

Record of Proceedings: June 14, 2022
West Chester Township Board of Trustees - Regular Meeting

Convene: Chairperson Welch convened the meeting at 6:03 p.m.

Roll Call: Mr. Welch, Mrs. Becker, and Mr. Wong responded.

Pledge of Allegiance: Repeated by those present.

Citizen's Comments

Beth McClary, 8027 St. Matthew Place, said she was speaking on behalf of the "informal" Ivory Hills civic association regarding the proposed "No Parking" zones in Ivory Hills. She thanked the Trustees for listening to their concerns and reducing the proposal to only Plantation Drive. She said they mailed a survey to their 155 households and received 48 replies, 12 of whom live on Plantation Drive. 90% of the residents approve "No Parking" on the west side of Plantation Drive. She said drivers would be able to turnaround faster if there were no parking permitted on the one side. She concluded by saying parking at the mosque is currently underutilized.

Dieter Lubert, 7573 Granby Way, expressed his appreciation for Keehner Park, the lawn care at Keehner Park, and expressed his concern with pedestrian safety on Kingsgate Way. He concluded by expressing his concern with Ohio's recent gun legislation.

Ed Albers, 7267 Brushwood Drive, proposed no parking noon to 5:00 on Friday afternoons.

Sue Fuson, 8056 Twin Creek Trace, concluded Beth McClary's comments, sharing some suggestions to alleviate traffic congestion on Plantation Drive.

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 May 24, 2022. Discussion: none. **Motion carried unanimously.**

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

Ms. Brown submitted the following requisitions greater than \$7,500:

Requisitions – Greater than \$7,500.00

- | | | |
|-------------|-------------|--|
| 1. Adm | \$59,850.18 | Frost Brown Todd LLC - Legal Services through April 30, 2022 (various departments) |
| 2. Services | \$17,000.00 | Kaffenbarger Truck Equipment Co. - Replace Truck 19 salt hydraulic control system |

MOTION made by Mr. Wong, seconded by Mrs. Becker, to approve payment of requisitions 1 and 2. Discussion: none. **Motion carried unanimously.**

Personnel Items

Ms. Brown introduced the Personnel Item by identifying Noah Zimmer's experience and qualifications to be hired as Career Firefighter/Paramedic effective June 27, 2022 at the bi-weekly rate of \$2,424.00. The next Personnel Item was to hire Rachel Pyle to the position of Police Officer effective June 20, 2022 at the bi-weekly rate of \$2,521.34. Ms. Brown stated Ms. Pyles experience and qualifications, noting she previously worked for the WCPD. Ms. Brown then identified the experience and qualifications of Austin Hess, applicant for the position of Police Officer effective June 6, 2022 at the bi-weekly rate of \$2,821.30. Lastly, Ms. Brown stated the experience and qualification for promoting Joel Woodrum to position of Assistant Superintendent effective June 6, 2022 at the hourly rate of \$31.73. These were identified on the agenda as Personnel Items 3 through 6.

MOTION made by Mrs. Becker, seconded by Mr. Wong, to approve Personnel Items 3 through 6. Discussion: The Trustees expressed their appreciation for the applicants. **Motion carried unanimously.**

Thereupon Mr. Jones administered the oath to Career Firefighter/Paramedic Noah Zimmer, accompanied by West Chester Township Fire Chief Rick Prinz.

Subsequently, Mr. Jones swore in Police Officers Rachel Pyle and Austin Hess, accompanied by West Chester Township Police Chief Joel Herzog.

Business Items

Ms. Brown introduced the next item saying Plante & Moran has assisted staff to identify software that would assist the Finance and Human Resources ERP, and the purpose for this item is to have Plante & Moran to assist with the implementation phase of the chosen software from Tyler Technologies. She also explained the additional terms she negotiated with Plante & Moran at Mr. Welch's request.

MOTION made by Mrs. Becker, seconded by Mr. Wong, to approve service agreement with Plante & Moran, PLLC for provision of implementation consulting services for Tyler Technology ERP software solution not to exceed \$111,000.00; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement (CIP# 1807). Discussion: In response to Mrs. Becker's question, Ms. Brown commented on the implementation of the new software with Open Gov. She said the term of the contract is 15 months. **Motion carried unanimously.**

Ms. Brown introduced the next item saying this was approved at the last Trustee meeting, but with the dollar amount excluded.

MOTION made by Mrs. Becker, seconded by Mr. Wong, to approve Service Agreement between West Chester Township Board of Trustees and Tyler Technologies, Inc. for Finance and Human Resources ERP software solution and implementation services; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement, not to exceed \$459,793.00 (CIP# 1807). Discussion: none. **Motion carried unanimously.**

Ms. Brown introduced the next item saying this is the first of two parts of the agreement with Woodhull, and it pertains to servicing the equipment. The next agenda item pertains to financing the equipment.

MOTION made by Mr. Wong, seconded by Mrs. Becker, to approve Services Agreement with Woodhull LLC for maintenance of multi-function print and copier equipment; 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 accept proposal and approve a 60 month lease agreement with US Bank for copier equipment; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement. Discussion: none. **Motion carried unanimously.**

Ms. Brown introduced the next item saying the grant can be used for hiring, retention, and wellness/behavioral health initiatives in the police, fire, and communication departments.

MOTION made by Mrs. Becker, seconded by Mr. Wong, to apply for the American Rescue Plan Act (ARPA) First Responder Wellness, Recruitment, Retention & Resiliency Grant; and, authorize Township Administrator to accept said grant if awarded. Discussion: Mrs. Becker said this may help with retaining personnel at a time it's so difficult to attract them. Mr. Welch suggested he supports the motion because we would be at a competitive disadvantage if we did not approve it. **Motion carried unanimously.**

Mr. Welch asked his peers if they would agree to postpone the following agenda item, a motion to approve a Statutory Resolution approving a "No Parking" zone relative to Plantation Drive, in order to allow additional citizen input that evening. They concurred.

MOTION made by Mr. Welch, seconded by Mrs. Becker, to table the agenda item to the next meeting. Discussion: none. **Motion carried unanimously.**

(Fiscal Officer Note: The agenda item was "to approve Statutory Resolution No. 18-2022 authorizing the establishment of a "No Parking Zone" restricting vehicle parking, stopping or standing at any time along the west side of Plantation Drive in West Chester Township, Butler County, Ohio.")

Ms. Brown introduced the next item saying the subject property was a long-term nuisance property, the owner has been court ordered to maintain the property, and this item enable the Township to enforce maintenance in the event the owner fails to do so.

MOTION made by Mrs. Becker, seconded by Mr. Wong, to approve Resolution No. 15-2022 accepting the Agreed Partial Final Order with Sumera Khan for the property located at 7942 Third Street. Discussion: none. **Motion carried unanimously.**

MOTION made by Mrs. Becker that, having reviewed the staff report and affidavit, we declare the properties listed on the West Chester Township Board of Trustees meeting agenda dated June 14, 2022 to be public nuisances 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

this property. Motion seconded by Mr. Wong. Discussion: none. **Motion carried unanimously.**

(Fiscal Officer Note: The subject properties are 8523 Cincinnati Columbus Road and 5900 Muhlhauser Road.)

Ms. Brown introduced the next item saying the event is usually at The Square, however they're moving it for safety sake due to all of the construction by The Square. She said IKEA had offered their parking lot for this event as the alternative.

MOTION made by Mr. Wong, seconded by Mrs. Becker, to approve Property License Agreement between West Chester Township Board of Trustees and IKEA Property, Inc. for use of a portion of their property at 9500 Ikea Way for West Chester Township's production of Touch-A-Truck; 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 TRFO D5I, D6 liquor permit from ABE West Chester LLC, DBA Another Broken Egg, 7701 Voice of America Drive, to Another Broken Egg Cafe of West Chester LLC, DBA Another Broken Egg Café, 7701 Voice of America Drive. Discussion: none. **Motion carried unanimously.**

MOTION made by Mrs. Becker, seconded by Mr. Wong, to not object to a TRFO D1 liquor permit from John & Ya Inc., DBA Sun Garden Chinese Restaurant, 4897 Smith Road, to B&B Lin LLC, DBA Sun Garden Chinese Restaurant, 4897 Smith Road. Discussion: none. **Motion carried unanimously.**

Ms. Brown introduced the next item saying we apply for this grant annually and the grant this year is for \$8,600.

MOTION made by Mr. Wong, seconded by Mrs. Becker, to apply for the Ohio Attorney General's Ohio Law Enforcement Body Armor Program Grant; and, authorize Township Administrator to accept said grant if awarded. Discussion: none. **Motion carried unanimously.**

Ms. Brown introduced the next item saying it pertains to two police cruisers and several other vehicles that Great Oak will use in their auto repair and police training programs. In exchange, West Chester Township will receive a credit for the Police Academy program at Great Oaks which will approximate \$9,000.

MOTION made by Mrs. Becker, seconded by Mr. Wong, to approve Resolution No. 16-2022 finding multiple police department vehicles are not needed or are unfit for public use; authorizing the disposal of said vehicles through sale to Great Oaks Career Campuses; and crediting the sale price as tuition for the police academy. Discussion: none. **Motion carried unanimously.**

First Reading of Resolutions & Reading of Emergency Resolutions

Resolution No. 17-2022 was addressed at the 7:00 Public Hearing.

Citizen's Comments

John Whited, 7911 Plantation Drive, said he was unhappy that the Board did not vote on the proposed no parking motion that evening. He also said a right-turn lane would contribute to a back-up because the street narrows in that area. He said stop signs would be more effective than speed bumps. He said the traffic issue is mosque traffic, but the speeding issue is everyone.

Yasmin Kajan, 8024 Ivory Hills Drive, suggested opening up Lawrence Drive access in order to alleviate the mosque traffic problem. She also said speeding has been a problem since it opened. She said the mosque is open the first Saturday of the month.

Henry, Executive Director of the Mosque of West Chester, said he was speaking on behalf of the Center. He said they were working with the neighbors because they have shared concerns. He said congestion was their major concern. He suggested changing the traffic light at Plantation and Tylersville to enable more vehicles to pass through, either by extending the green light or enabling more exit during high traffic times.

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 proposed consideration be given to work John Boehner's name into the Voice of America Museum. He noted Mr. Boehner's political career. Mr. Welch proposed more non-profit vendors be permitted to partake of the Thursday night concert festivities on The Square. He also expressed his hope the Duke Energy will have electric restored for everyone shortly. Mrs. Becker asked if the Township could implement no parking on Friday's only because it may be discriminatory. Ms. Brown suggested that might be difficult to enforce. In response to her question, Chief Herzog said the Township doesn't use stop signs to reduce speed as a matter of policy. He also explained the difficulty of modifying the traffic light on Tylersville, adding that the BCEO oversees that traffic light, and said he'd check with the Butler County Engineer regarding the light. He also explained the problems of using Lawrence Drive as a traffic ingress/egress alternative. He also said speed bumps become an annoyance for residents, and damage snow plows. Mrs. Becker said safety needed to be the premier consideration, and said she'd like to re-visit the issue in a year to see if the corrective action was effective.

Mr. Wong noted a band playing Thursday on The Square.

Mr. Jones thanked West Chester/Union Township Historical Society for their commemoration on Memorial Day at Brookside Cemetery when they read the names of the veterans in the cemetery who gave their life for our country. He also recognized the Lakota West Girls Softball team for having won the Ohio State Girls Softball Championship.

Ms. Brown reported on the Township's response to the electrical outage. She said the Township had just received its' second ARPA payment which is being applied to storm pipe replacements. She also said their Strategic Planning meeting will be at the end of August. Lastly, she completed a Neighborhood Reinvestment paper on Route 42.

Public Hearing 7:00 p.m.
Case # MC03-22 BC-TID Mike's Carwash

Staff report: Mr. Tim Dawson gave a PowerPoint presentation that included aerial and site views, signage, landscaping and lighting, and site history. He also observed the Preliminary Development Plan for the adjoining Freedom Pointe, as well as staff considerations and comments. Mr. Dawson responded to Trustee questions, concluded by saying the Trustees were to either approve the application, approve with modifications, or deny the submitted Major Change. No one on the Board had any questions.

Mr. Welch then invited the applicant to address the Board: Comments were made by Joe Trauth, attorney with Keating, Muething, Kiekamp; Mike Dow, Mike's Car Wash founder, 100 Northeast Drive, Loveland; Tye DeBay, Mike's Car Wash C.O.O., 100 Northeast Drive, Loveland; Matt Grever, developer/Braincorp, 45 Fairfield Avenue, Belview, Ky.; Eddie Krieger, Mike's Car Wash, 100 Northeast Drive, Loveland; introduced everyone else and provided project materials to the Board, provided the history of Mike's Car Wash, addressed sound concerns, provided site history, and explained the signage matter, respectively. They responded to Trustee questions.

Mr. Welch then asked for comments as follows:

Proponent Comments: none.

Opponent Comments: none.

Neutral Comments: none.

The Trustees had no questions or need for clarification.

Hereupon Mr. Dawson read the First Reading of Resolution 17-2022:

This is a Resolution approving a Major Change for a PUD, Case # MC03-22 – BC-TID Phase 3, Mike's Carwash:

“If approved, be it resolved that the Preliminary Development Plan would have 16 conditions”.

Mr. Welch declared the Public Hearing closed.

Recess to Executive Session

At 8:13 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: (1) Conference with an attorney for the Township concerning disputes involving the Township that are the subject of pending or imminent court action; (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; (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, or to negotiations with other political subdivisions respecting requests for economic development assistance. Motion made by Mrs. Becker, seconded by Mr. Wong. Mr. Welch said the Board would return to adjourn the Executive Session and to resume the Regular meeting. Discussion: none. **Motion carried unanimously.** Mr. Welch declared the meeting in recess.

Post Executive Session/ Adjournment

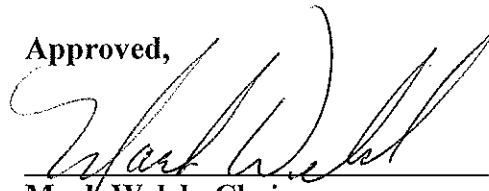
MOTION made at 9:43 p.m. by Mrs. Becker to adjourn the Executive Session and resume the June 14, 2022 Regular meeting, seconded by Mr. Wong. Discussion: none. **Motion carried unanimously.**

MOTION made by Mrs. Becker, seconded by Mr. Wong, to adjourn the June 14th Regular meeting. Discussion: none. **Motion carried unanimously.**

Respectfully Submitted,


Bruce Jones, Fiscal Officer

Approved,


Mark Welch, Chairperson