

**Record of Proceedings: April 12, 2022**  
**West Chester Township Board of Trustees - Regular Meeting**

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

**Citizen's Comments**

Nameste Desai, 4330 Tylers Estate Drive, explained the Hindu Holi, Festival of Colors, and said they were beginning a new American tradition called United Festival of Colors. The purpose for United Festival of Colors was to bring everyone together. She also noted contributions made by the Hindu community.

Renu Gupta, 6070 Eaglet Drive, commented on the genocide of Bengalis by Pakistan.

Gary Rossignal, 7844 Wise Court, said he loves West Chester and it should have a performing arts center.

**Presentations**

Dennis Dick, West Chester Township Communications & IT Director, accepted the Proclamation recognizing National Public Safety Telecommunicators Week and expressed his appreciation.

Jenni Szolwinski, The West Chester/Liberty Chamber Alliance, presented on the history of the chamber and benefits of chamber membership.

**Action Items – For Approval by Motion**

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

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve the Trustee Meeting Minutes for March 22, 2022, 2022. Discussion: none. **Motion carried unanimously.**

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

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

1. Adm        \$62,207.99 Frost Brown Todd LLC - Legal Services through February 28, 2022 (various departments)
2. Fire        \$13,367.95 Lexipol LLC - Renew annual agreement for online subscription services for Fire Department Policy Manual and Training Resources
3. Fire        \$11,355.20 Vogelpohl Fire Equipment, Inc. - Purchase 120 Globe Guard carcinogen hoods (CIP# 1673)

- 4. Fire            \$9,999.00 Geargrid LLC - Replace existing linear rack gear storage with(CIP# 1674)
- 5. Services     \$592,803.54 W.G. Stang, LLC - Extend Smith Road path (CIP #919)
- 6. Services     \$41,000.00 Butler County Engineer's Office - Manage Extension of Smith Road path (CIP# 919) April 12, 2022
- 7. Services     \$25,000.00 Emcor Facilities Services, Inc. - Allocate cleaning fees for Muhlhauser Barn

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve payment of requisitions 1 through 7. Discussion: In response to Mrs. Becker's questions, Mr. Burks said the Smith Road path will approximate a half mile. He appreciated that Butler County will perform the work and that the Township had received an OKI grant. Mr. Welch said the money from OKI was from the FAST Act, Fixing America's Surface Transportation, and it is funded by our gasoline tax. He said the balance of \$155,243 will be paid by the Township from the 747 TIF fund. It was noted the path will be a 10' concrete path. **Motion carried unanimously.**

**Personnel Items**

Mr. Burks introduced Personnel Items 8 through 13 as follows:

- (8) To approve a 3% raise for West Chester Township Administrator, Larry D. Burks, effective April 17, 2022.
- (9) To approve a 3.5% merit pool for the 2022 merit performance increases; and, a not to exceed 4% individual increase for qualified non-contract exempt and nonexempt employees; and, authorize the Township Administrator to approve and apply said merit performance increases effective the pay period closest to July 1, 2022.
- (10) To accept various employee resignations per an attached memo.
- (11) To hire Katy Kanelopoulos to the position of Economic Development Manager effective April 4, 2022 at the hourly rate of \$31.00.
- (12) To hire three Part-Time Firefighter/EMTs or Paramedics to fill vacant positions effective April 19 (Alysha Lawson) and April 20, 2022 (Joshua Urley, and David Guilford), at the hourly rate of \$19.39.
- (13) To hire Tristan Brenner to the position of full-time police officer effective March 28, 2022 at the bi-weekly salary of \$2,521.34.

**MOTION** made by Mr. Wong, seconded by Mrs. Becker, to approve all Personnel Items, eight through thirteen. **Motion carried unanimously.**

**MOTION** made by Mr. Welch, seconded by Mrs. Becker, to make the 3% raise for West Chester Township Administrator, Larry D. Burks retroactive to Mr. Burks' 2022 employment anniversary date, which is February 19<sup>th</sup>. Discussion: none. **Motion carried unanimously.** Thereupon, Mr. Jones swore in Mr. Brenner, accompanied by Chief Herzog and Assistant Chief Rebholz. Subsequently, Chief Herzog presented him with a badge for the West Chester Police Department and Assistant Chief Rehholdz presented him with a Challenge Coin.

**Business Items**

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to advertise request for quote (RFQ)

for Township-wide copier equipment services. Discussion: none. **Motion carried unanimously.**

Mr. Burks introduced the next item saying the township would like to apply this grant to the East Fork Mill Creek Restoration Project. He explained the process and grant potential.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to apply for the Kubota Hometown Proud grant; and, authorize Township Administrator to accept said grant(s) if awarded.

Discussion: none. **Motion carried unanimously.**

Mr. Burks introduced the next item noting the chamber's presentation earlier in the meeting, adding that they gave the township an expansion lead in the township of which the township was not aware.

**MOTION** made by Mr. Wong, seconded by Mrs. Becker, to approve 2022 Gold Sustaining Sponsorship of \$10,000.00 to the West Chester Liberty Chamber Alliance; and, authorize Township Administrator to sign Memorandum of Understanding setting the terms for the investment. Discussion: none. **Motion carried unanimously.**

Mr. Burks introduced the next item saying this item does not apply to personal use.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve Resolution No. 09-2022 requesting the Board of County Commissioners of Butler County, Ohio to include the entire area of West Chester Township in the area restricted from construction of energy facilities as outlined in Ohio Revised Code Section 303.58 (A). Discussion: Mr. Birks provided additional clarification. He responded to Mrs. Becker's question as to what constitutes "large and economically significant" by saying he understood it to mean generating power "for profit".

Additional discussion ensued. **Motion carried**, Mr. Wong dissenting. Then a **MOTION** was carried unanimously to retract the approved motion, and a **MOTION** was made to table the item until the next Regular meeting. Discussion: Mr. Welch questioned as to whether the motion would be brought up again in a future meeting. Mrs. Becker said she would do some additional research. **Motion carried unanimously.**

Mr. Burks introduced the next item saying this was a nuisance abatement matter. The property owner eventually tore down the property and the owner agreed to pay all fees and fines.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve Statutory Resolution No. 10-2022 approving settlement agreement with Karen Viox for property located at 7860 Lesourdsville-West Chester Road; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement. Discussion: none. **Motion carried unanimously.**

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to not object to a new D1 liquor permit for Chipotle Mexican Grill of Colorado LLC, DBA Chipotle Mexican Grill 3431, 7903 Crossings of Beckett Drive, Ste. 101. Discussion: none. **Motion carried unanimously.**

Mr. Burks introduced the next item saying the agreement is for ODOT to install and maintain pre-emptive signaling equipment.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve agreement between West Chester Township Board of Trustees and Ohio Department of Transportation for an Emergency

Vehicle Preemption Installation and Maintenance Agreement; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement. Discussion: none. **Motion carried unanimously.**

Mr. Burks introduced the next item saying this is for a new trail at VOA park that would run from Butler-Warren Road to the VOA Shopping Center.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve Resolution No. 11-2022 supporting a grant application by the West Chester Board of Trustees and MetroParks of Butler County Requesting Funding from Recreational Trails Program (RTP) and/or Clean Ohio Trails Fund (COTF) for new Tylersville Trail at Voice of America and authorize 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

Lee Redke, 6609 Chessie3 Drive, commented on the recycling dumpsters in the township, observing that some of them are used for disposal of furniture and appliances, sometimes blocking the intended use of the recycling dumpsters.

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

Mr. Burks read "Resolution No. 07-2022 approving Major Change to a PUD Case #MC01-22 - The Village North.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve Resolution No. 07-2022. Discussion: Mr. Welch commended the developer for their commitment to the project by purchasing the property prior to approval. **Motion carried unanimously.**

Mr. Burks read "Resolution No. 08-2022 approving Zoning Map Amendment and Preliminary Development Plan for Case # ZMA02-22 West Chester Township Activity Center at 7900 Cox Road.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve Resolution No. 08-2022 approving Zoning Map Amendment and Preliminary Development Plan for Case # ZMA02-22 West Chester Township Activity Center. Discussion: Mr. Welch noted this is pre-emptive zoning taken in order to streamline the process for any prospective purchaser. **Motion carried unanimously.**

#### Discussion Items & Elected Official Comments

In response to Mr. Welch's comment about the recycling bins, responding to the Citizen Comment, Chief Herzog commented on the police department's history in addressing the problem of people dumping at the bins.

Mr. Wong noted the Board had approved two permanent pickleball courts at Keehner Park and recognized the increased popularity of the activity. He said he's asking for two additional court overlapping the tennis court, defined merely with painted lines. He added that nets would not be permanent and the cost would be about \$600 for paint. Discussion ensued about tennis usage in the area and maintaining civility.

Mr. Burks said the Township is still seeking alternates for the BZA and Zoning Commission and asks for applications from the community. He also recognized the first annual Don Crain High School Invitational Tournament.

Mrs. Becker noted upcoming activities in the township.

Mr. Wong reiterated a Citizen's Comment that West Chester needs a Performing Arts Center.

Mr. Jones commented on the agenda discussion about the Resolution to prohibit "economically significant" windfarms and solar panel facilities saying they receive government subsidies because they're not economically feasible to begin with. The Resolution offers no protection.

#### Recess to Executive Session

At 7:33 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 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; (2) preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment; (3) 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


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

#### Post Executive Session/ Adjournment

**MOTION** made at 9:02 p.m. by Mrs. Becker to adjourn the Executive Session and resume the April 12, 2022 Regular meeting, seconded by Mr. Wong. Discussion: none. **Motion carried unanimously.**

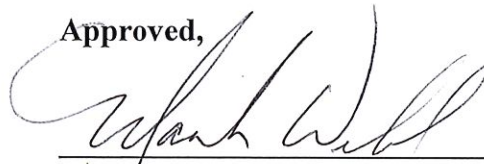
**MOTION** made by Mr. Wong, seconded by Mrs. Becker, to adjourn the meeting. Discussion: none. **Motion carried unanimously.**

Respectfully Submitted,



**Bruce Jones, Fiscal Officer**

Approved,



**Mark Welch, Chairperson**