

Record of Proceedings: December 5, 2023
West Chester Township Board of Trustees - Regular Meeting

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

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

Pledge of Allegiance: Repeated by those present.

At 5:02 p.m., Mr. Welch motioned to recess the Regular meeting and go into Executive Session with legal counsel for the purpose of: (1) To consider discipline of a public employee or official. O.R.C. 121.22(G)(1); (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 of the Revised Code. O.R.C. 121.22(G)(2); and (3) preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment. O.R.C. 121.22(G)(4). Mr. Wong seconded the motion. Mrs. Becker declared the meeting in recess.

Post Executive Session/ Adjournment

MOTION made at 5:56 p.m. by Mr. Wong to adjourn the Executive Session and resume the Regular meeting, seconded by Mr. Welch. Discussion: none. **Motion carried unanimously.**

Citizen's Comments

There were no citizen's comments.

Presentations

There were no presentations.

Action Items – For Approval by Motion

MOTION made by Mrs. Becker, seconded by Mr. Welch, to approve the Trustee Meeting Minutes for November 14, 2023. Discussion: none. **Motion carried unanimously.**

MOTION made by Mrs. Becker, seconded by Mr. Welch, 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 \$64,855.10 Frost Brown Todd, LLC - Legal Services through October 31, 2023
(various departments)
2. CIT \$16,114.52 Kronos Incorporated - Renew annual support for Telestaff scheduling and payroll functions of public safety departments

3. Fire \$37,296.59 Lowes – Remodel Station 75 kitchen (CIP 1483)
MOTION made by Mr. Welch, seconded by Mr. Wong, to approve payment of requisitions 1 through 3. Discussion: none. **Motion carried unanimously.**

Personnel Items

MOTION made by Mr. Wong, seconded by Mr. Welch to (1) amend Tuition Reimbursement Program to comply with Ohio Code Section 127, and (2) hire Jordan Rooney to the position of Communications Officer effective December 11, 2023 at the biweekly rate of \$1,999.34. Discussion: Mrs. Becker welcomed Jordan and, as did Mr. Welch, wished her best service to a community that values our 911 personnel. **Motion carried unanimously.**

Business Items

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve agreement between West Chester Township Board of Trustees and Miami University Regionals for the Work Plus program beginning in 2024 and ending in 2026 and allocate tuition expense of \$20,000.00 per year. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve Resolution 48-2023 accepting the Agreed Entry with Rahul Mundayadan and Sangeetha Dhan at 6749 Autumn Glen Drive. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mr. Welch, to acknowledge application for the Ohio TechCred Grant Program; and, to authorize the Township Administrator to accept said grant if awarded. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mr. Wong, to acknowledge application for the Ohio Ambulance Transportation Program 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 Butler County ARPA/State and Local Fiscal Recovery Fund; and, authorize Township Administrator to accept said grant if awarded. Discussion: Mr. Welch and Mrs. Becker expressed their support for using the funds for a new Senior van. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mr. Wong, to not object to a new D2 liquor permit for Coterie Lounge & Cafe LLC, dba Coterie Lounge & Café, 8870 Cincinnati Dayton Road. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mr. Welch, to not object to a TRFO D5, D6 liquor permit from Lorven Wings LLC, dba Frickers & Patio 7844 Kingland Dr Unit B, to Viva Cincy Bar and Grill LLC, 7844 Kingland Dr Unit B. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mr. Wong, to not object to a new D1 liquor permit for YARD VYBZ Nyaminz & Catering LLC, dba Yard VYBZ Nyaminz, 9536 Cincinnati Columbus Road. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve a five-year Lease Agreement between the West Chester Board of Trustees and Flock Group, Inc. for the lease of fixed and mobile automated license plate reader cameras not to exceed \$510,400.00; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement. Discussion: Chief Herzog addressed the Board, explaining the uses, benefits, and results of the Flock camera uses, as well as some terms of the lease agreement. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve Statutory Resolution 49-2023 affirming obligation for West Chester Township's share of the annual Butler County Engineer's 2024 paving program. Discussion: none. **Motion carried unanimously.**

First Reading of Resolutions & Reading of Emergency Resolutions

Mr. Burks read Emergency Resolution 50-2023 Authorizing the Execution of a Community Reinvestment Area (CRA) Agreement with Village North Investment, LLC; Granting a Fifteen (15) Year, Seventy-Five Percent Real Property Tax Exemption, and declaring an emergency and dispensing with the second reading. The Trustees had no questions.

Mr. Burks read Emergency Resolution 51-2023 imposing a moratorium of three hundred and sixty days on the cultivation, processing, and retail sale of "adult use" cannabis within West Chester Township and declaring an emergency, and dispensing with the second reading. The Trustees had no questions.

Mr. Burks read Emergency Resolution 52-2023 to voluntarily forego Inside Millage at the request of the Butler County Auditor for one year based on the increased amounts of the new property values 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. Welch, seconded by Mr. Wong, to approve Emergency Resolution 50-2023 declaring an emergency and dispensing with the Second Reading. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve Emergency Resolution 50-2023 declaring an emergency and dispensing with the Second Reading. Discussion: Mr. Welch and Mr. Wong said a moratorium on recreational marijuana recognizes that the voters approved

the ballot measure legalizing recreational marijuana, but it allows the township time to find out what regulations and laws are applicable. Mr. Burks asked, "How do you permit something when you don't know what the regulations are"? **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve Emergency Resolution 52-2023 declaring an emergency and dispensing with the Second Reading. Discussion: Mr. Wong said this is a good resolution because it gives residents a tax break, giving residents \$10.15 back per \$100,000 valuation. Mr. Burks said that figure is an estimate at this time. Mrs. Becker said the General and Roads & Bridges funds would be impacted by this roll back. She said they are looking at it in a very compassionate way. She noted the rollback in the township's Roads & Bridges Fund is significant because the cost for new roads is escalating drastically, adding that the rollback is for one year and they'll need to re-address it next year. Mr. Welch noted the township's General and Roads & Bridges funds will receive \$900,000 less this year due to the rollback, but the township is receiving \$6.6 million in ARPA funds that's being applied to infrastructure. He added that the rollback will provide a measure of relief to residents and businesses while buying time for the Ohio legislature to create a permanent fix in the manner in which real estate valuations are calculated. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve Resolution 46-2023 approving Zoning Map Amendment for Case # ZMA07-23. Discussion: none. **Motion carried unanimously.**

Discussion Items & Elected Official Comments

Mrs. Becker noted the VFW's annual Pearl Harbor Commemoration was scheduled for 10:00 a.m. on December 7th at Brookside Cemetery.

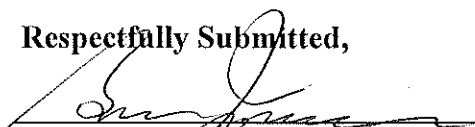
Mr. Jones commented on Resolution 52-2023, noting he initiated discussion recognizing the need for a rollback for property owners quite some time ago, and was pleased to see the Trustees finally take the interest of property owners into account, though it was motivated by political forces. He said the new, increased revenue to the township amounted to a windfall, "found money" for the township, without which the township would have been fine. He said it was only appropriate that the needs of property owners was finally being addressed by the Board.

Mr. Burks announced that applications were being accepted by interested parties to serve on the Zoning Commission and Board of Zoning Appeals. He noted the terms for the forthcoming openings, adding that the application process was being reviewed. He also observed the retirement celebration that afternoon for Law Director Don Crain, and wished him well.


Adjournment

MOTION made at 6:45 p.m. by Mr. Welch, seconded by Mr. Wong, to adjourn the December 5, 2023 Regular meeting. Discussion: none. **Motion carried unanimously.**

Respectfully Submitted,


Bruce Jones, Fiscal Officer

Approved,


Ann Becker, Chairperson