

Record of Proceedings: September 22, 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: Repeated by those present.

Citizen's Comments

There were no citizen's comments.

Presentations

Mr. Ken Wilson, Vice President Program Operations for the Council on Aging of Southwest Ohio spoke to the Board. He said their Elderly Services program is funded by taxpayers via the Senior Services levy, and it makes it possible for nearly 4,000 seniors in the county to live independently at home, identifying various services provided them. Without these services he said many seniors would be forced into nursing homes and Medicaid costs would be significantly higher. The Council on Aging is contracted through the County Commissioners. He highlighted eligibility requirements and the history of the levy, adding that the levy will be on the ballot this November and constitutes a levy renewal. He said the program is compassionate and cost effective. He concluded by offering to answer any questions from the Board; there were no questions.

Action Items – For Approval by Motion

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve the Trustee Meeting Minutes of September 8, 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.**

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

Requisitions – Greater than \$2,500.00

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|----|----------|-------------|---|
| 1. | Adm | \$30,000.00 | Dinsmore & Shohl LLP – Professional bond counsel legal services from November 2014 through August 2015 (Increase PO #S151670) |
| 2. | Services | \$40,267.70 | Viox Services, Inc. – Improve and remodel Administration building exterior façade and entrance features (CIP #1075, #1217, & #1216) |
| 3. | Services | \$23,376.23 | Jackson Construction, Inc. – Replace Administration building concrete entrance and sidewalk (CIP #1076) |

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve payment of requisitions 1, 2 and 3. Discussion: none. **Motion carried unanimously.**

Personnel Items

Mrs. Boyko introduced the next item saying the Fire Department previously had 73 part-time firefighter/EMTs allotted, there are currently 27 part-time firefighters, and she was requesting authorization to hire 6 more part-time firefighter II/EMT-Bs (basic).

MOTION made by Mr. Wong, seconded by Mr. Welch, to hire six (6) part-time Firefighter II/EMT-Bs to fill vacant positions effective September 25, 2015 at the hourly rate of \$16.25 with a one (1) year probationary period and contingent upon successful completion of applicable testing and procedures: Joseph Baum, Jeffrey Landes, Ethan Cox, Walter Russell, Jessie Hellweg, and Andrew Stigall. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mr. Wong, to change status of and extend seasonal employment for Mr. Andrew Peace through October 2015 at the same hourly rate of \$11.25. Discussion: none. **Motion carried unanimously.**

Business Items

Mrs. Boyko introduced the next item saying it would enable funding of the expenses necessary to administer access to the recycling and Connections programs.

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve statutory Resolution No. 22-2015 restating and amending Resolution 20-2007 regarding the distribution of revenues in the West Chester Connections Fund. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mr. Wong, to appoint Aaron Wiegand, Business Attraction and Expansion Manager, as representative to serve on the West Chester Township JEDD-1 Board in accordance with Section 8 of the West Chester Township JEDD-1 Joint Economic Development District contract (term October 1, 2015 to September 30, 2019). Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch that, having reviewed the staff report and affidavit, we declare the properties located at 7560 Dimmick Road, 8885 Steeplechase Way, 5777 East Senour Drive to be public nuisances and 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.

Motion carried unanimously.

MOTION made by Mr. Wong, seconded by Mr. Welch, to auction three (3) police vehicles and dispose of one (1) forfeited vehicle by auction or through a salvage dealer. Discussion: none.

Motion carried unanimously.

MOTION made by Mr. Wong, seconded by Mr. Welch, to not object to a new liquor permit for Tap & Barrel LLC, 7741 Tylers Place Blvd. Discussion: none. **Motion carried unanimously.**

Mrs. Boyko introduced the next item saying it constituted an economic development infrastructure project linking the section of The Streets of West Chester from The Villages of The Streets of West Chester to the commercial portions of The Streets of West Chester. **MOTION** made by Mr. Welch, seconded by Mr. Wong, to authorize the Butler County Water and Sewer Department to serve as project manager for a water main extension project at The Streets of West Chester; to authorize payment not to exceed \$88,000.00; and to authorize the Township Administrator to execute any and all necessary documents to effectuate the project. Discussion: none. **Motion carried unanimously.**

Mrs. Boyko introduced the next item saying the action was pursuant the Ohio Revised Code and consistent with Township guidelines.

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve statutory Resolution No. 23-2015 declaring surplus items for disposal. Discussion: none. **Motion carried unanimously.**

Mrs. Boyko introduced the next item saying it was necessitated by a clerical error resulting in an omission at the last meeting to journalize streets in The Arboretum subdivision

MOTION made by Mr. Welch, seconded by Mr. Wong, to correct omission for street acceptance from September 8, 2015 West Chester Board of Trustees' meeting and to accept streets in The Arboretum as listed, Section 22, Town 3, Range 2 and journalized at 25 miles per hour with the provision all decorative signage and landscaping shall be maintained by the private property owners or by an HOA if and when established. Discussion: none. **Motion carried unanimously.** (Fiscal Officer Note: Streets identified on the agenda were Rose Mallow Drive, Meadow Creek Lane, and Walnut Ridge.)

First Reading of Resolutions & Reading of Emergency Resolutions

Mrs. Boyko read Emergency Resolution No. 24-2015 accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor and declaring an emergency and dispensing with the second reading. She explained the action was pursuant statute. The Board had no questions.

Citizen's Comments

Diane Wiater, 5664 White House Court, said she was approaching the Board on behalf the residents of White House Court, Winding Creek Way, and Red Mill Road. She said a waterway running through their neighborhood had been damaged in recent months such that properties are at risk. She understood that West Chester Township had received a grant from the state of Ohio for a stream restoration project, and asked how to proceed.

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

MOTION made by Mr. Welch, seconded by Wong, to declare Emergency Resolution No. 24-2015 an emergency and dispense with the second reading. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve Resolution No. 24-2015 as read and as already declared an emergency. Discussion: none. **Motion carried unanimously.**

Discussion Items & Elected Official Comments

Mrs. Boyko responded to Ms. Wiater's comment saying she believed Mrs. Wiater was referring to a drainage matter on a property on Cincinnati-Dayton Road, and the Township was a sponsor solely because the drainage problem could potentially affect the public roadway. She added that Ohio statute does not permit legislative bodies to enter private properties to fix private drainage matters. She suggested the Township could meet with residents to offer possible solutions. Mr. Lang affirmed that the Township would be following up with her, Ms. Wiater.

Mrs. Boyko recalled that the Board approved issuance of a notification letter to local school districts of the Board's intention to establish three proposed TIF districts. She updated the Board saying that Butler Tech had submitted its 45 day waiver letter, and she would be meeting with the Lakota superintendent to discuss same so the Township could move forward.

She reviewed Township policy regarding candidate and issue signs. The Trustees indicated they were satisfied with the current policy.

Mrs. Boyko said Energy Alliances, as broker for the Township's electric aggregation program, would like to initiate a request for proposals to solicit potential electric suppliers to measure the market for pricing. The Trustees all expressed their agreement to allow Energy Alliance to proceed and authorize Mrs. Boyko to exercise a level of authority to negotiate and establish a price with a prospective supplier, verbally accept that price, and then work toward negotiating a contract. She also asked for authority for possible execution should the acceptance not fall in a time when the Trustees can act quickly. Any contract negotiated or executed will be brought to the Board for formal approval.

Mrs. Boyko said the Township will commemorate Fire Prevention Week October 4-10, and the theme for the week will emphasize the need for smoke alarms.

Mr. Jones noted a letter from residents on Lawndale Drive and Shamrock Court regarding the quality of slurry work on their streets, and asked if the Trustee meeting was a proper occasion to address their concerns. Mr. Lang responded that staff was already addressing the matter with the residents.

Mr. Wong reminded residents of Pumpkin Fest on October 10th at Keehner Park.

Recess to Executive Session

At 6:34 p.m., Mr. Lang asked for a motion to recess the Regular meeting and go into Executive Session with legal counsel for the purpose of considering and discussing (1) personnel matters: (a) contract negotiations for a certain collective bargaining unit; (b) discipline, termination, promotion, hiring, or transfer of a current public employee, (2) acquisition, sale, or swap of real property, (3) current and pending litigation. Motion made by Mr. Welch, seconded by Mr. Wong. Discussion: none. **Motion carried unanimously.** Mr. Lang said the Board would return after Executive Session only to adjourn the Executive session and to adjourn the Regular session respectively. He declared the meeting in recess.


Post Executive Session

At 8:19 p.m. Mr. Wong motioned to adjourn the Executive Session, seconded by Mr. Welch.
Discussion: none. **Motion carried unanimously.**

Adjournment

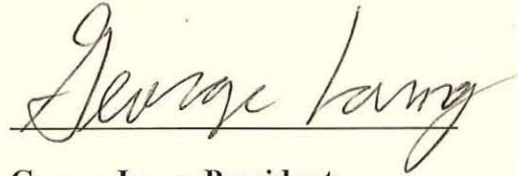
MOTION made by Mr. Welch to adjourn the Regular meeting, seconded by Mr. Wong.
Discussion: none. **Motion carried unanimously.**

Respectfully Submitted,



Bruce Jones, Fiscal Officer

Approved,



George Lang, President