

**Record of Proceedings: July 24, 2012**  
**West Chester Township Board of Trustees - Regular Meeting**

Convene: President Stoker convened the meeting at 6:00 p.m..  
Roll Call: Mrs. Stoker, Mr. Wong responded. Mr. Lang was absent.  
Pledge of Allegiance: Led by Alex Smith, Boy Scout Troop 942, and repeated by those present.

Citizen's Comments

David Brown, representing the Butler County Auditor as part of his Outreach Program, said their annual Forfeited Land Sale was scheduled for July 26<sup>th</sup>, 9:00 a.m. at the Government Service Building, and subject properties are listed on their website. 89 of Hamilton's 95 properties are, however, being removed from the sale because they are using the Land Bank to buy them. There are no West Chester properties on the list. He noted the Butler County Fair is occurring and they are waiving the penalty for purchasing dog tags past the deadline. He noted property taxes are due by the close of business on August 3<sup>rd</sup>, and they're payable to the Butler County Treasurer. Lastly, their Photo Project has completed their update of property photos in West Chester.

Action Items – For Approval by Motion

**MOTION** to approve the May 22, 2012 Trustee Meeting Minutes made by Mrs. Stoker with the following corrections to the Trustee Comments by Mrs. Stoker: "I cannot agree with Mr. Lang that the students would be safer stumbling '100 yards' in total darkness along the edge of a very busy street, than crossing the street on a crosswalk to get to a safe sidewalk. We had a gentleman killed a few years ago along Fountains Boulevard where he was hit by a car while walking after dark along the edge of the road. We built a sidewalk there with the cooperation of the Union Station apartment owners. Trustee staff conferred with the County Engineer who approved the project and said it had some benefit." Motion seconded by Mr. Wong. Mrs. Stoker said these were among the changes she requested June 12 to these meeting minutes. Discussion: Mrs. Stoker stated that she had asked [for these corrections] numerous times; as she believed they were an important part of her decision to approve the crosswalk. Mr. Wong added that safety of the residents is his priority. **Motion carried.**

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

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

Requisitions – Greater than \$2,500.00

1. Fire           \$223,108.20   Physio-Control, Inc. – Purchase six (6) cardiac monitors, fourteen (14) automatic external defibrillators and five (5) station battery chargers and associated hardware and software for department apparatus and medic units
2. Fire           \$4,385.00     Vogelpohl Fire Equipment, Inc. – Purchase twenty (20) replacement helmets
3. Services      \$9,282.56     B & J Electrical Co. – Remit final payment for Beckett Park Phase III Project (original PO # S101689)

**MOTION** entertained by Mrs. Stoker to approve items 1 through 3. Motion seconded by Mr. Wong. Discussion: none. **Motion carried.**

Personnel Items

There were no personnel items.

Business Items

**MOTION** entertained by Mrs. Stoker to advertise request for proposals for Voice over Internet Protocol (VoIP) Unified Communication System for fire stations 72, 73, 74 and 75. Motion seconded by Mr. Wong. Discussion: none. **Motion carried.**

**MOTION** made by Mrs. Stoker to approve statutory Resolution No. 09-2012 adopting a General Policy pursuant to Ohio Revised Code §505.871 to provide for the removal of any vehicle determined, as defined in §505.173 of the Ohio Revised Code, a junk motor vehicle. Motion seconded by Mr. Wong. Discussion: none. **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 July 24, 2012 to be a public nuisance as authorized by the Ohio Revised Code: 8444 Meadowlark Ct. and Cox Road at Joan Drive (Parcel #M5620-094-000-103). Staff is directed to cause removal of the nuisances identified, and monitor these 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. Discussion: none. **Motion carried.**

**MOTION** made by Mrs. Stoker to approve statutory Resolution No. 10-2012 finding five (5) cardiac heart monitors, fourteen (14) automated external defibrillators (AEDs) and five (5) station battery chargers are not needed or are unfit for public use, and authorizing the sale of said equipment to Physio-Control, Inc. and crediting the sale price of said equipment to the purchase of six (6) cardiac heart monitors, fourteen (14) automated external defibrillators (AEDs), five (5) station battery chargers, and associated hardware and software from Physio-Control, Inc.. Motion seconded by Mr. Wong. Discussion: none. **Motion carried.**

**MOTION** made by Mrs. Stoker to approve a three year facility maintenance contract with VIOX Services, Inc. August 1, 2012 – July 31, 2015 for predictive and preventative maintenance services, including janitorial services for multiple Township buildings and facilities not to exceed \$336,889.92 for fixed fees and not to exceed \$50,000 for variable fees for any year of the contract and to authorize the Township Administrator to make non-substantive changes if necessary with Law Director approval and execute said contract. Motion seconded by Mr. Wong. Discussion: Mr. Wong commented that, according to industry's data, (1) for every \$1.00 spent on predictive, preventive or planned maintenance equates to about \$1.50 if repairs are unplanned or unscheduled, and up to \$3.00 for emergency or breakdown type repairs. Also (2) the preventative maintenance program keeps Township equipment operating efficiently, identifies potential wear and tear, helps forecast future equipment replacement needs, and allows the Township to plan for such expenditures. It is estimated the Township saves in excess of 35% each year in annual maintenance costs by managing facilities proactively and preventatively, rather than performing facility maintenance reactively. Mrs. Stoker said that this was one aspect of West Chester Township's "Bridge Year strategy" wherein Township services are looked at and are being constructed and de-constructed in an effort to find savings and increased efficiencies of services. They said they expect these services to reduce our cost by about 12%,

and pursuing bids also resulted in VIOX providing an exceptional contract, rather than just constantly approving the same contracts over and over. They also said the predictive maintenance investment was more cost beneficial than unscheduled or emergency repairs, and sustainable. **Motion carried.**

First Reading of Resolutions & Reading of Emergency Resolutions

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

Citizen's Comments

Dan Meehan, 9412 Patti Circle, expressed his thanks to the Trustees, and Mike Juengling and his staff for a WCCTV program that explains when citizens need to obtain Township permits and take care of property maintenance. He also suggested the program run before and after related Township programs.

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 gave the Board an update on staff's work with the Butler County 911 Planning Committee. She said this is a policy committee and is statutorily required to develop a plan to upgrade and equip 911 dispatch centers to receive NexGen (next generation) cell phone technology with funding derived from cellular phone fees, collected by the state, and distributed to the County. After a lengthy explanation of NexGen, its vastly improved ability to locate the source of an emergency call from a cell phone, and operation of master controls, she asked for direction from the Board in its interest to host one of the County's master controllers. If the Board supports the concept, she suggested the Butler County 911 Final Plan be amended to include reference to the new equipment/system and its location in West Chester and to preclude West Chester from any financial responsibility for the equipment or its repair, maintenance, or upgrades. She said she had spoken to Mr. Lang, but not at length and no conclusions were drawn.

Mrs. Stoker suggested they wait to have the discussion if it will not be detrimental to the service.

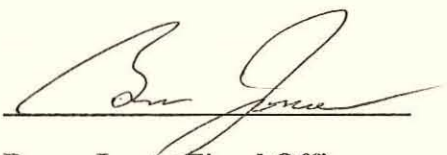
Mr. Wong commented that the majority of emergency calls come from cell phones anymore, and agreed the discussion can wait until Mr. Lang is present.

Mrs. Stoker commented that the final improvements to Becket Park have been made.

Adjournment

At 6:39 p.m., Mrs. Stoker motioned to adjourn the regular meeting and go into executive session with legal counsel for the purpose of considering and discussing personnel matters, a proposed tentative agreement for contract negotiations for a certain collective bargaining unit and certain benefits and compensation for non-contract employees. We'll be considering and discussing current and pending litigation. The Board would not return. Motion seconded by Mr. Wong.

**Motion carried.**



**Bruce Jones, Fiscal Officer**



**Catherine Stoker, President**