

Record of Proceedings: August 25, 2026

West Chester Township Board of Trustees - Regular Meeting

Convene: Chairperson Becker convened the meeting at 5:00 p.m.

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

Pledge of Allegiance: Repeated by those present.

Citizen's Comments

Katie Abner, 6268 Charlemont Court, speaking on behalf of herself and her neighbors. She expressed their concern with the growing number of rental properties in her neighborhood and West Chester neighborhoods as well, and stated her reasons for her concern. She asked the Board what is her recourse and what can they do about it.

Mark Welch, 5879 Owl nest Drive, commented on the VOA Country Music Festival, saying West Chester spent "zero" on the event, but the township spent \$20,000 on the July 4th celebration. He referred to cover-ups in the township government, citing several.

Darbi Boddy, 7330 Cherrywood Lane, asked how much was paid to the Asian Chamber of Commerce and when such payment is made.

Presentations

Brianna Wooten, Public Information & Engagement Director, recognized Buckner Martial Arts and their athletes who won medals at the recent World Karate Championships. Several representatives from Buckner expressed their appreciation for the recognition.

Personnel Items

Ms. Brown introduced the Personnel Items consisting of, (1) hiring Dana Pinkert to the position of Finance Director, effective August 24, 2026 at the bi-weekly rate of \$5,384.62; (2) acknowledge employee resignations per attached document; (3) hiring Victoria Meagher to the position of Communications Officer/Dispatcher, effective August 24, 2026 at the bi-weekly rate of \$2,152.09; (4) hiring Caleb Keeler to the position of Laborer Operator effective August 17, 2026, at the non-exempt hourly rate of \$33.10.

MOTION made by Mrs. Ortiz, to approve Personnel Items 2 through 5, seconded by Mr. Wong. Discussion: Mrs. Becker and Mrs. Ortiz expressed their appreciation for the new hires and their experience. **Motion carried unanimously.**

Action Items – For Approval by Motion

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to approve payment of bills – August 1, 2026 through August 14, 2026. Discussion: none. **Motion carried unanimously.**

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to approve the Trustee Meeting Minutes for July 28, 2026 and August 11, 2026. Discussion: none. **Motion carried unanimously.**

Requisitions – Greater than \$7,500.00

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

- 08. Adm \$160,000.00 Gibraltar Development Corp. - Consulting services for community and economic development initiatives (CIP 2187)
- 09. Adm \$11,224.00 MP Digital LLC - Renew user licenses
- 10. Fire \$17,357.78 Lexipol LLC - Purchase renewal for online subscription services for policies and procedures and training documents
- 11. Police \$56,438.00 McCluskey Chevrolet - Purchase one police vehicle (CIP 1654)
- 12. Police \$32,208.00 Tri-State Public Safety - Purchase and install equipment to outfit one police vehicle (CIP 1654)

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to approve payment of requisitions 8 through 12. Discussion: Mrs. Becker was pleased to have additional development expertise given the UCB Moratorium and Mill Creek property development. **Motion carried unanimously.**

Business Items

MOTION made by Mrs. Ortiz that, having reviewed the staff report and affidavit, we declare the properties listed on The West Chester Board of Trustees agenda dated August 25, 2026 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 require continued compliance. An administrative charge of 25% shall be added to the contractor fee for this property. Motion seconded by Mr. Wong. Discussion: None.

Motion carried unanimously.

(Fiscal Officer Note: The listed properties were 6374 Coachlight Way and 6551 Wilderness Way.)

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to accept dedication of right of way along Aviation Way from NP West Chester MF Land LLC. Discussion: None. **Motion carried unanimously.**

Resolutions

Ms. Brown read Resolution Emergency Resolution 23-2026 authorizing the Township Administrator to enter into an Electric Aggregation Agreement with Dynegy Energy Services as recommended by Energy Alliances Inc., provided the accepted aggregation rate is at or below \$0.10399 at the time of execution for a period not to exceed 24 months.

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to declare Resolution No. 23-2026 an emergency and dispense with the second reading. Discussion: none. **Motion carried unanimously.**

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to approve Resolution No. 23-2026.
Discussion: none. **Motion carried unanimously.**

Citizen's Comments

Bruce Jones, 5685 McCarthy Court, identified himself as the Fiscal Officer representing West Chester tax payers. He reiterated his proposal to rollback property taxes for West Chester property owners, and reviewed the Trustee's response to his proposal at the last meeting: Mrs. Becker deflected to Ms. Brown rather than comment. He also noted infrastructure has realized significant improvements in recent years, according to the townships' own records; credited Mrs. Ortiz for being honest enough to say she knew how to spend taxpayer money rather than allow taxpayers to spend their own money; questioned whether Mr. Wong even read his proposal, then identifying its accompanying township documents that Mr. Wong had called "innuendoes". He said Mr. Wong expressed a desire to communicate, but Mr. Wong has not said anything to him, Mr. Jones, since he rolled out his proposal. He concluded by saying he should be allowed a five-minute presentation, or Mrs. Becker could publicly deny that "in the interest of transparency".

Discussion Items & Elected Trustees/Administrator Comments

Mr. Wong clarified the name of the chamber Ms. Boddy was referring to. He said they hire the best people. He had lots of wisdom, He said a person must be honest, trustworthy, and moral to be a township employee. He said he's held to a higher standard and always does the right thing. He said this is a very transparent government, does the right thing, and that's his mantra. They always try to improve.

Mrs. Ortiz said she ran for trustee because she loves the community and plans to stay here. She cited the reasons she believed she was elected, adding that she believes the people she spoke to are happy to pay their taxes as long as they're seeing the benefits. She said the majority of people want to see this community thrive and get better, and that takes money. She was happy to see Beckett Park and Keehner Park coming alive and road paving expanded. She reflected on how much she enjoyed school and how grateful she is for every adult her children see in their school day. RIP Dolly Parton.

Mrs. Becker suggested the township research possible solutions to the citizen comment by Katie Abner who could then confer with Community Development Director Jeff Uckotter. She expressed appreciation to Mr. Welch for his comments advocating for the VOA Country Music Festival, but said it had become a financial problem for the township, their relationship with the promoter had declined, and felt they had been acting in the best interest of the community. Mr. Wong intervened regarding the citizen comment by Darbi Boddy saying she gets in his face when she gets up there, questioned why she didn't question other area chambers, adding, "I put up with a lot of shit, but I don't have to put up with you anymore". Mrs. Becker asked and Ms. Brown answered what chambers the township is involved with. Ms. Brown also gave an extensive account of the township's involvement with school crossings and pedestrian safety, which originated with concerns at Endeavor Elementary. Mrs. Becker said she didn't know why Mr. Jones wasn't at the most recent Butler County Budget Commission meeting. Regarding the significant General Fund carryover, Mrs. Becker suggested it would be needed for improvements to Route 42 in Pisgah. Ms. Brown said she needed to connect with Mike Huxsoll and Jeff Uckotter on the matter, adding that she's been actively working with the Butler County

Transportation Improvement District on the matter. She said they estimate they'll need about \$8 million for infrastructure improvements along Route 42, though no projects have been identified. Ms. Brown continued by saying, of the difference between the current \$25 million carryover and the targeted 15% General Fund carryover target of \$9.8 million . . . \$8 million will be applied to Route 42 and approximately \$10 million applied to construction of two fire stations in non-TIF districts. She concluded by saying they've allocated the \$25 million carryover and questioned what "core services" they would need to cut to do what Mr. Jones has proposed. Mrs. Becker concluded by noting forthcoming community events.

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to recess the Regular meeting and go into Executive Session with legal counsel for the purpose of: (1) Details relative to the security arrangements and emergency response protocols for the Township or a department of the City. O.R.C. 121.22(G)(6); (2) conference with an attorney for the Township concerning disputes involving the Township that are the subject of pending or imminent court action. O.R.C. 121.22(G)(3); (3) 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.** Mrs. Becker said the Board would return to adjourn the Executive Session and to resume the Regular meeting. Mrs. Becker declared the meeting in recess.

Post Executive Session/ Adjournment

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

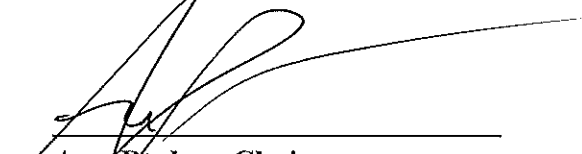
Adjournment

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to adjourn. Discussion: none. **Motion carried unanimously.**

Respectfully Submitted,


Bruce Jones, Fiscal Officer

Approved,


Ann Becker, Chairperson