



AGENDA
SUGARCREEK TOWNSHIP BOARD OF TRUSTEES
REGULAR MEETING

Monday, December 4th, 2023, 7:00 P.M.

REGULAR SESSION:

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Public Hearing

ZC Case 03-2023 - Applicant, Doyle Huges Development, LLC, is requesting a Map Amendment from R-1A (Suburban Residential-Low) District to PUD-R (Residential Planned Unit Development) District and Preliminary Development Plan Approval for a residential subdivision containing 80 lots;

- 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. Annual Re-organization and Appointments – 2023.12.04.02
- D. Appointment of Administrative Staff – Bergen Eppers– 2023.12.04.03

- E. Appointment of Fire Department Staff – Maggi Stormer– 2023.12.04.04
- F. Authorizing the Roads and Service Director to act as signatory for the Purchase of Road Department Truck – 2023.12.04.05
- G. Authorizing the Township Administrator to Enter into Agreements for the Purchase of two 2023 Ford Explorer Police Interceptors for the Police Department – 2023.12.04.06
- H. Authorizing the Township Administrator to Enter into Agreements for the Purchase of a 2023 Ford Explorer Police Interceptor for the Fire Department – 2023.12.04.07

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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



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**Administrator's Report to the Trustees
December 4, 2023**

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

- Attended a meeting of the Greene County Home Builders Association. Honda made a presentation on the Honda/LG Battery plant being built in Jeffersonville and the number of jobs it will create at the site in the next 2 – 4 years.
- Meetings continue regarding the I-675/Wilmington Pike Corridor project. The AER should commence soon and take approximately 4-6 months to complete. This will give us more information on cost of Right-of-way acquisition, impact on utilities and costs, impacts on businesses and costs, necessity of included design features, such as number of lanes under I-675 and at Wilmington and Feedwire on certain designs. The goal is to have adequate information to make an informed determination on the selected alternative.
- Attended the Board meeting of the PSISN (Public Safety Information Shared Network) The board has decided to take the CAD system for safety services and move it to the CLOUD, alleviating local data storage and ongoing network issues. That transition should take place in the next 6-9 months if all goes well.
- Attended the ribbon cutting and grand opening for Sweet Adaline bakery and café.

Respectfully Submitted,

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

Barry P. Tiffany
Township Administrator



**Staff Report for the Sugar Creek Township Board of Trustees
November 21, 2023 to November 30, 2023**

The following is a snapshot of the activities and areas of responsibility for the Sugar Creek Township Planning and Zoning Department. This report is prepared to keep the Board of Trustees informed and the citizens apprised of their Planning and Zoning Department. If further information or explanation is needed, please contact Cara Tilford at 937-848-8426.

Board of Zoning Appeals Activities:

- **November 16, 2023 BZA Meeting: Cancelled**
- **Next meeting scheduled for December 28, 2023 (cancellation pending, no applications anticipated to be received)**

Zoning Commission Activities:

- **November 8, 2023 Zoning Commission Meeting: Follow-up**
 - **BZC03-2023:** Doyle Hughes Development, LLC is requesting a map amendment to the Sugar Creek Township Zoning Resolution to rezone 3634 Feedwire Road from R-1A (Suburban Residential-Low) District to PUD-R (Residential Planned Unit Development) District. The subject property contains 58.281 acres, can be further identified by parcel number L32000100130000300, and is owned by RJ Real Estate Properties, LLC. Doyle Hughes Development, LLC is also requesting preliminary development plan approval under Article 5 of the Sugar Creek Township Zoning Resolution for approval of the preliminary plan for a residential subdivision.
 - **The Zoning Commission recommended approval subject to conditions (including that the plan be modified to include no more than 80 lots). This case will be heard by the Trustees at the December 4, 2023 Regular Meeting.**
- **December 5, 2023: cancelled**

Meetings/Accomplishments:

- Numerous phone calls and in person meetings to discuss the Feedwire Farm proposal
- Completed review of November 8, 2023 Zoning Commission Meeting Minutes
- Prepared Trustee Packets for the December 4th Public Hearing
- Attended PSISN Meeting on November 29, 2023
- Attended Greene County Builders and Developers Forum on November 29, 2023
- Planning for Greene County Township Association December meeting underway; sponsor letters/invitation sent
- Working with Compass Point Planning on Long Range Land Use Plan Update; county was able to successfully transfer mapping data

Fire Department Scheduled Events Attended:

- PSISN Board Meeting
- Sweet Adeline's Bakery Grand Opening
- Fire Marshal Ewing attended 3-day plans review course at the Ohio Fire Academy
- Will have apparatus participating in the Bellbrook and Ferry Rd. Christmas parades

Fiscal:

As of November 6 th , 2023	Final Appropriation	Current Reserve for Encumbrance	YTD Expenditures	Unencumbered Balance	YTD % Expenditures
Fire	\$3,370,852.27	\$190,233.70	\$2,656,829.00	\$549,203.68	78.228%
EMS	\$198,120.00	\$28,338.55	\$154,504.99	\$17,573.23	777.092%
Cell Tower Fund	\$174,922.28	\$24,000.00	\$150,922.28	\$0.00	86.280%
Department Total	\$3,743,894.55	\$242,572.25	\$2,962,256.27	\$566,776.91	78,541%

Projected Capital Needs:

- Replace ATV-71 \$39,900
- Bay Doors Station 71 \$15,000
- Bay Doors Station 72 \$25,000
- Training Prop \$30,000
- Replace Staff Cars \$125,000
- Fire Marshal Vehicle \$65,000
- Hose Testing Machine \$5,000
- Thermal Imaging Camera \$7,000
- MDT for Fire Marshal \$3,500

Respectfully Submitted,

Doug Buffenbarger
Fire Chief



Michael A. Brown
Chief of Police

Trustee Report December 4, 2023

Training

- On December 4th, Officer Adam Klark will be attending the Semi-Auto Pistol Instructor Class.
- No other classes scheduled for December.

Fiscal

Budget 2023 (Final Appropriation)	\$3,071,100.00
Expenditures as of November 27, 2023	\$2,656,580.18
% of Budget Used	85.5%
% of Budget Year Target for the end of November	91.3%
% of Budget Remaining	14.5%
Cash Balance as of November 27, 2023	\$942,670.98

EVENTS/APPEARANCES

- On November 29th, Chief Brown attended the PSISN Board Meeting.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "MAB", with a stylized flourish at the end.

Michael A. Brown
Chief of Police



Michael A. Brown
Chief of Police

Police Blotter

November 14, 2023

- Business and house checks
- Community policing
- Welfare check on Surrey Trail

November 15, 2023

- Traffic stops
- Crash report on Ferry Road
- Crash report on Wilmington Pike

November 16, 2023

- Nothing to Report

November 17, 2023

- Theft arrest on Wilmington Pike
- Fraud report on Winding Brook Way
- Request of an officer on Coffeat Drive
- Criminal damaging reported on Feedwire Road

November 18, 2023

- Theft report on Brookdale Lane
- Community policing
- Theft report on Wilmington Pike

November 19, 2023

- Nothing to Report

November 20, 2023

- Community policing
- Suspicious person on Bayberry Cove Drive
- Welfare check on River Bluff Drive
- Theft report on Feedwire Road

November 21, 2023

- Theft arrest on Wilmington Pike
- Welfare check on Centerville Road
- Domestic violence reported on Bayberry Cove Drive

November 22, 2023

- Nothing to Report

November 23, 2023

- Juvenile complaint on Surrey Trail
- Community policing

November 24, 2023

- Welfare check on Cloy Road
- Theft arrest on Wilmington Pike
- Noise complaint on Surrey Trail

November 25, 2023

- Nothing to Report

November 26, 2023

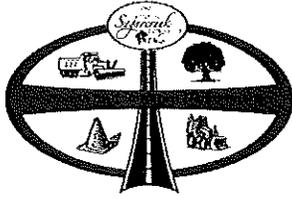
- Community policing
- Theft arrest on Wilmington Pike
- Business checks

November 27, 2023

- Nothing to Report

November 28, 2023

- Suspicious person on Feedwire Road
- Disturbance on Wilmington Pike
- Theft arrest on Wilmington Pike



**Staff Report for
Sugarcreek Township Trustees
December 4, 2023**

The following information is a snapshot of the activities and areas of responsibilities for the Sugarcreek Township Roads and Services Department.

Calls for Service:

- There were no call outs for this time period

Accomplishments:

- Installed "Neighborhood Watch" signs-Belesera
- Replaced several "Welcome to Sugarcreek" signs
- Serviced Mini excavator, backhoe, skid steerer and loader
- Finished tree trimming-Haines Rd
- Installed salt spreaders-F-550s, Polaris
- Trimmed trees-River Highland
- Repaired pole saw
- Cleaned catch basins, ditches-throughout TWP
- Sold 30 tons of salt to Silvercreek TWP
- Removed dead animals-Clyo, Penewit, Waynesville, LSC, Carperter Rds
- Change radar batteries(X2)
- Patched potholes-Deerfield
- Serviced Fire Department mower-winter storage
- Rearranged Clerk's office
- Hung Holiday Lights-Admin building

Respectfully,

Dale Owens
Director of Roads and Services



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Payment Listing

11/20/2023 to 12/31/2023

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
2242-2023	11/28/2023	11/28/2023	CH	ZIONS FIRST NATIONAL BANK	\$128,637.50	O
				Purpose: ANNUAL PSB LOAN PAYMENT		
91719	11/20/2023	11/20/2023	AW	FIRE APPARATUS SERVICE AND REPAIR, I	\$373.50	O
				Purpose: ENG 71		
91720	11/20/2023	11/20/2023	AW	DUNCAN OIL COMPANY	\$1,492.80	O
				Purpose: FUEL		
91721	11/20/2023	11/20/2023	AW	RUMPKE CONSOLIDATED	\$108.22	O
				Purpose: TRASH REMOVAL		
91722	11/20/2023	11/20/2023	AW	CITI CARDS	\$149.90	O
				Purpose: MISC PURCHASES		
91723	11/20/2023	11/20/2023	AW	ACME SPRING, INC.	\$99.95	O
				Purpose: ALIGNMENT		
91724	11/20/2023	11/20/2023	AW	A & A SAFETY	\$1,365.00	O
				Purpose: SIGNS		
91725	11/20/2023	11/20/2023	AW	ALCOR SUPPLY & FIXTURE COMPANY	\$97.00	O
				Purpose: TRASH CAN LINERS		
91726	11/20/2023	11/20/2023	AW	FISHER SCULPTURE LLC	\$6,338.00	O
				Purpose: PARTIAL PAYMENT - JM SCULPTURE		
91727	11/20/2023	11/20/2023	AW	STEVE MYERS SERVICE INC	\$42.97	O
				Purpose: PARTS		
91728	11/20/2023	11/20/2023	AW	JOHN R. JURGENSEN COMPANY	\$190,447.36	O
				Purpose: 2023 PAVING - ERIC'S PLACE, ADMIN PARKING LOT		
91729	11/20/2023	11/20/2023	AW	MIDWEST RADAR	\$495.00	O
				Purpose: TUNING		
91730	11/20/2023	11/20/2023	AW	VERIZON WIRELESS	\$570.32	O
				Purpose: MTSs		
91731	11/20/2023	11/20/2023	AW	ENERGY SERVICES	\$959.01	O
				Purpose: ENERGY CONTRACT		
91732	11/27/2023	11/27/2023	AW	JORDAN R. EWING	\$138.31	O
				Purpose: MEAL AND MILEAGE REIMB		
91733	11/27/2023	11/27/2023	AW	DnD UNIFORMS, INC.	\$600.00	O
				Purpose: UNIFORMS		
91734	11/27/2023	11/27/2023	AW	WASH IT DEAN	\$50.00	O
				Purpose: CAR WASHES		
91736	11/28/2023	11/28/2023	AW	JEFFERSON HEALTH PLAN	\$65,865.32	O
				Purpose: HEALTH INS FOR NOV		
91740	11/28/2023	11/28/2023	AW	STANDARD INSURANCE COMPANY	\$396.12	O
				Purpose: OCT-DEC LIFE INS		
91741	11/28/2023	11/28/2023	AW	BERGEN EPPERS	\$175.00	O
				Purpose: HOLIDAY PARTY PLANNING		
91742	11/28/2023	11/28/2023	AW	MUFFLER BROTHERS	\$1,055.60	O
				Purpose: CAR 109		
91743	11/28/2023	11/28/2023	AW	FIRE APPARATUS SERVICE AND REPAIR, I	\$1,058.24	O
				Purpose: ENG 71 REPAIRS		
91744	11/28/2023	11/28/2023	AW	PHOENIX SAFETY OUTFITTERS	\$570.80	O
				Purpose: UNIFORMS		

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Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
91745	11/28/2023	11/28/2023	AW	GRISMER TIRE COMPANY	\$258.99	O
				Purpose: GATOR AND TRAILER TIRES		
91746	11/28/2023	11/28/2023	AW	DUNCAN OIL COMPANY	\$2,247.10	O
				Purpose: FUEL		
91747	11/28/2023	11/28/2023	AW	SUPERIOR PLUS PROPANE	\$586.89	O
				Purpose: PROPANE		
91752	11/28/2023	11/28/2023	AW	DOUG BUFFENBARGER	\$670.00	O
				Purpose: ANNUAL CELL PHONE REIMB		
91753	11/28/2023	11/28/2023	AW	JOANN ZIMMERMAN	\$670.00	O
				Purpose: ANNUAL CELL PHONE REIMB		
91754	11/28/2023	11/28/2023	AW	JORDAN R. EWING	\$280.00	O
				Purpose: ANNUAL CELL PHONE REIMB		
91755	11/28/2023	11/28/2023	AW	CHARTER COMMUNICATIONS	\$515.08	O
				Purpose: TELEPHONE CHARGES		
91756	11/28/2023	11/28/2023	AW	K. E. ROSE COMPANY	\$385.00	O
				Purpose: CAR 104		
91757	11/28/2023	11/28/2023	AW	ODP BUSINESS SOLUTIONS,LLC	\$219.75	O
				Purpose: SUPPLIES		
91758	11/28/2023	11/28/2023	AW	MIAMI VALLEY COMMUNICATIONS COUNC	\$300.00	O
				Purpose: POLYGRAPH TESTING		
91759	11/28/2023	11/28/2023	AW	A. E. DAVID COMPANY	\$251.75	O
				Purpose: UNIFORMS		
91760	11/28/2023	11/28/2023	AW	FITNESS MACHINE TECHNICIANS	\$1,527.46	O
				Purpose: FITNESS MACHINE MAINT		
91761	11/28/2023	11/28/2023	AW	MUFFLER BROTHERS	\$66.42	O
				Purpose: CAR 115		
91762	11/28/2023	11/28/2023	AW	DUNCAN OIL COMPANY	\$1,131.70	O
				Purpose: FUEL		
91763	11/28/2023	11/28/2023	AW	THE GALLERY COLLECTION	\$127.91	O
				Purpose: CHRISTMAS CARDS		
Total Payments:					\$410,323.97	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$410,323.97	

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.



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The Board of Trustees of Sugarcreek Township, Greene County, Ohio, in Regular Session on November 20, 2023, at 7:00PM.

Mrs. Destefani called the session to order at 7:03pm.

2) Mr. Demko called the roll with the board members, Mr. Moeller, Mrs. Destefani, Mr. Cramer. Also in attendance, Barry Tiffany, Cara Tilford, Donna Hellmann, Louie Schatzberg, and Kevin Price.

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

4) Reports

Administrator

Mr. Tiffany had nothing to add.

Mrs. Destefani asked for a summary of the Wilmington Pike meeting.

Mr. Tiffany mentioned his frustration with the decision-making process with O DOT.

Mr. Tiffany believes they are in a good position with O DOT.

Mr. Tiffany stated the money that we have will be available to perform the AER study as well as the commitment.

Mr. Cramer discussed the plans of the AER study and plans being sent over to Greene County.

Zoning

Mrs. Tilford stated the progress of the Feedwire project and the meetings that were held so far.

Mrs. Tilford mentioned one meeting was tabled and the other recommended approval along with a list of conditions including the site plan being reduced to 80 lots.

Mrs. Tilford stated the next meeting in December is about looking for consideration of approval of their map amendment and the preliminary development plan.

Fiscal Officer

Mr. Demko stated the public safety building update included the requested pay off in August and it was received. Mr. Demko addressed the process of moving the funds around and the estimated date for the public safety building to be paid off is 12/8/2023.

Mr. Demko mentioned temporary appropriations are due by the end of the year, he will meet with the Department heads individually in the next 10 days.

Fire

Chief Buffenbarger had nothing to add.

Mr. Moeller asked about the flooring at the fire station.

Mr. Tiffany stated the flooring would be a lot of money and we are in the process of looking at other options.

Mr. Cramer discussed the gentleman that was planning on burning their fields.

Chief Buffenbarger confirmed and stated that this plan is going to be used as a training opportunity for the firefighters to observe.

Police

Chief Brown had nothing to add.

Roads and Services

Mr. Owens had nothing to add.

Information Technology

Mr. Tiffany had noting to add.

Mr. Cramer discussed the hacking problems in Huber Heights.

Mr. Tiffany explained the process of the Townships systems and the protection we have in case hacked.

Trustees

Mr. Moeller commented on the County Association Meeting.

Mr. Cramer commented on the welcome packets and the positive response from Sugar Point that encouraged the Township to send the packets off to other Townships.

Mr. Cramer commented on the low score for Raise Grant. Mr. Camer also commented on not receiving the 2023 feedback.

Mr. Cramer suggested Maimi Valley Regional Planning hold an Educational class for people to avoid/protect themselves from being scammed.

Mr. Cramer stated Bellbrook Sugarcreek Chamber of Commerce will pay up to \$5,000 for a new sign to be in front of the Township building.

Mrs. Destefani mentioned the updates on the Jim Martin statue plans.

Public Comments

None.

Old Business

None.

Consent Agenda Items

- A. Payment of Bills
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- C. Resignation of Fire Department Staff – Julia Chubner – 2023.11.20.01

SUGARCREEK TOWNSHIP
RESOLUTION NO. 2023.11.20.01
IN RE: Resignation of Fire Department Staff – Julia Chubner

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

WHEREAS, Julia Chubner began as a member of the Sugarcreek Township Fire Department on November 21, 2016; and,

WHEREAS, Chief Doug Buffenbarger recommends we accept the resignation of Julia Chubner.

NOW THEREFORE, BE IT RESOLVED that the Board of Sugarcreek Township Trustees officially accepts the above-mentioned resignation with an effective date of December 1st, 2023.

- D. Declaration of Excess Property – Fire Department – 2023.11.20.02

SUGARCREEK TOWNSHIP
RESOLUTION NO. 2023.11.20.02
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 have been declared broken, obsolete or non-reparable and have been marked for disposition.

- Two (2) Ferno 59-T Glide Stair Chairs (blue)
- One (1) Ferno 42 Stair Chair

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.

Mrs. Destefani made a motion to accept the first four consent agenda items. Mr. Cramer seconded.

Mr. Cramer - Yes
Mr. Moeller - Yes
Mrs. Destefani - Yes

- E. Resolution Acknowledging and Providing Notice of the Vacation of Thelroy Drive 4871-4794-8177 v.1

RESOLUTION ACKNOWLEDGING AND PROVIDING NOTICE OF THE VACATION OF THELROY DRIVE IN SUGARCREEK TOWNSHIP, GREENE COUNTY, OHIO BY OPERATION OF LAW PURSUANT TO OHIO REVISED CODE SECTIONS 5553.042(B) AND 5553.045(D)

RESOLUTION NO. 2023.11.20.03

Trustee _____ moved the adoption of the following Resolution:

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

WHEREAS, on July 17, 2023, the Sugarcreek Township Board of Trustees passed Resolution No. 2023.07.17.06, initiating formal proceedings to vacate Thelroy Drive pursuant to R.C. 5553.045(B); and

WHEREAS, prior to the initiation of the formal proceedings to vacate Thelroy Drive, such road had been abandoned and not used for a period of more than 60 years; and

WHEREAS, pursuant to R.C. 5553.042(B), Sugarcreek Township lost all rights in Thelroy Drive upon the passing of Resolution No. 2023.07.17.06 and such road is now therefore deemed by law to be vacated; and

WHEREAS, on July 25, 2023, Resolution No. 2023.07.17.06 was filed by Sugarcreek Township with the Greene County Board of County Commissioners; and

WHEREAS, because the Greene County Board of County Commissioners failed to vote on the issue of vacating Thelroy Drive within sixty (60) days of Resolution No. 2023.07.17.06 being filed with it, Thelroy Drive has therefore been vacated as a matter of law pursuant to R.C. 5553.045(D); and

WHEREAS, the location of the vacated roadway is more fully described in the attached Exhibit A, a legal description of the vacated road, and Exhibit B.

NOW THEREFORE, BE IT RESOLVED, that the Sugarcreek Township Board of Trustees directs the Sugarcreek Township Fiscal Officer to file a certified copy of this Resolution with the Greene County Board of County Commissioners, the Greene County Recorder, and the Greene County Engineer pursuant to R.C. 5553.045(D).

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_____.

Mrs. Tilford stated the Resolution initiating formal proceedings to vacate Thelroy drive.

Mrs. Destefani made a motion to table this resolution at this time. Mr. Cramer seconded.

Mr. Cramer - Yes

Mr. Moeller - Yes

Mrs. Destefani - Yes

7. Discussion Agenda Items

Mr. Tiffany stated the cost for the statue plan without the door frame idea is \$115,000, Jodi raised \$21,912 for the statue.

Mr. Tiffany mentioned the Township sent over a check to Fischer's sculptures with the amount of \$6,388.

Mr. Tiffany addressed the commitment for the Trustees to raise an additional \$86,700 for the Pee Wee statue.

Mrs. Destefani made a motion to pay an additional \$86,700 toward the Pee Wee statue. Mr. Cramer seconded.

Mr. Cramer - Yes

Mr. Moeller - Yes

Mrs. Destefani - Yes

8. Public Comments

Kevin Price, 3249 Spillway Court.

Mr. Price asked when the Township plans on reporting the trust and what the money will go towards other than the Martin statue.

Mrs. Destefani mentioned the conversation in a meeting pertaining to mineral rights and what the value will be, which is still undetermined.

Mrs. Destefani mentioned the trust has not been closed so there is zero information at this time for public records.

10. Trustee/Staff Discussion

None.

11. Adjourn

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

Mr. Cramer - Yes

Mr. Moeller - Yes

Mrs. Destefani - Yes



AGENDA
SUGARCREEK TOWNSHIP BOARD OF TRUSTEES
REGULAR MEETING
Monday, December 4th, 2023, 7:00 P.M.

REGULAR SESSION:

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Public Hearing

ZC Case 03-2023 - Applicant, Doyle Huges Development, LLC, is requesting a Map Amendment from R-1A (Suburban Residential-Low) District to PUD-R (Residential Planned Unit Development) District and Preliminary Development Plan Approval for a residential subdivision containing 80 lots;

- 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. Annual Re-organization and Appointments – 2023.12.04.02
- D. Appointment of Administrative Staff – Bergen Eppers– 2023.12.04.03

- E. Appointment of Fire Department Staff – Maggi Stormer– 2023.12.04.04
- F. Authorizing the Roads and Service Director to act as signatory for the Purchase of Road Department Truck – 2023.12.04.05
- G. Authorizing the Township Administrator to Enter into Agreements for the Purchase of two 2023 Ford Explorer Police Interceptors for the Police Department – 2023.12.04.06
- H. Authorizing the Township Administrator to Enter into Agreements for the Purchase of a 2023 Ford Explorer Police Interceptor for the Fire Department – 2023.12.04.07

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. 2023.12.04.02**

IN RE: Annual Re-organization and Appointments

WHEREAS, it is necessary that the Sugar Creek Township Board of Trustees establish by resolution its intent to establish meeting dates, holidays, and appointments to boards, commissions, committees and other organizations with which the Township has cooperative working relationships; and,

WHEREAS, it is also necessary that the Board of Trustees establish an annual schedule of holidays to be observed by the Township, schedule of meeting dates, and authorize certain other operational policies of the Township,

NOW, THEREFORE, BE IT RESOLVED, that this Sugar Creek Township Board of Trustees does hereby appoint _____ to the position of Chairperson, Sugar Creek Township Board of Trustees, for the term commencing January 1, 2024, through December 31, 2024.

BE IT FURTHER RESOLVED, this Sugar Creek Township Board of Trustees does hereby appoint _____ to the position of Vice Chairperson, Sugar Creek Township Board of Trustees for the term commencing January 1, 2024, through December 31, 2024.

BE IT FURTHER RESOLVED, that this Sugar Creek Township Board of Trustees does hereby appoint Carolyn L. Destefani as representative, and Fred Cramer as alternate, to the Greene County Regional Planning & Coordinating Commission.

BE IT FURTHER RESOLVED, that this Sugar Creek Township Board of Trustees does hereby appoint Marvin Moeller as representative, and Carolyn L. Destefani as alternate, to the Greene County Combined Health District Advisory Council.

BE IT FURTHER RESOLVED, that this Sugar Creek Township Board of Trustees does hereby appoint Carolyn L. Destefani as representative, and Fred Cramer as alternate, to the Greene County Water/Wastewater Advisory Council.

BE IT FURTHER RESOLVED, that this Sugar Creek Township Board of Trustees does hereby appoint Marvin Moeller as representative, and Carolyn L. Destefani as alternate, to the Miami Valley Regional Planning Commission.

BE IT FURTHER RESOLVED, that this Sugar Creek Township Board of Trustees does hereby appoint Fred Cramer as representative, and Carolyn L. Destefani as alternate, to the Bellbrook Sugar Creek Chamber of Commerce.

BE IT FURTHER RESOLVED that for the calendar year 2024, the Trustee Work Sessions and Regular Sessions will be held on the same day with the Work Sessions being held from 5:30 p.m. to 6:45 p.m. and the Trustee Regular Session beginning at 7:00 p.m. on the following dates:

January 8	July 1
February 5	July 15
March 4	August 5
March 18	August 19
April 1	September 16
April 15	October 7
May 6	October 21
May 20	November 4
June 3	November 18
June 17	December 2
	December 16

Until further notice, all work sessions and regular Board of Township Trustees meetings will be held at the Sugarcreek Township Administration Building, 2090 Ferry Road, Sugarcreek Township, Ohio 45305. Work Sessions and Regular Sessions may be canceled on occasion by the Chairperson due to schedule conflicts, lack of agenda or other unforeseen circumstances after consulting with the other two Trustees, as available, and the Administrator.

In months containing only one (1) scheduled meeting, the Chairperson may schedule an additional meeting if necessary for continuity of operations. Such meetings shall be noticed properly in accordance with law as Special Meetings.

BE IT FURTHER RESOLVED, that this Sugarcreek Township Board of Trustees does hereby resolve to retain/rehire all current Township employees.

BE IT FURTHER RESOLVED, that all Roads and Service Department temporary part-time service workers will be hired for a term not-to-exceed 180 days from the most recent date of employment in 2024. Temporary part-time service workers will be utilized as needed and must reapply for employment with the Township at the appropriately established time for the next season of work.

BE IT FURTHER RESOLVED, that this Sugarcreek Township Board of Trustees does hereby adopt the following policy regarding hours of work for Part-time employees:

- 1) Part-time employees must average less than thirty (30) hours worked per week per calendar year.
 - a. No part-time employee may work in excess of, or equal to, one hundred-thirty (130) hours in any given calendar month.
 - b. No part-time employee may work in excess of fifteen hundred (1500) hours in any given calendar year.
 - c. No employee may work in excess of their scheduled shifts unless authorized in advance by their respective Department Head, Supervisor, Sergeant or Captain.

- d. Shift off-days and sick days do not count as scheduled hours for part-time employees. These hours can be made up only in the same calendar month and one does not exceed forty-eight (48) hours in any given calendar week.
- 2) It is the responsibility of the part-time employee to keep from working in excess of, or equal to, one hundred-thirty (130) hours in any given calendar month, or 1500 hours in the calendar year.
 - 3) It is the responsibility of the Department Head to ensure that part-time employees adhere to the confines of this order.
 - 4) Any part-time employee (excluding employees whom work twelve (12) hours every sixth day) whose scheduled shifts begin on the 1st and end on the 31st of any given month must have a scheduled shift off to keep them under one hundred-thirty (130) hours worked in any given month. This will be identified as an “off-day” and shall be assigned by respective their Department Administration. “Off-days” do not count as scheduled hours and cannot be made up.
 - 5) Failure to comply with or enforce the above-mentioned Administrative Order may result in the Department Head and/or employee being disciplined up to and including termination.
 - 6) Should an employee work Fourteen Hundred, Ninety-Nine (1499) hours within a given calendar year, that employee will immediately be placed on unpaid Administrative leave until January 1 of the following year.

BE IT FURTHER RESOLVED, that this Sugarcreek Township Board of Trustees does hereby establish the 2022 schedule of paid holidays for all Sugarcreek Township non-bargaining unit employees:

<i>New Year's Day:</i>	<i>January 1</i>
<i>Martin Luther King Day:</i>	<i>January 15</i>
<i>President's Day:</i>	<i>February 19</i>
<i>Memorial Day:</i>	<i>May 27</i>
<i>Juneteenth:</i>	<i>June 19</i>
<i>Independence Day:</i>	<i>July 4</i>
<i>Labor Day:</i>	<i>September 2</i>
<i>Veterans Day:</i>	<i>November 11</i>
<i>Thanksgiving Day:</i>	<i>November 28</i>
<i>Day after Thanksgiving:</i>	<i>November 29</i>
<i>Christmas Day:</i>	<i>December 25</i>

BE IT FURTHER RESOLVED, that this Sugarcreek Township Board of Trustees does hereby establish the 2024 schedule for the Sugarcreek Township Records Commission: Monday, April 8, 2024 and Monday, September 9, 2024. The Records Commission shall meet twice a year with both meetings starting at 6:45 p.m. at the Township Administrative Offices, 2090 Ferry Road, Sugarcreek Township, Ohio

BE IT FURTHER RESOLVED, that this Sugarcreek Township Board of Trustees does hereby establish the following Operational Policies and Priorities for the Year 2024:

AGENDA: The agenda for regular and special meetings of the Board of Trustees is to be prepared by the Township Administrator with the review and consent of the Chairperson. All items for the agenda must be submitted to the Administrator on or before the Thursday preceding a regular meeting.

ANNEXATION: This Board of Sugarcreek Township Trustees adamantly opposes any annexation that is not in the best interest of the health, safety and general welfare of the Township and/or its Citizens and shall aggressively resist annexations from any source as appropriate.

ATTENDANCE OF DEPARTMENT HEADS AT TRUSTEE MEETINGS: Attendance is required at the second regular meeting of the Board of Township Trustees each month and other meetings as requested or unless otherwise excused by the Township Administrator.

AUTHORIZATION TO BILL: The Fiscal Officer shall, upon notification from the Administrator or appropriate Department Head, bill residents and others for damage to Township property and false alarms.

AUTHORIZING TRAVEL/TRAINING REQUESTS: All Travel/Training requests of less than \$1,000.00 may be authorized by the Township Administrator. The Chairperson of the Board of Trustees and the Township Administrator may authorize requested travel training of \$1,000.00 or more, not to exceed \$2,500 without the consent of the majority of the Board of Trustees.

BLOCK PARTY REQUESTS: Requests must be submitted to the Township Administrator, who is authorized to approve requests based on the availability of the Community Outreach group, Police, Fire and/or Roads and Services Departments.

CATASTROPHIC EMERGENCIES: Authorizing the Township Administrator or in the absence of the Township Administrator and a quorum of the Board of Trustees, any one Trustee to represent Sugarcreek Township for the purpose of authorizing the use of Township resources in the event of a catastrophic emergency.

COMPETITIVE BIDDING: The Township Administrator and Department Heads are authorized to obtain competitive bids when legally required. All bids will be advertised when in the best interest of the Township or as required in accordance with law. Each bid shall be evaluated as to requirements and specifications contained therein. Demonstrations and/or references shall be provided as appropriate. The contract shall be reviewed in whole or in part by the Office of the Greene County Prosecuting Attorney. Awarding of bids will be determined by the Sugarcreek Township Board of Trustees in the overall best interest of Sugarcreek Township, not exclusively on the basis of the lowest cost. The Board reserves the right to reject any or all bids.

CREATION OF BOARDS, COMMISSIONS and COMMITTEES: The Township Trustees may by resolution create, eliminate, change, appoint alternates, and abolish boards and commissions in accordance with the Ohio Revised Code. Members of such boards and commissions shall be appointed by and responsible to the Trustees. These members may be removed by the Board of Trustees for malfeasance, misfeasance, or other violations of official Township resolutions and

policies. All appointed board, commission, committee members or other appointed volunteers shall be responsible for signing and adhering to the official Sugar creek Township Code of Ethics or be subject to removal.

All terms, number of members, procedures for appointment and replacement of members, duties, and powers of boards and commissions created by the Trustees shall be prescribed by resolution in accordance with the Ohio Revised Code except as established by the Ohio Revised Code. The Trustees may assign additional non-conflicting duties to the established boards and commissions. Each board or commission shall adopt its own rules of order and procedure in accordance with the Ohio Revised Code and shall annually elect its officers from its membership. The Trustees may authorize funds for the use by the boards and commissions in carrying out their designated responsibilities.

CUSTOMER SERVICE AWARD: This Board of Trustees encourages exemplary service and as such, an employee(s) who display(s) professional excellence in the performance of their work should be recognized for their achievement. If an unsolicited letter/email/phone call acknowledging exemplary service is received, the department head may submit a request for award in the amount of one hundred dollars to be paid to the employee(s).

DEPARTMENT REPORTS: Each Department Head shall submit a typed report of activities to the Township Administrator on the Thursday preceding the scheduled regular meetings of the Board of Township Trustees for presentation at that meeting.

DRAINAGE: Retain ground water at its source.

NUISANCE FIRE ALARMS: Nuisance fire alarms shall be subject to the penalties and provisions of the current adopted fire code(s).

MILEAGE REIMBURSEMENT: The Township shall reimburse all employees and elected officials in accordance with Internal Revenue Service (IRS) regulations at the current IRS standard mileage rates for business use when using their private vehicles in those instances where Township-owned vehicles cannot be utilized.

OPEN SPACE PRESERVATION: This Board of Trustees recognizes the high value of and strongly supports the preservation of the open spaces and vistas that help to make Sugar creek Township a unique and highly desirable place to live, work and play.

ORGANIZATIONAL CHART – CHAIN OF COMMAND: This Board of Trustees formally adopts the attached Organizational Chart for the Township and recognizes a Chain of Command structure as a best practice for operations of the Township organization. The Trustees shall work with the Departments through the Township Administrator or the Assistant Township Administrator in the absence of the Township Administrator to maintain proper Chain of Command in the organization.

REGIONALISM: This Board of Trustees supports true regionalism and will strive to maintain Sugarcreek Township, Greene County and the Miami Valley as a viable and thriving region.

SPECIAL SECURITY EVENTS: The Police Department shall be reimbursed at the rate of Seventy-four dollars (\$74) per hour per person and equipment provided to private organizations for security services.

WORK WITHIN THE ROAD RIGHTS-OF-WAY: Landscaping, traffic signs, fire hydrants or mailboxes (except in conformance with all applicable United States Postal Service Standards) shall not be placed in the Sugarcreek Township road rights-of-way without prior written approval of the Director of Roads and Services, or in his/her absence the Township Administrator or his/her designee.

Carolyn L. Destefani, Chairperson

Fred Cramer, Vice-Chairperson

Marvin Moeller, Trustee

Richard J Demko, Fiscal Officer



Trustees

Fiscal Officer

Assistant to Fiscal Officer

Township Administrator

Assistant Township Administrator

Police Chief

Director of Planning and Zoning

Administration

Director of Roads and Services

Fire Chief

Admin

Staff

Staff

Staff

Staff

Admin

Staff



AGENDA
SUGARCREEK TOWNSHIP BOARD OF TRUSTEES
REGULAR MEETING
Monday, December 4th, 2023, 7:00 P.M.

REGULAR SESSION:

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Public Hearing

ZC Case 03-2023 - Applicant, Doyle Huges Development, LLC, is requesting a Map Amendment from R-1A (Suburban Residential-Low) District to PUD-R (Residential Planned Unit Development) District and Preliminary Development Plan Approval for a residential subdivision containing 80 lots;

- 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. Annual Re-organization and Appointments – 2023.12.04.02
- D. Appointment of Administrative Staff – Bergen Eppers– 2023.12.04.03

- E. Appointment of Fire Department Staff – Maggi Stormer– 2023.12.04.04
- F. Authorizing the Roads and Service Director to act as signatory for the Purchase of Road Department Truck – 2023.12.04.05
- G. Authorizing the Township Administrator to Enter into Agreements for the Purchase of two 2023 Ford Explorer Police Interceptors for the Police Department – 2023.12.04.06
- H. Authorizing the Township Administrator to Enter into Agreements for the Purchase of a 2023 Ford Explorer Police Interceptor for the Fire Department – 2023.12.04.07

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. 2023.12.04.03**

IN RE: Appoint Assistant Fiscal Officer in Training – Bergen Eppers

WHEREAS, the continuing need exists to maintain proper staffing within the Sugar Creek Township Administration Department; and,

WHEREAS, a vacancy within the position of Assistant Fiscal Officer will be opening in March; and,

WHEREAS, it was determined that Bergen Eppers met or exceeded all requirements,

NOW THEREFORE, BE IT RESOLVED, that this Board of Trustees appoints Bergen Eppers to the position of Assistant Fiscal Officer in Training at the entry level rate of \$20.00 per hour,

FURTHER BE IT FURTHER RESOLVED, that Ms. Eppers' employment shall have an effective date of December 4th, 2023, and is subject to a one (1) year probationary period ending December 4th, 2024.

Carolyn L. Destefani, Chairperson

Fred Cramer, Vice Chairperson

Marvin Moeller, Trustee

Richard J. Demko, Fiscal Officer



AGENDA
SUGARCREEK TOWNSHIP BOARD OF TRUSTEES
REGULAR MEETING
Monday, December 4th, 2023, 7:00 P.M.

REGULAR SESSION:

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Public Hearing

ZC Case 03-2023 - Applicant, Doyle Huges Development, LLC, is requesting a Map Amendment from R-1A (Suburban Residential-Low) District to PUD-R (Residential Planned Unit Development) District and Preliminary Development Plan Approval for a residential subdivision containing 80 lots;

- 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
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- G. Information Technology
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8. Consent Agenda Items

- A. Payment of Bills
- B. Minutes
- C. Annual Re-organization and Appointments – 2023.12.04.02
- D. Appointment of Administrative Staff – Bergen Eppers – 2023.12.04.03

- E. Appointment of Fire Department Staff – Maggi Stormer– 2023.12.04.04
- F. Authorizing the Roads and Service Director to act as signatory for the Purchase of Road Department Truck – 2023.12.04.05
- G. Authorizing the Township Administrator to Enter into Agreements for the Purchase of two 2023 Ford Explorer Police Interceptors for the Police Department – 2023.12.04.06
- H. Authorizing the Township Administrator to Enter into Agreements for the Purchase of a 2023 Ford Explorer Police Interceptor for the Fire Department – 2023.12.04.07

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. 2023.12.04.04**

IN RE: Appointment of Fire Department Staff
Maggi Stormer

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

WHEREAS, vacancies exist within the classification of Part-time Paramedic; and,

WHEREAS, Maggi Stormer has the necessary qualifications to serve in that capacity for the Sugar Creek 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 Maggi Stormer shall be appointed to Part-time Paramedic within the Sugar Creek Fire Department at the rate of \$17.69 per hour; and,

FURTHER BE IT RESOLVED, the above-mentioned appointment for Maggi Stormer will have an effective date of November 28, 2023 with a one (1) year probationary period ending on November 28, 2024.

Carolyn L. Destefani, Chairperson

Fred Cramer, Vice Chairperson

Marvin Moeller, Trustee

Richard J. Demko, Fiscal Officer



AGENDA
SUGARCREEK TOWNSHIP BOARD OF TRUSTEES
REGULAR MEETING
Monday, December 4th, 2023, 7:00 P.M.

REGULAR SESSION:

1. Call to Order

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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. 2023.12.04.05**

IN RE: Authorizing the Roads and Service Director, Dale Owens to act as signatory for the Purchase of Road Department Truck

WHEREAS, a well equipped fleet of vehicles is necessary for the preservation of roads and safe travel within Sugar Creek Township; and

WHEREAS, Lebanon Ford has a 2023 Ford F250 in stock that meet the needs and specifications desired to provide adequate service for the department.

NOW, THEREFORE BE IT RESOLVED, that this Board of Trustees of Sugar Creek Township, Ohio, does hereby authorize Dale Owens to act as signatory for the purchase of a 2023 Ford F250, VIN number 1FT7W2BAXPEE12485, from Lebanon Ford at a cost not to exceed \$52,535.00.

Carolyn L. Destefani, Chairperson

Fred Cramer, Vice-Chairperson

Marvin Moeller, Trustee

Richard J. Demko, Fiscal Officer

ROADS



Date 11/29/2023

Salesperson Aaron Funkhouser

770 Columbus Ave Lebanon OH 45036

Company Sugar Creek Township Trustees
 Address 2090 FERRY RD
 City Beavercreek State OH
 County GREENC Zip 45305-0905
 Phone Bus Phone
 Cell Phone
 Email bobferry@yahoo.com

New Demo Rental Unit Used
 Year 2023 Make FORD Stock PEE12485
 Model SUPER DUTY F-250 SRW Body CREW CAB XL 4WD (W20)
 Color Oxford White Top Trim
 VIN 1FT7W2BAXPEE12485 Miles 54

*Added Equipment:

TRADE IN (1)	
Year	Make
Model	
VIN	
Miles	
Stock	

PURCHASE	
Market Value	\$54,850.00
Savings	\$7,600.00
Price	\$52,250.00
Added Equip*	\$0.00
Reg Conv Fee	\$0.00

CASH OPTION	
Total	\$52,535.00
Rebate	\$0.00

TRADE IN (2)	
Year	Make
Model	
VIN	
Miles	
Stock	

SUBTOTAL	\$52,250.00
Sales Tax	\$0.00
Doc Fee	\$250.00
License/Title	\$35.00

RETAIL PAYMENTS			
Cash Payment	\$0.00	\$1,000.00	\$2,000.00
60 Months	\$1063 - 1078	\$1042 - 1057	\$1022 - 1037
Rebate	\$0.00	\$0.00	\$0.00
24 Months	\$215 - 934	\$201 - 916	\$184 - 899
Rebate	\$0.00	\$0.00	\$0.00

Allowance	
Rebate	\$0.00
Cash Due	\$0.00
Deposit	\$0.00
TOTAL CREDITS	\$0.00

TOTAL CASH PRICE	\$52,535.00
Total Credits	(\$0.00)
TRADE-IN PAYOFF	\$0.00

*Retail payments are an estimate and may vary among lending institutions. Rebates may vary by state. The final terms of your loan may differ depending on the actual terms of the financial institutions's acceptance and are subject to the Retail Net Sales Price based on 0 down payment.

BALANCE DUE	\$62,535.00
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This is not a contract

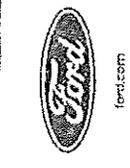
Prepared by Richard Supe

KTP-002539 OII 3351

3351

GLS773

1FT7W2BAX PEE12485 NB



SUPER DUTY

2023 F250 SRV 4x4 CREW CAB
 2L 160" WB STYLISHIDE
 6.8L DIESEL V8 10-SPD AUTO TORQSHIFT-IG

PE E12485

EXTERIOR: OXFORD WHITE
 INTERIOR: MEDIUM DARK SLATE/MTL

STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

- | | | | |
|--|--|--|--|
| <p>EXTERIOR</p> <ul style="list-style-type: none"> • BOX RAIL/TAILGATE MOLDINGS • DOOR HANDLES - BLACK • HEADLAMPS - AUTOLAMP (ON/OFF) • PICKUP RIVET DOWN HOOKS • POWER TAILGATE LOCK • TOW HOOKS • TRAILER BRAKE CONTROLLER • TRAILER SWAY CONTROL • WIPERS - INTERMITTENT | <p>INTERIOR</p> <ul style="list-style-type: none"> • 4-C" PRODUCTIVITY SOFTSKIN • AIR COND. MANUAL FRONT • CLOTH SUN VISORS • DRIVER SEAT MANUAL LUMBAR • OUTSIDE TEMP DISPLAY • PARTICULATE AIR FILTER • POWER LOCKS AND WINDOWS • STEERING/TILT/TELESCOPE CRUISE & AUDIO CONTROLS | <p>FUNCTIONAL</p> <ul style="list-style-type: none"> • WHEEL ANTILOCK BRAKE SYS • 4-WHEEL DISC BRAKE 30W-HI • HILLSIDE DESCENT CONTROL • HILL START ASSIST • DRIVER/PASSENGER AIR BAGS • 8-SPEAKER PREMIUM SOUND • 800 POST-CRASH ALERT SYS™ | <p>SAFETY/SECURITY</p> <ul style="list-style-type: none"> • ADVANCEDTRAC™ WITH RSCG • AIRBAGS - SAFETY CANOPY® • BELT-MINDER CHIME • DRIVER/PASSENGER AIR BAGS • 8-COLORS ANTI-THEFT SYS™ • 800 POST-CRASH ALERT SYS™ |
|--|--|--|--|

INCLUDED ON THIS VEHICLE

- OPTIONAL EQUIPMENT/OTHERS**
- PREFERRED EQUIPMENT PKG. 800A
 - TORQSHIFT-IG
 - 17" x 26" STEEL WHEELS
 - 3.7L ELECTRONIC LOCKING AXLE
 - PLATFORM RUNNING BOARD
 - 1000lb (SWR) PACKAGE
 - 50 STATE EMISSIONS
 - BACKGATE DEFROST
 - POWER SLIDING REAR WINDOW
 - SNOW FLOW PREP PACKAGE
 - ROOF CLEARANCE LIGHTS
 - JACK
 - OFFTERR SWITCHES
 - 80 AMP ALTERNATOR
 - 8-SPEAKER PASS
 - XL CHROME PACKAGE
 - FOG LAMPS
 - BOWLINK

MSRP

BASE PRICE	\$51,980.00
TOTAL OPTIONS/OTHER	2,795.00
TOTAL VEHICLE & OPTIONS/OTHER	\$54,775.00
DESTINATION & DELIVERY	1,900.00

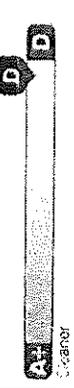
California Air Resources Board

Environmental Performance

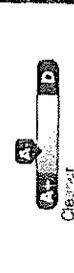
These ratings are not directly comparable to the U.S. EPA/DOT light-duty vehicle label ratings. For information on how to compare, please see www.ca.gov/ep_label.

Protect the environment. Choose vehicles with higher ratings:

Greenhouse Gas Rating (tailpipe only)



Smog Rating (tailpipe only)



Vehicle emissions are a primary contributor to climate change and smog. Ratings are determined by the California Air Resources Board based on this vehicle's measured emissions.



GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score: Not Rated
 Based on the combined ratings of frontal, side-imp, rollover. Should ONLY be compared to other vehicles of similar size and weight.

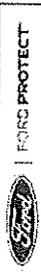
Frontal Crash	Driver	Not Rated
	Passenger	Not Rated
Side Crash	Front seat	Not Rated
	Rear seat	Not Rated
Rollover		Not Rated

Star ratings range from 1 to 5 stars (★-★-★-★-★), with 5 being the highest. Source: National Highway Traffic Safety Administration (NHTSA). www.safercar.gov or 1-888-327-4236



1FT7W2BAXPEE12485

WARNING: Operating, servicing and maintaining a passenger vehicle, pickup truck, van or off-road vehicle can expose you to chemicals including engine exhaust, carbon monoxide, oil mist, and lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. To minimize exposure, avoid breathing exhaust, do not idle the engine except as necessary, service your vehicle in a well-ventilated area, wear heat gloves or wash your hands thoroughly when servicing your vehicle. For more information go to www.p3warnings.ca.gov/passenger-vehicle.



Ford Protect. The only connected service plan fully backed by Ford and honored at every Ford dealership in the U.S., Canada and Mexico. See your Ford Dealer or visit www.FordOwner.com.



11/29/2023

TOTAL MSRP	\$54,850.00
Whether you decide to lease or finance your vehicle, you'll find the choices that are right for you. See your dealer for details or visit www.ford.com/finance .	
PH241 N RB 2X	35D 002539 08 24 23

RAMP ONE	CA1K	CONVOY
RAMP TWO		TRAILER # 47-H564 O/T 2

This label is affixed pursuant to the Federal Automobile Information Disclosure Act. Gasoline, Licenser, and Title Fees, Sales and Local Taxes are not included. Dealer included options or accessories are not included unless listed above.



AGENDA
SUGARCREEK TOWNSHIP BOARD OF TRUSTEES
REGULAR MEETING
Monday, December 4th, 2023, 7:00 P.M.

REGULAR SESSION:

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Public Hearing

ZC Case 03-2023 - Applicant, Doyle Huges Development, LLC, is requesting a Map Amendment from R-1A (Suburban Residential-Low) District to PUD-R (Residential Planned Unit Development) District and Preliminary Development Plan Approval for a residential subdivision containing 80 lots;

- 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. Annual Re-organization and Appointments – 2023.12.04.02
- D. Appointment of Administrative Staff – Bergen Eppers– 2023.12.04.03

- E. Appointment of Fire Department Staff – Maggi Stormer– 2023.12.04.04
- F. Authorizing the Roads and Service Director to act as signatory for the Purchase of Road Department Truck – 2023.12.04.05
- G. Authorizing the Township Administrator to Enter into Agreements for the Purchase of two 2023 Ford Explorer Police Interceptors for the Police Department – 2023.12.04.06
- H. Authorizing the Township Administrator to Enter into Agreements for the Purchase of a 2023 Ford Explorer Police Interceptor for the Fire Department – 2023.12.04.07

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. 2023.12.04.06**

IN RE: Authorizing the Township Administrator to Enter into Agreements for the Purchase of two 2023 Ford Explorer Police Interceptors for the Police Department

WHEREAS, a well-equipped Police Department fleet is necessary for the safety of Police Department Staff in Sugarcreek Township; and

WHEREAS, Police Chief Mike Brown, has determined it to be in the best interest of the Department to purchase two 2023 Ford Explorer Police interceptors for the Sugarcreek Township Police Department; and

WHEREAS, Police Chief Brown has received a quote from Lebanon Ford, a copy of which is attached hereto; and,

WHEREAS, Township Administrator, Barry Tiffany has reviewed Chief Brown's request and supports the purchase with a recommendation to this Board of Trustees to approve.

NOW, THEREFORE BE IT RESOLVED, that this Board of Trustees of Sugarcreek Township, Ohio, does hereby approve the purchase, two Ford Explorer Police Interceptors, VIN number 1FM5K8AC4PGB99350 and VIN number 1FM5K8AC0PGB98485 at a cost of \$47,012.00 each, to be financed as a lease purchase and authorizing the Township Administrator to act as signatory for the purchase and financing.

Carolyn L. Destefani, Chairperson

Fred Cramer, Vice-Chairperson

Marvin Moeller, Trustee

Richard J. Demko, Fiscal Officer

P.I.D.



Date 11/30/2023

Salesperson Aaron Funkhouser

770 Columbus Ave Lebanon OH 45036

Company Sugar Creek Township Trustees
 Address 2990 FERRY RD
 City Bellbrook State OH
 County WARREN Zip 45305-8905
 Home Phone
 Cell Phone
 Email bpfiffany@yahoo.com

New Demo Rental Unit Used

Year 2023 Make FORD Stock
 Model EXPLORER PIJ Body
 Color Top Trim
 VIN 1FM5K8AC0PG090485 Miles 0

*Added Equipment:

TRADE IN (1)	
Year	Make
Model	
VIN	
Miles	
Stock	
TRADE IN (2)	
Year	Make
Model	
VIN	
Miles	
Stock	
Allowance	
Rebate	\$0.00
Cash Due	\$0.00
Deposit	\$0.00
TOTAL CREDITS	\$0.00

PURCHASE	
Price	\$46,727.00
Added Equip*	\$0.00
SUBTOTAL	\$46,727.00
Sales Tax	\$0.00
Doc Fee	\$250.00
License/Title	\$35.00
TOTAL CASH PRICE	\$47,012.00
Total Credits	(\$0.00)
TRADE-IN PAYOFF	\$0.00
BALANCE DUE	\$47,012.00

This is not a contract

Prepared by Richard Supa

PTD

FORD

Date 11/30/2023

Salesperson Aaron Funkhouser

770 Columbus Ave Lebanon OH 45036

Company Sugarcrack Township Trustees
 Address 2090 FERRY RD
 City Bejlsbrook State OH
 County WARREN Zip 45305-8905
 Phone Bus Phone
 Cell Phone
 Email bp@ferry@yahoo.com

New Demo Rental Unit Used

Year 2023 Make FORD Stock PGB99359

Model Police Interceptor Utility Body

Color Agate Black Top Trim

VIN 1FMSK6AC4PGB99359 Miles 3

Added Equipment

TRADE IN (1)	
Year	Make
Model	
VIN	
Miles	
Stock	
TRADE IN (2)	
Year	Make
Model	
VIN	
Miles	
Stock	
Allowance	
Rebate	\$0.00
Cash Due	\$0.00
Deposit	\$0.00
TOTAL CREDITS	\$0.00

PURCHASE	
Price	\$46,727.00
Added Equip*	\$0.00
SUBTOTAL	\$46,727.00
Sales Tax	\$0.00
Doc Fee	\$230.00
License/Titles	\$35.00
TOTAL CASH PRICE	\$47,012.00
Total Credits	(\$0.00)
TRADE-IN PAYOFF	\$0.00
BALANCE DUE	\$47,012.00

This is not a contract

Prepared by Richard Suppe



AGENDA
SUGARCREEK TOWNSHIP BOARD OF TRUSTEES
REGULAR MEETING
Monday, December 4th, 2023, 7:00 P.M.

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- D. Fire
- E. Police
- F. Roads and Services
- G. Information Technology
- H. Trustees

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9. Discussion Agenda Items

10. Public Comments - Limited to five minutes per person. Township related business only.
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11. Trustee/Staff Discussion

12. Adjourn



**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2023.12.04.07**

IN RE: Authorizing the Purchase of a 2023 Ford Explorer Police Interceptor for the Fire Department

WHEREAS, a well-equipped Fire Department fleet is necessary for the safety of Fire Department Staff in Sugar Creek Township; and

WHEREAS, Fire Chief Doug Buffenbarger has determined it to be in the best interest of the Department to purchase a 2023 Ford Explorer for the Sugar Creek Township Fire Department; and

WHEREAS, Fire Chief Buffenbarger has received a quote from Lebanon Ford, a copy of which is attached hereto; and,

WHEREAS, Township Administrator, Barry Tiffany has reviewed Chief Buffenbarger's request and supports the purchase with a recommendation to this Board of Trustees to approve.

NOW, THEREFORE BE IT RESOLVED, that this Board of Trustees of Sugar Creek Township, Ohio, does hereby approve the purchase of a Ford Explorer Police Interceptor, VIN number 1FM5K8AC4PGB98440 at a cost of \$47,012.00, to be financed as a lease purchase and authorizing the Township Administrator to act as signatory for the purchase and financing.

Carolyn L. Destefani, Chairperson

Fred Cramer, Vice-Chairperson

Marvin Moeller, Trustee

Richard J. Demko, Fiscal Officer

Fire



Date 11/30/2023

Salesperson Aaron Funkhouser

776 Columbus Ave Lebanon OH 45036

Company Sugar Creek Township Trustees
 Address 2090 FERRY RD
 City Bellbrook State OH
 County WARREN Zip 45305-0905
 Bus Phone
 Email optifac@yahoo.com

New Demo Rental Unit Used
 Year 2023 Make FORD Stock
 Model EXPLORER P/U Body
 Color Top Trim
 VIN 1FMSK8AC4PG999440 Miles 0

*Added Equipment:

TRADE IN (1)	
Year	Make
Model	
VIN	
Miles	
Stock	
TRADE IN (2)	
Year	Make
Model	
VIN	
Miles	
Stock	
Allowance	
Rebate	\$0.00
Cash Due	\$0.00
Deposit	\$0.00
TOTAL CREDITS	\$0.00

PURCHASE	
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Added Equip*	\$0.00
SUBTOTAL	\$46,727.00
Sales Tax	\$0.00
Doc Fee	\$250.00
License/Title	\$35.00
TOTAL CASH PRICE	\$47,012.00
Total Credits	(\$0.00)
TRADE-IN PAYOFF	\$0.00
BALANCE DUE	\$47,012.00

This is not a contract

Prepared by Richard Supe



AGENDA
SUGARCREEK TOWNSHIP BOARD OF TRUSTEES
REGULAR MEETING

Monday, December 4th, 2023, 7:00 P.M.

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