

Record of Proceedings:

August 11, 2026

West Chester Township Board of Trustees - Regular Meeting

Convene: Chairperson Becker convened the meeting at 5:05 p.m.

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

Pledge of Allegiance: Repeated by those present.

Citizen's Comments

Kathy Reichers, 8109 Forest Hills Court, asked for a presentation from Mr. Wong and Ms. Brown on their trade mission to China. She also asked how was it paid for.

Mark Welch, 5879 Owls Nest Drive, asked why the Country Music Festival was cancelled right before it took place. He said there were no events that our safety personnel were not able to address, though that was the previous characterization for the cancellation. He said the Ohio Department of Development gave West Chester a grant for \$200,000 for this event and he's awaiting a response to his public information request as to how that money was spent. Mr. Welch noted the township has spend \$12 million on parks the past two years, but questioned why they are now upset because it spent \$70,000 on the Country Music Festival.

David Corfman, 7568 Kirkwood Drive, asked the township to look into the automobile dealership that's parking pick-up trucks across the front of Lakota Plaza, questioning whether they were not in compliance with the township's moratorium on automobile dealership expansion.

Bruce Jones, 5685 McCarthy Court, speaking as Fiscal Officer noted the proposal he submitted to the Butler County Budget Commission seeking a rollback of our property taxes, specifically as it relates to the huge carryover in the General Fund. He said a rollback requires a Resolution from the three Trustees. He said the township has too much money, noting large increases in our General Fund carryover since Covid. He said Administrators always want to keep the money and will try to minimize the savings by property owners, adding that savings from aggregation isn't that much either. He concluded by saying it was time to give back the resident's their money.

Presentations

Rich Surace, Aggregation Specialist with Energy Alliances, noted volatility in the energy markets. He said the township will need to act on an aggregation proposal by the middle of October. He told the Trustees what were their options. He responded to Mrs. Ortiz's questions by saying a person could opt-in to the program at a later date. He also said a person would need to opt out every time the program is renewed if they have no interest in the program, but could register with the state to permanently opt out. He also noted the options for a party already enrolled with a third party. Mr. Wong noted that they hired Energy Alliance to find us the best rates. Mr. Surace said they have saved their customers an average of \$1,200 over the past 10 years, or \$120 a year.

Personnel Items

Ms. Brown introduced the Personnel Items consisting of, (1) hiring Jennifer Pospisil to the position of Administrative Professional I effective August 03, 2026 at the hourly rate of \$25.00; (2) hiring Eric Richards to the position of Communications Officer/Dispatcher effective August 10, 2026 at the bi-weekly rate of \$2,152.09; (3) hiring Will Dingee to the position of Senior Township Planner effective August 17, 2026 at the hourly rate of \$40.50; (4) hiring Phillip Koewler to the position of full-time police officer effective August 12, 2026 at the bi-weekly salary of \$3,310.11.

MOTION made by Mrs. Ortiz, to approve Personnel Items 2 through 5, seconded by Mr. Wong. Discussion: The Trustees each expressed praise for the West Chester Police Department, the service performed by police officers, and wished all of the new hires well. Their family members were recognized in the audience. **Motion carried unanimously.**

Thereupon Fiscal officer Jones administered the Oath of Office to Mr. Koewler, accompanied by Chief Rebholz and Assistant Chief Hoffbauer.

Action Items – For Approval by Motion

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to approve payment of bills - July 18, 2026 through July 31, 2026. Discussion: none. **Motion carried unanimously.**

Requisitions – Greater than \$7,500.00

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

- 07. Adm \$42,842.15 Butler County Treasurer - Pay second half 2025 property taxes for Mill Creek District properties
- 08. Fire \$83,509.58 Stryker Sales LLC - Replace power cot and loader for vehicle 722
- 09. Services \$32,615.00 LTB Construction and Remodeling Services – Renovate Administration main floor kitchen area (CIP 2190)
- 10. Services \$24,642.25 Art's Rental Equipment - Rent John Deere 544 wheel loader
- 11. Services \$9,476.50 Pengwyn - Purchase replacement salt brine maker frame

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to approve payment of requisitions 7 through 11. Discussion: None. **Motion carried unanimously.**

Business Items

MOTION made by Mr. Wong, seconded by Mrs. Ortiz, to authorize Butler County Engineer's Office to enter into agreement with Bansal Construction on behalf of West Chester Township for Pepper Pike at Tylersville Road signal improvement project, BCEO Contract 2026-15 (CIP 2150). Discussion: Mrs. Becker said this was wonderful coordination between Butler County Engineer's Office and West Chester Township. **Motion carried unanimously.**

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to approve School Resource Officer agreement and memorandum of understanding between West Chester Township Board of Trustees and Lakota Local School District Board of Education; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement. Discussion: Chief Rebholz explained to Mrs. Ortiz how these SROs were assigned to public schools in West Chester. **Motion carried unanimously.**

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to approve memorandum of understanding between West Chester Board of Trustees and Butler Technology and Career Development Schools Board of Education for the 2026-2027 school year; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement. Discussion: None. **Motion carried unanimously.**

Resolutions

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, approve Resolution 21-2026 approving #MC 02-26 Crossings of Beckett. Discussion: Mrs. Becker said the Consent Decree must have been effective as there's no controversy compared with this development in 2016. Mrs. Ortiz commented on landscaping the berm and was please with sidewalks all the way around. **Motion carried unanimously.**

Recess

MOTION made by Mrs. Becker, seconded by Mrs. Ortiz, to recess the Regular meeting. Discussion: None. **Motion carried unanimously.**

Thereupon Mr. Becker declared open the Public Hearing for Case #MC 04-26 Tylersville Square:

Public Hearing

Case #MC 04-26 Tylersville Square; Swadeshi

Staff report: Mr. Jeff Uckotter presented the staff report using a PowerPoint presentation, termed this an "Adaptive Use Major Change", identified uses and potential uses, as well as staff considerations and comments. The video identified ten (10) conditions and said, the Trustees were to either approve the application, approve with modifications, or deny the submitted Major Change. No one on the Board had any questions.

Mrs. Becker then invited the applicant to address the Board:
Srikanth Pilla, 6789 Charleston Park Drive, Mason, Ohio, said this is a Texas based development concept, noting various uses. He said a delay in permitting might jeopardize the project. In response to Mr. Wong's question, he said he owns a restaurant, Taco Works, in Sharonville. Mrs. Becker then asked for comments as follows:

Proponent Comments:

Jeff Wieland, Wieland Builders, 7906 Tylersville Square Drive, said he's all in favor of the development because he's a neighbor and termed the property a nuisance for six or seven years. He commented on the need for pavement repair.

David Corfman, 7568 Kirkwood Drive, expressed his support for the development. He had a question about a dumpster.

Opponent Comments: none.

Neutral Comments: none.

Mrs. Becker had Mr. Uckotter comment on the dumpster in the proposed development.

Hereupon Mr. Uckotter read the First Reading of Resolution 22-2026:

"This is a Resolution for a Major Change, C-PUD, and Preliminary Development Plan for Case # MC04-26 – Tylersville Square; Swadeshi".

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to close the Public Hearing. Discussion: none. **Motion carried unanimously.**

Mrs. Becker declared the Public Hearing closed.

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

Resolutions

Ms. Brown read Resolution 22-2026 approving a Major Change to the C-PUD and Preliminary Development Plan, Case #MC 04-26 Tylersville Square; Swadeshi. Law Director Scott Phillips said the Board could wave the Second Reading and act on the application, as requested by the applicant. He said the applicant also requested that the Preliminary Plan and Final Development Plan be approved that evening, but Mr. Phillips said the Zoning Resolution does not permit that. Rather, the Final Development Plan is to be addressed by the Zoning Commission.

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to wave the Second Reading of Resolution 22-2026. Discussion: Mrs. Becker read a statement that the Boards' waving a Second Reading is unique to the circumstances of this application, and should not be interpreted as precedent setting. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mrs. Ortiz, to approve Resolution 22-2026.

Discussion: Mrs. Ortiz said the plan was beautiful and was really appreciative of the potential.

Motion carried unanimously.

Citizen's Comments

Jack Griffin, 7617 Providence Ridge Court, asked the Trustees to see to it that the tornado siren in Port Union is made functional.

Debbie Schletsker, 8137 Fox Knoll Drive, said she thought the VOA Country Music Festival was really great for the community and hoped it could be returned.

Discussion Items & Elected Trustees/Administrator Comments

Given comments by Mrs. Becker about school crossing guards at Endeavor Elementary, Ms. Brown said they haven't had internal discussion on the matter, but will develop comments for the next meeting.

Regarding the question during Citizen Comments about Mr. Wong and Ms. Brown's trade mission to China and the cost, Ms. Brown said she had intended to develop a presentation, it was their joint venture, it was a result of a request by the Midwest Asian Chamber of Commerce, and provided significant detail of their visit. She said the township paid for air fare, but the chamber secured lodging and transportation in China, not paid for by West Chester.

In response to a Citizen's Comment, Mr. Uckotter said he would speak to the person in charge of nuisance investigations to investigate the matter of trucks lining the front of Lakota Plaza.

Regarding the Citizen Comment expressing concern with the timing of the announcement that the VOA Country Music Festival would not be renewed, Brianna Wooten, Public Information & Engagement Director said they notified the promoter in early June that the agreement with the township would not be renewed, but someone in the press found out, thus the township felt compelled to make the announcement that the agreement would not be renewed just prior to the festival start.

Mrs. Becker had Ms. Brown respond to Mr. Jones's request that the Trustees grant West Chester property owners a rollback on their property taxes due to the significant General Fund carryover. Ms. Brown gave her account why the carryover is so large. She said the Trustees tasked her with finding ways to spend this money to augment and enhance the amenities we already provide, without having to ask for any additional money. She said those cash reserves can work for us. The interest will be used for operations and to enhance our paving program. They'll fund the parks without asking for additional money, enhance events without asking for additional money, and will apply \$1 million for paving residential neighborhoods without asking for additional money. She said they have an obligation in a way that benefits everyone, providing enhanced services. She referenced money in the TIF funds, saying they can only be used for capital improvements, but the General Funds are unrestricted and can be used for anything they wish. Ms. Brown said 15% of the budget for a General Fund carryover, or \$9.8 million, was insufficient, adding that best practices was to have a 50% carryover, but they were much more comfortable with having a year. She said they couldn't pay the bills with a 15% carryover because they couldn't pay their bills – sustaining all sources - until the first tax settlement came in. The carryover will be used for other things the residents will benefit from.

She responded to Mrs. Becker's questions, agreeing they'll put some money into money market funds and parks. Ms. Brown also said new legislation may result in flat revenues based on the cost of living and they'll be less than the rate of inflation, meaning they'll quickly run through the carryover. She said they'll give a full presentation of finances once we have a Finance Director.

Mr. Wong commented on how fast the roundabout on Cox road was constructed. He also commented on revenues from tax levies.

Ms. Ortiz said she wanted her tax dollars spent on amenities that her family can enjoy, sighting paving streets, parks, and events. She also commented on a recent visit she had with our Police and Fire Headquarters, and what a good experience it was.

Mr. Wong said we're upgrading our parks for the first time since he moved here, and it cost money.

Mrs. Becker and Ms. Wooten commented on events happening in the township.

MOTION made at 6:38 p.m. 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) 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 Ohio Revised Code, as premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to the general public interest. O.R.C. 121.22(G)(2); (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 investigation of charges or complaints against a public employee, official, licensee, or regulated individual (unless the employee, official, licensee, or regulated individual requests a public hearing). O.R.C. 121.22(G)(1); (4) to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official. O.R.C. 121.22(G)(1). Discussion: none. **Motion carried unanimously.** Mrs. Becker said the Board would return to adjourn the Executive Session, to resume the Regular meeting, though there would not be a vote. Mrs. Becker declared the meeting in recess.

Post Executive Session/ Adjournment

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

Adjournment

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

Respectfully Submitted,



Bruce Jones, Fiscal Officer

Approved,



Ann Becker, Chairperson