

Record of Proceedings:

May 9, 2017

West Chester Township Board of Trustees - Regular Meeting

Convene: President Welch convened the meeting at 6:03 p.m.

Roll Call: Mr. Welch, Mr. Lang, and Mr. Wong responded.

Pledge of Allegiance: Repeated by those present.

Mr. Welch said Mr. Lang needed to leave early in order to attend a meeting that evening of the Butler County Emergency Management Agency (EMA), consequently the agenda would be adjusted such that the Board would go into Executive Session as the first order of business.

Recess to Executive Session

At 6:05 p.m., Mr. Welch 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) discipline, termination, or promotion, hiring, or transfer of a current or candidate public employee; (2) Acquisition, sale, or swap of real property. Mr. Welch said the Board would return to adjourn the Executive Session and resume the Regular meeting. Motion made by Mr. Lang, seconded by Mr. Wong. Discussion: none. **Motion carried unanimously.** Mr. Welch declared the meeting in recess.

Post Executive Session

MOTION made at 6:09 p.m. by Mr. Wong to adjourn the Executive Session and resume the May 9, 2017 Regular meeting, seconded by Mr. Lang. Discussion: none. **Motion carried unanimously.**

Mr. Welch then commented that the Board would address an item that wasn't on the agenda, the sale of Station Road School House, which it had been discussing for several months. He believes the offer for the schoolhouse is solid and returns it to its original use. He said the resolution approves the sale of Station Road School House property; accepts a submitted offer to purchase agreement; and authorizes the township administrator to make non-substantive changes with law director approval and to execute the offer to purchase and any other documents necessary to effectuate the sale of the Station Road School House. Mr. Welch then gave a history of the property, noting that the Township bought it on December 15, 1999, subsequently restored its original character, and has used it for various purposes since.

MOTION made by Mr. Lang, seconded by Mr. Wong, to approve resolution number 18-2017, accepting an Offer to Purchase Agreement and approving the sale of the Station Road Schoolhouse. Discussion: Mr. Wong said he thinks this is a good move because the school house has been sitting a long time as a non-performing entity. He also noted traffic will be reduced at the current location of the Montessori School once they move. Mr. Lang said this is good for taxpayers because it's an old facility that has become a "money sucking operation", comparing it to Union Elementary, the Cincinnati Museum Center and Music Hall. He noted that several area non-profit organizations wanted to use the school house, but couldn't agree to the township's condition that they maintain it because the costs were so extensive. Mr. Lang

said The Montessori School in Olde West Chester has outgrown its facility, and they'll be able to maintain and profit off the building. He noted the deed will require the Montessori School to maintain the historical significance of the building. He termed the sale a win-win-win proposition for the Township, the taxpayers, and the buyers. Mrs. Boyko interjected that statute permits the Board to sell property through a sealed bid unless the Board by Resolution is unanimous. She said the purchaser must also get approval from the Board of Zoning Appeals as a prerequisite of the sale, as well as other provisions; this action by the Board merely approves the sale and terms of sale. **Motion carried unanimously.**

Citizen's Comments

David Brown, Butler County Deputy Auditor, representing Butler County Auditor Roger Reynolds, gave his quarterly outreach presentation. He said they have not identified anymore gas station "skimmers" since February, and they found 13 since November of 2015. He also noted that the Homestead Exemption no longer has a June deadline, rather eligible parties may apply anytime of the year. He stated the eligibility requirements. In response to Mr. Welch's question, Mr. Brown identified efforts to thwart skimmers.

Presentations

There were no presentations.

Action Items – For Approval by Motion

MOTION made by Mr. Lang, seconded by Mr. Wong, to approve the Trustee Meeting Minutes for April 25, 2017. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Lang, 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 \$38,609.42 Frost Brown Todd, LLC – Legal services through March 2017 (various departments)

MOTION made by Mr. Lang, seconded by Mr. Wong, to approve payment of requisition number 1. Discussion: none. **Motion carried unanimously.**

Personnel Items

Mrs. Boyko introduced the next item saying the subject position in the Fire Department has been vacant for about nine months.

MOTION made by Mr. Lang, seconded by Mr. Wong, to hire Mrs. Kayla Cox to the vacant position of Secretary effective May 22, 2017 at the hourly rate of \$12.72 with a one year

probationary period and contingent upon successful completion of applicable testing and procedures. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mr. Lang, to hire Mr. Adam Biltz as a 2017 April through October seasonal employee (Cemetery) effective May 22, 2017 at the hourly rate of \$11.25. Discussion: none. **Motion carried unanimously.**

Business Items

Mrs. Boyko introduced the next item noting the Board conducted a Public Hearing on the matter at the last meeting. She observed that the Board was contributing \$3 million to the project widening of Cincinnati-Dayton Road, and that the Board had asked the Butler County Engineer's Office to incorporate street lighting into that project in the interest of safety and ambience. A majority or 62% of the linear frontage property owners on Cincinnati-Dayton Road agreed to pursue street lighting and related costs. Related assessments will not be levied until the street lights are installed and operational. Mrs. Boyko also commented on a letter from Bill Lendl, who advocated for the street lighting district: Mr. Lendl wanted the Board to know that the \$68.80 quoted cost for lighting was per parcel, not per owner, as previously communicated.

MOTION made by Mr. Lang, seconded by Mr. Wong, to approve statutory Resolution No. 17-2017 establishing the Olde West Chester Street Lighting District on Cincinnati Dayton Road between West Chester Road and Cresthaven Avenue. Discussion: Mr. Wong said a well lit business district is pleasing as well as good for crime prevention, and good for West Chester. He didn't believe the opposition comments from the St. John's Business Manager was representative of everyone there. Mr. Lang said he agreed with Mr. Wong, but the project was good for taxpayers because, while everyone will enjoy the improvement, the cost of ongoing maintenance and upkeep will be borne by the property owners. He said the upkeep is the long term, significant cost. Mr. Welch said the lighting district is a good idea whose time has come. **Motion carried unanimously.**

Mrs. Boyko introduced the next item saying this item is the second, or east portion of the curb replacement program for 2017, for which the Township received two bids. She said one bid was over the estimate by more than 10%, therefore the Township could not accept that bid. She said the bid in the motion includes the contingency, adding that all of the impacted streets are residential.

MOTION made by Mr. Lang, seconded by Mr. Wong, to accept bid and approve contract with Jackson Construction, Inc. for a portion of the 2017 Curb Replacement Program per the specifications as advertised not to exceed \$371,574.89 and to authorize the Township Administrator to execute said contract and all other necessary documents to effectuate the project (CIP #1041). Discussion: none. **Motion carried unanimously.**

Mr. Lang then excused himself at 6:32p.m. for the previously recognized Butler County EMA meeting.

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, or votes on pending resolutions or emergency resolutions.

Discussion Items & Elected Official Comments

Mrs. Boyko observed that Police Memorial Week will be recognized May 14–20, 2017.


Mr. Wong expressed his appreciation for our police department.

Mr. Welch termed police work a “divine appointment” and likewise expressed his appreciation.

Adjournment

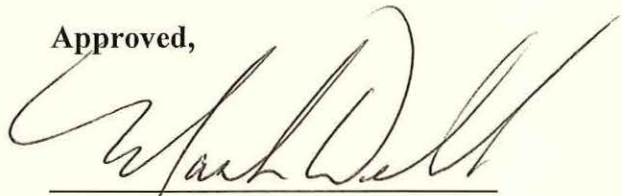
MOTION made at 6:37 p.m. by Mr. Wong, seconded by Mr. Welch, to adjourn the meeting.
Discussion: none. **Motion carried unanimously.**

Respectfully Submitted,



Bruce Jones, Fiscal Officer

Approved,



Mark Welch, President