

Personnel Items

Mr. Burks introduced the next item saying Mr. Boehm was entering his senior year at Xavier University and he has already been working on a project for the Township, but his internship needs to be extended in order to complete the project.

MOTION made by Mr. Welch, seconded by Mr. Wong, to hire Mr. Michael Boehm to the temporary position of Administration Intern effective June 22 through December 31, 2020, at the hourly rate of \$17.50 Discussion: Mr. Welch said the hiring of Mr. Boehm is a significant cost savings for the Township. Mrs. Becker said he will realize significant benefit by working with some of our professionals. Mr. Burks said it's an ethical obligation to assist younger people advance in public service. Mrs. Brown said such work by a contractor would cost \$30,000 to \$50,000, the Township has paid his approximately \$5,000, and he's not expected to double that going forward. Thus, there's significant savings being realized. **Motion carried unanimously.**

Business Items

Mr. Burks introduced the next item saying the agreement began December 1, 2009 and since renewed. This would be a second renewal. The agreement would be subject to approval by the National Park Service.

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve the second renewal concession agreement between the West Chester Township Board of Trustees and the West Chester Baseball Partnership to establish revised terms for the management, use, operation, and maintenance of the West Chester Baseball Complex; and authorize the Township Administrator to make non-substantive changes with Law Director approval; and, to execute said agreement after approval granted by the National Park Service. Discussion: Rob Paul, President of the Partnership spoke to the Board by giving an update of their operations and activities. In response to Mr. Welch's question about naming rights, Mr. Paul said First Watch restaurant indicated they're committed to helping the program, as well as Kemba Credit Union. This will enable them to allow people to attend games for free. Mr. Welch expressed his appreciation for the Partnerships volunteerism. Mr. Lee spoke favorably of their operation. **Motion carried unanimously.**

Mr. Burks introduced the next item saying the Township uses a health insurance advisor, Strategic Benefit Solutions to negotiate with healthcare insurance companies, noting savings realized, and some benefits provided by Aetna.

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve a contract and premium rates with Aetna Medical Insurance for January 1, 2021 through December 31, 2021 with full HRA funding; and, authorize the Township Administrator to execute said contract. Discussion: In response to Mr. Welch's question, Mrs. Brown said the rate increase would be 4.9% for 2021. **Motion carried unanimously.**

Mr. Burks introduced the next item saying an amendment is proposed in order to complete the roadway infrastructure in order to access the far western portion of the development. The funding will come entirely from the 747 TIF. This will enable the developer to proceed with construction of buildings eight and nine.

(Fiscal Officer Note: For later reference, this item was identified as Item 9 on the agenda.)

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve an amendment to the existing Development Agreement with Northpoint Development, originally adopted September 30, 2018, in the amount of \$500,000 from TIF funding to provide certain infrastructure to complete development of additional acreage within the West Chester Trade Center. Discussion: Mr. Welch said this is the purpose for TIFs, the construction of infrastructure to enable development. Three years is ahead of schedule, accelerating their property tax collection to return to the TIF. Mr. Burks said building nine was not in the original proposal. Community Development Director Aaron Wiegand interjected that this item should be addressed after the Second Reading as it pertains to this matter.

MOTION made by Mr. Wong, seconded by Mr. Welch, to table this agenda item. **Motion carried unanimously.** Mrs. Becker said it would be addressed after the Second Reading portion of the agenda.

MOTION made by Mr. Welch that, having reviewed the staff report and affidavit, we declare 8305 Andria Court to be a public nuisance as authorized by the Ohio Revised Code. Staff is directed to cause removal of the nuisances identified, and monitor this property 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 Mrs. Becker. Discussion: none. **Motion carried unanimously.**

Mr. Burks introduced the next item by identifying savings approximating 40% to the Fire Department given this new agreement.

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve agreement between West Chester Township Fire Department and the West Chester Hospital, LLC for the Drug Bag Exchange Service Participation program; and, authorize the Township Administrator to make non-substantive changes if necessary, with Law Director approval; and, execute said agreement. Discussion: none. **Motion carried unanimously.**

Mr. Burks introduced the next item saying this would be a renewal. He said Oxford would be identified as the task force sponsor and our Police Department would be eligible for reimbursement up to \$12,000 for its OVI efforts.

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve the contractual agreement with the City of Oxford Police Department for the participation in the Butler County OVI Task Force. Discussion: none. **Motion carried unanimously.**

Mr. Burks introduced the next item saying landscaping was not included in the project funding, and multiple bids were sought.

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve contract with Jamie's Mulch and Topsoil Inc. per the plans and specifications for the landscaping of the roundabout at LeSourdsville West Chester Road and Beckett Ridge Boulevard, not to exceed \$53,074.00; and authorize the Township Administrator to execute said contract and all other necessary documents to effectuate the project. Discussion: Mr. Welch said other roundabouts were funded by a TIF which paid for the landscaping, this roundabout wasn't. Therefore, they needed to vote on paying for the landscaping separately. **Motion carried unanimously.**

Mr. Burks introduced the next item saying this truck is being replaced with the truck for which the Board approved the requisition earlier that evening.

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve Statutory Resolution No. 36-2020 finding the 2002 Ford F550 Bucket Truck not needed or unfit for public use; authorizing the sale of said equipment vehicle at public auction. 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

There were no citizen's comments.

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

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve Resolution No. 34-2020. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve Resolution No. 35-2020. Discussion: none. **Motion carried unanimously.**

Business Items, Continued

MOTION made by Mr. Welch, seconded by Mr. Wong, to remove the previously tabled item, item nine, from the table. **Motion carried unanimously**

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve item nine. Discussion: Mr. Wong said the rate of return for the Township was excellent. **Motion carried unanimously.**

Discussion Items & Elected Official Comments

Mr. Burks re-iterated his appreciation for our first responders.

Mr. Jones congratulated the Trustees and Mr. Burks for successfully negotiating the Residences of Clocktower proposal. He also said that West Chester Township will again receive the "Auditor of State Award with Distinction" for financial record keeping, adding that it was a collaborative effort, and it serves us well when our credit worthiness is evaluated by entities such as Moody's. Mrs. Becker said she was looking forward to downloading the firefighter's cookbook from our website.

Recess to Executive Session

At 6:40 p.m., Mrs. Becker asked for a motion to recess the Regular meeting and go into Executive Session with legal counsel for the purpose of: (1) Conference with an attorney for the Township concerning disputes involving the Township that are the subject of pending or imminent court action; (2) Consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements

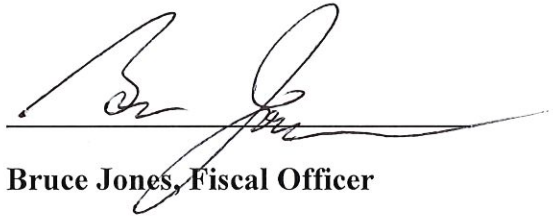
of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance (provided both of the criteria specified in O.R.C. 121.22(G)(8)(a) and (b) apply). O.R.C. 121.22(G)(8)
Motion made by Mr. Welch, seconded by 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 7:15 p.m. by Mr. Wong to adjourn the Executive Session and resume the September 22nd Regular meeting, seconded by Mr. Welch. Discussion: none. **Motion carried unanimously.**


MOTION made by Mr. Welch, seconded by Mr. Wong, to adjourn the September 22nd Regular meeting. Discussion: none. **Motion carried unanimously.**

Respectfully Submitted,



Bruce Jones, Fiscal Officer

Approved,



Ann Becker, Chairperson