

Record of Proceedings: June 13, 2023
West Chester Township Board of Trustees - Regular Meeting

Convene: Chairperson Becker convened the meeting at 6:00 p.m.

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

Pledge of Allegiance: Repeated by those present.

MOTION made by Mrs. Becker, seconded by Mr. Welch, to amend the agenda so as to move Personnel Items 6 through 8 to immediately after Citizens Comments. Discussion: none.

Motion carried unanimously.

Citizen's Comments

Mary Jo Bucknell, 5171 Rialto Road, thanked the Board for its support of the bicentennial. In response to a question from the Board, she said the West Chester Historical Center is available for tours by inspection.

Personnel Items

Mr. Burks introduced the Personnel Items consisting of, (1) Hire Bryan Hellard to the position of Property Advisor effective June 5, 2023 at the hourly rate of \$26.00; (2) Police Hire Alexander Fillios to the position of Police Officer effective August 14, 2023 at the bi-weekly rate of \$2,622.19; (3). Services Hire Nathaniel Staton to the position of Laborer Operator effective June 5, 2023 at the hourly rate of \$19.94. These were identified on the agenda as Personnel Items 6, 7, and 8 respectively.

MOTION made by Mr. Wong, to approve Personnel Items 6 through 8 seconded by Mr. Welch. Discussion: The Trustees each expressed praise for the West Chester Police Department and the service performed by police officers. **Motion carried unanimously.**

Thereupon Fiscal Officer Jones gave the Oath of Office to Mr. Fillios, accompanied by Chief Herzog and Lt. Colonel Chief Rebholz.

Presentations

Police Chief Herzog gave a presentation on the recently acquired Flock cameras, their uses, successes, costs, and responded to Board questions.

Action Items – For Approval by Motion

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve the Trustee Meeting Minutes for May 23, 2023. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve the Trustee Special Meeting Minutes for June 1, 2023. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, 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 \$39,266.01 Frost Brown Todd LLC - Legal Services through April 30, 2023 (various departments)
2. CIT \$9,938.06 Vercom Systems, Inc. - Renew service and support for Township VOIP system
3. Fire \$8,855.00 Across The Street Productions, Inc. - Purchase Blue Card training and certification program
4. Services \$96,204.24 Clark Equipment Company - Purchase Bobcat Compact Track Loader (CIP# 661)
5. Services \$22,500.00 Art's Rental Equipment - Rent John Deere 544 wheel loader

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve payment of requisitions 1 through 5. Discussion: In response to Mrs. Becker's question, Chief Prinz said the Blue Card training was a first for the Command staff and officers. **Motion carried unanimously.**

Business Items

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve internship agreement between West Chester Township Board of Trustees and the Strategic Ohio Council for Higher Education (SOCHE) not to exceed \$40,000. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve Statutory Resolution 25-2023 authorizing the acceptance of the proposed Settlement Agreement between West Chester Township and IAFF Local 3518 resolving Twelfth District Court of Appeals Case No. CA2023-05-050 and multiple grievances filed by IAFF Local 3518. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mr. Wong, to recommend terms of Enterprise Zone Agreement of 60% abatement for a seven-year term with 4R Investments, dba Republic Wire LLC. Discussion: Mr. Welch recognized Ron and Jeremy Rosenbeck, Republic Wire principals, in the audience, and praised them for their entrepreneurship. Ron expressed his appreciation for West Chester. Community Development Director Aaron Wiegand addressed the Board, noting an abatement would also need approval by Butler County Commissioners and the Lakota School Board. He also said the township has granted very few abatements and the township was already a low tax environment. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve blanket lease agreement between West Chester Township Fire Department and neighboring Fire/EMS Departments, and authorize Township Administrator to execute said lease agreements when needed. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mr. Wong, to not object to a TREX D1, D2 liquor permit from Lots of Asian Cuisine LLC, dba Sawasdee Thai Cuisine, 6600 C Dixie Highway, Fairfield, OH, to L & M Spiceporium LLC, dba Sawasdee Thai Cuisine, 6064 West Chester Road. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mr. Wong, to not object to a NEW D2, D3 liquor permit for GENKI2 Inc, 7244 Outfitters Way. Discussion: none. **Motion carried unanimously.**

First Reading of Resolutions & Reading of Emergency Resolutions

(Case # ZMA02-23, The Gateway; Ellington at Union Centre, was read at public hearing.)

Citizen's Comments

Meridy Glenn, 7475 Hollywood Drive, thanked Mrs. Becker for attending Monarch Fest at Christ the King Lutheran Church.

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

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

Discussion Items & Elected Official Comments

Mrs. Becker praised Monarch Fest for its community garden. She also praised all the participants in the Bicentennial Founders Day celebration.
Mr. Welch recounted the Bicentennial weekend and the various celebratory events, and apologized to Public Information & Engagement Director Barb Wilson for not being able to attend Saturday evening's activities at Keehner Park.
Everyone commented on the drone show Friday evening.
Mr. Wong was pleased with the Bicentennial weekend.
Mr. Jones said the weekend's events exceeded expectations. He also noted the upcoming closure of a portion of Tylersville Road by the Butler County Engineer's Office.
Mr. Burks observed that Meridy Glenn was a member of the township's Zoning Commission, and praised her mentoring him as a soccer coach.

Adjournment

MOTION made at 6:49 p.m. by Mr. Wong, seconded by Mr. Welch, to adjourn the June 13th Trustee meeting. Discussion: none. **Motion carried unanimously.**

Public Hearing 7:00 p.m.

Case # ZMA02-23 The Gateway; Ellington at Union Centre

Staff report: Mr. Tim Dawson presented the staff report with a PowerPoint presentation, aerials, site history, proposed development as well as staff considerations and comments. Mr. Dawson concluded by saying the Trustees were to either approve the application, approve with modifications, or deny the submitted Zoning Map Amendment and Preliminary Development Plan.

Mrs. Becker then invited the applicant to address the Board:

Michael Copfer, Vice President of Land Acquisitions for Hills Properties, 4901 Hunt Road, Blue Ash, Ohio, addressed the Board. He compared the proposed development to what Hills Properties has already developed in West Chester. He also observed the difference between the current plan and the plan that had previously been approved. Mr. Copfer also noted numerous amenities with overviews/renderings and features in their proposal, as well as open space and parking compliance considerations. Mr. Copfer then responded to Trustee questions.

Mrs. Becker then asked for comments as follows:

Proponent Comments: none.

Opponent Comments: none.

Neutral Comments: none.

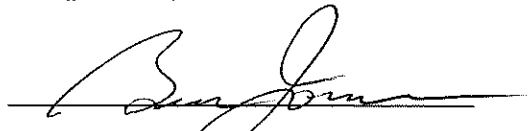
Hereupon Mr. Dawson read the First Reading of Resolution 26-2023:

This is a Resolution approving a Zoning Map Amendment from SP-PUD to R-PUD and a Preliminary Development Plan for Case # # ZMA02-23, Ellington at Union Centre -

“Be it resolved on the basis of the above actions and findings, the West Chester Township Board of Trustees does hereby concur with the recommendation of the West Chester Township Zoning Commission and does hereby approve the Zoning Map Amendment from SP-PUD to R-PUD and Preliminary Development Plan, and there are 23 conditions”.

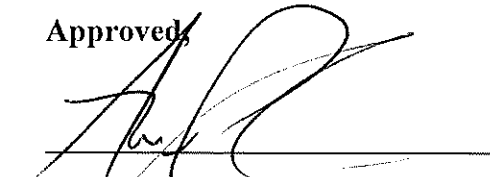
Mrs. Becker declared the Public Hearing closed.

Respectfully Submitted,



Bruce Jones, Fiscal Officer

Approved,



Ann Becker, Chairperson