Record of Proceedings: August 13, 2013
West Chester Township Board of Trustees - Regular Meeting

Convene: President Wong convened the meeting at 6:00 p.m.
Roll Call: Mr. Wong and Mrs. Stoker responded. Mr. Lang was absent, attending a funeral.
Pledge of Allegiance was led by Adam Lechliter from Boy Scout Troup 962: Repeated by those present.

Citizen's Comments

Gerald Koehne, 8022 LeBlanc Way, spoke on behalf of the West Chester Historical Society, expressing their appreciation for the Township's support – specifically identifying Mrs. Boyko and Services Director Tim Franck - for their archeological dig July 29th through August 2nd. He said 30 people participated, including 9 Boy Scouts, and said 26 Boy Scouts had pursued their archeology merit badge in recent years as a result of their dig.

Mary Jo Bicknell, 5171 Rialto Road, President of the West Chester Historical Society, likewise expressed her appreciation for the support they've received. She also said they were the only historical society in Butler County that had an archeological dig in which residents could participate, noting benefits realized by children. Mrs. Stoker expressed her appreciation for all the hard work by Mrs. Bicknell and Mr. Koehne to make this annual event possible for so many people.

Presentations

There were no presentations.

Action Items – For Approval by Motion

MOTION made by Mrs. Stoker, seconded by Mr. Wong, to approve the Trustee Meeting Minutes of July 23, 2013. Discussion: none. **Motion carried.**

MOTION made by Mrs. Stoker, seconded by Mr. Wong, to approve the Butler County Water and Sewer Operational Overview and Costs Impacting Water Rates Work Session Meeting Minutes of July 23, 2013. Discussion: none. **Motion carried.**

MOTION made by Mrs. Stoker, seconded by Mr. Wong, to approve payment of bills. Discussion: none. **Motion carried.**

Mrs. Boyko submitted the following requisitions greater than $2,500:

Requisitions – Greater than $2,500.00

1. Adm $8,693.98 Dell Marketing L.P. – Purchase replacement virtual host server (CIP #557)
2. Fire $18,080.00 Phoenix Safety Outfitters – Purchase ten (10) sets of turnout firefighting coats and pants for replacement (CIP #632)

3. Fire $3,934.76 Firefighter/Paramedic Sean Connelly – Reimburse tuition per collective bargaining agreement
4. Fire $2,698.75 Grainger, Inc. – Purchase eleven (11) MSA single gas carbon monoxide monitors (CIP #1038)
5. Police $30,388.09 Cogent Systems – Renew one (1) year maintenance agreement for the Automated Fingerprint Identification System (AFIS)
6. Services $8,239.00 The Max Construction Group LLC – Replace six (6) exterior doors at WCSSC (CIP#1081)

MOTION made by Mrs. Stoker, seconded by Mr. Wong, to approve payment of requisitions 1 through 6. Discussion: none. **Motion carried.**

Personnel Items

There were no personnel items.

Business Items

MOTION made by Mrs. Stoker, seconded by Mr. Wong, to approve Statutory Resolution No. 13-2013 authorizing the use of and riparian restoration on the Wildermuth Property and approving the Wildermuth Property and Maintenance Agreement between the West Chester Township Board of Trustees and the Board of County Commissioners of Butler County acting through the Butler County Water and Sewer Department. Discussion: Mrs. Stoker said she favored this action not only because Butler County would be maintaining our property, but also because it is important to the proper functioning of our Upper Mill Creek sewer plant, and that's important to maintaining good quality groundwater and functioning of our waste water treatment plant. **Motion carried unanimously.**

Mrs. Boyko introduced the next item, saying the Union Centre Boulevard Merchant Association has annually hosted festivals in the area of The Square and they will host a popular food themed event this year. The event will require the closing of a portion of Centre Pointe Drive, though no businesses will be interrupted and there will be minimal interruption to general traffic otherwise. **MOTION** made by Mrs. Stoker, seconded by Mr. Wong, to approve license agreement between West Chester Township and Union Centre Boulevard Merchant Association for the use of a portion of Township property, 9285 Centre Pointe Drive, for the production and presentation of The Food Truck Rally (Friday, August 30 from 11 a.m. to 10 p.m.) and authorize the Township Administrator to execute said agreement Discussion: Mrs. Stoker said this event had a write-up in The Journal News, and it will have exceptional foods and should be very entertaining. **Motion carried.**

MOTION made by Mrs. Stoker that, having reviewed the staff report and affidavit, we declare the properties listed on the West Chester Township Board of Trustees meeting agenda dated August 13, 2013 to be public nuisances as authorized by the Ohio Revised Code.
Staff is directed to cause removal of the nuisances identified, and monitor the properties for 90 days to require continued compliance. An administrative charge of 25% shall be added to the contractor fee for these properties. Motion seconded by Mr. Wong. (Fiscal Officer note: The

two subject properties were 8234 Grey Fox Drive and 8111 Dimmick Road.) Motion seconded by Mr. Wong. Discussion: none. **Motion carried.**

Mrs. Boyko introduced the next item, saying the referenced service had previously been contracted for 1 year terms, but they're pursuing an extended contract in order to realize greater savings.
MOTION made by Mrs. Stoker, seconded by Mr. Wong, to approve three (3) year service contract effective August 3, 2013 – August 2, 2016 between West Chester Township and Physio-Control for annual service on six (6) Heart Monitors and fourteen (14) AED's not to exceed $33,897.00 with annual payment of $11,299.00 each of the three (3) years and authorize the Township Administrator to execute said contract. Discussion: none. **Motion carried.**

First Reading of Resolutions & Reading of Emergency Resolutions

Mr. Wong deferred the First Reading of Resolution No. 14-2013 until the Public Hearing at 7:00 p.m. later that same evening.

Citizen's Comments

Mark Morris, 8876 Eagleview Drive, said he spoke several months ago about work that was performed on Rt. 42, and that he's since found documentation of a plan for the business district that indicated the Township would install lighting and revitalize the area. He asked if the Township had any intention of following through with this plan. He said it appears all the attention is focused on Union Centre Boulevard while the Rt. 42 corridor is ignored, giving examples of what he termed blight on Rt. 42.

(Fiscal Officer note: A gentleman asked from the audience if this was the appropriate time to comment on the proposed zoning change for the YMCA and Mr. Wong advised him it was not, adding that the matter was to be discussed at the public hearing at 7:00.)

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 & Trustees Comments

Mrs. Boyko said she had two comments about which she had already spoken with Mr. Lang: She said she spoke about the electric supplier aggregation program at a previous meeting and, given the amount of time needed for the Request for Proposal (RFP) process, they needed to get started, though the contract did not conclude until the end of the year. She said no formal action had been taken, but a majority of the Board directed her to continue with the program. She wanted to give the Board an update of the RFP that evening: She said Mark Burns, the Townships' contracted aggregation broker, had concluded the RFP portion of the process. 40 suppliers had been invited to bid, requesting bids for varying timeframes, and 9 actually bid. Other terms were noted. Mrs. Boyko said 3 bids were competitive and only two warranted further consideration. She said she was asking if a majority of the Board wanted her to proceed

to negotiate with the top two electric bidders for a long term contract, after which she could bring the proposal back to the Board for their subsequent consideration.

Mr. Wong said they should proceed, given the time constraint.

Mrs. Stoker said she thought it has been a good program, and suggested Mrs. Boyko proceed, given the time constraint, so the full Board could evaluate the result.

Mrs. Boyko said Mr. Lang was aware she would be seeking their direction that evening, that no vote would be taken until the full Board was present to evaluate an actual contract, and he, Mr. Lang, was comfortable with that approach.

Mrs. Boyko also wanted to comment on the multi-purpose Smith Road Connector path saying she will present to the full Board the preliminary results of the county engineers' studies, specifically the projects' limits, scope and costs. She said the connector, from Beckett Ridge Boulevard to just west of Sibcy Cline Realtors, would consist of an 8' minimum asphalt path and a 6' minimum concrete path by Kroger, with a minimum of 6' space between the path and the road. Additional details were presented. She said the total projected cost from the preliminary engineering estimate was about $360,000, which was comparable with their previous estimate. She said they had plans to discuss the plan with impacted property owners, the previously discussed project construction timeframes remain accurate, and, if the engineer's studies warrant, staff will ask the Board if it wishes staff to proceed with the project. In response to Mrs. Stokers' question, Mrs. Boyko confirmed that the Board would be provided details in advance of the meeting when they might act on the matter.

For Trustee Comments, Mrs. Stoker asked for volunteers for the Township's Senior Van Service, noting the benefits to seniors and volunteers alike.

Mr. Wong said West Chester businesses were doing well, noting the number of new businesses and business expansions in the past quarter.

Mrs. Stoker responded at length to Mr. Morris's comments during Citizen's Comments, saying many older businesses on Rt. 42 are protected – "grandfathered" – by older zoning resolutions. She said there wasn't much they could do while ODOT (Ohio Dept. of Transportation) was working on expanding Rt. 42 the past several years, adding that they were not responsive to the Township's suggestions. She said they've had plans over the years to help Rt. 42, including realized improvements at Butler-Warren Road and Dimmick Road. Mrs. Stoker also spoke regarding bike path initiatives on the east side of West Chester.

Mr. Wong said most development has been on the west side of West Chester and noted removal of wires over Rt. 42.

Regular Meeting Adjournment

At 6:42 p.m., Mr. Wong asked for a motion to adjourn the Regular meeting and go into Executive Session with legal counsel for the purpose of considering and discussing personnel

matters: review compensation and benefits of full-time employees, (and) current and pending litigation. He said the Board would return at 7:00 for a public hearing regarding the Beckett Ridge PUD. Motion made by Mrs. Stoker, seconded by Mr. Wong. Discussion: none. **Motion carried.**

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Bruce Jones, Fiscal Officer **Lee Wong, President**

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