

**BEAVERCREEK TOWNSHIP
BOARD OF TRUSTEES
Regular Meeting Minutes
January 25, 2021**

CALL TO ORDER

Board of Trustees Chair Tom Kretz called the regular meeting of the Beaver Creek Township Board of Trustees to order, followed by the Pledge of Allegiance. Those present were Trustee and Chair of the Board Tom Kretz, Trustee and Vice Chair of the Board Debborah Wallace, Trustee Jessica Dean, Fiscal Officer Ryan A. Rushing, Township Administrator Alex Zaharieff, Fire Chief David VandenBos, Chief Nathan Heister, Associate Economic & Zoning Administrator Max McConnell, Road Superintendent Tim Parks, Fire Marshall Randy Grogan, Human Resources Director Trish Gustafson, Sergeant Chris Moore, Planning and Zoning Administrator Ed Amhrein, Financial Manager Teri Molden, Deputy Green, and Legal Advisor Dawn Frick.

APPROVAL OF THE AGENDA

Trustee Kretz asked if there were any changes and/or modifications to the agenda.

20210125-Admin-A: Trustee Wallace made a **MOTION** to approve the agenda as presented, seconded by Trustee Dean. Fiscal Officer Rushing called the roll: Trustee Kretz, yes; Trustee Dean, yes; Trustee Wallace, yes. Motion adopted.

ACCEPTING FISCAL OFFICE REPORTS

20210125-Admin-B: Trustee Dean made a **MOTION** Accept the General Ledger Report, in the amount of \$410,078.82, for the 1-13-21 payroll, seconded by Trustee Wallace. Fiscal Officer Rushing called the roll: Trustee Dean, yes; Trustee Kretz, yes; Trustee Wallace, yes. Motion adopted.

20210125-Admin-C: Trustee Wallace made a **MOTION** to approve Payment Listings Report, in the amount of \$971,671.82, for warrants through 1-21-21, seconded by Trustee Dean. Fiscal Officer Rushing called the roll: Trustee Kretz, yes; Trustee Dean, yes; Trustee Wallace, yes. Motion adopted.

APPROVAL OF THE MEETING MINUTES

20210125-Admin-D: Trustee Dean made a **MOTION** to adopt the January 11, 2021 Regular Trustee Meeting Minutes as presented, seconded by Trustee Wallace. Fiscal Officer Rushing called the roll: Trustee Dean, yes; Trustee Kretz, yes; Trustee Wallace, yes. Motion adopted.

CITIZENS DESIRING TO SPEAK

Trustee Kretz stated that this is the portion of the meeting in which citizens desiring to speak may do so.

Chet Bryant, 1234 Homestead Dr., spoke regarding the Valley-Bell connector, Fire Station 66, and Spring Valley Farm development.

PRESCCHEDULED SPEAKER

Dana Doll spoke regarding the Solid Waste Management Plan. The document detailing the Amended Solid Waste Plan was discussed.

Trustee Kretz asked Dana Doll to explain the difference in types of waste and the cost.

Dana Doll said that cost will remain the same. The definition of solid waste is anything that gets put out to be picked up at the end of the driveway. Then a determination is made on whether it can be recycled, composted, or non-recyclable items.

Trustee Kretz asked about the sorting of recyclables.

Dana Doll replied that all materials get sorted for recycling.

Ed Amhrein spoke regarding his time of the Solid Waste Management committee.

20210125-Admin-E: A RESOLUTION TO APPROVE THE SOLID WASTE MANAGEMENT PLAN OF THE GREENE COUNTY SOLID WASTE MANAGEMENT DISTRICT

Trustee Wallace moved the adoption of the following resolution:

WHEREAS, the Greene County Solid Waste Management District Policy Committee is responsible to prepare and amend the Greene County Solid Waste Management Plan; and

WHEREAS, by Resolution 2020-12-23-1 the Greene County Solid Waste Management District Policy Committee adopted the Amended Solid Waste Management Plan on December 23, 2020; and

WHEREAS, pursuant to Ohio Revised Code Section 3734.55 (B) the Board of County Commissioners and the legislative authority of each municipal corporation or township under the jurisdiction of the District must approve or disapprove the Amended Solid Waste Management Plan by ordinance or resolution; and;

WHEREAS, this body has reviewed the Amended Solid Waste Management Plan and considered it at a duly called public meeting; and

WHEREAS, the Amended Solid Waste Management Plan furthers the public interest. NOW THEREFORE BE IT RESOLVED THAT, the Amended Greene County Solid Waste Management Plan adopted on December 23, 2020, is hereby approved by the Beaver Creek Township Board of Trustees; and

FURTHER BE IT RESOLVED THAT, all formal actions of the Board of Trustees concerning and relating to the adoption of this resolution are being adopted at a duly called and authorized open meeting of the Board of Trustees on the date set forth above, such meeting being duly called pursuant to and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Trustee Dean seconded the motion to adopt the Resolution. Fiscal Officer Rushing called the roll: Trustee Dean, yes; Trustee Kretz, yes; Trustee Wallace, yes. Motion adopted.

OLD BUSINESS

Having no Old Business, the Board moved to the next agenda item.

NEW BUSINESS

Township Administrator Zaharieff explained a new contract with App Architecture to combine current and upcoming projects on one agreement.

Trustee Dean asked for clarification on the cancellation policy.

TA Zaharieff stated that the Township would only be liable for the work completed and there would be no penalty fees.

Trustee Kretz asked about the FAA approval process.

TA Zaharieff stated that the process could take anywhere from six months to a year. He also explained the effect of the station and tower on the site plan as the FAA would be interested.

20210125-Fire-A: Trustee Dean made a **MOTION** to approve the Master Improvement Agreement with App Architecture and to authorize the Township Administrator to sign

for the Board, seconded by Trustee Dean. Fiscal Officer Rushing called the roll: Trustee Dean, yes; Trustee Kretz, yes; Trustee Wallace, yes. Motion adopted.

TA Zaharieff spoke about a special meeting notice and a retirement ceremony for Chief Leigh Brewer, both events will occur on February 3rd beginning at 1:00pm.

GREENE COUNTY SHERIFF'S OFFICE

Administrator Zaharieff presented the bi-weekly activity report.

Trustee Wallace asked Deputy Green about a few specific instances where the sheriff was called out.

HUMAN RESOURCES

Administrator Zaharieff presented the bi-weekly activity report.

COMMUNITY DEVELOPMENT AND RISK

Administrator Zaharieff presented the bi-weekly report.

Associate Economic & Zoning Administrator Max McConnell spoke about intern Cody Pack's contributions to the Township and his last day coming up on Friday.

INFORMATION TECHNOLOGY

Administrator Zaharieff presented the bi-weekly report.

Abraham Weaver from Perigon Solutions spoke about the bi-weekly report and their onboarding process. He also gave information about some IT restructuring that will be occurring.

Trustee Wallace thanked Perigon for their attention to the Trustees needs and their easy-to-read report.

Trustee Kretz reiterated the selection of Perigon as our IT Support company and the importance of their role within the Township.

ROAD DEPARTMENT

Trustee Wallace asked if we have an example truck similar to what is being prepared.

Roads Superintendent Parks replied that we do, however the trucks being prepared have some upgrades.

Trustee Wallace requested a tour of the new vehicles.

Trustee Dean asked about the longevity of the new trucks.

Roads Superintendent Tim Parks said that they were hoping for them to last 2-3 cycles out of them.

20210125-Road-A: Trustee Dean made a **MOTION** to approve purchase request (VIP Requisition #20210125-Road-A) to KE ROSE for two Reading Service Bodies in the amount of \$25,950.00 and to authorize the Township Administrator to sign for the Board, seconded by Trustee Wallace. Fiscal Officer Rushing called the roll: Trustee Dean, yes; Trustee Kretz, yes; Trustee Wallace, yes. Motion adopted.

Trustee Wallace asked if there would be an increase in taxes.

TA Zaharieff replied that there would be no increase in taxes.

20210125-Road-B: Trustee Wallace made a **MOTION** to approve the Resolution for the Auditor to certify the funds for the 1.5 mil renewal as presented, seconded by Trustee Dean. Fiscal Officer Rushing called the roll: Trustee Dean, yes; Trustee Kretz, yes; Trustee Wallace, yes. Motion adopted.

20210125-Road-C: Trustee Dean made a **MOTION** to approve the ODOT 2020 Township Certification as presented, seconded by Trustee Wallace. Fiscal Officer Rushing called the roll: Trustee Dean, yes; Trustee Kretz, yes; Trustee Wallace, yes. Motion adopted.

Administrator Zaharieff presented the bi-weekly report.

Trustee Kretz asked if all fire apparatus' is up and running.

Roads Superintendent Tim Parks replied yes.

FIRE DEPARTMENT

Administrator Zaharieff presented the bi-weekly report.

LEGAL ADVISOR

Nothing to bring to the board's attention at this time.

FISCAL OFFICER

Fiscal Officer Ryan Rushing spoke about the current fiscal report and the Beaver Creek Township Checkbook.

TRUSTEES

Trustee Wallace reported that Miami Valley Regional Planning Commission (MVRPC) had no meeting.

Administrator Zaharieff reported that MVRPC Technical Advisory Committee agenda had a meeting and the agenda will be included in the next packet.

Trustee Kretz reported that the Regional Planning and Coordinating Commission of Greene County (RPCC) will have a meeting and discuss the Greene County subdivisions regulation amendment.

Trustee Dean reported that the Health Department District Advisory Council had no meeting.

Administrator Zaharieff reported that the School Superintendent, City Manager, and Township Representative committee had no meeting.

Administrator Zaharieff reported that the Wright Patterson AFB Restoration Advisory Board had a meeting and the presentation was shared with the Board. The presentation is available on the Advisory Board website.

Trustee Wallace reported that Greene County Township Association had no meeting.

Trustee Kretz reported that the Investment Oversight Committee has no report.

20210125-Admin-F: Trustee Wallace made a **MOTION** to enter Executive Session, pursuant to Ohio Revised Code section 121.22(G)(2) to consider the purchase of property for public purposes, or for the sale of property at competitive bidding, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to the general public interest. No member of a public body shall use division (G)(2) of this section as a

subterfuge for providing covert information to prospective buyers or sellers. A purchase or sale of public property is void if the seller or buyer of the public property has received covert information from a member of a public body that has not been disclosed to the general public in sufficient time for other prospective buyers and sellers to prepare and submit offers. Seconded by Trustee Dean. Fiscal Officer Rushing called the roll: Trustee Kretz, yes; Trustee Dean, yes; Trustee Wallace, yes. Motion adopted.

20210125-Admin-G: Trustee Wallace made a **MOTION** to exit executive session at 6:18pm, seconded by Trustee Dean. Fiscal Officer Rushing called the roll: Trustee Kretz, yes; Trustee Dean, yes; Trustee Wallace, yes. Motion adopted.

20210125-Admin-G: Trustee Dean made a **MOTION** to accept the bid, subject to execution of a definitive purchase contract, between NHR Trucking, LLC, in Beaver Creek Township, pursuant to the terms and conditions set forth in the competitive bid package; seconded by Trustee Dean. Fiscal Officer Rushing called the roll: Trustee Kretz, yes; Trustee Dean, yes; Trustee Wallace, yes. Motion adopted.

ZONING CASE #819

Associate Economic & Zoning Administrator Max McConnell presented information on the case to the Board. Discussion regarding the deed restrictions ensued.

Trustee Kretz opened the public portion of the hearing.

Chet Bryant, 1234 Homestead Dr., stated that the furthest southwest parcel (B0300200491003900) should be excluded from the approval and that that parcel should remain undeveloped and be protected from development.

Tim Braun, 210 Hidden Forest Ct., donated his time to Chet Bryant to continue speaking.

Charlie Schwegman, 2160 Forest Bend Dr., suggested an overlay zoning on the B0300200491003900 parcel.

Rob Wagner, 2069 Forest Bend Dr., stated that he supported the prior suggestions.

Trustee Kretz closed the public portion of the hearing.

Associate Economic & Zoning Administrator Max McConnell spoke about the B0300200491003900 parcel, he noted that the parcel in question is identified in the

airport's long range plan as a "safety buffer" area and that it does not identify any proposed development of the parcel.

The Trustees asked specific questions of staff they wanted answered prior to making a decision.

Trustee Kretz asked if zoning could be a reason to not develop the property.

Ed Amhrein replied that zoning itself would not but there are other impediments.

Trustee Dean asked the citizens why they would like the zoning to remain less restrictive.

Charlie Schwegman stated that he believes it would be more likely to be utilized for the specific purposes but that he prefers the zoning change be accepted with an overlay being placed on the B0300200491003900 parcel to restrict its use specifically.

**20210125-ZC-A: A RESOLUTION TO AMEND THE ZONING MAP OF
BEAVERCREEK TOWNSHIP**

Trustee Wallace moved the adoption of the following resolution:

WHEREAS, The Beavercreek Township Zoning Commission held a public hearing on January 7, 2020 at which time any and all persons desiring to speak were heard; and

WHEREAS, The Beavercreek Township Zoning Commission recommended the approval of the proposed Map Amendment as detailed in Zoning Commission Resolution # ZC-21-001; and

WHEREAS, The Greene County Regional Planning and Coordinating Commission reviewed the proposed Map Amendment and the Full Commission passed Resolution #20-12-22-3C which recommends adoption of the Map Amendment;

NOW THEREFORE BE IT RESOLVED THAT, the Board of Trustees of Beavercreek Township, Greene County, Ohio favorably passed the above Resolution as presented, amending the Zoning Map of Beavercreek Township such that the parcels shown in the attached Exhibit A are reclassified to the AX-1 Aviation Support zoning district;

FURTHER BE IT RESOLVED THAT, all formal actions of the Board of Trustees concerning and relating to the adoption of this resolution are being adopted at a duly called and authorized open meeting of the Board of Trustees on the date set forth

above, such meeting being duly called pursuant to and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Trustee Dean seconded the motion to adopt the Resolution. Fiscal Officer Rushing called the roll: Trustee Dean, yes; Trustee Kretz, yes; Trustee Wallace, yes. Motion adopted.

20210125-Admin-H: Trustee Wallace made a motion to instruct the Township Administrator to look for a conservancy process for Case #819, lot number B0300200491003900 to get back to the Board of Trustees by the first meeting of June, 2021; seconded by Trustee Dean. Fiscal Officer Rushing called the roll: Trustee Kretz, yes; Trustee Dean, yes; Trustee Wallace, yes. Motion adopted.

ZONING CASE #820

Associate Economic & Zoning Administrator Max McConnell presented information on the application and case to the Board.

The applicant, Joseph Jenkins, 627 Towncrest Dr., spoke regarding their plan for development of additions and agri-tourism.

Trustee Kretz opened the public portion of the hearing.

The public portion of the hearing was closed as there were no additional parties interested in speaking.

The Board asked questions of staff and applicants regarding the case.

20210125-ZC-B: A RESOLUTION TO AMEND THE ZONING MAP OF BEAVERCREEK TOWNSHIP

Trustee Dean moved the adoption of the following resolution:

WHEREAS, The Beaver Creek Township Zoning Commission held a public hearing on January 7, 2020 at which time any and all persons desiring to speak were heard; and

WHEREAS, The Beaver Creek Township Zoning Commission recommended the approval of the proposed Map Amendment as detailed in Zoning Commission Resolution # ZC-21-002; and

WHEREAS, The Greene County Regional Planning and Coordinating Commission reviewed the proposed Map Amendment and the Full Commission passed Resolution #20-12-22-2C which recommends adoption of the Map Amendment;

NOW THEREFORE BE IT RESOLVED THAT, the Board of Trustees of Beaver Creek Township, Greene County, Ohio favorably passed the above Resolution as presented, amending the Zoning Map of Beaver Creek Township such that the parcels shown in the attached Exhibit A are reclassified to the MX-PUD zoning district, with allowable uses listed in Exhibit B;

FURTHER BE IT RESOLVED THAT, all formal actions of the Board of Trustees concerning and relating to the adoption of this resolution are being adopted at a duly called and authorized open meeting of the Board of Trustees on the date set forth above, such meeting being duly called pursuant to and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

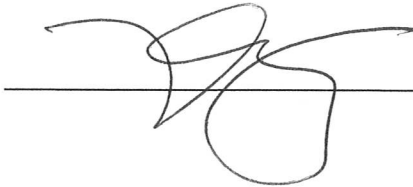
Trustee Wallace seconded the motion to adopt the Resolution. Fiscal Officer Rushing called the roll: Trustee Dean, yes; Trustee Kretz, yes; Trustee Wallace, yes. Motion adopted.

20210125-Admin-I: Trustee Wallace made a **MOTION** to adjourn the meeting, seconded by Trustee Dean. Fiscal Officer Rushing called the roll: Trustee Kretz, yes; Trustee Dean, yes; Trustee Wallace, yes. Motion adopted.

BEAVERCREEK TOWNSHIP BOARD OF TRUSTEES
JANUARY 25, 2021 MEETING MINUTES

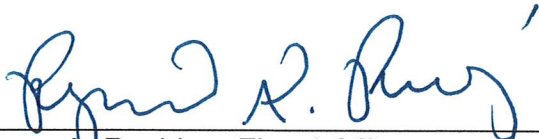
REGULAR MEETING

APPROVED:



Tom Kretz, Chair

ATTESTED:



Ryan A. Rushing, Fiscal Officer

2-8-2021

Date

