

**Record of Proceedings: September 8, 2015**  
**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: Led by Jacob Hesseling and repeated by those present.

Mr. Lang announced that he would need to leave the meeting at 6:30 to attend a meeting of the Butler County Emergency Management Agency. He serves as the West Chester Township representative. He added that, due to his early departure, the agenda would need to be slightly modified: During the second Citizen's Comments portion of the meeting he would initially be asking only for comments from people who wanted to comment on the Second Reading of the Resolution on the agenda. After that the Board would address the Resolution, followed by another Citizens Comments when anyone who wanted to speak on another topic could do so.

Presentations

There were no presentations.

Action Items – For Approval by Motion

**MOTION** made by Mr. Wong, seconded by Mr. Welch, to approve the Trustee Meeting Minutes of August 25, 2015. Discussion: none. **Motion carried unanimously.**

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

Mr. Lang noted he inadvertently skipped Citizen's Comments earlier in the meeting.

Citizen's Comments

Dieter Lubert, 7573 Granby Way, suggested a white line be painted on Kingsgate Way from Cox to Tylersville to further pedestrian safety. He observed that dead trees still need to be removed from Keehner Park, and that the park needs recycling cans. He also said there was a dirt road in the VOA Park that needs to be paved.

Requisitions – Greater than \$2,500.00

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

- |    |      |             |   |
|----|------|-------------|---|
| 1. | Adm  | \$28,200.49 | Frost Brown Todd LLC – Legal services through July 31, 2015 (various departments)                   |
| 2. | Adm  | \$10,843.20 | Security Confidence – Renew annual service and support agreement for firewall hardware and software |
| 3. | Fire | \$4,366.36  | Blust Motor Service – Remit payment for repair of emission system                                   |

on medic unit 609-1, 2010 Horton ambulance

4. Services \$4,900.00 Peru's Tree Service – Remove selected trees from right-of-way of McCauly and Barret roads

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

#### Personnel Items

**MOTION** made by Mr. Wong, seconded by Mr. Welch, to hire Mr. Toby Howell to the vacant position of Laborer Operator effective September 28, 2015 at the hourly rate of \$16.49 with a one (1) year probationary period and contingent upon successful completion of applicable testing and procedures. Discussion: none. **Motion carried unanimously.**

#### Business Items

**MOTION** made by Mr. Wong that, having reviewed the staff report and affidavit, we declare the property located at 9447 Hadley Drive to be a public nuisance as authorized by the Ohio Revised Code.

Staff is directed to cause removal of the nuisances identified, and monitor this property for 90 days to require continued compliance. An administrative charge of 25% shall be added to the contractor fee for the property. Motion seconded by Mr. Welch. Discussion: none. **Motion carried unanimously.**

**MOTION** made by Mr. Welch, seconded by Mr. Wong, to not object to a liquor permit transfer from West Chester Restaurant Associates LLC, DBA Jags Restaurant, 5980 West Chester Road & 3 Patios, to Radiant Hospitality Group LLC, 5980 West Chester Road & 3 Patios. Discussion: Mr. Lang said he would need to abstain because he had a financial conflict. **Motion carried.** Mr. Lang abstained.

**MOTION** made by Mr. Wong, seconded by Mr. Welch, to not object to a new liquor permit for Orchid Cuisine LLC, DBA Open Table, 4958 Union Centre Pavilion Boulevard. Discussion: none. **Motion carried unanimously.**

**MOTION** made by Mr. Wong, seconded by Mr. Welch, to not object to a new liquor permit for Sushi Samurais, 9326 Union Centre Boulevard. Discussion: none. **Motion carried unanimously.**

Mrs. Boyko introduced the next item saying the development foreclosed on the subdivision and the roadways were not completed through the bonding process, however they've since been completed to public standards by the Butler County Engineer using maintenance bonds.

**MOTION** made by Mr. Wong, seconded by Mr. Welch, that Rose Mallow Drive and two sections of Meadow Creek Lane in The Arboretum at Station Road (Section 22, Town 3, Range 2) be accepted and journalized at 25 MPH, with the provision that all decorative signage and landscaping be maintained by the private property owners or by an HOA if and when established. 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

Mr. Lang prefaced this portion of Citizen Comment's recalling his earlier comment that they were asking only for comments pertaining to the Second Reading of the Zoning Map Amendment Resolution, after which they would conduct the Second Reading, followed by Citizen Comments on any subject.

There were no citizen's comments pertaining to the proposed Resolution.

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

Mrs. Boyko introduced the next item noting that a Public Hearing was conducted by the Board on August 25<sup>th</sup> to accept the recommendation of the Zoning Commission and approve the Zoning Map Amendment with 12 conditions. She read portions of the Resolution and identified the matter as a Zoning Map Amendment case from R-1 & R-2 to C-PUD and a Preliminary Development Plan for case Beckmark III, #ZMA-05-15.

**MOTION** made by Mr. Wong, seconded by Mr. Welch, to approve the Second Reading regarding Resolution No. 18-2015 approving a Zoning Map Amendment from R-1 & R-2 to C-PUD and Preliminary Development Plan for case #ZMA-05-15 - Beckmark III. Discussion: none. **Motion carried unanimously.**

### Citizen's Comments

Jacob Hesseling, representing Butler County Auditor Roger Reynolds, said the Auditor has returned nearly \$8 million in fees since he took office to Butler County entity due to efficiencies effectuated by Auditor Reynolds. He said West Chester Township and the Lakota School District are receiving \$167,000 and \$457,000 this year respectively: \$634,000 has been returned to West Chester Township and \$1.8 million to the Lakota School District over that 7 year period. The annual Forfeited Land Sale will be conducted October 14<sup>th</sup> at 9:00 at the Government Service Center. Lastly, Auditor Reynolds has released the 2014 Comprehensive Annual Financial Report (CAFR). He concluded by saying the county is in as good a shape as ever compared to the past ten years.

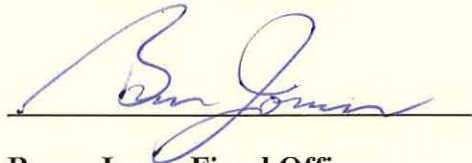
### Discussion Items & Elected Official Comments

Mr. Lang asked that Mr. Hesseling communicate to Mr. Reynolds his appreciation for reducing costs, improving efficiencies, and keeping government smaller. He also expressed appreciation for the money returned to West Chester, adding that it will save citizens tax dollars.

Adjournment

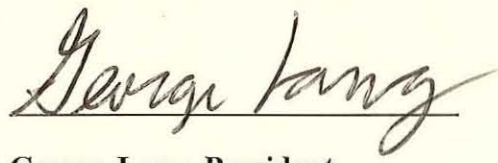
**MOTION** made at 6:18 p.m. by Mr. Welch, seconded by Mr. Wong, to adjourn the meeting.  
Discussion: none. **Motion carried unanimously.**

Respectfully Submitted,

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

**Bruce Jones, Fiscal Officer**

Approved,

A handwritten signature in blue ink, appearing to read "George Lang", written over a horizontal line.

**George Lang, President**