

Record of Proceedings: February 27, 2024
West Chester Township Board of Trustees - Regular Meeting

Convene: Chairperson Wong convened the meeting at 4:59 p.m.

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

Pledge of Allegiance: Repeated by those present.

At 5:01 p.m., Mr. Wong requested a motion to recess the Regular meeting and go into Executive Session with legal counsel for the purpose of: (1) Conferencing 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); (2) considering 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 negotiating 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 that is to be provided under any of the Revised Code provisions set forth in O.R.C.

121.22(G)(8)(a) or involves public infrastructure improvements or the extension of utility services that are directly related to an economic development project.

Mr. Wong then requested that Mr. Jones conduct a roll call to determine that executive session is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project and that the criteria specified in O.R.C. 121.22(G)(8)(a) and (b) apply. All Trustees responded affirmatively to the roll call.

MOTION made by Mrs. Becker, seconded by Mr. Welch to recess the Regular meeting and go into Executive Session. Discussion: none. **Motion carried unanimously.** Mr. Wong said the Board would return.

Post Executive Session/ Adjournment

MOTION made at 6:15 p.m. by Mr. Welch to adjourn the Executive Session and resume the Regular meeting, seconded by Mrs. Becker. Discussion: none. **Motion carried unanimously.**

Citizen's Comments

There were no citizen's comments.

Presentations

There were no presentations.

Personnel Items

MOTION made by Mrs. Becker, seconded by Mr. Welch to (1) hire Alberto Garay to the position of Administrative Professional I effective February 12, 2024, at the hourly rate of \$18.00, and (2) hire Jazmine Meiner to the position of Administrative Professional I effective February 13, 2024, at the hourly rate of \$18.00. Discussion: The Trustees wished the new hires well. **Motion carried unanimously.**

Action Items – For Approval by Motion

MOTION made by Mr. Welch, seconded by Mrs. Becker, to approve the Trustee Meeting Minutes for February 13, 2024, 2024. Discussion: none. **Motion carried unanimously.**

MOTION made by Mrs. Becker, seconded by Mr. Welch, to approve payment of bills - February 5, 2024 through February 16, 2024. Discussion: none. **Motion carried unanimously.**

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

- 5. Adm \$24,458.46 Butler County Emergency Management Agency – Submit 2024 annual fee for operational services
- 6. Fire \$1,941,325.00 Vogelpohl Fire Equipment, Inc. - Purchase a 2026 E-One Cyclone Ladder truck (CIP 1785)
- 7. Police \$342,204.00 McCluskey Chevrolet, Inc. - Purchase six police vehicles (CIP 1586)
- 8. Police \$150,117.00 Tri-State Public Safety - Install equipment to outfit six 2024 Chevy Tahoe's (CIP 1586) February 27, 2024
- 9. Services \$33,346.00 Team Turf LLC - Install batting tunnel at West Chester Baseball Complex in Beckett Park (CIP 2003)
- 10. Services \$10,400.00 Butler Tech & Career Dev Schools - Pay tuition for CDL training

Requisitions – Greater than \$7,500.00

MOTION made by Mrs. Becker, seconded by Mr. Welch, to approve payment of requisitions 5 through 10. Discussion: Mrs. Becker expressed her appreciation for Chief Prinz and his staff for their researching the Ladder truck acquisition. In response to Mr. Welch’s question, Chief Prinz addressed the Board and explained that the Ladder truck is also referred to as a Bucket truck, as discussed in the past and in a recent budget proposal. He also noted past truck purchases and longevity. He said the new truck won’t arrive for another two, two and a half years, and that will impact how the current bucket truck may or may not be utilized. The Board and Services Director Hindupur discussed the batting tunnel requisition. There was ambiguity as to whether it entailed one or two tunnels. Mr. Burks said they will research the cost of making it a two tunnel batting cage if the requisition pertains to a one tunnel batting cage, and report back to the Board.

MOTION made by Mr. Welch, seconded by Mrs. Becker, to amend the motion for item #9 to not exceed \$45,000 for two tunnels if it’s not already included. Discussion: The Trustees concurred this is a reasonable course of action. **Motion carried unanimously.**

Business Items

MOTION made by Mrs. Becker seconded by Mr. Welch, to approve Resolution 11-2024 for the Township 2024 Permanent Appropriations and authorizing the transfer of funds from the General Fund to the Road and Bridge Fund and to the Cemetery Fund; and from the sustainable Infrastructure Fund into the Road and Bridge Relief Fund; and Establishing the PACE Debt Service fund. Discussion: Mrs. Becker said this reaffirms the Board's commitment to this fund. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mrs. Becker, to approve Resolution 12-2024 Rescinding and Replacing Resolution 33- 2022 Approving a Petition for Special Assessments for Special Energy Improvement Projects and a Plan for Public Improvements; and Approving the Necessity of Acquiring, Constructing, and Improving Certain Public Improvements in the Township in Cooperation with the I-75 Energy Special Improvement District. Discussion: none. **Motion carried unanimously.**

MOTION made by Mrs. Becker, seconded by Mr. Welch, to approve Resolution 13-2024 Rescinding and Replacing Resolution 34- 2022 Determining to Proceed with the Acquisition, Construction, and Improvement of Certain Public Improvements in the Township in Cooperation with the I-75 Energy Special Improvement District Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mrs. Becker, to approve Resolution 14-2024 Rescinding and Replacing Resolution 35- 2022 Levying Special Assessments for the Purpose of Acquiring, Constructing, and Improving Certain Public Improvements in Township in Cooperation with the I-75 Energy Special Improvement District and Authorizing and Approving a Cooperative Agreement Providing for the Financing and Refinancing of a Special Energy Improvement Project in the Township. Discussion: none. **Motion carried unanimously.**

MOTION made by Mrs. Becker, seconded by Mr. Welch, to appoint Carlos Sanchez to the West Chester Township Board of Zoning Appeals to fill an expired five-year term (March 1, 2024 through February 28, 2029). Discussion: none. **Motion carried unanimously.**

MOTION made by Mrs. Becker, seconded by Mr. Welch, to appoint Jim Hahn member to the West Chester Township Zoning Commission to fill an expired five-year term (June 1, 2024 through May 31, 2029). Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mrs. Becker, to appoint William Brock to the West Chester Township Zoning Commission to fill an unexpired five-year term (through May 31, 2026) due to a resignation. Discussion: none. **Motion carried unanimously.**

MOTION made by Mrs. Becker, seconded by Mr. Welch, to apply for the 2024 Priority One EMS Grant; and, authorize Township Administrator to accept said grant if awarded. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mrs. Becker, to approve Statutory Resolution 15-2024 finding the 2011 Case 580SN backhoe not needed or unfit for public use; authorizing the sale of said equipment to Southeastern Equipment Co Inc.; and crediting the sale price of said equipment to the purchase of a new backhoe. Discussion: none. **Motion carried unanimously.**

MOTION made by Mrs. Becker, seconded by Mr. Welch, to approve Statutory Resolution 16-2024 finding the 2004 International salt truck not needed or unfit for public use; authorizing the sale of said vehicle to FYDA Freightliner; and crediting the sale price of said vehicle to the purchase of a cab and chassis. Discussion: none. **Motion carried unanimously.**

MOTION made by Mrs. Becker, seconded by Mr. Welch, to advertise Request for Qualifications/Proposals for Parks Master Plan and Feasibility Study (CIP 1917). Discussion: none. **Motion carried unanimously.**

First Reading of Resolutions & Reading of Emergency Resolutions

There were no first readings of resolutions or readings of emergency resolutions.

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. Welch, to approve Resolution 10-2024 approving Major Change for Case # MC 09-23 Sharma; Gates of West Chester. Discussion: none. **Motion carried unanimously.**

Discussion Items & Elected Official Comments

Mr. Wong recognized Gary Cates in attendance. Mr. Wong said he was honored to receive the beautification award from the Chamber that week on behalf the Township for the Divergent Diamond Interchange landscaping.

Mrs. Becker noted Mr. Welch's and Mr. Wong's birthday that day and the following day, respectively.

Mr. Welch noted the opening of the new Bass Pro Shop in West Chester. He also observed that The Original Pancake House just went on the market.

Mr. Jones observed how our participation in the I-75 Energy Special Improvement District requires taxpayer subsidization of the Green Energy initiatives out of Washington D.C.

Mr. Burks said West Chester Township was selected the previous Saturday as the Small Business Community of the Year by the Asia Chamber of America.

Adjournment

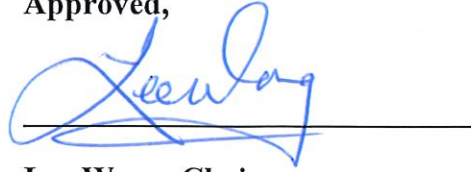
MOTION made at 6:53 p.m. by Mrs. Becker, seconded by Mr. Welch, to adjourn the February 27, 2024 Regular meeting. Discussion: none. **Motion carried unanimously.**

Respectfully Submitted,



Bruce Jones, Fiscal Officer

Approved,



Lee Wong, Chairperson