

Record of Proceedings: April 10, 2018
West Chester Township Board of Trustees - Regular Meeting

Convene: President Wong convened the meeting at 6:00 p.m.
Roll Call: Mr. Wong, Mrs. Becker, and Mr. Welch responded.
Pledge of Allegiance: Repeated by those present.

Citizen's Comments

David Corfman, 7568 Kirkwood Drive, advised that the West Chester Citizen Police Academy Alumni Association was having a fundraiser that evening at Wayback Burger at the VOA shopping complex.

Presentations

Mr. Burks presented a proclamation recognizing National Public Safety Telecommunicators Week, April 8 - 14, 2018, to Mr. Dennis Dick, Director - Communications Center and Information Technology. Mr. Dick explained the role of his department in assisting the public and first responders.

Action Items – For Approval by Motion

MOTION made by Mrs. Becker, seconded by Mr. Welch, to approve the Trustee Meeting Minutes for March 27, 2018. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mrs. Becker, to approve payment of bills. Discussion: none. **Motion carried unanimously.**

Mr. Burks submitted the following requisitions greater than \$2,500:

Requisitions – Greater than \$2,500.00

1. Fire \$18,340.94 Bound Tree Medical, LLC – Purchase various disposable EMS supply items for annual bulk order
2. Fire \$11,515.12 Midwest Medical Supply dba Concordance Healthcare Solutions – Purchase various disposable EMS supply items for annual bulk order
3. Fire \$10,755.58 Henry Schein Matrix Medical – Purchase various disposable EMS Supply items for annual bulk order
4. Services \$23,249.49 JNT Excavating, LLC – Increase PO S180486 for the 2018 Storm Replacement Program (CIP# 1117)
5. Services \$37,309.89 Kings Ford – Purchase 2018 Ford Transit (CIP #768)
6. Services \$16,974.00 Henderson Products – Refurbish 2004 International Dump Truck (CIP# 1492).

MOTION made by Mr. Welch, seconded by Mrs. Becker, to approve payment of requisitions

1 through 6. Discussion: Mr. Welch observed that the first three items related to first responder expenses. Mr. Burks credited Mrs. Becker for suggesting bulk ordering with other surrounding government entities. He also clarified as to use for the requisitioned Ford Transit. **Motion carried unanimously.**

Personnel Items

MOTION made by Mrs. Becker, seconded by Mr. Welch, to promote Mrs. Jennifer Whittaker to the vacant position of Executive Assistant in Administration effective April 11, 2018 at the non-exempt hourly rate of \$23.97 with a one year probationary period. Discussion: Discussion ensued as to the need for this position as well as an Assistant Township Administrator. Mr. Welch questioned the one year probationary period. Mr. Burks said that's the current policy. **Motion carried.** Mrs. Becker voted in opposition. Mrs. Whittaker was present and recognized.

Business Items

MOTION made by Mr. Welch, seconded by Mrs. Becker, to advertise a request for proposals from qualified contractors to facilitate the development of a FY19-20 Strategic Plan for West Chester Township. Discussion: Mr. Burks expressed the need for a contractor and a third party facilitator. Mr. Welch expressed concern with costs. Mr. Burks responded to a comment about having a five year plan. Mrs. Becker expressed desire for a long term process with community input meetings, which Mr. Burks called a community vision plan. He said the proposal pertains to internal organizational goal setting. **Motion carried.** Mrs. Becker voted in opposition.

MOTION made by Mrs. Becker, seconded by Mr. Welch, to apply for the 2018 -2019 Ohio Attorney General's Drug Use Prevention Grant. Discussion: Chief Herzog said this is the first time the grant will have been sought, and it will help to offset 50% of the cost already being spent in the schools on drug use prevention. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mrs. Becker, to Apply for the 2018-2019 U.S. Department of Justice Bulletproof Vest Grant. Discussion: In response to Mrs. Becker's question if there were "any strings attached" to the grant, Mr. Burks said the Township is required to use the vests for their useful life. **Motion carried unanimously.**

First Reading of Resolutions & Reading of Emergency Resolutions

Resolution No. 09-2018 is the subject of the Public Hearing scheduled for 7:00 that evening and the Reading would be addressed at that time.

Citizen's Comments

Gail Thomas, 7845 Toddy Avenue, expressed her displeasure with Mr. Wong for invoking a Resolution at the previous meeting pertaining to Board of Trustees Rules of Conduct. She directed a number of questions to Mr. Wong regarding his current candidacy as well as activities involving Dennis Bradbury and traffic around the Community Montessori School.

Joe Trauth, representing MI Homes, and Dan Picard, representing Artisan Development said MI Homes had agreed to purchase the adjoining property owned by Artisan Development, their clients. He stated some of the terms of the agreement. Mr. Picard said his clients were supportive of agenda item Resolution 08-2018.

Dennis Bradbury 9023-9031 Cincinnati-Dayton Road, said he's always spoken factually when he's previously addressed the Board. He also said Mr. Wong told him he, Mr. Wong, would fix the traffic problem near his property when presenting his petition of candidacy to Mr. Bradbury for signing.

Recess to Executive Session

At 6:42 p.m., Mr. Wong 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) to consider confidential information related to the marketing plans, specific business strategy, and/or trade secrets of an applicant for economic development assistance; (2) sale and disposition of public property; (3) to consider the appointment/employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official; (4) pending or imminent court action. Motion made by Mr. Welch, seconded by Mrs. Becker. Mr. Wong said the Board would return to adjourn the Executive Session and to adjourn the Regular meeting. Discussion: none. **Motion carried unanimously.**

Post Executive Session

MOTION made at 7:08 p.m. by Mr. Welch to adjourn the Executive Session, seconded by Mrs. Becker. Discussion: none. **Motion carried unanimously.**

Public Hearing 7:00 p.m. Case # ZMA 03-18 Brate Property

Staff report: Mr. Tim Dawson reiterated for the record the case before the Board and presented the staff report, including a PowerPoint presentation, aerials, staff comments, and case history. Mr. Dawson concluded by saying the Trustees were to either approve the application, approve with modifications, or deny the submitted Zoning Map Amendment and Preliminary Development Plan. No one on the Board had any questions.

Mr. Wong then invited the applicant to address the Board:

Jeremy Michael, Northpoint development, 2060 Reading Road, Cincinnati, provided several overviews/renderings of the master development plan, as well as noting ongoing discussions with the township and county. In response to Mrs. Becker's question, Mr. Michael said light assembly, warehouse storage, distribution, and office space would be the kinds of businesses locating in the proposed buildings; no manufacturing.

Hereupon Mr. Dawson read the First Reading of Resolution 09-2018:
This is a Resolution approving a Zoning Map Amendment from A-1 to I-PUD and Preliminary Development Plan for Case No. ZMA 03-18, Brate Property:
“Now therefore, be it resolved on the basis of the above actions and findings, the West Chester Township Board of Trustees does hereby concur with the recommendation of the West Chester Township Zoning Commission and does hereby approve the Zoning Map Amendment from A-1, Agricultural District, to I-PUD, Industrial Planned Unit Development District and Preliminary Development Plan with the recommended 23 conditions”.

Mr. Wong then asked for comments as follows:

Proponent Comments: none.

Opponent Comments: none.

Neutral Comments: none.

Mr. Wong declared the Public Hearing closed.

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

Mr. Burks said this agenda item pertained to Resolution 08-2018, approving a zoning map amendment from R-PUD to R-PUD (re-established boundary) and Preliminary Development Plan for Case #ZMA 02-18 – Tylers Reserve addition, Tylers Vista.

MOTION made by Mr. Welch, seconded by Mrs. Becker, to approve Resolution 08-2018.

Discussion: Mr. Welch noted that MI Homes and Artisan Development had worked out their differences. **Motion carried unanimously.**

Discussion Items & Elected Official Comments

Mrs. Becker commented regarding the remarks made by Gail Thomas during Citizens Comments, saying the Board does not respond to questions during Citizens Comments so as to avoid an ongoing back and forth exchange. She said she appreciated that her peers were keeping meetings civilized.

Mr. Welch said the Board follows Robert’s Rules of Order which add order to the meeting, which was the intention of Robert’s Rules of Order. He also noted that the Board permits everyone the opportunity to speak during Citizens Comments provided they’re a resident, property owner, or business owner. He said the Board can invoke Resolution 01-2018, sections 4, 7, and 9 if a citizen’s comments become personal attacks. Mr. Welch also said the streets behind his business are public streets and the Township cannot prohibit people from using them. He concluded by responding to comments by Mr. Bradbury by saying it’s not profitable for the Board to respond in that forum to allegations made against them.

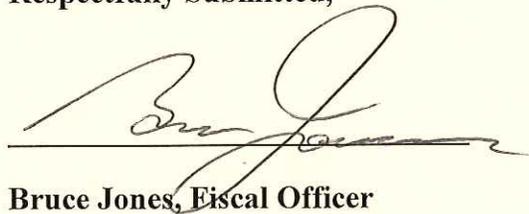
Mr. Jones observed that the Board is not required by any authority to provide citizens the opportunity to comment during the meeting, but does so because it's the right thing to do, plus the Board receives valuable input from residents.

Mr. Wong said some governmental bodies require citizens to submit their questions in advance of their meeting, but West Chester does not. Mr. Wong commented at length regarding Ms. Thomas, Mr. Bradbury, and Facebook.

Adjournment

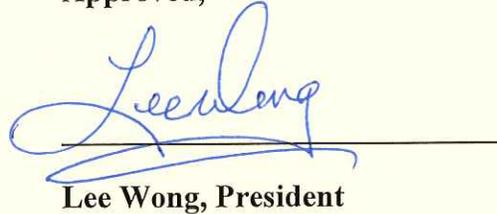
MOTION made by Mrs. Becker, seconded by Mr. Welch, to adjourn the Regular meeting.
Discussion: none. **Motion carried unanimously.**

Respectfully Submitted,



Bruce Jones, Fiscal Officer

Approved,



Lee Wong, President