

**Record of Proceedings: May 27, 2014**  
**West Chester Township Board of Trustees - Regular Meeting**

Convene: President Lang convened the meeting at 6:00 p.m.  
Roll Call: Mr. Lang, Mr. Welch, and Mr. Wong responded.  
Pledge of Allegiance: Lead by Cara Brensike and repeated by those present.

Citizen's Comments

James Brunskill, 8064 Ivory Hills Drive, expressed his concern with zoning, advising the Trustees to be careful with what legislation they pass, and suggested they use common sense. He said there's a car that's been parked on Plantation Drive without movement for the past 5 months and was told it can park there because it's licensed, though he thinks it's a safety hazard. He noted citizen's concerns with the recently proposed new Kroger and expressed concern that Kroger might pull out of the west side of West Chester.

Presentations

Randy Oppenheimer, Community Relations Director for the Lakota Schools, said the district started a program in February to recognize one student in their 17,000 student district as the Character Student of the Month. First he recognized Alexa Bencic, an 8<sup>th</sup> grader at Hopewell Junior School, who was not able to attend the meeting. He said Alexa was nominated by her Social Studies teacher. Randy read the letter of nomination recognizing Alexa's outstanding character attributes and contributions. He then had Vickie Copley, the 3<sup>rd</sup> grade teacher for the second Character Award recipient, Cara Brensike, from Heritage Elementary. She likewise read a letter recognizing Cara's outstanding character attributes and contributions. This was followed by a group picture featuring Ms. Brensike.

Action Items – For Approval by Motion

The Trustee Special Meeting Minutes of March 4, 2014 were tabled until the next meeting at Mr. Jones's request.

**MOTION** made by Mr. Welch, seconded by Wong, to approve the Trustee Meeting Minutes of May 13, 2014. Discussion: none. **Motion carried unanimously.**

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

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

Requisitions – Greater than \$2,500.00

1. Adm           \$2,932.50 Lumenate Technologies LP – Renew annual support and licensing agreement for InterScan Messaging Security System
2. Comm Dev   \$3,350.00 ERS Digital DBA ARC Document Solutions – Replace mapping

- plotter to produce various maps and graphics (CIP #203)
3. Fire           \$4,615.71 Vogelpohl Fire Equipment – Replace ladder slides on Quint 75, Vehicle 797
  4. Police       \$3,719.90 Dodd Camera – Purchase two (2) cameras and accessories for traffic safety investigations (CIP #1093)
  5. Services     \$14,000.00 Blust Motor Service – Repair rusted areas of cab bodies for two (2) International trucks, #1 and #19 (CIP #1119 and #1120)

**MOTION** made by Mr. Wong, seconded by Mr. Welch, to approve payment of requisitions 1 through 5. Discussion: Mr. Welch asked Mrs. Boyko if the winning bid for item 2 entailed a requirement that the Township buy supplies from them. Mrs. Boyko answered negatively. He also asked what happened to the old cameras replaced in item 4. Mrs. Boyko said they were no longer functioning at the standards needed. Otherwise, if worth less than \$2,500 they would be disposed through the proper process. **Motion carried unanimously.**

Personnel Items

There were no personnel items.

Business Items

**MOTION** made by Mr. Welch, seconded by Mr. Wong, to appoint Michael Juengling, Community Development Director to the Ohio-Kentucky-Indiana Regional Council of Governments (OKI) Intermodal Coordinating Committee, term effective July 1, 2014 through June 30, 2015. Discussion: none. **Motion carried unanimously.**

**MOTION** made by Mr. Welch, seconded by Mr. Lang, to appoint Jim Hahn to the West Chester Township Zoning Commission to fill an expired five (5) year term, term effective June 1, 2014 to May 31, 2019. Discussion: none. **Motion carried unanimously.**

**MOTION** made by Mr. Welch, seconded by Mr. Wong, to appoint Paul Burgdorf to the Olde West Chester Architectural Advisory Committee to fill an expired five (5) year term effective June 1, 2014 to May 31, 2019. Discussion: none. **Motion carried unanimously.**

**MOTION** made by Mr. Welch, seconded by Mr. Wong, to appoint Mark Sennet to the Olde West Chester Architectural Advisory Committee to fill an unexpired five (5) year term effective June 1, 2011 through May 31, 2016. Discussion: none. **Motion carried unanimously.**

Mrs. Boyko introduced the next item saying the subject properties met the statutory definition to be declared public nuisances.

**MOTION** read by Mr. Lang and motioned by Mr. Wong that, having reviewed the staff report and affidavit, we declare the properties listed on the West Chester Township Board of Trustees meeting agenda dated May 27, 2014 to be public nuisances as authorized by the Ohio Revised Code.

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. Welch. Discussion: Mr. Lang noted this is the time of year when grass grows and no one maintains it, nuisance properties result. (Fiscal Officer note: The thirteen subject properties were 8090 Eagleridge Drive, 7623 Whitehall Circle West, 7634 Whitehall Circle East, 7779 View Place, 9447 Hadley Drive, 7722 Whitehall Circle East, 7110 Tylersville Road, 6240 Strathaven Drive, 7135 Grove Avenue, 4832 Brantford Court, 5521 Eagle Lane, 8885 Steeplechase Way, 8818 Lesourdsville-West Chester Road.)

**Motion carried unanimously.**

**MOTION** made by Mr. Welch, seconded by Mr. Wong, to not object to new liquor permit for AED Enterprises LLC, DBA Dewey's Pizza, 7663 Cox Lane, Unit 7663. Discussion: none.

**Motion carried unanimously.**

**MOTION** made by Mr. Welch, seconded by Mr. Wong, to not object to a liquor permit transfer from Bonefish Columbus I Limited Partnership, DBA Bonefish Grill 9603, to Bonefish Grill LLC, DBA Bonefish Grill, 7710 Voice of America Centre Drive. Discussion: none. **Motion carried unanimously.**

**MOTION** made by Mr. Welch, seconded by Mr. Wong, to accept bid from G. M. Pipeline, Inc. for the 2014 Storm Water Pipe Replacement Program not to exceed \$126,274.30 (CIP #665) and authorize the Township Administrator to execute said bid. Discussion: Mr. Wong asked Mrs. Boyko if these storm pipes were for all of the storm pipe in the Township or just a specific area. Mrs. Boyko said they were for those areas identified in the capital improvement plan requiring improvement, replacement, or repair, and they may be throughout the Township, though not every storm pipe throughout the community. The exact locations were identified in an accompanying memorandum. **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

There were no second readings & vote on pending resolutions, or vote on emergency resolutions.

#### Discussion Items & Elected Official Comments

Mrs. Boyko said she's been negotiating with the operators of the West Chester Baseball Complex – the West Chester Baseball Partnership – to operate and manage the complex beyond the 5 year agreement, this year being the last year. She noted a majority of the Board authorized her to make financial concessions to a subsequent agreement. One of the concessions was to release the partnership from the requirement to make a capital investment payment to the complex, or about \$10,000. Another concession was to transfer utility costs from the partnership

to the Township, averaging about \$6,000 for water, gas, sewer, electricity, trash removal. Also, the costs of field materials might be transferred to the Township if financial assistance is proven necessary. The total cost concession was about \$25,000, thereby allowing about \$9,000 for field materials. She said she sought to negotiate something that was amicable to the partnership and met the intent of a majority of the Board. She asked the Board how they would like to proceed, asking if the Board wanted the partnership to present to the Board prior to the Board making an Action Item of renewing the agreement. Mr. Wong asked that they give a presentation of what they were asking for, and Mr. Welch said he thought that was a great idea. Mr. Lang said no one on the present Board was a member of the Board that approved the construction of the complex, adding that it has been a significant cost burden. Otherwise, he said it has been a significant asset with respect to generating revenue for local businesses and the hotel tax, so long as the Township does not need to take it over and run it. He appreciated that there's an organization willing to run the complex and supported the concessions, but recognized that his peers wanted the partnership to make a presentation. Mr. Welch said he understood the partnership is made exclusively of volunteers, their work was a "labor of love", and just wanted to hear what they were proposing. Mr. Lang directed Mrs. Boyko to arrange a presentation by the partnership. Mrs. Boyko will pursue a date.

Mrs. Boyko said the Community Development Department provided three proposals for amending the zoning text regarding certain commercial vehicles parked on private property in residential districts. She reviewed the three proposals: (1) do nothing to prohibit commercial vehicles, (2) consider the width of the wheel base on commercial vehicles as a criteria for restriction, or (3) consider a gross vehicle weight rating as a criteria for restriction. Otherwise, the Board could submit other options they would like staff to review. Once language is decided upon, she asked how the Board would they like to process public input. She said the Board could address this tonight or wait in order to give the Trustees an opportunity to ponder the options. Mr. Welch said he wanted to meet with Mrs. Boyko and Mr. Juengling because he had a lot of questions about the three options, and wanted to make sure it's in the spirit of taking care of all citizens. Mrs. Boyko said she did have a meeting scheduled individually with each Trustee to discuss these matters. Mr. Lang said he would be considering the direction of the process and would give Mrs. Boyko direction at the next meeting. Mr. Wong said he wanted to meet with Mrs. Boyko, said these changes were initiated by the Trustee, and said they should be very cautious or they might have unintended consequences. Mr. Lang asked Mr. Wong is he didn't like zoning initiated by the staff or Trustees, and asked who he would like to see initiate it. Mr. Wong said it should come from the people, citing the Zoning Revision Committee. Mr. Lang said Mr. Wong voted twelve times in the past 6 years for zoning text amendments that did not come from the people, rather staff or Trustees, providing detailed documentation. A spirited discussion followed. Mrs. Boyko interjected her suggestion that they move on in the absence of feedback for either staff or Citizens Comments. Both Mr. Lang and Mr. Wong concurred. Mr. Lang then asked for Elected Officials Comments.

Mr. Jones reminded everyone of the comment by the representative from Butler County Auditor Roger Reynold's office at the previous meeting, advising of the upcoming deadline for Homestead Exemption filings. He noted that new income based criteria would be implemented effective June 2<sup>nd</sup>, the next Monday, and advised people to contact the Auditor's Office immediately.

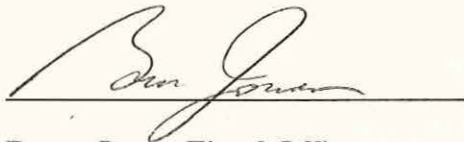
Mr. Wong observed the passing of Mike Stoker the previous Thursday, husband of former Trustee Stoker. He noted Mike did a lot for our community. Mr. Wong also congratulated Eagle Scout Kurt Carpenter for being recognized as the Scout of the Year by the local VFW, adding that Kurt would represent them in national competition. Lastly, Mr. Wong had the opportunity to be at the Mason Community Center, said he was very impressed, said it was very well run, and noted that seniors do not pay a fee. It's free. He said the main boulevard is very pretty, was very impressive with the walking paths and mediums, all the landscaping . . . a very impressive community.

Mr. Lang reiterated his respect and appreciation for Mike Stoker.

Adjournment

At 6:45 p.m., Mr. Lang asked for a motion to adjourn the Regular meeting and go into Executive Session with legal counsel for the purpose of considering and discussing (1) personnel matters; (a) discuss contract negotiations for a certain collective bargaining unit, (b) consideration of candidates for employment, (c) discipline of an employee of a certain collective bargaining unit, (2) Acquisition, sale, or swap of real property, (3) Current and pending litigation. The Board would not return. Motion made by Mr. Welch, seconded by Mr. Wong. Discussion: none. **Motion carried unanimously.**

Respectfully Submitted,



Bruce Jones, Fiscal Officer

Approved,



George Lang, President