

**Record of Proceedings: February 23, 2021**  
**West Chester Township Board of Trustees - Regular Meeting**

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

**Citizen's Comments**

There were no citizen's comments.

**Presentations**

There were no presentations.

**Action Items – For Approval by Motion**

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve the Trustee Meeting Minutes for February 9, 2021. Discussion: none. **Motion carried.**

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

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

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

1. Adm \$42,419.47 Frost Brown Todd, LLC - Legal Services through January 31, 2021 (various departments)
2. Police \$20,970.40 Emcor Facilities Services Inc. - Repaint common areas of the Police Department, Police Administration, and Records
3. Police \$13,019.50 Galls, LLC -Purchase 13 bulletproof vests

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve payment of requisitions 1 through 3. Discussion: none. **Motion carried.**

**Personnel Items**

Mr. Burks introduced the next item observing the applicant's experience and qualifications.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to hire Ms. Rachel Ann Pyle to the position of full-time police officer effective February 28, 2021 at the bi-weekly rate of \$2,453.86 per the collective bargaining agreement (CBA) with a one year probationary period.

Discussion: Mrs. Becker welcomed Ms. Pyle and expressed her best wishes. Mr. Wong expressed his appreciation that the best applicants are being hired. **Motion carried.**

Thereupon, Mr. Jones swore in Officer Rachel Ann Pyle, accompanied by Chief Herzog.

Mr. Burks introduced the next item noting what areas the seasonal employees will be assigned.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to authorize the 2021 hiring of a complement of 15 seasonal employees, March through November, at the hourly rate of \$12.00 - \$14.00 based on experience and contingent upon successful completion of applicable testing and procedures. Discussion: none. **Motion carried.**

### Business Items

Mr. Burks introduced Community Development Director Aaron Wiegand who explained the circumstances necessitating the following item, as well as how the Township can recoup the estimated \$40,000 cost.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve contract with Junk King for a nuisance/abatement clean up at 8305 Andria Court; and, to authorize the Township Administrator to execute all necessary documents to effectuate the contract. Discussion: none. **Motion carried.**

Mr. Burks introduced the next item saying Community Development recommends the re-appointment of Mr. Groh.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to appoint Richard Groh as a regular member to the West Chester Township Zoning Commission to fill an expired five year term (June 1, 2021 through May 31, 2026). Discussion: Mrs. Becker explained the role of the Zoning Appeals Board and the Zoning Commission, noting the board members are all volunteers. She expressed her appreciation for their service. **Motion carried.**

Mr. Burks introduced the next item saying Community Development recommends the appointment of Meridy Glenn who currently serves as a substitute on the Zoning Appeals Board.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to appoint Meridy Glenn as a regular member to the West Chester Township Board of Zoning Appeals to fill an expired five year term (March 1, 2021 through February 28, 2026). Discussion: Both Trustees noted how well qualified the applicants were for these positions. **Motion carried.**

Mr. Burks introduced the next item by noting the appointment of Meridy Glenn in the previous agenda item creates a vacancy in the role of alternate on the Board of Zoning Appeals, thus the following item. He noted Mr. Stoker had previously served as a member of the Zoning Commission.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to appoint Gerald Stoker as an alternate member to the West Chester Township Board of Zoning Appeals to fill the remainder of an unexpired three year term through February 28, 2022. Discussion: none. **Motion carried.**

Mr. Burks introduced the next item saying, if a grant is awarded, it will be used to purchase a mannequin for EMT training. Otherwise, they will need to contract with an outside entity for a mannequin for the required training.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to apply for the Firehouse Subs Public Safety Foundations Grant and to authorize the Township Administrator to accept said grant if awarded. Discussion: Mrs. Becker asked if the department would purchase a new mannequin if the grant was not awarded. Mr. Burks said the item is budgeted and any purchase decision would be made by the Fire Chief. **Motion carried.**

Mr. Burks introduced the next item saying the grant need not be spent on any one specific item, and the maximum grant is \$6,000, but the Township has historically been awarded \$3,000.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to apply for the 2021 Ohio EMS Trauma Priority One Grant and to authorize the Township Administrator to accept said grant if awarded. Discussion: Mr. Wong said grants save taxpayers money. **Motion carried.**

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to not object to a new D5 addendum liquor permit to Indian Fusion LLC dba Indian Fusion, 8179 Princeton Glendale Road, Suite J. Discussion: none. **Motion carried.**

Mr. Burks introduced the next item saying curb replacement is coordinated with the annual paving program. Of the cost, \$105,000 will be paid from TIF funds and \$700,000 would be paid from the Roads Fund. He noted five bids were received. Lastly, the bid entails a 10% contingency.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to accept bid and approve contract with Jackson Construction Inc. for the 2021 Curb Replacement Program per the specifications as advertised, not to exceed \$576,630.43; and, to authorize the Township Administrator to accept said contract and all other necessary documents to effectuate the project (CIP# 1369 & 1373). Discussion: none. **Motion carried.**

Mr. Burks introduced the next item saying five bids were received for this project, \$500,000 had been budgeted for the project, and all of it will be paid from TIF funds.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to accept bid and approve contract with Prus Construction Co for the Station Road Pocket Park per the specifications as advertised, not to exceed \$359,408.50; and, to authorize the Township Administrator to execute said contract and all other necessary documents to effectuate the project. Discussion: none. **Motion carried.**

Mr. Burks introduced the next item noting Kleinger's activities in the project, adding that the contract included a 10% contingency.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve contract with Kleingers & Associates as construction manager for the Station Road Pocket Park, not to exceed \$15,840.00; and, to authorize the Township Administrator to execute all necessary documents to effectuate the contract (CIP# 1389). Discussion: none. **Motion carried.**

#### 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

Mr. Burks read "Resolution No. 05-2021 approving a Major Change for Case # MC01-20 – Princeton Crossing; Al Joes. He noted the First Reading was performed February 9, 2021 and identified the three phases of the project.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve Resolution No. 05-2021. Discussion: none. **Motion carried.**

Discussion Items & Elected Official Comments

Mr. Burks praised the Services personnel for their snow removal work. Mr. Wong commented that he was told West Chester does a better job of snow removal than Liberty Township.

Mr. Jones noted that the day before was George Washington's birthday.

Mrs. Becker said she looked forward to spring.

Mr. Wong read a prepared statement regarding questionable posts on social media by Board of Zoning Appeals member Evan Thomas.

Recess to Executive Session

At 6:34 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 the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official; (2) to consider the investigation of charges or complaints against a public employee, official, licensee or regulated individual; (3) Conference with an attorney for the Township concerning disputes involving the Township that are the subject of pending or imminent court action.

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

Post Executive Session/ Adjournment

**MOTION** made at 7:24 p.m. by Mrs. Becker to adjourn the Executive, seconded by Mr. Wong. Discussion: none. **Motion carried.**

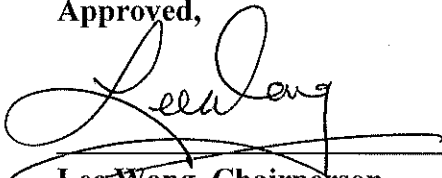
**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to adjourn the February 23, 2021 Regular meeting. Discussion: none. **Motion carried.**

Respectfully Submitted,

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Bruce Jones, Fiscal Officer

Approved,



Lee Wong, Chairperson