**Regular Beavercreek Trustee's Meeting**

**Tuesday, June 11, 2012**

Mr. Glaser called the Regular Trustee Meeting to order at 2:00 P.M. Those present were Trustees: Robert Glaser, Carol Graff and Dan Paxson. Fiscal Officer, Christy Ahrens and Legal Advisor Robert Surdyk were also present. Staff present: Township Administrator Alex Zaharieff, Assistant to the Fiscal Officer James Barone, Road Superintendent Tim Parks, Fire Chief David VandenBos, IT Manager Jeff Terry, Zoning Administrator/Inspector Victoria Long, and HR Manager Trish Gustafson.

**2012-215** Ms. Graff made a motion to approve the Agenda for June 11, 2012 with the following amendments: add Award of LGIF funds and Bob Hutchison Letter under New Business. Mr. Paxson seconded. Roll Call: Ms. Graff, yes; Mr. Paxson, yes; and Mr. Glaser, yes.

**2012-216** Ms. Graff made a motion to approve the June 13, 2012 Payroll in the amount of $249,050.55. Mr. Paxson seconded. Roll Call: Ms. Graff, yes; Mr. Paxson, yes; and Mr. Glaser, yes.

**2012-217** Mr. Paxson made a motion to approve the Bills in the amount of $183,631.08. Ms. Graff seconded. Roll Call: Mr. Paxson, yes; Ms. Graff, yes; and Mr. Glaser, yes.

**2012-218** Ms. Graff made a motion to approve the Regular Meeting Minutes of May 14, 2012. Mr. Paxson seconded. Roll Call: Ms. Graff, yes; Mr. Paxson, yes; and Mr. Glaser, yes.

**2012-219** Mr. Paxson made a motion to approve the Special Meeting Minutes of May 16, 2012. Ms. Graff seconded. Roll Call: Mr. Paxson, yes; Ms. Graff, yes; and Mr. Glaser, yes.

**2012-220** Ms. Graff made a motion to approve the Regular Meeting Minutes of May 29, 2012. Mr. Paxson seconded. Roll Call: Ms. Graff, yes; Mr. Paxson, yes; and Mr. Glaser, yes.

**RESIDENTS/GUESTS DESIRING TO SPEAK**:
Harry Meredith, 2725 Stauffer Drive, Beavercreek, Ohio thanked Fire Chief VandenBos for the Old Timers Breakfast in May that the Fire Department sponsored. He looks forward to attending many more.

**PRE-SCHEDULED SPEAKER:**
Mr. David Maxwell spoke to the Trustees regarding the preservation of William Maxwell's gravesite. Mr. David Maxwell explained Mr. William Maxwell's prominence in Ohio History in reference to his publishing books and newspapers; serving as a postmaster; and owning over 1850 acres of property in Beavercreek Township. Mr. David Maxwell gave a complete Power Point presentation regarding this topic, and asked the Trustees for help in having this grave site preserved. General discussion occurred. Ms. Graff re-stated that Mr. David Maxwell's request was that if the Township gets a request for zoning for the property where the gravesite is, that the gravesite be preserved and developed around it.

**OLD BUSINESS:** None.

**NEW BUSINESS:**
Award of LGIF Funds:
Mr. Glaser stated that the Township applied for a loan through the Local Government Innovative Fund and we were notified that we were successful in getting that money from the State. He is pleased that we received this loan which is for ten years with a one year grace period for $197,000. Beavercreek Township

went into applying for this loan with Cedarville and Miami Township. Beavercreek Township will receive a loan for $197,000 and will pass through $97,000 to Cedarville and Miami Townships. All three Townships will use the money toward the conversion to P25 radios. Mr. Glaser thanked Chief VandenBos and his staff on filling out and following up on this project.

Bob Hutchison Letter:
Mr. Paxson stated that he received a call from Mr. Hutchison stating that he needed a letter from the Township for him to send to the Farm Service Agency saying that is ok for Mr. Hutchison to farm, at no charge, the land on Fairgrounds Road owned by the Township. General discussion occurred regarding: if the Township did a letter in the past and if there was an actual agreement. The Fiscal Office and Mr. Surdyk will research this topic to find more information.

**ZONING:**
Renewal of BZA Term – Brent Huntsman, Chair
**2012-221** Ms. Graff made a motion to appoint Brent Huntsman to the Beavercreek Township Board of Zoning Appeals for a term beginning July 1, 2012 and expiring March 31, 2017, or until a suitable replacement is appointed. Mr. Paxson seconded. Roll Call: Ms. Graff, yes; Mr. Paxson, yes; and Mr. Glaser, yes.

Land Use Plan:
Ms. Long stated that the Comprehensive Land Use Plan had been discussed at a Joint Meeting Thursday night, but that Mr. Paxson still had questions and Mr. Glaser was unable to attend that meeting, so this topic is on today's agenda. Ms. Long stated that at this point, the Zoning Commissions would like the Trustees to vote to move forward with this Land Use Plan. Discussion occurred regarding: the Trustees asking for and not receiving a re-line document so they could see what changes had been made; what changes have been made; the 1.8 units per acre density in the Township versus specific developments; how increased density is not suitable for or sufficient for water and sewer; real estate and re-sale of property and how the 1.8 density could help or hurt the Township; and Ms. Graff stating that the document states that "Generally (property) is not to exceed 1.8" it can be larger, but try to conform it to the area. Mr. Paxson has concerns with the 1.8 being in the document. Mr. Huntsman stated that it needs to be in the document or we will see cluster homes and higher density building, and a developer could take the Township to court and the Trustees would not be able to stop it. Discussion occurred regarding: flexibility, precedence, and balancing the needs of the Township. The Trustees amended the Land Use Plan on page 41, under Residential Development, the first paragraph is to read, "Residential development has generally been at 1.8 units per acre gross within the Urban Service Boundary where both water and wastewater collection is available. With recognition that market demand for different types of housing products may justify variation. Ultimately, the final decision will lie with the Trustees."

**2012-222** Ms. Graff made a motion to approve **Resolution 2012-222**, whereas, the purpose of the hearing is to act on the Comprehensive Land Use Plan test and maps; and whereas, The Beavercreek Township Zoning Commission held a public hearing on November 4, 2010, at which time any and all persons desiring to speak were heard; and whereas, The Beavercreek Township Trustees held a public hearing on February 22, 2011, at which time any and all persons desiring to speak were heard; and whereas, The Beavercreek Township Trustees held a public hearing on March 1, 2012, as which time any and all persons desiring to speak were heard; and whereas, The Beavercreek Township Trustees held a public hearing on June 7, 2012, at which time any and all persons desiring to speak were heard; and Now, Therefore Be It Resolved that, after due consideration of all the evidence presented, the Beavercreek Township Board of Trustees approves the Comprehensive Land Use Plan text and maps as of April 12, 2012, as amended at

the June 11, 2012 Trustee Meeting. The Board asks the Zoning Administrator/Inspector to forward a copy of the Comprehensive Land Use Plan text and maps to the Greene County Regional Planning and Coordinating Commission for inclusion in the county-wide land use plan. Mr. Paxson seconded. Roll Call: Ms. Graff, yes; Mr. Paxson, yes; and Mr. Glaser, yes.

**INFORMATION TECHNOLOGY:**
**2012-223** Mr. Paxson made a motion to allow Mr. Zaharieff to sign and execute the renewal of the township's service agreement with Making Technology Matter (MTM) Technologies for Citrix support, in the amount of $6996.00. Ms. Graff seconded. Roll Call: Mr. Paxson, yes; Ms. Graff, yes; and Mr. Glaser, yes.

**ROAD:**
Lease Agreements for Coy House:
**2012-224** Ms. Graff made a motion to offer the Wetlands Society and the Historical Society a lease renewal with no increase for a period of one year. Mr. Paxson seconded. Discussion occurred regarding: sending the two entities a letter explaining how the Township has been in the deficit with their utility costs for the past several years, but due to Mr. Parks financial questioning and negotiating, the Township should be righted in 2013. The Township Administrator will write a Letter of Appreciation for this work and place it in Mr. Parks Personnel File. Roll Call: Ms. Graff, yes; Mr. Paxson, yes; and Mr. Glaser, yes.

Surplus Equipment:
**2012-225** Ms. Graff made a motion to approve **Resolution 2012-225**, whereas, according to section 505.10 of the Ohio Revised Code the Trustees of Beavercreek Township may deem property to obsolete, or unfit for the use for which it was acquired, and whereas, the Board of Trustees of Beavercreek Township, Greene County, State of Ohio finds a 1997 John Deere Gator, as not needed for public use, and declares the equipment obsolete, or unfit for the use for which it was acquired. Mr. Paxson seconded. Roll Call: Ms. Graff, yes; Mr. Paxson, yes; and Mr. Glaser, yes.

Purchase of a New Dump Truck:
**2012-226** Mr. Paxson made a motion to approve a purchase request to Stoops Freightliner Dayton for a 2013 M2 106 conventional chassis in the amount of $71,408.00 to include options under provisions of ORC 125.04 and to have the Township Administrator sign the necessary paper work. Ms. Graff seconded. Roll Call: Mr. Paxson, yes; Ms. Graff, yes; and Mr. Glaser, yes.

**2012-227** Ms. Graff made a motion to approve the purchase request to Henderson Truck Equipment-Ohio for the truck equipment package in the amount of $48,930.83 under ORC 125.04 and to have the Township Administrator sign the necessary paper work. Mr. Paxson seconded. Roll Call: Ms. Graff, yes; Mr. Paxson, yes; and Mr. Glaser, yes.

**FIRE:**
Acceptance of Donation of Equipment:
**2012-228** Mr. Paxson made a motion to approve **Resolution 2013-228**, whereas, Home Depot of Beavercreek, Ohio wishes to make a donation of one DeWALT reciprocating saw valued at $249.00 to the Beavercreek Township Fire Department, and whereas, according to section 505.10 of the Ohio Revised Code the Trustees of Beavercreek Township may accept a donation of any real or personal property for any township use, and whereas, the Trustees of Beavercreek Township do graciously accept said donation. Ms. Graff seconded. Roll Call: Mr. Paxson, yes; Ms. Graff, yes; and Mr. Glaser, yes.

Surplus of a Medic Unit:

**2012-229** Mr. Paxson made a motion to approve **Resolution 2012-229**, WHEREAS, according to section 505.10 of the Ohio Revised Code the Trustees of Beavercreek Township may deem property to be obsolete, or unfit for the use for which it was acquired, and WHEREAS, the Board of Trustees of Beavercreek Township, Greene County, State of Ohio finds a 1989 Navistar Medic Unit, VIN# 1HTLAZRK0JH604494, as not needed for public use, and declares the equipment obsolete, or unfit for use for which it was acquired. Ms. Graff seconded. Roll Call: Mr. Paxson, yes; Ms. Graff, yes; and Mr. Glaser, yes.

Surplus and Sale of a Tower:
**2012-230** Ms. Graff made a motion to approve **Resolution 2012-230**, WHEREAS, according to section 505.10 of the Ohio Revised Code the Trustees of Beavercreek Township may deem property to be obsolete, or unfit for the use for which it was acquired, and WHEREAS, the Board of Trustees of Beavercreek Township, Greene County, State of Ohio finds a 120' free standing Rohn tower, as not needed for public use, and declares the equipment obsolete, or unfit for use for which it was acquired. Mr. Paxson seconded. Discussion occurred regarding: Mr. Paxson thinks that the tower is worth more than $1.00, as he checked online and found it could be sold for $3500-$7000; and even if the Township scrapped the metal, it would be worth more than $1.00. Discussion occurred regarding: money to take the tower down and being a good neighbor to surrounding jurisdictions. Roll Call: Ms. Graff, yes; Mr. Paxson, yes; and Mr. Glaser, yes.
Mr. Paxson stated he was trying to retain money for the Township taxpayer.

**2012-231** Mr. Paxson made a motion to approve **Resolution 2012-231**, WHEREAS, according to section 505.101 of the Ohio Revised Code the Trustees of Beavercreek Township may enter into a contract, without advertising or bidding, to sell equipment to any department or political subdivision of the state, and WHEREAS, the Board of Trustees of Beavercreek Township, Greene County, State of Ohio intend to sell a 120' free standing Rohn tower on GovDeals.com for a minimum beginning bid of $4000.00 for thirty (30) days. Ms. Graff seconded. Roll Call: Mr. Paxson, yes; Ms. Graff, yes; and Mr. Glaser, yes.

**2012-232** Ms. Graff made a motion to approve the purchase request to the Original Mattress Factory for eight (8) bed sets (mattresses, box springs and frames) in the amount of $377.77 per set for a total amount of $3277.84.
Mr. Paxson seconded. Roll Call: Ms. Graff, yes; Mr. Paxson, yes; and Mr. Glaser, yes.

**FISCAL OFFICER:**
Exit Conference for the 2010-2011 Audit:
Fiscal Officer Christy Ahrens stated that Manning and Associates have successfully finished the 2010-2011 Audit and have scheduled the Exit Conference for Monday, June 18, 2012 at 2:00 P.M. at the Township Administration Building. She asked if this meeting date and time would work for the Trustees and it does. According to ORC 121.22 (D)(2) this is not a public meeting and does not need to be advertised.

**2012-233** Ms. Graff made a motion to go into Executive Session per ORC 121.22(G)(1) to consider the discipline of a public employee at 3:46 P.M. Mr. Paxson seconded. Roll Call: Ms. Graff, yes; Mr. Paxson, yes; and Mr. Glaser, yes.

**2012-234** Ms. Graff made a motion to come out of Executive Session at 4:14 P.M. Mr. Paxson seconded. Roll Call: Ms. Graff, yes; Mr. Paxson, yes; and Mr. Glaser, yes.

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**2012-235** Ms. Graff made a motion to Adjourn at 4:15 P.M. Mr. Paxson seconded. Roll Call: Ms. Graff, yes; Mr. Paxson, yes; and Mr. Glaser, yes.

Trustee: _____

Fiscal Officer: _____