

5. Services \$ 319,402.49 Barrett Paving Materials, Inc. – Construct turn lane on Union Centre Boulevard at Beckett Road (CIP #1028)
6. Services \$19,360.00 Werling, Inc. – Replace roof at Keehner Park log cabin (CIP #1261)
7. Services \$14,000.00 Southeastern Equipment Co., Inc. – Rent salt loader for 2016-2017 winter season
8. Services \$5,625.00 Red Wing Shoe Store –Purchase 25 pairs of safety work boots per collective bargaining agreement
9. Services \$2,706.00 VIOX Services Inc. – Remove and replace electrical wiring for Safety Services Center parking lot lighting (Increase PO #S160977)

MOTION made by Mr. Wong, seconded by Mr. Lang, to approve payment of requisitions 1 through 9. Discussion: none. **Motion carried unanimously.**

Personnel Items

MOTION made by Mr. Lang, seconded by Mr. Wong, to change status of and extend seasonal employment for Mr. Ervin Kolb and Mr. Chad Theiss through October 2016 at the same hourly rate of \$11.25 Discussion: none. **Motion carried unanimously.**

Business Items

Mrs. Boyko introduced the next item giving the origin and brief history of the Union Centre Boulevard TIF district, saying it was statutorily exempt from compensating the local school districts at the time it was created in 1990. She said the Union Centre Boulevard TIF district’s natural termination would be in 2021, the TIFs are part of the Township’s strategy for creating long term sustainability, and staff frequently monitors the eight functioning TIFs. The purpose for the following two motions is to notify impacted districts and the county commissioners of the intent to terminate a portion of the Union Centre Boulevard TIF district at the end of 2018 and extend the remaining portion an additional 15 years. Mrs. Boyko then referenced several PowerPoint slides: In slide #1, attached, she identified the orange/red area as the Princeton School District and the remaining yellow as Lakota in the Union Centre Boulevard TIF district. Slide #2, attached, illustrated the area proposed for extending the term of the TIF, and attached slide #3 highlighted what would be terminated. Mrs. Boyko said approximately 533 acres of the area proposed for the TIF extension are in the Princeton School District and approximately 667 acres are in the Lakota School District. She said Lakota would realize approximately 48% of the property taxes from the proposed extension plus that which is terminated.

MOTION made by Mr. Lang, seconded by Mr. Wong, to approve letters of notification to Lakota Local School District Board of Education; Princeton City School District Board of Education; Butler Technology and Career Development Schools Board of Education; and Butler County, Ohio Board of County Commissioners for the extension of a portion of the Union Centre Boulevard Tax Increment Finance District pursuant to Ohio Revised Code 5709.73 (L) and to authorize the Township Administrator to serve said notification letters and any supplemental documentation on the respective Boards of Education and the Board of Butler County Commissioners. Discussion: Mr. Wong began discussion asking if there were Princeton students in West Chester. Mrs. Boyko said the state determines school boundaries. All three

Trustees praised at length the merits of the TIF districts for stimulating development. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mr. Lang, to approve letters of notification to Lakota Local School District Board of Education; Butler Technology and Career Development Schools Board of Education; and Butler County, Ohio Board of County Commissioners for the early expiration and termination of a portion of the Union Centre Boulevard Tax Increment Finance District at the end of tax year 2018 and to authorize the Township Administrator to serve said notification letters and supplemental documentation on the respective Boards of Education and the Board of Butler County Commissioners Discussion: none. **Motion carried unanimously.**

Mrs. Boyko introduced the next item saying whenever there's development on a state route and interest to install sidewalks, ODOT requires the local political jurisdiction, West Chester Township in this instance, to accept responsibility for the sidewalk. Furthermore, it does not restrict ODOT from delegating or deferring the authority to install and maintain the sidewalk to the property owner. The area at issue is approximately 500' of frontage where two self-storage warehouse buildings are to be installed, and Zoning Commission approval was conditioned upon installation of sidewalks. This Resolution further defers Trustee responsibility for the construction and maintenance of the sidewalk to the property owner.

MOTION made by Mr. Lang, seconded by Mr. Wong, to approve statutory Resolution No. 28-2016 agreeing to cooperate with the Ohio Department of Transportation (ODOT) to meet public interest demand for the construction of a 5' wide concrete sidewalk within the right-of-way on a portion of U.S. 42, including parcel #M56200073000052 on Cincinnati-Columbus Road within West Chester Township, and to authorize the Township Administrator to execute any and all documents necessary to effectuate the Resolution. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Lang, seconded by Mr. Wong, to not object to a liquor permit stock transfer from Beckett Ridge Golf Club, LLC dba Beckett Ridge Country Club, 5650 Beckett Ridge Blvd., to Beckett Ridge CC, LLC, 5650 Beckett Ridge Boulevard. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mr. Lang, to not object to a liquor permit stock transfer from Geisha Restaurant, LLC, dba Geisha Restaurant, 7691 Voice of America Centre Drive to Miyako Sushi & Grill, LLC, dba Miyako Restaurant, 7691 Voice of America Centre Drive. Discussion: none. **Motion carried unanimously.**

Mrs. Boyko introduced the next item saying the City of Oxford Police Department is the sponsoring law enforcement entity this year in Butler County that receives and manages the OVI Task Force grant. She said the Township anticipates being reimbursed for up to \$12,000 from the grant for targeted OVI enforcement.

MOTION made by Mr. Lang, seconded by Mr. Wong, to enter into contractual agreement with the City of Oxford Police Department for the participation in the 2017 Butler County OVI Task Force and to authorize the Township Administrator to execute said agreement. Discussion: **Motion carried unanimously.** Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Lang, seconded by Mr. Wong, to auction five police vehicles and two forfeited vehicles by auction or through salvage dealer. Discussion: Mr. Lang and Mr. Wong noted the poor condition of the subject vehicles, and Mr. Welch confirmed the means by which they are auctioned. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mr. Lang, to approve statutory Resolution No. 29-2016 declaring surplus items for disposal. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mr. Lang, to accept the following streets in the Logans Meadow subdivision (Section 29 & 35, Town 4, Range 2) and journalize at 25 mph with the provision all decorative signage and landscaping be maintained by the private property owners or by an HOA if and when established. Discussion: none. **Motion carried unanimously.**

(Fiscal Officer Note: The streets journalized and their respective distance in feet- Chantilly Drive, 545.4 .10, and Cindy Lou Court 271.3 .05.)

First Reading of Resolutions & Reading of Emergency Resolutions

There were no first readings of resolutions or readings of emergency resolutions.

Citizen's Comments

There were no citizen's comments.

Second Reading & Vote on Pending Resolutions & Vote on Emergency Resolutions

There were no second readings, or votes on pending resolutions or emergency resolutions.

Discussion Items & Elected Official Comments

Mrs. Boyko said the West Chester Baseball Partnership, which manages the West Chester baseball complex, has asked the Township if it would consider partnering with the Partnership for the purpose of installing artificial turf on two of the infields. Costs are estimated to approximate \$400,000. Mrs. Boyko said the improvement would be TIF eligible, and asked if the Board would like for representatives from the Partnership to present the proposal to the Board at its next meeting. She would ask the partnership to be prepared to discuss the return on investment. She noted West Chester realizes increased revenue from the hotel tax, and approximately 30% of the hotel room rentals resulting from baseball tournaments are for West Chester hotels. The Board requested that she ask the Partnership to make a presentation at the next Trustee meeting on October 11th, and Mr. Welsh asked that they account for annual maintenance costs.

Mrs. Boyko also commented on the Treasurer of State's Ohio Checkbook program, noting the Board had previously discussed. She said the program entails but one module, illustrating only financial expenditures, and the Township can participate at will and withdraw at any time. Mrs. Boyko commented that there has been discussion about pursuing a more robust data transparency

program, an “open data” platform that would be composed of more than just financial data. It could include data from other disciplines/departments. She explained that, aside from fulfilling the public interest, it would be a medium for integrating various programs that otherwise do not communicate with one another. The subsequent benefit of integrating all this data could be that opportunities for measuring performance and increased operational efficiencies would become apparent. She asked the Board if it was interested in exploring this further, observing that there would be a cost for programming such a platform, ongoing maintenance, and staffing considerations. She said it might entail a new position to administer the data. She did not want to grow government, but make sure staffing was adequate to properly utilize the data. She asked the Board if it would like to pursue Open Checkbook participation and/or explore open data program options. Mr. Welch asked how long it would take to vet an open data vendor. Mrs. Boyko said they are not required to pursue competitive bids for professional services, though they recognize the benefit afforded by competitive bids with respect to analyzing the service offerings, and recommended a “soft RFQ” process in which the major players in the industry are entertained. Otherwise, she had no idea how long the entire process might take. The manner in which an RFP/RFQ would be pursued was discussed at length. The Board directed Mrs. Boyko to develop an RFP/RFQ and send them a copy, though they didn’t need to approve it.

Mr. Jones received confirmation from Mrs. Boyko that the Open Checkbook program was already “good to go” for West Chester, and would not entail any additional expense if it were implemented and made accessible to people. At this point it would cost nothing to make this information available. He also praised the Trustees for their discussion to explore an open data platform, given the potential for identifying new performance measures and operational efficiencies. Mr. Jones also suggested that the RFP include a request for examples of how their program has been used in other, like communities as a means to avail opportunities for us. He said the discussion was at a point where we don’t know what we don’t know. He concluded his comments by offering copies of two new Ohio statutes: one pertained to a citizen’s recourse in the event they believe their public information inquiry was wrongfully denied, and the second codified expanded criteria for a township board to enter into Executive Session.

Mr. Wong noted West Chester Township was again named to Money magazine’s list of Best Places to Live, adding that we are the only place in Ohio to make the top 50 this year. He noted the various accolades presented West Chester Township.

Mr. Welch also commented on the Money magazine recognition, saying we were in competition with 823 communities, identifying the various criteria that was applied.

Mr. Lang listed numerous demographics as communicated by Money magazine, adding that the credit for this honor is attributable largely to residents and businesses. He concluded his comments by correcting a statement Dr. Aziz attributed to him, Mr. Lang, at the September 13th meeting.

Recess to Executive Session

At 7:15 p.m., Mr. Welch asked for a motion to recess the Regular meeting and go into Executive Session with legal counsel for the purpose of considering and discussing (1) personnel matters:

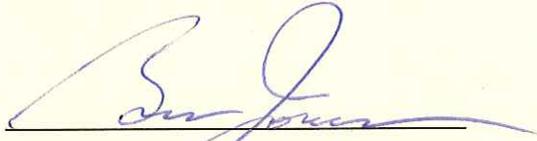
(a) provision of benefits and compensation for non-contract employees, (b) contract negotiations for certain collective bargaining units; (2) Acquisition, sale, or swap of real property, (3) Current and pending litigation. Mr. Welch said the Board would return from recess to adjourn Executive Session and resume the Regular meeting. Motion made by Mr. Lang, seconded by Mr. Wong. Discussion: none. **Motion carried unanimously.** Mr. Welch then declared the meeting in recess.

Post Executive Session/ Adjournment

MOTION made at 7:56 p.m by Mr. Wong to adjourn the Executive Session and resume the September 27, 2016 Regular meeting, seconded by Mr. Lang. Discussion: none. **Motion carried unanimously.**

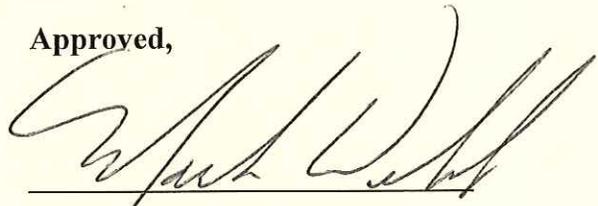
MOTION made at by Mr. Lang, seconded by Mr. Wong, to adjourn the September 27, 2016 Regular meeting. Discussion: none. **Motion carried unanimously.**

Respectfully Submitted,



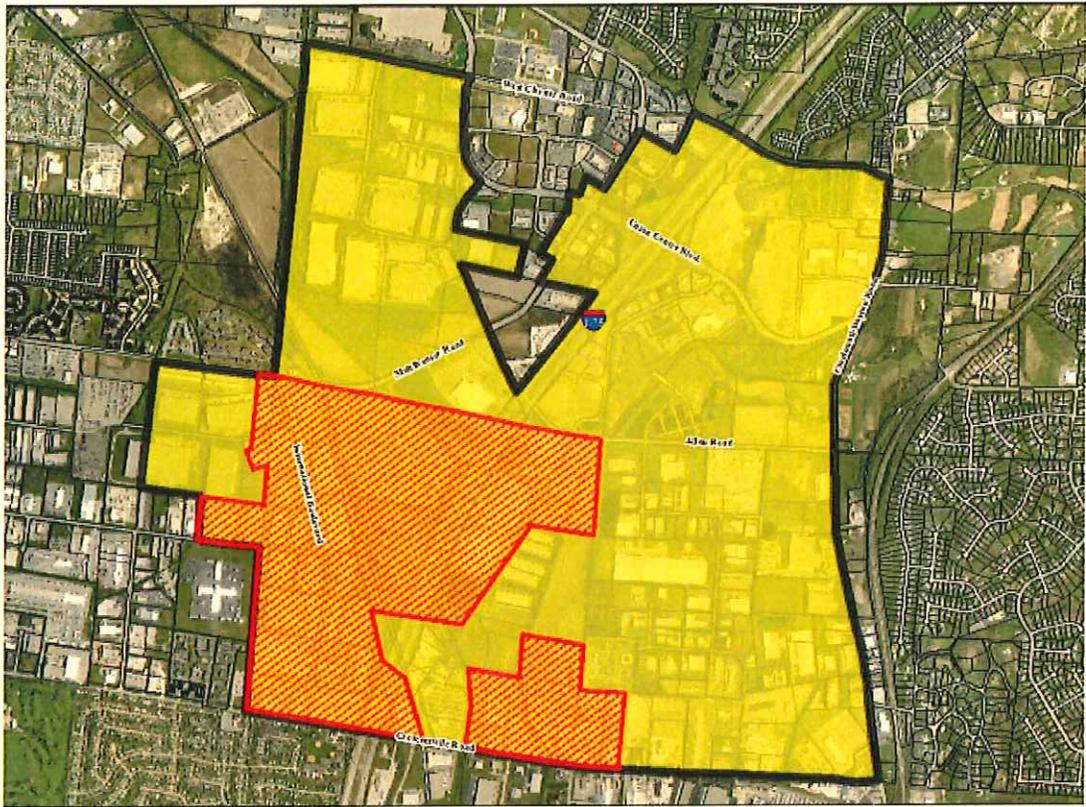
Bruce Jones, Fiscal Officer

Approved,



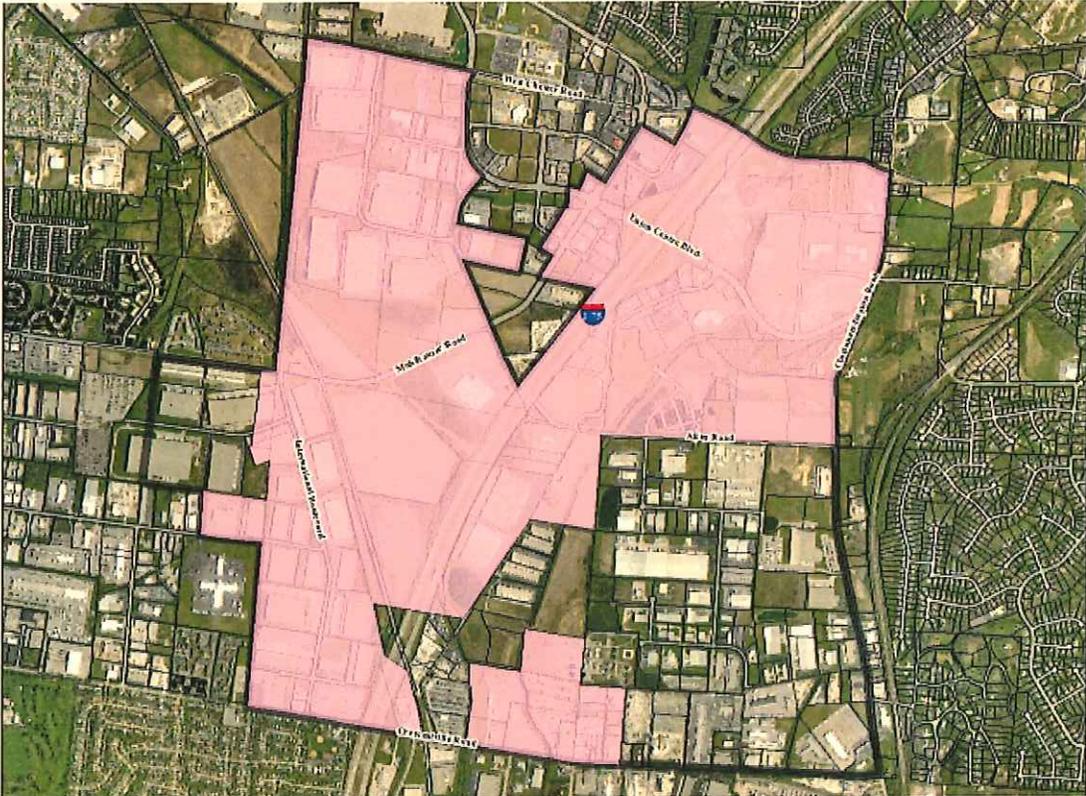
Mark Welch, President

Existing UCB TIF with school district delineation



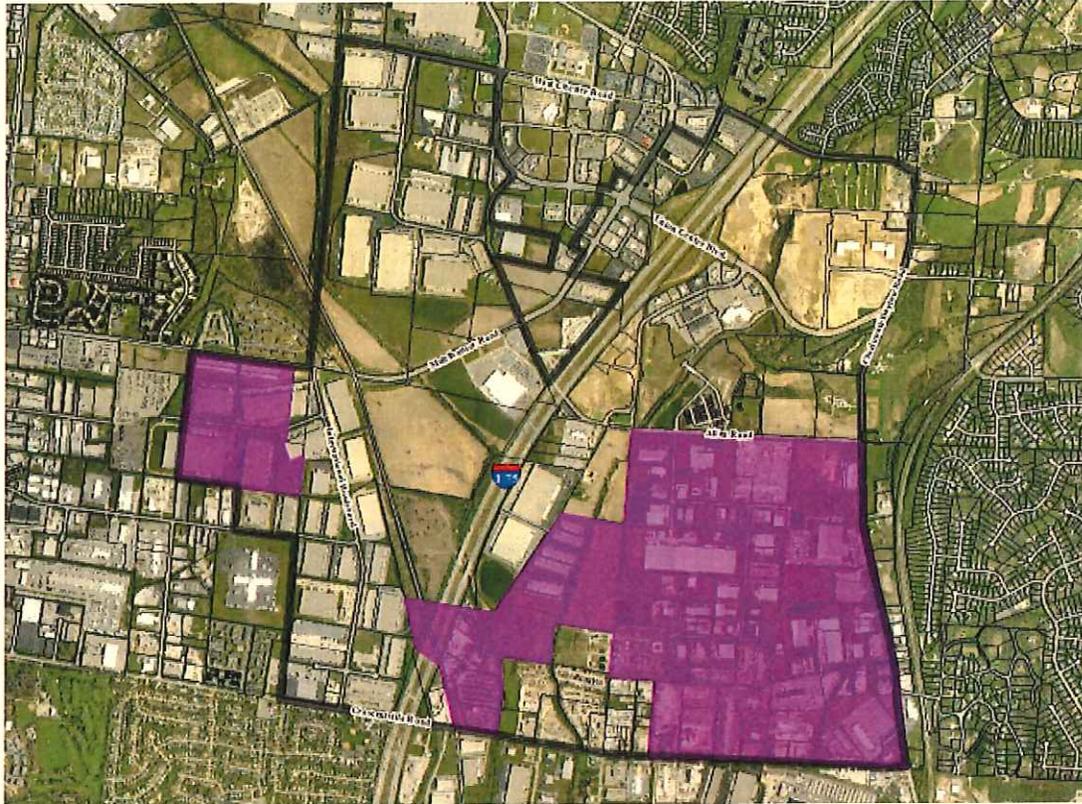
Slide 1.

UCB TIF Proposed Extension



Slide 2.

UCB TIF Proposed Termination



Slide 3.