

**Record of Proceedings: August 26, 2025**  
**West Chester Township Board of Trustees - Regular Meeting**

Convene: Chairperson Welch convened the meeting at 5:01 p.m.

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

Pledge of Allegiance: Repeated by those present.

**MOTION** made at 5:03 p.m. by Mrs. Becker, seconded by Mr. Wong, to recess the Regular meeting and go into Executive Session with legal counsel for the purpose of: (1) 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 121(G)(2); (2) to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or negotiating with other political subdivisions respecting requests for economic development assistance. The information to be discussed is directly related to a request for economic development assistance that is to be provided under any of the Revised Code provisions set forth in Ohio Revised Code 121.22 (G)(8)(a), or involves public infrastructure improvements or the extension of utility services that are directly related to an economic development project. Mr. Welch asked that, before voting to enter Executive Session, Mr. Jones call the roll to determine that an Executive Session is necessary to protect the interest of the applicant or possible investment or expenditure of public funds to be made in connection with economic development projects or criteria that are specified in ORC 121.22 (G)(8)(a) and (b) apply. The roll was called and all Trustees answered affirmatively.

Post Executive Session/ Adjournment

**MOTION** made at 5:35 p.m. by Mrs. Becker to adjourn the Executive Session and resume the August 26, 2025. Regular meeting, seconded by Mr. Wong. Discussion: none. **Motion carried unanimously.**

Citizen's Comments

Diane Wiater, 5664 Whitehouse Court, asked the Trustees to protect West Chester residents from the repercussions of the proposed school levy, asking that they seek its removal from the ballot or actively work against it.

Don Maurath, 7555 Cecelia Court, provided pictures to the board of the property at 9536 Cincinnati-Columbus Road, which he termed exhibited a blatant disregard for B-1 zoning. He said it's being used as a lot for semi-truck, questioning why is this being allowed.

Mike Brinegar, 7545 Christine Avenue, likewise complained about the same property as Mr. Maurath, adding that it's an insult to the community. He also expressed concern with the pending property re-evaluation and its impact on property taxes.

Presentations

Ms. Brown read the travels and accomplishments of Renshi - Buckner Martial Arts and their World Karate Championships, and presented them with certificates from the Township.

Personnel Items

Ms. Brown introduced the Personnel Items consisting of, (1) reimbursing Ms. Brown for her tuition expenses; (2) hiring Joseph Moylan to the position of police officer effective September 8, 2025, at the bi-weekly rate of \$2,835.01; (3) hiring Zachary McMullen to the position of police officer effective September 8, 2025, at the bi-weekly rate of \$2,835.01.

These were identified on the agenda as Personnel Items 2 through 4.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve personnel Items 2 through 4. Discussion: Mrs. Becker thanked the new police officers. Mr. Wong thanked the new police officers and stated that West Chester Township had the best leadership with many years of experience. Mr. Welch thanked the police officers and stated that it was a calling. **Motion carried unanimously.**

Action Items – For Approval by Motion

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve payment of bills – August 1, 2025 through August 15, 2025. Discussion: none. **Motion carried unanimously.**

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve the Trustee Meeting Minutes for August 12, 2025. Discussion: none. **Motion carried unanimously.**

Requisitions – Greater than \$7,500.00

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

- |     |          |             |                                                                        |
|-----|----------|-------------|------------------------------------------------------------------------|
| 7.  | Adm      | \$50,500.00 | OHM Advisors - Purchase design services                                |
| 8.  | Fire     | \$8,846.81  | FYTD Freightliner Cincinnati, Inc. - Repair Vehicle 311 turbo actuator |
| 9.  | PIE      | \$9,200.00  | The Print Bug - Print Fall 2025 Community Report                       |
| 10. | PIE      | \$8,100.00  | First Choice Mailers - Mailing Fall 2025 Community Report              |
| 11. | Police   | \$10,300.00 | Cellebrite, Inc. - Renew and upgrade to Inseyets Online Pro            |
| 12. | Services | \$13,326.50 | Benchmark Land Management LLC - Replace pipe on Barret Road (CIP 1720) |

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to approve payment of requisitions 7 through 12. Discussion: Mrs. Becker spoke in opposition to raising the requisition approval limits for the record. **Motion carried unanimously.**

### Business Items

**MOTION** made by Mr. Welch that, having reviewed the staff report and affidavit, we declare the properties listed on The West Chester Board of Trustees agenda dated August 26, 2025 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 insure required compliance. An administrative charge of 25% shall be added to the contractor fee for this property. Motion seconded by Mrs. Becker. Discussion: None.

**Motion carried unanimously.**

(Fiscal Officer Note: The listed property was 7909 Pepper Pike.)

### Resolutions

Mr. Welch read Resolution 24-2025 Authorizing the Township Administrator to enter into an Electric Aggregation Agreement with Dynegy Energy Services as recommended by Energy Alliances Inc., provided that the accepted aggregation rate is at or below \$0.09620 at the time of execution, for a period not to exceed 12 months.

Mr. Deters with Energy Alliances Inc. addressed the Board, gave an overview of the program, adding that West Chester had the best program of all their 70 client communities.

The Trustees expressed no questions.

### Citizen's Comments

Irv Kieback, 5226 Traverse Court, referenced the 2023 Parks Plan, saying it was taking too long to implement and thanked the Trustees that support going forward with the plan.

Kelli Dinnison, 7453 Princess Court, said people want pickleball and voted for it in the survey.

Bill Wright, 8432 Woodreed Drive, said he was opposed to the location proposed for the pickleball courts and said the area where the recycling bins were located would be better.

Dale Fenn, 7596 Nordan Drive, commented that the citizen's survey indicated more pickleball courts are wanted.

Don Maurath, 7555 Cecelia Court, asked that someone get back to him about the property at 9536 Cincinnati-Columbus Road.

Diane Wiater, 5664 Whitehouse Court, thanked the Board for their service.

Mike Brinegar, 7545 Christine Avenue, suggested he had a solution for Dimmick Plaza . . . Pickle Park. He also said he appreciated the Board hearing him out.

### Resolutions - Second Readings and Emergency Readings

Mr. Welch read Resolution 23-2025 approving the Major Change for Case # MC 07-25 West Chester Plaza; Fifth Third Bank.

**MOTION** made by Mrs. Becker, seconded by Mr. Wong. Discussion: Mrs. Becker noted that there will probably be a significant increase in traffic once Kroger is re-built and the coffee shop is up-and-running. **Motion carried unanimously.**

**MOTION** made by Mrs. Becker, seconded by Mr. Wong, to declare Resolution No. 24-2025 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. 24-205 as read and already declared an emergency. Discussion: Mrs. Becker said she didn't like it, "but it is what it is". **Motion carried unanimously.**

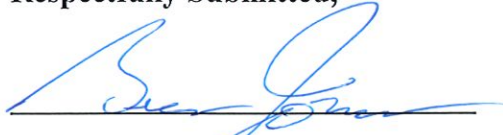
#### Discussion Items & Elected Official Comments

Mrs. Becker noted an upcoming community event and the office closure on Labor Day. She also commented on the materials Mr. Welch previously submitted regarding pickleball courts. She also said she was looking forward to discussing sound mitigation for the pickleball courts. Mr. Wong suggested an earthen barrier coupled with trees could mitigate the sound of pickleball. He also said he was opposed to the upcoming school levy and why. Mr. Welch said he agreed with everything Mr. Wong said. He also said it's good to have discussion on controversial matters, and expanded on his perspective about pickleball courts. He asked Ms. Brown for an update on how we would move forward with AI in the Township. Ms. Brown said they were looking for efficiencies and collaboration before implementing any of the AI solutions because they didn't have a good understanding of what they have, plus our data wasn't clean. She said they were focusing on what they have and implementing it, and cleaning their data. She concluded by saying 2026 was a planning year. Mrs. Becker told the audience the Board needs to look forward in order to be attractive. The Trustees continued to comment on the current availability of funds to invest into the future, citing specific amenities. Ms. Brown said they'll present the Parks Master Plan at an October 14<sup>th</sup> work session. She also said they will conduct another survey that applies explosively to Beckett Park West.


#### Adjournment

**MOTION** made at 6:53 p.m. by Mrs. Becker, seconded by Mr. Wong, to adjourn the August 26, 2025 Regular meeting. Discussion: none. **Motion carried unanimously.**

Respectfully Submitted,

  
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Bruce Jones, Fiscal Officer

Approved,

  
\_\_\_\_\_  
Mark Welch, Chairperson