

**Record of Proceedings: July 23, 2024**  
**West Chester Township Board of Trustees - Regular Meeting**

Convene: Chairperson Wong convened the meeting at 5:00 p.m.  
Roll Call: Mr. Wong and Mrs. Becker responded. Mr. Welch was absent.  
Pledge of Allegiance: Repeated by those present.

**MOTION** made at 5:01 p.m. by Mrs. Becker, seconded by Mr. Wong, to recess the Regular meeting and go into Executive Session with legal counsel for the purpose of: To consider the compensation of a public employee or official. O.R.C. 121.22 (G)(3). 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). Discussion: none. **Motion carried.** Mr. Wong said the Board would return to adjourn the Executive Session and to resume the Regular meeting. Mr. Wong declared the meeting in recess.

Post Executive Session/ Adjournment

**MOTION** made at 6:05 p.m. by Mrs. Becker to adjourn the Executive Session and resume the Regular meeting, seconded by Mr. Wong. Discussion: none. **Motion carried.**

Citizen's Comments

Itishree Panda from 4952 Chestershire Drive, West Chester, OH 45241 urged the board to work together to support Congressional Resolution 1131 which condemns attacks on Hindu places of worship, Hinduphobia, and anti-Hindu bigotry.

Presentations

There were no presentations.

Personnel Items

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to (1) hire Eileen Clines to the position of Part-time Administrative Professional II effective July 25, 2024 at the hourly rate of \$26.66; (2) hire Jeanne Campbell to the position of Part-time Property Advisor effective July 15, 2024 at the hourly rate of \$25.92 Discussion: none. **Motion carried.**

Action Items – For Approval by Motion

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve the Trustee Meeting Minutes for July 9, 2024. Discussion: none. **Motion carried.**

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve payment of bills – July 1, 2024 through July 12, 2024. Discussion: none. **Motion carried.**

Requisitions – Greater than \$7,500.00

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

5. Services \$82,430.00 Kleingers Group, Inc. - Increase Purchase Order 20230523 to \$82,430.00 for landscape architecture, engineering, and surveying at the West Chester Safety Services Center (CIP 1221). A \$23,000 increase.
6. Sservices \$9,790.00 Mills Fence Company, Inc. - Repair guardrail on West Chester Road

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve payment of requisitions 5 and 6. Discussion: Mrs. Becker inquired about the overall completion of the parking lot and asked for a percentage completion. The Services Director, Arun Hindupur, stated that it would be hard to commit to an exact percentage due to a large portion of the south parking lot being compromised from decades of high use. He did state, however, that he could provide the plan view of what is to be done and that the overall size of the parking lot would be reduced to add in more landscaping and possibly EV recharging stations. Mr. Burks interjected that this work only pertains to the south parking lot. **Motion carried.**

Business Items

**MOTION** made by Mrs. Becker seconded by Mr. Wong, to approve Resolution 30-2024 Authorizing the Acceptance of the Proposed Agreed Entry Resolving the Matter Board of Trustees of West Chester Township, Butler County, Ohio V. Carl Bevins, et al., Butler County Court of Common Pleas Case No. CV 2024 02 0341. Discussion: none. **Motion carried.** (Fiscal Officer note: The matter pertained to a property at 10066 Cincinnati-Columbus Road.)

**MOTION** made by Mrs. Becker seconded by Mr. Wong, to approve Resolution 31-2024 Authorizing the Acceptance of the Proposed Agreed Entry Resolving the West Chester Township Board of Trustee's Case involving the Property at 7974 Thistlewood Drive, West Chester, Ohio 45069. Discussion: none. **Motion carried.**

**MOTION** made by Mrs. Becker seconded by Mr. Wong, to appoint Paul Kriner to the 2024 Volunteer Firefighters' Dependents Board. Discussion: none. **Motion carried.**

**MOTION** made by Mrs. Becker seconded by Mr. Wong, to approve agreement between West Chester Township Board of Trustees and Medicount Management, Inc. with a base fee of 4.85% of gross collections; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement. Discussion: none. **Motion carried.**

**MOTION** made by Mrs. Becker seconded by Mr. Wong, to approve service agreement between West Chester Township Board of Trustees and Further Festivals LLC for provision of public safety services for the 2024 Voices of America Country Music Festival; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement. Discussion: none. **Motion carried.**

**MOTION** made by Mrs. Becker seconded by Mr. Wong, to not object to a NEW D3 liquor permit for DEV Convenience LLC, 8861 Cincinnati Dayton Road. Discussion: none. **Motion carried.**

**MOTION** made by Mrs. Becker seconded by Mr. Wong, not to object to a NEW D5I liquor permit for Outback Steakhouse of Florida LLC DBA Outback Steakhouse, 7530 Foster Lane. Discussion: none. **Motion carried.**

**MOTION** made by Mrs. Becker seconded by Mr. Wong, not to object to a TRFO D1, D2, D6 liquor permit from Lumpai Inc DBA Udon Thai and Sushi, 8179 Princeton Glendale Road Suite K to Asian Spice Bistro LLC DBA Udon Thai & Sushi, 8179 Princeton Glendale Road Suite K. Discussion: none. **Motion carried.**

#### First Reading of Resolutions & Reading of Emergency Resolutions

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

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

**MOTION** made by Mr. Wong seconded by Mrs. Becker, to approve Case MC 02-24, Resolution 29-2024 with a modification of Section 9 as, One (1) ground-mounted monument sign shall be permitted on each lot at a maximum of eight (8) feet in height and forty-eight (48) square feet of display area and subject to all other requirements of Article 20 standards for ground signs. ; one (1) offsite directional sign for the use of Lot 2 at the proposed location on Lot 1; and an offsite tenant display of the Lot 2 use within the permitted display area of the monument sign on Lot 1. If not specifically stated, all ground sign requirements shall be subject to all other requirements of the WCTZR, Articles 10 and 20. Discussion: none. **Motion carried.**

#### Citizen's Comments

There were no citizen's comments.

#### Discussion Items & Elected Official Comments

Mrs. Becker noted the USS Cincinnati Memorial groundbreaking July 31<sup>st</sup>, upcoming area events, as well as the West Chester Country Music Festival taking place from August 8<sup>th</sup>- August 11<sup>th</sup>.

Mr. Burks also commented on the country music festival taking place. Mr. Burks also pointed out that for the first time he can remember Fiscal Officer Jones had missed a regular trustee meeting, noting his absence.

Mr. Wong noted that a visitor told him West Chester has more concerts and amenities than where they came from.

#### Adjournment

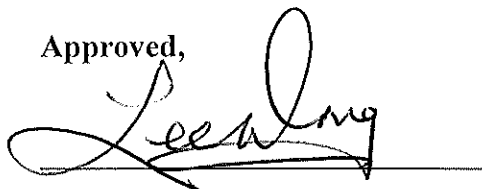
**MOTION** made at 6:30 p.m. by Mrs. Becker, seconded by Mr. Wong, to adjourn the July 23, 2024 Regular meeting. Discussion: none. **Motion carried.**

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Bruce Jones', written over a horizontal line.

**Bruce Jones, Fiscal Officer**

Approved,

A handwritten signature in black ink, appearing to read 'Lee Wong', written over a horizontal line.

**Lee Wong, Chairperson**