

Record of Proceedings: August 12, 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: Repeated by those present.

Citizen's Comments

David Brown, representing Butler County Auditor Roger Reynolds, distributed to the Board copies of the Auditor's 2013 Popular Financial Report. He said they're having informational meetings around the county focused on rising CAUV values, and information pertaining to them can be found on their website. He said property owners will receive a letter after Labor Day advising their new property tax valuations, as well as recourse for dissatisfied property owners.

Gerald Koehne, 8022 LeBlanc Way, member of the West Chester Historical Society, expressed appreciation for the Township's cooperation and local media coverage of their 2014 archeological dig. He related some of their experiences.

Deter Lubert, 7573 Granby Way, expressed his concern with the loss of green spaces, traffic along Tylersville, and the need for public transportation.

Presentations

There were no presentations.

Action Items – For Approval by Motion

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve the Trustee Meeting Minutes of July 22, 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

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|-------------|-------------|--|
| 1. Adm | \$16,875.00 | Security Confidence - Replace and upgrade firewall hardware and software (CIP #1129) |
| 2. Fire | \$2,574.98 | TUV Rheinland Industrial Solution, Inc. – Perform aerial and ground ladder tests |
| 3. Police | \$2,658.00 | Police Officer Charles Hawkins– Reimburse tuition per collective bargaining agreement |
| 4. Services | \$7,878.17 | Jackson Construction, Inc. — 2014 Curb Replacement Program (CIP #667) (Increase PO# S140969) |

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve payment of requisitions 1 through 4. Discussion: none. **Motion carried unanimously.**

Personnel Items

There were no personnel items.

Business Items

Mrs. Boyko introduced the next item saying the Board established the Union Centre Road District in August, 2004, and applied an assessment the following month for benefited property owners. She noted that statute allows a maximum 10 year assessment, thus a matter before this Board for continuation, subject to unanimous approval by the Board.

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve statutory Resolution No. 16-2014 declaring and renewing the method of apportioning and paying the compensation, damages, and costs of the maintenance for the landscape and beautification improvements for the Union Centre Road District – Interchange and Boulevard Landscape Improvement and Maintenance. Discussion: Mr. Lang noted the public-private partnership that created Union Centre Boulevard, their investments, and this initiative originated by the investors to beautify the intersection. Mr. Welch commented that there have been no increases in the past 10 years to what the property owners have paid. Mr. Wong commented on the uniqueness and sustainability of the property investment. **Motion carried unanimously.**

MOTION made by Mr. Welch 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 12, 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. Wong. Discussion: none. (Fiscal Officer Note: The six subject properties were 4326 Tylers Estates Drive, 5606 Tylersville Road, 6270 Strathaven Drive, 8161 Clearbrook Drive, 8213 Dimmick Road, 8683 Willet Lane.) **Motion carried unanimously.**

Mrs. Boyko introduced the next item saying the item exemplified collaborative mutual aid problem solving among the Fire Chiefs Association of Butler County, and the item would codify the collaboration. She explained the savings to be realized by the Township, identified the partnering Butler County government entities, and charges related to the arrangement.

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve the terms of and authorize participation in the Butler County Fire Chiefs Association Bariatric Collaborative Response Unit Guidelines and authorize the Township Administrator or her designee to execute said agreement. Discussion: Mr. Welch said it could preserve the physical wellbeing of our first responders. Mr. Lang said it exemplified the Ohio Auditor's pursuit of collaboration among government entities and financial sense. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mr. Welch, to not object to a liquor permit transfer from New Twin Dragon Buffet & Grill Inc., DBA Twin Dragon Buffet & Grill to Twin Dragon Buffet West Chester Inc., DBA Twin Dragon, 7763 Tylersville Road. Discussion: none.
Motion carried unanimously.

MOTION made by Mr. Welch, seconded by Mr. Wong, to not object liquor permit ownership revision for Gilligan Oil Company LLC, 8267 Princeton Glendale Road. Discussion: none.
Motion carried unanimously.

MOTION made by Mr. Wong, seconded by Mr. Welch, to not object to a liquor permit transfer from Markwood Enterprises Inc. to West Chester Food Center LLC, DBA West Chester Food Center, 7782 Tylers Place Blvd. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mr. Welch, to not object to a liquor permit transfer from Champps Operating Corp., DBA Champps Restaurant to Last Call Operating Co II Inc. DBA Champps Americana, 9424 Civic Centre Blvd & Patio. 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

Carl Rullmann, 8285 Ventle Drive, said he observed an improvement in the slurry application on Bonnie Drive, though he remains opposed to slurry applications.

Deter Lubert, 7573 Granby Way, commented on the numerous dead Ash trees in Keehner Park, terming it a safety issue. He also expressed his concern with traffic for pedestrians around Kingsgate Way and Tylersville Road.

Danielle Richardson, 7482 Fence Row, spoke about the zoning resolution and commented at length regarding regulating her pet chickens.

James Carozza, 7075 Pinemill Drive, commented on the proposed change to the zoning resolution that would allow campers and commercial vehicles in specified areas of the Township, saying trucks are now parking in the Township's commercial areas since the moratorium has been implemented. He also disagreed with the proposed change to the zoning resolution that would prohibit complaints being filed anonymously, saying police and law enforcement permit anonymity.

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 her discussions with Mr. Welch about proposed zoning text changes have progressed well and she asked the Board how they would like to proceed on the matter. She said the current 6 month moratorium on the enforcement of commercial vehicles and enforcement of promotional character devices will expire before the changes could be implemented, though the moratorium could be extended. She also said the Zoning Review Committee was nearing completion of its review, it might be ready in 45 to 60 days, and she asked if the Board would like to proceed with the committee's findings concurrent with those that have been advanced by the Trustees. Mr. Welch said he wanted to keep the two text amendment processes separate. It was agreed he and Mrs. Boyko would present it to the Board when they're ready. Mrs. Boyko said separate processing would require separate public hearings and legal advertisements/notifications. Mr. Welch said he'd think about it and could address the processing at the next meeting. Mr. Lang said he was content to follow Mr. Welch's lead. Mrs. Boyko noted that Mrs. Audrey Reshard was resigning for her Township position effective August 29th after working for the Township for 13 years, and that evening was her last meeting. She recognized Audrey for her contributions to the Administration and the community. She will be dearly missed.

Mr. Welch said he was astounded by the love people have for their pets and the money people spend on them, and expressed his condolences to Danielle Richardson over the loss of her pet. Regarding the comments by Mr. Carozza, Mr. Welch said the commercial vehicle moratorium was not the causative effect for trucks parking at WalMart as evidenced by his Google search. Mr. Welch produced pictures from his search that showed trucks parked at WalMart before the moratorium, dating back to 2008. Regarding the moratorium on the policy of accepting anonymous complaints, he said people should call the police if they are threatened for filing a complaint, but that should not be the zoning department's concern.

Mr. Lang said Audrey Reshard had a positively profound effect on everyone she came in contact with, and that she would be dearly missed.

At 6:55 p.m. Mr. Lang recessed the meeting until the scheduled 7:00 p.m. Public Hearing on the topic of constructing Capstone Boulevard and to address any objections to the proposed improvement and its plans, specifications, or the estimated assessment.

7:00 Public Hearing

At 7:01 p.m. Mr. Lang re-convened the meeting for the scheduled Public Hearing on the topic of constructing Capstone Boulevard and turned the meeting over to Mrs. Boyko.

Mrs. Boyko gave an overview of the project and the Board's previous actions, as well as pending and future action. She began by using a video presentation, (Fiscal Officer Note: some of the video slides are attached to these minutes and identified accordingly herein) and identified the area of the proposed improvements in red (slide #1). She said the

process began on June 10th when the Board received a petition from Butler Tech to consider the necessity of constructing the road, the Board subsequently walked the proposed improvement pursuant statute, and the Board then passed Resolution 13-2014 recognizing said necessity at its' July 8th meeting. The Resolution authorized the Township Administrator to take all necessary actions and process all documentation needed for the effectuation of the Resolution: one of those items necessitated that a Public Hearing be conducted for all effected property owners to publically express any of their objections, thereby effectuating the Public Hearing that evening. Such property owners have been notified of the Public Hearing. Mrs. Boyko then introduced Butler County Engineer Greg Wilkens.

Butler County Engineer Greg Wilkens shared the design, layout, improvements to Highland Greens and the new construction of Capstone Boulevard, as well as related easements and encumbrances (slides #2, 3, and 4). He anticipated a start date of November 15th of this year and said it should cost about \$2.3 million. In response to Mr. Wong question about sidewalks, Mr. Wilkens said there would be sidewalks on both sides of Highland Greens, and on the east side of Capstone Boulevard. He responded to Mr. Welch's questions about access from Capstone and Highland Greens to the commercial properties to the east and south respectively, saying there could be access and the property owners would pay for their access. To Mr. Wong's question as to the possibility of having a roundabout at the intersection of Capstone and Highland Greens, Mr. Wilkens said there were complications to that site.

Butler Tech Superintendent Bill Miller said the BioScience Center is to open August of next year, explained why it will be a bioscience educational offering (slide #5), and gave an overview of what those programs would consist. He said they plan a second phase that would include a business component, specifically housing the West Chester-Liberty Chamber Alliance. Mr. Miller said this explained why the road is necessary for the success of their proposed Butler Tech BioScience Center, but proceeded to show (slide #6) the potential development that could result by extending Capstone Boulevard to Lesourdsville-West Chester Road.

Mr. Lang then asked if anyone in the audience would like to object to the proposed roadway project or estimated assessment, or make any claims for damages with regard to the project. No one responded.

Mr. Lang then asked if anyone in the audience wished to provide additional information or general comments:

Chris Wunnenberg, Director of Development for Schumacher Dugan, 6355 Centre Park Drive, West Chester, said he and his company support the project 100%. He noted the development potential and that a road was needed in order to realize that potential.

Mrs. Boyko interjected that Schumacher Dugan has been a "development agent" for the project and suggested that the Board may have questions for Mr. Wunnenberg. Mr. Welch asked and Mr. Wunnenberg answered as to the status of pertinent easements.

Mr. Lang asked if there was anyone else that wanted to provide additional information or general comments. Hearing none, he asked Mr. Wong and Mr. Welch if they needed any clarification from Staff on any points presented during testimony. Both answered they did not.

Mrs. Boyko said the Board was assuming the cost for the roadway, they would be processing related notes or bonds, and Butler Tech has agreed to the full assessment of the cost, adding that the assessment would be for the maximum 10 years. The right-of-way will be dedicated to the Butler County Commissioners, however all maintenance of the roadway will be assumed by West Chester as a Township road. Mrs. Boyko said the Board should be addressing the matter of proceeding with the roadway and intergovernmental agreements at its August 26th meeting. She said the County Commissioners have agreed to pay for intersection improvements/signalization of the Highland Greens and Cincinnati Dayton Road intersection through their TIF.

Adjournment

At 7:30 p.m., Mr. Lang closed the Public Hearing and 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, (2) Confidential information related to negotiations with other political subdivisions regarding requests for economic development assistance, (3) Acquisition, sale, or swap of real property, (4) Current and pending litigation. Motion made by Mr. Welch, seconded by Mr. Wong. Discussion: none. **Motion carried unanimously.** Mr. Lang said the Board would not return.

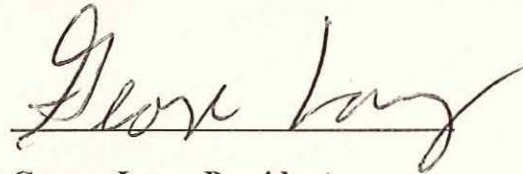
(Fiscal Officer Note: The preceding five and a half pages are narrative minutes. The signatures of the Fiscal Officer and Board President appear immediately below, constituting the entirety of page six. Following this page are six pages referenced herein pertaining to the Public Hearing. There are a total of 12 pages in this document.)

Respectfully Submitted,

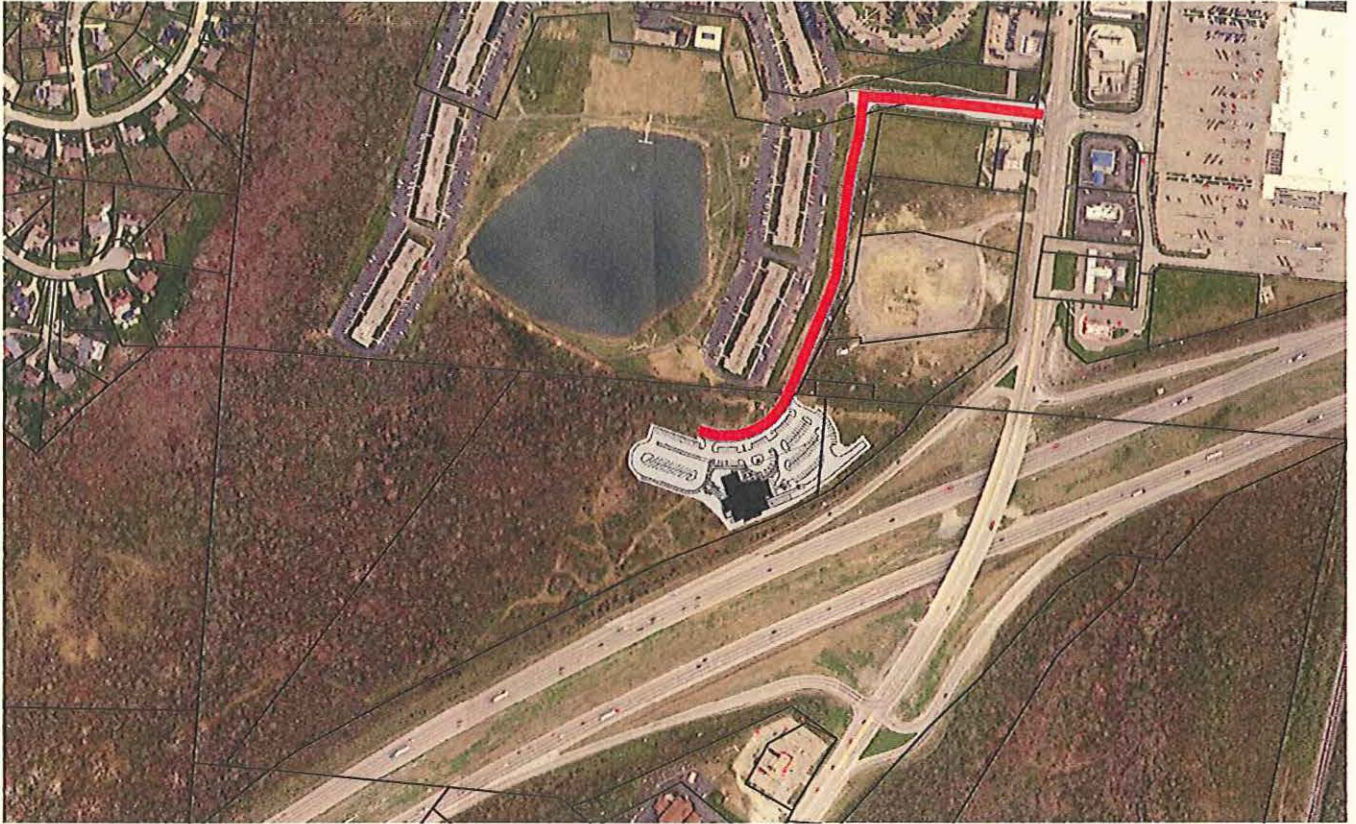


Bruce Jones, Fiscal Officer

Approved,



George Lang, President

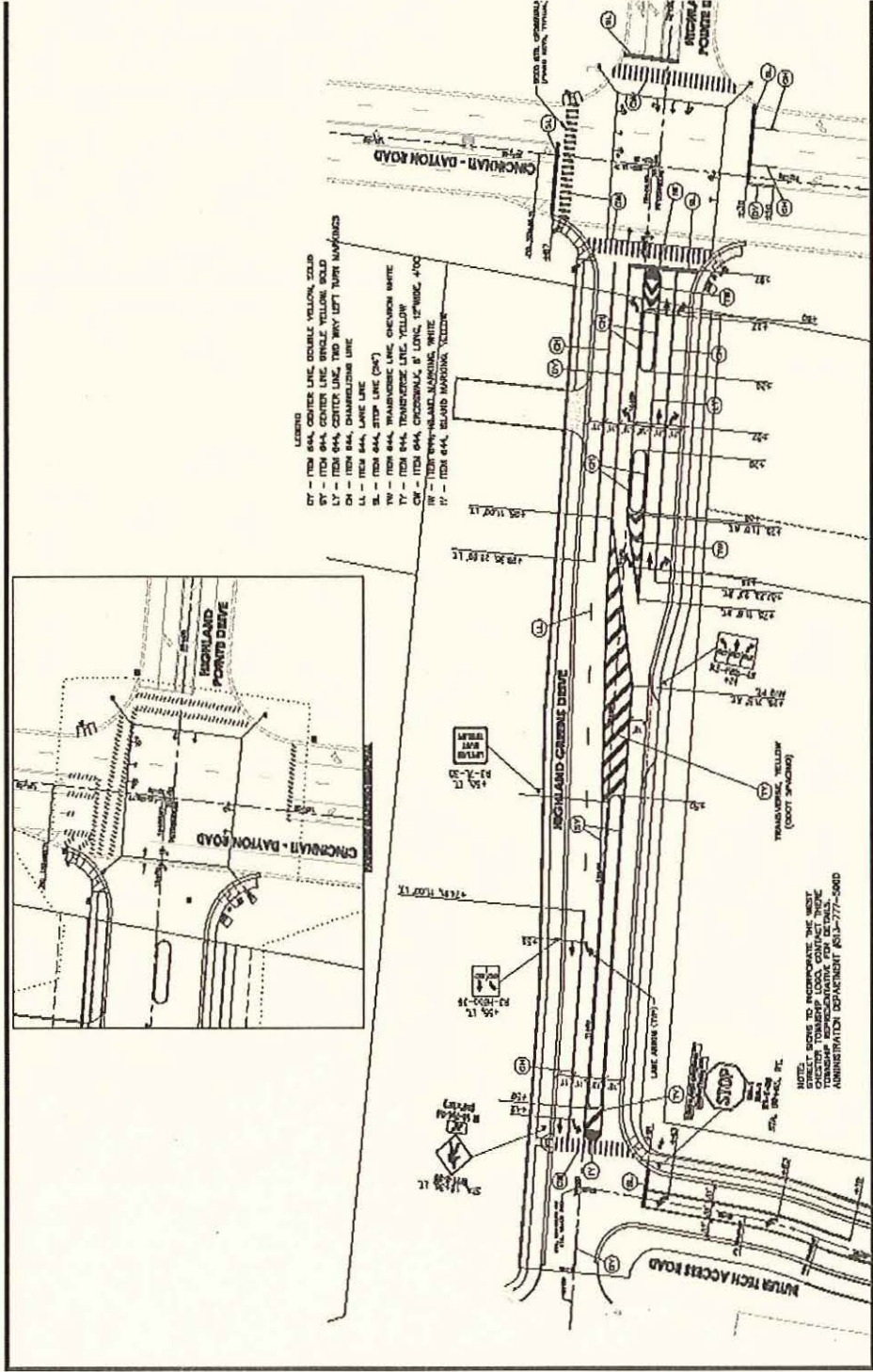


Overall Plan

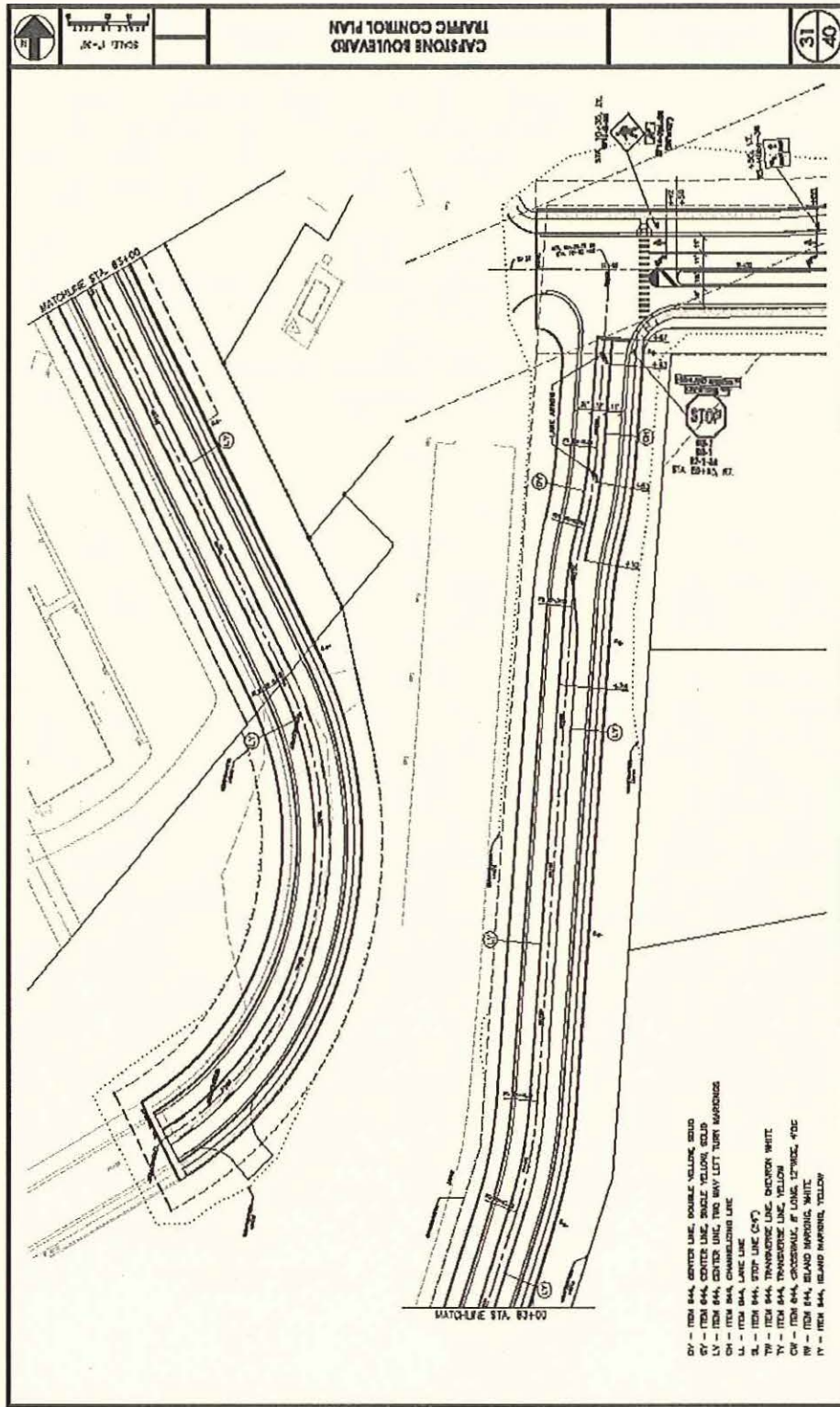


www.bceo.org

Highland Greens Drive Traffic Control Plan



Capstone Boulevard Traffic Control Plan

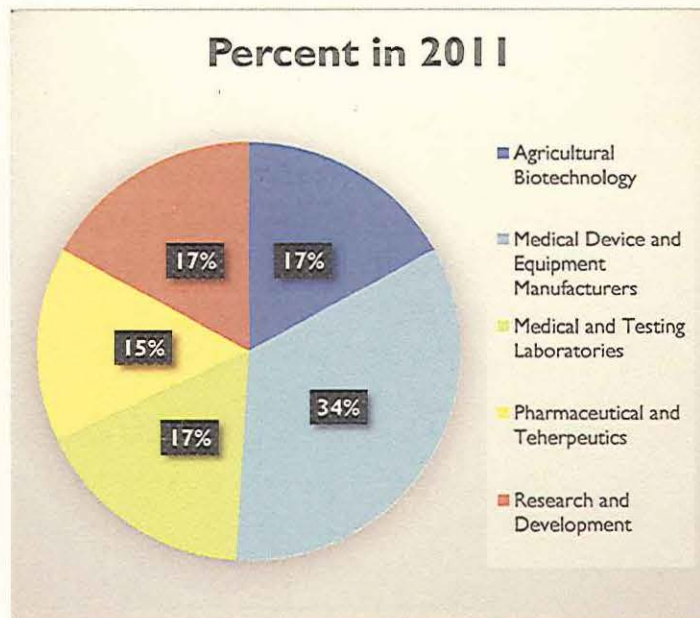


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WHAT IS BIOSCIENCE?

The major disciplines of Bioscience are divided into two main components, service oriented and product oriented businesses. Among the product oriented chemicals, drugs & pharmaceuticals, and medical devices and equipment. Among the service oriented businesses include hospitals and research, testing and medical laboratories. The workforce needs related to these disciplines offer a wide range of employment and higher education options for future Butler Tech Students

Bioscience Employment in Ohio by Subsector, 2011



Bioscience Field Grows in Ohio

The Columbus Dispatch July 2, 2014
Battelle and Biotechnology Industry Organization

The report, which is issued every other year by the pair, found that from the outset of the recession in 2007 through 2012, bioscience employment in Ohio rose 2.2 percent, to more than 48,000 workers. During that period, overall employment in Ohio fell by 5.2 percent.

The report also notes that salaries for bioscience jobs are higher than for 80 percent of all private-sector jobs.



The Road



Butler Tech Bioscience Education Facility
Campus Master Plan

