

**Record of Proceedings: March 22, 2022**  
**West Chester Township Board of Trustees - Regular Meeting**

Convene: Chairperson Welch convened the meeting at 6:02 p.m.  
Roll Call: Mr. Welch, Mrs. Becker, and Mr. Wong responded.  
Pledge of Allegiance: Repeated by those present.

Citizen's Comments

Gary Rossignol, 7844 Wise Ct, commented that there is no Performing Arts Center nor a place for him to rehearse as a member of the West Chester Symphony Orchestra.

Presentations

There were no presentations.

Action Items – For Approval by Motion

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve the Operational Budget Meeting Minutes for January 18, 2022. Discussion: none. **Motion carried unanimously.**

**MOTION** made by Mr. Wong, seconded by Mrs. Becker, to approve the Trustee Meeting Minutes for March 8, 2022. Discussion: none. **Motion carried unanimously.**

**MOTION** made by Mrs. Becker, 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 \$47,814.00 Kings Ford, Inc. - Purchase two 2022 Ford Escapes (CIP# 1752 & 1808)
2. CIT \$29,446.00 Butler County Sheriff's Office - Purchase annual radio maintenance
3. Fire \$99,121.06 Bound Tree Medical LLC - Purchase disposable EMS supplies for annual bulk order
4. Fire \$13,863.40 Knox Associates - Upgrade key retention system (CIP# 1780)
5. Fire \$13,475.00 Teleflex LLC - Purchase EMS supplies for annual bulk order
6. Fire \$9,800.00 Oceanid - Purchase two Rapid Deployment Crafts (CIP# 1679)
7. PIE \$60,000.00 Magnetic Marketing LLC - Purchase street banners for Union Centre Boulevard (CIP# 1630)
8. PIE \$20,000.00 Rozzi, Inc. - Purchase fireworks for Fourth of July celebration
9. Police \$9,825.00 Aardvark - Purchase drone, equipment, and software (CIP# 1802)
10. Police \$8,832.00 Great Oaks Career Campuses - Pay tuition for Police Academy
11. Services \$90,183.33 Emcor Facilities Services, Inc. - Repair underground gasoline tank and update fuel card system (CIP# 1722)

12. Services \$49,961.00 The Kleingers Group, Inc. - Develop design for roundabout at West Chester Road and Turfway Trail (CIP# 1734)
13. Services \$12,963.30 Superior Implement Supply Co - Purchase Grasshopper mower (CIP# 1347)

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve payment of requisitions 1 through 13. Discussion: In response to Mrs. Becker's question, Assistant Fire Chief Pickerington commented on the key retention system from Knox Associates. Mr. Wong expressed his disapproval with beers costing \$8 apiece at festivals. Mrs. Wilson, Public Information & Engagement Director, said the matter was between the vendor for Taps, Tastes and Tunes, Coldiron, and the Board of the Voice of America Museum. **Motion carried unanimously.**

### Personnel Items

There were no Personnel Items.

### Business Items

Mr. Burks introduced the next item saying the National Voice of America Museum of Broadcasting is seeking for the second year to host a large community festival called Taps, Tastes and Tunes during the Fourth of July weekend for the second year.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve license agreement between West Chester Township Board of Trustees and National Voice of America Museum of Broadcasting Board of Directors for use of a portion of township property at 8070 Tylersville Road for the production and presentation of Taps, Tastes and Tunes. Discussion: Mrs. Becker observed that this agreement was an example of different entities working together. **Motion carried unanimously.**

Mr. Burks introduced the next item saying the above event - Taps, Tastes and Tunes - requires multiple agency partners and, therefore, an inter-agency agreement is requested spelling out some of the details regarding event safety, security, parking and fireworks associated with the event.

**MOTION** made by Mr. Wong, seconded by Mrs. Becker, to approve Inter-Agency agreement between West Chester Township Board of Trustees, MetroParks of Butler County, and National Voice of America Museum of Broadcasting Board of Directors for shared services related to use of township property at 8070 Tylersville Road for the production and presentation of Taps, Tastes and Tunes. Discussion: none. **Motion carried unanimously.**

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to not object to a TRFO D1 liquor permit from Timothy L. Werling dba Lake Butler Fishing Lake, 7505 W Chester Road to Brendons Lake Butler and Restaurant LLC, 7505 W Chester Road. Discussion: none. **Motion carried unanimously.**

Mr. Burks introduced the next item saying after review of the bids, JNT Excavating LLC was determined the lowest and most responsive bidder. ARP funds will be applied to this because it is an ARP approved expense.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to accept bid and approve contract with JNT Excavating LLC for the 2022 Storm Pipe Replacement Program, not to exceed \$508,203.58 from ARP Funds; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said contract (CIP# 1398). Discussion: none. **Motion carried unanimously.**

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

(Read at the 7:00 Public Hearings.)

### Citizen's Comments

There were no citizen's comments.

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

There were no second readings, or votes on pending resolutions or emergency resolutions.

### Discussion Items & Elected Official Comments

Mr. Welch noted that the Don Crain Invitational Baseball Tournament will be held at the West Chester Ballpark on April 9<sup>th</sup>.

Mr. Wong expressed his gratitude for everyone's thoughts and prayers for his wife's recent hospitalization, adding that she was released that same day.

Mr. Jones noted that the Trustees had approved nearly \$470,000 in requisition expenses that evening.

Mr. Burks expressed his appreciation for the quality of service he received at the airport the previous evening when his car battery died.

### Recess to Executive Session

At 6:47 p.m., Mr. Welch 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 compensation of a public employee or official; (2) To consider the purchase of property for public purposes, the sale of property by competitive bid, or the sale or other disposition of unneeded, obsolete, or unfit-for-use property in accordance with section 505.10 of the Revised Code.

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

Post Executive Session

**MOTION** made at 7:03 p.m. by Mrs. Becker to adjourn the Executive Session and resume the March 22, 2022 Regular meeting, seconded by Mr. Wong. Discussion: none. **Motion carried unanimously.**

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**Public Hearing 7:00 p.m.**  
Case # MC01-22 - The Village North

Staff report: Mr. Tim Dawson presented the staff report, including a PowerPoint presentation, aerials, site history, as well as numerous staff concerns, considerations, and conditions. He also commented on the process for amending the plan to allow for a proposed drive-thru restaurant, if the Board deemed it an acceptable use. Mr. Dawson concluded by saying the Trustees were to either approve, approve with modifications, or deny the submitted Major Change. Mr. Dawson responded to questions from the Trustees.

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

George Flynn with Flynn Property Group, 9378 Kemper Grove Lane, Loveland, said he was there that evening with his partner, Max Davis with Kraus Rhode Partners. He said they have purchased the subject property. He said they've arranged with the West Chester and Liberty Township Police and Fire Department to have training runs at the two buildings on the property because they want to be good neighbors. He compared his plan with the 2018 plan as presented to the Board, presenting data and identifying the plan improvements. Mr. Flynn said everything was going to be "high end", upscale, have significant walkability, and comparable to Savoy. He said he wanted the entire area designated a DORA.

Jose Casterjon, Vice President of Landscape Architecture & Planning with McGill, Smith & Punshon, 3700 Park 42 Drive, explained how the open space would become the glue to the development. He noted pedestrian safety features and livability. He responded to Trustee comments.

George Flynn returned and commented why they are seeking approval for a restaurant with a drive-thru, as well as several other aspects of his proposal. He and Mr. Casterjon commented on approximately \$3 million in improvements that the site requires, Butler County's interest in participating, and the potential for TIF funding.

Mr. Welch then asked for comments as follows:

Proponent Comments: none.

Opponent Comments: none.

Neutral Comments: none.

Mr. Welch polled the other two Trustees and no one had any objection to a restaurant with a drive-thru. Mr. Dawson advised them that they would need to motion at the Second Reading to approve with modification to Section 1.

Hereupon Mr. Dawson read the First Reading of Resolution 07-2022:

This is a Resolution approving Major Change to PUD Case # MC 01-22 - The Village North: "Be it resolved on the basis of the above actions and findings, the West Chester Township Board of Trustees does hereby concur with the West Chester Township Zoning Commission and does hereby approve the Major Change to the Village North SP-PUD and Preliminary Development Plan with 28 conditions".

Thereupon Mr. Welch declared the Public Hearing for MC 01-22 – The Village North, closed.

### **Public Hearing**

Case # ZMA02-22 - West Chester Township Activity Center

Staff report: Mr. Tim Dawson presented the staff report, including a PowerPoint presentation, aerials, site history overview, current related zoning, as well as staff considerations and comments. He said staff recommended the property be re-classified to Office/Residential Transitional, adding the uses this classification would support. He commented on requirements from the office of the Butler County Engineer. Mr. Dawson concluded by saying the Trustees were to either approve the application, approve with modifications, or deny the submitted Zoning Map Amendment. No one on the Board questions.

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

Mr. Burks, 9113 Cincinnati-Dayton Road, West Chester Township Administrator, said there were very positive comments from the West Chester Zoning Commission when the matter was before it.

Mr. Welch then asked for comments as follows:

Proponent Comments: none.

Opponent Comments: none.

Neutral Comments: none.

Hereupon Mr. Dawson read the First Reading of Resolution 08-2022:

This is a Resolution approving Zoning Map Amendment from SP-PUD to C-PUD and Preliminary Development Plan for Case # ZMA 02-22 - West Chester Township Activity Center: "Be it resolved on the basis of the above actions and findings, the West Chester Township Board of Trustees does hereby concur with the West Chester Township Zoning Commission and does hereby approve the Zoning Map Amendment from SP-PUD to C-PUD with 16 conditions".

Whereupon Mr. Welch declared the Public Hearing closed.

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Recess to Executive Session

At 7:54 p.m., Mr. Welch asked for a motion to recess the Regular meeting and go back into Executive Session for the aforementioned reasons  
Motion made by Mrs. Becker, seconded by Mr. Wong. Mr. Welch said the Board would return to adjourn the Executive Session and to adjourn and to continue the Regular meeting.  
Discussion: none. **Motion carried unanimously.** Mr. Welch declared the meeting in recess.

Post Executive Session/ Adjournment

**MOTION** made at 9:54 p.m. by Mrs. Becker to adjourn the Executive Session and resume the March 22, 2022 Regular meeting, seconded by Mr. Wong. Discussion: none. **Motion carried unanimously.**

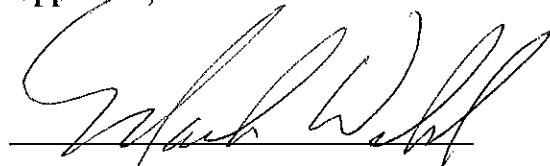
**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to adjourn the March 22, 2022 Regular meeting. Discussion: none. **Motion carried unanimously.**

Respectfully Submitted,



Bruce Jones, Fiscal Officer

Approved,



Mark Welch, Chairperson