

**Record of Proceedings: August 12, 2025**  
**West Chester Township Board of Trustees - Regular Meeting**

Convene: Chairperson Welch convened the meeting at 4:00 p.m.

Roll Call: Mr. Welch, Mr. Wong, and Mrs. Becker responded.

Pledge of Allegiance: Repeated by those present.

**MOTION** made at 4:01 p.m. by Mr. Wong, seconded by Mrs. Becker, to recess the Regular meeting and go into Executive Session with legal counsel for the purpose of: To consider the purchase of property for public purposes, the sale of property by competitive bid, or the sale or other disposition of unneeded, obsolete, or unfit-for-use property in accordance with section 505.10 of the Revised Code. O.R.C. 121.22(G)(2). Discussion: none. **Motion carried unanimously.** Mr. Welch said the Board would return to adjourn the Executive Session and to resume the Regular meeting. Mr. Welch declared the meeting in recess.

Post Executive Session/ Adjournment

**MOTION** made at 5:06 p.m. by Mrs. Becker to adjourn the Executive Session and resume the August 12, 2025. Regular meeting, seconded by Mr. Wong. Discussion: none. **Motion carried unanimously.**

Citizen's Comments

Dave Newnam, 8706 Whispering Way, spoke in favor of having additional pickleball courts.

Presentations

Rick Prinz, Fire Chief West Chester Fire Department, gave a presentation on the township's used apparatus/ firetrucks, identified alternatives, and related costs.

Personnel Items

Ms. Brown introduced the Personnel Items consisting of agenda item (2) approving collective bargaining agreements between West Chester Township Board of Trustees and Fraternal Order of Police, Lodge 186, October 1, 2025 - September 30, 2028; (3) hiring Sara Elliott to the position of Career Firefighter/Paramedic effective August 18, 2025 at the hourly rate of \$26.56; (4) hiring Mckinsey Barger to the position of Community Outreach Coordinator effective August 4, 2025 at the hourly rate of \$27.03; (5) hiring Van Cisle to the position of Police Officer effective August 13, 2025 at the biweekly rate of \$2,835.01.

**MOTION** made by Mrs. Becker, to approve Personnel Items 2 through 5, seconded by Mr. Wong. Discussion: The Trustees each expressed praise for new employees and wished them well. **Motion carried unanimously.**

Thereupon Fiscal officer Jones administered the Oath of Office to Ms. Elliott accompanied by Chief Prinz.

Furthermore, Fiscal Officer Jones subsequently administered the Oath of Office to Mr. Cisle accompanied by Chief Rebholz.

Action Items – For Approval by Motion

**MOTION** made by Mr. Wong, seconded by Mrs. Becker, to approve the Trustee Meeting Minutes for July 22, 2025. Discussion: none. **Motion carried unanimously.**

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve payment of bills – July 11, 2025 through August 1, 2025. Discussion: none. **Motion carried unanimously.**

Requisitions – Greater than \$7,500.00

Ms. Brown submitted the following requisitions greater than \$7,500:

- |              |              |   |
|--------------|--------------|---|
| 08. Adm      | \$96,465.36  | Tyler Technologies, Inc. - Renew annual license and support for ERP software                      |
| 09. Adm      | \$38,120.69  | Frost Brown Todd LLC - Legal Services through June 30, 2025 (various departments) August 12, 2025 |
| 10. Adm      | \$21,216.52  | Law Offices of Thomas B. Allen, Esq. - Legal Services through April 2025                          |
| 11. CIT      | \$13,816.00  | The Ohio State University - Renew annual VMware license and support                               |
| 12. Fire     | \$860,000.00 | Vogelpohl Fire Equipment, Inc. - Purchase E-One pumper truck plus outfitting                      |
| 13. Fire     | \$800,000.00 | Tyler Mountain Volunteer Fire Department - Purchase E-One pumper truck plus outfitting            |
| 14. Fire     | \$24,471.86  | Vogelpohl – Purchase Hose and Nozzle Package  |
| 15. Fire     | \$18,377.10  | Cummins Bridgeway LLC - Repair vehicle 311 turbo  |
| 16. Fire     | \$12,259.56  | Motorola Solutions, Inc. - Purchase two mobile radio kits   |
| 17. Fire     | \$10,492.50  | Vogelpohl - Purchase Fire Comm Headsets and installation service                                  |
| 18. Fire     | \$8,590.00   | Traffic Control Products, Inc. - Purchase two Vehicle Controllers                                 |
| 19. Services | \$19,300.00  | Art's Rental Equipment– Rent John Deere 544 wheel loader  |

**MOTION** made by Mr. Wong, seconded by Mrs. Becker, to approve payment of requisitions 8 through 19. Discussion: Chief Prinz responded to Mr. Welch’s inquiry about inspecting the underside of the proposed apparatus purchases for rust. **Motion carried unanimously.**

Business Items

**MOTION** made by Mrs. Becker seconded by Mr. Wong, to recognize VB Dining LLC as an Economic Development Project and acknowledge the TREX Liquor Permit transfer without objection. Discussion: none. **Motion carried unanimously.**

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve Resolution 21-2025 authorizing the acceptance of the proposed agreed entry resolving the matter Board of Trustees of West Chester Township, Butler County, OH v. Caroletta James, Butler County Court of Common Pleas Case No. CV 2025 03 0779. Discussion: none. **Motion carried unanimously.**

### Resolutions

(Resolution 23-2025 approving the Major Change for Case # MC 07-25 West Chester Plaza; Fifth Third Bank was read at the Public Hearing immediately after the conclusion of the regularly scheduled meeting.)

Ms. Brown read “Resolution 22-2025 accepting the National Opioid settlement participation agreement between the West Chester Township Board of Trustees and Purdue Pharma”. The Trustees had no questions.

### Citizen’s Comments

Randy Simmons, 5924 Owl Nest Drive, criticized the process for and choice of pickleball courts in West Beckett Park.

Tina Trimbach, 8338 Prairie Lake Blvd, expressed the concerns she and her neighbors have with pickleball courts sop close to their home.

### Resolutions, Emergency Readings

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to declare Resolution No. 22-2025 an emergency and dispense with the second reading. Discussion: none. **Motion carried unanimously.**

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve Resolution No. Resolution 22-2025 as read and already declared an emergency. Discussion: none. **Motion carried unanimously.**

### Discussion Items & Elected Official Comments

Mark Welch expressed his objections to installing pickleball courts in West Beckett Park. Subsequent spirited discussion ensued.

Mr. Wong and Mrs. Becker praised our safety services personnel for their handling of the VOA Country Music festival.

Mr. Jones encouraged Cincinnati businesses to move to West Chester Township.

Ms. Brown noted the deadline for SPARK grants has been extended to the end of September.

**MOTION** made by Mr. Wong, seconded by Mrs. Becker, to recess the Regular meeting. Discussion: none. **Motion carried unanimously.**

Mr. Welch declared the Regular meeting in recess . . .

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. . . and declared open the Public Hearing for Resolution 23-2025 approving a Major Change for Case # MC 07-25 West Chester Plaza; Fifth Third Bank:

**Public Hearing 6:00 p.m.**

Case # MC 07-25 West Chester Plaza; Fifth Third Bank

Staff report: Mr. Tim Dawson presented the staff report, including a PowerPoint presentation with aerials, parking allocations, as well as staff considerations and comments. Mr. Dawson concluded by saying the Trustees were to either approve, approve with modifications, or deny the submitted Major Change. The Trustees received clarification from Mr. Dawson as to the exact location of the proposal as well as parking.

Mr. Welch then invited the applicant to address the Board:  
Andy Lehman with DHPR Architecture and Mike Huber with Dinsmore and Shul, said the staff report was well presented and available to answer questions. Mr. Lehman gave clarification as to the parking and easements.

Mr. Welch then asked for comments as follows:

Proponent Comments: None.

Opponent Comments: None.

Neutral Comments: None.

Hereupon Mr. Dawson read the First Reading of Resolution 23-2025 . . .  
“This is a Resolution 23-2025 approving a Major Change to the West Chester Plaza S-PUD and Preliminary Development Plan for the Fifth Third outlot, Case # MC07-25:  
Be it resolved on the basis of the above actions and findings, the West Chester Township Board of Trustees does hereby approve or deny the Major Change to West Chester Plaza S-PUD and Preliminary Development Plan”, adding that there were 14 conditions for approval.

Mr. Welch declared the Public Hearing for Resolution 23-2025 closed.

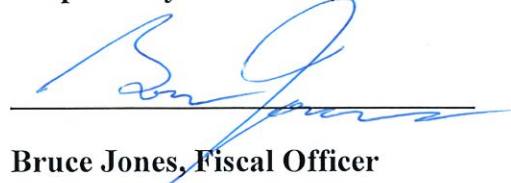
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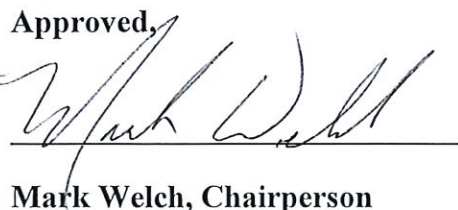
**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to resume the August 12, 2025 Regular meeting. Discussion: none. **Motion carried unanimously.**

Adjournment

**MOTION** made at 6:27 p.m. by Mrs. Becker, seconded by Mr. Wong, to adjourn the August 12, 2025 Regular meeting. Discussion: none. **Motion carried unanimously.**

Respectfully Submitted,

  
Bruce Jones, Fiscal Officer

Approved,  
  
Mark Welch, Chairperson