

**Record of Proceedings: February 14, 2017**  
**West Chester Township Board of Trustees - Regular Meeting**

Convene: President Welch convened the meeting at 6:01 p.m.

Roll Call: Mr. Welch and Mr. Lang responded. Mr. Welch said Mr. Wong had an excused absence.

Pledge of Allegiance: Led by Boy Scout Joseph Shudder and repeated by those present.

Mr. Lang announced that he would need to leave at approximately 6:30-6:35 because he's the West Chester Township representative for the Butler County Emergency Management Agency, and it was having its quarterly meeting that evening at 7:00 in Hamilton.

Citizen's Comments

Ron Dzikowski, 6929 Driftwood Lane, said he "wrote a check to the United States government for an amount up to and including (his) life if necessary to protect and defend the Constitution". He said he takes offense when protesters use bullying tactics, intimidation, cat calls, and slander to silence their opposition, or call for socialism or communism as a way of life. When he sees a fellow veteran who does not follow the same high standards he sets for himself, he takes offense. He concluded by saying he completely supports and stands behind Bruce Jones.

Ed Conway, 5464 Pine Vista Court, stated his union affiliation and noted he works for Job Corp. He said he places his students in unions as well as non-union employment. He said right-to-work (RTW) will hurt everyone, and it takes away a person's bargaining power. Mr. Conway observed that West Chester is around 86% built, therefore we don't need RTW here. He concluded by saying, if pushed, RTW will go through the state, ultimately go on a state ballot and hopefully get beat. He hoped the Board would find a different direction.

Willie McKinney, 7319 Chatham Court, thanked the Board for its service and asked that the Board use the police department for the safety of our citizens as they have more difficulty exiting West Chester.

Randy Stanifer, 10085 Sonya Lane, said he's concerned with our country's inability to have a healthy dialogue over areas we disagree, and to make challenging and thought provoking statement without reprisal. He said he's witnessed this in West Chester, referred to Bruce Jones as a good man who's worked to make our community a better place, and said Mr. Jones has been viciously attacked for having the "audacity to challenge the premise behind the Women's March in Washington D.C." Mr. Stanifer said some people chose to attack Mr. Jones on his personal Facebook site due to a thought provoking post he shared. They began with name calling until he reciprocated. Mr. Stanifer commented that people support free speech up until someone disagrees with them.

Presentations

There were no presentations.

Action Items – For Approval by Motion

**MOTION** made by Mr. Lang, seconded by Mr. Welch, to approve the 2017 Operational Budget Work Session minutes dated January 17, 2017. Discussion: none. **Motion carried.**

**MOTION** made by Mr. Lang, seconded by Mr. Welch, to approve payment of bills. **Motion carried.**

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

Requisitions – Greater than \$2,500.00

- |         |             |  |
|---------|-------------|--|
| 1. Adm  | \$42,342.19 | Frost Brown Todd, LLC – Legal services through December, 2016 (various departments)  |
| 2. Fire | \$8,975.00  | Sutphen Corporation – Purchase replacement rear axle for vehicle #311, Quint 73      |
| 3. Fire | \$2,965.00  | John Dsuban spring service – install replacement rear axle on vehicle #311, quint 73 |
| 4. Fire | \$7,121.21  | Sutphen Corporation -repair aerial boom on vehicle #502, reserve engine              |
| 5. Fire | \$6,500.00  | Viox Service, Inc. – Repair underground electrical cable at Fire station 72          |

**MOTION** made by Mr. Lang, seconded by Mr. Welch, to approve payment of requisitions 1 through 5. Discussion: none. **Motion carried.**

Personnel Items

Mrs. Boyko introduced the next item saying the next three items are interrelated, resulting in a cost savings to the Township.

**MOTION** made by Mr. Lang, seconded by Mr. Welch, to eliminate one full-time police records clerk position; to create two part-time police records clerk positions; and to modify or approve applicable job descriptions as illustrated in the attached supporting documentation; and to authorize the township administrator to make necessary changes to applicable township personnel documentation to effectuate said actions. Discussion: none. **Motion carried.**

Mrs. Boyko introduced the next item saying it was to fill one of the two part-time police records clerk positions with a person who's currently a full-time police records clerk positions. She said there would be a \$6,500 savings after the initial cost realized in the next item.

**MOTION** made by Mr. Lang, seconded by Mr. Welch, to reclassify Ms. Meghan Alexis Polly to a part-time Police Records Clerk effective February 15, 2017 at her current hourly rate of \$12.72 and maintain her probationary period until June 20, 2017. Discussion: none. **Motion carried.**

Mrs. Boyko introduced the next item by saying the purpose for this item was to fill the second part-time Police Records Clerk position.

**MOTION** made by Mr. Lang, seconded by Mr. Welch, to contract with Office Team (Robert Half International) for temporary placement services not to exceed \$11,538.00 for a part-time

Police Records Clerk position and to authorize the Township Administrator to execute an agreement in substantially the same form as attached and make non-substantive changes with Law Director approval. Discussion: none. **Motion carried.**

Business Items

**MOTION** made by Mr. Lang, seconded by Mr. Welch, to approve license agreement between West Chester Township and the Community Foundation of West Chester/Liberty for the use of a portion of Township property at 9285 Centre Pointe Drive and ancillary and adjacent public roadways, for the production and presentation of the Shamrock Shuffle 5k/10k walk/run and block party on March 18, 2017 from 7 a.m. to 12:30 p.m. and authorize the Township Administrator to execute said agreement. Discussion: Mr. Lang termed this event one of the great events of West Chester. **Motion carried.**

**MOTION** made by Mr. Lang, seconded by Mr. Welch, to not object to a new D5 liquor permit for C & E Sports Management, LLC, 9230 Port Union Rialto Road. Discussion: none. **Motion carried.**

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**6:15 Public Hearings**

At 6:18 pm Mr. Welch read the following statement:

“On January 24, 2017, the Board of Trustees, on a non-precedent setting basis, voted to continue the public hearing for case MC07-16- WCP Chesterwood Village/Carepointe until February 14, 2017 at 6:15 p.m. at the West Chester Administration building for the sole purpose to meet statutory requirements to vote on the major change case. Proper notice of the continuation was given on January 24th. Although the public hearing was continued, the Board of Trustees concluded public comment.

At this time, I will continue the public hearing for case MC07-16- WCP Chesterwood Village/Carepointe from the January 24, 2017 Board of Trustees’ meeting. Let the record reflect Trustee Wong is absent and Trustee Lang and I are present.

Since all presentations and testimony were given on January 24th and the only matters are to conduct a second reading of the resolution and vote, at this time, I will close the public hearing for case MC07-16- WCP Chesterwood Village/Carepointe. Mrs. Boyko, please conduct the Second Reading for Resolution 03-2017.”

Thereupon Mrs. Boyko read Resolution 03-2017 approving MC07-16- WCP Chesterwood Village/Carepointe, after first noting the Public Hearing history of the case:

“Now therefore, be it resolved on the basis of the above actions and findings, the West Chester Township Board of Trustees does hereby concur with the recommendation of approval of the West Chester Township Zoning Commission and does hereby approve the Major Change of the West Chester Plaza Residential Planned Unit Development District and Preliminary Development Plan application for a Zoning Map Amendment and Preliminary Development Plan”, noting there were 21 conditions for approval.

**MOTION** made by Mr. Lang, seconded by Mr. Welch, to approve Resolution 03-2017, MC07-16- WCP Chesterwood Village/Carepointe. Discussion: Mr. Lang explained the reason for the continuance; the Board is required by the Ohio Revised Code to render a decision within 21 days of the First Reading and there were three weeks, or 21 days since the last meeting when the First Reading was conducted. Thus the need for the continuance until that evening, February 14. He continued by saying this is a great development for West Chester, and was being performed by one of the best developers in the area, the Dixon family. He also observed that the Dixon family is always contributing to area charities and community causes. **Motion carried.**

Mr. Welch then read the following statement: “On January 24, 2017, the Board of Trustees, on a non-precedent setting basis, voted to continue the public hearing for case MC08-16- Wetherington Centre/Hampton Inn until February 14, 2017 at 6:15 p.m. at the West Chester Administration building for the sole purpose to meet statutory requirements to vote on the major change case. Proper notice of the continuation was given on January 24th. Although the public hearing was continued, the Board of Trustees concluded public comment.

At this time, I will continue the public hearing for case MC08-16- Wetherington Centre/Hampton Inn from the January 24, 2017 Board of Trustees’ meeting. Let the record reflect Trustee Wong is absent and Trustee Lang and I are present.

Since all presentations and testimony were given on January 24th and the only matters are to conduct a second reading of the resolution and vote, at this time, I will close the public hearing for case MC08-16- Wetherington Centre/Hampton Inn. Mrs. Boyko, please conduct the Second Reading for Resolution 03-2017.”

Thereupon Mrs. Boyko read Resolution 03-2017 approving MC08-16- Wetherington Centre/Hampton Inn, after first noting the Public Hearing history of the case:

“Now therefore, be it resolved on the basis of the above actions and findings, the West Chester Township Board of Trustees does hereby concur with the recommendation of approval of the West Chester Township Zoning Commission and does hereby approve the Major Change of the Wetherington Center Planned Unit Development District and Preliminary Development Plan”, noting there were 22 conditions for approval.

**MOTION** made by Mr. Lang, seconded by Mr. Welch, to approve Resolution 04-2017, MC08-16- Wetherington Centre/Hampton Inn. Discussion: Mr. Lang noted the exceptional demand for hotels in West Chester, adding that this generates a “bed tax” for the Township, resulting in fewer tax increases for residents. A win for all parties.

Mr. Welch then read the following statement: “On January 24, 2017, the Board of Trustees, on a non-precedent setting basis, voted to continue the public hearing for case MC09-16- Lucke Properties/UDF until February 14, 2017 at 6:15 p.m. at the West Chester Administration building for the sole purpose to meet statutory requirements to vote on the major change case. Proper notice of the continuation was given on January 24th. Although the public hearing was continued, the Board of Trustees concluded public comment.

At this time, I will continue the public hearing for case MC09-16- Lucke Properties/UDF from the January 24, 2017 Board of Trustees’ meeting. Let the record reflect Trustee Wong is absent and Trustee Lang and I are present.

Since all presentations and testimony were given on January 24th and the only matters are to conduct a second reading of the resolution and vote, at this time, I will close the public hearing

for case MC09-16- Lucke Properties/UDF. Mrs. Boyko, please conduct the Second Reading for Resolution 03-2017.”

Thereupon Mrs. Boyko read Resolution 03-2017 approving MC09-16- Lucke Properties/UDF, after the West Chester Zoning Commission recommended approval of the application to the Board with 26 conditions at its December 19, 2016 Public Hearing:

“Now therefore, be it resolved on the basis of the above actions and findings, the West Chester Township Board of Trustees does hereby concur with the recommendation of approval of the West Chester Township Zoning Commission and does hereby approve the Major Change of the West Chester Office Park Commercial Planned Unit Development District and Preliminary Development Plan”.

**MOTION** made by Mr. Lang, seconded by Mr. Welch, to approve Resolution 05-2017, MC09-16- Lucke Properties/UDF, but with a northbound right-out only, however ultimately subject to a determination by ODOT. Discussion: Mr. Welch had noted that an El Rancho Grande was previously going to build on the subject, though the Board denied the right-in/right-out feature pending review by ODOT. He said he would like a right out only, though subject to ODOT review, and he would like to see about getting a roundabout at the intersection with Windwood. Mr. Lang said he saw the El Rancho Grande as a traffic generator, versus a traffic receptacle like a UDF. He said he supports Mr. Welch’s position, as reflected in the above motion.

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Discussion Items & Elected Official Comments

Mr. Welch concluded there were no comments.

Citizen’s Comments

Silvia McGuire, 6531 Wilderness Trail, said she agrees with freedom of speech, but disagreed when an elected official posts something on Facebook she termed disrespectful. She continued by saying she just attended an anti-bullying event at Lakota, and anyone with a disagreement should know how to handle it.

Tony James, 7852 Ironwood Way, wanted to comment on right-to-work (RTW) and said he’s not trying to bully anybody. He said more and more people are coming to Ohio to work because Ohio has the best projects, benefits, and wage packages by avoiding RTW. He said they’re competing with other workers and migrant workers as it is. He asked everyone to consider it.

Adjournment

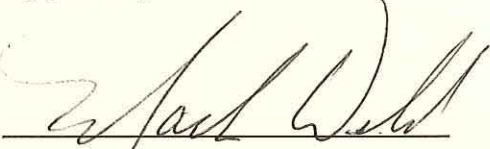
**MOTION** made at 6:39 p.m. by Mr. Lang - after expressing his appreciation for powerful comments by Randy Stanifer and Ron Dzikowski, and expressing his support for Mr. Jones’s right to free speech - seconded by Mr. Welch, to adjourn the meeting. Discussion: none.  
**Motion carried.**

Respectfully Submitted,



Bruce Jones, Fiscal Officer

Approved,



Mark Welch, President