

The Board of Trustees of Sugarcreek Township, Greene County, Ohio, in Regular Session on July 17th at 7:00 PM.

1) Mr. Cramer called the session to order at 7:04pm

2) Mr. Tiffany called the roll with the board members, Mr. Cramer and Mrs. Destefani in attendance. Mr. Moeller was absent. Also in attendance, Barry Tiffany, Donna Hellmann, Louie Schatzberg, and Denise Moore, Chief Buffenbarger, and Dale Owens.

3) All in attendance stood for the Pledge of Allegiance.

4) Public Hearing

Mrs. Destefani made a motion to open the public hearing. Mr. Cramer Seconded.

Roll was called with the result being

Mr. Cramer - Yes

Mrs. Destefani - Yes

Mr. Tiffany read the staff report concerning ZC Case 01 and 02.

Mr. Cramer opened the discussion to the public and asked if anyone wished to speak in favor of the case. Hearing none, Mr. Cramer asked if anyone would like to speak in opposition. Hearing none, Mr. Cramer asked if anyone had any neutral comments. Hearing none, Mr. Cramer motioned to close the public hearing portion. Mrs. Destefani Seconded.

Mr. Cramer -Yes

Mrs. Destefani -Yes

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2023.07.17.01**

IN RE: ZC Case 01-2023: Approval of a Text Amendment to the Sugarcreek Township Zoning Resolution

WHEREAS, the Sugarcreek Township Board of Zoning Commission initiated by passage of a motion a text amendment to the Sugarcreek Township Zoning Resolution to modify the standards for the PUD-R (Residential Planned Unit Development) District (Section 5.08) and to modify the purpose statement for the PUD-R District (Section 4.02 B. 12. d.); and

WHEREAS, the Greene County Regional Planning and Coordinating Commission reviewed the text amendment during their May meeting cycle and recommended it be approved; and

WHEREAS, the Sugarcreek Township Board of Zoning Commission held a public hearing on July 6, 2023, considered the recommendation of the Greene County Planning and Coordinating Commission, deliberated, and recommended the text amendment be approved; and

WHEREAS, the Board of Trustees held a public hearing on July 17, 2023, considered the recommendations of both the Greene County Regional Planning and Coordinating Commission and the Sugarcreek Township Board of Zoning Commission and deliberated;

NOW THEREFORE, BE IT RESOLVED, this Board of Trustees does hereby approve text amendment ZC01-2023.

Mrs. Destefani made a motion to accept Resolution 2023.07.17.01. Mr. Cramer Seconded.

Mr. Cramer- Yes

Mrs. Destefani -Yes

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2023.07.17.02**

IN RE: ZC Case 02-2023: Consideration of Long Range Land Use Plan Amendment.

WHEREAS, Zoning Commission is requesting an amendment to the Long Range Land Use Plan to modify the Planning Area Recommendations to allow for planned residential development for Planning Areas 1 and 8:

WHEREAS, The Zoning Commission held a public hearing on July 6, 2023 and recommended approval of the proposed amendment subject to minor changes to clarify wording (nothing substantive and the attached amendments are reflective of those changes); and

WHEREAS, The Board of Trustees held a public hearing on July 17, 2023 and reviewed the proposed amendment (inclusive of the Zoning Commission's recommended text); and

NOW THEREFORE, BE IT RESOLVED, the Board of Trustees does hereby approve the requested Long Range Land Use Plan amendment as recommended by the Zoning Commission and directs the Director of Planning and Zoning to submit the amended plan to the Greene County Regional Planning and Coordinating Commission.

Mrs. Destefani made a motion to accept Resolution 2023.07.17.02. Mr. Cramer seconded.

Mr. Cramer -Yes

Mrs. Destefani -Yes

Mrs. Destefani stated this allows us to have discretion as we look at future considerations specifically with planning areas 1 and 8 which is more of the development for our PUD areas and in line with risks of annexations.

5. Reports

Administration

Mr. Cramer mentioned the grand opening of the new Popeyes Chicken on September 18th at 10:30 am.

Mr. Cramer discussed his thoughts on the three options presented at the 675 Wilmington Pike meeting.

Mr. Cramer mentioned a few topics that piqued interest in the 675 meeting; the census reporter stated the busiest intersection on 675 is 48 and 657. Wilmington Pike is behind that but is still more popular than Indian Ripple Rd and 725 entrance.

Mr. Cramer stated by the time construction starts in 2030, they are projecting Wilmington Pike traffic will be increasingly busier than 48.

Mr. Cramer stated the meeting that occurred with Honda Battery Plant and the new jobs it will bring in.

Mr. Cramer mentioned Honda workers will not be transferred to the new site. This will bring in temporary jobs for construction as well as new jobs. Hiring starts in 2024, production starts in 2025, and between 200-300 engineers at Honda will be employed. He mentioned 700 technician and 1200 operator positions will be available at Honda also.

Mrs. Destefani commented on the Honda plant is just one of many plants that are coming in as well.

Mr. Cramer stated approximately 50 companies will be coming to support the Honda battery plant.

Mr. Cramer addressed the Raise Grant that took the bike path from Bellbrook to Spring Valley and other connectors, was not approved. He said the upside being all the pieces and signatures put into it will still be used for next year on top of any other additions supporting the effort.

Zoning

None.

Fiscal Officer

Mr. Demko addressed the budget update from the last 30 days with David Graham. The biggest concern is the tax revenue does not keep up with the annual expenses for each department.

Mr. Demko stated they are working through the budget working with the department heads to look in detail to see where we end up in 2023.

Mr. Cramer commented on how surprising it was that expenditures went up from 2021-2022 by 5.8% and additionally 7.8% in 2022-2023 and continued to climb to 11% now.

Mr. Demko commented that the carryover in the budget is a big piece. This is the cash you end with in one year that is your starting cash in the following year. He stated we continue to dip into that with every department.

Fire

Chief Buffenbarger expressed his enthusiasm with the hiring process coming to an end after their internal candidate finishes the end of their hiring process soon.

Mr. Cramer commented on the golf course incident 2 or 3 weeks ago at Pike Stone Golf Course. He said Ben Butler provided CPR on the man while EMS was on the way. Ben stated the issue was the EMS team took 25 minutes for them to arrive due to confusion of the courses locations

and requested Sugar Valley Golf Course provides a map to provide a better understanding of the courses path for emergencies.

Chief Buffenbarger addressed his team carries maps of the course in their vehicles and discussed with others more efficient ways to get to the incidents quicker. He stated the team is at the mercy of the detailed information given over the phone from dispatch which helps identify the best options.

Police

Mr. Cramer stated the Police received \$1,917 from the body armor grant program.

Roads and Services

Mr. Owens commented on the 675 meeting and how it was laid out nicely.

Mrs. Destefani asked if the beet heat tanks were for storage at the township or on the vehicles?
Mr. Owens replied they were for the township storage.

Information Technology

Mr. Tiffany stated he heard from the IT company that Microsoft will not be supporting our current office suite as of the end of this year. He stated will have to look further into it.

Trustees

Mrs. Destefani mentioned the Greene County fair is coming up on July 30th August 4th.

Mr. Cramer asked Mr. Tiffany if they received any reply from the letter that was sent to Bellbrook Council about the fire department.

Mr. Tiffany stated he has not yet received a reply.

Mr. Cramer commented that he and Mrs. Destefani attended the dedication of the highway with Gene Fischer's name on it.

6. Public Comments

Denise Moore, 4360 Nappa Valley Dr.

Mrs. Moore asked for clarification on what "personal service" meant in the report.

Mr. Demko clarified the meaning.

Donna Hellmann, 3981 Windy Bluff CT.

Mrs. Hellman commented and thanked the Roads and Service crew for coming out and taking care of the sinking hole.

Mrs. Hellmann commented on the reasoning why the recording is not set up completely.

Mr. Tiffany stated there is a supply chain issue and the part has not arrived yet.

7. Old Business

None.

8. Consent Agenda Items

- A. Payment of Bills
- B. Minutes
- C. Reappoint BZA Board Member Dan Haibach - 2023.07.17.03

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2023.07.17.03**

IN RE: Re-appointment of Board of Zoning Appeals Member Daniel Haibach

WHEREAS, the five-year term of Board of Zoning Appeals member Daniel Haibach expires on July 31, 2023; and,

WHEREAS, Daniel Haibach has served as a Board of Zoning Appeals member since May 9, 2007; and,

WHEREAS, the Board of Zoning Appeals plays a pivotal role in the land-use decisions for Sugarcreek Township; and,

WHEREAS, it is imperative that all positions on the Board of Zoning Appeals be filled with citizens who will make decisions that are always in the best interest of Sugarcreek Township; and,

NOW THEREFORE, BE IT RESOLVED, that Daniel Haibach is hereby re-appointed to the Board of Zoning Appeals for a five-year term expiring on July 31, 2028. (Said appointment made pursuant to the Ohio Revised Code, Section 519.13.)

- D. Year 2023 Permanent Appropriations *Amended - 2023.07.17.04

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2023.07.17.04**

IN RE: Year 2023 Permanent Appropriations *Amended

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 2023 Appropriations for each Fund do not exceed estimated revenues, which may include 2022 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)	\$ 422,430.00
	Employee Benefits	\$ 189,840.00
	Purchased Services	\$ 163,100.00
	Supplies & Materials	\$ 11,000.00
	Other Dues and Fees	\$ 1,000.00
	Health Districts	\$ <u>33,280.00</u>

	<i>Total General Fund:</i>	\$ 820,650.00
2011	Motor Vehicle License Tax	\$ 30,000.00
2021	Gasoline Tax	\$ 225,000.00
2031	Road and Bridge	
	Personal Services	\$ 506,300.00
	Other	<u>\$ 559,126.16</u>
	<i>Total Road and Bridge:</i>	<i>\$1,065,426.16</i>
2081	Police District	
	Personal Services	\$2,564,000.00
	Other	<u>\$ 507,100.00</u>
	<i>Total Police District:</i>	<i>\$3,071,100.00</i>
2112	Fire District	
	Personal Services	\$2,566,500.00
	Other	<u>\$ 765,400.00</u>
	<i>Total Fire District:</i>	<i>\$3,331,900.00</i>
2231	Permissive Motor Vehicle Gas Tax	\$ 200,000.00
2281	Ambulance and Emergency Medical	
	Personal Services	\$ 133,420.00
	Other	<u>\$ 64,700.00</u>
	<i>Total Ambulance and Emergency Medical:</i>	<i>\$ 198,120.00</i>
2902	Jim Martin Memorial Fund	\$ 25.00
2904	Centerville Fire Ancillary	\$ 110,000.00
2906	Police Trust Fund	\$ 25,582.61
2907	Police Cell Tower Receipts	\$ 24,000.00
2908	Fire Cell Tower Receipts	\$ 24,000.00
2911	American Rescue Plan Fund	\$ 575,280.86
3102	General Bond Retirement	\$ 392,275.00
3901	Clyo Road TIF II	\$ 24,100.00
2909	MEP	\$ 4,350.00
2912	Veterans Memorial Fund	\$ 55,598.53
4901	Center Point Capital Project	\$.03
2913	Carpenter Road Project	\$ 314,707.68

Total Permanent Appropriations \$10,492,115.87

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.

E. Transfer of Appropriations - Police and Fire Cell tower receipts to General Bond retirement -2023.07.17.05

TRANSFER OF APPROPRIATIONS

RESOLUTION #: 2023.07.17.05

Debit Fund Number	Account Name	Credit Fund Number	Account Name	Amount to Debit/Credit
2907	Police Cell Tower Receipts	3102	General Bond Retirement	\$ 109,200
2908	Fire Cell Tower Receipts	3102	General Bond Retirement	\$ 150,800
				\$
			Total Transfers:	\$ 260,000

Explanation of Transfers: Appropriating the said funds of which will then be applied to payoff current Public Safety Building Loan.

SUBMITTED BY:

Sara Contreras, Administrative Assistant to the Township Administrator

APPROVED BY:

Barry P. Tiffany, Township Administrator

Carolyn L. Destefani, Chairperson

Fred Cramer, Vice Chairperson

Marvin Moeller, Trustee

The foregoing transfer of appropriations was made on the 17th day of July 2023, and is recorded in the journal of Sugarcreek Township, Ohio.

- F. Approving the Vacation of Thelroy Drive in Sugarcreek Township, Greene County, Ohio, and Petitioning the Board of Greene County Commissioners to Declare and Order the Roadway Vacated - 2023.07.17.06

RESOLUTION NO. 2023.07.17.06

Trustee _____ moved the adoption of the following Resolution:

Be it resolved by the Sugarcreek Township Board of Trustees, Greene County, Ohio:

WHEREAS, in accordance with Ohio Revised Code Section 5553.045(B), a board of township trustees may petition the board of county commissioners to vacate a township road or a portion of a township road by passing a resolution that requests the vacation of the road or portion and includes a description of the general route and termini of the road or portion of the road requested to be vacated; and

WHEREAS, as used in R.C. 5553.045, “road” means a road, or portion of a road, which is not used to calculate distributions of the auto registration distribution fund under division (E) of section 4501.04 of the Revised Code and, thus, is not a road or portion of a road certified by the board of township trustees to the director of transportation in accordance with that division as mileage in the township used by and maintained for the public; and

WHEREAS, in accordance with Ohio Revised Code Section 5553.045(D), if the board of county commissioners determines, after a public hearing, that the vacation of the road or portion of the road would be for the public convenience or welfare, it shall adopt a resolution by a majority vote declaring the road or portion to be vacated and file a certified copy of the resolution with the petitioner board of township trustees, the county recorder, and the county engineer; and

WHEREAS, the Sugarcreek Township Board of Trustees has determined that Thelroy Road is not needed for public use, and vacation of the roadway would be for the public convenience or welfare; and

WHEREAS, the location of the roadway is more fully described in the attached Exhibit A and Exhibit B; and

WHEREAS, the roadway requested to be vacated is not used to calculate distribution of the auto registration distribution fund under R.C. 4501.04(E), and thus, is not a road certified by the Sugarcreek Township Board of Trustees to the Director of Transportation as mileage in Sugarcreek Township used by and maintained for the public; and

WHEREAS, the Sugarcreek Township Board of Trustees wishes to petition the Board of Commissioners, Greene County, Ohio, to vacate the abandoned 14' alley and allow the property to pass in fee to the abutting landowners in accordance with R.C. 5553.045(E); and

WHEREAS, in accordance with the aforementioned statutes, the abutting property owners will own the fee of the land to the midpoint of the roadway that abuts their property, with the alley being subject to all of the following:

- (1) Any existing right of way in, over, or under the road, highway, street, or alley for the service facilities of any public utility or electric cooperative for as long as the public utility or electric cooperative continues to render service to the public;
- (2) The right of ingress and egress for a public utility or electric cooperative to service and maintain its service facilities as provided under section 5553.043 of the Revised Code;
- (3) The right to trim or remove any trees, shrubs, brush, or other obstacles growing in or encroaching onto the right of way that may affect the operation, use, or access to service facilities;
- (4) Any right of way for public nonmotorized vehicular recreational use as provided under section 5553.044 of the Revised Code.

NOW THEREFORE, BE IT RESOLVED, that the Sugarcreek Township Board of Trustees hereby requests that the Greene County Board of Commissioners declare and order the roadway described in this Resolution and accompanying exhibits vacated.

BE IT FURTHER RESOLVED, that the Sugarcreek Township Board of Trustees hereby directs the Sugarcreek Township Fiscal Officer to file a copy of this Resolution, as a petition for vacation, with the Board of County Commissioners, Greene County, Ohio, and to certify another copy to the Greene County Engineer.

BE IT FURTHER RESOLVED, that all formal actions of Sugarcreek Township concerning and relating to the adoption of this Resolution were adopted in an open meeting of the Township Trustees, and that all deliberations of the Township Trustees and any of the Township's committees that resulted in such formal action, were in a meeting open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

BE IT FURTHER RESOLVED, that this Resolution shall be in full force and effect immediately upon its adoption.

Adopted the _____ day of _____, 20_____.

G. Appointment of Fire Department Staff - Jerry Dyer and John Robert Coppock -
2023.07.17.07

SUGARCREEK TOWNSHIP
RESOLUTION NO. 2023.07.17.07
IN RE: Appointment of Fire Department Staff
Jerry Dyer and John Robert Coppock

WHEREAS, the continuing need exists to maintain proper staffing within the Sugarcreek Township Fire Department; and,

WHEREAS, vacancies exist within the classification of Part-time Firefighter II/Paramedic and Part-time EMS only; and,

WHEREAS, Jerry Dyer has the necessary qualifications to serve in the capacity of Part-time Firefighter II/Paramedic for the Sugarcreek Township Fire Department; and,

WHEREAS, John Robert Coppock has the necessary qualifications to serve in the capacity of Part-time EMS Only for the Sugarcreek Township Fire Department; and,

WHEREAS, funds are available for this purpose within the Fire Department's 2023 Operating Budget.

NOW, THEREFORE, BE IT RESOLVED, that Jerry Dyer shall be appointed to Part-time Firefighter II/Paramedic within the Sugarcreek Fire Department at the rate of \$19.56 per hour, John Robert Coppock shall be appointed to Part-time EMS within the Sugarcreek Fire Department at the rate of \$18.55 per hour; and,

FURTHER BE IT RESOLVED, the above-mentioned appointments will have an effective date of July 5, 2023 with a one (1) year probationary period ending on July 5, 2024.

H. Declaring Excess Property - Fire Department 2023.07.17.08

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2023.07.17.08
IN RE: Declaration of Excess Property – Fire Department**

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

WHEREAS, the items listed (see attached) have been declared broken, obsolete or non-reparable and have been marked for disposition.

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

Mr. Cramer made a motion to approve all consent agenda items. Mrs. Destefani seconded.

Mr. Cramer- Yes

Mrs. Destefani- Yes

I. Year 2024 Temporary Appropriations 2023.07317.09

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2023.07.17.09
IN RE: Year 2024 Temporary Appropriations**

WHEREAS, the need exists to adopt temporary appropriations for the Year 2024; and,

WHEREAS, this temporary appropriation shall be in effect commencing at the close of business December 31, 2023, and extending until the Year 2024 Permanent Appropriations are approved no later than March 31, 2024; and,

WHEREAS, this temporary appropriation will permit the Township Offices to function without interruption as well as allowing ample time to establish exact carry-over figures,

NOW THEREFORE, BE IT RESOLVED, the Year 2024
Temporary Appropriations are as follows:

1000	General Fund	
	Personal Service	\$ 642,621.00
	Other	\$ 181,750.00
	Health Districts	<u>\$ 35,000.00</u>
	<i>Total General Fund:</i>	<i>\$ 859,371.00</i>
2011	Motor Vehicle License Tax	\$ 20,000.00
2021	Gasoline Tax	\$ 225,000.00
2031	Road and Bridge	
	Personal Services	\$ 504,950.00
	Other	<u>\$ 449,150.00</u>
	<i>Total Road and Bridge:</i>	<i>\$ 954,100.00</i>
2081	Police District	
	Personal Services	\$2,915,450.00
	Other	<u>\$ 459,700.00</u>
	<i>Total Police District:</i>	<i>\$3,375,150.00</i>
2112	Fire District	
	Personal Services	\$2,706,350.00
	Other	<u>\$ 667,384.00</u>
	<i>Total Fire District:</i>	<i>\$3,373,734.00</i>
2231	Permissive Motor Vehicle Gas Tax	\$ 200,000.00
2281	Ambulance and Emergency Medical	
	Personal Services	\$ 136,675.00
	Other	<u>\$ 64,700.00</u>
	<i>Total Ambulance and Emergency Medical:</i>	<i>\$ 201,375.00</i>
2904	Centerville Fire Ancillary	\$ 106,852.56
2906	Police Trust Fund	\$ 6.52
2907	Police Cell Tower Receipts	\$ 24,000.00
2908	Fire Cell Tower Receipts	\$ 3,190.86
2911	American Rescue Plan Fund	\$ 146.82
3901	Clyo Road TIF II	\$ 24,100.00
2909	MEP	\$ 4,350.00
2912	Veteran Memorial Fund	\$ 81,158.53
2902	Jim Martin memorial Fund	\$ 25.00

Total Temporary Appropriations \$9,452,560.29

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.

9. Discussion of Agenda Items

Mr. Cramer opened the public hearing for the Temporary appropriations.

Mr. Cramer opened the discussion to the public and asked if anyone wished to speak in favor of the motion. Hearing none, Mr. Cramer asked if anyone would like to speak in opposition. Hearing none, Mr. Cramer asked if anyone had any neutral comments. Hearing none, Mr. Cramer motioned to close the public portion of the meeting. Mrs. Destefani Seconded.

Mr. Cramer -Yes

Mrs. Destefani -Yes

Mr. Cramer made a motion to approve the Temporary Appropriation. Mrs. Destefani seconded.

Mr. Cramer- Yes

Mrs. Destefani- Yes

10. Public Comments

Denise Moore, 4360 Nappa Valley Dr.

Mrs. Moore commented on the last meeting about the roadway coming in on CenterPoint by the Universal Credit Union and the corner still hasn't been repaired.

Mrs. Moore commented on her suggestion at the last meeting about reducing the speed limit and wanted to follow up on the request.

11. Trustees/ Staff Discussion

None.

12. Adjourn

Mr. Cramer made a motion to adjourn. Mrs. Destefani seconded.

Mr. Cramer- Yes

Mrs. Destefani- Yes