



**AGENDA**  
**SUGARCREEK TOWNSHIP BOARD OF TRUSTEES**  
**REGULAR MEETING**  
**Monday, July 17, 2023, 7:00 P.M.**

**REGULAR SESSION:**

**1. Call to Order**

**2. Roll Call**

**3. Pledge of Allegiance**

**4. Public Hearing**

ZC Case 01.2022 - The Zoning Commission of Sugar Creek Township, Greene County, Ohio initiated by passage of a motion a text amendment to the Sugar Creek 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.). 2023.07.17.01

ZC Case 02-2022 - The Zoning Commission of Sugar Creek Township, Greene County, Ohio initiated by passage of a motion an amendment to the Sugar Creek Township Long Range Land Use Plan to modify the planning area recommendations for Planning Areas 1 and 8 to allow for planned residential development. 2023.07.17.02

- Public hearing is formally opened
- Staff report on the text amendments
- 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**

- A. Administrator
- B. Zoning
- C. Fiscal Officer
- D. Fire
- E. Police
- F. Roads and Services
- G. Information Technology
- H. Trustees

**6. Public Comments** - Limited to five minutes per person. Agenda related business only.  
(Time cannot be yielded to another person.)

**7. Old Business**

**8. Consent Agenda Items**

- A. Payment of Bills
- B. Minutes
- C. Reappoint BZA Board Member Dan Haibach - 2023.07.17.03
- D. Year 2023 Permanent Appropriations \*Amended - 2023.07.17.04
- E. Transfer of Appropriations - Police and Fire Cell tower receipts to General Bond retirement - 2023.07.17.05
- 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
- G. Appointment of Fire Department Staff - Jerry Dyer and John Robert Coppock -2023.07.17.07
- H. Declaring Excess Property - Fire Department 2023.07.17.08

**9. Discussion Agenda Items**

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**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. 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.

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Carolyn L. Destefani, Chairperson

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Fred Cramer, Vice-Chairperson

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Marvin Moeller, Trustee

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Richard J. Demko, Fiscal Officer



**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.

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Carolyn L. Destefani, Chairperson

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Fred Cramer, Vice-Chairperson

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Marvin Moeller, Trustee

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Richard J. Demko, Fiscal Officer



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**Administrator's Report to the Trustees  
July 17, 2023**

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

- Attended the Public Information Meetings regarding the I-675/Wilmington Pike Corridor project. The meetings were well attended. We will be going over the responses in the near future once consolidated.
- Construction on the Carpenter Road project is completed and should be closed out in the coming weeks. All invoices have been submitted and processed for payment.
- Attended the quarterly CLOUT meeting in Columbus. Topics of discussion were the State of Ohio Budget Bill passage and its effects on Townships, pending legislation and ideas for the Township Omnibus bill this year. Of interest will be the reintroduction of levies for School Resource Officer Funding and a proposed change to the age requirement for Police Officer in Ohio.
- The Popeye's Chicken grand opening is set for September 18<sup>th</sup> at 10:30 a.m.

Respectfully Submitted,

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

Barry P. Tiffany  
Township Administrator



## Sugarcreek Township Trustees Report For July 17<sup>th</sup>, 2023

The following information is a snapshot of the activities and areas of responsibilities for Sugarcreek Township Fire Department. This report was generated on 07.13.2023 to keep the Board of Trustees informed of their Fire Department. If further information is needed, please contact Chief Buffenbarger at 937-848-7344.

### Trainings: (Note: Trainings are conducted via Zoom between fire stations whenever possible)

- Grain Bin Rescue
- Careflight Safety
- Fire Tactics
- Mass Casualty Incidents

### Statistics:

#### 2023 Totals

- EMS Responses: 475                      74 Motor Vehicle Crashes
- Fire Responses: 175  
650                                      63 calls have been to Cornerstone

#### **Mutual Aid Given (number of incidents)**

- Fire = 48
- EMS = 15

#### **Mutual Aid Received (number of incidents)**

- Fire = 22
- EMS = 15

### Information:

- Rescue Boat 71 out of service due to air leak
- Battalion 70 new tires and oil change
- Ladder 72 and E71 air conditioners repaired
- Medic 73 oil change
- Station 72 Roof Top HVAC unit repaired

### Status of Issues the Fire Department is Addressing:

- Currently accepting applications for part time openings
- Full-time firefighter exam given on 07.14.2023 (Seven Candidates)
- On boarding Part-Time Firefighter/Paramedic Jerry Dyer 7.12.2023
- On boarding Part-Time Paramedic Jay Coppock 7.24.2023
- 2024 budget proposal submitted to Mr. Demko
- Two part-time firefighters have accepted full-time jobs with Hamilton and Xenia

**Fire Department Scheduled Events Attended:**

- Fire inspections and pre-planning of businesses continue
- Fire alarm and sprinkler acceptance testing continue at The Reserves
- Chief Buffenbarger attending the Ohio Fire Chief's Summer Symposium
- Crews attended Christ's Church Ice Cream Social
- Attended the Little Miami Watershed Network River Festival
- Attended the BSCSC Block Party

**Fiscal:**

<b>As of July 3<sup>rd</sup>, 2023</b>	<b>Final Appropriation</b>	<b>Current Reserve for Encumbrance</b>	<b>YTD Expenditures</b>	<b>Unencumbered Balance</b>	<b>YTD % Expenditures</b>
Fire	\$3,331,900.00	\$395,436.15	\$1,612,334.45	\$1,349,543.51	<b>48.025%</b>
EMS	\$198,120.00	\$45,363.58	\$94,855.50	\$60,197.69	<b>47.329%</b>
Cell Tower Fund	\$24,000.00	\$0.00	\$0.00	\$24,000.00	<b>0.000%</b>
Department Total	\$3,554,020.00	\$440,799.73	\$1,707,189.95	\$1,433,741.20	<b>47.664%</b>

**Projected Capital Needs:**

- Replace ATV-71 \$30,000
- Bay Doors Station 71 \$15,000
- Bay Doors Station 72 \$25,000
- New Fire Hose \$10,000
- Training Prop \$30,000
- Replace Staff Cars \$125,000
- Fire Marshal Vehicle \$65,000
- Hose Testing Machine \$5,000

Respectfully Submitted,

Fire Chief  
Douglas M Buffenbarger



Michael A. Brown  
Chief of Police

## Trustee Report July 17, 2023

### Training

- On July 10<sup>th</sup> – 12<sup>th</sup>, Officer Adam Klark attended the Field Training Officer program.
- No other classes for July.

### Fiscal

Budget 2023 (Final Appropriation)	\$3,071,100.00
Expenditures as of July 3, 2023	\$1,513,769.69
% of Budget Used	48.7%
% of Budget Year Target for the end of July	58.1%
% of Budget Remaining	51.3%
Cash Balance as of July 3, 2023	\$805,861.76

## EVENTS/APPEARANCES

- On June 13<sup>th</sup>, Chief Brown attended the PSISN Board special meeting.
- On June 16<sup>th</sup>, Chief Brown attended the Community Resource Center meeting.
- On June 20<sup>th</sup>, Chief Brown attended the regular PSISN Board meeting.
- On June 28<sup>th</sup>, Chief Brown attended the Montgomery County Chief's luncheon.
- On July 10<sup>th</sup>, Chief Brown attended a meeting at the Prosecutor's office regarding the Matrx system.
- The Police Department also received \$1,917.88 for the body armor grant program.

Respectfully submitted,

Michael A. Brown  
Chief of Police



*Michael A. Brown*  
Chief of Police

## Police Blotter

June 1, 2023

- Business and house checks
- Community policing
- Crash report on Feedwire Road
- Welfare check on Timshel Street

June 2, 2023

- Juvenile complaint on Lower Bellbrook Road
- Crash report on Wilmington Pike
- Disturbance reported on Oak Creek Drive

June 3, 2023

- Traffic stops
- Crash report on Benton Drive
- An animal complaint on Surrey Trail
- Burglary reported on McBee Road
- Welfare check on Oak Creek Drive

June 4, 2023

- Theft reported on Lower Bellbrook Road
- Community policing
- Crash report on Waynesville Road

June 5, 2023

- Nothing to Report

June 6, 2023

- Suspicious vehicle on Lower Sugar Creek Road
- Request of an officer on Wilmington Pike
- Trespassing reported on Surrey Trail

June 7, 2023

- Welfare check on Surrey Trail
- Crash report on Wilmington Pike
- Community policing

June 8, 2023

- Domestic dispute on Social Row Road
- Request of an officer on Wilmington Pike
- Theft report on Clyo Road
- Theft report on Wilmington Pike

June 9, 2023

- Juvenile complaint on Lower Sugarcreek Road
- Intoxicated subject on Brookdale Lane
- 911 Hang up on Alex Trail

June 10, 2023

- Nothing to Report

June 11, 2023

- Disturbance on Wilmington Pike
- Community policing

June 12, 2023

- Nothing to Report

June 13, 2023

- Traffic complaint on Shepherd Road
- Business checks
- Community policing
- Domestic violence reported on N. Lakeman Drive

June 14, 2023

- Crash report on Wilmington Pike
- Traffic stops
- Noise complaint on Waynesville Road

June 15, 2023

- Business and house checks
- Fraud report on Statehouse Court
- Criminal damaging on Wilmington Pike
- Juvenile complaint on Brown Road

June 16, 2023

- Nothing to Report

June 17, 2023

- Community policing
- An animal complaint on River Ridge Drive
- Crash report on Wilmington Pike

- Traffic stops

June 18, 2023

- Nothing to Report

June 19, 2023

- Juvenile complaint on Reserve Blvd.
- Welfare check on Bayberry Cove Drive
- Crash report on Centerville Road

June 20, 2023

- Request of an officer on N. Lakeman Drive
- An animal complaint on Ferry Road
- Welfare check on Wilmington Pike

June 21, 2023

- Nothing to Report

June 22, 2023

- An animal complaint on Little Sugarcreek Road
- Business checks
- Community policing

June 23, 2023

- Theft arrest on Wilmington Pike
- Crash report on Wilmington Pike
- Juvenile complaint on Sugarbrook Trail

June 24, 2023

- Nothing to Report

June 25, 2023

- Community policing
- Traffic stops
- Alarm check on Eden Meadows Way
- Juvenile complaint on Upper Bellbrook Road

June 26, 2023

- Business and house checks
- Community policing
- Fraud report on E. Salinas Circle
- Crash report on Sugarcreek Drive
- Crash report on Wilmington-Dayton Road

June 27, 2023

- Traffic stops
- Welfare check on Pinebrook Court
- Theft report on Amaryllis Drive

June 28, 2023

- Suspicious vehicle on Swigart Road
- Crash report on Wilmington-Dayton Road
- Theft arrest on Wilmington Pike
- Juvenile complaint on Wilmington Pike

June 29, 2023

- Crash report on Waynesville Road
- Juvenile complaint on Wilmington-Dayton Road
- Suspicious person on Oak Creek Drive
- Theft arrest on Wilmington Pike

June 30, 2023

- Juvenile complaint on Surrey Trail
- 911 Hang up on Wilmington Pike
- Crash report on Wilmington Pike
- Residential alarm on Magnolia Trace Drive

July 1, 2023

- Business and house checks
- Community policing
- Fireworks on Kelseys Way
- Fireworks on Brown Road

July 2, 2023

- Nothing to Report

July 3, 2023

- Welfare check on Wilmington Pike
- Theft arrest on Wilmington Pike
- Traffic stops
- Crash report on Centerville Road
- Request of an officer on Bayberry Cove Drive

July 4, 2023

- Juvenile complaint on Wildwood Lane
- Request of an officer on Sienna Court
- Welfare check on Upper Bellbrook road

July 5, 2023

- Nothing to Report

July 6, 2023

- Business checks
- Criminal damaging on Little Sugarcreek Road
- Crash report on Wagner Road

July 7, 2023

- Nothing to Report

July 8, 2023

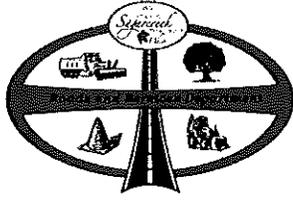
- An animal complaint on Lower Bellbrook Road
- Crash report on Wilmington Pike
- Fraud report taken on Bayberry Cove Drive
- Welfare check on Sonoma Court

July 9, 2023

- Intoxicated subject on State Route 725
- Harassment report on Wilmington Pike
- Community policing

July 10, 2023

- Theft report on Brown Road
- Crash report on Ciyo Road
- Business alarm on Wilmington Pike
- Suspicious person on River End Court
- Juvenile complaint on Sonoma Court



**Staff Report for  
Sugar Creek Township Trustees  
July 17, 2023**

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:**

- There were three calls for service- all downed trees-Ferry, Conference, Brown Rds

**Accomplishments:**

- Crack sealed numerous roads in the Township
- Mowed Plaza, Clio, pond, Vet Memorial, 2090 Ferry Rd, walk path, Martin prop. -(X4)
- Repaired door frame-door 8
- Changed radar batteries-(X5)
- Install "No Outlet" and Visually Impaired Child signs-Pepperwell Cir
- Repaired wash out-Eden Meadows Way
- Sprayed for weeds-Clio, Briggs, shooting range, shop, Public Safety Building
- Dura patched Fauber Rd, berm on Middle Run
- Trimmed low hanging limbs-Shepherd Rd, Ferry Rd
- Weed and Feed-Clio, Center Point Rds
- Filled water tank @ garden-(X12)
- Replaced cracked hose on F-250
- Installed new Beet Heet tanks
- Removed debris-Settlers Bay
- Repaired median dirt-Center Point
- Helped set up and attended Officer Gudgell retirement party
- Mowed TWP roads
- Weed whipped guardrails throughout TWP
- Eradicated and patched 10'x 20' settled area-Windy Bluff
- Installed new battery, turn signal light-Service car
- Repaired ruts in berm-Ferry Rd
- Removed- 5) dead geese, 2) raccoons, 2) dead deer different areas of TWP
- Removed signs ROW-(X10)

Respectfully,

Dale Owens  
Director of Roads and Services



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## Payment Listing

6/5/2023 to 7/31/2023

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
1004-2023	06/12/2023	06/12/2023	CH	HUNTINGTON NATIONAL BANK	\$953.99	C
	Purpose:	MISC PURCHASES				
1005-2023	06/12/2023	06/12/2023	CH	TREASURER OF STATE	\$1,074.00	C
	Purpose:	3RD QTR UAN FEES				
1025-2023	06/12/2023	06/12/2023	CH	BUREAU OF WORKERS' COMPENSATION	\$4,333.77	C
	Purpose:	MONTHLY PAYMENT				
1299-2023	06/30/2023	07/11/2023	CH	NAVIA BENEFIT SOLUTIONS, INC.	\$4,675.61	C
	Purpose:	JUNE EMPLOYEE HRA CHARGES AND ADMIN FEE				
1302-2023	07/11/2023	07/11/2023	CH	HUNTINGTON NATIONAL BANK	\$1,951.79	O
	Purpose:	MISC PURCHASES				
90992	06/05/2023	06/05/2023	AW	CARA TILFORD	\$300.00	C
	Purpose:	3 CUSTOMER SERVICE AWARDS				
90993	06/05/2023	06/05/2023	AW	DUNCAN OIL COMPANY	\$4,322.67	C
	Purpose:	FUEL				
90994	06/05/2023	06/05/2023	AW	FIRE APPARATUS SERVICE AND REPAIR,	\$494.68	C
	Purpose:	E-72 SWITCH REPLACED				
90995	06/05/2023	06/05/2023	AW	AT&T MOBILITY	\$675.86	C
	Purpose:	WIRELESS DEVICES				
90996	06/05/2023	06/05/2023	AW	PHOENIX SAFETY OUTFITTERS	\$852.15	C
	Purpose:	UNIFORMS				
90997	06/05/2023	06/05/2023	AW	JOHN DEERE FINANCIAL	\$160.92	C
	Purpose:	JEANS FOR SERVICE WORKERS				
90998	06/05/2023	06/05/2023	AW	TREASURER OF STATE	\$100.00	C
	Purpose:	MONTHLY ACCESS				
90999	06/05/2023	06/05/2023	AW	HENRY SCHEIN, INC.	\$34.54	C
	Purpose:	BALANCE DUE				
91000	06/05/2023	06/05/2023	AW	WASH IT DEAN	\$75.00	O
	Purpose:	CAR WASHES				
91001	06/05/2023	06/05/2023	AW	MUFFLER BROTHERS	\$1,134.48	C
	Purpose:	CAR MAINTENANCE				
91002	06/05/2023	06/05/2023	AW	CHARTER COMMUNICATIONS	\$719.28	C
	Purpose:	TELEPHONE				
91003	06/05/2023	06/05/2023	AW	CENTERVILLE GRAVELY	\$109.96	C
	Purpose:	TRIMMER, ETC				
91004	06/05/2023	06/05/2023	AW	DJL MATERIAL & SUPPLY, INC.	\$5,940.00	C
	Purpose:	CRACK SEAL				
91005	06/05/2023	06/05/2023	AW	OMNI - PRINTS	\$78.50	C
	Purpose:	BUSINESS CARDS-J. EWING				
91006	06/05/2023	06/05/2023	AW	STAPLES CREDIT PLAN	\$214.98	C
	Purpose:	CHAIR AND FLOOR MAT				
91007	06/05/2023	06/05/2023	AW	MUNICIPAL EMERGENCY SERVICES	\$507.00	C
	Purpose:	CO MONITOR				
91008	06/05/2023	06/05/2023	AW	TRANSUNION RISK & ALTERNATIVE DATA	\$161.00	C
	Purpose:	SEARCHES				
91009	06/05/2023	06/05/2023	AW	NATIONAL TACTICAL OFFICERS ASSOCIA'	\$50.00	C
	Purpose:	DUES - DECKARD				

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6/5/2023 to 7/31/2023

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
91010	06/05/2023	06/05/2023	AW	TYLER MANTIA	\$400.00	C
	Purpose:	CLOTHING ALLOWANCE				
91011	06/05/2023	06/05/2023	AW	LESLEY STAYER	\$400.00	C
	Purpose:	CLOTHING ALLOWANCE				
91012	06/05/2023	06/05/2023	AW	Paul Guerrero	\$400.00	C
	Purpose:	CLOTHING ALLOWANCE				
91013	06/05/2023	06/05/2023	AW	O'REILLY AUTOMOTIVE, INC.	\$249.15	C
	Purpose:	ANTIFREEZE				
91014	06/05/2023	06/05/2023	AW	O'REILLY AUTOMOTIVE, INC.	\$151.82	C
	Purpose:	SUPPLIES				
91015	06/06/2023	06/06/2023	AW	CHARTER COMMUNICATIONS	\$99.04	C
	Purpose:	MONTHLY PAYMENT				
91016	06/06/2023	06/06/2023	AW	ODP BUSINESS SOLUTIONS,LLC	\$200.44	C
	Purpose:	SUPPLIES				
91017	06/06/2023	06/06/2023	AW	TREASURER OF STATE	\$2,280.00	C
	Purpose:	MARCS RADIOS				
91018	06/06/2023	06/06/2023	AW	TECH ADVISORS	\$5,789.00	C
	Purpose:	IT SERVICES				
91019	06/06/2023	06/06/2023	AW	MEDICOUNT MANAGEMENT, INC.	\$1,305.49	C
	Purpose:	APRIL EMS BILLING				
91020	06/06/2023	06/06/2023	AW	PHOENIX SAFETY OUTFITTERS	\$164.84	C
	Purpose:	BOOTS				
91021	06/06/2023	06/06/2023	AW	CHARTER COMMUNICATIONS	\$123.19	C
	Purpose:	TELEPHONE				
91022	06/06/2023	06/06/2023	AW	CENTERPOINT ENERGY	\$93.39	C
	Purpose:	NATURAL GAS				
91023	06/06/2023	06/06/2023	AW	FIRE APPARATUS SERVICE AND REPAIR,	\$1,017.50	C
	Purpose:	E-71 REPAIRS				
91024	06/06/2023	06/06/2023	AW	OCCUPATIONAL HEALTH CENTERS OF OH	\$146.00	C
	Purpose:	DRUG TESTING/PHYSICAL				
91025	06/12/2023	06/12/2023	AW	TOM'S MULCH	\$467.40	C
	Purpose:	MULCH				
91026	06/12/2023	06/12/2023	AW	AES OHIO	\$388.98	C
	Purpose:	ELECTRIC				
91027	06/12/2023	06/12/2023	AW	A & A SAFETY	\$33.50	C
	Purpose:	ROAD SIGN				
91028	06/12/2023	06/12/2023	AW	PLUMBING SOLUTIONS	\$285.00	O
	Purpose:	BACKFLOWS				
91029	06/12/2023	06/12/2023	AW	TREASURER OF STATE	\$290.88	C
	Purpose:	ANNUAL DAM SAFETY FEE				
91030	06/12/2023	06/12/2023	AW	AIM MEDIA MIDWEST	\$376.70	C
	Purpose:	ZONING ADS				
91034	06/13/2023	06/13/2023	AW	OHIO POLICE & FIRE PENSION FUND	\$765.01	C
	Purpose:	CONTRIBUTIONS				
91035	06/13/2023	06/13/2023	AW	TREASURER OF STATE	\$90.00	C
	Purpose:	MARCS RADIOS - SERVICE				

## Payment Listing

6/5/2023 to 7/31/2023

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
91036	06/13/2023	06/13/2023	AW	GREENE COUNTY SANITARY ENGINEER	\$560.16	C
				Purpose: WATER AND SEWER		
91037	06/13/2023	06/13/2023	AW	KETTERING NETWORK RADIOLOGISTS	\$19.47	C
				Purpose: PRISONER BILL		
91038	06/13/2023	06/13/2023	AW	CHARTER COMMUNICATIONS	\$116.68	C
				Purpose: CABLE AND VOICE		
91039	06/13/2023	06/13/2023	AW	RUMPKE CONSOLIDATED	\$193.49	C
				Purpose: TRASH REMOVAL		
91040	06/13/2023	06/13/2023	AW	AES OHIO	\$1,302.14	C
				Purpose: ELECTRIC		
91041	06/13/2023	06/13/2023	AW	AIRGAS USA, LLC	\$36.67	C
				Purpose: OXYGEN		
91042	06/13/2023	06/13/2023	AW	MUNICIPAL EMERGENCY SERVICES	\$13.69	C
				Purpose: FREIGHT CHARGES		
91043	06/13/2023	06/13/2023	AW	CITI CARDS	\$1,746.77	C
				Purpose: MISC PURCHASES		
91044	06/13/2023	06/13/2023	AW	IMAGE TREND, INC.	\$3,675.00	C
				Purpose: ANNUAL CONTRACT		
91045	06/13/2023	06/13/2023	AW	INTERSTATE FORD	\$193.95	C
				Purpose: M-72 MAINTENANCE		
91046	06/13/2023	06/13/2023	AW	CENTERPOINT ENERGY	\$252.62	C
				Purpose: NATURAL GAS		
91047	06/13/2023	06/13/2023	AW	LOWE'S COMPANIES INC.	\$91.15	C
				Purpose: MISC PURCHASES		
91048	06/13/2023	06/13/2023	AW	US BANK EQUIPMENT FINANCE	\$1,057.65	C
				Purpose: COPIER FEES		
91049	06/13/2023	06/13/2023	AW	DELL FINANCIAL SERVICES	\$892.83	C
				Purpose: COMPUTER RENTALS		
91050	06/20/2023	06/20/2023	AW	VIKING HEATING	\$475.00	C
				Purpose: SPRING TUNE UP - STA 71		
91051	06/20/2023	06/20/2023	AW	AIRGAS USA, LLC	\$710.68	C
				Purpose: YEARLY LEASE		
91052	06/20/2023	06/20/2023	AW	BUGS-OR-US PEST CONTROL	\$225.00	C
				Purpose: PEST CONTROL - ALL BLDGS		
91053	06/20/2023	06/20/2023	AW	VIKING HEATING	\$1,249.00	C
				Purpose: AC SERVICE		
91054	06/20/2023	06/20/2023	AW	DC DOOR COMPANY	\$171.50	C
				Purpose: FRAYED CABLE REPAIR		
91055	06/20/2023	06/20/2023	AW	CHARTER COMMUNICATIONS	\$735.00	C
				Purpose: TELEPHONE/PSB FIBER		
91056	06/20/2023	06/20/2023	AW	AES OHIO	\$20.58	C
				Purpose: RANGE		
91057	06/20/2023	06/20/2023	AW	SPECTRUM	\$46.33	C
				Purpose: CABLE		
91058	06/20/2023	06/20/2023	AW	PRO ONCALL TECHNOLOGIES	\$248.57	C
				Purpose: TELEPHONE		

## Payment Listing

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Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
91059	06/20/2023	06/20/2023	AW	OHIO PEACE OFFICERS TRAINING ACADE	\$875.00	C
				Purpose: TRAINING - J. LACY		
91060	06/20/2023	06/20/2023	AW	BUCKEYE POWER SALES CO., INC.	\$237.50	C
				Purpose: GENERATOR BATTERY		
91061	06/20/2023	06/20/2023	AW	PHOENIX SAFETY OUTFITTERS	\$1,126.40	C
				Purpose: UNIFORMS		
91062	06/20/2023	06/20/2023	AW	MEGACITY FIRE PROTECTION	\$715.00	C
				Purpose: AIR BOTTLE - TEST		
91063	06/20/2023	06/20/2023	AW	AGRO-CHEM, INC.	\$5,895.40	O
				Purpose: VERTICAL TANKS AND ACCESSORIES		
91064	06/20/2023	06/20/2023	AW	RUMPKE CONSOLIDATED	\$104.51	C
				Purpose: TRASH REMOVAL		
91065	06/20/2023	06/20/2023	AW	P & R COMMUNICATIONS SERVICE, INC.	\$370.80	C
				Purpose: EAR PIECES		
91066	06/20/2023	06/20/2023	AW	VERIZON WIRELESS	\$570.19	C
				Purpose: MDTs		
91067	06/20/2023	06/20/2023	AW	QUADIENT FINANCE USA, INC.	\$450.00	C
				Purpose: POSTAGE		
91068	06/20/2023	06/20/2023	AW	QUADIENT, INC.	\$140.85	C
				Purpose: POSTAGE MACHINE RENTAL		
91069	06/20/2023	06/20/2023	AW	ODP BUSINESS SOLUTIONS,LLC	\$224.95	C
				Purpose: SUPPLIES		
91070	06/20/2023	06/20/2023	AW	DUNCAN OIL COMPANY	\$1,695.90	C
				Purpose: FUEL		
91071	06/20/2023	06/20/2023	AW	PHOENIX SAFETY OUTFITTERS	\$18,611.20	C
				Purpose: TURNOUT GEAR/UNIFORMS		
91072	06/20/2023	06/20/2023	AW	REGION 3 RESCUE STRIKE TEAM	\$280.00	C
				Purpose: 2023 DUES		
91073	06/20/2023	06/20/2023	AW	CHARTER COMMUNICATIONS	\$500.00	C
				Purpose: MONTHLY CHARGES		
91074	06/20/2023	06/20/2023	AW	CIVIC PLUS	\$2,342.81	C
				Purpose: ANNUAL FEE		
91075	06/20/2023	06/20/2023	AW	MUFFLER BROTHERS	\$14.09	C
				Purpose: CAR 114		
91077	06/26/2023	06/26/2023	AW	R.D. HOLDER OIL COMPANY	\$601.50	C
				Purpose: PREMIUM OD POLY BAG		
91078	06/26/2023	06/26/2023	AW	TANNER HEATING/AIR CONDITIONING	\$109.00	C
				Purpose: DIAGNOSTIC FEE		
91079	06/26/2023	06/26/2023	AW	DC DOOR COMPANY	\$240.00	O
				Purpose: DOOR REPAIR		
91080	06/26/2023	06/26/2023	AW	MELVIN STONE COMPANY	\$125.70	C
				Purpose: LIMESTONE		
91081	06/26/2023	06/26/2023	AW	A & A SAFETY	\$1,387.50	C
				Purpose: ROAD SIGNS AND WELCOME SIGN		
91082	06/26/2023	06/26/2023	AW	CITI CARDS	\$55.79	C
				Purpose: MISC CHARGES		

**Payment Listing**

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Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
91083	06/26/2023	06/26/2023	AW	JORDAN CONCRETE SERVICES, LLC	\$35,599.96	O
				Purpose: CURB AND CATCH BASIN REPLACEMENT		
91084	06/26/2023	06/26/2023	AW	CHUCK'S BODY SHOP	\$902.55	C
				Purpose: CAR REPAIRS		
91085	06/26/2023	06/26/2023	AW	LEADS ONLINE	\$2,819.00	C
				Purpose: ANNUAL LEADS SERVICE PKG		
91086	06/26/2023	06/26/2023	AW	MEYERS PRINTING & DESIGN, INC.	\$96.89	O
				Purpose: FORMS AND BUSINESS CARDS		
91087	06/26/2023	06/26/2023	AW	ENERGY OPTIMIZERS, USA	\$959.01	O
				Purpose: ENEGY CONTRACT		
91088	06/26/2023	06/26/2023	AW	POLLACK LAW, LLC	\$2,012.50	O
				Purpose: LEGAL FEES		
91089	06/26/2023	06/26/2023	AW	PUBLIC AGENCY TRAINING COUNCIL	\$595.00	C
				Purpose: TRAINING - T. MANTIA		
91090	06/26/2023	06/26/2023	AW	BARRY TIFFANY	\$780.00	C
				Purpose: PARKING, CELL PHONE, CAR ALLOWANCE		
91091	06/26/2023	06/26/2023	AW	CARA TILFORD	\$460.00	C
				Purpose: CAR ALLOWANCE, CELL PHONE		
91092	06/26/2023	06/26/2023	AW	CAROLYN L. DESTEFANI	\$40.00	O
				Purpose: CELL PHONE		
91093	06/26/2023	06/26/2023	AW	FRED CRAMER	\$40.00	C
				Purpose: CELL PHONE		
91094	06/26/2023	06/26/2023	AW	MARVIN MOELLER	\$40.00	O
				Purpose: CELL PHONE		
91095	06/26/2023	06/26/2023	AW	DALE OWENS	\$60.00	C
				Purpose: CELL PHONE		
91096	06/26/2023	06/26/2023	AW	RICHARD CIPRIANO	\$40.00	O
				Purpose: CELL PHONE		
91097	06/26/2023	06/26/2023	AW	CHASE MORGAN	\$40.00	C
				Purpose: CELL PHONE		
91098	06/26/2023	06/26/2023	AW	JOSHUA DARNELL	\$40.00	C
				Purpose: CELL PHONE		
91099	06/26/2023	06/26/2023	AW	TAYLOR STINSON	\$40.00	C
				Purpose: CELL PHONE		
91100	06/26/2023	06/26/2023	AW	IAN TAMPLIN	\$40.00	C
				Purpose: CELL PHONE		
91101	06/26/2023	06/26/2023	AW	MICHAEL BROWN	\$60.00	C
				Purpose: CELL PHONE		
91102	06/26/2023	06/26/2023	AW	MARK WHITE	\$40.00	C
				Purpose: CELL PHONE		
91103	06/26/2023	06/26/2023	AW	DOUG EVANS	\$40.00	C
				Purpose: CELL PHONE		
91104	06/26/2023	06/26/2023	AW	Paul Guerrero	\$40.00	C
				Purpose: CELL PHONE		
91105	06/26/2023	06/26/2023	AW	LESLEY STAYER	\$40.00	C
				Purpose: CELL PHONE		

## Payment Listing

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Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
91106	06/26/2023	06/26/2023	AW	TYLER MANTIA	\$40.00	O
	Purpose:	CELL PHONE				
91107	06/26/2023	06/26/2023	AW	RICH DEMKO	\$40.00	O
	Purpose:	CELL PHONE				
91109	06/27/2023	06/27/2023	AW	MELVIN STONE COMPANY	\$231.35	O
	Purpose:	LIMESTONE				
91110	06/27/2023	06/27/2023	AW	NORTHCOAST PRODUCTS	\$2,970.70	O
	Purpose:	RAPID SET EMULSION				
91111	06/27/2023	06/27/2023	AW	JOHN DEERE FINANCIAL	\$314.94	O
	Purpose:	ROUND UP, ETC				
91112	06/27/2023	06/27/2023	AW	HENRY SCHEIN, INC.	\$353.41	O
	Purpose:	EMS SUPPLIES				
91113	06/27/2023	06/27/2023	AW	CHARTER COMMUNICATIONS	\$719.28	O
	Purpose:	TELEPHONE				
91114	06/27/2023	06/27/2023	AW	GATEWAY AUTO CLINIC	\$76.39	O
	Purpose:	CHIEF70 REPAIRS				
91115	06/27/2023	06/27/2023	AW	AT&T MOBILITY	\$664.83	O
	Purpose:	LIFE PAKS, MEDIC PHONES				
91116	06/27/2023	06/27/2023	AW	FIRE APPARATUS SERVICE AND REPAIR,	\$388.24	O
	Purpose:	ENG 71 - AC REPAIR				
91117	06/27/2023	06/27/2023	AW	HORTON EMERGENCY VEHICLES	\$229.39	O
	Purpose:	AIRHORN REPAIR				
91118	06/27/2023	06/27/2023	AW	DUNCAN OIL COMPANY	\$1,412.41	O
	Purpose:	FUEL				
91119	06/27/2023	06/27/2023	AW	MUNICIPAL EMERGENCY SERVICES	\$236.45	O
	Purpose:	REPLACE SENSOR FOR VENTIS MX4				
91124	06/27/2023	06/27/2023	AW	ODP BUSINESS SOLUTIONS,LLC	\$64.84	O
	Purpose:	SUPPLIES				
91125	06/27/2023	06/27/2023	AW	MUFFLER BROTHERS	\$40.99	O
	Purpose:	CAR 112				
91126	06/27/2023	06/27/2023	AW	CAPITAL ONE	\$180.30	O
	Purpose:	MISC PURHCASES				
91127	07/03/2023	07/03/2023	AW	JEFFERSON HEALTH PLAN	\$64,833.39	O
	Purpose:	MAY HEALTH INS				
91128	07/03/2023	07/03/2023	AW	JEFFERSON HEALTH PLAN	\$62,612.82	O
	Purpose:	JUNE HEALTH INS				
91130	07/03/2023	07/03/2023	AW	FIDELITY SECURITY LIFE INSURANCE CO.	\$484.01	O
	Purpose:	VISION INS				
91132	07/03/2023	07/03/2023	AW	DENTAL CARE PLUS, INC.	\$1,826.46	O
	Purpose:	DENTAL INS				
91133	07/03/2023	07/03/2023	AW	FILLMORE CONSTRUCTION LLC	\$9,500.00	O
	Purpose:	ASPHALT REPAIRS				
91134	07/03/2023	07/03/2023	AW	A & A SAFETY	\$468.00	O
	Purpose:	ADDRESS SIGNS				
91135	07/03/2023	07/03/2023	AW	DUNCAN OIL COMPANY	\$1,819.84	O
	Purpose:	FUEL				

**Payment Listing**

6/5/2023 to 7/31/2023

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
91136	07/03/2023	07/03/2023	AW	BUCKEYE ECOCARE	\$217.00	O
				Purpose: LAWN TREATMENT		
91137	07/03/2023	07/03/2023	AW	GERMAIN FORD	\$156.60	O
				Purpose: CAR REPAIR		
91138	07/03/2023	07/03/2023	AW	MUFFLER BROTHERS	\$653.46	O
				Purpose: CAR REPAIRS		
91139	07/03/2023	07/03/2023	AW	CHUCK'S BODY SHOP	\$564.20	O
				Purpose: CAR 113		
91140	07/03/2023	07/03/2023	AW	TREASURER OF STATE	\$100.00	O
				Purpose: MONTHLY ACCESS		
91141	07/03/2023	07/03/2023	AW	THE CENTER FOR RESILIENCE AND WELL	\$600.00	O
				Purpose: NEW EMPLOYEE PHYSICAL		
91142	07/10/2023	07/10/2023	AW	MELVIN STONE COMPANY	\$125.10	O
				Purpose: LIMESTONE		
91143	07/10/2023	07/10/2023	AW	BERAN CUSTOM WOODWORKING, LLC	\$444.00	O
				Purpose: NAME PLATES AND TAGS		
91144	07/10/2023	07/10/2023	AW	DETROIT TIRES SUPPLY	\$726.10	O
				Purpose: NEW TIRES B-70		
91145	07/10/2023	07/10/2023	AW	O'REILLY AUTOMOTIVE, INC.	\$33.24	O
				Purpose: WIPER BLADE		
91146	07/10/2023	07/10/2023	AW	HENRY SCHEIN, INC.	\$273.62	O
				Purpose: TOURNIQUETS		
91147	07/10/2023	07/10/2023	AW	MEDICOUNT MANAGEMENT, INC.	\$868.27	O
				Purpose: MAY EMS BILLING		
91148	07/10/2023	07/10/2023	AW	FIRE APPARATUS SERVICE AND REPAIR,	\$410.74	O
				Purpose: LADDER 72		
91149	07/10/2023	07/10/2023	AW	BRADLEY C. MADER	\$499.40	O
				Purpose: 2ND QTR VOLUNTEER		
91150	07/10/2023	07/10/2023	AW	ROGERS TREE SERVICE	\$1,800.00	O
				Purpose: GRIND AND REMOVE STUMP		
91152	07/11/2023	07/11/2023	AW	PHOENIX SAFETY OUTFITTERS	\$87.90	O
				Purpose: UNIFORMS		
91153	07/11/2023	07/11/2023	AW	ODP BUSINESS SOLUTIONS,LLC	\$76.14	O
				Purpose: SUPPLIES		
91154	07/11/2023	07/11/2023	AW	TRANSUNION RISK & ALTERNATIVE DATA	\$144.80	O
				Purpose: SEARCHES		
91155	07/11/2023	07/11/2023	AW	WASH IT DEAN	\$80.00	O
				Purpose: CAR WASHES		
91156	07/11/2023	07/11/2023	AW	HOME DEPOT CREDIT SERVICES	\$358.98	O
				Purpose: SUPPLIES		
91157	07/11/2023	07/11/2023	AW	CHARTER COMMUNICATIONS	\$123.19	O
				Purpose: TV - STA 71		
91158	07/11/2023	07/11/2023	AW	K. E. ROSE COMPANY	\$1,450.00	O
				Purpose: BATTERY CHARGER		
91159	07/11/2023	07/11/2023	AW	BATTERIES PLUS	\$6.65	O
				Purpose: BATTERY		

## Payment Listing

6/5/2023 to 7/31/2023

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
91160	07/11/2023	07/11/2023	AW	CITI CARDS	\$544.93	O
				Purpose: MISC PURCHASES		
91161	07/11/2023	07/11/2023	AW	SAFE KIDS WORLDWIDE	\$95.00	O
				Purpose: CERTIFICATION - LISTON		
91162	07/11/2023	07/11/2023	AW	CENTERPOINT ENERGY	\$152.25	O
				Purpose: NATURAL GAS		
91163	07/11/2023	07/11/2023	AW	DUNCAN OIL COMPANY	\$4,104.25	O
				Purpose: FUEL		
91164	07/11/2023	07/11/2023	AW	US BANK EQUIPMENT FINANCE	\$961.50	O
				Purpose: COPIER FEES		
91165	07/11/2023	07/11/2023	AW	CIVIC PLUS	\$6,867.70	O
				Purpose: ANNUAL WEB SITE SUPPORT		
91166	07/11/2023	07/11/2023	AW	CITY OF BELLBROOK	\$62.89	O
				Purpose: STA 71 - WATER		
91167	07/11/2023	07/11/2023	AW	AES OHIO	\$1,310.94	O
				Purpose: ELECTRIC		
91168	07/11/2023	07/11/2023	AW	AIRGAS USA, LLC	\$35.99	O
				Purpose: OXYGEM		
91169	07/11/2023	07/11/2023	AW	DELL FINANCIAL SERVICES	\$892.83	O
				Purpose: COMPUTER RENTALS		
91170	07/11/2023	07/11/2023	AW	PRO ONCALL TECHNOLOGIES	\$248.57	O
				Purpose: TELEPHONE		
91171	07/11/2023	07/11/2023	AW	LOWE'S COMPANIES INC.	\$265.16	O
				Purpose: SUPPLIES		
91172	07/11/2023	07/11/2023	AW	KENWOOD DEALER GROUP	\$166.50	O
				Purpose: M-71 OIL CHANGE		
91173	07/11/2023	07/11/2023	AW	GREENE COUNTY SANITARY ENGINEER	\$620.41	O
				Purpose: WATER AND SEWER		
91174	07/11/2023	07/11/2023	AW	MELVIN STONE COMPANY	\$143.34	O
				Purpose: LIMESTONE		
91175	07/11/2023	07/11/2023	AW	RUMPKE CONSOLIDATED	\$192.98	O
				Purpose: TRASH REMOVAL		
91176	07/11/2023	07/11/2023	AW	ODP BUSINESS SOLUTIONS,LLC	\$166.45	O
				Purpose: SUPPLIES		
91177	07/11/2023	07/11/2023	AW	AES OHIO	\$445.50	O
				Purpose: ELECTRIC		
91178	07/11/2023	07/11/2023	AW	AIM MEDIA MIDWEST	\$453.90	O
				Purpose: ZONING ADS		
91179	07/11/2023	07/11/2023	AW	OHIO SCHOOL RESOURCE OFFICERS ASS	\$55.00	O
				Purpose: ANNUAL DUES		
91180	07/11/2023	07/11/2023	AW	CHARTER COMMUNICATIONS	\$500.00	O
				Purpose: MONTHLY FEE		
91181	07/11/2023	07/11/2023	AW	C.T. BROWNS'S SANITATION SERVICE, LLC	\$500.00	O
				Purpose: TANKS PUMPED @ PSB		
91182	07/11/2023	07/11/2023	AW	TECH ADVISORS	\$7,635.56	O
				Purpose: MULTIPLE FEES		

**Payment Listing**

6/5/2023 to 7/31/2023

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
91183	07/11/2023	07/11/2023	AW	CHARTER COMMUNICATIONS	\$741.04	O
	Purpose: MONTHLY CHARGES					
91184	07/11/2023	07/11/2023	AW	CHARTER COMMUNICATIONS	\$110.64	O
	Purpose: PSB TV					
Total Payments:					\$326,551.20	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$326,551.20	

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**  
**Monday, July 17, 2023, 7:00 P.M.**

**REGULAR SESSION:**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Hearing

ZC Case 01.2022 - The Zoning Commission of Sugar Creek Township, Greene County, Ohio initiated by passage of a motion a text amendment to the Sugar Creek 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.). 2023.07.17.01

ZC Case 02-2022 - The Zoning Commission of Sugar Creek Township, Greene County, Ohio initiated by passage of a motion an amendment to the Sugar Creek Township Long Range Land Use Plan to modify the planning area recommendations for Planning Areas 1 and 8 to allow for planned residential development. 2023.07.17.02

- Public hearing is formally opened
- Staff report on the text amendments
- 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
  - A. Administrator
  - B. Zoning
  - C. Fiscal Officer
  - D. Fire
  - E. Police
  - F. Roads and Services
  - G. Information Technology
  - H. Trustees

6. **Public Comments** - Limited to five minutes per person. Agenda related business only.  
(Time cannot be yielded to another person.)

7. **Old Business**

**8. Consent Agenda Items**

A. Payment of Bills

B. Minutes

C. Reappoint BZA Board Member Dan Haibach - 2023.07.17.03

D. Year 2023 Permanent Appropriations \*Amended - 2023.07.17.04

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

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

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

H. Declaring Excess Property - Fire Department 2023.07.17.08

**9. Discussion Agenda Items**

**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 June 5<sup>th</sup>, 2023, at 7:00pm**

**REGULAR SESSION:**

**1) Call to Order**

**2) Roll Call**

Mr. Demko called the roll with Board Members, Mrs. Destefani, Mr. Moeller, and Mr. Cramer in attendance. Also, in attendance were Donna Hellmann, Louie Shatzberg, and Denise Moore.

**3) Pledge of Allegiance**

**Swearing in of Fire Department Staff**

- A. Promotion of Fire Department Staff - Grant Wirth - 2023.06.05.01
- B. Promotion of fire department Staff - Scott Rigsby - 2023.06.05.02
- C. Appointment of Fire Department Staff Douglas Wiltse - 2023.06.05.03

**SUGARCREEK TOWNSHIP  
RESOLUTION NO. 2023.06.05.03  
IN RE: Appointment of Fire Department Staff  
Doug Wiltse**

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

WHEREAS, vacancies exist within the classification of Firefighter/Paramedic; and,

WHEREAS, Doug Wiltse has the necessary qualifications to serve in those capacities 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 Doug Wiltse shall be appointed to Full-time Firefighter II/Paramedic within the Sugarcreek Fire Department at the rate of \$22.11 per hour; and,

FURTHER BE IT RESOLVED, the above-mentioned appointment for Doug Wiltse will have an effective date of May 31, 2023, with a one (1) year probationary period ending on May 31, 2024.

Mr. Cramer made a motion to accept the resolution as written Mr. Moeller seconded

Vote as follows:

Mrs. Destefani, Yes

Mr. Cramer, Yes

Mr. Moeller, Yes

Chief Buffenbarger Discussed the background history for Doug Wiltse.

Chief Buffenbarger Swore in Doug Wiltse as Firefighter Paramedic.

**SUGARCREEK TOWNSHIP**  
**RESOLUTION NO. 2023.06.05.01**

IN RE: Promotion of Fire Department Personnel – Grant Wirth

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

WHEREAS, this need is met through the periodic reclassification of Fire Department employees and volunteers; and,

WHEREAS, Chief Douglas M. Buffenbarger requests the promotion of Grant Wirth from Full-time Firefighter/Paramedic to Full-time Lieutenant Firefighter/Paramedic, in accordance with the Table of Organization of the Sugarcreek Township Fire Department;

NOW THEREFORE, BE IT RESOLVED, that this Board of Trustees approve the promotion of Grant Wirth to the position of Full-time Lieutenant Firefighter/Paramedic at the pay rate of \$26.68 per hour with an effective date of May 30, 2023, and is subject to a one (1) year probationary period ending May 30, 2024.

Mr. Cramer made a motion to accept the resolution as written Mrs. Destefani seconded

Vote as follows:

Mr. Cramer, Yes

Mr. Moeller, Yes

Mrs. Destefani, Yes

Chief Buffenbarger Discussed the background history of Grant Wirth

Chief Buffenbarger Swore in Grant Wirth as Full-time Lieutenant Firefighter/Paramedic.

**SUGARCREEK TOWNSHIP  
RESOLUTION NO. 2023.06.05.02**

IN RE: Promotion of Fire Department Personnel – Scott Rigsby

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

WHEREAS, this need is met through the periodic reclassification of Fire Department employees and volunteers; and,

WHEREAS, Chief Douglas M. Buffenbarger requests the promotion of Scott Rigsby from Full-time Lieutenant Firefighter/Paramedic to Full-time Captain, in accordance with the Table of Organization of the Sugarcreek Township Fire Department;

NOW THEREFORE, BE IT RESOLVED, that this Board of Trustees approve the promotion of Scott Rigsby to the position of Full-time Captain Firefighter/Paramedic at the pay rate of \$29.35 per hour with an effective date of May 29, 2023, and is subject to a one (1) year probationary period ending May 29, 2024.

Mr. Cramer made a motion to accept the resolution as written Mrs. Destefani seconded

Vote as follows:

Mr. Cramer, Yes

Mr. Moeller, Yes

Mrs. Destefani, Yes

Chief Buffenbarger Discussed the background history of Scott Rigsby

Chief Buffenbarger Swore in Scott Rigsby as Full-time Captain.

#### **4) Reports**

##### **Administration**

Mr. Tiffany clarified that the public I-675 information meeting will be on July 13<sup>th</sup> and not on June 7<sup>th</sup>. Mr. Tiffany stated as of today it will be publicized.

Mr. Tiffany stated the spring lakes park will be opening tis Wednesday at 2pm.

Mr. Tiffany stated that Carpenter Rd construction will be finished soon and confirmed to Mrs. Destefani that it will be finished by the start of the school year starts.

Mr. Moeller asked about the videotaping update, Mr. Tiffany stated, the videotaping should be available by the next meeting June 19<sup>th</sup>.

Mr. Cramer asked if the I-675 re-classified as a new exit? Mr. Tiffany stated they have yet to discuss such things with the appropriate people. They will discuss that within the week.

##### **Zoning**

Mrs. Tilford had nothing to add.

Mrs. Destefani requested a summary of the Reserves of Sugarcreek apartment complex's grand opening. Mrs. Tilford addressed it was an overall great event.

##### **Fiscal Officer**

Mr. Demko stated prior to the last meeting, the tax budget is due July 20<sup>th</sup>, therefore the vote will be July 17<sup>th</sup> at the trustee meeting, and the meeting notice will be released it in the papers July 3<sup>rd</sup>.

Mr. Cramer asked Mr. Demko where he sees the potential impact on taxes for the fire department. Mr. Demko stated we have a 24.9% carryover budget for this year, which is the minimum. Mr. Demko stated he would know more after meeting with Doug in the next couple of weeks.

##### **Fire**

Chief Buffenbarger had nothing to add.

Mrs. Destefani asked about the EVOC course.

Chief Buffenbarger stated they do this course annually a recertification for anyone who is a driver.

Mrs. Destefani asked about the 5-minute drill hydrant hookup drills. Mr. Buffenbarger discussed the process of the drills and stated the overall line should increase comparatively from the prior years.

##### **Police**

Chief Brown had nothing to add.

Mrs. Destefani asked about the zombie run. Chief Brown stated it as an event for the middle school that is held on the last day of class. At noon, they run and dress up like zombies.

Chief Brown stated the ice cream social from 11am- 2pm will be held at Christ Church, July 1<sup>st</sup>.

**Roads and Services**

Mr. Tiffany stated they had borrowed the bucket truck from Bellbrook for maintenance on the property.

**Information Technology**

Mr. Tiffany had nothing to add.

Mr. Moeller asked Rich to provide information on expenses for IT services.

**Trustees**

Mr. Cramer stated he will be attending the ribbon cutting on Wednesday at 2pm at spring lakes, the event paddling down the river with hope path group, and the green county legislative breakfast at the green county career center.

Mr. Cramer stated Govern DeWine will attend on the 30<sup>th</sup> at the career center.

Mrs. Destefani stated her attendance at the memorial ceremony, at the Bellbrook cemetery, that Mrs. Destefani stated the prospectus 2040, the regional planning, the long-range planning document for the county has been delayed. Mrs. Destefani stated the upcoming river festival is this weekend at 12pm at downtown Bellbrook Park.

5) **Public Comments** - Limited to five minutes per person. Agenda related business only.  
(Time cannot be yielded to another person.)

**6) Old Business**

None

**7) Consent Agenda Items**

A. Payment of Bills

B. Minutes

C. Authorizing the Township Administrator to Act as Signatory to Amend SRO Memorandum of Understanding with School District - 2023.06.05.04

**SUGARCREEK TOWNSHIP  
RESOLUTION NO. 2023-06-05-04**

IN RE: Authorizing the Township Administrator to Act as Signatory to Amend SRO Memorandum of Understanding with School District

WHEREAS, Sugarcreek Township and the Bellbrook Sugarcreek School District entered into a Memorandum of Understanding in March of 2023, for the provision of a School Resource Officer for a three (3) year term commencing in the 2023/2024 school year; and,

WHEREAS, the Board of Trustees and staff have determined it in the best interest of the community to provide an additional School Resource Officer at the Middle School beginning in the 2023/2024 school year; and,

WHEREAS, the Police Chief and Township Administrator have worked with the superintendent of the School District to draft the attached First Amendment to the previously agreed upon MOU; and,

WHEREAS, Chief Michael A. Brown and Barry Tiffany, Township Administrator believe the attached Amendment to the MOU agreement to be in the best interest of the community and recommend that the Board of Trustees enter said Amendment.

NOW THEREFORE, BE IT RESOLVED, that the Trustees do hereby authorize the Township Administrator to act as signatory to amend the SRO Memorandum of Understanding with the School District as attached here to.

Mr. Cramer made a motion to accept the consent agenda items as written Mr. Moeller seconded Vote as follows:

Mrs. Destefani, Yes

Mr. Cramer, Yes

Mr. Moeller, Yes

Mr. Tiffany stated the intention is to find an additional full-time SRO for the Middle School, the challenge is finding employees these days. He stated it is subject to having employees do it, but the anticipation is to have a full employee staffed next year for both the Middle school and High school.

### **Discussion Agenda Items**

IN RE: Authorizing the Township Administrator to enter into a Purchase Agreement for the Sale of Township Real Property to be Combined with Current Property Pursuant to R.C. 505.10(A)(6)

WHEREAS, former Township Resident, Mr. James Martin, through his trust, directed that his property and contents located at 2465 Stewart Road, Sugarcreek Township, Greene County, Ohio be transferred to Sugarcreek Township; and,

WHEREAS, the property located at 2465 Stewart Road is identified on the Greene County Auditor's website as parcel numbers L32000200270002600 and L32000200270001200 totaling approximately 38.252 acres; and,

WHEREAS, pursuant to R.C. 505.10(A), when the Township has property that the Board of Trustees finds is not needed for public use, is obsolete, or is unfit for the use for which it was acquired, the Board may sell and convey that property or otherwise dispose of it in accordance with the parameters of the statute; and,

WHEREAS, pursuant to R.C. 505.10(A)(6), when the Township has title to real property and the Board of Township Trustees wishes to sell or otherwise transfer the property, the Board, upon a unanimous vote of its members and by resolution, may authorize the transfer and conveyance of that real property to any person upon whatever terms are agreed to between the Board and that person; and,

WHEREAS, the Board of Trustees wishes to enter into a purchase agreement with adjoining property owner, \_\_\_\_\_, for the sale of approximately 24.252 acres of the aforementioned property, to be more fully described by survey and subject to legal subdivision under Ohio law, at an agreed upon successful bid price of \$ \_\_\_\_\_, which must be combined with \_\_\_\_\_'s current adjoining property within 60 days of the closing date, guaranteed by signature of affidavit prior to closing; and,

NOW THEREFORE, BE IT RESOLVED, that the Trustees do hereby find that the property located at 2465 Stewart Road, Sugarcreek Township, Greene County, Ohio is not needed for public use.

BE IT FURTHER RESOLVED, that the Trustees do hereby authorize the Township Administrator to enter into a purchase agreement with \_\_\_\_\_ in compliance with the conditions listed above and to take all necessary steps to close on the sale of the property and convey the deed to \_\_\_\_\_.

BE IT FURTHER RESOLVED, that the proceeds for the sale of the property shall be directed to the General Fund of Sugarcreek Township for the use of the Board of Trustees at their discretion within the limits of the law.

Mrs. Destefani made a motion to accept the Discussion Agenda Item as written Mr. Cramer seconded

Vote as follows:  
Mr. Moeller, Yes  
Mr. Cramer, Yes  
Mrs. Destefani, Yes

8) **Public Comments** - Limited to five minutes per person. Township related business only.  
(Time cannot be yielded to another person.)

Denise Moore, 4360 Napa Valley Dr. Ms. Moore stated the concern of the curb off the entry way of CenterPoint and Wilmington. The trucks are not able to avoid it without causing damage to the curb.

Ms. Moore also stated, down towards the redwood apartments off CenterPoint, the islands are full of weeds and need to be taken care of, if possible. Ms. Moore stated her concern about the speed limit, and if it can be reduced. Speaking on the same road as the apartments, the speed limit seems excessive with all the shopping centers traffic around it.

Mr. Tiffany stated, the road was built to that speed rating.

Ms. Moore continued to ask if there was any way to go back and see if the limit could change due to the increase of population over the years.

Mr. Tiffany stated that they could ask for a traffic study but couldn't guarantee anything would change.

Ms. Moore stated the Juneteenth celebration with music in the parks on Friday 6-7:30pm. Donna Hellmann, 3981 Windy Bluff CT. Ms. Hellmann stated her concerns about the traffic that happens around 3pm and some short-term solutions for the light from Feedwire to Cloy and Wilmington to Cloy area.

Ms. Hellmann asked if the County controls the light at Feedwire Cloy?

Mr. Tiffany stated its looped into the system on the other side. Centerville tries to work with the county on that. Ms. Hellmann discussed the traffic backs up a lot.

Ms. Hellmann thought that the problem could be the left turn lane off Feedwire and Cloy, traffic is backing up anybody heading east on Feedwire. When you get to Cloy, everybody must sit there.

Mr. Tiffany clarified that this is why we are looking to expand Feedwire the road to five lanes and the bridge. Ms. Hellmann understood and then asked if there was a way to have the lights synced up and timed better to be more efficient for traffic.

Mr. Tiffany stated it is a capacity issue. He stated that the section from Cloy East will be done well before the bridge is wide, the problem is if you widen that section, you will be moving Cloy back to two lanes.

Ms. Hellmann addressed fiberoptics is going down Feedwire now and would like to have better communication with the residents, on when they will be working in the area to avoid conflicts.

Mrs. Destefani talked about how the internet providers are supposed to indicate when they would be at work, specifically with a door hanger stating so.

Mrs. Tilford stated postcards were sent out to residents at least twice at some point in time.

Mr. Tiffany stated that due to work being done on the main road, the company did not send out any letters.

Ms. Hellmann understood the logic of the matter.

Ms. Tilford suggested we put the information on the website for anyone who would be interested in knowing more about the flags and project information.

Ms. Hellmann presented a sign that was on the corner of Talon and Feedwire Rd

Ms. Hellmann asked about the meeting being recorded yet. Mrs. Destefani addressed that at the next meeting they will start recording.

Louie Schatzberg, 4293 Alex Trail. Mr. Schatzberg asked when the Metro Net is in the area, who is responsible for the flags in the area that is not being worked on? Mr. Schatzberg addressed the flags that were in his yard were not picked up. Mr. Tiffany stated the Metro Net should be done after 10 days. He believes they will not come back and pick them up. Mr. Tiffany stated the challenge is getting involved in the Metro Nets could cause strife in the Township says one thing, but Metro Net disagrees.

#### **9) Trustee/Staff Discussion**

Mr. Moeller talked about Cara about the retention pond and how it is getting dirty, and no one has gotten to it that is in front of Lowes.

Mr. Tiffany stated that the engineering office was dealing with that.  
Mr. Moeller advocated about getting a "Welcome to Sugarcreek Township" sign.

Mrs. Destefani made a motion to adjourn at 8:20 pm which was seconded by Mr. Moeller. Upon call of the roll, the vote resulted in the following:

Mr. Cramer - yes  
Mr. Moeller-yes  
Mrs. Destefani-yes



**AGENDA**  
**SUGARCREEK TOWNSHIP BOARD OF TRUSTEES**  
**REGULAR MEETING**  
Monday, July 17, 2023, 7:00 P.M.

**REGULAR SESSION:**

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Public Hearing**

ZC Case 01.2022 - The Zoning Commission of Sugar Creek Township, Greene County, Ohio initiated by passage of a motion a text amendment to the Sugar Creek 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.). 2023.07.17.01

ZC Case 02-2022 - The Zoning Commission of Sugar Creek Township, Greene County, Ohio initiated by passage of a motion an amendment to the Sugar Creek Township Long Range Land Use Plan to modify the planning area recommendations for Planning Areas 1 and 8 to allow for planned residential development. 2023.07.17.02

- Public hearing is formally opened
- Staff report on the text amendments
- 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**

- A. Administrator
- B. Zoning
- C. Fiscal Officer
- D. Fire
- E. Police
- F. Roads and Services
- G. Information Technology
- H. Trustees

6. **Public Comments** - Limited to five minutes per person. Agenda related business only.  
(Time cannot be yielded to another person.)
7. **Old Business**

**8. Consent Agenda Items**

- A. Payment of Bills
- B. Minutes
- C. Reappoint BZA Board Member Dan Haibach - 2023.07.17.03
- D. Year 2023 Permanent Appropriations \*Amended - 2023.07.17.04
- E. Transfer of Appropriations - Police and Fire Cell tower receipts to General Bond retirement - 2023.07.17.05
- 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
- G. Appointment of Fire Department Staff - Jerry Dyer and John Robert Coppock -2023.07.17.07
- H. Declaring Excess Property - Fire Department 2023.07.17.08

**9. Discussion Agenda Items**

**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. 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 Sugar Creek 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 Sugar Creek 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.)

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Carolyn L. Destefani, Chairperson

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Fred Cramer, Vice Chairperson

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Marvin Moeller, Trustee

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Richard J. Demko, Fiscal Officer



**AGENDA**  
**SUGARCREEK TOWNSHIP BOARD OF TRUSTEES**  
**REGULAR MEETING**  
**Monday, July 17, 2023, 7:00 P.M.**

**REGULAR SESSION:**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Hearing

ZC Case 01.2022 - The Zoning Commission of Sugar Creek Township, Greene County, Ohio initiated by passage of a motion a text amendment to the Sugar Creek 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.). 2023.07.17.01

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- Public hearing is formally opened
- Staff report on the text amendments
- 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
  - A. Administrator
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(Time cannot be yielded to another person.)

7. **Old Business**

**8. Consent Agenda Items**

- A. Payment of Bills
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- C. Reappoint BZA Board Member Dan Haibach - 2023.07.17.03
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**9. Discussion Agenda Items**

- 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. 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>	\$	<i>820,650.00</i>
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	\$ 64,700.00
	<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

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**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.

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Carolyn L. Destefani, Chairperson

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Fred Cramer, Vice Chairperson

---

Marvin Moeller, Trustee

---

Richard J. Demko, Fiscal Officer



**AGENDA**  
**SUGARCREEK TOWNSHIP BOARD OF TRUSTEES**  
**REGULAR MEETING**  
**Monday, July 17, 2023, 7:00 P.M.**

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3. **Pledge of Allegiance**
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  - G. Information Technology
  - H. Trustees

6. **Public Comments** - Limited to five minutes per person. Agenda related business only.  
(Time cannot be yielded to another person.)

7. **Old Business**

**8. Consent Agenda Items**

- A. Payment of Bills
- B. Minutes
- C. Reappoint BZA Board Member Dan Haibach - 2023.07.17.03
- D. Year 2023 Permanent Appropriations \*Amended - 2023.07.17.04
- E. **Transfer of Appropriations - Police and Fire Cell tower receipts to General Bond retirement - 2023.07.17.05**
- 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
- G. Appointment of Fire Department Staff - Jerry Dyer and John Robert Coppock -2023.07.17.07
- H. Declaring Excess Property - Fire Department 2023.07.17.08

**9. Discussion Agenda Items**

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**11. Trustee/Staff Discussion**

**12. Adjourn**



**TRANSFER OF APPROPRIATIONS**

**RESOLUTION #: 2023.07.17.05**

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

**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.*

\_\_\_\_\_  
 Richard J. Demko, Fiscal Officer



**AGENDA**  
**SUGARCREEK TOWNSHIP BOARD OF TRUSTEES**  
**REGULAR MEETING**  
**Monday, July 17, 2023, 7:00 P.M.**

**REGULAR SESSION:**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Hearing

ZC Case 01.2022 - The Zoning Commission of Sugar Creek Township, Greene County, Ohio initiated by passage of a motion a text amendment to the Sugar Creek 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.). 2023.07.17.01

ZC Case 02-2022 - The Zoning Commission of Sugar Creek Township, Greene County, Ohio initiated by passage of a motion an amendment to the Sugar Creek Township Long Range Land Use Plan to modify the planning area recommendations for Planning Areas 1 and 8 to allow for planned residential development. 2023.07.17.02

- Public hearing is formally opened
- Staff report on the text amendments
- 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

- A. Administrator
- B. Zoning
- C. Fiscal Officer
- D. Fire
- E. Police
- F. Roads and Services
- G. Information Technology
- H. Trustees

6. Public Comments - Limited to five minutes per person. Agenda related business only.  
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7. Old Business

**8. Consent Agenda Items**

- A. Payment of Bills
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- C. Reappoint BZA Board Member Dan Haibach - 2023.07.17.03
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- E. Transfer of Appropriations - Police and Fire Cell tower receipts to General Bond retirement - 2023.07.17.05
- 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
- G. Appointment of Fire Department Staff - Jerry Dyer and John Robert Coppock -2023.07.17.07
- H. Declaring Excess Property - Fire Department 2023.07.17.08

**9. Discussion Agenda Items**

**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**



**RESOLUTION 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**

**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\_\_\_\_\_.

\_\_\_\_\_  
Carolyn L. Destefani, Chairperson

\_\_\_\_\_  
Fred Cramer, Vice Chairperson

\_\_\_\_\_  
Marvin Moeller, Trustee

*Attest:* \_\_\_\_\_  
Richard J. Demko, Fiscal Officer



**AGENDA**  
**SUGARCREEK TOWNSHIP BOARD OF TRUSTEES**  
**REGULAR MEETING**  
**Monday, July 17, 2023, 7:00 P.M.**

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- Public hearing is formally opened
- Staff report on the text amendments
- 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**

- A. Administrator
- B. Zoning
- C. Fiscal Officer
- D. Fire
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- F. Roads and Services
- G. Information Technology
- H. Trustees

6. **Public Comments** - Limited to five minutes per person. Agenda related business only.  
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**8. Consent Agenda Items**

- A. Payment of Bills
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- C. Reappoint BZA Board Member Dan Haibach - 2023.07.17.03
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**11. Trustee/Staff Discussion**

**12. Adjourn**



**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.

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Carolyn L. Destefani, Chairperson

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Fred Cramer, Vice Chairperson

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Marvin Moeller, Trustee

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Richard J. Demko, Fiscal Officer



**AGENDA**  
**SUGARCREEK TOWNSHIP BOARD OF TRUSTEES**  
**REGULAR MEETING**  
Monday, July 17, 2023, 7:00 P.M.

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**11. Trustee/Staff Discussion**

**12. Adjourn**



**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.

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Carolyn L. Destefani, Chairperson

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Fred Cramer, Vice Chairperson

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Marvin Moeller, Trustee

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Richard J. Demko, Fiscal Officer

Township Equipment Inventory Control			
Discription	Vendor	Model	Serial
6" Hard Suction Drafting Hose	N/A	N/A	N/A
AWG 1 3/4" Piercing Nozzels X 2	AWG	PN16/PN32	N/A
Cooper 2.5" Hose Leak Stop (hose Jacket)	Cooper Hose	N/A	N/A
Saber Jet 1.5" (75-375 Combo Nozzle) X6	Akron		1533 N/A
Akromatic 1.5" (75-375gpm)	Akron		5126 N/A
Cellar Nozzle 2.5"X2	Akron	N/A	N/A
Foam Eductor 95 GPM	Akron	N/A	N/A
Combination Fog Nozzle (95-375 GPM)	Akron		5228 N/A
2.5" Combination Fog Nozzel X3 (75-375 GPM)	Akron		5225 N/A
1.5" Gated Wye	Akron		5280 N/A
2.5" to 1.5" Gated Wye	SNH		9138 N/A
Task Force Tip Variable Gallonage Constant PSI Nozzel	Task Force Tip	N/A	N/A
Assault 1.5" Fog Nozzel	Akron		4720 N/A
Saber Jet Combination Fog Nozzel (95 GPM)	Akron		.1523 N/A
Elkhart Stack Tip Set (2',1 3/4",1 1/2",1 3/8")	Elkhart	N/A	N/A
Automatic Fog Nozzle -1.5" (50-350 GPM)	Task Force Tip	N/A	N/A
2.5" Smooth Bore Nozzel with Stack Tips	Powhattan	B1	N/A
3 - Hose Clamp	Akron	N/A	N/A
10' Attic Ladder	DuoSafety Ladder Corp	N/A	N/A
12' Roof Ladder	DuoSafety Ladder Corp	N/A	N/A
24' Extension Ladder	DuoSafety Ladder Corp	N/A	N/A
Jaffney Large Combination Spanner	N/A	N/A	N/A
Redhead Large Spanner	N/A	N/A	N/A
Unmarked Large Spanner	N/A	N/A	N/A
Angus 4/5" Spanner	N/A	N/A	N/A
AWG Combination Spanner X 3	N/A	N/A	N/A
Rehead SW2 4/5" Spanner X3	N/A	N/A	N/A
Zephyr Combo Spanner		15 N/A	N/A
Redhead Spanner X 2		101 N/A	N/A
Redhead Spanner X 3		10 N/A	N/A
Pitchfork	N/A	N/A	N/A
Handrake	N/A	N/A	N/A
Scoop Shovel	N/A	N/A	N/A
Push Broom	N/A	N/A	N/A
Halligan Bar X 2	N/A	N/A	N/A
Spade Shovel	N/A	N/A	N/A
Pickhead Axe	N/A	N/A	N/A
Short Spade Shovel	N/A	N/A	N/A
Roofing Shovel	N/A	N/A	N/A
10' New York Hook	N/A	N/A	N/A
8' Pike Pole X 3	N/A	N/A	N/A
3' Closet Hook	N/A	N/A	N/A
4' Closet Hook	N/A	N/A	N/A
6' Pike Pole	N/A	N/A	N/A
3' Spud Bar	N/A	N/A	N/A
4' Spud Bar	N/A	N/A	N/A
Kawasaki Gas PPV Fan (Township Serial-6151)	Kawasaki	FG10	150D134237
Panasonic MDT Mount	Gambler-Johnson	7160-0939-00 Rev.x	X02417AAJ023
Panasonic MDT Mount	HAVIS	DS-PAN-411	28332-0207
DOC-Panisonic-GF5340 RF	Gambler-Johnson	7160-0393-00Rev.W	W21616AAJ050

DOC-Panisonic-GF5340 RF	Gambler-Johnson	7160-0393-00Rev.W	W21616AAJ052
1 3/4" Caps X 11	N/A	N/A	N/A
DOC-Panisonic-GF5340 RF	Gambler-Johnson	7160-0393-00Rev.W	W21616AAJ001
2.5" Caps X 5	N/A	N/A	N/A
1" Cap	N/A	N/A	N/A
6" Cap X 3	N/A	N/A	N/A
Salvage Covers	N/A	N/A	N/A
Little Giant Combination Ladder	N/A	N/A	N/A
Spanner Hammer	Zephyr		31 N/A
Hydrant Wrench	Red Head		105 N/A
Hydrant Wrench	Red Head		107 N/A
Hydrant Wrench	N/A	N/A	N/A
Multi Wrench	N/A	N/A	N/A
Bolt Cutters (TWP Serial-6953)	HK Porter	N/A	N/A
Bolt Cutters	HK Porter	N/A	N/A
Bolt Cutters	HK Porter	N/A	N/A
Bolt Cutters	N/A	N/A	N/A
Bolt Cutters	Nupia	N/A	N/A
Truckman's Axe	Nupia	N/A	N/A
Hose Edge Roller	Wooster Brass	N/A	N/A
Come A Long	Hook International		36 111502
2.5" Double Female Hose Adapter X 2	N/A	N/A	N/A
2.5" NST Female to a 2.5" DYT Male Hose Adapter X 4	Red Head	N/A	N/A
2.5" NST Female to a 2.5" DYT Male Hose Adapter X 2	N/A	N/A	N/A
2.5" Double Female Hose Adapter X 2	N/A	N/A	N/A
2.5" DYT Female to a NST Male Hose Adapter X 4	N/A	N/A	N/A
2.5" NST Female to a 3" NST Male Hose Adapter	N/A	N/A	N/A
3" NST Male to a 2.5" NST Female Hose Adapter	N/A	N/A	N/A
2.5" NST Double Male	Red Head	N/A	N/A
2.5" Drop Ponies X 2	N/A	N/A	N/A
2.5" NST Female to a 1.75" NST Male	N/A	N/A	N/A
Flat Strainer	N/A	N/A	N/A
2 - Barrel Strainer	N/A	N/A	N/A
25 - Misc. Plastic Chairs	N/A	N/A	N/A
7 - Plastic Tables 1.5'x8x	N/A	N/A	N/A
2 - K12 Saw	Husqvarna	272k	N/A
1 - K12 Saw	Husqvarna	371k	N/A
1 - Chainsaw	Husqvarna		359 N/A
1 - Chainsaw	Stihl	N/A	N/A
1 - Hydraulic Power Unit w/10' Hose	Genesis	N/A	N/A
1 - Hydraulic Combi-Tool	Genesis	N/A	N/A
1 - LifePak12 Cardiac Monitor	Physio-Control	N/A	33152179
1 - LifePak12 Battery Charger w/2 Batteries	Physio-Control	N/A	30821999
4500 SCBA Frame	ISI	Viking	115122010009
4500 SCBA Frame	ISI	Viking	115122010040
4500 SCBA Frame	ISI	Viking	115122010012
4500 SCBA Frame	ISI	Viking	115122010025
5 - Med. SCBA Mask	ISI	Viking	N/A
1 - Sm. SCBA Mask	ISI	Viking	N/A
1 - Lg. SCBA Mask	ISI	Viking	N/A
5 - Canvas Tarps - Misc. sizes	N/A	N/A	N/A
2 - 2.5" 50' Rubber Fire Hose	N/A	N/A	N/A

3 - 3" 50' Cloth Fire Hose	N/A	N/A	N/A
3 - 2.5" 50' Cloth Fire Hose	N/A	N/A	N/A
8 - 1.75" 50' Cloth Fire Hose	N/A	N/A	N/A
60lb. Commercial Gear Extractor	UniMac	N/A	N/A
2 - Electric Fan w/ support bar	SuperVac	7035	
Stainless Steel 2 door Refig/Freezer	Whirlpool Gold	N/A	N/A
Front Load Washer	Kenmore Elite	N/A	N/A
3 - Red G3 Backup Bag w/ misc. cells	Stat Packs	N/A	N/A
Hydraulic Power Unit w/ 12' hoses	Genesis		0412M31578
Extrication Spreader	Genesis	N/A	N/A
Extrication Cutter	Genesis	N/A	N/A
4' Hydraulic Ram	Genesis	N/A	N/A
8' Hydraulic Ram	Genesis	N/A	N/A