

**RECORD OF PROCEEDINGS**  
**CLEARCREEK TOWNSHIP TRUSTEES**  
**Minutes of Regular Meeting**  
**February 14, 2022**

The Clearcreek Township Trustees met in regular session at 5:30 p.m. with the following members present: Mr. Gabbard, Mr. Muterspaw, and Mr. Wade.

Mr. Wade opened the meeting and led in the Pledge of Allegiance.

Mr. Wade asked for a motion to authorize the promotion of the following employees to the listed rank and probationary pay, effective February 14, 2022:

1. Lieutenant – Wallace E. Stacy - \$45.25 per hour.
2. Sergeant – Nicole Cordero - \$40.98 per hour.
3. Sergeant – Kevin Barton - \$40.98 per hour.
4. Sergeant – Jason Bates - \$40.98 per hour.
5. Sergeant – Charles Sweet - \$40.98 per hour.

Mr. Muterspaw so moved with Mr. Gabbard seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea; Mr. Muterspaw-yea; and Mr. Wade-yea.

Mr. Wade administered the Oath of Office to Wallace E. Stacy. Lieutenant Stacy's daughter Heather pinned the new badge on her father. Lieutenant Stacy thanked the soccer team he coaches, the OUSC Bluebirds, for attending his promotion.

Mr. Wade administered the Oath of Office to Sergeants Kevin Barton, Jason Bates, and Charles Sweet. Sergeant Bates' badge was pinned by his son Cooper Bates. Sergeant Sweet's badge was pinned by his daughters Madelyn and Emery, his son Tristan, and his wife, Sara.

The Board and audience congratulated the new officers.

Mr. Wade called for Public Comment, of which, none was noted.

Mr. Wade asked if the Board members had any consent agenda item or items that they wished removed. No removal from the consent agenda was requested.

Mr. Wade then asked for a motion at 5:37 p.m. to enter Executive Session Pursuant to Ohio Revised Code 121.22(G)(2) to consider the purchase of property for public purposes and O.R.C. 121.22(G)(8) negotiations with other political subdivisions respecting a request for economic development assistance. Mr. Muterspaw so moved with Mr. Gabbard seconding the motion. Upon roll call the vote was as follows: Mr. Muterspaw-yea; Mr. Gabbard-yea; and Mr. Wade-yea.

At 5:59 p.m., Mr. Wade then asked for a motion to resume the regular meeting. Mr. Gabbard so moved with Mr. Muterspaw seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea; Mr. Muterspaw-yea; and Mr. Wade-yea.

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Fire Chief Agenbroad asked the Board for authorization to purchase 15 traffic signaling preemption kits for installation in emergency vehicles from Path Master, Inc. for \$40,500, and the installation of them by Parr Safety Equipment for \$5,750, at a total sum not to exceed \$46,250. Mr. Wade asked for a motion to authorize the purchase. Mr. Muterspaw so moved with Mr. Gabbard seconding the motion. Upon roll call the vote was as follows: Mr. Muterspaw-yea; Mr. Gabbard-yea; and Mr. Wade-yea.

Mr. Jones, Road Superintendent, presented the Board the list of streets to be paved this year. Mr. Jones noted that 28 roads and 4.7 miles of roadway, at an estimated cost of \$655,815, was planned for 2022 along with \$18,253.10 for road striping. Mr. Gabbard asked about the roads being repaved in Sycamore Trails. Mr. Jones stated that this project was repaving only and did not include money for fixing underlying issues in sections of that subdivision.

Mr. Wade read Resolution 5350 – A Resolution authorizing the Township Administrator to execute a contract with the Warren County Engineer’s Office for the Warren County 2022 Road Resurfacing Project, dispensing with the second reading, and declaring an emergency. The emergency will allow the County to solicit bids in a timely manner. Mr. Wade asked for a motion to approve the Resolution. Mr. Gabbard so moved with Mr. Muterspaw seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea; Mr. Muterspaw-yea; and Mr. Wade-yea.

Mr. Wade read Resolution 5351 – A Resolution declaring personal property as surplus and approving an internet auction, direct sale, donation, disposal, trade-in, or destruction of said personal property, dispensing with the second reading, and declaring an emergency. Mr. Clark, Township Administrator, advised that the mower being declared surplus will be used as a trade-in on a new mower. Mr. Wade asked for a motion to approve the Resolution. Mr. Muterspaw so moved with Mr. Gabbard seconding the motion. Upon roll call the vote was as follows: Mr. Muterspaw-yea; Mr. Gabbard-yea; and Mr. Wade-yea.

Mr. Wade then asked for a motion to approve the purchase of a new JD 950R ZTrak mower at a net cost of \$8,532.82. Mr. Gabbard so moved with Mr. Muterspaw seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea; Mr. Muterspaw-yea; and Mr. Wade-yea.

Police Chief Terrill then asked the Board to approve three purchases related to the new police building. Chief Terrill explained the selection process and reasons for the purchases. The first purchase was for access control to Sonitrol at an estimated cost of \$48,918. After a short discussion by the Board, Mr. Wade asked for a motion to approve the purchase. Mr. Muterspaw so moved with Mr. Gabbard seconding the motion. Upon roll call the vote was as follows: Mr. Muterspaw-yea; Mr. Gabbard-yea; and Mr. Wade-yea.

Chief Terrill then asked the Board to approve two recommendations to purchase equipment and installation services from Elite Computers. The first recommendation was for new network equipment at \$59,691.73. The second recommendation was for security cameras and closed-circuit television systems at an estimated cost of \$88,414.34. Mr. Wade asked for a motion to approve the

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purchases. Mr. Gabbard so moved with Mr. Muterspaw seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea; Mr. Muterspaw-yea; and Mr. Wade-yea.

Mr. Palmer, Planning and Zoning Director, asked the Board for direction for a soon-to-be vacated position on the Township's Zoning Commission. The Board, after a short discussion, decided to allow two existing Zoning Commission Alternate Members to alternate at the position to receive additional training before deciding on a single representative.

Mr. Palmer then asked for direction on an issue that was brought before him by a developer, Mr. Herman, to address a parcel that he owns in the Country Brook North subdivision. Mr. Herman requested that the Board not have a thru street crossing the parcel with several options offered as alternatives. The Board and Township staff discussed the merits of a through street versus various options and decided to leave the potential street as designed in the original platting.

Mr. Wade asked for a motion to approve the Consent Agenda. Mr. Muterspaw moved to approve the Consent Agenda as presented to the Board:

- 1 Approval of Minutes – January 24, 2022, Regular Session.
- 2 Current Bills and Financial Report.
- 3 Approve the renewal of annual licensing for Lexipol, LLC, for Fire Procedures Manuals, Supplemental Manuals, Policy Manual and Daily Training Bulletins at a cost of \$9,504.71.
- 4 Approve the renewal of the annual agreement with the Miami Valley Crime Lab for 2022 services at a cost of \$16,400.
- 5 Accept the resignation of fulltime Police Officer, John Gleeson, effective February 24, 2022.
- 6 Accept the annual appointment of Representatives and Alternates to the Warren County Regional Planning Commission as indicated in the attached document.
- 7 Accept the transmittal of Zoning Commission Action and set public hearings:
  - a. Rezoning of 8.39 acres on Clearcreek-Franklin Rd. from Suburban Residence Zone (SR-1) to General Business Zone (B-2) by Don Birdsall Consulting, on behalf of Scot Dorough to be heard on Monday, March 14, 2022, 5:30 p.m.
  - b. Rezoning of .50 acre at 8142 State Route 48 from Residence Zone (R-1) to Neighborhood Business Zone (B-1) by Backstop 48 Properties, LLC; Erin Kristbaum and Ronald Sparks to be heard on Monday, March 14, 2022, 5:30 p.m.
- 8 Accept the Road and Parks, Planning and Zoning, Police, and Fire District's January 2022 monthly reports.

Mr. Gabbard seconded the motion and upon roll call the vote was as follows: Mr. Muterspaw-yea; Mr. Gabbard-yea; and Mr. Wade-yea.

Mr. Clark asked the Board if they would be available for a work session following the regular meeting scheduled for February 28<sup>th</sup>. All members of the Board indicated they would be available and to schedule the work session following the regular meeting.

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At 6:29 p.m., Mr. Wade asked for a motion to adjourn the Regular Meeting. Mr. Gabbard so moved with Mr. Muterspaw seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea; Mr. Muterspaw-yea; and Mr. Wade-yea.

FISCAL OFFICER Russell Taylor, Jr.  
TRUSTEE Ed Wade  
TRUSTEE SA Muterspaw  
TRUSTEE [Signature]

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**CLEARCREEK TOWNSHIP GOVERNMENT CENTER**

7593 Bunnell Hill Road, Springboro, Ohio 45066  
(937) 748-1267 FAX (937) 748-3252

**Board of Trustees**

Ed Wade  
Jason Gabbard  
Steve Muterspaw



**Fiscal Officer**

Russell Carolus

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To: Clearcreek Township Trustees  
Date: February 9, 2022  
Re: Appointments to the Warren County Regional Planning Commission

It is time again to appoint representatives. Below is a duplication of last year's appointments. If you have any changes, please let me know.

The Clearcreek Township Trustees have selected the following representatives and alternates to the Warren County Regional Planning Commission April 1, 2022 through March 31, 2023:

- (1) Representative: Jeff Palmer  
Address: 7593 Bunnell Hill Rd. Springboro, OH 45066  
Phone Number: 937-748-1267  
Email: jpalmer@clearcreektownship.com  
Alternate: Lori Burton  
Address: 7593 Bunnell Hill Rd. Springboro, OH 45066  
Phone Number: 937-748-1267  
Email: lburton@clearcreektownship.com
- (2) Representative: Steve Muterspaw  
Address: 570 Pekin Rd. Lebanon, OH 45036  
Phone Number: 513-265-5370  
Email: smuterspaw@clearcreektownship.com  
Alternative: Ed Wade  
Address: 2815 Factory Rd. Springboro, OH 45066  
Phone Number: 937-748-1440  
Email: ed@wadeins.com
- (3) Representative: John Edelmann  
Address: 2594 W. Pekin Rd. Springboro, OH 45066  
Phone Number: 937-554-1815  
Email: edelmann@hcst.net  
Alternative: Jason Gabbard  
Address: 6196 Springboro Rd. Lebanon, OH 45036  
Phone Number: 937-470-6446  
Email: jgabbard@clearcreektownship.com

