

Record of Proceedings: December 6, 2022
West Chester Township Board of Trustees - Regular Meeting

Convene: Chairperson Welch convened the meeting at 5:00 p.m.

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

Pledge of Allegiance: Lead by Girl Scouts from Troop 4264 and repeated by those present.

At 5:02 p.m., Mrs. Becker motioned to recess the Regular meeting and go into Executive Session with legal counsel for the purpose of: (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. O.R.C. 121.22; (2); (2) to consider the compensation of a public employee or official. Motion 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 6:00 p.m. by Mrs. Becker to adjourn the Executive Session and resume the December 6, 2022. Regular meeting, seconded by Mr. Wong. Discussion: none.

Motion carried unanimously.

Citizen's Comments

Paul Wojciechowski, 7743 Eleventh Hour Lane, as president of his HOA, complained about speeding in his neighborhood, specifically on Ferdinand Drive and Eleventh Hour Lane.

Personnel Items

MOTION made by Mrs. Becker, seconded by Mr. Wong, to promote Brian Bradford to the position of Career Fire & EMS Lieutenant effective December 7, 2022 at the hourly rate of \$33.27. Discussion: The Trustees each expressed praise for the West Chester Fire Department and the service performed by the department personnel. **Motion carried unanimously.**

Thereupon Mr. Jones gave the Oath of Office to Mr. Bradford, accompanied by Chief Prinz, and subsequently pinned by his wife.

Presentations

Community Entertainment Districts (CED) was presented by Katy Kanelopoulos, West Chester Economic Development Manager, and Amy Blankenship with Frost, Brown and Todd. They defined what a CED is in the ORC, and that they enable the issuance of more, inexpensive liquor licenses. Two proposed new CED districts were also identified.

Action Items – For Approval by Motion

MOTION made by Mrs. Becker, seconded by Mr. Wong, to approve payment of bills - October 28, 2022 through November 17, 2022. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mrs. Becker, to approve the Trustee Meeting Minutes - November 15, 2022. Discussion: none. **Motion carried unanimously.**

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

Requisitions – Greater than \$7,500.00

1. Adm \$62,520.30 Frost Brown Todd LLC - Legal services through October 31, 2022
(various departments)
2. Adm \$55,264.71 N. Harris Corporation - Renew annual license and support agreement
for GEMS financial accounting software
3. CIT \$16,063.25 Kronos Incorporated - Renew annual support for Telestaff scheduling
and payroll software for public safety departments
4. CIT \$7,538.03 Sayers Company - Renew annual maintenance and support for
NetMotion December 6, 2022
5. Services \$50,000.00 Morton Salt, Inc. - Purchase road salt for 2022-2023 winter season
6. Services \$38,252.00 Benchmark Land Management LLC - Replace pipes on Cliffwood
Court and Dorsetshire Drive (CIP# 1398)
7. Services \$25,000.00 Snow Plow Subcontractors - Contract snow plow services for 2022-
2023 winter season
8. Services \$18,000.00 Univar Solutions USA Inc - Purchase calcium chloride for 2022-
2023 winter season
9. Services \$14,100.00 Ohio Machinery Co - Increase PO# S222877 for Caterpillar 938
wheel loader rental
10. Services \$13,500.00 Ace Steel Carports LLC - Install steel carport at Safety Services
Center
11. Services \$11,483.00 Mills Fence Company, Inc. - Install fence at Port Union Bike Trail

MOTION made by Mrs. Becker, seconded by Mr. Wong, to approve payment of requisitions 1 through 11. Discussion: In response to Mrs. Becker and Mr. Welch's questions, Mr. Burks explained where the Mills Fence Company would be installing a fence and why the need. Mr. Burks also addressed the carport for the street sweepers. Community Services Director Arun Hindupur addressed Mrs. Becker's concerns. **Motion carried unanimously.**

Business Items

MOTION made by Mr. Welch, seconded by Mrs. Becker, to table the agenda item regarding to amending the Exclusive Sales and/or Leasing Agreement between West Chester Board of Trustees and North Ridge Realty Group. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mrs. Becker, to table the agenda item regarding a contract to purchase between West Chester Township Board of Trustees and RS Professionals

LLC for Township owned property located at 7900 Cox Road. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mrs. Becker, to not object to a TRFO D5J, D6 liquor permit from Lion Food Industries LLC, dba El Rancho Margarita, 9229 Floer Drive & Patios, to 9229 Union Center LLC, 9229 Floer Drive & Patios. Discussion: none. **Motion carried unanimously.**

MOTION made by Mrs. Becker, seconded by Mr. Wong, to not object to new D5I liquor permit for West Chester Rt 42 LLC, dba El Rancho Grande, Suite 9421 9465 Civic Center Boulevard. Discussion: none. **Motion carried unanimously.**

MOTION made by Mrs. Becker, seconded by Mr. Wong, to object to new D5 liquor permit for Asami Hibachi Sushi Inc, 8146 Princeton Glendale Road. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mrs. Becker, to approve Statutory Resolution 38-2022 granting a perpetual, nonexclusive easement to Duke Energy Ohio, Inc. for electric utility installation on Township property located on Beckett Road with PID# M5610004000032. Discussion: Mr. Welch said this pertains to property by the Muhlhauser Barn. Mr. Burks said the item does not pertain to any cell towners. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mrs. Becker, to approve Statutory Resolution 39-2022 authorizing Butler County Engineer's Office to conduct speed study on Liberty Way between Cox Road and Butler Warren Road in Butler County, Ohio. Discussion: **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mrs. Becker, to approve Statutory Resolution 40-2022 authorizing Butler County Engineer's Office to conduct speed study on Veterans Blvd. between Liberty Way and Liberty/West Chester Township Line in Butler County, Ohio. Discussion: General discussion identifying what roads are posted 55 MPH. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mrs. Becker, to approve preliminary legislation between West Chester Township Board of Trustees and Ohio Department of Transportation for proposed decorative fence for the Crescentville Road Overpass Project as an alternate bid item; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement. Discussion: The signage will be on the south side of the overpass, facing north bound traffic. It was noted that townships can be identified by name on an overpass, contrary to past restrictions. **Motion carried unanimously.**

First Reading of Resolutions & Reading of Emergency Resolutions

Mr. Burks read Resolution 41-2022 authorizing the removal of snow and ice from undedicated roads in accordance with Ohio Revised Code section 505.82 and pursuant to Limited Home Rule

Authority provided under Ohio Revised Code chapter 504; and, declaring an emergency and dispensing with the second reading.

In response to Mrs. Becker's question, Mr. Burks said he would look into how the charge is determined. In response to Mr. Welch's question, Mr. Burks said the charge is per linear foot and for each occasion the snow and ice is removed, or for each pass.

Citizen's Comments

There were no citizen's comments.

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

MOTION made by Mrs. Becker, seconded by Mr. Wong, to declare Emergency Resolution No. 41-2022 an emergency and dispense with the second reading. Discussion: none. **Motion carried unanimously.**

MOTION made by Mrs. Becker, seconded by Mr. Wong, to approve Resolution No. 41-2022 as read and already declared an emergency. Discussion: none. **Motion carried unanimously.**

Discussion Items & Elected Official Comments

Mrs. Becker noted that a work session was scheduled for the following day involving both Liberty Township and West Chester Township officials to discuss potentially contracting trash services together. Mr. Burks said the discussion would be facilitated by Ann Flaig from Butler County Solid Waste. Mrs. Becker also observed that there would be the Pearl Harbor commemoration the following morning. Lastly, she said there would be a Takeover at The Square Thursday evening in celebration of the holidays.

Mr. Jones observed that the former Volvo dealership on Muhlhauser Road looked significantly better. In response to his question about how much monthly savings might residences expect from contracted trash collections with Liberty Township, Mr. Burks said potentially up to 40%. Mr. Jones also reported that Frost, Brown and Todd released their opinion that West Chester Township could rollback property taxes for residents, as he proposed several months earlier, and it would be implemented by the Trustees passing a Resolution approving the rollback and forwarding it to the county. Lastly, he commented on Chief Herzog's interview that morning on 700 WLW radio.

Mr. Burks shared an entertaining holiday video from our Public Information Office and our roads division.

Assistant Township Administrator Brown intervened to report her finding in the ORC that an "equitable and just service charge" - at cost - for removing snow and ice can be determined by the Board, as discussed earlier for Resolution 41-2022.

Adjournment

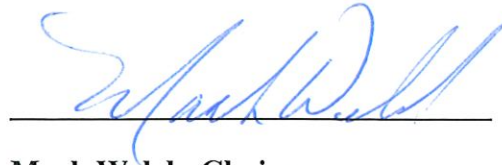
MOTION made at 7:08 p.m. by Mrs. Becker, seconded by Mr. Wong, to adjourn the December 6, 2022 Regular meeting. Discussion: none. **Motion carried unanimously.**

Respectfully Submitted,



Bruce Jones, Fiscal Officer

Approved,



Mark Welch, Chairperson