

**Record of Proceedings: July 27, 2021**  
**West Chester Township Board of Trustees - Regular Meeting**

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

Citizen's Comments

There were no citizen's comments.

Presentations

DORA (Designated Outdoor Refreshment Areas) options and recommendations were presented by Community Development Director Aaron Wiegand. He responded to Board questions/comments.

Observations and performance recommendations for West Chester Township's OpenGov were presented by Wright State graduates Cortney Ley and Iulia Arnold. The Board commented and praised their efforts. Kellie Byrd, West Chester Management Analyst, presented on the usability of the site and observed that OpenGov will hereafter be referred to as the West Chester DIG (Data Informed Government).

Action Items – For Approval by Motion

**MOTION** made by Mrs. Becker, seconded by Mr. Welch, to approve the July 13, 2021 Trustee meeting minutes. 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 \$7,500:

Requisitions – Greater than \$7,500.00

1. Adm \$46,089.90 Frost Brown Todd LLC - Legal Services through June 30, 2021  
(various departments)
2. CIT \$29,478.00 Butler County Sheriff's Office - Purchase Annual Radio Maintenance
3. Services \$218,762.22 John R Jurgensen Company - Increase paving purchase order (CIP# 1373)

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

### Personnel Items

Mr. Burks introduced the next item saying there are currently 30 part-time firefighters, which is 17 less than allotted. He noted the certification by the applicants.

**MOTION** made by Mr. Welch, seconded by Mrs. Becker, to hire five Part-time Firefighter II/EMT's: Mr. Eric Martin, Mr. Daniel Obmalay, Mr. Aaron Roesch, Mr. Jack Ward, Mr. Joshua Watts effective August 20, 2021 at the hourly rate of \$19.39. Discussion: The Trustees welcomed the new part-time firefighters and encouraged them to excel and become full-time West Chester firefighters. **Motion carried unanimously.**

### Business Items

**MOTION** made by Mrs. Becker, seconded by Mr. Welch, to approve agreement between West Chester Township Board of Trustees and The Kleingers Group, Inc. for design of an alternate decorative fence on the West Chester Road overpass, in place of the standard ODOT vandal fencing, in the amount of \$48,400.00; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement. Discussion: In response to Mr. Welch's question, Services Director Tim Franck said ODOT had loosened its requirements and we're now able to apply the name "West Chester" to the decorative fencing. He noted that the overpass over Cresentville Road is scheduled for renovation in 2023 and West Chester will be discussing this, including the fencing, with Sharonville. He also noted that ODOT's directional signs only allow reference to cities and roadways, not townships. **Motion carried unanimously.**

Mr. Burks introduced the next item saying this applies to the section of Union Centre Boulevard between the interstate overpass and Cincinnati-Dayton Road.

**MOTION** made by Mr. Welch, seconded by Mrs. Becker, to approve Service Agreement between West Chester Township Board of Trustees and Duke Energy Ohio for UCB Street Light Phase III installation in the amount of \$165,579.75; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement (CIP# 1559). Discussion: Mr. Welch noted costs associated with the lights, terming the project a good private-public partnership. **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

Nancy Williams, 7004 Inverness Court, said she represents area senior citizens, and they want "a permanent home", given closure of the Activity Center. She said they have a potential buyer for the former Activity Center. She said Patti Alderson agreed to allow them to use the Boys & Girls Club for nine months of the year, but they would need the library for the other three months of the year as well as financial help. Ms. Williams concluded by saying they, the seniors, were not going away until something is done.

Ann Holbrook, 7056 Barrett Road, complained that road names had been changed and she wasn't given a reason; speeding on Barrett Road and the township hasn't prevented it; debris from the Cincinnati-Dayton Road struck her vehicle and no one from the township communicated with her about it; the seniors don't have a place where all of them can meet; her water main broke and she had to pay the repair bill and a portion of the water bill. She considered running for Trustee, but found someone else. She said the seniors were having a rally on The Square toward the end of the month, registering voters, and they were mad.

Jack Williams, 7004 Inverness Court, said he represents area seniors and suggested the basement of the Muhlhauser Barn was another option for a place for seniors to meet, as had previously been suggested, though this would still be conditional upon financial help for the township.

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

Mr. Burks read Resolution No. 13-2021 approving a Zoning Map Amendment for Case # ZMA 04- 21 Ackerman / Smith Property: The applicant is requesting a Zoning Map Amendment from A1, Agricultural District, to R-1A, Suburban Residence, located at 7571 Cincinnati-Dayton Road **MOTION** made by Mrs. Becker, seconded by Mr. Welch, to approve Resolution No. 13-2021 approving a Zoning Map Amendment for Case # ZMA 04- 21 Ackerman / Smith Property. Discussion: none. **Motion carried unanimously.**

Mr. Burks read Resolution No. 14-2021 approving a Zoning Map Amendment and Preliminary Development. Plan for Case # ZMA 05-21, Honerlaw Farm. The applicant is requesting a Zone Amendment from R-1A, Suburban Residence to R-PUD, Residential Planned Unit Development, and Preliminary Development Plan for 85 single family lots on 39.2 acres located at 9434 McCauley Road.

**MOTION** made by Mr. Welch, seconded by Mrs. Becker, to approve Resolution 14-2021. Discussion: none. **Motion carried unanimously.**

### Discussion Items & Elected Official Comments

Mr. Wong commented that he played pickle ball at Keehner Park that day, noting it was a good recreational offering for residents.

Mr. Welch reminded everyone that discussion of a senior center was derailed during the Covid shutdown. He said he liked the Muhlhauser Barn idea, noting that an area in the library cannot be dedicated to seniors exclusively. He also said the barn doesn't have HVAC so it wouldn't compete with private sector meeting offerings. Mr. Welch also reflected on the history of the Cox Road Activity and Senior Center, saying it was working well until Community First terminated their lease all the while the building had deteriorated. Mr. Wong said the community voted down a Community Center several decades ago due to operational costs and we can't go back. Mrs. Becker said she was very disappointed that Community First closed the center, but most disappointed that the Board hadn't prepared a back-up plan for the seniors. She expressed her frustration, but pledged to get it done, with time. She noted the county collects tax dollars for senior services, Mr. Burks said he would find out the amount.

Mr. Jones commented on the origin and purpose for the West Chester DIG, praising the work of the two ladies who critiqued it and offered suggestions for improvement.

Mr. Burks said the ICMA (International City-County Managers Association) has benchmarking criteria and the township as working to utilize it such that our performance will be measured against other community's performance metrics. He added that government is a good career, and West Chester government helps everyone when and where we can.

Recess to Executive Session


At 7:50 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:  
To consider the sale of property by competitive bid, or the sale or other disposition of unneeded, obsolete, or unfit-for-use property; To consider the employment of a public employee or official; 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. Motion made by Mrs. Becker, 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.** Mr. Wong declared the meeting in recess.

Post Executive Session/ Adjournment

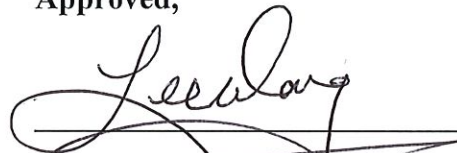
**MOTION** made at 8:41 p.m. by Mr. Welch to adjourn the Executive Session and resume the Regular meeting, seconded by Mrs. Becker. Discussion: none. **Motion carried unanimously.**

**MOTION** made by Mrs. Becker, seconded by Mr. Welch, to adjourn the July 27, 2021 Regular meeting. Discussion: none. **Motion carried unanimously.**

Respectfully Submitted,

  
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Bruce Jones, Fiscal Officer

Approved,

  
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Lee Wong, Chairperson