



# SUGARCREEK NEWS

Fall 2012

## From Your Board of Township Trustees

2012 has proven to be both an exciting and challenging year for Sugar Creek Township.

A major priority coming into 2012 was assessing the financial status of the Roads and Services Department and making a decision on future funding. Public Information Meetings were held in an effort to better understand the concerns of the community and to help us make the best decision for the township overall. Based on that public input, we have placed two issues on the ballot this fall that are essential to repairing and maintaining our roads. Detailed information about these ballot issues and the future of our Roads and Services Department are included on page 2 of this newsletter.

On July 27, 2012, we were notified by Cornerstone Development LTD that they had filed petitions with the Greene County Court of Common Pleas seeking detachment of the annexed Dille farm from the City of Centerville. We are committed to working with the developer to ensure that, if these petitions are successful, we will be ready to facilitate the development of this land in Sugar Creek Township. In support of that commitment, we have placed the question of Limited Home Rule on the November 6, 2012 General Election ballot. This decision is directly related to Cornerstone's detachment filing and key to creating a better quality, sustainable development. More information on Limited Home Rule and how it allows the township greater flexibility to realize this development project's success can be found on Page 3.

Expanding communication with residents is a priority for us. In early 2012, we initiated an overhaul of our website to make it easier for us to engage with residents and to make acquiring township information a simpler, more streamlined process. Through the institution of an automatic notification system, residents can sign-up to receive real-time information tailored to their specific needs and interests. We look forward to our new website going live on October 18th.

Our Farmers' Market has continued its record of success this year, with new events and even more vendors added. We were awarded an additional \$460,000 of funding (with no local match required) for the second and third phases of our Safe Routes to School Program from the Ohio Department of Transportation. New businesses continue to locate in Sugar Creek Township and we, and our entire staff, remain committed to protecting Sugar Creek Township's scenic character while growing our economic base.

We know that we've been tasked with a monumental responsibility as stewards of your tax dollars and welcome your input. Please feel free to contact us at 848-8426. 🍁

*Nadine S. Daugherty*

*Michael Pittman*

*Scott W. Bryant*

### YOUR SERVING ELECTED OFFICIALS:



CHAIRPERSON

**NADINE DAUGHERTY**



VICE-CHAIRPERSON

**MIKE PITTMAN**



TRUSTEE

**SCOTT BRYANT**



FISCAL OFFICER

**TED HODSON**

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## The Future of Township Roadways to be Decided this November



**Barry Tiffany, Township Administrator**

This Fall the voters in Sugarcreek Township are being asked to support two ballot issues for the maintenance of our roadways. Public Information Meetings were held by the Trustees in an effort to better understand the concerns of the community and to help us make the best decision for the township overall. Not since 1996 have the Trustees asked for additional funds for the operation of the Roads and Services Department. The tax dollars generated by our existing 0.8 mill levy (expiring December 31, 2012) are not sufficient to continue to maintain the roads and provide excellent snow removal or clean up after our yearly storms. It is important to note that if the 0.8 mill replacement levy were to fail this Fall, it would mean a loss of approximately \$188,000 in revenue effective January 1st and a major reduction in services and/or staffing for the Department. In a Department with only four employees currently, any reduction of staffing will only compound an inability to keep your roads safe.

Since 1996, material costs such as salt, asphalt and gasoline and operational costs such as electricity and propane have more than doubled and in many cases tripled. In recent years, we have found ourselves in a position of performing temporary fixes that only preserve the roadways for a short time rather than long-term preservation and resurfacing. Road maintenance issues are on the increase indicating that the pavement and culverts are deteriorating faster than expected. We can no longer be assured that our existing infrastructure will meet the needs of daily traffic with current funding. In some cases, the condition of the roadways are deteriorating at a very fast pace with base failure, loss of pavement and rutting taking place.

After hearing input from residents and evaluating alternatives, the Trustees made the decision that a 0.6 mill levy should also be placed on the ballot this November, in addition to the 0.8 mill replacement levy. The funding from this additional 0.6 mill levy will allow the township to move from the current triage-style of roadway maintenance to a more effective long-term approach. In the long run this approach will save the township and taxpayers from the cost of major repairs of base failure and total reconstruction of the roadways.

The Trustees recognize that in these tough economic times it is difficult to ask for more from the residents. They spent a good deal of time contemplating possible options and reviewing data to find the best way to move forward maintaining the roads. The passage of these ballot issues will not create a surplus of funding. It will not permit us to repave or reconstruct all of the roads at the same time. What it will do is provide the funding necessary to manage the condition of the roadways and maintain them in a structured plan for many years to come. Keeping the roads safe for you and your family is our duty. We are asking for your help.

Please contact me if you have questions about the ballot issues, our plan for maintaining the roads, or something regarding the street where you live. 🍁

ISSUE #	Levy Type	ANNUAL PROCEEDS ESTIMATED		ANNUAL COST PER \$100,000 APPRAISED VALUE ESTIMATE	
		CURRENTLY	IF PASSED	CURRENTLY	IF PASSED
13	REPLACEMENT	\$188,000	\$260,000	\$17.34	\$24.50
14	INCREASE	-	\$195,000	-	\$18.38
<b>IF BOTH LEVIES PASS, THE COMBINED ADDITIONAL COST PER \$100,000 APPRAISED VALUE ESTIMATE IS \$25.54.</b>					

## Why Limited Home Rule Now?

This summer, Cornerstone Development, and the Dille Family, filed a petition to detach from Centerville and rejoin Sugar creek Township. This is exciting news; however, if the courts uphold the detachment petition, we must be prepared to finance public infrastructure projects, such as roads and water/sewage lines, for the proposed commercial development. While these costs will be in the millions of dollars, Sugar creek Township can finance this project and let the increase in commercial property taxes pay off the debt without burdening township residents with increased taxes. Eventually, the commercial taxes generated by this development will offset our personal property taxes.

### What is Limited Home Rule?

Sugar creek Township is a Statutory Township. This means the Trustees only have those authorities specifically granted in the Ohio Revised Code (ORC). For many townships these authorities are sufficient to govern the Township. Other townships need additional self-governing options to meet the needs of their community.

Cities are considered Home Rule governments, which mean city councils can enact any law they deem reasonable. In 1991, the General Assembly enacted ORC Chapter 504 to make Limited Home Rule Government available to townships after voter approval. Under Limited Home Rule, a township can exercise a greater degree of authority than granted by the ORC to statutory townships.

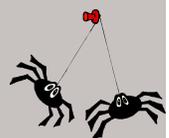
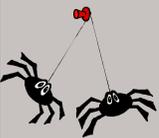
With voter approval, a Limited Home Rule township becomes a little more like a city. However, the authority granted under Limited Home Rule is restricted. Trustees can't levy taxes or incur debt above 5½% of the township's valuation (current ceiling is 5%), they can't change the township's responsibilities pertaining to agriculture or conservation of natural resources, nor can they establish regulations impacting hunting, burning, or the use of firearms.

There are 48 townships in Ohio that have adopted Limited Home Rule. In Montgomery County those townships are Harrison Township, Miami Township, and Washington Township. No other Greene County township has adopted Limited Home Rule.

### Why is Limited Home Rule Right for Sugar creek Township?

When the detachment petition is successful, our community will have to shoulder the responsibility of financing the commercial development's public infrastructure. The Trustees have approached the Greene County Commissioners to help cover some of these costs. However, we must be able to affordably finance this work. As a Limited Home Rule township, financing options open up. As a statutory township, we are limited to 10 year bonds with interest rates near 8%. As a Limited Home Rule Township, we can extend bonds out to 30 years with interest rates below 4%. Limited Home Rule allows for financing options that make the infrastructure costs more reasonable and permits the development time to generate the taxes that will be used to pay off the debt. 🍁

**BEGGARS' NIGHT IN SUGAR CREEK TOWNSHIP AND BELLBROOK  
WILL BE ON TUESDAY, OCTOBER 30TH, FROM 6:00 - 8:00 PM.**



**HALLOWEEN IN THE PARK** WILL BE HELD ON SATURDAY, OCTOBER 20TH, FROM 2:30 - 6:30 PM, AT SACKETT-WRIGHT PARK (WEATHER PERMITTING). A PRESENTATION BY THE GLEN HELEN RAPTOR CENTER WILL BE FROM 3:30 - 4:00 PM. ENJOY COMPLIMENTARY WAGON RIDES, FACE PAINTING, GAMES, CRAFTS AND MORE! JUDGES WILL SELECT BEST COSTUMES, PUMPKIN DECORATING AND SCARECROW DISPLAYS. DON'T MISS THIS FUN, FAMILY EVENT!



## More Information with Less Effort

Improving communication with residents and providing a forum to share ideas and concerns is a high priority for this Board of Trustees. In today’s connected world, the backbone of a good communication strategy is an informative, easy to use, interactive website. Earlier this year, we reviewed our current website and decided that we needed to make improvements. After soliciting bids from several website developers, we chose Civic Plus to rebuild our website from the ground up. Our new site will have several new features we hope you find useful.

TAB	FUNCTION (PARTIAL LIST)
I WANT TO...	ALLOWS YOU TO CONTACT TOWNSHIP STAFF, FIND LOCAL BUSINESSES, REPORT A PROBLEM, FIND ZONING FORMS, REQUEST PUBLIC RECORDS, ETC.
TOWNSHIP LIVING	PROVIDES DEMOGRAPHICS, INFORMATION ON THE FARMERS’ MARKET, ACCESS TOWNSHIP NEWSLETTERS, LEGAL NOTICES AND RESOLUTIONS, ETC.
COMMUNITY DEVELOPMENT	INFORMATION ON HOUSING AND NEIGHBORHOOD SERVICES, NEW CONSTRUCTION UPDATES, AND SAFE ROUTES TO SCHOOL INFORMATION
GOVERNMENT	PROVIDES ACCESS TO MEETING AGENDAS, MINUTES, AND RESOLUTIONS, INFORMATION ON COMMUNITY OUTREACH INITIATIVES, BALLOT INFORMATION, ZONING CODES, JOB APPLICATIONS, ETC.
DEPARTMENTS	LINKS TO TOWNSHIP DEPARTMENT WEBSITES

Our immediate goal is to provide a mechanism that allows residents, businesses, and visitors to obtain information, and to conduct business, in a timely manner 24 hours a day, every day of the year. We highly encourage you to register on the site to personalize your website experience. By creating a personal profile, you will be able to sign up for automatic notification of specific events, postings, and other information and to save the information you care most about from across the website into one central location.

Our long term goal is to provide as much transparency and accessibility to your township’s government as possible. The website will not be complete when initially released and will continue to evolve over time with new information and capabilities. Please watch for the new release and sign up for automatic notices. Let us know what you think and what you would like to see in the future! 🍁

## From Your Chief of Police



**James Deaton, Chief of Police**

This year has provided our department with a few new challenges in the form of budgeting and communications. The department, known for being fiscally sound, continues to run lean and efficient without hampering operations and effectiveness.

The residents of Sugarcreek Township and the police department have always enjoyed a warm and welcoming partnership; however, your help is still needed to reduce crimes within our communities. The leading type of crime within Sugarcreek Township is property crimes, aka “crimes of opportunity”. In many cases, these crimes are easily prevented by not leaving personal effects and articles such as laptops, cell phones, and money in vehicles.

Criminals often look for the easiest and quickest way to commit a theft; leaving personal (continued on page 5)

property in vehicles affords them the perfect opportunity. Residents and visitors in Sugarcreek Township should always be cognizant of their surroundings. I am often approached after public meetings and told how suspicious activity was observed but not reported. When asked why a report was not made, it's usually because they did not "want to bother the police department with something petty". The Sugarcreek Township Police Department takes pride in addressing every concern with the urgency and professionalism our citizens deserve. Our philosophy is that no complaint is too small. Generally, these complaints are founded and may lead to the apprehension of criminals who are preparing to commit a crime. I strongly encourage all citizens and visitors to report any suspicious activity.

In closing, I would like to thank the community for its continued support and offer you our gratitude for being able to serve such a wonderful community. 🍁

## Fire Department Update



**Randall J. Pavlak, Fire Chief**

Our EMS Training Bureau has received their recertification from the State of Ohio Department of Public Safety/EMS Division. This recertification process is long and cumbersome, but has great value for the training and education of our EMT's and Paramedics. Having this certification to teach continuing education to our EMS providers saves us thousands of dollars for training verses sending our EMS personnel out to training academies and schools. Congratulations to Assistant Chief Zimmerman and Lt. Johnson for an outstanding recertification review!

Take time this Fall to develop a fire escape plan for you and your family. Know what to do in an emergency and where to go. When you see an emergency vehicle approaching, go to the right and stop. Our emergency responders have reported several near misses from vehicles not stopping. Please help us make an emergency run as safe as possible.

We are your partners in Fire Prevention and Public Safety. We provide CPR and First Aid Classes for individuals, groups and businesses. We also will provide Fire Safety Inspections for homes and businesses. Call 937-848-7344 to schedule our services or obtain answers to safety concerns.

We are in need of volunteers. If you or someone you know of who would be interested in becoming a Volunteer Firefighter/EMS, please call me or Assistant Chief Joann Zimmerman at 937-848-7344 or email me at [firechief@sugarcreektownship.com](mailto:firechief@sugarcreektownship.com).

I would like to thank the community for your continued support of our fire department this past year. We cannot provide the excellent Fire/EMS and Rescue services we do without your support. 🍁

In the next few weeks you will receive a message asking you to sign up for our new emergency notification system, "**HYPER-REACH**". In an effort to keep you better informed in emergency situations and provide you with notifications on other township matters, we are switching to Hyper-Reach this fall.



The first advantage of the new system is automated National Weather Service alerts. When there is a tornado warning issued for our area you will receive a message immediately from the National Weather Service rather than the current delayed time it takes for us to enter a message and send it out. In a situation where seconds make all the difference in the safety of your family, we'll be making notification to you as fast as possible.

The second clear advantage is a reduced cost for the improved services. By cost and system sharing with Greene County and ten other jurisdictions in our county, the cost of the improved system will be about one-third of our current cost. We're doing more with less of your tax dollars.

Watch in the coming weeks for your notice to sign up for Hyper-Reach. It's easy and only takes a few minutes of your time. Thank you.

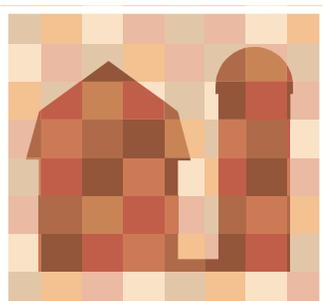
## Where Does Water Go?

Not all water that falls on your property soaks into the ground. As water flows off your property, it can wash pollutants such as soil, lawn chemicals and pet waste, into where we fish, what we drink and where we swim. Sugarcreek Township is in the Little Miami River Watershed and we influence what happens in our watershed, good or bad, by how we treat our natural resources. There are many things we can do to keep our watershed healthy and productive.

- Collect oil and other automotive products preferably for recycling, or tightly seal and wrap them for proper disposal.
- Wash cars on the lawn, where soapy water can't quickly run toward the nearest storm sewer, picking up other pollutants as it goes. Wash your car with non-toxic, low phosphate soap and use water sparingly. Ideally, take your car to a car wash where water goes to a wastewater treatment plant.
- Keep cars tuned up and in good operating condition. Check for drips and repair leaks immediately to keep nuisance oils off pavement.
- Monitor fuel use from any underground gas and oil tanks to make sure they are not leaking.
- Clean up pet wastes from which nutrients and bacteria could be washed into rivers and streams.
- Direct downspouts away from foundations to planting beds and lawns where water can safely soak into the ground.
- Conservatively use salt in winter. Substitute with sand, or chip ice away.
- Seed and mulch any bare soil on your land and repair and stabilize places where you see soil eroding. Exposed soil is the number one water pollutant in the State of Ohio. Eroded soil harms aquatic life by destroying spawning habitats and starving off bottom feeders, ultimately upsetting the balance of the entire riparian ecosystem.
- Sweep your walks and driveways instead of hosing them down.
- Inspect your septic system every year and fix leaks and problems in a timely manner.
- Don't litter! 🍁



## Farmers' Market Readies for Winter Market



The Sugarcreek Township Farmers' Market is in the midst of a very successful fourth year of operation, thanks in large part to tremendous community support. Based on heavy customer traffic going into the Fall and vendor input, we've decided to extend the weekly markets, held every Friday from 3-7 PM, into the month of November. Winter Markets are slated to begin on Friday, December 21st, and will run monthly on the third Friday of the month through April, 2013. **Winter Market for the 2012-2013 season will be held on December 21st, January 18th, February 15th, March 15th, and April 19th from 3-5 PM.** Visit our website, [www.sugarcreektonwship.com](http://www.sugarcreektonwship.com), for updated market information.

A special thanks to this year's Market Bag Giveaway Day sponsors: Tom's Mulch, Advanced Dentistry of Dayton, Total Transformations Home Staging, Old Fort Bank, Q Q Hibachi Buffet, Barleycorns, Jimmy Johns, Fanz Sports Marketing/Fanz Stop, Edward Jones and Nature's Helper Lawn Care and Home Repair. 🍁

## Welcome our New Businesses

- **JIMMY JOHNS** opened its doors at 6252 Wilmington Pike. The newest eatery to join our Sugarcreek family, Jimmy Johns, offers convenient delivery and is a welcome addition to our growing number of local restaurant options.
- **CAPE COD FARM**, known as a world class horse training facility, has added a new **CHILDREN'S FARM** complete with petting zoo, pony rides, barrel rides, games and a playground for the entire family. Located at 3187 E. Centerville Road, Cape Cod Children's Farm, also hosts birthday parties and other events.
- **TARGET** recently completed an interior alteration adding a new fresh grocery section with a handpicked selection of meat, produce, and baked goods to their store at 4341 Feedwire Road. We thank them for their continued dedication to serving our community.
- **DAYTON CHILDREN'S HOSPITAL** has received approval to open a testing center at 6116 Wilmington Pike, in the Sugarcreek Plaza. Children's will offer radiology, electrocardiogram, laboratory test and other functions locally benefitting many of our area's children and families.
- **O'REILLY AUTO PARTS** with a commitment to the best combination of price and quality, will soon open its doors at 6410 Wilmington Pike. O'Reilly will serve both retail customers and professional installers. 🍁

## A Piece of Sugarcreek Township History

Earlier this year we discovered a parcel of land in the Township that had no owner of record according to the Greene County Auditor's Office. A phone call revealed that the parcel was noted as being a cemetery and no further information was available. After much research by Susan Goldie, Assistant Prosecutor for Greene County, an interesting story and a piece of Greene County history was uncovered.

The land is located to the south and west of the Wagner Hill and Jeremy Woods subdivisions on the old Huston farm. It is a small parcel (an acre) and abuts a 23 acre undeveloped parcel of mainly woods directly west of I-675. John McClane was buried there in 1848. He was known as an eccentric man (Robinson's History of Greene County penned him a "queer genius"). He came from Lexington, KY to the land on which he's buried prior to 1803. Robinson's History notes that he was an associate judge and "he may not have been an educated man, but he was a man of good judgment and sterling worth." Robinson's goes on to say of him, "being a bachelor, and having no children of his own, he used to speak his mind pretty freely when speaking of our legislators, who would enact a law that would compel him to pay for schooling other people's children, and denominated such as "a set of dung-hill gods," from which he prayed for deliverance." He deeded over this acre of land as a public cemetery "to be used by all the inhabitants that now reside or may hereafter reside (within eight miles of the premises hereafter described) for the use and purpose of a cemetery or burying ground for said inhabitants, and for no other use or purpose whatever, forever." His grave was surrounded by a stone wall (still somewhat present though having suffered substantial damage). His marker reads, "Here lies the remains of John McClane, who died October 21, 1848, aged eighty-three years and eleven months. Let no one disturb my humble cot, nor break my peaceful rest,— Till corrupt earth shall be no more, and saints be continuously blest." The marker was moved to an adjacent property to avoid vandalism. The township may now be required to take over maintenance of this public cemetery and ensure that John McClane's final wishes are followed. 🍁





## CLAIM THE NAME!

**USING "SUGARCREEK TOWNSHIP" AND YOUR CURRENT ZIP CODE (45305, 45385, ETC.) IS PERMITTED BY THE US POSTAL SERVICE.**

### Administration Offices:

2090 Ferry Road  
Sugar Creek Township, Ohio 45305  
937-848-8426

Follow us online:

[www.sugarcreektownship.com](http://www.sugarcreektownship.com).

## SCHEDULE

### MONDAYS

The Board of Trustees meets in Regular Session on the first and third Mondays of the month, 7:00 pm, at the Township Administration Offices, 2090 Ferry Road. A Work Session precedes each Regular Session beginning at 5:30 pm.

### 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.

### 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 the month of November, every Friday from 3:00 pm - 7:00 pm at 4333 Feedwire Road, adjacent to PetSmart. **WINTER MARKETS** begin on December 21, 2012, and will be held on the third Friday of each month from 3:00 pm - 5:00 pm through April 2013.

**NOTE:** Changes in meeting dates do occur. Please go to [www.sugarcreektownship.com](http://www.sugarcreektownship.com) and click on our **CALENDAR OF EVENTS** for updates.