

**Record of Proceedings: July 28, 2020**  
**West Chester Township Board of Trustees - Regular Meeting**

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

**Citizen's Comments**

There were no citizen's comments.

**Presentations**

Assistant Township Administrator Lisa D. Brown, gave a status update on the Township's Strategic Plan. She said the next update would be January or February of next year, and there would be a new Strategic Plan for 2021-22 at that point. She referred everyone to the Open Data link on the township website and to look under "Stories" where they can find "Strategic Plan".

**Action Items – For Approval by Motion**

**MOTION** made by Mr. Wong, seconded by Mr. Welch, to approve the Trustee Meeting Minutes for July 14, 2020. Discussion: none. **Motion carried unanimously.**

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

Mr. Burks submitted the following requisitions greater than \$7,500:

**Requisitions – Greater than \$7,500.00**

- |             |              |   |
|-------------|--------------|---|
| 1. Adm      | \$143,812.31 | Loth, Inc. - Purchase furniture for Administration Building refresh   |
| 2. Adm      | \$143,791.97 | City of Fairfield - Remit payment for JEDD reimbursement  |
| 3. Adm      | \$52,085.50  | Frost Brown Todd, LLC - Legal Services through June 30, 2020<br>(various departments)                         |
| 4. Adm      | \$20,000.00  | N. Harris Corporation – Perform ABSuite 6.1 Migration for West<br>Chester Township                            |
| 5. Police   | \$21,506.00  | Central Business Equipment - Purchase replacement property<br>room pass through refrigerator unit (CIP# 1623) |
| 6. Police   | \$8,433.00   | Baker Ballistics LLC - Purchase ballistic shield system for SWAT<br>operations (CIP# 1526)                    |
| 7. Services | \$26,587.00  | W.G. Stang, LLC - Repair storm pipe on Bach Drive and Charter<br>Oak Court (CIP# 1252)                        |

**MOTION** made by Mr. Wong, seconded by Mr. Welch, to approve payment of requisitions 1 through 7. Discussion: none. **Motion carried unanimously.**

### Personnel Items

Mr. Burks introduced the next item by noting the applicant's experience and qualifications. **MOTION** made by Mr. Welch, seconded by Mr. Wong, to hire career Firefighter/Paramedic William Ross Green effective August 31, 2020, at the annual salary of \$59,406.13 per Collective Bargaining Agreement with a one year probationary period. Discussion: none. **Motion carried unanimously.**

Thereupon Fiscal Officer Jones swore in Mr. Green as a West Chester Township Firefighter/Paramedic.

### Business Items

Mr. Burks introduced the next two items saying they were to place two levies for police and fire services respectively on the ballot. He reviewed the processing of the Resolution to date. **MOTION** made by Mr. Welch, seconded by Mr. Wong, to approve Statutory Resolution No. 27-2020 determining to proceed with the levy of an additional tax in the amount of 2.0 mills, in excess of the ten-mill limitation. Discussion: Mr. Welch said these are essential services and it's essential we pass these levies because we're paying for 2020 services with 2006 and 2010 dollars. **Motion carried unanimously.**

**MOTION** made by Mr. Wong, seconded by Mr. Welch, to approve Statutory Resolution No. 28-2020 determining to proceed with the levy of an additional tax in the amount of 2.0 mills, in excess of the ten-mill limitation. Discussion: none. **Motion carried unanimously.**

**MOTION** made by Mr. Welch that, having reviewed the staff report and affidavit, we declare 5282 Fieldstone Court as a public nuisance as authorized by the Ohio Revised Code. Staff is directed to cause removal of the nuisances identified, and monitor these properties for 90 days to require continued compliance. An administrative charge of 25% shall be added to the contractor fee for the property. Motion seconded by Mr. Wong. Discussion: none. **Motion carried unanimously.**

Mr. Burks introduced the next item by identifying the year and make of the subject vehicles. **MOTION** made by Mr. Welch, seconded by Mr. Wong, to auction six police vehicles and one police trailer. Discussion: none. **Motion carried unanimously.**

Mr. Burks introduced the next item saying they seek a grant for \$7,000 to be used for signage and education recycling drop-off points in the township. **MOTION** made by Mr. Wong, seconded by Mr. Welch, to apply for the Duke Energy Powerful Communities, Nature Grant; and, to authorize the Township Administrator to accept said grant if awarded. Discussion: none. **Motion carried unanimously.**

### First Reading of Resolutions & Reading of Emergency Resolutions

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

### Citizen's Comments

Jeremiah York, 9515 Woodland Hills Drive, expressed his opposition to the proposed Cincinnati Dayton Road Landscape Improvement and Maintenance District.

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

Mr. Burks read Resolution No. 25-2020 approving a Zoning Map Amendment from A-1 to I-PUD, and a Preliminary Development Plan for a 400,000 sq..ft. warehouse distribution facility for Case # ZMA04-20 Brate II; Republic Wire. He said the property was located at 8341 Princeton-Glendale Road.

**MOTION** made by Mr. Welch, seconded by Mr. Wong, to approve Resolution No. 25-2020. Discussion: none. **Motion carried unanimously.**

Mr. Burks read Resolution No. 26-2020 declaring the method of apportioning and paying the compensation, damages, and costs of the maintenance for the landscape and beautification improvements for the Cincinnati Dayton Road Landscape Improvement and Maintenance District. He noted that there had been a public hearing on the matter on May 26, 2020.

**MOTION** made by Mr. Welch, seconded by Mr. Wong, to approve Resolution No. 26-2020.

Discussion: Mr. Wong said he was opposed to the proposed district because he was being sensitive to what the residents and business owners want. He said they could petition to have one if they want it. Mrs. Becker said she was opposed to it because the residents should want it without an assessment being imposed on them, which would be a bad precedent.

Mr. Welch said he agreed with his peers. He said they went through this process because the township would be collecting and holding the money through taxation, though the residents could have such a district if they petitioned to have it and the township was not involved.

He said the township cannot legislate what kind of mailboxes are to be erected. Substantial discussion ensued regarding improvements already made to Olde West Chester. ~~**Motion carried unanimously.**~~ **Motion to deny carried unanimously.** (amended 8/14/2020)

### Discussion Items & Elected Official Comments

Mr. Burks expressed his appreciation for all of the kindness following his father's recent passing. He also reiterated that there was a Strategic Planning meeting the following Monday. Lastly, he commented that the CAFR (Comprehensive Annual Financial Report) was just published and encouraged everyone to look at it on the Township's website.

Mr. Jones said he supports the proposed police and fire levies because he knows the numbers. He referred anyone who needs an explanation of those numbers to the June 9, 2020 Work Session video on the township's website. He said these levies were significantly different than the 2006 fire levy which promised a new fire station, possibly two, but didn't deliver either.

Rather, this levy is exclusively for maintaining our current level of police and fire services.

Mr. Welch commended Finance Director Ken Keim for his suggestion that the existing levies not be replaced, but supplemented, because their replacement would have eliminated the 12 ½% homestead rollback tax reduction for senior citizens on the existing levies. New levies do not allow for the rollback. Local road improvements were also observed by the Board.

Recess to Executive Session

At 6:47 p.m., Mrs. Becker asked for a motion to recess the Regular meeting and go into Executive Session for the purpose of considering (1) the investigation of charges or complaints against a public employee; (2) to consider the discipline of a public employee; (3) to conference with an attorney for the Township concerning disputes involving the Township that are the subject of pending or imminent court action; (4) to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, and that confidential information is directly related to a request for economic development assistance.

**MOTION** made by Mr. Welch, seconded by Mr. Wong. Mrs. Becker said the Board would return to adjourn the Executive Session and to adjourn the Regular meeting. Discussion: none. **Motion carried unanimously.** Mrs. Becker declared the meeting in recess.

Post Executive Session/ Adjournment

**MOTION** made at 7:04 p.m. by Mr. Wong to adjourn the Executive Session and resume the July 28th Regular meeting, seconded by Mr. Welch. Discussion: none. **Motion carried unanimously.**

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Public Hearing 7 p.m.

No Parking Zone – Union Centre Drive

Staff report: Police Chief Herzog said there’s been an issue with tractor trailers parking on Union Centre Drive, blocking ingress and egress, and occasionally causing property damage. He said the proposal is for the northern portion of Union Centre Drive to be “No Parking” on both sides and the eastern portion to be “No Parking” on just one side, reasoning it’s narrower to begin with. A PowerPoint presentation was provided. In response to questioning, Chief Herzog said businesses are required by law to have an off-street loading area for loading purposes. He acknowledged that the area behind McDonald’s may become a parking issue as it develops.

Mrs. Becker then asked for comments as follows:

Proponent Comments:

Paul Walpole 9904 Dick Road, Harrison, Ohio Director of Supply Chain and Operations for Pole Zero, located on Union Centre Drive, communicated the problems posed by trucks parking on Union Centre Drive.

Tom Eggert, 7672 Wethersfield Drive, an employee of Mr. Walpole’s, commented how narrow the street becomes when truckers are parked on both sides.

Opponent Comments:

Ron Rosenbeck, CEO of Republic Wire, 8662 Indian Ridge Drive, said his company doesn’t have any drivers and the truckers that come to his business are loaded and unloaded as fast as possible so they can quickly leave the area. He took issue with having “No Parking” on the

north side of the street on the north portion of Union Centre Drive, rather than the southern side of the portion, explaining the traffic flow. He suggested the "No Parking" signage be on the south side. Chief Herzog answered Mr. Burks question as to how the north side was chosen for the signage by saying he consulted with Fire Chief Prinz who said the fire hydrants are located on the north side, and they cannot be obstructed. It was also determined it wouldn't be feasible to move the fire hydrants. Chief Herzog suggested the location of the fire hydrants might be more recognizable during a fire run, if trucks were parked on the fire hydrant side of the street, if a fire hydrant were painted on the street at their location. He said he would need to first consult with Chief Prince for his input. In response to Mr. Welch's question, Mr. Rosenbeck said their new facility on Route 747 will alleviate some truck traffic at his current location on Union Centre Drive.

Neutral Comments:

Mr. Eggert commented again, saying a "No Parking" on the south side, where there's less linear feet for parking, might impair the ability of trucks to back into businesses.

Mrs. Becker declared the Public Hearing closed.

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Mrs. Becker then read a statement from the Trustees and the Administration, declaring the investigations into complaints levied against Chief Herzog up to and including July 5<sup>th</sup> as concluded. She expressed their support for Chief Herzog going forward. After substantial comment she concluded by saying the community has their commitment to do better and to be better.

Adjournment


**MOTION** made at 7:54 p.m. by Mr. Welch, seconded by Mr. Wong, to adjourn the July 28th Regular meeting. Discussion: none. **Motion carried unanimously.**

Respectfully Submitted,



Bruce Jones, Fiscal Officer

Approved,



Ann Becker, Chairperson