

Record of Proceedings: April 14, 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

Robert Andrews, 7190 Fox Plum Drive, expressed concern with a build-up of debris by his home on the Wetherington maintenance building side, and asked the township to intervene.

Reza Yazdien, 9561 Friar Tuck Drive, questioned an after-school program and its relationship with the YMCA, whether or not there was a bidding process to provide such a service, and whether or not there was oversight and accountability.

Presentations

Dennis Dick, Communications & IT Director, received the Proclamation of National Public Safety Telecommunicator Week, stating his appreciation to the Trustees for their support.

Brianna Wooten, Public Information & Engagement Director, noted upcoming summer events, partnerships, and the Farmers Market.

Personnel Items

Ms. Brown introduced the Personnel Items consisting of, (1) hiring Christopher Bryant to the position of Laborer Operator effective April 6, 2026 at the non-exempt hourly rate of \$26.54; (2) hiring Clayton Halsey to the position of Laborer Operator effective April 6, 2026 at the non-exempt hourly rate of \$22.72. These were Personnel items 3 and 4 on the agenda.

MOTION made by Mr. Wong, to approve Personnel Items 3 and 4, seconded by Mrs. Ortiz. Discussion: The Trustees wished Mr. Bryant and Mr. Halsey well and recognized them in the audience. **Motion carried unanimously.**

Action Items – For Approval by Motion

MOTION made by Mr. Wong, seconded by Mrs. Ortiz, to approve payment of bills - March 14, 2026 through April 3, 2026. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mrs. Ortiz, to approve the Trustee Meeting Minutes for March 24, 2025. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mrs. Ortiz, to approve Then and Now Certificate for Cummins Bridgeway LLC. Discussion: none. **Motion carried unanimously.**

Requisitions – Greater than \$7,500.00

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

- 08. Adm \$15,694.27 FBT Gibbons LLP - Legal Services through February 28, 2026
(various departments)
- 09. CIT \$38,940.00 Secure Cyber Defense LLC - Renew endpoint protection licenses and
purchase cybersecurity package
- 10. CIT \$32,748.25 Butler County Sheriff's Office - Purchase annual radio maintenance
- 11. Fire \$50,725.00 Mid Miami Roofing, Inc. - Replace Station 72 flat roof (CIP 2161)
- 12. Fire \$15,258.70 Charles H Hamilton Company - Replace Station 72 front sidewalk
(CIP 2167) April 14, 2026
- 13. Services \$206,923.20 National Shotcrete LLC - Repair various stormwater pipes (CIP 1740)
- 14. Services \$129,678.00 Rush Truck Centers of Ohio - Purchase 2026 F-600 XL truck
(CIP 1876).

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to approve payment of requisitions 8 through 14. Discussion: In response to Mrs. Becker's question, Ms. Brown said the cybersecurity item is an annual cost and that it is more than in the past because it's a more robust system. **Motion carried unanimously.**

Business Items

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to approve purchase and sale agreement between West Chester Township Board of Trustees and Board of Park Commissioners of MetroParks of Butler County for conveyance of 71.616 acres of real property located along the Mill Creek and Miami-Erie Canal Path in West Chester Township, Butler County, Ohio; and, authorize Township Administrator to execute said agreement and make nonsubstantive changes with Law Director approval. Discussion: Ms. Brown gave background information. The Trustees had no questions. **Motion carried unanimously.**

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to approve maintenance agreement between West Chester Township Board of Trustees and Board of Park Commissioners of MetroParks of Butler County for management and upkeep of the Ellis Lake Parcel in West Chester Township, Butler County, Ohio; and, authorize Township Administrator to execute said agreement and make non-substantive changes with Law Director approval. Discussion: None. **Motion carried unanimously.**

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to not object to a TRFO D5 liquor permit from Cross Roads Bar and Grill Inc 7838 Cincinnati Dayton Road to Hill Station Bar and Grill 7838 Cincinnati Dayton Road. Discussion: None. **Motion carried unanimously.**

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to enter into a Cooperative Use Agreement between West Chester Township and the State of Ohio through the Ohio Facilities Construction Commission for purpose of receiving funding for Voice of America MetroParks and Museum Grand Entrance project; and, authorize Township Administrator to execute said

agreement and make non-substantive changes with Law Director approval. Discussion: Trustees had none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mrs. Ortiz, to enter into agreement between West Chester Township and Civil and Environmental Consultants, Inc. for geotechnical exploration services for Beckett Park development (CIP 2120); and, authorize Township Administrator to execute said agreement and make non-substantive changes with Law Director approval. Discussion: In response to Mrs. Ortiz's question, Ms. Brown said the services would apply to both side of Beckett Park. In response to Mrs. Becker's question, Services Director Huxsoll said there is no benefit to having the services performed at any particular time of year, adding that they might begin "turning dirt" in a couple months. **Motion carried unanimously.**

Resolutions

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to approve Resolution 11-2026 authorizing a "No Parking Zone" restricting vehicle parking, at any time along the north and south side of East Provident Drive, including the entire dead end in West Chester Township, Butler County, Ohio. Discussion: Mr. Wong commented that the matter progressed so quickly because the residents asked for it. **Motion carried unanimously.**

Citizen's Comments

There were no citizen's comments.

Resolutions, Emergency Readings

MOTION to approve Resolution 11-2026 Authorizing a "No Parking Zone" restricting vehicle parking, at any time along the north and south side of East Provident Drive, including the entire dead end in West Chester Township, Butler County, Ohio.

Discussion Items & Elected Official Comments

Mr. Wong said he was excited that Tai Chi classes were being offered in the township. Mrs. Ortiz encouraged people to get out and vote in the May primary. She also expressed praise for the Les Misérables presentation at Lakota West and the student's art show at Liberty Center. Mrs. Becker commented on the expansion of Butler Tech's Bioscience Center off Cincinnati-Dayton Road and the ribbon cutting the previous week. Ms. Brown expressed appreciation for the township telecommunicators, given National Public Safety Telecommunicator Week.

Recess

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

Thereupon Mr. Becker declared open the Public Hearing for Resolution 12-2026 approving ZMA 01-26, Nexus 42:

Public Hearing

Resolution 12-2026 approving ZMA 01-26 Nexus 42

Staff report: “Liz”, interim West Chester Township Planner, presented the staff report, saying the proposal consisted of a Zoning Map Amendment & Preliminary Development Plan for Nexus 42 which consisted of rezoning 11.4 acres from R-3 to R-PUD, proposes 82 residential, townhome units divided between 19 buildings. With respect to density, that’s 7.2 units per acre. She said the development would span from Cox Road to Route 42 where there would be the one access onto Rt. 42. She used two PowerPoint presentations consisting of aerial views as well as staff considerations and comments. Liz responded to Trustee questions and referred others to the applicant.

Mrs. Becker then invited the applicant to address the Board:

Justin Lanham, MMI Homes, 9349 Waterstone Boulevard, Cincinnati, 45249: he noted area MMI Homes developments, showed aerial views of the subject location, provided many details of the proposal, some of which addressed previously expressed concerns. Nick Selhorst with Choice One Engineering – 6279 Tri Ridge Boulevard, Loveland - also presented for the applicant. He and Mr. Lanham responded to a substantial number of Trustee questions. Mrs. Becker then asked for comments as follows:

Proponent Comments: none.

Opponent Comments:

Darbi Boddie, 7330 Cherrywood, asked questions for the applicant to answer. She said traffic was a big concern.

James Found, 7866 Tara Drive, encouraged the Trustees to watch the West Chester Zoning Commission meeting on this application, asserting “crazy statements” were made by one of the commissioners. Citing the Zoning Code, he asked the Trustees what beneficial effect the proposal had on adjoining properties.

Marcia Galik, 6898 Gatewood Court, asked if there would be renters, HOA fees, and what materials would the properties be constructed with.

(Mr. Wong then had the applicant address the Board. In response to his question, Mr. Lanham said they would be selling to buyers after which they had no control over whether or not the owner would rent out the property. Mrs. Becker asked that they resume Opponent questions and clarify questions later.)

David Sanders, 7899 Tara Drive, was concerned with water run-off and traffic. He noted crime at rental units on his street.

Don Zgoda, 8000 Tara Drive, said the zoning change will result in doubling the intensity in the area, and it doesn’t provide a transition or buffer for residential housing. Nor does it provide a benefit. He noted water run-off in the area.

James Jones, 865 Tara Drive, was concerned with two cars per unit, totaling 164 cars. He also was concerned that the units would become Section 8. He noted wildlife in the subject property. Lastly, he was concerned with traffic given the new Kroger.

William Shepherd, 7887 Tara Drive, said ditto on traffic and detention/retention pond concerns, adding related considerations.

Douglas Robert Corns, 5797 Cincinnati-Dayton Road, Liberty Township, spoke as a business owner, identifying his rental units on Tara Drive. Said he was concerned with water run-off from a nearby childcare facility and the failure of water retention, damaging his rental properties on Tara Drive.

Krista Neu, 9088 Quentin Court, questioned the density of the proposal relative to the density in her nearby neighborhood, the traffic from PYO, and how they'll realize no benefit from the development.

Phil Sieber, 9079 Quentin Court, he noted the density requirements of surrounding neighborhoods, saying the proposal is not consistent with the character of surrounding neighborhoods. He questioned traffic, safety, and liability.

Sue Kurtz, 7470 Jean Drive, questioned whether or not the proposal was "a done deal".

Lisa Found, 7866 Tara Drive, expressed her hope that the Trustees would reject this Major Change.

Neutral Comments: none.

Hereupon Ms. Brown read the First Reading of Resolution 12-2026 approving, denying, approving with modifications ZMA 01-26 Nexus 42. Ms. Brown noted the vote on the matter wouldn't occur until the May 12th Trustee meeting. In response to Mr. Wong's question, Liz said the Zoning Commission unanimously voted to recommend approval of the Zone Map and Development Plan. In response to Mr. Wong's question, Liz answered the purpose for zoning.

Thereupon Mrs. Becker closed the Public Hearing.

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to resume the Regular meeting.

Discussion: none. **Motion carried unanimously.**

Executive Session

MOTION made at 6:55 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:

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, seconded by Mr. Wong, to re-enter the Regular meeting of the West Chester Board of Trustees. Discussion: none. **Motion carried unanimously.**

Adjournment

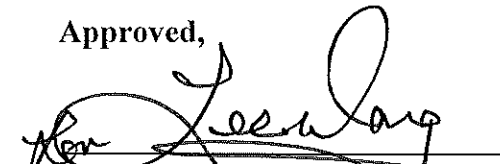
MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to adjourn the April 14, 2026 Regular meeting. Discussion: none. **Motion carried unanimously.**

Respectfully Submitted,



Bruce Jones, Fiscal Officer

Approved,



Vice
Ann Becker, Chairperson
Lee Wong,