



NADINE DAUGHERTY
VICE-CHAIRPERSON



MIKE PITTMAN
TRUSTEE



TED HODSON
FISCAL OFFICER

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Township Bids Farewell to Long-time Trustee



When Dick King volunteered to serve on the Sugar creek Township BZA in 1996, he could not possibly have predicted he would be preparing to depart after more than a decade and a half of outstanding service to our Township Citizens.

Dick's service to the community began even before he was elected to serve. He urged Trustees at the time to engage in careful and thoughtful discourse in order to fully comprehend the lasting impact uncontrolled development would have on our quality of life. He pushed for a "Fresh, New Direction" and led the charge for "Sensible, Controlled Development". He has an understanding that the real cornerstone of our community is our school system and fought to ensure that no adverse actions were taken that would jeopardize

their success.

Frustrated with politics as usual and determined to be able to affect the most change in a leadership role, Dick ran for Trustee and was elected by an unprecedented landslide in 1998. Following elections had the same results. Dick hit the ground running, tackling tough issues and always putting the best interests of the Township first. Dick would be the first to admit those early years were volatile and may modestly concede that his leadership had much to do with helping the Township mature into the outstanding operation that we are so proud of today. He supported attracting a higher level of professional staffing in order to improve efficiencies. His determination to seeing the completion of the Clio Road extension spanned years.

He vehemently opposed being annexed! As a Board member, he pushed for placing a Tax Increment Financing (TIF) District on the annexed Dille property before Centerville did. This bold move was intended to ensure that if the land itself couldn't be kept in the Township, at least the tax revenue it generated for the Township would be protected. We are confident the Township will continue to prevail in the court system.

Dick supported the start-up of the Sugar creek Township Farmers' Market three years ago, seeing it both as an outlet for local farmers and as a catalyst for community pride. From providing the best infrastructure and fire and police protection to the institution of the CodeRED and Nixle notification systems, his dedication to the safety of our Citizens served as his guiding light. Dick pushed for zoning to be redirected to preserve open space as much as practical and spotlighted "Sugar creek Pride!". He took aggressive actions like purchasing the property at the corner of Ferry and Waynesville Roads to control its appearance and destiny. He never hesitated to stand up for what he believed to be best for the Township, no matter the political cost.

Trustee Mike Pittman's reflections: "Dick is a close colleague and friend. He has been a tireless worker for the Township. He is not afraid to tackle tough issues and put his neck on the line. Dick is a person of great integrity, he is generous and has a tremendous sense of humor. Dick's positive attitude will be sorely missed as will his ability to always look on the bright side of life."

Trustee Nadine Daugherty got to know Dick through their dedication to open space, "I first met Dick King in the early 1990's when we started SOS! Save Our Sugar creek. He was instrumental in helping our grassroots organization gain momentum. We still share the common goal of sensible controlled development. We have worked tirelessly together to protect Sugar creek's scenic rural character. Dick truly cares about our community and I will miss him."

His straightforward use of the written word is one of his unique talents that will be missed. Dick's proven ability to navigate around differing opinions is special. He never hesitates to question so as to better understand and always seeks to improve.

As Fiscal Officer Ted Hodson puts it, "Dick is always quick to express his opinion and offer suggestions. He is a true collaborator."

Dick taught us all governments must undergo a continuing iterative process to improve. He takes enormous pride in how far we have come and he speaks of the highest confidence in the Township's future. We thank him for his years of dedicated service and wish him and his wife, Vicki, the very best in the years to come. 🍁

Local Impact of State Budget Cuts



Theodore Hodson, Fiscal Officer

Budget cuts implemented by the State of Ohio have made a substantial negative impact on our 2012 Departmental Budgets. The State has essentially eliminated the Tangible Personal Property Tax and reimbursements for Utility Deregulation. This loss of revenue will impact our General Fund, our Roads and Services Department, our Police Department and our Fire Department. In addition, the General Fund will lose the majority of its Local Government Support.

Greene County is also in the process of a tri-annual update of real estate values. The impact of this is yet to be determined, but preliminary estimates have been significant. Our Roads and Services Department will see a projected loss of about \$40,000. This will be particularly damaging since the Department has been operating with no revenue increase for fifteen years. In that time there has been a tremendous increase in the cost of fuel, salt, asphalt and other petroleum products. Also, this Department’s budget has been additionally stressed from its current investment in the Clyo Road project.

The Police Department will lose about \$145,000 in revenue and the Fire Department will lose about \$125,000 in our projected 2012 Budget. Administration and all Departments are determining how best to adjust their budgets to compensate for the revenue losses without a substantial degradation of performance standards regarding equipment, operations and services.

The General Fund revenue loss for 2012 is projected to be about \$60,000. Our tax revenues will drop from \$298,000 in 2010 to \$238,000 in 2012. In addition, the Estate Tax will be phased out by 2013. Since 2008, we have received an average of \$45,000 per annum in Estate Tax. This will be a great loss of revenue to our General Fund.

The Township, as a whole, has been frugal over the past several years, as testified by the results of the Merger Commission Study. This Study validated the Township operations to be very lean and no savings could be gained through merger with Bellbrook. In view of our current economic situation, attracting commercial development has become paramount. Revenue sources must be found that will not place an even greater burden on our Citizens so the Township may maintain the high level of excellent services we have come to expect. 🍁

2010 CENSUS RESULTS:

- **SUGARCREEK POPLUATION 8,041, AN INCREASE OF 20.3% SINCE 2000.**
- **MEDIAN AGE 41.9 YEARS, AN INCREASE OF 9.7% SINCE 2000.**
- **AVERAGE HOUSEHOLD SIZE 2.87, AN INCREASE OF 1.1% SINCE 2000.**
- **91% WHITE; 4.2% BLACK/AFRICAN AMERICAN; 2.1% ASIAN; 0.2% AMERICAN INDIAN/ALASKA NATIVE AND 2.5% OTHER.**



HALLOWEEN IN THE PARK (NO RAIN DATE) SATURDAY, OCTOBER 22ND, FROM 2:30 - 6:30 AT SACKETT-WRIGHT PARK.

PRESENTATION BY THE GLEN HELEN RAPTOR CENTER WILL BE 3:30 - 4:00. ENJOY WAGON RIDES, FACE PAINTING, GAMES, CRAFTS AND MORE! JUDGES WILL SELECT BEST COSTUMES, PUMPKIN DECORATING AND SCARECROW DISPLAYS. **COME BE A WINNER!**

New Police Chief Appointed



James Deaton, Chief of Police

Your SugarCreek Township Police Department values honesty and integrity during our daily performance. In the coming years, we will advance the philosophy of community-oriented policing focusing on our community partnerships, organizational transformation to support these partnerships and proactive problem solving. We will look for increased engagement with our community, placing a special emphasis on our crime prevention efforts through such programs as Neighborhood Watch. We will continue to work with our Citizen Advisory Board, getting direct feedback from residents about how we may be most effective. We will look to get our officers even more involved with our community, cultivating the relationships and creating the presence necessary to create a truly integrated Department.

Budget issues will be more of a challenge, both immediately and in the future, in light of increasing demands for services and decreases in state funding. We will continue to monitor expenditures and seek to contain the cost of day-to-day operations, with priorities placed on staffing levels and officer training. We will be reviewing our General Orders to ensure that we are utilizing the best techniques available to us and that we have a framework in place that prepares us to respond to any conditions or circumstances to protect your safety.

I would like to express my sincerest appreciation to the Board of Trustees for the opportunity to become your Chief of Police. We have such an outstanding Department! This is my 16th year serving our community. During this time, I have seen us evolve to higher heights of excellence and dedication to our Citizens. Our Department is most fortunate to receive unbridled community support. Building on and improving our excellent relationships with our Citizens, businesses and community organizations enables us to best address the wide diversity of future demands.

If you would like to explore the different ways that you may be involved with our crime prevention programs, or have another question you would like to discuss, please contact us at 848-3479. 🌿

“Gil, We’re Going to Miss You!”

Police Chief Gilbert Flick retired from SugarCreek Township effective September 4th after over two years of dedicated service to our community and 38 years in law enforcement. While at SugarCreek, he modeled professionalism and integrity. Under his leadership, he elevated his Department to new heights. He took great pride in mentoring our new Police Chief, James Deaton, and all his employees. Gil will be missed as our Police Chief and Friend. We wish him and his family the very best! 🌿

RESIDENTS INTERESTED IN BEING CONSIDERED FOR A VOLUNTEER POSITION ON THE ZONING COMMISSION OR BOARD OF ZONING APPEALS SHOULD SEND A LETTER OF INTEREST AND A RESUME TO: BARRY TIFFANY, TOWNSHIP ADMINISTRATOR, 2090 FERRY ROAD, BELLBROOK, OHIO 45305.

LETTERS OF INTEREST AND RESUMES WILL BE KEPT ON FILE FOR CONSIDERATION AS VACANCIES OCCUR. DO YOU NEED MORE INFORMATION OR HAVE QUESTIONS? PLEASE CONTACT MR. TIFFANY AT 848-8426.



SugarCreek, Our “Special Place” to be.

Fire Department Update



Randall J. Pavlak, Fire Chief

One of my philosophies is to re-frame “problems” into “achievable challenges.” For me, a “problem” is an attraction, a reason to solve a “challenge.” With the economic and political climate being what it is, local governments are presented with many challenges to conquer.

SHRINKING FUNDING: Our biggest challenge today is financial. For the past several years, we have been preparing for a gradual cut back of the Tangible Personal Property (TPP) and Utility Tax revenues. TPP Tax is levied on business inventories. Several years ago, it was replaced with the Commercial Activity Tax (CAT) on business gross receipts. Now the CAT revenue will not be shared with local governments. Our annual Fire Department budget typically receives around \$135,000 in TPP and Utility Tax revenues. In 2005, we were made aware that this tax revenue would be gradually reduced over five years. Then it was extended to 2011, at which point it would then start a phase out of TPP in 2017 and 2018 for the Utility Tax. We began to plan the Fire Department budget accordingly, and presented you with a levy in May 2009, which the voters overwhelmingly supported to keep our Fire Department properly funded and staffed. We laid out our Ten-Year Financial Plan with incremental steps having a five-year benchmark to overcome these budget cuts. This strategy avoids approaching you with large tax increases. In this Financial Plan are small steps to accomplish the needed stability without losing our level of services. These steps were planned for 2009, 2012 and 2017 ballot issues.

2011 SURPRISE! *Earlier this year, this picture changed drastically with the State budget reducing the TPP and Utility Tax revenue flow 50% or more in FY 2012 and eliminating it in FY 2013!* This news dealt a crippling blow to budget plans beyond this year. Immediately, we deferred replacing the 20-year old rescue/engine fire truck that was to be ordered this year. Our goal is to replace all fire trucks and ambulances on a phased replacement schedule so we never have to lay out large sums of money in back-to-back years to keep our taxes lower.

GRANT FUNDING: Over the past six years, we have been awarded over \$2.5 million in grant funding! Obviously, this has helped us keep your taxes lower and tempered the need for large future increases. So far this year, we have applied for grants to help fund emergency medical services, radio communications equipment and fire apparatus.

STAFFING: Many of you may think your STFD is a fully paid Fire Department. *Not true.* STFD strength is made up of 12 full-time employees, 39 part-time and 16 volunteers. This balanced combination staffing along with careful scheduling saves us approximately \$2 million annually versus a department of all full-time employees.

I felt I needed to inform you of the many challenges we are being forced to face. You have our unwavering commitment that we are doing everything possible to protect you, while carefully managing your tax dollars today, tomorrow and in the future.

Your support is much appreciated! 🍁



WANTED: YOUNG MEN AND WOMEN, AGES 15—21, FOR OUR EXPLORER PROGRAM.

THIS IS A CAREER STEPPING-STONE TO BECOME FIREFIGHTERS, EMTS, AND PARAMEDICS. IF INTERESTED, PLEASE CONTACT LT. JOSHUA JOHNSON AT 848-7344 X 821 OR EMAIL explorerpost70@sugarcreektownship.com.

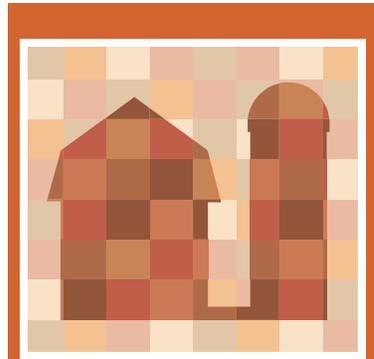
Sugarcreek Farmers' Market Fridays 3-7

Our Township Farmers' Market is in the midst of a very successful third year! Weekly, we have over 30 vendors offering a wide range of products from local honey, homemade baked goods, free-range eggs and grass-fed beef to farmstead/artisan cheese, organic fruits, vegetables and *the* best cheesecake in the Miami Valley!

The Sugarcreek Township Police Department partners with the Ministerial Association and the Family Resource Center to distribute donations of unsold, perishable goods to local families in need. Thanks to all involved!

It is not too late to be there! The weekly market season runs through Friday, October 28th. Markets are held every Friday afternoon from 3:00 until 7:00 in the grassy area adjacent to PetSmart.

Monthly Winter Markets will begin on November 18th and will run through April 2012. Winter Markets are the third Fridays of the month (conveniently falling close to Thanksgiving and Christmas!) from 3:00 until 5:00 in the PetSmart parking lot. The entire community appreciates Robert Zavakos, CSZ II, Inc., and PetSmart for sharing their prime location. 🍁



WINTER MARKETS

NOVEMBER 18

DECEMBER 16

JANUARY 20

FEBRUARY 17

MARCH 16

APRIL 20

PETSMART PARKING LOT
4333 FEEDWIRE ROAD

3:00- 5:00

- **THANK YOU TO OUR RE-USABLE MARKET BAG GIVEAWAY DAY SPONSORS: TOTAL TRANSFORMATIONS HOME STAGING, TOM'S MULCH, OLD FORT BANK AND ADVANCED DENTISTRY OF DAYTON! WE GAVE AWAY 700 RE-USABLE MARKET BAGS IN JUST OVER TWO HOURS.**
- **THANK YOU TO CAPE COD FARM FOR BRINGING THEIR PONIES TO THE MARKET FOR FREE PONY RIDE DAY. WE ALSO HAD FUN SEEING THEIR MINIATURE HORSE, MINIATURE COW AND BUNNY!**

AN EMPHASIS ON ECONOMIC DEVELOPMENT

WITH THE COMPLETION OF CLYO ROAD AND THE EXPANSION INTO FIVE LANES IN 2012, SUGARCREEK HAS OPENED UP HUNDREDS OF ACRES OF COMMERCIAL GROUND THAT, WHEN DEVELOPED, SHOULD HELP STABILIZE YOUR TAXES.

EMPLOYEES AND BUSINESS OWNERS IN SUGARCREEK TOWNSHIP ARE NOT SUBJECT TO AN INCOME TAX. THIS, COUPLED WITH EASY ACCESS TO I-675 AND CLOSE PROXIMITY TO WRIGHT PATTERSON AIR FORCE BASE, ARE SIGNIFICANT COMPETITIVE ADVANTAGES.

WE ARE LOOKING FOR GREAT BUSINESS PARTNERS TO SEIZE THIS OPPORTUNITY. SPACE IS LIMITED.

CONTACT BARRY TIFFANY, TOWNSHIP ADMINISTRATOR, 848-8426, FOR MORE INFORMATION.



BEGGAR'S NIGHT IN SUGARCREEK TOWNSHIP AND BELLBROOK WILL BE ON **MONDAY, OCTOBER 31ST**, FROM **6:00 - 8:00.**

Sugarcreek Strides!

- **CLYO ROAD** bids will be solicited soon for 2012 construction. This sets the stage for future commercial development along this corridor to help stabilize property taxes for our residents. The Township was able to leverage roughly \$1.5 million in grant funding to pay for the majority of this \$1.7 million project!
- **Q Q HIBACHI BUFFET** has received approval to locate in the Sugarcreek Plaza (adjacent to Cub Foods). Q Q Hibachi Buffet will be the newest eatery to join our Sugarcreek family.
- **SPRINT** opened its doors at 6460 Wilmington Pike in July, offering convenient services to customers right here in Sugarcreek.
- **ADVANCED DENTISTRY OF DAYTON** and **FAR OAKS ORTHOPEDISTS** are the newest tenants in the Sugarcreek Health Center. Both are welcome additions to the growing number of health care providers in our Township!
- **ALDI FOOD MARKET** and **TACO BELL** are the latest Sugarcreek Township businesses to embark on façade improvements. We thank them for their continued dedication to serving our community.
- **HALL'S JEWELERS** has moved from Centerville into the Sugarcreek Plaza. Hall's Jewelers is excited to once again call Sugarcreek Township home (and we're thrilled to have them back!).
- **THE LITTLE MIAMI RIVER KEEPERS** completed their Clean Sweep of the Little Miami River on July 9th and 10th. This Sugarcreek Township non-profit was organized last year by neighbors to do something about the trash that accumulates in the River. Interested in helping? Email the Little Miami River Keepers at information@lmriverkeepers.org or call 848-8426. 🍁

Residents Urged to Register Now



Emergency Communication Made Easy.

The CodeRED and NIXLE Systems are for your safety.

CodeRED allows us to telephone all or targeted areas within the Township if an emergency situation requires immediate action (such as a boil-water, missing child or evacuation notice). The NIXLE System utilizes email or text message to alert about crime trends or special events.

- The CodeRED system is a geographical-based notification system. This means street addresses are needed to select which phone numbers will receive emergency notification calls in any given situation. The system works fine for cell phones too, but we have to have a street address. People who have recently moved, but have kept the same listed or unlisted phone number also need to change their address in the database. CodeRED gives those who want to be included an easy and secure method for doing so. THIS SYSTEM IS USED FOR EMERGENCY PURPOSES AND IMPORTANT NOTIFICATIONS ONLY.

- The NIXLE system provides non-emergency information to the public.

PLEASE REGISTER NOW on our website, www.sugarcreektownship.com. Simply click on the CodeRed and NIXLE links. It just takes minutes to complete! If without internet access, you may call your Administration Office, 848-8426, and we will assist. 🍁



DID YOU KNOW?

**“Sugarcreek Township” and Current Zip
Will Deliver Your Mail!**

Follow us online

www.sugarcreektownship.com

for upcoming activities.

Administration Offices:

2090 Ferry Road
Bellbrook, Ohio 45305
937/848-8426

SCHEDULE

MONDAYS

The Board of Trustees meets in Regular Session on the first and third Mondays of the month, 7:30 pm, at the Township Administration Offices, 2090 Ferry Road.

TUESDAYS

The Board of Zoning Commission meets on the second Tuesday of the month, 7:00 pm, at the Township Administration Offices, 2090 Ferry Road.

WEDNESDAYS

The Board of Township Trustees meets in Work Session on the Wednesday preceding the first and third Monday of the month, 5:30 pm, at the Township Administration Offices, 2090 Ferry Road.

THURSDAYS

The Board of Zoning Appeals meets on the fourth Thursday of the month, 7:00 pm, at the Township Administration Offices, 2090 Ferry Road.

FRIDAYS

Farmers' Markets are held through October 28, 2011, every Friday from 3:00 pm - 7:00 pm at 4333 Feed-wire Road, adjacent to PetSmart. **WINTER MARKETS** begin on November 18, 2011, and will be held on the third Friday of each month from 3:00 pm - 5:00 pm through April 2012.

NOTE: Changes in meeting dates do occur. Please go to www.sugarcreektownship.com and click on our CALENDAR OF EVENTS for updates.