

RECORD OF PROCEEDINGS
CLEARCREEK TOWNSHIP TRUSTEES
Minutes of Regular Meeting
July 10, 2023

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 the Board if any item needed to be removed from the Consent Agenda. No requests for removal were noted.

Mr. Wade asked for Public Comments. Mr. Stanley Ramsden-Cooke, 9153 Yankee Road, came forward to discuss his property being considered a nuisance by Resolution 5442 to be heard tonight. Mr. Wade asked if anyone else in the audience wished to come forward. No further requests for comment were noted.

Mr. Wade read Resolution 5438 – A Resolution awarding/rejecting the Pickleball Court Construction Project at Patricia Allyn Park to the lowest and best responsive bidder and dispensing with the second reading. Mr. Clark, Township Administrator, gave background information on the proposal. Mr. Gabbard asked if project could be done cheaper with the Road Department doing part of the construction. Mr. Clark stated that the project using portable netting would be modified to use fixed netting. Mr. Wade asked Mr. Jones, Road Superintendent if they could do the work. Mr. Jones stated it would take about 20 days total to accomplish the work with off-project time needed for road work. Mr. Gabbard asked Mr. Clark to look at other local jurisdictions to find other possible contractors. The Board and Mr. Clark discussed the time frames needed to comply with the \$100,000 grant. Mr. Steve Halsted, 9209 Yankee Road came forward to suggest building tennis courts instead of just pickle ball courts to make them dual purpose. Mr. Clark and the Board discussed the project with the Board keeping the Resolution tabled for further discussion.

Mr. Wade read Resolution 5441 – A Resolution declaring personal property as surplus and approving an internet auction, direct sale, donation, disposal, or destruction of said personal property and dispensing with the second reading. Mr. Clark stated that items from Fire, Roads, and surplus furniture and equipment from the Administration building were on the list to be sold or disposed. 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 read Resolution 5442 – A Resolution determining that the maintenance of the listed, specific tracts of land constitute a nuisance (tall grass/weeds), dispensing with the second reading, and declaring an emergency:

- a. 4480 Springboro Road; Parcel ID #08-04-300-036
- b. 9153 Yankee Road; Parcel ID #04-03-378-006

Mr. Palmer requested that the property at 9153 Yankee Road be removed from the Resolution since the property was now in compliance with Township regulations. Mr. Wade asked for a motion to

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amend Resolution 5442, removing 9153 Yankee Road from 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 then asked for a motion to approve the amended 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. Jones noted that the cape seal project was complete in Quail Meadows subdivision. The Board noted the completion and stated they would go look at it.

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

- 1 Approval of Minutes – June 26, 2023, Regular Session.
- 2 Current Bills and Financial Report.
- 3 Accept the Road, Planning and Zoning, Police, and Fire District’s June 2023 monthly reports.

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

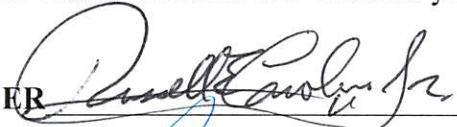
Mr. Wade asked for a motion to suspend the Regular meeting at 5:54 p.m. to hold an Executive Session pursuant to R.C. 121.22(G)(1), to consider the employment or discipline of a public employee. Mr. Muterspaw so moved with Mr. Gabbard seconding the motion. Upon roll call the vote was as follows: Mr. Muterspaw-yea; Mr. Gabbard-yea; and Mr. Wade-yea.

The Board returned from Executive Session at 6:33 and immediately resumed the Regular Meeting.

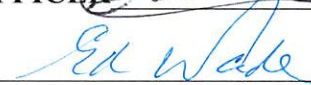
Mr. Cooke asked the Board to place his earlier written comments into the record. The statement is attached to these minutes. Mr. Wade asked if anyone wished to bring any further business before the Board.

At 6:33 p.m., Mr. Wade asked for a motion to adjourn the 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,

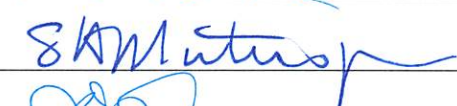
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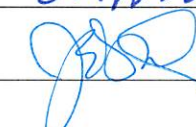
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Meeting Clearcreek Township Trustees

July 10, 2023, 5.30 pm.

Statement to the Trustees re: Resolution, 5442 ii.

Part 1.

I am Stanley Ramsden-Cooke, I am the owner of the property Lot2 Ransom Meadows the Property mentioned in the above Resolution.

Chair

Before I refer to Part 2. of this statement, I call upon Mr. Palmer to reaffirm that he has removed Resolution 5442 ii. from the agenda and expunge it from the record.

Chair, I wish to proceed with Part 2 of this statement.

Complaint about owner Lot 1. Ransom Meadows 45066 to the Trustees Clearcreek Township

Mr. Palmer, Director of Zoning, was contacted by my wife this morning concerning the above resolution with a request that it be removed from today's agenda. It should be expunged from the record on grounds that the complaint was an abuse of procedure, the Complainant having an ulterior motive for making the call.

Mr. Palmer disclosed that the caller was Mr. Tyler Cox, co- owner of 9125 Yankee Rd, Lot 1. Ransom Meadows. He was not able to verify whether the caller was in fact Mr. Tyler Cox or someone purporting to be him.

I spoke with Mr. Palmer on Thursday morning last week when he arrived unannounced. I showed him a variety of documents that are presently

sub judice. Mr. Tyler Cox and his wife are involved with Court procedures initiated by me (Court Claim: 23CV096181) regarding their behavior from a month ago. This is recorded at Clearcreek Police station under report number: **LP2305007318**.

The 'caller' to Mr. Palmer sought to cause trouble and mischief by complaining about grass length on Lot 2. Mr. Palmer verified for himself that the grass, whilst in need of cutting, was "not that long." It was subsequently cut. Suffice to say I am here tonight to request that the Resolution on the agenda be expunged as there is no justifiable cause for its inclusion.

The 'caller' had malicious intent and I ask the Trustees here tonight to rebuke the caller's behavior with a written warning.

As residents of Clearcreek Township, we all have the right to complain. It must be justified, proportionate, warranted and without malice.

I submit this statement of complaint to the Board of Trustees for the record.

Thank you.