

Record of Proceedings: November 14, 2023
West Chester Township Board of Trustees - Regular Meeting

Convene: Chairperson Becker convened the meeting at 5:03 p.m.
Roll Call: Mrs. Becker, Mr. Wong, and Mr. Welch responded.
Pledge of Allegiance: Repeated by those present.

At 5:04 p.m., Mr. Welch motioned and Mr. Wong seconded the motion to recess the Regular meeting and go into Executive Session with legal counsel for the purpose of: (1) Considering the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official. O.R.C. 121.22(G)(1); (2) conference with an attorney for the Township concerning disputes involving the Township that are the subject of pending or imminent court action. O.R.C. 121.22(G)(3); (3) 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 negotiations with other political subdivisions respecting requests for economic development assistance. The information to be discussed is directly related to a request for economic development assistance or involves public infrastructure improvements or the extension of utility services that are directly related to an economic development project. O.R.C. 121.22(G)(8); (4) to consider the purchase of property or public sale by competitive bid, or (5) disposition of unneeded, obsolete, or unfit- for-use property in accordance with section 505.10 of the Revised Code. O.R.C. 121.22(G)(2).

Mrs. Becker then said that because they have an economic development issue they would take a roll call to deem the economic development issue necessary.

Mr. Wong seconded Mr. Welch’s motion. **Motion carried unanimously.**

Roll call conducted and the Trustees responded affirmatively unanimously.

Mrs. Becker declared the meeting in recess.

Post Executive Session/ Adjournment

MOTION made at 5:58 p.m. by Mr. Welch to adjourn the Executive Session and resume the November 14, 2023. Regular meeting, seconded by Mr. Wong. Discussion: none. **Motion carried unanimously.**

Citizen’s Comments

There were no citizen’s comments.

Action Items – For Approval by Motion

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve the Trustee Meeting Minutes for October 24, 2023. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve the Trustee Special Meeting Minutes for November 2, 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 \$379,729.00 Ohio Township Association Risk Management Authority (OTARMA)-
Purchase liability and property insurance coverage
2. Fire \$17,687.00 Path Master, Inc. - Purchase equipment for pre-emption lighting
Control devices (CIP 1668)
3. Fire \$17,085.00 Capitol Electric Line Builders - Install pre-emption lighting control
devices (CIP 1668)
4. Fire \$9,350.00 Darrin Snyder - Paint exterior metal surfaces of Station 72 and Station
75 (CIP 1683)
5. PIE \$12,814.00 The Plant Detail - Purchase holiday decorating service for 1823 Plaza,
The Square and Township Administration Building/Fire Headquarters
November 14, 2023
6. Police \$35,000.00 Emcor Facilities Services, Inc. - Paint and install carpet at the Police
Department (CIP 1918)
7. Services \$225,000.00 Morton Salt, Inc. - Purchase road salt for 2023-2024 winter season
8. Services \$58,685.00 Rush Truck Centers of Ohio - Purchase 2023 Ford F450 truck cab and
chassis for fleet replacement (CIP 1867)
9. Services \$18,000.00 Univar Solutions USA, Inc. - Purchase calcium chloride for 2023- 2024
winter season

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve payment of requisitions 1 through 9. Discussion: Mr. Welch asked Jonathon Theders, with RiskSOURCE Clark-Theders, to share his thoughts as well as their conversation prior to the meeting with everyone. Mr. Theders explained the coverage and OTARMA cost relative to liability, and responded to the Trustee's questions. Chief Herzog addressed the Board, addressing Mr. Welch's concern about competitive bidding for item #6. Mr. Wong noted the cost of salt had increase since 2014.
Motion carried unanimously.

Personnel Items

MOTION made by Mr. Wong, seconded by Mr. Welch, to hire Cassie Csendes to the position of Police Officer effective February 5, 2024 at the bi-weekly rate of \$2,713.97.

Discussion: The Trustees each expressed praise for the West Chester Police Department, the service they perform, and wished Ms, Csendes well in his new career. **Motion carried unanimously.**

Business Items

MOTION made by Mr. Welch, seconded by Mr. Wong, to apply for Ohio Township

Association Risk Management Authority (OTARMA) MORE Grant; and, authorize Township Administrator to accept said grant if awarded.

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

MOTION made by Mr. Wong, seconded by Mr. Welch, to apply for Ohio Township Association Risk Management Authority (OTARMA) Police and Fire Grant; and, authorize Township Administrator to accept said grant if awarded.

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

MOTION made by Mr. Welch, seconded by Mr. Wong, to re-appoint Larry D. Burks, Township Administrator, and Mr. Bruce Jones, West Chester resident, as the West Chester Township representatives to the Butler County Transportation Improvement District (TID) Board (terms effective January 1, 2024 through December 31, 2025). Discussion: Mrs. Becker asked Mr. Burks to explain the TID for her. He provided history, requirements for appointment, purpose for the TID. Mrs. Becker said she thought it made more sense for our Services Director, Arun Hindupur, to be on the Board. She said we have a lot of work in that TID that needs to be done. Mr. Welch said he didn't believe another township employee, especially a subordinate of Mr. Burk's should serve on the Board with Mr. Burks. However, if Mr. Burks would step down, the best combination would be if Mr. Jones and Hindupur were appointed. Mr. Wong and Mrs. Becker said they've been trying to get work done on State Rt. 42 the last two or three years. Mr. Wong suggested they have Mr. Hindupur serve the next term on the TID Board.

MOTION by Mrs. Becker, seconded by Mr. Wong, to amend the motion so as to replace Mr. Bruce Jones with Mr. Arun Hindupur. **Amended Motion carried.** Mr. Welch dissented.

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve agreement between West Chester Township Board of Trustees and Butler County, Ohio for continued use of space at West Chester Safety Services Building at a cost of \$3,333.33 per month; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement. Discussion: Mrs. Becker expressed her appreciation for the agreement. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve Resolution 44-2023 amending the Township 2023 Permanent Appropriations. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve Resolution 45-2023 accepting the Agreed Entry with the Sara Stamey Living Trust for the property located at 8295 Grinn Drive. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mr. Wong, to not object to a TRFO C1, C2, D6 liquor permit from IYS Ventures LLC dba I Mart Stores, 9171 Union Center Boulevard to Leanne Investment LLC dba I Mart Stores, 9171 Union Center Boulevard. Discussion: none. **Motion carried unanimously.**

First Reading of Resolutions & Reading of Emergency Resolutions

Mr. Burks read approve Emergency Resolution 47-2023 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. The Trustees had no questions.

Citizen's Comments

There were no citizen's comments.

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

MOTION made by Mr. Wong, seconded by Mrs. Welch, to approve Resolution No. 47-2023 declaring an emergency and dispensing with the Second Reading. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve Resolution 42-2023 Implementing Sections 3735.65 through 3735.70 of the Ohio Revised Code; Establishing and Describing the Boundaries of the West Chester Township Community Reinvestment Area; Designating a Housing Officer to Administer the Program; Creating a Community Reinvestment Housing Council; and Creating a Tax Incentive Review Council. Discussion: none. **Motion carried unanimously.**

Discussion Items & Elected Official Comments

Mrs. Becker congratulated the Lakota East Thunderhawk choir for performing in Washington D.C. in a recognition of the anniversary of the Vietnam War. She noted A Pioneer Christmas will be held at Keehner Park on December 10th.

Mr. Welch noted upcoming Farmer's Market dates.

Mr. Jones said the Ohio Auditor nor his representative could attend the meeting that evening to present the Ohio Auditor Award with Distinction due to other commitments, so that presentation was being postponed. He noted several of the Trustees expressed concern with development along State Rt. 42 earlier during the TID discussion, adding that the Butler County Planning Commission earlier that day had recommended approval of an expanded development on S.R. 42. He also noted the TID meeting are open to the public and the Trustees are welcome to attend to find out what it does. Mr. Jones recognized Lakota West Cross Country runner Evelyn Prodoehl for winning the state Championship, setting a course record, and doing so as just a Junior.

Mr. Burks expressed his thanks for being at West Chester almost 6 years. He also noted Lakota West football was continuing its successful season in the post-season tournament.

Adjournment

MOTION made at 6:57 p.m. by Mr. Welch, seconded by Mr. Wong, to adjourn the November 14th meeting. Discussion: none. **Motion carried unanimously.**

Public Hearing 7:00 p.m.
Case # ZMA07-23 McNally Property

Staff report: Mr. Tim Dawson presented the staff report, including a PowerPoint presentation, aerials, site history, as well as staff considerations and comments. He said the property is currently zoned R- 1 and the application is for a zone change to B-1, Neighborhood Retail, and is strictly a Zoning Map Amendment; a Preliminary Development Plan and Conditions for Approval are not required. Rather, it need to comply with the Zoning Resolution requirements for Neighborhood Retail. 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 had any questions.

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

Flor McNally, 8002 Jasmine Trail, said there would low impact traffic from that location and believe it's use will be consistent with the area. In response to Mr. Wong's questions, she said they've owned the property since March, 2022, and will use for real estate serves.

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 46-2023:

This is a Resolution approving a Zoning Map Amendment from R-1, Suburban Residence District, to B-1, Neighborhood Business District.

"Be it resolved on the basis of the above actions and findings, the West Chester Township Board of Trustees does hereby approve the Zoning Map Amendment from R-1 to B-1.

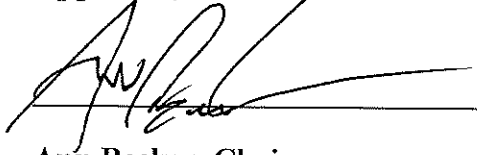
Mrs. Becker declared the Public Hearing closed.

Respectfully Submitted,



Bruce Jones, Fiscal Officer

Approved,



Ann Becker, Chairperson