

RECORD OF PROCEEDINGS
CLEARCREEK TOWNSHIP TRUSTEES
Minutes of Regular Meeting
August 10, 2026

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

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

Mr. Gabbard called for Public Comments.

Mr. Steve Driscoll, 8109 Bunnell Hill Road, came forward to ask the Board to keep the current temporary police sign trailer at the southern terminus of Bunnell Hill Road and State Route 48. Mr. Driscoll asked for a more permanent solution to the current police sign trailer at the intersection. Mr. Terrill, Police Chief, explained the trailer was there due to several serious accidents that occurred at the intersection. Mr. Gabbard told Mr. Driscoll that the township would investigate putting signage at that location.

Mr. Driskoll “Pete” Gibbs, 7328 Larkspur Court came forward. Mr. Gibbs commented on storm water issues at his property.

Mr. Gabbard 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. Carolus, Fiscal Officer, asked the Board to approve the annual streetlight special assessments. Mr. Carolus explained the process and the need for a 4.5% fee to keep the streetlight fund balance stable.

Mr. Gabbard read Resolution 5690 – A Resolution levying a special assessment on lands in Clearcreek Township for funding 2027 Street Lighting Districts, dispensing with the second reading, and declaring an emergency. The reason for the emergency is the need to meet the county auditor's filing deadline for 2027 street lighting assessments. Mr. Gabbard asked for a motion to approve the Resolution. Mr. Muterspaw so moved with Mr. Holtrey seconding the motion. Upon roll call the vote was as follows: Mr. Muterspaw-yea; Mr. Holtrey-yea; and Mr. Gabbard-yea.

Mr. Gabbard read Resolution 5691 – A Resolution authorizing the Township Administrator to incur obligations greater than \$10,000 on behalf of the Township, dispensing with the second reading, and declaring an emergency. The reason for the emergency is the need to authorize and to approve immediate payment for the obligations below at the earliest time permitted by law. Mr. Clark, Township Administrator, explained the project and process for updating Station 21’s interior. Mr. Clark explained the Patricia Allyn Park project. Mr. Gabbard asked what the budget was for updating Station 21. Mr. Cox, Assistant Fire Chief, stated that \$350,000 was allotted to all fire stations’ renovations. Assistant Chief Cox stated the remainder of the \$350,000 would be used for Stations 22 and 23. The items being purchased are:

- A. Authorize the contract of RAM Restoration, LLC for the Station 21 interior renovations at an estimated cost of \$299,106.78.

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- B. Authorize the proposal of Precision Line Striping to crack-seal and seal the main loop driveway and playground parking lot at Patricia Allyn Park at an estimated cost of \$17,428.64.

Mr. Gabbard asked for a motion to approve the Resolution. Mr. Holtrey so moved with Mr. Muterspaw seconding the motion. Upon roll call the vote was as follows: Mr. Holtrey-yea; Mr. Muterspaw-yea; and Mr. Gabbard-yea.

Mr. Clark asked the Board to accept the following generous donations to benefit the Echo Valley Disc Golf Course at Hoffmann Reserve:

- a. \$600 from Carl Chiles, holes 3 & 9.
- b. \$150 from Jay Harbin, hole not designated.

Mr. Gabbard asked for a motion to accept the donation. Mr. Muterspaw so moved with Mr. Holtrey seconding the motion. Upon roll call the vote was as follows: Mr. Muterspaw-yea; Mr. Holtrey-yea; and Mr. Gabbard-yea.

Mr. Gabbard read Resolution 5692 – A Resolution determining that the maintenance of 8956 Bunnell Hill Road, Parcel ID #05-32-101-002, constitutes a nuisance for vegetation growth, dispensing with the second reading, and declaring an emergency. The reason for the emergency is the need to authorize immediate abatement of the vegetation nuisance at the earliest time permitted by law. Mr. Palmer, Planning and Zoning Director, gave background information on the nuisance. Mr. Gabbard asked for a motion to approve the Resolution. Mr. Holtrey so moved with Mr. Muterspaw seconding the motion. Upon roll call the vote was as follows: Mr. Holtrey-yea; Mr. Muterspaw-yea; and Mr. Gabbard-yea.

Mr. Gabbard read Resolution 5693 – A Resolution determining that the maintenance of 3555 Mary Ann Drive, Parcel ID #09-33-178-023 constitutes a nuisance and ordering the removal of a junk vehicle after sufficient notice, dispensing with the second reading, and declaring an emergency. The reason for the emergency is to provide for the removal of the junk vehicle on the property at the earliest time permitted by law. Mr. Palmer gave background information on the nuisance. Mr. Gabbard asked for a motion to approve the Resolution. Mr. Muterspaw so moved with Mr. Holtrey seconding the motion. Upon roll call the vote was as follows: Mr. Muterspaw-yea; Mr. Holtrey-yea; and Mr. Gabbard-yea.

Assistant Chief Cox asked the Board to make conditional offers of probationary employment to the following candidates, pending acceptable background and pre-employment screenings:

- a. Firefighter/Emergency Medical Technician Ethan Murphy at \$24.91 per hour.
- b. Firefighter/Emergency Medical Technician Cameron Deye, at \$24.91 per hour.

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Mr. Gabbard asked for a motion to approve the conditional offers of probationary employment. Mr. Holtrey so moved with Mr. Muterspaw seconding the motion. Upon roll call the vote was as follows: Mr. Holtrey-yea; Mr. Muterspaw-yea; and Mr. Gabbard-yea.

Chief Terrill asked the Board to accept the generous donation of artwork from Residential Group Homes, Inc. (RGHI, Inc.), estimated to be valued at \$3,000, to be displayed at the Police Department. The metal flag will be displayed in the training room. Mr. Gabbard asked for a motion to accept the donation. Mr. Muterspaw so moved with Mr. Holtrey seconding the motion. Upon roll call the vote was as follows: Mr. Muterspaw-yea; Mr. Holtrey-yea; and Mr. Gabbard-yea.

Chief Terrill asked the Board to rescind the conditional offer of probationary employment made on March 23, 2026, to Benjamin Frederick. Mr. Gabbard asked for a motion to rescind the conditional offer of employment to Mr. Frederick. Mr. Holtrey so moved with Mr. Muterspaw seconding the motion. Upon roll call the vote was as follows: Mr. Holtrey-yea; Mr. Muterspaw-yea; and Mr. Gabbard-yea.

Mr. Jones, Road Superintendent, noted that the Road Department had cleared the backlog of ditching requests for this year. Mr. Gabbard asked if any improvements could be done to the intersection of Crossley Road and Red Lion Five Points Road. Mr. Clark noted that the Warren County Traffic Improvement District had identified that intersection for study. Mr. Gabbard noted he would ask Mr. Weber for consideration.

Mr. Gabbard 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 Regular Minutes – July 27, 2026, Regular Session.
- 2 Current Bills and Financial Report.
- 3 Accept the resignation of Firefighter/Paramedic Matthew Lalich effective August 17, 2026.
- 4 Accept the Road, Planning and Zoning, Police and Fire monthly reports for July 2026.

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

Chief Terrill then advised the Board, with the approval of Law Director Pacheco, not to visit Mr. Gibbs' property even though Mr. Gibbs asked the Board to come to his home. Chief Terrill noted that earlier this year, Mr. Gibbs had requested criminal trespass charges be laid against the Board for prior visits to his property.

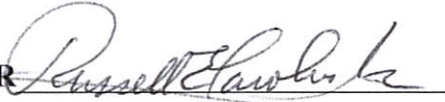
At 5:51 p.m., Mr. Gabbard asked for a motion to enter Executive Session pursuant to Ohio Revised Code 121.22(G)(4), preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment. Mr. Holtrey moved to enter Executive Session with Mr. Muterspaw seconding the motion. Upon roll call the vote was as follows: Mr. Holtrey-yea; Mr. Muterspaw-yea; and Mr. Gabbard-yea.

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The Board returned from Executive Session at 6:05 p.m. and immediately resumed the Regular Session.

With no further business, Mr. Gabbard asked for a motion to adjourn the Regular Meeting at 6:05 p.m. Mr. Muterspaw so moved with Mr. Holtrey seconding the motion. Upon roll call the vote was as follows: Mr. Muterspaw-yea; Mr. Holtrey-yea; and Mr. Gabbard-yea.

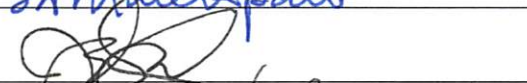
FISCAL OFFICER



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