

**BEAVERCREEK TOWNSHIP  
BOARD OF TRUSTEES  
Regular Meeting Minutes  
June 28, 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 L. Wallace, Trustee Jessica Dean, Fiscal Officer Ryan A. Rushing, Township Administrator Alex Zaharieff, Fire Chief David VandenBos, Road Superintendent Tim Parks, Fire Marshal Randy Grogan, Human Resources Director Trish Gustafson, Sergeant Chris Moore, Associate Economic and Zoning Administrator Max McConnell, Finance Director Teri Molden, and Legal Advisor Dawn Frick.

**APPROVAL OF THE AGENDA**

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

**20210628-Admin-A:** Trustee Wallace **MOVED** 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**

**20210628-Admin-B:** Trustee Dean **MOVED** to accept the General Ledger Report, in the amount of \$396,141.33, for the 6-16-21 payroll, seconded by Trustee Wallace. Fiscal Officer Rushing called the roll: Trustee Dean, yes; Trustee Kretz, yes; Trustee Wallace, yes. Motion adopted.

**20210628-Admin-C:** Trustee Wallace **MOVED** to approve Payment Listings Report, in the amount of \$366,797.51, for warrants through 6-24-21, 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**

**20210628-Admin-D:** Trustee Wallace **MOVED** to adopt the June 14, 2021, Regular Trustee Meeting Minutes and June 16, 2021, Special Trustee Meeting Minutes as presented, seconded by Trustee Dean. 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. Hearing none, the Board moved to the next item on the agenda.

**PRESCCHEDULED SPEAKER**

Ted Sumnar with Huntington Bank and Investment Advisor for the Township, spoke about the Township's investment portfolio. He stated that the market is currently saturated with cash and finding places for deposits is becoming a challenge for some, even to the point of banks charging for deposits. Currently, the Township's portfolio is currently ladder primarily in certificates of deposits and commercial paper with an average yield of 60 basis points. The current portfolio is laddered by the following:

2021	\$	2.095 million maturity
2022		1.090 million maturity
2023		1.715 million maturity
2024		735k maturity
2025		245k maturity

Ted Sumnar stated that the Federal Reserve has stated that the earliest the Federal Reserve would look to change Fed Fund Rates would be 2023.

**OLD BUSINESS**

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

**NEW BUSINESS**

TA Zaharieff presented information about the Factory Road Project.

Discussion regarding future plans for sidewalks were discussed.

**02106128-Admin-E:** Trustee Dean **MOVED** to accept the Good Faith Offer from the City of Beavercreek in the amount of \$300.00 and approve the temporary easements for the Factory Road Project, GRE-TR48- 1.27, and authorize the Township Administrator to sign all documents for the project on behalf of the Board, seconded by Trustee Wallace. Fiscal Officer Rushing called the roll: Trustee Dean, yes; Trustee Kretz, yes; Trustee Wallace, yes. Motion adopted.

**GREENE COUNTY SHERIFF'S OFFICE**

Administrator Zaharieff presented the bi-weekly report.

**HUMAN RESOURCES**

Administrator Zaharieff presented the bi-weekly activity report.

**COMMUNITY DEVELOPMENT AND RISK**

Administrator Zaharieff presented the bi-weekly report.

Fire Marshal Grogean reminded the Board that there are two zoning meetings tonight. He updated the Board on the river cleanup project and future projects with the ODNR.

Trustee Kretz asked to if residential housing permits have increased and recovered to pre-COVID trends.

Fire Marshal Grogean replied that requests have increased to pre-COVID numbers. Mr. Grogean also stated that Devon Shoemaker is being replaced by DeAndra Navratil at Greene County Regional Planning Commission, but that Devon Shoemaker would stay on for the transition and assist in subdivisions.

### **INFORMATION TECHNOLOGY**

Administrator Zaharieff presented the bi-weekly activity report.

### **ROAD DEPARTMENT**

Administrator Zaharieff presented the bi-weekly report.

Trustee Wallace complimented the new fences.

Mr. Parks said there are some drainage issues being worked through in a few neighborhoods. They are being taken care of in conjunction with the county.

Trustee Kretz asked if metal is being looked at as a replacement roof for Station 61.

Mr. Parks said that metal roofs are being looked at.

### **FIRE DEPARTMENT**

**20210628-Fire-A:** Trustee Wallace **MOVED** to accept Firefighter Zachary Jones' resignation, effective 28 June 2021, seconded by Trustee Dean. Fiscal Officer Rushing called the roll: Trustee Kretz, yes; Trustee Dean, yes; Trustee Wallace, yes. Motion adopted.

Trustee Wallace asked what vehicle would be used.

TA Zaharieff replied that it will be an F-550.

Fiscal Officer showed a picture of the equipment.

The equipment has a 10–15-year lifespan.

**20210628-Fire-B:** Trustee Wallace **MOVED** to approve purchase request to 21-FIRE-0943 to Buckeye Body and Equipment for purchase mechanic body, equipment, and

install in the amount of \$102,146.42 and to authorize the Township Administrator to sign for the Board, and to authorize the Township Administrator to sign for the Board, seconded by Trustee Dean. Fiscal Officer Rushing called the roll: Trustee Kretz, yes; Trustee Dean, yes; Trustee Wallace, yes. Motion adopted.

**20210628-Fire-C**: Trustee Dean **MOVED** to approve purchase request to 21-FIRE-0940 to Motorola for purchase vehicle mobile radio in the amount of \$3,531.04 and to authorize the Township Administrator to sign for the Board, and to authorize the Township Administrator to sign for the Board, seconded by Trustee Wallace. Fiscal Officer Rushing called the roll: Trustee Kretz, yes; Trustee Dean, yes; Trustee Wallace, yes. Motion adopted.

**20210628-Fire-D**: Trustee Wallace **MOVED** to approve purchase request to 21-FIRE-0941 to Yipes Stripes for purchase vehicle striping and decals in the amount of \$950.00 and to authorize the Township Administrator to sign for the Board, and to authorize the Township Administrator to sign for the Board, seconded by Trustee Dean. Fiscal Officer Rushing called the roll: Trustee Kretz, yes; Trustee Dean, yes; Trustee Wallace, yes. Motion adopted.

**20210628-Fire-E**: Trustee Dean **MOVED** to approve purchase request to 21-FIRE-0942 to PARR for purchase vehicle upfitting equipment in the amount of \$2,832.00 and to authorize the Township Administrator to sign for the Board, and to authorize the Township Administrator to sign for the Board, seconded by Trustee Wallace. Fiscal Officer Rushing called the roll: Trustee Kretz, yes; Trustee Dean, yes; Trustee Wallace, yes. Motion adopted.

Chief VandenBos gave an update on the Station 65 construction.

Trustee Kretz asked about fire/medic activity.

Chief VandenBos said that the activity level has normalized.

#### **LEGAL ADVISOR**

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

#### **FISCAL OFFICER**

Fiscal Officer Rushing presented five resolutions to supplement the Township's Official Certificate of Resources and increase annual appropriations resolution by the same amount. Fiscal Officer Rushing stated that as additional revenue, or resources, are credited to the Township, the Board needs to certify the revenue and supplement the appropriations by the same to grant authority to staff for expenditures and show a need for the resources the Township has.

**RESOLUTIONS:** Trustee Wallace moved to adopt Resolution Number 20210628-FIN-A

through E to Certify Additional Revenue to the Official Certificate of Available Resources as presented, seconded by Trustee Dean. Fiscal Officer Rushing called the roll: Trustee Kretz, yes; Trustee Dean, yes; Trustee Wallace, yes. Motion adopted.

**20210628-FIN-A: A RESOLUTION TO CERTIFY ADDITIONAL REVENUE TO THE OFFICIAL CERTIFICATE OF AVAILABLE RESOURCES AND TO AUTHORIZE SUPPLEMENTAL APPROPRIATIONS FOR FUND 1000, GENERAL FUND.**

**WHEREAS**, Fund 1000 General Fund is certified to have an additional \$258,656.00 in revenue which was received from BWC for Workers Comp rebates and Sale of Fixed Assets: and

**NOW THEREFORE BE IT RESOLVED THAT,**

**Section 1:** Pursuant to Section 5705.36 of the Ohio Revised Code, the Fiscal Officer shall file an amendment to Beaver Creek Township's Official Certificate of Available Resources to supplement this amount by the same to the Greene County Budget Commission; and

**Section 2:** The Annual Appropriations Resolution shall have supplemental appropriations by \$258,656.00 in Fund 1000, General Fund, to be available for expenditures.

**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.

**20210628-FIN-B: A RESOLUTION TO CERTIFY ADDITIONAL REVENUE TO THE OFFICIAL CERTIFICATE OF AVAILABLE RESOURCES AND TO AUTHORIZE SUPPLEMENTAL APPROPRIATIONS FOR FUND 2031, ROAD AND BRIDGE FUND.**

**WHEREAS**, Fund 2031, Road and Bridge Fund, is certified to have an additional \$173,900.00 in revenue which was received from BWC for Workers Comp rebates, Internal Billings and Sale of Fixed Assets: and

**NOW THEREFORE BE IT RESOLVED THAT,**

**Section 1:** Pursuant to Section 5705.36 of the Ohio Revised Code, the Fiscal Officer shall file an amendment to Beaver Creek Township's Official Certificate of Available Resources to supplement this amount by the same to the Greene County Budget Commission; and

**Section 2:** The Annual Appropriations Resolution shall have supplemental appropriations by \$173,900.00 in Fund 2031, General Fund, to be available for

expenditures.

**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.

**20210628-FIN-C: A RESOLUTION TO CERTIFY ADDITIONAL REVENUE TO THE OFFICIAL CERTIFICATE OF AVAILABLE RESOURCES AND TO AUTHORIZE SUPPLEMENTAL APPROPRIATIONS FOR FUND 2191, POLICE FUND.**

**WHEREAS**, Fund 2191, Police Fund, is certified to have an additional \$37,500.00 in revenue which was received for Property Tax Allocation (Rollbacks & Homestead) and Sale of Fixed Assets: and

**NOW THEREFORE BE IT RESOLVED THAT**,

**Section 1:** Pursuant to Section 5705.36 of the Ohio Revised Code, the Fiscal Officer shall file an amendment to Beaver Creek Township's Official Certificate of Available Resources to supplement this amount by the same to the Greene County Budget Commission; and

**Section 2:** The Annual Appropriations Resolution shall have supplemental appropriations by \$37,500.00 in Fund 2191, Police Fund, to be available for expenditures.

**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.

**20210628-FIN-D: A RESOLUTION TO CERTIFY ADDITIONAL REVENUE TO THE OFFICIAL CERTIFICATE OF AVAILABLE RESOURCES AND TO AUTHORIZE SUPPLEMENTAL APPROPRIATIONS FOR FUND 2902, FEMA REIMBURSEMENT-LOCAL EMERGENCIES FUND.**

**WHEREAS**, Fund 2902, FEMA Reimbursement-Local Emergencies Fund is certified to have an additional \$17,575.00 in revenue due to increase in anticipated revenue: and

**NOW THEREFORE BE IT RESOLVED THAT**,

**Section 1:** Pursuant to Section 5705.36 of the Ohio Revised Code, the Fiscal Officer shall file an amendment to Beaver Creek Township's Official Certificate of Available Resources to supplement this amount by the same to the Greene County Budget

Commission; and

**Section 2:** The Annual Appropriations Resolution shall have supplemental appropriations by \$17,575.00 in Fund 2902, FEMA Reimbursement-Local Emergencies Fund, to be available for expenditures.

**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.

**20210628-FIN-E: A RESOLUTION TO CERTIFY ADDITIONAL REVENUE TO THE OFFICIAL CERTIFICATE OF AVAILABLE RESOURCES AND TO AUTHORIZE SUPPLEMENTAL APPROPRIATIONS FOR FUND 2904, FEMA SAFER GRANT FUND.**

**WHEREAS**, Fund 2904, FEMA Safer Grant Fund is certified to have an additional \$250,000.00 in revenue due to increase in anticipated revenue; and

**NOW THEREFORE BE IT RESOLVED THAT**,

**Section 1:** Pursuant to Section 5705.36 of the Ohio Revised Code, the Fiscal Officer shall file an amendment to Beaver Creek Township's Official Certificate of Available Resources to supplement this amount by the same to the Greene County Budget Commission; and

**Section 2:** The Annual Appropriations Resolution shall have supplemental appropriations by \$250,000.00 in Fund 2904, FEMA Safer Grant Fund, to be available for expenditures.

**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.

Fiscal Officer Rushing presented the next resolution that is in lieu of the formal tax budget. The Greene County Budget Commission once again waived the requirement for a tax budget and prescribed the following form to meet the criteria to develop the Township's Estimated Certificate of Available Resources.

Finance Director Teri Molden explained her process is developing the presented balances. She stated that she met individually with each department to finalize expected 2021 year-end balances, then used the estimated property tax revenue and local government funds provided by the Greene County Auditor. Mrs. Molden also worked

with the departments to estimate 2022 receipts in each fund. Then total of the three is the presented estimated available resources.

**20210628-FIN-F: A RESOLUTION AUTHORIZING ESTIMATED AVAILABLE RESOURCES BEGINNING JANUARY 1, 2022.**

Trustee Dean **MOVED** the adoption of the following Resolution.

**WHEREAS**, the Budget Commission of Greene County, Ohio provided the Board of Trustees of Beavercreek Township with Estimated Tax Revenue of \$17,594,463.00 and Estimated Local Government Revenue of \$71,741.43; and

**WHEREAS**, the Township Administrator calculated Estimated Unencumbered Cash Balance as of January 1, 2022, and calculated Estimated Resources from Other Sources; and

**WHEREAS**, the total for Estimated Cash Balance as of Jan 1, 2022, on these documents, is \$9,202,876.14; and **WHEREAS**, the total for Estimated Resources from Other Sources, on these documents, is \$4,557,310.00; and

**WHEREAS**, the total for Estimated Available Balances for All Funds, on these documents, is \$31,426,390.57; and

**WHEREAS**, the Estimate of Available Resources is attached; and

**WHEREAS**, Ohio Revised Code §5705.31 states that the County Auditor shall present to the County Budget Commission the annual tax budgets submitted under sections 5705.01 to 5705.47 of the Revised Code and in the event that the tax budget is waived under ORC Section 5705.281, that the budget commission shall examine such budget and ascertain the total amount proposed to be raised in the county for the purposes of each subdivision; and

**WHEREAS**, that, in order to provide for the current and ordinary expenses of the Township, for the fiscal year beginning January 1, 2022, the Board of Trustees of Beavercreek Township does hereby estimate \$31,426,390.57 in Available Resources.

**NOW, THEREFORE, BE IT RESOLVED THAT**, the Board of Trustees of Beavercreek Township, Greene County, Ohio resolve:

**SECTION 1:** That the following schedule of Estimated Resources is shown as Exhibit A.

**SECTION 2:** The Fiscal Officer shall file this resolution and is authorized to file all other forms and amendments to the County Auditor.

**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 §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.

## **TRUSTEES**

Trustee Wallace had no report from Miami Valley Regional Planning Commission (MVRPC).

Administrator Zaharieff had no report for MVRPC Technical Advisory Committee.

Trustee Kretz reported that the Regional Planning and Coordinating Commission of Greene County (RPCC) is transitioning staff.

Trustee Dean had no report for Health Department District Advisory Council.

Administrator Zaharieff reported that he meets with the city planner on Wednesday.

Administrator Zaharieff reported that the Wright Patterson AFB Restoration Advisory Board had no meeting.

Trustee Wallace had no report from Greene County Township Association.

## **RECESS**

**20210628-Admin-G:** Trustee Wallace **MOVED** to recess until the 6:30 meeting of the Zoning Commission, seconded by Trustee Dean. Fiscal Officer Rushing called the roll: Trustee Kretz, yes; Trustee Dean, yes; Trustee Wallace, yes. Motion adopted.

**20210628-Admin-H:** Trustee Wallace **MOVED** to end the recess, seconded by Trustee Dean. Fiscal Officer Rushing called the roll: Trustee Kretz, yes; Trustee Dean, yes; Trustee Wallace, yes. Motion adopted.

## **ZONING COMMISSION CASE #822**

Associate Economic and Zoning Administrator Max McConnell stated that the Township was not able to garner support for declining improvements in recorded easements. They are not able to do a case-by-case review with current staff, so they are asking for the repeal of that request and that wording revert to the wording used prior to January 2021.

## **CITIZENS DESIRING TO SPEAK**

Trustee Kretz stated that this is the portion of the meeting in which citizens desiring to speak may do so. Hearing none, the Board moved to the next item.

**20210628-ZC-A: A RESOLUTION TO AMEND THE TEXT OF THE ZONING RESOLUTION OF BEAVERCREEK TOWNSHIP**

Trustee Wallace **MOVED** the adoption of the following Resolution.

**WHEREAS**, The Beaver Creek Township Zoning Commission held a public hearing on June 3, 2021, at which time any and all persons desiring to speak were heard; and

**WHEREAS**, The Greene County Regional Planning and Coordinating Commission reviewed the proposed Text Amendment and the Full Commission passed Resolution #21-05-25-3C which recommends adoption of the Text Amendment; and

**WHEREAS**, The Beaver Creek Township Zoning Commission recommended the approval of the proposed Text Amendment as detailed in Zoning Commission Resolution # ZC-21-004; and

**WHEREAS**, The Beaver Creek Township Board of Trustees held a public hearing on June 28, 2021, at which time any and all persons desiring to speak were heard;

**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 Resolution of Beaver Creek Township to remove Article 19.03.10 in its entirety;

**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.

**ZONING COMMISSION CASE #760-7**

Trustee Kretz invited the applicant to speak.

Mr. Rob Arnold spoke regarding the need for the major modification requested.

Mr. McConnell spoke regarding the major modification, EPA restrictions, and road placements. He noted that the density changes were not brought before the Trustees

for a vote over a decade ago through omission although it was recommended by the zoning commission at the time. The applicant has been working very well with his office, making all suggested changes and stated that if this resolution is approved by the Trustees, it will effectively change the density to what was suggested.

A map of the area in question was shown and Mr. McConnell explained the details of such.

**CITIZENS DESIRING TO SPEAK**

Trustee Kretz stated that this is the portion of the meeting in which citizens desiring to speak may do so. Hearing none, the Board moved to the next item.

**20210628-ZC-B: A RESOLUTION TO MODIFY THE APPROVED SPECIFIC SITE PLAN FOR THE PUD KNOWN AS "RIVER WEST"**

Trustee Wallace **MOVED** the adoption of the following Resolution.

**WHEREAS**, The Beavercreek Township Zoning Commission held a public hearing on June 3, 2021, 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 Major Modification as detailed in Zoning Commission Resolution # ZC-21-005; and

**WHEREAS**, The Beavercreek Township Board of Trustees held a public hearing on June 28, 2021, at which time any and all persons desiring to speak were heard;

**NOW THEREFORE BE IT RESOLVED THAT**, the Board of Trustees of Beavercreek Township, Greene County, Ohio favorably passed the above Resolution as presented, modifying the Specific Site Plan for the "River West" PUD, subject to the following condition;

- 1) Approval is subject to the approval of any agency or entity with jurisdiction or authority over any aspect of the proposed development, or to any other entity at the discretion of the Community Development and Risk Department.

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

**20210628-Admin-I:** Trustee Wallace **MOVED** to adjourn the meeting, seconded by Trustee Dean. Fiscal Officer Rushing called the roll: Trustee Kretz, yes; Trustee Dean, absent; Trustee Wallace, yes. Motion adopted.

APPROVED:



Tom Kretz, Chair

ATTESTED:



Ryan A. Rushing, Fiscal Officer

7-12-2021  
Date