West Chester
OHIO

Trustees Meeting Agenda
October 13, 2026

Trustees
Ann Becker, Chair
Lee Wong
Amanda Ortiz

Fiscal Officer
Bruce Jones

Administrator
Lisa D. Brown

5:00 P.M.
Regular Meeting

Ms. Becker

- Convene
- Roll Call
- Pledge

Citizen's Comments
(2 minutes per person limited to a total of 10 minutes)

Ms. Becker — **Presentations**

None

Ms. Brown — **Personnel Items**

None

Ms. Becker — **Action Items – For approval by motion**

1. Motion to approve payment of bills - September 12, 2026 - October 2, 2026
2. Motion to approve Trustee Meeting Minutes - September 22, 2026
3. Motion to approve Then and Now Certificate for Atlantic Emergency Solutions, Inc.

Ms. Brown — **Requisitions – Greater than $7,500.00**

4.	Adm	$ 77,551.48	FBT Gibbons LLP - Legal Services through August 31, 2026 (various departments)
5.	CIT	$ 145,756.21	Centralsquare Technologies LLC - Renew public safety software license and support
6.	CIT	$ 45,874.47	CDW Government, Inc. - Renew license and support for township email protection and email archive
7.	CIT	$ 32,999.67	AT&T Mobility LLC - Purchase 33 iPads for fire apparatus (CIP 1757/1769)
8.	CIT	$ 11,538.80	Tri State Public Safety - Purchase mounting equipment for fire apparatus iPads (CIP 1757/1769)
9.	Fire	$ 17,371.15	Four Seasons Environmental, Inc. - Purchase Fire Department annual fire protection system inspection, testing, maintenance and repairs

10.	Services	$ 166,323.40	Cargill, Inc. - Purchase road salt for 2026-2027 winter season
11.	Services	$ 29,547.97	Teasdale Fenton - Purchase mold remediation and reconstruction services
12.	Services	$ 19,965.00	ZSR Contracting and Restoration - Restore Administration building brick window headers
13.	Services	$ 18,000.00	Univar Solutions USA, Inc. - Purchase calcium chloride for 2026-2027 winter season
14.	Services	$ 10,000.00	Snow Plow Subcontractors - Pay 2026-2027 winter season contractors
15.	Services	$ 9,922.98	Winter Equipment Company, Inc. - Purchase snow plow parts
16.	Services	$ 9,358.56	Environmental Products Group, Inc. - Purchase street sweeper parts

Ms. Brown **<u>Business Items</u>**

17.	Adm	Motion to approve Resolution 29-2026 declaring Township vehicle unfit for public use and authorizing the disposal of said vehicle
18.	Adm	Motion to approve Resolution 30-2026 accepting the amounts and rates as determined by the Butler County Budget Commission and authorizing the necessary tax levies and certifying them to the Butler County Auditor
19.	Adm	Motion to accept proposal from TEC Engineering, Inc. for preliminary design, corridor analysis, and public involvement for US 42 and Dimmick Road; and, authorize Township Administrator to execute all other documents necessary to effectuate the project with Law Director approval
20.	Police	Motion to authorize Township Administrator to accept the 2026-2027 Ohio Traffic Safety Office High Visibility Enforcement Overtime grant if awarded
21.	Police	Motion to authorize Township Administrator to accept the Ohio Body-Worn Camera Program grant if awarded
22.	Police	Motion to apply for 2026-2027 U.S. Department of Justice Bulletproof Vest Grant, and authorize Township Administrator to accept said grant if awarded
23.	Police	Motion to approve agreement between West Chester Township Board of Trustees and the City of Oxford Police Department for participation in the Butler County OVI Task Force
24.	Services	Motion to apply for Ohio Public Works Commission (OPWC) grant for the International and Spellmire Rehabilitation Project; and, authorize the Township Administrator to execute and submit the application and all other documents necessary to effectuate the grant; and to accept said grant if awarded (CIP 2228)
25.	Services	Motion to approve intergovernmental agreement between West Chester Township Board of Trustees and Butler County Engineer's Office for the LeSourdsville-West Chester Road Widening Project; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement
26.	Services	Motion to apply for Ohio Public Works Commission (OPWC) grant for the LeSourdsville-West Chester Road Widening Project; and, authorize the Township Administrator to execute and submit the application and all other documents necessary to effectuate the grant; and to accept said grant if awarded (CIP 2138)

27.	Services	Motion to approve intergovernmental agreement between West Chester Township Board of Trustees and Butler County Engineer's Office for Butler Warren Road at Tylersville Road Intersection Improvements; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement
28.	Services	Motion to request to advertise for Fall Storm Water Pipe Replacement Program (CIP 1740)
29.	Services	Motion to approve Statutory Resolution 31-2026 affirming obligation for West Chester Township's share of the annual Butler County Engineer's 2026 pipe lining program
30.	Services	Motion to accept proposal and approve agreement between West Chester Township Board of Trustees and Kleingers Group for architectural and engineering services for West Chester Safety and Services Center Project not to exceed $70,950.00; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement

Resolutions

31.	1st Reading	Resolution 32-2026 approving MC 09-26 Keefe Property; Lots 1 & 13 (To be read at public hearing)
32.	Emergency Reading	Motion to approve Limited Home Rule Resolution 33-2026 extending the Cincinnati-Dayton 747 Corridor moratorium to December 31, 2026, declaring an emergency and dispensing with the second reading
33.	Emergency Reading	Motion to approve Resolution 34-2026 authorizing the removal of snow and ice from undedicated roads in accordance with Ohio Revised Code Section 505.82 and pursuant to Limited Home Rule Authority provided under Ohio Revised Code Chapter 504 and declaring an emergency and dispensing with the second reading

Citizen's Comments

Discussion Items & Trustee Comments

Public Hearing

Resolution 32-2026 approving MC 09-26 Keefe Property; Lots 1 & 13

Adjourn

In accordance with the Americans with Disabilities Act, persons who need an accommodation to attend this meeting should contact West Chester Township at least 72 hours in advance by calling (513) 777-5900

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Action Item
Submitted By:	
Dana Pinkert, Director of Finance	

Motion:
Motion to approve payment of bills - September 12, 2026 - October 2, 2026

Background:

Finance				
	Budgeted Item:	N/A;		
	CIP #:			
	TIF Info:			
	Purchase Req. #:		**Total Encumbrance:**	$ .00

West Chester Township

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
5168	09/11/2026	MANUAL	003159 CHARTER COMMUNICATIONS	200.64			
	INVOICE NO		ACCOUNT		AMOUNT		
	135356201090126		2100-FD-FD00-55060-000000-		200.64		
5169	09/11/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED	79.43			
	Shell 07/31/26		2250-PD-PD00-53410-000000-		79.43		
5170	09/11/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED	69.21			
	UDF 08/05/26		2250-PD-PD00-53410-000000-		69.21		
5171	09/11/2026	MANUAL	000319 HOME DEPOT	535.54			
	5011430		2180-00-0000-57010-000000-		535.54		
5173	09/14/2026	MANUAL	000917 BWC	187,617.50			
	1025900278		1010-AD-AD00-52240-000000-		11,158.57		
	1025900278		1010-AD-AD02-52240-000000-		455.44		
	1025900278		1010-AD-AD03-52240-000000-		211.65		
	1025900278		1010-CD-CD00-52240-000000-		4,171.14		
	1025900278		1010-PK-PK00-52240-000000-		2,526.05		
	1025900278		1010-SV-SV00-52240-000000-		2,321.97		
	1025900278		2040-RD-RD00-52240-000000-		9,199.09		
	1025900278		2050-CE-CE00-52240-000000-		1,752.19		
	1025900278		2070-PI-PI00-52240-000000-		2,916.78		
	1025900278		2090-DS-DS00-52240-000000-		6,208.92		
	1025900278		2090-PD-PD00-52240-000000-		73,012.17		
	1025900278		2100-DS-DS00-52240-000000-		3,343.26		
	1025900278		2100-FD-FD00-52240-000000-		64,664.99		
	1025900278		2110-EM-EM00-52240-000000-		5,029.45		
	1025900278		5080-RD-RD00-52240-000000-		645.83		
5174	09/15/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED	7.42			
	Walmart 07/30/26		1010-AD-AD00-56040-000000-		7.42		
5175	09/15/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED	110.00			
	Cox 08/01/26		1010-AD-AD00-53170-000000-		110.00		
5176	09/15/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED	69.90			
	Oberers 08/04/26		1010-AD-AD00-56040-000000-		69.90		
5177	09/15/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED	910.00			
	Daves 08/04/26		1010-AD-AD00-54530-000000-		910.00		
5178	09/15/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED	53.55			
	Chipotle 08/04/26		1010-AD-AD00-54530-000000-		53.55		
5179	09/15/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED	1,219.00			
	Chick-fil-a 08/07/26		1010-AD-AD00-54530-000000-		1,219.00		
5180	09/15/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED	684.05			
	Larosas 08/09/26		1010-AD-AD00-54530-000000-		684.05		

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CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
5181	09/15/2026	MANUAL	002837	FIRST FINANCIAL BANK CRED	255.30			
	INVOICE NO		ACCOUNT			AMOUNT		
	BiBiBop 08/11/26		1010-AD-AD00-54530-000000-			255.30		
5182	09/15/2026	MANUAL	002837	FIRST FINANCIAL BANK CRED	58.80			
	Walmart 08/18/26		1010-AD-AD00-54530-000000-			58.80		
5183	09/15/2026	MANUAL	002837	FIRST FINANCIAL BANK CRED	300.00			
	DDC 08/19/26		1010-AD-AD00-53170-000000-			300.00		
5184	09/15/2026	MANUAL	002837	FIRST FINANCIAL BANK CRED	20.00			
	OpenAI 08/24/26		1010-AD-AD00-53170-000000-			20.00		
5185	09/15/2026	MANUAL	002837	FIRST FINANCIAL BANK CRED	296.43			
	NYT 08/24/26		1010-AD-AD00-53170-000000-			296.43		
5186	09/15/2026	MANUAL	002837	FIRST FINANCIAL BANK CRED	52.90			
	Oberers 08/25/26		1010-AD-AD00-56040-000000-			52.90		
5187	09/15/2026	MANUAL	002837	FIRST FINANCIAL BANK CRED	34.99			
	Fresh 08/25/26		1010-AD-AD00-54530-000000-			34.99		
5188	09/15/2026	MANUAL	002837	FIRST FINANCIAL BANK CRED	158.95			
	Fresh (B) 08/25/26		1010-AD-AD00-54530-000000-			158.95		
5189	09/15/2026	MANUAL	002837	FIRST FINANCIAL BANK CRED	6.36			
	HD 08/28/26		1010-AD-AD00-54510-000000-			6.36		
5190	09/15/2026	MANUAL	002837	FIRST FINANCIAL BANK CRED	14.98			
	Walmart 08/28/26		1010-AD-AD00-54530-000000-			14.98		
5191	09/18/2026	MANUAL	000900	UNITED STATES TREASURY	122,211.70			
	09/18/2026		1010-00-0000-22010-000000-000000			122,211.70		
5192	09/18/2026	MANUAL	004452	OHIO BUSINESS GATEWAY OHI	22,382.34			
	09/18/2026		1010-00-0000-22010-000000-000000			22,382.34		
5193	09/16/2026	MANUAL	000319	HOME DEPOT	1,732.50			
	9012027		2090-PD-PD01-54550-000000-			1,732.50		
406635	09/11/2026	EFT	003701	LINDSEY R WADE		8,798.65	1	09/11/2026
	19905		2070-PI-PI00-53730-000000-			8,798.65		
406636	09/11/2026	EFT	001532	A PLUS CONCRETE AND EXCAV		74.00	1	09/11/2026
	14720		2010-RD-RD00-54550-IHCLVT-			37.00		
	14732		2010-RD-RD00-54550-IHCURB-			37.00		
406637	09/11/2026	EFT	000016	AERO OIL COMPANY OF CINCI		2,790.20	1	09/11/2026
	195661		2010-RD-RD00-53510-000000-			1,395.10		

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FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
	195661		2100-FD-FD00-53510-000000-		697.55		
	INVOICE NO		ACCOUNT	AMOUNT			
	195661		2110-EM-EM00-53510-000000-		697.55		
406638	09/11/2026	EFT	003337 AIRGAS, INC.		2,660.12	1	09/11/2026
	9175004816		2100-FD-FD00-54550-000000-		1,748.28		
	9174960936		2010-RD-RD00-54010-000000-		911.84		
406639	09/11/2026	EFT	002035 AL-JOE'S INC		119.99	1	09/11/2026
	1199768		1010-PK-PK00-54010-000000-		119.99		
406640	09/11/2026	EFT	003174 AMAZON FULLFILLMENT SERVI		1,138.34	1	09/11/2026
	173J-VXXT-7GQV		2100-FD-FD00-54010-000000-		16.77		
	1DDH-JDH4-WTQL		2100-FD-FD00-54010-000000-		8.88		
	1KCQ-LVG1-KWYQ		2090-PD-PD00-54510-000000-		13.02		
	1HP7-F3NL-7D9J		2100-FD-FD00-54510-000000-		29.81		
	1FR6-DPKD-44DM		2090-PD-PD00-54010-000000-		24.21		
	1CNC-4G1L-D7RV		2010-RD-RD00-54510-000000-		24.64		
	1LQY-1YLG-1RT9		1010-PK-PK11-54010-000000-		252.22		
	1TRH-QKMD-L976		1010-SV-SV00-54510-000000-		14.88		
	1JMW-JMKL-131F		1010-PK-PK11-53530-000000-		-17.68		
	1DDN-VHQJ-33DR		2090-PD-PD00-54510-000000-		298.24		
	1N66-T3PQ-76T7		1010-CD-CD00-54010-000000-		278.99		
	1N66-T3PQ-76T7		1010-CD-CD00-54510-000000-		194.36		
406641	09/11/2026	EFT	004245 BARRETT PAVING MATERIALS,		32,245.00	1	09/11/2026
	Pay App 2		2040-RD-RD00-57040-000000-		32,245.00		
406642	09/11/2026	EFT	002836 BLUST MOTOR SERVICE, INC.		383.75	1	09/11/2026
	01P20510		2010-RD-RD00-53510-000000-		287.30		
	01P20576		2010-RD-RD00-53510-000000-		63.00		
	01P20584		2010-RD-RD00-53510-000000-		33.45		
406643	09/11/2026	EFT	004497 CORE AND MAIN LP		404.72	1	09/11/2026
	Z663436		2010-RD-RD00-54550-IHCLVT-		404.72		
406644	09/11/2026	EFT	003738 FOXSTER OPCO LLC CID 253		1,620.72	1	09/11/2026
	CINV-208692		1010-AD-AD00-53170-000000-		1,620.72		
406645	09/11/2026	EFT	004796 DIESEL DIRECT CENTRAL LLC		4,463.27	1	09/11/2026
	August 2026		1010-AD-AD00-54710-000000-		484.80		
	August 2026		2030-RD-RD00-54710-000000-		2,986.10		
	August 2026		2090-PD-PD00-54710-000000-		67.77		
	August 2026		2100-FD-FD00-54710-000000-		118.43		
	August 2026		2110-EM-EM00-54710-000000-		806.17		
406646	09/11/2026	EFT	004736 JOHN R MANN		50.00	1	09/11/2026
	INVOICE for 8/15/26		2070-PI-PI00-56030-FARMER-		50.00		
406647	09/11/2026	EFT	002795 EQUIFAX INFORMATION SERVI		60.94	1	09/11/2026

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CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
	2076694452		2090-PD-PD00-53190-000000-		60.94		
406648	09/11/2026	EFT	003763 THE FECHHEIMER BROTHERS C		1,301.33	1	09/11/2026
	INVOICE NO		ACCOUNT	AMOUNT			
	000766617		2700-PD-PD00-54720-000000-		954.99		
	000767597		2090-PD-PD00-54720-000000-		150.01		
	000773137		2090-PD-PD00-54720-000000-		196.33		
406649	09/11/2026	EFT	002825 FIRST CHOICE COFFEE SERVI		52.50	1	09/11/2026
	PI-1573695		1010-AD-AD00-54530-000000-		52.50		
406650	09/11/2026	EFT	004297 FITTON CENTER FOR CREATIV		200.00	1	09/11/2026
	714		2070-PI-PI00-56030-FARMER-		200.00		
406651	09/11/2026	EFT	004466 FOUR SEASONS ENVIRONMENTA		16,398.69	1	09/11/2026
	2609008		1010-AD-AD00-53530-000000-		3,138.58		
	2609008		1010-CD-CD00-53530-000000-		107.96		
	2609008		1010-PK-PK04-53530-000000-		51.28		
	2609008		1010-PK-PK11-53530-000000-		234.30		
	2609008		2010-RD-RD00-53530-000000-		183.53		
	2609008		2050-CE-CE00-53530-000000-		51.28		
	2609008		2070-PI-PI00-53530-000000-		290.96		
	2609008		2090-DS-DS00-53530-000000-		437.89		
	2609008		2090-PD-PD00-53530-000000-		5,575.27		
	2609008		2100-DS-DS00-53530-000000-		437.81		
	2609008		2100-FD-FD00-53530-000000-		4,887.57		
	2609010		1010-AD-AD00-53530-000000-		1,002.26		
406652	09/11/2026	EFT	002442 FOX TOWING INC.		200.00	1	09/11/2026
	262428		2090-PD-PD00-53240-000000-		200.00		
406653	09/11/2026	EFT	000273 FBT GIBBONS LLP		82,359.30	1	09/11/2026
	210699016B		2090-PD-PD00-53110-000000-		1,724.00		
	210699020B		2090-PD-PD00-53110-000000-		16,615.55		
	210698841		1010-AD-AD00-53110-000000-		11,501.75		
	210698841		1010-CD-CD00-53110-000000-		38,022.60		
	210698841		2090-PD-PD00-53110-000000-		5,658.00		
	210698841		2100-FD-FD00-53110-000000-		6,178.90		
	210698841		2190-00-0000-53110-000000-		2,658.50		
406654	09/11/2026	EFT	000585 GRAINGER INC.		315.30	1	09/11/2026
	9009653172		1010-PK-PK03-53530-000000-		25.88		
	9012829033		1010-PK-PK03-53530-000000-		-25.88		
	9067520750		1010-SV-SV99-53560-000000-		57.93		
	9067520735		2090-PD-PD00-53560-000000-		32.73		
	9061605540		2100-FD-FD00-54550-000000-		224.64		
406655	09/11/2026	EFT	004655 IMI OHIO LLC		1,729.25	1	09/11/2026
	40113146		2010-RD-RD00-54550-IHCLVT-		832.25		
	40113002		2010-RD-RD00-54550-IHCLVT-		897.00		

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CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
406656	09/11/2026	EFT	004153	JAMES M NICKELS		190.00	1	09/11/2026
	INVOICE NO		ACCOUNT		AMOUNT			
	40620		2010-RD-RD00-53240-000000-			190.00		
406657	09/11/2026	EFT	000359	CONTROLS CENTER INC		60.69	1	09/11/2026
	S104258889.002		2010-RD-RD00-53530-000000-			60.69		
406658	09/11/2026	EFT	002655	KIMBALL MIDWEST MOTOR SUP		558.07	1	09/11/2026
	104817293		2010-RD-RD00-54550-000000-			558.07		
406659	09/11/2026	EFT	002579	KRONOS INCORPORATED		12,000.00	1	09/11/2026
	110010049210		2100-FD-FD00-54830-000000-			12,000.00		
406660	09/11/2026	EFT	001462	LANGUAGE LINE SERVICES		97.86	1	09/11/2026
	12028499		2090-PD-PD00-53190-000000-			97.86		
406661	09/11/2026	EFT	004614	LEMONGRENADE CREATIVE LLC		4,400.00	1	09/11/2026
	20260353		2070-PI-PI00-53190-000000-			4,400.00		
406662	09/11/2026	EFT	003062	LEXIS NEXIS RISK DATA MAN		788.94	1	09/11/2026
	1100360005		2090-PD-PD00-53170-000000-			788.94		
406663	09/11/2026	EFT	004785	CAROL BROSS-MCMAHON		536.86	1	09/11/2026
	WCT0826		2070-PI-PI00-53190-000000-			536.86		
406664	09/11/2026	EFT	004494	MES I ACQUISITION INC		18,020.00	1	09/11/2026
	IN2580623		2100-FD-FD00-57050-000000-			3,604.00		
	IN2580608		2100-FD-FD00-57050-000000-			14,416.00		
406665	09/11/2026	EFT	003946	THE MILLCRAFT PAPER COMPA		391.00	1	09/11/2026
	MSI00390558		2090-PD-PD00-54510-000000-			391.00		
406666	09/11/2026	EFT	000447	MURPHY SUPPLY COMPANY		131.00	1	09/11/2026
	IN304680		2100-FD-FD00-54550-000000-			131.00		
406667	09/11/2026	EFT	003481	NATIONAL SHOTCRETE LLC		69,930.00	1	09/11/2026
	1797		2040-RD-RD00-57070-RSTORM-			69,930.00		
406668	09/11/2026	EFT	003478	O'REILLY AUTO ENTERPRISES		375.10	1	09/11/2026
	5638-350820		2090-PD-PD00-53510-000000-			177.11		
	5638-351007		2090-PD-PD00-53510-000000-			197.99		
406669	09/11/2026	EFT	004586	ORCHARD HILTZ MCCLIMENT I		3,862.50	1	09/11/2026
	104236		2180-00-0000-57070-000000-			3,862.50		
406670	09/11/2026	EFT	000475	OVERHEAD DOOR OF CINCINNA		1,185.01	1	09/11/2026
	20585054		2100-FD-FD00-53530-000000-			1,185.01		
406671	09/11/2026	EFT	003853	QUADIENT FINANCE USA INC		1,000.00	1	09/11/2026

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CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
	08272026		1010-AD-AD00-53730-000000-		1,000.00		
406672	09/11/2026	EFT	004495 QUALITY PUBLISHING CO INC		680.46	1	09/11/2026
	INVOICE NO		ACCOUNT		AMOUNT		
	44268		2070-PI-PI00-53710-000000-		680.46		
406673	09/11/2026	EFT	004285 RENTOKIL NORTH AMERICA, I		200.00	1	09/11/2026
	1047719		2100-FD-FD00-53530-000000-		55.00		
	1047478		2100-FD-FD00-53530-000000-		95.00		
	1047694		2100-FD-FD00-53530-000000-		50.00		
406674	09/11/2026	EFT	000505 RUMPKE OF OHIO INC.		1,151.38	1	09/11/2026
	4332662		1010-PK-PK00-54550-000000-		1,151.38		
406675	09/11/2026	EFT	000800 SIGNS BY TOMORROW		62.54	1	09/11/2026
	24375		2070-PI-PI00-53710-000000-		62.54		
406676	09/11/2026	EFT	000539 SYCAMORE AUTO REPAIR		1,992.15	1	09/11/2026
	8/25/2026		2100-FD-FD00-53510-000000-		1,992.15		
406677	09/11/2026	EFT	002640 T-MOBILE USA INC		165.00	1	09/11/2026
	L2608300028		2090-PD-PD00-53190-000000-		165.00		
406678	09/11/2026	EFT	003189 OUTDOOR HOME SERVICES HOL		272.73	1	09/11/2026
	231410499		2050-CE-CE00-53530-000000-		272.73		
406679	09/11/2026	EFT	000573 VALLEY ASPHALT CORPORATIO		160.16	1	09/11/2026
	V209746		2010-RD-RD00-54550-IHPAVE-		160.16		
406680	09/11/2026	EFT	004537 VERDANTAS ARCHITECTURE IN		7,790.00	1	09/11/2026
	159119		2040-RD-RD00-57040-000000-		7,790.00		
406681	09/11/2026	EFT	000583 VOGELPOHL FIRE EQUIPMENT,		60.17	1	09/11/2026
	6006996		2100-FD-FD00-53510-000000-		60.17		
406682	09/11/2026	EFT	004734 WBC SFM LLC		127,500.00	1	09/11/2026
	INV103006		1010-PK-PK13-54550-SFCBBO-		127,500.00		
406683	09/18/2026	EFT	001532 A PLUS CONCRETE AND EXCAV	37.00			
	14754		2010-RD-RD00-54550-IHCLVT-		37.00		
406684	09/18/2026	EFT	000016 AERO OIL COMPANY OF CINCI	1,608.05			
	195699		2090-PD-PD00-53510-000000-		1,608.05		
406685	09/18/2026	EFT	002469 AFLAC GROUP INSURANCE - G	850.34			
	WCTWP-9326 Sep 2026		1010-00-0000-22220-000000-000000		850.34		
406686	09/18/2026	EFT	002422 AFSCME OHIO COUNCIL 8, LO	558.79			
	09/18/26 Union Dues		1010-00-0000-22510-000000-000000		558.79		

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
406687	09/18/2026	EFT	003337 AIRGAS, INC.	608.60			
	INVOICE NO		ACCOUNT		AMOUNT		
	5526929190		2100-FD-FD00-54550-000000-		608.60		
406688	09/18/2026	EFT	002035 AL-JOE'S INC	236.96			
	1201026		1010-PK-PK00-53560-000000-		79.98		
	1201614		1010-PK-PK00-53560-000000-		99.99		
	1201597		2010-RD-RD00-53560-000000-		56.99		
406689	09/18/2026	EFT	003174 AMAZON FULLFILLMENT SERVI	1,123.93			
	1Y3R-QDLK-6FJF		2010-RD-RD00-54010-000000-		128.31		
	1J6K-1WN9-P7DD		2090-PD-PD00-54010-000000-		113.33		
	1Y6F-HFQW-9WKN		2090-PD-PD00-54510-000000-		64.14		
	1VYT-1GVY-6Y6X		1010-CD-CD00-54010-000000-		80.74		
	1VYT-1GVY-6Y6X		1010-CD-CD00-54510-000000-		14.38		
	13YV-DWXL-3H3Q		2010-RD-RD00-54010-000000-		407.48		
	1G43-MLYK-XDRK		2090-DS-DS00-54010-000000-		110.86		
	1G43-MLYK-XDRK		2100-DS-DS00-54010-000000-		110.85		
	1XVX-N39W-XWRL		2090-PD-PD00-54510-000000-		93.84		
406690	09/18/2026	EFT	001681 APCO INTERNATIONAL, INC.	245.00			
	00104774		2090-DS-DS00-53410-000000-		17.50		
	00104774		2100-DS-DS00-53410-000000-		17.50		
	00104960		2090-DS-DS00-53410-000000-		17.50		
	00104960		2100-DS-DS00-53410-000000-		17.50		
	00105121		2090-DS-DS00-53410-000000-		17.50		
	00105121		2100-DS-DS00-53410-000000-		17.50		
	00105123		2090-DS-DS00-53410-000000-		17.50		
	00105123		2100-DS-DS00-53410-000000-		17.50		
	00105369		2090-DS-DS00-53410-000000-		17.50		
	00105369		2100-DS-DS00-53410-000000-		17.50		
	00101417		2090-DS-DS00-53410-000000-		17.50		
	00101417		2100-DS-DS00-53410-000000-		17.50		
	00101422		2090-DS-DS00-53410-000000-		17.50		
	00101422		2100-DS-DS00-53410-000000-		17.50		
406691	09/18/2026	EFT	004410 ATLANTIC SIGNAL LLC	3,277.28			
	INV7868		2090-PD-PD00-54010-000000-		3,277.28		
406692	09/18/2026	EFT	000117 BETHESDA HEALTHCARE INC.	742.02			
	9788-575628		1010-AD-AD00-52210-000000-		49.80		
	9788-575628		1010-CD-CD00-52210-000000-		22.41		
	9788-575628		1010-PK-PK00-52210-000000-		4.98		
	9788-575628		1010-SV-SV00-52210-000000-		49.79		
	9788-575628		2040-RD-RD00-52210-000000-		51.67		
	9788-575628		2050-CE-CE00-52210-000000-		4.98		
	9788-575628		2070-PI-PI00-52210-000000-		12.45		
	9788-575628		2090-DS-DS00-52210-000000-		25.90		
	9788-575628		2090-PD-PD00-51010-000000-		243.40		
	9788-575628		2100-DS-DS00-52210-000000-		13.94		

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CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
	9788-575628		2100-FD-FD00-52210-000000-		260.21		
	INVOICE NO		ACCOUNT	AMOUNT			
	9788-575628		5080-RD-RD00-52210-000000-		2.49		
406693	09/18/2026	EFT	002836 BLUST MOTOR SERVICE, INC.	33.45			
	01P20612		2010-RD-RD00-53510-000000-		33.45		
406694	09/18/2026	EFT	000202 CUMMINS BRIDGEWAY LLC	995.24			
	T5-260965071		2100-FD-FD00-53510-000000-		675.11		
	T5-260965255		2100-FD-FD00-53510-000000-		320.13		
406695	09/18/2026	EFT	004227 EMPOWER RETIREMENT LLC	1,396.00			
	09/18/2026		1010-00-0000-22010-000000-000000		300.00		
	09/18/2026		1010-00-0000-22520-000000-000000		1,096.00		
406696	09/18/2026	EFT	004221 ERICA BIRKLEY	800.00			
	1759		2100-FD-FD00-53230-000000-		800.00		
406697	09/18/2026	EFT	004539 FIFTH THIRD BANK NA	20.00			
	20260903620046		2090-PD-PD00-53190-000000-		20.00		
406698	09/18/2026	EFT	000148 FINN ALL SEASONS	277.80			
	I130025096		2010-RD-RD00-54550-IHCLVT-		277.80		
406699	09/18/2026	EFT	000754 F.O.P. LODGE #186	2,580.00			
	FOP 186 09/18/26		1010-00-0000-22510-000000-000000		2,580.00		
406700	09/18/2026	EFT	004466 FOUR SEASONS ENVIRONMENTA	1,213.74			
	2609067		1010-AD-AD00-53530-000000-		173.47		
	2609067		1010-CD-CD00-53530-000000-		103.89		
	2609067		2090-DS-DS00-53530-000000-		13.44		
	2609067		2090-PD-PD00-53530-000000-		213.32		
	2609067		2100-DS-DS00-53530-000000-		13.44		
	2609067		2100-FD-FD00-53530-000000-		696.18		
406701	09/18/2026	EFT	002442 FOX TOWING INC.	200.00			
	262812		2090-PD-PD00-53240-000000-		200.00		
406702	09/18/2026	EFT	000277 GALLS LLC	193.00			
	036289477		2090-PD-PD00-54720-000000-		193.00		
406703	09/18/2026	EFT	000585 GRAINGER INC.	202.92			
	9012806403		2090-PD-PD00-54550-000000-		93.12		
	9079405099		1010-CD-CD00-53530-000000-		109.80		
406704	09/18/2026	EFT	002788 HIGHTOWERS PETROLEUM CO.	29,447.43			
	195052		1010-00-0000-11060-000000-000000		29,447.43		
406705	09/18/2026	EFT	004555 HRCHITECT INC	92.50			
	2026-4361		2090-PD-PD00-54830-000000-		92.50		

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FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
406706	09/18/2026	EFT	000332	INDUSTRIAL COMMUNICATION	1,268.07			
	INVOICE NO		ACCOUNT			AMOUNT		
	IC-168677		2190-00-0000-57050-000000-			1,268.07		
406707	09/18/2026	EFT	004153	JAMES M NICKELS	400.00			
	41708		2090-PD-PD00-53240-000000-			400.00		
406708	09/18/2026	EFT	002655	KIMBALL MIDWEST MOTOR SUP	136.22			
	104825803		2010-RD-RD00-54550-000000-			136.22		
406709	09/18/2026	EFT	003047	ROQUEMORE ENTERPRISES INC	7,245.00			
	2021-67919		2010-RD-RD00-53510-000000-			7,245.00		
406710	09/18/2026	EFT	004094	CINCINNATI LANDMARK PRODU	620.00			
	INV-1820		2070-PI-PI00-56030-PUMPKN-			620.00		
406711	09/18/2026	EFT	003210	MATHEWSGROUP	203.99			
	2607I19		2070-PI-PI00-56020-000000-			203.99		
406712	09/18/2026	EFT	004359	MEDICOUNT MANAGEMENT INC	5,869.05			
	23985		2110-EM-EM00-53190-000000-			5,869.05		
406713	09/18/2026	EFT	002441	MENARD, INC.	19.72			
	09360		2100-FD-FD00-54810-000000-			10.44		
	09406		2100-FD-FD00-54810-000000-			9.28		
406714	09/18/2026	EFT	000420	METAL SUPERMARKETS	339.91			
	1040879		2010-RD-RD00-54010-000000-			339.91		
406715	09/18/2026	EFT	003478	O'REILLY AUTO ENTERPRISES	807.44			
	5638-351290		2010-RD-RD00-53510-000000-			363.15		
	5638-351654		2090-PD-PD00-53510-000000-			164.99		
	5638-351634		2010-RD-RD00-53510-000000-			279.30		
406716	09/18/2026	EFT	003439	PENN CARE INC	3,197.10			
	M173548		2110-EM-EM00-54550-000000-			3,197.10		
406717	09/18/2026	EFT	003647	PRUS CONSTRUCTION CO	277,545.29			
	261043002		2190-00-0000-57010-000000-			277,545.29		
406718	09/18/2026	EFT	004495	QUALITY PUBLISHING CO INC	961.36			
	44375		2070-PI-PI00-53710-000000-			961.36		
406719	09/18/2026	EFT	003475	RED BARN KENNELS LLC	135.00			
	09/11/26-09/14/26		2090-PD-PD01-53190-000000-			135.00		
406720	09/18/2026	EFT	004285	RENTOKIL NORTH AMERICA, I	55.00			
	1047720		2100-FD-FD00-53530-000000-			55.00		

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FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
406721	09/18/2026	EFT	000505 RUMPKE OF OHIO INC.	3,130.35			
	INVOICE NO		ACCOUNT		AMOUNT		
	0617713		2090-PD-PD00-55060-000000-		588.22		
	4446747		1010-PK-PK11-53530-000000-		179.23		
	4446748		1010-AD-AD00-53530-000000-		64.51		
	4446748		1010-CD-CD00-53530-000000-		53.77		
	4446748		2010-RD-RD00-53530-000000-		91.41		
	4446748		2090-PD-PD00-53530-000000-		327.99		
	4446749		1010-AD-AD00-53530-000000-		131.78		
	4446749		2070-PI-PI00-53530-000000-		19.44		
	4446746		1010-PK-PK13-53530-000000-		358.45		
	4335309-A		1010-PK-PK00-54550-000000-		120.00		
	4335309		1010-PK-PK00-54550-000000-		842.02		
	4446745		2100-FD-FD00-53530-000000-		179.23		
	0435541		2100-FD-FD00-53530-000000-		88.62		
	0288309		2100-FD-FD00-53530-000000-		85.68		
406722	09/18/2026	EFT	000508 SAFETY SHOE DISTRIBUTORS	10.01			
	I200-21138674		2010-RD-RD00-54720-000000-		10.01		
406723	09/18/2026	EFT	003323 SHRADER TIRE & OIL, INC.	3,663.20			
	26-1055203-00		2090-PD-PD00-53510-000000-		3,663.20		
406724	09/18/2026	EFT	002453 SORA'S TOWING INC.	200.00			
	358385		2090-PD-PD00-53240-000000-		200.00		
406725	09/18/2026	EFT	000761 STAPLES INC	547.10			
	6073706553		1010-CD-CD00-54510-000000-		47.99		
	6073706554		1010-CD-CD00-54510-000000-		499.11		
406726	09/18/2026	EFT	004791 STOERMER ANDERSON INC	1,855.00			
	0075679-IN		2090-PD-PD00-53560-000000-		1,642.00		
	0075850-IN		2090-PD-PD00-53560-000000-		213.00		
406727	09/18/2026	EFT	002640 T-MOBILE USA INC	200.00			
	L2609150298		2090-PD-PD00-53190-000000-		50.00		
	L2608270348		2090-PD-PD00-53190-000000-		150.00		
406728	09/18/2026	EFT	002375 TOOL HOUSE INC.	22.00			
	52828		2010-RD-RD00-53560-000000-		22.00		
406729	09/18/2026	EFT	003189 OUTDOOR HOME SERVICES HOL	514.95			
	231560843		2050-CE-CE00-53530-000000-		41.67		
	231570126		2050-CE-CE00-53530-000000-		105.98		
	231409059		5080-RD-RD00-54550-000000-		367.30		
406730	09/18/2026	EFT	000573 VALLEY ASPHALT CORPORATIO	154.96			
	V210639		2010-RD-RD00-54550-IHPAVE-		154.96		
406731	09/18/2026	EFT	001784 VALLEY JANITOR SUPPLY CO	226.35			

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CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
	292682-1		1010-AD-AD00-53530-000000-			27.17		
	INVOICE NO		ACCOUNT		AMOUNT			
	292682-1		1010-CD-CD00-53530-000000-			22.63		
	292682-1		2010-RD-RD00-53530-000000-			38.48		
	292682-1		2090-PD-PD00-53530-000000-			138.07		
406732	09/18/2026	EFT	003794	MC EQUIPMENT LLC	368.47			
	35516		2010-RD-RD00-53510-000000-			368.47		
406733	09/18/2026	EFT	004754	WILLIAMS CREEK MANAGEMENT	7,350.00			
	000413		1010-PK-PK03-53530-000000-			7,350.00		
1683707	09/11/2026	PRINTED	004048	LISA BROWN		444.04	1	09/15/2026
	Brown 09/08/26		1010-AD-AD00-54530-000000-			444.04		
1683708	09/11/2026	PRINTED	000092	BUTLER COUNTY TOWNSHIP AS	35.00			
	09052026		1010-AD-AD02-53410-000000-			35.00		
1683709	09/11/2026	PRINTED	002799	CELLEBRITE, INC.	9,303.00			
	INVUS302600		2090-PD-PD00-54830-000000-			9,303.00		
1683710	09/11/2026	PRINTED	004613	CIRCLE C ACRES LLC		1,200.00	1	09/15/2026
	2618		2070-PI-PI00-56030-PUMPKN-			1,200.00		
1683711	09/11/2026	PRINTED	003301	FABRICARE TEXTILES LLC	1,207.75			
	08/01/26-08/31/26		2090-PD-PD00-54720-000000-			1,207.75		
1683712	09/11/2026	PRINTED	002837	FIRST FINANCIAL BANK CRED	821.66			
	EMW 08/12/26		1010-PK-PK03-53530-000000-			2,299.95		
	eBay 08/14/26		2010-RD-RD00-53510-000000-			380.00		
	Harbor 08/20/26		2010-RD-RD00-54010-000000-			230.87		
	eBay 08/27/26		1010-SV-SV99-54010-000000-			50.00		
	eBay 08/28/26		2010-RD-RD00-53510-000000-			266.51		
	Harbor 08/28/26		1010-SV-SV99-54010-000000-			43.96		
	Southwest 06/01/26		1010-CD-CD00-53410-000000-			-912.40		
	Panera 06/05/26		1010-CD-CD00-54530-000000-			44.34		
	FM 06/22/26		1010-CD-CD00-56040-000000-			66.97		
	LandsEnd 06/27/26		1010-CD-CD00-54720-000000-			229.91		
	ESRI 07/03/26		1010-CD-CD00-53410-000000-			-1,900.00		
	Micro Ctr 08/18/26		1010-CD-CD00-54810-000000-			21.55		
1683713	09/11/2026	PRINTED	002136	FYDA FREIGHTLINER CINCINN		2,152.80	1	09/15/2026
	CA007114245:01		2010-RD-RD00-53510-000000-			2,152.80		
1683714	09/11/2026	PRINTED	004167	GIANNA PRESTOL	2,960.00			
	10032026		2070-PI-PI00-56030-PUMPKN-			2,960.00		
1683715	09/11/2026	PRINTED	004161	RAYMOND JONES	65.00			
	JOnes 08/27/26		2090-PD-PD00-53170-000000-			65.00		

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CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
1683716	09/11/2026	PRINTED	004130	KNAPHEIDE TRUCK EQUIP CO		48.00	1	09/15/2026
	INVOICE NO		ACCOUNT			AMOUNT		
	INV-90-2810537-03		1010-SV-SV99-54550-000000-			48.00		
1683717	09/11/2026	PRINTED	004788	TRAVIS LUNCAN	50.00			
	00002		2070-PI-PI00-56030-FARMER-			50.00		
1683718	09/11/2026	PRINTED	000409	MCCLUSKEY CHEVROLET INC.	56,438.00			
	262760F		2090-PD-PD00-57060-000000-			42,892.88		
	262760F		2170-00-0000-57060-000000-			564.38		
	262760F		2180-00-0000-57060-000000-			4,515.04		
	262760F		2190-00-0000-57060-000000-			8,465.70		
1683719	09/11/2026	PRINTED	004806	OMNI BUSINESS FORMS INC	63.00			
	154329		2090-PD-PD00-53710-000000-			63.00		
1683720	09/11/2026	PRINTED	002507	PERFORMANCE GRAPHICS	350.00			
	9/4/26		2100-FD-FD00-53510-000000-			350.00		
1683721	09/11/2026	PRINTED	004300	PERFORMANCE REDEFINE CORP	99.00			
	202608282		2100-FD-FD00-53410-000000-			99.00		
1683722	09/11/2026	PRINTED	003470	HONEY HILL FARM LLC	2,585.00			
	61334779		2070-PI-PI00-56030-PUMPKN-			2,585.00		
1683723	09/11/2026	PRINTED	003777	OLGA ONIPKO	15.00			
	81664		2090-PD-PD00-53190-000000-			15.00		
1683724	09/11/2026	PRINTED	004467	SUBURBAN COLLECTION HOLDI	668.00			
	#INVPDAYT36421		2010-RD-RD00-53510-000000-			668.00		
1683725	09/11/2026	PRINTED	003759	UNIFIRST CORPORATION	454.09			
	1340674949		1010-PK-PK00-54550-000000-			40.41		
	1340674949		1010-PK-PK00-54720-000000-			58.86		
	1340674949		1010-SV-SV00-54720-000000-			14.50		
	1340674949		1010-SV-SV99-54720-000000-			13.01		
	1340674949		2010-RD-RD00-54550-000000-			21.37		
	1340674949		2010-RD-RD00-54720-000000-			291.69		
	1340674949		2050-CE-CE00-54720-000000-			14.25		
1683726	09/11/2026	PRINTED	001091	VOGT LAWN CARE	1,400.00			
	14536		1010-CD-CD00-53210-000000-			800.00		
	14535		1010-CD-CD00-53210-000000-			600.00		
1683727	09/18/2026	PRINTED	000615	ALTAFIBER	327.54			
	860-1946 Sep 26		1010-PK-PK11-55010-000000-			178.35		
	682-2529 Sep 26		2100-FD-FD00-55010-000000-			149.19		
1683728	09/18/2026	PRINTED	002279	BUTLER COUNTY EMERGENCY M	10,367.78			
	2026-WC-001		2100-FD-FD00-54550-VOAMSC-			10,367.78		

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
1683729	09/18/2026	PRINTED	004008	BUTLER COUNTY WATER & SEW	3,180.89			
	INVOICE NO		ACCOUNT			AMOUNT		
	2006330 Sep 26		2100-FD-FD00-55030-000000-			67.78		
	2013795 Sep 26		1010-PK-PK04-55030-000000-			42.02		
	2013796 Sep 26		1010-PK-PK04-55030-000000-			8.64		
	2002286 Sep 26		2100-FD-FD00-55030-000000-			71.39		
	2014474 Sep 26		2100-FD-FD00-55030-000000-			102.13		
	2027757 Sep 26		1010-AD-AD00-55030-000000-			71.50		
	2027757 Sep 26		1010-CD-CD00-55030-000000-			47.67		
	2027757 Sep 26		2030-RD-RD00-55030-000000-			524.38		
	2027757 Sep 26		2090-PD-PD00-55030-000000-			1,739.98		
	2027759 Sep 26		2100-FD-FD00-55030-000000-			85.13		
	2041335 Sep 26		1010-PK-PK13-55030-000000-			54.04		
	2049236 Sep 26		1010-PK-PK11-55030-000000-			67.78		
	2051667 Sep 26		1010-PK-PK12-55030-000000-			74.32		
	2000563 Sep 26		1010-AD-AD00-55030-000000-			44.68		
	2000563 Sep 26		2070-PI-PI00-55030-000000-			6.10		
	2000564 Sep 26		1010-AD-AD00-55030-000000-			22.10		
	2000564 Sep 26		2050-CE-CE00-55030-000000-			7.38		
	2000564 Sep 26		2070-PI-PI00-55030-000000-			2.89		
	2000564 Sep 26		2090-DS-DS00-55030-000000-			10.11		
	2000564 Sep 26		2100-DS-DS00-55030-000000-			10.11		
	2000564 Sep 26		2100-FD-FD00-55030-000000-			107.76		
	2028999 Sep 26		1010-AD-AD00-55030-000000-			13.00		
1683730	09/18/2026	PRINTED	000641	DUKE ENERGY	4,717.00			
	FRS-0057322		5070-LT-LT03-55040-000000-			4,717.00		
1683731	09/18/2026	PRINTED	001334	DUKE ENERGY	3,165.78			
	910134027453 Sep 26		1010-LT-LT00-55040-000000-			66.52		
	910207466330 Sep 26		1010-LT-LT00-55040-000000-			10.74		
	910117632260 Sep 26		2100-FD-FD00-55040-000000-			1,315.55		
	910127970038 Sep 26		1010-PK-PK14-55040-000000-			37.78		
	910117892680 Sep 26		1010-PK-PK04-55040-000000-			81.95		
	910117893186 Sep 26		1010-PK-PK04-55040-000000-			36.93		
	910118689401 Sep 26		1010-PK-PK04-55040-000000-			30.46		
	910119040434 Sep 26		2100-FD-FD00-55040-000000-			1,585.85		
1683732	09/18/2026	PRINTED	004024	DUKE ENERGY	703.15			
	910117891415 Sep 26		5070-LT-LT12-55040-000000-			703.15		
1683733	09/18/2026	PRINTED	004816	MEGAN GIMS	16.68			
	Gims 09/11/26		1010-AD-AD00-53450-000000-			16.68		
1683734	09/18/2026	PRINTED	000753	GREAT AMERICAN FINANCIAL	90.00			
	09/04/26		1010-00-0000-22010-000000-000000			45.00		
	09/18/2026		1010-00-0000-22010-000000-000000			45.00		
1683735	09/18/2026	PRINTED	004779	HERITAGE LANDSCAPE SUPPLY	210.56			

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
	0029389997-002		1010-PK-PK12-53530-000000-			127.39		
	INVOICE NO		ACCOUNT		AMOUNT			
	0029392529-001		1010-PK-PK12-53530-000000-			83.17		
1683736	09/18/2026	PRINTED	000353	JOHN DSUBAN SPRING SERVIC	44.40			
	0171227-IN		2010-RD-RD00-54010-000000-			44.40		
1683737	09/18/2026	PRINTED	001214	KINGS FORD, INC.	5,718.99			
	6385530/1		2090-PD-PD00-53510-000000-			5,718.99		
1683738	09/18/2026	PRINTED	001369	LABOR RELATIONS INFORMATI	175.00			
	42664		2090-PD-PD00-53170-000000-			175.00		
1683739	09/18/2026	PRINTED	003318	LIBERTY TOWNSHIP	5,970.27			
	VOA 2026		2100-FD-FD00-54550-VOAMSC-			5,970.27		
1683740	09/18/2026	PRINTED	002776	MIKE CASTRUCCI FORD INC	1,325.09			
	175830		2010-RD-RD00-53510-000000-			584.53		
	175913		2090-PD-PD00-53510-000000-			590.40		
	175918		2090-PD-PD00-53510-000000-			150.16		
1683741	09/18/2026	PRINTED	004184	OHIO CHILD SUPPORT PAYMEN	3,075.01			
	09/18/2026		1010-00-0000-22010-000000-000000			3,075.01		
1683742	09/18/2026	PRINTED	004806	OMNI BUSINESS FORMS INC	49.00			
	154342		2090-PD-PD00-53170-000000-			49.00		
1683743	09/18/2026	PRINTED	004786	ZACK SANDERS	33.25			
	Sanders 09/14/26		2010-RD-RD00-53170-000000-			33.25		
1683744	09/18/2026	PRINTED	001329	SECURITY BENEFIT GROUP	10,705.00			
	611021 09/18/26		1010-00-0000-22010-000000-000000			1,030.00		
	611021 09/18/26		1010-00-0000-22520-000000-000000			9,675.00		
1683745	09/18/2026	PRINTED	003759	UNIFIRST CORPORATION	453.27			
	1340677627		1010-PK-PK00-54550-000000-			40.41		
	1340677627		1010-PK-PK00-54720-000000-			55.38		
	1340677627		1010-SV-SV00-54720-000000-			14.50		
	1340677627		1010-SV-SV99-54720-000000-			13.20		
	1340677627		2010-RD-RD00-54550-000000-			21.37		
	1340677627		2010-RD-RD00-54720-000000-			293.97		
	1340677627		2050-CE-CE00-54720-000000-			14.44		
1683746	09/18/2026	PRINTED	001091	VOGT LAWN CARE	1,400.00			
	14537		1010-CD-CD00-53210-000000-			850.00		
	14539		1010-CD-CD00-53210-000000-			275.00		
	14538		1010-CD-CD00-53210-000000-			275.00		
1683747	09/18/2026	PRINTED	004529	BRIANNA WOOTEN	72.33			
	Wooten 09/11/26		2070-PI-PI00-54530-000000-			72.33		

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
		165	CHECKS	CASH ACCOUNT TOTAL	831,182.57	414,772.53		

AP CHECK RECONCILIATION REGISTER

		UNCLEARED	CLEARED
165 CHECKS	FINAL TOTAL	831,182.57	414,772.53

** END OF REPORT - Generated by Felicia Krutka **

West Chester Township

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME / INVOICE NO	ACCOUNT	UNCLEARED	CLEARED	BATCH	CLEAR DATE
5191	09/18/2026	MANUAL	000900 UNITED STATES TREASURY			122,211.70	1	09/18/2026
	09/18/2026			1010-00-0000-22010-000000-000000		122,211.70		
5192	09/18/2026	MANUAL	004452 OHIO BUSINESS GATEWAY OHI			22,382.34	1	09/21/2026
	09/18/2026			1010-00-0000-22010-000000-000000		22,382.34		
5194	09/18/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED		45.00			
	SW 07/30/26			2100-FD-FD00-53410-000000-		45.00		
5195	09/18/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED		1,139.80			
	Marriott 07/30/26			2100-FD-FD00-53410-000000-		1,139.80		
5196	09/18/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED		266.52			
	Costco 08/03/26			2100-FD-FD00-54550-VOAMSC-		266.52		
5197	09/18/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED		485.73			
	CostcoB 08/03/26			2100-FD-FD00-54550-VOAMSC-		485.73		
5198	09/18/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED		250.82			
	HD 08/04/26			2100-FD-FD00-54550-VOAMSC-		250.82		
5199	09/18/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED		52.16			
	HD 08/06/26			2100-FD-FD00-54550-VOAMSC-		52.16		
5200	09/18/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED		34.81			
	Walgreens 08/07/26			2100-FD-FD00-54550-VOAMSC-		34.81		
5201	09/18/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED		81.45			
	Walgreens 08/09/26			2100-FD-FD00-54550-VOAMSC-		81.45		
5202	09/18/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED		7.44			
	Thorntons 08/09/26			2100-FD-FD00-54550-VOAMSC-		7.44		
5203	09/18/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED		1,525.00			
	SUS 08/17/26			2100-FD-FD00-53410-000000-		1,525.00		
5204	09/18/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED		13.36			
	Hobby 08/05/26			2100-FD-FD00-56040-000000-		13.36		
5205	09/18/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED		100.00			
	FCS 08/14/26			2100-FD-FD00-53410-000000-		100.00		
5206	09/18/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED		5.22			
	Walmart 08/17/26			2100-FD-FD00-56040-000000-		5.22		
5207	09/18/2026	MANUAL	002837 FIRST FINANCIAL BANK CRED		1,318.08			
	Delta 08/21/26			2100-FD-FD00-53410-000000-		1,318.08		
5208	09/22/2026	MANUAL	000319 HOME DEPOT		163.81			

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME / INVOICE NO	ACCOUNT	UNCLEARED	CLEARED	BATCH	CLEAR DATE
			6012405	2010-RD-RD00-54010-000000-		73.42		
			INVOICE NO	ACCOUNT	AMOUNT			
			6012405	2010-RD-RD00-54550-IHCLVT-		90.39		
5209	09/23/2026	MANUAL	000780 LOWES		144.72			
			989008	2010-RD-RD01-54550-000000-		144.72		
5210	09/22/2026	MANUAL	000019 AETNA		2,204.58			
			J3441414	1010-00-0000-22270-000000-000000		2,204.58		
5211	09/23/2026	MANUAL	000319 HOME DEPOT		36.93			
			2012872	1010-PK-PK00-54010-000000-		36.93		
5212	09/18/2026	MANUAL	004251 OHIO POLICE & FIRE PENSIO		403,294.54			
			Aug 2026 29273	2100-00-0000-22020-000000-000000		403,294.54		
5213	09/23/2026	MANUAL	003159 CHARTER COMMUNICATIONS		20.03			
			0198833 09/14/26	2090-DS-DS00-55060-000000-		10.02		
			0198833 09/14/26	2100-DS-DS00-55060-000000-		10.01		
5214	09/23/2026	MANUAL	003159 CHARTER COMMUNICATIONS		435.22			
			135356301090726	2070-PI-PI00-55060-000000-		435.22		
406683	09/18/2026	EFT	001532 A PLUS CONCRETE AND EXCAV			37.00	1	09/18/2026
			14754	2010-RD-RD00-54550-IHCLVT-		37.00		
406684	09/18/2026	EFT	000016 AERO OIL COMPANY OF CINCI			1,608.05	1	09/18/2026
			195699	2090-PD-PD00-53510-000000-		1,608.05		
406685	09/18/2026	EFT	002469 AFLAC GROUP INSURANCE - G			850.34	1	09/18/2026
			WCTWP-9326 Sep 2026	1010-00-0000-22220-000000-000000		850.34		
406686	09/18/2026	EFT	002422 AFSCME OHIO COUNCIL 8, LO			558.79	1	09/18/2026
			09/18/26 Union Dues	1010-00-0000-22510-000000-000000		558.79		
406687	09/18/2026	EFT	003337 AIRGAS, INC.			608.60	1	09/18/2026
			5526929190	2100-FD-FD00-54550-000000-		608.60		
406688	09/18/2026	EFT	002035 AL-JOE'S INC			236.96	1	09/18/2026
			1201026	1010-PK-PK00-53560-000000-		79.98		
			1201614	1010-PK-PK00-53560-000000-		99.99		
			1201597	2010-RD-RD00-53560-000000-		56.99		
406689	09/18/2026	EFT	003174 AMAZON FULLFILLMENT SERVI			1,123.93	1	09/18/2026
			1Y3R-QDLK-6FJF	2010-RD-RD00-54010-000000-		128.31		
			1J6K-1WN9-P7DD	2090-PD-PD00-54010-000000-		113.33		
			1Y6F-HFQW-9WKN	2090-PD-PD00-54510-000000-		64.14		
			1VYT-1GVY-6Y6X	1010-CD-CD00-54010-000000-		80.74		
			1VYT-1GVY-6Y6X	1010-CD-CD00-54510-000000-		14.38		
			13YV-DWXL-3H3Q	2010-RD-RD00-54010-000000-		407.48		

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
	1G43-MLYK-XDRK		2090-DS-DS00-54010-000000-		110.86		
	INVOICE NO		ACCOUNT	AMOUNT			
	1G43-MLYK-XDRK		2100-DS-DS00-54010-000000-		110.85		
	1XVX-N39W-XWRL		2090-PD-PD00-54510-000000-		93.84		
406690	09/18/2026	EFT	001681 APCO INTERNATIONAL, INC.		245.00	1	09/18/2026
	00104774		2090-DS-DS00-53410-000000-		17.50		
	00104774		2100-DS-DS00-53410-000000-		17.50		
	00104960		2090-DS-DS00-53410-000000-		17.50		
	00104960		2100-DS-DS00-53410-000000-		17.50		
	00105121		2090-DS-DS00-53410-000000-		17.50		
	00105121		2100-DS-DS00-53410-000000-		17.50		
	00105123		2090-DS-DS00-53410-000000-		17.50		
	00105123		2100-DS-DS00-53410-000000-		17.50		
	00105369		2090-DS-DS00-53410-000000-		17.50		
	00105369		2100-DS-DS00-53410-000000-		17.50		
	00101417		2090-DS-DS00-53410-000000-		17.50		
	00101417		2100-DS-DS00-53410-000000-		17.50		
	00101422		2090-DS-DS00-53410-000000-		17.50		
	00101422		2100-DS-DS00-53410-000000-		17.50		
406691	09/18/2026	EFT	004410 ATLANTIC SIGNAL LLC		3,277.28	1	09/18/2026
	INV7868		2090-PD-PD00-54010-000000-		3,277.28		
406692	09/18/2026	EFT	000117 BETHESDA HEALTHCARE INC.		742.02	1	09/18/2026
	9788-575628		1010-AD-AD00-52210-000000-		49.80		
	9788-575628		1010-CD-CD00-52210-000000-		22.41		
	9788-575628		1010-PK-PK00-52210-000000-		4.98		
	9788-575628		1010-SV-SV00-52210-000000-		49.79		
	9788-575628		2040-RD-RD00-52210-000000-		51.67		
	9788-575628		2050-CE-CE00-52210-000000-		4.98		
	9788-575628		2070-PI-PI00-52210-000000-		12.45		
	9788-575628		2090-DS-DS00-52210-000000-		25.90		
	9788-575628		2090-PD-PD00-51010-000000-		243.40		
	9788-575628		2100-DS-DS00-52210-000000-		13.94		
	9788-575628		2100-FD-FD00-52210-000000-		260.21		
	9788-575628		5080-RD-RD00-52210-000000-		2.49		
406693	09/18/2026	EFT	002836 BLUST MOTOR SERVICE, INC.		33.45	1	09/18/2026
	01P20612		2010-RD-RD00-53510-000000-		33.45		
406694	09/18/2026	EFT	000202 CUMMINS BRIDGEWAY LLC		995.24	1	09/18/2026
	T5-260965071		2100-FD-FD00-53510-000000-		675.11		
	T5-260965255		2100-FD-FD00-53510-000000-		320.13		
406695	09/18/2026	EFT	004227 EMPOWER RETIREMENT LLC		1,396.00	1	09/18/2026
	09/18/2026		1010-00-0000-22010-000000-000000		300.00		
	09/18/2026		1010-00-0000-22520-000000-000000		1,096.00		
406696	09/18/2026	EFT	004221 ERICA BIRKLEY		800.00	1	09/18/2026

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
	1759		2100-FD-FD00-53230-000000-			800.00		
406697	09/18/2026	EFT	004539	FIFTH THIRD BANK NA		20.00	1	09/18/2026
	INVOICE NO		ACCOUNT		AMOUNT			
	20260903620046		2090-PD-PD00-53190-000000-			20.00		
406698	09/18/2026	EFT	000148	FINN ALL SEASONS		277.80	1	09/18/2026
	I130025096		2010-RD-RD00-54550-IHCLVT-			277.80		
406699	09/18/2026	EFT	000754	F.O.P. LODGE #186		2,580.00	1	09/18/2026
	FOP 186 09/18/26		1010-00-0000-22510-000000-000000			2,580.00		
406700	09/18/2026	EFT	004466	FOUR SEASONS ENVIRONMENTA		1,213.74	1	09/18/2026
	2609067		1010-AD-AD00-53530-000000-			173.47		
	2609067		1010-CD-CD00-53530-000000-			103.89		
	2609067		2090-DS-DS00-53530-000000-			13.44		
	2609067		2090-PD-PD00-53530-000000-			213.32		
	2609067		2100-DS-DS00-53530-000000-			13.44		
	2609067		2100-FD-FD00-53530-000000-			696.18		
406701	09/18/2026	EFT	002442	FOX TOWING INC.		200.00	1	09/18/2026
	262812		2090-PD-PD00-53240-000000-			200.00		
406702	09/18/2026	EFT	000277	GALLS LLC		193.00	1	09/18/2026
	036289477		2090-PD-PD00-54720-000000-			193.00		
406703	09/18/2026	EFT	000585	GRAINGER INC.		202.92	1	09/18/2026
	9012806403		2090-PD-PD00-54550-000000-			93.12		
	9079405099		1010-CD-CD00-53530-000000-			109.80		
406704	09/18/2026	EFT	002788	HIGHTOWERS PETROLEUM CO.		29,447.43	1	09/18/2026
	195052		1010-00-0000-11060-000000-000000			29,447.43		
406705	09/18/2026	EFT	004555	HRCHITECT INC		92.50	1	09/18/2026
	2026-4361		2090-PD-PD00-54830-000000-			92.50		
406706	09/18/2026	EFT	000332	INDUSTRIAL COMMUNICATION		1,268.07	1	09/18/2026
	IC-168677		2190-00-0000-57050-000000-			1,268.07		
406707	09/18/2026	EFT	004153	JAMES M NICKELS		400.00	1	09/18/2026
	41708		2090-PD-PD00-53240-000000-			400.00		
406708	09/18/2026	EFT	002655	KIMBALL MIDWEST MOTOR SUP		136.22	1	09/18/2026
	104825803		2010-RD-RD00-54550-000000-			136.22		
406709	09/18/2026	EFT	003047	ROQUEMORE ENTERPRISES INC		7,245.00	1	09/18/2026
	2021-67919		2010-RD-RD00-53510-000000-			7,245.00		
406710	09/18/2026	EFT	004094	CINCINNATI LANDMARK PRODU		620.00	1	09/18/2026
	INV-1820		2070-PI-PI00-56030-PUMPKN-			620.00		

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
406711	09/18/2026	EFT	003210	MATHEWSGROUP		203.99	1	09/18/2026
	INVOICE NO		ACCOUNT		AMOUNT			
	2607I19		2070-PI-PI00-56020-000000-			203.99		
406712	09/18/2026	EFT	004359	MEDICOUNT MANAGEMENT INC		5,869.05	1	09/18/2026
	23985		2110-EM-EM00-53190-000000-			5,869.05		
406713	09/18/2026	EFT	002441	MENARD, INC.		19.72	1	09/18/2026
	09360		2100-FD-FD00-54810-000000-			10.44		
	09406		2100-FD-FD00-54810-000000-			9.28		
406714	09/18/2026	EFT	000420	METAL SUPERMARKETS		339.91	1	09/18/2026
	1040879		2010-RD-RD00-54010-000000-			339.91		
406715	09/18/2026	EFT	003478	O'REILLY AUTO ENTERPRISES		807.44	1	09/18/2026
	5638-351290		2010-RD-RD00-53510-000000-			363.15		
	5638-351654		2090-PD-PD00-53510-000000-			164.99		
	5638-351634		2010-RD-RD00-53510-000000-			279.30		
406716	09/18/2026	EFT	003439	PENN CARE INC		3,197.10	1	09/18/2026
	M173548		2110-EM-EM00-54550-000000-			3,197.10		
406717	09/18/2026	EFT	003647	PRUS CONSTRUCTION CO		277,545.29	1	09/18/2026
	261043002		2190-00-0000-57010-000000-			277,545.29		
406718	09/18/2026	EFT	004495	QUALITY PUBLISHING CO INC		961.36	1	09/18/2026
	44375		2070-PI-PI00-53710-000000-			961.36		
406719	09/18/2026	EFT	003475	RED BARN KENNELS LLC		135.00	1	09/18/2026
	09/11/26-09/14/26		2090-PD-PD01-53190-000000-			135.00		
406720	09/18/2026	EFT	004285	RENTOKIL NORTH AMERICA, I		55.00	1	09/18/2026
	1047720		2100-FD-FD00-53530-000000-			55.00		
406721	09/18/2026	EFT	000505	RUMPKE OF OHIO INC.		3,130.35	1	09/18/2026
	0617713		2090-PD-PD00-55060-000000-			588.22		
	4446747		1010-PK-PK11-53530-000000-			179.23		
	4446748		1010-AD-AD00-53530-000000-			64.51		
	4446748		1010-CD-CD00-53530-000000-			53.77		
	4446748		2010-RD-RD00-53530-000000-			91.41		
	4446748		2090-PD-PD00-53530-000000-			327.99		
	4446749		1010-AD-AD00-53530-000000-			131.78		
	4446749		2070-PI-PI00-53530-000000-			19.44		
	4446746		1010-PK-PK13-53530-000000-			358.45		
	4335309-A		1010-PK-PK00-54550-000000-			120.00		
	4335309		1010-PK-PK00-54550-000000-			842.02		
	4446745		2100-FD-FD00-53530-000000-			179.23		
	0435541		2100-FD-FD00-53530-000000-			88.62		
	0288309		2100-FD-FD00-53530-000000-			85.68		

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CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
406722	09/18/2026	EFT	000508	SAFETY SHOE DISTRIBUTORS		10.01	1	09/18/2026
	INVOICE NO		ACCOUNT		AMOUNT			
	I200-21138674		2010-RD-RD00-54720-000000-			10.01		
406723	09/18/2026	EFT	003323	SHRADER TIRE & OIL, INC.		3,663.20	1	09/18/2026
	26-1055203-00		2090-PD-PD00-53510-000000-			3,663.20		
406724	09/18/2026	EFT	002453	SORA'S TOWING INC.		200.00	1	09/18/2026
	358385		2090-PD-PD00-53240-000000-			200.00		
406725	09/18/2026	EFT	000761	STAPLES INC		547.10	1	09/18/2026
	6073706553		1010-CD-CD00-54510-000000-			47.99		
	6073706554		1010-CD-CD00-54510-000000-			499.11		
406726	09/18/2026	EFT	004791	STOERMER ANDERSON INC		1,855.00	1	09/18/2026
	0075679-IN		2090-PD-PD00-53560-000000-			1,642.00		
	0075850-IN		2090-PD-PD00-53560-000000-			213.00		
406727	09/18/2026	EFT	002640	T-MOBILE USA INC		200.00	1	09/18/2026
	L2609150298		2090-PD-PD00-53190-000000-			50.00		
	L2608270348		2090-PD-PD00-53190-000000-			150.00		
406728	09/18/2026	EFT	002375	TOOL HOUSE INC.		22.00	1	09/18/2026
	52828		2010-RD-RD00-53560-000000-			22.00		
406729	09/18/2026	EFT	003189	OUTDOOR HOME SERVICES HOL		514.95	1	09/18/2026
	231560843		2050-CE-CE00-53530-000000-			41.67		
	231570126		2050-CE-CE00-53530-000000-			105.98		
	231409059		5080-RD-RD00-54550-000000-			367.30		
406730	09/18/2026	EFT	000573	VALLEY ASPHALT CORPORATIO		154.96	1	09/18/2026
	V210639		2010-RD-RD00-54550-IHPAVE-			154.96		
406731	09/18/2026	EFT	001784	VALLEY JANITOR SUPPLY CO		226.35	1	09/18/2026
	292682-1		1010-AD-AD00-53530-000000-			27.17		
	292682-1		1010-CD-CD00-53530-000000-			22.63		
	292682-1		2010-RD-RD00-53530-000000-			38.48		
	292682-1		2090-PD-PD00-53530-000000-			138.07		
406732	09/18/2026	EFT	003794	MC EQUIPMENT LLC		368.47	1	09/18/2026
	35516		2010-RD-RD00-53510-000000-			368.47		
406733	09/18/2026	EFT	004754	WILLIAMS CREEK MANAGEMENT		7,350.00	1	09/18/2026
	000413		1010-PK-PK03-53530-000000-			7,350.00		
406734	09/25/2026	EFT	001532	A PLUS CONCRETE AND EXCAV	140.00			
	14766		2050-CE-CE00-54550-000000-			140.00		
406735	09/25/2026	EFT	000008	ACE HARDWARE W.C. INC.	26.97			

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CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
	39512/1		1010-PK-PK04-53530-000000-			17.98		
	INVOICE NO		ACCOUNT		AMOUNT			
	39522/1		1010-PK-PK04-53530-000000-			8.99		
406736	09/25/2026	EFT	003174	AMAZON FULLFILLMENT SERVI	3,238.39			
	1YQT-WJCV-9DDX		2090-PD-PD00-54510-000000-			13.66		
	11QM-CYX3-V1RF		2010-RD-RD00-54010-000000-			430.68		
	1X66-KN3M-CTY6		2100-FD-FD00-54550-000000-			1,180.61		
	1X6G-H3N4-RKPT		2100-FD-FD00-54550-000000-			-45.42		
	1F4M-TJKV-WQRX		2100-FD-FD00-54550-000000-			-90.82		
	11HF-XYXV-RC3H		2100-FD-FD00-54550-000000-			-45.41		
	19D1-H36Y-PNTK		2010-RD-RD00-54010-000000-			49.99		
	1G7M-QXCD-966R		1010-PK-PK00-53560-000000-			252.74		
	1NQ4-CCWK-MDGL		2010-RD-RD00-54010-000000-			1,352.38		
	1QHG-WKY1-1Q4Y		2090-PD-PD00-54010-000000-			92.16		
	1JDV-GWYT-47DV		2010-RD-RD00-54540-000000-			47.82		
406737	09/25/2026	EFT	004156	ARC DOCUMENT SOLUTIONS LL	353.63			
	51OH19386387		1010-CD-CD00-54510-000000-			353.63		
406738	09/25/2026	EFT	004110	ASCEND LEARNING HOLDINGS	102.71			
	1380185		2100-FD-FD00-53410-000000-			102.71		
406739	09/25/2026	EFT	002488	AUTOZONE STORES LLC	71.90			
	04544746866		2100-FD-FD00-53510-000000-			71.90		
406740	09/25/2026	EFT	002918	NST 2 BATTERY LLC	427.70			
	P94768225		2100-FD-FD00-54550-000000-			70.55		
	P94482261		2100-FD-FD00-54550-000000-			357.15		
406741	09/25/2026	EFT	003381	AAA CLUB ALLIANCE INC CAR	80.99			
	112054816		2090-PD-PD00-53510-000000-			80.99		
406742	09/25/2026	EFT	004242	BSMH EMPLOYER SERVICES LL	240.00			
	435708		2040-RD-RD00-53190-000000-			240.00		
406743	09/25/2026	EFT	000103	CENTER FOR LOCAL GOVERNME	25.00			
	1218		1010-AD-AD00-53410-000000-			25.00		
406744	09/25/2026	EFT	004711	CIVIL & ENVIRONMENT CONSU	21,500.00			
	515797		2190-00-0000-57010-000000-			21,500.00		
406745	09/25/2026	EFT	004664	ENLIGHTENED EQUIPMENT LLC	64.50			
	105239		2090-PD-PD00-54550-000000-			64.50		
406746	09/25/2026	EFT	004301	PERFECT EMBROIDERY, INC.	3,386.14			
	92528-1		2070-PI-PI00-56030-PUMPKN-			3,386.14		
406747	09/25/2026	EFT	000218	DELL MARKETING L.P.	1,730.28			
	10860206026		1010-AD-AD00-54810-000000-			1,730.28		

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CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
406748	09/25/2026	EFT	004162	EAGLE ENGRAVING INC	32.95			
	INVOICE NO		ACCOUNT			AMOUNT		
	2026-5582		2090-PD-PD00-54720-000000-			32.95		
406749	09/25/2026	EFT	004221	ERICA BIRKLEY	800.00			
	1766		2100-FD-FD00-53230-000000-			800.00		
406750	09/25/2026	EFT	002825	FIRST CHOICE COFFEE SERVI	264.35			
	PI-1610356		2090-PD-PD00-54530-000000-			90.01		
	PI-1610356		2090-PD-PD00-54540-000000-			26.15		
	PI-1610355		2010-RD-RD00-54530-000000-			148.19		
406751	09/25/2026	EFT	004466	FOUR SEASONS ENVIRONMENTA	382.80			
	2605069		2090-DS-DS00-53530-000000-			191.40		
	2605069		2100-DS-DS00-53530-000000-			191.40		
406752	09/25/2026	EFT	000585	GRAINGER INC.	267.19			
	9088766580		1010-AD-AD00-53530-000000-			134.64		
	9088766598		1010-AD-AD00-53530-000000-			17.90		
	9079405081		1010-AD-AD00-53530-000000-			114.65		
406753	09/25/2026	EFT	004655	IMI OHIO LLC	1,673.25			
	40113908		2010-RD-RD00-54550-IHCLVT-			832.25		
	40113748		2010-RD-RD00-54550-IHCLVT-			841.00		
406754	09/25/2026	EFT	004153	JAMES M NICKELS	575.00			
	41713		2090-PD-PD00-53240-000000-			200.00		
	14357		2110-EM-EM00-53240-000000-			375.00		
406755	09/25/2026	EFT	002655	KIMBALL MIDWEST MOTOR SUP	336.96			
	104859678		1010-PK-PK00-54550-000000-			112.32		
	104859678		2010-RD-RD00-54550-000000-			112.32		
	104859678		2050-CE-CE00-54550-000000-			112.32		
406756	09/25/2026	EFT	000373	KLEEM INC.	985.00			
	111294		2010-RD-RD01-54550-000000-			985.00		
406757	09/25/2026	EFT	004722	KODEX INC	45.00			
	TWI0MGQD-0001		2090-PD-PD00-53190-000000-			45.00		
406758	09/25/2026	EFT	002441	MENARD, INC.	44.47			
	13325		1010-SV-SV99-54550-000000-			44.47		
406759	09/25/2026	EFT	004494	MES I ACQUISITION INC	7,208.00			
	IN2589702		2100-FD-FD00-57050-000000-			7,208.00		
406760	09/25/2026	EFT	000420	METAL SUPERMARKETS	328.00			
	1040958		1010-PK-PK04-53530-000000-			328.00		

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CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
406761	09/25/2026	EFT	003478	O'REILLY AUTO ENTERPRISES	510.19			
	INVOICE NO		ACCOUNT			AMOUNT		
	5638-352205		2010-RD-RD00-53510-000000-			195.45		
	5638-352220		1010-PK-PK00-53510-000000-			303.76		
	5638-352431		1010-PK-PK00-53510-000000-			10.98		
406762	09/25/2026	EFT	004100	ODACS	200.00			
	30899		2100-FD-FD00-53190-000000-			200.00		
406763	09/25/2026	EFT	004586	ORCHARD HILTZ MCCLIMENT I	8,710.00			
	108069		2180-00-0000-57070-000000-			8,710.00		
406764	09/25/2026	EFT	004500	PAPERWORKS	173.94			
	PINV623049		2100-FD-FD00-54550-000000-			173.94		
406765	09/25/2026	EFT	003578	PLUTO ACQUISITION OPCO LL	105.82			
	202608026375		1010-PK-PK00-53230-000000-			51.41		
	202608026375a		2100-FD-FD00-53230-000000-			54.41		
406766	09/25/2026	EFT	003265	MULTI SERVICE TECHNOLOGY	250.00			
	557ST1-3941756857		1010-SV-SV00-54720-000000-			250.00		
406767	09/25/2026	EFT	004285	RENTOKIL NORTH AMERICA, I	40.00			
	1048080		1010-PK-PK04-53530-000000-			40.00		
406768	09/25/2026	EFT	002453	SORA'S TOWING INC.	200.00			
	356740		2090-PD-PD00-53240-000000-			200.00		
406769	09/25/2026	EFT	002640	T-MOBILE USA INC	600.00			
	L2608140106		2090-PD-PD00-53190-000000-			600.00		
406770	09/25/2026	EFT	003712	TELEFLEX LLC	3,550.00			
	9512205600		2110-EM-EM00-54550-000000-			3,550.00		
406771	09/25/2026	EFT	002005	THE THAMAN RUBBER CO.,INC	61.30			
	W2000 0448052		2010-RD-RD00-53560-000000-			61.30		
406772	09/25/2026	EFT	001784	VALLEY JANITOR SUPPLY CO	1,057.62			
	293637		1010-AD-AD00-53530-000000-			126.91		
	293637		1010-CD-CD00-53530-000000-			105.76		
	293637		2010-RD-RD00-53530-000000-			179.80		
	293637		2090-PD-PD00-53530-000000-			645.15		
406773	09/25/2026	EFT	004448	VIVID WRAPS	700.00			
	10508		2090-PD-PD00-57060-000000-			700.00		
406774	09/25/2026	EFT	000583	VOGELPOHL FIRE EQUIPMENT,	1,713.99			
	3013393		2100-FD-FD00-53510-000000-			1,052.63		
	6006957		2100-FD-FD00-53510-000000-			116.03		
	6007036		2100-FD-FD00-53510-000000-			545.33		

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CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
1683727	09/18/2026	PRINTED	000615	ALTAFIBER	327.54			
	INVOICE NO		ACCOUNT			AMOUNT		
	860-1946 Sep 26		1010-PK-PK11-55010-000000-			178.35		
	682-2529 Sep 26		2100-FD-FD00-55010-000000-			149.19		
1683728	09/18/2026	PRINTED	002279	BUTLER COUNTY EMERGENCY M	10,367.78			
	2026-WC-001		2100-FD-FD00-54550-VOAMSC-			10,367.78		
1683729	09/18/2026	PRINTED	004008	BUTLER COUNTY WATER & SEW	3,180.89			
	2006330 Sep 26		2100-FD-FD00-55030-000000-			67.78		
	2013795 Sep 26		1010-PK-PK04-55030-000000-			42.02		
	2013796 Sep 26		1010-PK-PK04-55030-000000-			8.64		
	2002286 Sep 26		2100-FD-FD00-55030-000000-			71.39		
	2014474 Sep 26		2100-FD-FD00-55030-000000-			102.13		
	2027757 Sep 26		1010-AD-AD00-55030-000000-			71.50		
	2027757 Sep 26		1010-CD-CD00-55030-000000-			47.67		
	2027757 Sep 26		2030-RD-RD00-55030-000000-			524.38		
	2027757 Sep 26		2090-PD-PD00-55030-000000-			1,739.98		
	2027759 Sep 26		2100-FD-FD00-55030-000000-			85.13		
	2041335 Sep 26		1010-PK-PK13-55030-000000-			54.04		
	2049236 Sep 26		1010-PK-PK11-55030-000000-			67.78		
	2051667 Sep 26		1010-PK-PK12-55030-000000-			74.32		
	2000563 Sep 26		1010-AD-AD00-55030-000000-			44.68		
	2000563 Sep 26		2070-PI-PI00-55030-000000-			6.10		
	2000564 Sep 26		1010-AD-AD00-55030-000000-			22.10		
	2000564 Sep 26		2050-CE-CE00-55030-000000-			7.38		
	2000564 Sep 26		2070-PI-PI00-55030-000000-			2.89		
	2000564 Sep 26		2090-DS-DS00-55030-000000-			10.11		
	2000564 Sep 26		2100-DS-DS00-55030-000000-			10.11		
	2000564 Sep 26		2100-FD-FD00-55030-000000-			107.76		
	2028999 Sep 26		1010-AD-AD00-55030-000000-			13.00		
1683730	09/18/2026	PRINTED	000641	DUKE ENERGY		4,717.00	1	09/22/2026
	FRS-0057322		5070-LT-LT03-55040-000000-			4,717.00		
1683731	09/18/2026	PRINTED	001334	DUKE ENERGY	3,165.78			
	910134027453 Sep 26		1010-LT-LT00-55040-000000-			66.52		
	910207466330 Sep 26		1010-LT-LT00-55040-000000-			10.74		
	910117632260 Sep 26		2100-FD-FD00-55040-000000-			1,315.55		
	910127970038 Sep 26		1010-PK-PK14-55040-000000-			37.78		
	910117892680 Sep 26		1010-PK-PK04-55040-000000-			81.95		
	910117893186 Sep 26		1010-PK-PK04-55040-000000-			36.93		
	910118689401 Sep 26		1010-PK-PK04-55040-000000-			30.46		
	910119040434 Sep 26		2100-FD-FD00-55040-000000-			1,585.85		
1683732	09/18/2026	PRINTED	004024	DUKE ENERGY	703.15			
	910117891415 Sep 26		5070-LT-LT12-55040-000000-			703.15		
1683733	09/18/2026	PRINTED	004816	MEGAN GIMS		16.68	1	09/21/2026

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CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
	Gims 09/11/26			1010-AD-AD00-53450-000000-		16.68		
1683734	09/18/2026	PRINTED	000753	GREAT AMERICAN FINANCIAL	90.00			
	INVOICE NO			ACCOUNT		AMOUNT		
	09/04/26			1010-00-0000-22010-000000-000000		45.00		
	09/18/2026			1010-00-0000-22010-000000-000000		45.00		
1683735	09/18/2026	PRINTED	004779	HERITAGE LANDSCAPE SUPPLY	210.56			
	0029389997-002			1010-PK-PK12-53530-000000-		127.39		
	0029392529-001			1010-PK-PK12-53530-000000-		83.17		
1683736	09/18/2026	PRINTED	000353	JOHN DSUBAN SPRING SERVIC	44.40			
	0171227-IN			2010-RD-RD00-54010-000000-		44.40		
1683737	09/18/2026	PRINTED	001214	KINGS FORD, INC.	5,718.99			
	6385530/1			2090-PD-PD00-53510-000000-		5,718.99		
1683738	09/18/2026	PRINTED	001369	LABOR RELATIONS INFORMATI	175.00			
	42664			2090-PD-PD00-53170-000000-		175.00		
1683739	09/18/2026	PRINTED	003318	LIBERTY TOWNSHIP	5,970.27			
	VOA 2026			2100-FD-FD00-54550-VOAMSC-		5,970.27		
1683740	09/18/2026	PRINTED	002776	MIKE CASTRUCCI FORD INC		1,325.09	1	09/22/2026
	175830			2010-RD-RD00-53510-000000-		584.53		
	175913			2090-PD-PD00-53510-000000-		590.40		
	175918			2090-PD-PD00-53510-000000-		150.16		
1683741	09/18/2026	PRINTED	004184	OHIO CHILD SUPPORT PAYMEN		3,075.01	1	09/22/2026
	09/18/2026			1010-00-0000-22010-000000-000000		3,075.01		
1683742	09/18/2026	PRINTED	004806	OMNI BUSINESS FORMS INC	49.00			
	154342			2090-PD-PD00-53170-000000-		49.00		
1683743	09/18/2026	PRINTED	004786	ZACK SANDERS		33.25	1	09/22/2026
	Sanders 09/14/26			2010-RD-RD00-53170-000000-		33.25		
1683744	09/18/2026	PRINTED	001329	SECURITY BENEFIT GROUP	10,705.00			
	611021 09/18/26			1010-00-0000-22010-000000-000000		1,030.00		
	611021 09/18/26			1010-00-0000-22520-000000-000000		9,675.00		
1683745	09/18/2026	PRINTED	003759	UNIFIRST CORPORATION		453.27	1	09/22/2026
	1340677627			1010-PK-PK00-54550-000000-		40.41		
	1340677627			1010-PK-PK00-54720-000000-		55.38		
	1340677627			1010-SV-SV00-54720-000000-		14.50		
	1340677627			1010-SV-SV99-54720-000000-		13.20		
	1340677627			2010-RD-RD00-54550-000000-		21.37		
	1340677627			2010-RD-RD00-54720-000000-		293.97		
	1340677627			2050-CE-CE00-54720-000000-		14.44		

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
1683746	09/18/2026	PRINTED	001091	VOGT LAWN CARE	1,400.00			
	INVOICE NO		ACCOUNT			AMOUNT		
	14537		1010-CD-CD00-53210-000000-			850.00		
	14539		1010-CD-CD00-53210-000000-			275.00		
	14538		1010-CD-CD00-53210-000000-			275.00		
1683747	09/18/2026	PRINTED	004529	BRIANNA WOOTEN		72.33	1	09/18/2026
	Wooten 09/11/26		2070-PI-PI00-54530-000000-			72.33		
1683748	09/25/2026	PRINTED	000615	ALTAFIBER	118.79			
	755-6030 Oct 26		1010-AD-AD00-55010-000000-			59.40		
	755-6030 Oct 26		2100-FD-FD00-55010-000000-			59.39		
1683749	09/25/2026	PRINTED	004009	ALTAFIBER	56.31			
	2323805-09202026		1010-AD-AD00-55010-000000-			6.75		
	2323805-09202026		1010-CD-CD00-55010-000000-			6.76		
	2323805-09202026		1010-PK-PK00-55010-000000-			3.38		
	2323805-09202026		2030-RD-RD00-55010-000000-			5.63		
	2323805-09202026		2090-PD-PD00-55010-000000-			22.53		
	2323805-09202026		2100-FD-FD00-55010-000000-			11.26		
1683750	09/25/2026	PRINTED	000092	BUTLER COUNTY TOWNSHIP AS	80.00			
	09/23/26OTA		1010-AD-AD00-53170-000000-			80.00		
1683751	09/25/2026	PRINTED	004008	BUTLER COUNTY WATER & SEW	1,022.23			
	2060099 Sep 26		1010-PK-PK03-55030-000000-			1,022.23		
1683752	09/25/2026	PRINTED	002876	CLIMATE SUPPORT GROUP LLC	7,670.00			
	12463721		2180-00-0000-57010-000000-			7,670.00		
1683753	09/25/2026	PRINTED	001334	DUKE ENERGY	31,266.34			
	910117891655 Sep 26		1010-AD-AD00-55040-000000-			2,593.50		
	910117891655 Sep 26		2070-PI-PI00-55040-000000-			353.66		
	910117891887 Sep 26		1010-AD-AD00-55040-000000-			14.59		
	910117891887 Sep 26		1010-CD-CD00-55040-000000-			9.73		
	910117891887 Sep 26		2030-RD-RD00-55040-000000-			107.03		
	910117891887 Sep 26		2090-PD-PD00-55040-000000-			355.13		
	910119396140 Sep 26		2100-FD-FD00-55040-000000-			1,342.76		
	910117632301 Sep 26		2100-FD-FD00-55040-000000-			1,305.66		
	910117892010 Sep 26		1010-PK-PK03-55040-000000-			586.23		
	910117892599 Sep 26		1010-PK-PK03-55040-000000-			84.57		
	910117893326 Sep 26		1010-PK-PK11-55040-000000-			540.68		
	910117893417 Sep 26		1010-LT-LT00-55040-000000-			27.41		
	910117892440 Sep 26		1010-AD-AD00-55040-000000-			50.72		
	910117893144 Sep 26		1010-PK-PK13-55040-000000-			477.40		
	910119395751 Sep 26		1010-PK-PK12-55040-000000-			1,466.69		
	910119661924 Sep 26		2050-CE-CE00-55040-000000-			29.94		
	910117893003 Sep 26		1010-AD-AD00-55040-000000-			1,375.62		
	910117893003 Sep 26		2070-PI-PI00-55040-000000-			196.51		
	910117893003 Sep 26		2090-DS-DS00-55040-000000-			617.61		

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
	910117893003 Sep 26			2100-DS-DS00-55040-000000-		617.61		
	INVOICE NO			ACCOUNT	AMOUNT			
	910119396190 Sep 26			2050-CE-CE00-55040-000000-		212.63		
	910119396231 Sep 26			1010-AD-AD00-55040-000000-		77.55		
	910119396231 Sep 26			2050-CE-CE00-55040-000000-		25.85		
	910119396231 Sep 26			2070-PI-PI00-55040-000000-		10.11		
	910119396231 Sep 26			2090-DS-DS00-55040-000000-		35.40		
	910119396231 Sep 26			2100-DS-DS00-55040-000000-		35.40		
	910119396231 Sep 26			2100-FD-FD00-55040-000000-		3,305.71		
	910117892953 Sep 26			1010-AD-AD00-55040-000000-		462.32		
	910117892953 Sep 26			1010-CD-CD00-55040-000000-		308.21		
	910117892953 Sep 26			2030-RD-RD00-55040-000000-		3,390.34		
	910117892953 Sep 26			2090-PD-PD00-55040-000000-		11,249.77		
1683754	09/25/2026	PRINTED	004024	DUKE ENERGY	63.44			
	910117892549 Oct 26			5070-LT-LT28-55040-000000-		21.62		
	910117891837 Oct 26			5070-LT-LT28-55040-000000-		41.82		
1683755	09/25/2026	PRINTED	003754	GARVER FAMILY FARM MARKET	3,850.00			
	KWASANF45FKKG			2070-PI-PI00-56030-PUMPKN-		3,850.00		
1683756	09/25/2026	PRINTED	004355	DANIELLE HOUSTON	1,150.00			
	Houston 09/22/26			1010-AD-AD00-56090-000000-		1,150.00		
1683757	09/25/2026	PRINTED	000353	JOHN DSUBAN SPRING SERVIC	9.58			
	0171308-IN			2010-RD-RD00-53510-000000-		9.58		
1683758	09/25/2026	PRINTED	003471	MCBRIDE DALE ASSOCIATES I	1,320.00			
	5685-7			1010-CD-CD00-53190-000000-		1,320.00		
1683759	09/25/2026	PRINTED	000755	OHIO PUBLIC EMPLOYEES DEF	26,857.20			
	2279166			1010-00-0000-22520-000000-000000		26,857.20		
1683760	09/25/2026	PRINTED	001182	OHIO TWP ASSOCIATION RISK	735.00			
	136740			1010-PK-PK00-53010-000000-		735.00		
1683761	09/25/2026	PRINTED	003777	OLGA ONIPKO	45.00			
	81940 A			2090-PD-PD00-53190-000000-		30.00		
	81940 B			2700-PD-PD00-54720-000000-		15.00		
1683762	09/25/2026	PRINTED	002712	SNAP-ON INC	189.90			
	ARV/68103453(B)			2010-RD-RD00-54550-000000-		189.90		
1683763	09/25/2026	PRINTED	004684	TNT SAWING INC	950.00			
	6345			2010-RD-RD00-54550-IHCLVT-		950.00		
1683764	09/25/2026	PRINTED	003759	UNIFIRST CORPORATION	453.27			
	1340680763			1010-PK-PK00-54550-000000-		40.41		
	1340680763			1010-PK-PK00-54720-000000-		55.38		
	1340680763			1010-SV-SV00-54720-000000-		14.50		

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
1340680763			1010-SV-SV99-54720-000000-			13.20		

INVOICE NO	ACCOUNT	AMOUNT
1340680763	2010-RD-RD00-54550-000000-	21.37
1340680763	2010-RD-RD00-54720-000000-	293.97
1340680763	2050-CE-CE00-54720-000000-	14.44

153	CHECKS	CASH ACCOUNT TOTAL	591,774.68	518,072.26

AP CHECK RECONCILIATION REGISTER

		UNCLEARED	CLEARED
153 CHECKS	FINAL TOTAL	591,774.68	518,072.26

** END OF REPORT - Generated by Felicia Krutka **

West Chester Township

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
5216	09/29/2026	MANUAL	000319 HOME DEPOT	6.73			
	INVOICE NO		ACCOUNT		AMOUNT		
	7022834		2100-FD-FD00-53530-000000-		6.73		
5217	09/29/2026	MANUAL	000319 HOME DEPOT	32.77			
	8200441		2090-PD-PD00-54550-000000-		32.77		
5218	09/30/2026	MANUAL	000319 HOME DEPOT	48.10			
	5013629		1010-PK-PK00-54550-000000-		48.10		
5219	10/01/2026	MANUAL	003159 CHARTER COMMUNICATIONS	182.96			
	135564001092126		2100-FD-FD00-55060-000000-		182.96		
5220	10/02/2026	MANUAL	000900 UNITED STATES TREASURY	125,452.67			
	10/02/2026		1010-00-0000-22010-000000-000000		125,452.67		
5221	10/02/2026	MANUAL	004452 OHIO BUSINESS GATEWAY OHI	22,919.13			
	10/02/2026		1010-00-0000-22010-000000-000000		22,919.13		
5222	10/02/2026	MANUAL	004453 OHIO BUSINESS GATEWAY CIT	7,975.25			
	Sep 2026		1010-00-0000-22010-000000-000000		7,975.00		
	Sep 2026		1010-00-0000-22010-000000-000000		.25		
5223	10/02/2026	MANUAL	004247 OHIO BUSINESS GATEWAY SCH	3,080.04			
	Sep 2026		1010-00-0000-22010-000000-000000		3,080.04		
5224	10/02/2026	MANUAL	004243 INDIANA DEPT OF REVENUE	1,045.77			
	Sep 2026		1010-00-0000-22010-000000-000000		1,045.77		
5225	10/02/2026	MANUAL	004244 KENTUCKY DEPT OF REVENUE	881.25			
	Sep 2026		1010-00-0000-22010-000000-000000		881.25		
406734	09/25/2026	EFT	001532 A PLUS CONCRETE AND EXCAV		140.00	1	09/25/2026
	14766		2050-CE-CE00-54550-000000-		140.00		
406735	09/25/2026	EFT	000008 ACE HARDWARE W.C. INC.		26.97	1	09/25/2026
	39512/1		1010-PK-PK04-53530-000000-		17.98		
	39522/1		1010-PK-PK04-53530-000000-		8.99		
406736	09/25/2026	EFT	003174 AMAZON FULLFILLMENT SERVI		3,238.39	1	09/25/2026
	1YQT-WJCV-9DDX		2090-PD-PD00-54510-000000-		13.66		
	11QM-CYX3-V1RF		2010-RD-RD00-54010-000000-		430.68		
	1X66-KN3M-CTY6		2100-FD-FD00-54550-000000-		1,180.61		
	1X6G-H3N4-RKPT		2100-FD-FD00-54550-000000-		-45.42		
	1F4M-TJKV-WQRX		2100-FD-FD00-54550-000000-		-90.82		
	11HF-XYXV-RC3H		2100-FD-FD00-54550-000000-		-45.41		
	19D1-H36Y-PNTK		2010-RD-RD00-54010-000000-		49.99		
	1G7M-QXCD-966R		1010-PK-PK00-53560-000000-		252.74		
	1NQ4-CCWK-MDGL		2010-RD-RD00-54010-000000-		1,352.38		
	1QHG-WKY1-1Q4Y		2090-PD-PD00-54010-000000-		92.16		

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
		1JDV-GWYT-47DV		2010-RD-RD00-54540-000000-		47.82		
406737	09/25/2026	EFT	004156	ARC DOCUMENT SOLUTIONS LL		353.63	1	09/25/2026
	INVOICE NO		ACCOUNT		AMOUNT			
	51OH19386387		1010-CD-CD00-54510-000000-			353.63		
406738	09/25/2026	EFT	004110	ASCEND LEARNING HOLDINGS		102.71	1	09/25/2026
	1380185		2100-FD-FD00-53410-000000-			102.71		
406739	09/25/2026	EFT	002488	AUTOZONE STORES LLC		71.90	1	09/25/2026
	04544746866		2100-FD-FD00-53510-000000-			71.90		
406740	09/25/2026	EFT	002918	NST 2 BATTERY LLC		427.70	1	09/25/2026
	P94768225		2100-FD-FD00-54550-000000-			70.55		
	P94482261		2100-FD-FD00-54550-000000-			357.15		
406741	09/25/2026	EFT	003381	AAA CLUB ALLIANCE INC CAR		80.99	1	09/25/2026
	112054816		2090-PD-PD00-53510-000000-			80.99		
406742	09/25/2026	EFT	004242	BSMH EMPLOYER SERVICES LL		240.00	1	09/25/2026
	435708		2040-RD-RD00-53190-000000-			240.00		
406743	09/25/2026	EFT	000103	CENTER FOR LOCAL GOVERNME		25.00	1	09/25/2026
	1218		1010-AD-AD00-53410-000000-			25.00		
406744	09/25/2026	EFT	004711	CIVIL & ENVIRONMENT CONSU		21,500.00	1	09/25/2026
	515797		2190-00-0000-57010-000000-			21,500.00		
406745	09/25/2026	EFT	004664	ENLIGHTENED EQUIPMENT LLC		64.50	1	09/25/2026
	105239		2090-PD-PD00-54550-000000-			64.50		
406746	09/25/2026	EFT	004301	PERFECT EMBROIDERY, INC.		3,386.14	1	09/25/2026
	92528-1		2070-PI-PI00-56030-PUMPKN-			3,386.14		
406747	09/25/2026	EFT	000218	DELL MARKETING L.P.		1,730.28	1	09/25/2026
	10860206026		1010-AD-AD00-54810-000000-			1,730.28		
406748	09/25/2026	EFT	004162	EAGLE ENGRAVING INC		32.95	1	09/25/2026
	2026-5582		2090-PD-PD00-54720-000000-			32.95		
406749	09/25/2026	EFT	004221	ERICA BIRKLEY		800.00	1	09/25/2026
	1766		2100-FD-FD00-53230-000000-			800.00		
406750	09/25/2026	EFT	002825	FIRST CHOICE COFFEE SERVI		264.35	1	09/25/2026
	PI-1610356		2090-PD-PD00-54530-000000-			90.01		
	PI-1610356		2090-PD-PD00-54540-000000-			26.15		
	PI-1610355		2010-RD-RD00-54530-000000-			148.19		
406751	09/25/2026	EFT	004466	FOUR SEASONS ENVIRONMENTA		382.80	1	09/25/2026
	2605069		2090-DS-DS00-53530-000000-			191.40		

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
	2605069			2100-DS-DS00-53530-000000-		191.40		
406752	09/25/2026	EFT	000585	GRAINGER INC.		267.19	1	09/25/2026
	INVOICE NO			ACCOUNT	AMOUNT			
	9088766580			1010-AD-AD00-53530-000000-		134.64		
	9088766598			1010-AD-AD00-53530-000000-		17.90		
	9079405081			1010-AD-AD00-53530-000000-		114.65		
406753	09/25/2026	EFT	004655	IMI OHIO LLC		1,673.25	1	09/25/2026
	40113908			2010-RD-RD00-54550-IHCLVT-		832.25		
	40113748			2010-RD-RD00-54550-IHCLVT-		841.00		
406754	09/25/2026	EFT	004153	JAMES M NICKELS		575.00	1	09/25/2026
	41713			2090-PD-PD00-53240-000000-		200.00		
	14357			2110-EM-EM00-53240-000000-		375.00		
406755	09/25/2026	EFT	002655	KIMBALL MIDWEST MOTOR SUP		336.96	1	09/25/2026
	104859678			1010-PK-PK00-54550-000000-		112.32		
	104859678			2010-RD-RD00-54550-000000-		112.32		
	104859678			2050-CE-CE00-54550-000000-		112.32		
406756	09/25/2026	EFT	000373	KLEEM INC.		985.00	1	09/25/2026
	111294			2010-RD-RD01-54550-000000-		985.00		
406757	09/25/2026	EFT	004722	KODEX INC		45.00	1	09/25/2026
	TWI0MGQD-0001			2090-PD-PD00-53190-000000-		45.00		
406758	09/25/2026	EFT	002441	MENARD, INC.		44.47	1	09/25/2026
	13325			1010-SV-SV99-54550-000000-		44.47		
406759	09/25/2026	EFT	004494	MES I ACQUISITION INC		7,208.00	1	09/25/2026
	IN2589702			2100-FD-FD00-57050-000000-		7,208.00		
406760	09/25/2026	EFT	000420	METAL SUPERMARKETS		328.00	1	09/25/2026
	1040958			1010-PK-PK04-53530-000000-		328.00		
406761	09/25/2026	EFT	003478	O'REILLY AUTO ENTERPRISES		510.19	1	09/25/2026
	5638-352205			2010-RD-RD00-53510-000000-		195.45		
	5638-352220			1010-PK-PK00-53510-000000-		303.76		
	5638-352431			1010-PK-PK00-53510-000000-		10.98		
406762	09/25/2026	EFT	004100	ODACS		200.00	1	09/25/2026
	30899			2100-FD-FD00-53190-000000-		200.00		
406763	09/25/2026	EFT	004586	ORCHARD HILTZ MCCLIMENT I		8,710.00	1	09/25/2026
	108069			2180-00-0000-57070-000000-		8,710.00		
406764	09/25/2026	EFT	004500	PAPERWORKS		173.94	1	09/25/2026
	PINV623049			2100-FD-FD00-54550-000000-		173.94		

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
406765	09/25/2026	EFT	003578	PLUTO ACQUISITION OPCO LL		105.82	1	09/25/2026
	INVOICE NO		ACCOUNT		AMOUNT			
	202608026375		1010-PK-PK00-53230-000000-			51.41		
	202608026375a		2100-FD-FD00-53230-000000-			54.41		
406766	09/25/2026	EFT	003265	MULTI SERVICE TECHNOLOGY		250.00	1	09/25/2026
	557ST1-3941756857		1010-SV-SV00-54720-000000-			250.00		
406767	09/25/2026	EFT	004285	RENTOKIL NORTH AMERICA, I		40.00	1	09/25/2026
	1048080		1010-PK-PK04-53530-000000-			40.00		
406768	09/25/2026	EFT	002453	SORA'S TOWING INC.		200.00	1	09/25/2026
	356740		2090-PD-PD00-53240-000000-			200.00		
406769	09/25/2026	EFT	002640	T-MOBILE USA INC		600.00	1	09/25/2026
	L2608140106		2090-PD-PD00-53190-000000-			600.00		
406770	09/25/2026	EFT	003712	TELEFLEX LLC		3,550.00	1	09/25/2026
	9512205600		2110-EM-EM00-54550-000000-			3,550.00		
406771	09/25/2026	EFT	002005	THE THAMAN RUBBER CO.,INC		61.30	1	09/25/2026
	W2000 0448052		2010-RD-RD00-53560-000000-			61.30		
406772	09/25/2026	EFT	001784	VALLEY JANITOR SUPPLY CO		1,057.62	1	09/25/2026
	293637		1010-AD-AD00-53530-000000-			126.91		
	293637		1010-CD-CD00-53530-000000-			105.76		
	293637		2010-RD-RD00-53530-000000-			179.80		
	293637		2090-PD-PD00-53530-000000-			645.15		
406773	09/25/2026	EFT	004448	VIVID WRAPS		700.00	1	09/25/2026
	10508		2090-PD-PD00-57060-000000-			700.00		
406774	09/25/2026	EFT	000583	VOGELPOHL FIRE EQUIPMENT,		1,713.99	1	09/25/2026
	3013393		2100-FD-FD00-53510-000000-			1,052.63		
	6006957		2100-FD-FD00-53510-000000-			116.03		
	6007036		2100-FD-FD00-53510-000000-			545.33		
406775	10/02/2026	EFT	001532	A PLUS CONCRETE AND EXCAV	259.00			
	14796		2050-CE-CE00-53530-000000-			148.00		
	14797		2010-RD-RD00-54550-IHCLVT-			111.00		
406776	10/02/2026	EFT	002422	AFSCME OHIO COUNCIL 8, LO	588.20			
	10/02/26 Union Dues		1010-00-0000-22510-000000-000000			588.20		
406777	10/02/2026	EFT	004401	ALLGEIER AUTO PARTS INC	800.00			
	284510		2090-PD-PD00-53510-000000-			800.00		
406778	10/02/2026	EFT	003174	AMAZON FULLFILLMENT SERVI	2,008.06			
	1C6N-DWLM-3YJR		2090-PD-PD00-53510-000000-			20.79		
	17FY-TM67-FPQT		2010-RD-RD00-53510-000000-			257.80		

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
		1ND3-4D99-74CR	2090-PD-PD00-54550-000000-		289.00		
	INVOICE NO		ACCOUNT		AMOUNT		
	16KX-Y6PL-R6NY		2070-PI-PI00-56030-PUMPKN-		1,162.99		
	16D1-7WFL-G9NN		1010-AD-AD00-54510-000000-		364.76		
	1PRG-QWVK-4CCY		2090-PD-PD00-54510-000000-		-67.57		
	1X3M-6CTD-3QXF		2090-PD-PD00-54510-000000-		-67.57		
	1D9T-KW3L-4D3H		2090-PD-PD00-54510-000000-		-67.57		
	1P7C-YFXN-YHD1		1010-CD-CD00-54010-000000-		29.95		
	1G3N-J17T-3C4G		2100-FD-FD00-54550-000000-		60.79		
	1MPJ-4NG7-7DFM		2100-FD-FD00-53530-000000-		24.69		
406779	10/02/2026	EFT	004809 LOGAN BAUER	250.00			
	09/20/26 Invoice		2070-PI-PI00-53190-000000-		250.00		
406780	10/02/2026	EFT	000119 BGR INC	103.53			
	CI26049637		2090-PD-PD00-54550-000000-		103.53		
406781	10/02/2026	EFT	004819 A AND D WALKER ENTERPRISE	800.00			
	2747		2070-PI-PI00-56030-PUMPKN-		800.00		
406782	10/02/2026	EFT	003381 AAA CLUB ALLIANCE INC CAR	161.98			
	112054884		2010-RD-RD00-53510-000000-		80.99		
	112054920		2010-RD-RD00-53510-000000-		80.99		
406783	10/02/2026	EFT	000126 BOUND TREE MEDICAL LLC	15,635.32			
	86364772		2110-EM-EM00-54550-000000-		15,635.32		
406784	10/02/2026	EFT	004609 BRANDSTETTER CARROLL INC	4,800.00			
	25111-11		2190-00-0000-57010-000000-		4,800.00		
406785	10/02/2026	EFT	000202 CUMMINS BRIDGEWAY LLC	3,572.82			
	T5-250847873		2100-FD-FD00-53510-000000-		-405.00		
	T5-260458030		2100-FD-FD00-53510-000000-		-102.68		
	T5-260864527		2100-FD-FD00-53510-000000-		302.43		
	T5-260864527		2110-EM-EM00-53510-000000-		302.42		
	T5-260965789		2110-EM-EM00-53510-000000-		144.24		
	T5-260965785		2100-FD-FD00-53510-000000-		1,913.05		
	PREVIEW		2100-FD-FD00-53510-000000-		1,418.36		
406786	10/02/2026	EFT	004301 PERFECT EMBROIDERY, INC.	2,362.28			
	92761-1		2070-PI-PI00-56030-000000-		2,362.28		
406787	10/02/2026	EFT	002902 DINSMORE AND SHOHL LLP	2,500.00			
	09/22/26		2180-00-0000-53110-000000-		1,797.77		
	09/22/26		2190-00-0000-53110-000000-		702.23		
406788	10/02/2026	EFT	002936 DOCUMENT DESTRUCTION	82.65			
	229121		1010-AD-AD00-53190-000000-		40.50		
	229121		2090-DS-DS00-53190-000000-		10.74		
	229121		2100-DS-DS00-53190-000000-		10.74		

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
	229121			2100-FD-FD00-53190-000000-		20.67		
406789	10/02/2026	EFT	004712	FAIRVIEW PRESS LLC	1,678.50			
	INVOICE NO			ACCOUNT		AMOUNT		
	2026ci-647			2070-PI-PI00-53720-000000-		1,678.50		
406790	10/02/2026	EFT	004227	EMPOWER RETIREMENT LLC	1,654.00			
	10/02/2026			1010-00-0000-22010-000000-000000		350.00		
	10/02/2026			1010-00-0000-22520-000000-000000		1,304.00		
406791	10/02/2026	EFT	003427	ENCORE PRECAST LLC	1,918.00			
	90037			2010-RD-RD00-54550-IHCLVT-		1,918.00		
406792	10/02/2026	EFT	003763	THE FECHHEIMER BROTHERS C	316.22			
	000782775			2700-PD-PD00-54720-000000-		316.22		
406793	10/02/2026	EFT	002825	FIRST CHOICE COFFEE SERVI	209.35			
	PI-1598071			2100-FD-FD00-54530-000000-		209.35		
406794	10/02/2026	EFT	000754	F.O.P. LODGE #186	2,580.00			
	FOP 186 10/02/26			1010-00-0000-22510-000000-000000		2,580.00		
406795	10/02/2026	EFT	004466	FOUR SEASONS ENVIRONMENTA	2,033.02			
	2606075			1010-AD-AD00-53560-000000-		2,033.02		
406796	10/02/2026	EFT	000280	GATEWAY TIRE COMPANY INC.	1,032.88			
	30-1201612			2010-RD-RD00-53510-000000-		1,032.88		
406797	10/02/2026	EFT	000585	GRAINGER INC.	650.54			
	9097674577			1010-AD-AD00-53530-000000-		13.25		
	9097674577			1010-CD-CD00-53530-000000-		7.57		
	9097674577			2010-RD-RD00-53530-000000-		90.84		
	9097674577			2090-PD-PD00-53530-000000-		77.58		
	9087377751			2100-FD-FD00-53530-000000-		461.30		
406798	10/02/2026	EFT	003447	HERITAGE FIRE EQUIPMENT L	3,167.90			
	20406			2100-FD-FD00-53510-000000-		557.15		
	20784			2100-FD-FD00-53510-000000-		2,610.75		
406799	10/02/2026	EFT	004655	IMI OHIO LLC	725.00			
	40114319			2010-RD-RD00-54550-IHCURB-		725.00		
406800	10/02/2026	EFT	004153	JAMES M NICKELS	475.00			
	14363			2010-RD-RD00-53240-000000-		475.00		
406801	10/02/2026	EFT	004404	KWAME ACHEAMPONG	268.75			
	12-Sept			2070-PI-PI00-53190-000000-		268.75		
406802	10/02/2026	EFT	002441	MENARD, INC.	399.00			
	13557			1010-SV-SV99-54010-000000-		399.00		

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CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
406803	10/02/2026	EFT	002949	MIKES CARWASH	1,800.00			
	INVOICE NO		ACCOUNT			AMOUNT		
	52794		2090-PD-PD00-53510-000000-			1,800.00		
406804	10/02/2026	EFT	000683	MYERS TIRE - INDIANAPOLIS	600.22			
	60300811		2010-RD-RD00-53510-000000-			600.22		
406805	10/02/2026	EFT	004480	NORMAC COMPANY	496.80			
	P15764		2010-RD-RD00-54550-IHPAVE-			496.80		
406806	10/02/2026	EFT	003478	O'REILLY AUTO ENTERPRISES	319.90			
	5638-350250		2100-FD-FD00-53510-000000-			57.42		
	5638-350250		2110-EM-EM00-53510-000000-			57.42		
	5638-351241		2100-FD-FD00-53560-000000-			45.77		
	5638-352465		2010-RD-RD00-53510-000000-			131.30		
	5638-352745		2010-RD-RD00-54010-000000-			27.99		
406807	10/02/2026	EFT	004100	ODACS	200.00			
	30973		2090-PD-PD00-53170-000000-			200.00		
406808	10/02/2026	EFT	004500	PAPERWORKS	64.12			
	PINV624525		2100-FD-FD00-54550-000000-			64.12		
406809	10/02/2026	EFT	004802	PENCHURA LLC	3,195.53			
	26-997		1010-PK-PK03-53530-000000-			3,195.53		
406810	10/02/2026	EFT	003265	MULTI SERVICE TECHNOLOGY	58.01			
	557ST1-2508404125		2010-RD-RD00-54720-000000-			250.00		
	557ST1-2508372393		2010-RD-RD00-54720-000000-			-191.99		
406811	10/02/2026	EFT	004285	RENTOKIL NORTH AMERICA, I	55.00			
	1047709		2100-FD-FD00-53530-000000-			55.00		
406812	10/02/2026	EFT	000505	RUMPKE OF OHIO INC.	723.06			
	1385871		1010-PK-PK03-53530-000000-			106.84		
	0100524		2010-RD-RD00-55060-000000-			425.49		
	0394148		2100-FD-FD00-53530-000000-			95.46		
	0397438		2100-FD-FD00-53530-000000-			95.27		
406813	10/02/2026	EFT	000519	SIGNCO/STYLECRAFT, INC.	448.32			
	446882		2100-FD-FD00-54720-000000-			448.32		
406814	10/02/2026	EFT	000800	SIGNS BY TOMORROW	1,083.04			
	24517		2070-PI-PI00-53710-000000-			1,083.04		
406815	10/02/2026	EFT	003909	CITY OF TRENTON	325.00			
	09/26/27		2090-PD-PD00-51120-000000-			325.00		
406816	10/02/2026	EFT	003385	TRIAD TECHNOLOGIES LLC	161.98			

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FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
	62491158			2010-RD-RD00-53510-000000-		161.98		
406817	10/02/2026	EFT	003340	TRIPLE S TIRE COMPANY, IN	634.78			
	INVOICE NO			ACCOUNT		AMOUNT		
	157725			2010-RD-RD00-53560-000000-		634.78		
406818	10/02/2026	EFT	000573	VALLEY ASPHALT CORPORATIO	121.60			
	V212869			2010-RD-RD00-54550-IHPAVE-		121.60		
406819	10/02/2026	EFT	004734	WBC SFM LLC	127,500.00			
	PS-INV103006			1010-PK-PK13-54550-SFCBBO-		127,500.00		
406820	10/02/2026	EFT	003680	WEX INC	15,955.75			
	115110014			2100-FD-FD00-54710-000000-		7,977.88		
	115110014			2110-EM-EM00-54710-000000-		7,977.87		
406821	10/02/2026	EFT	003731	ZERO9 SOLUTIONS LTD	294.70			
	14495-B2B			2090-PD-PD00-54720-000000-		294.70		
1683748	09/25/2026	PRINTED	000615	ALTAFIBER	118.79			
	755-6030 Oct 26			1010-AD-AD00-55010-000000-		59.40		
	755-6030 Oct 26			2100-FD-FD00-55010-000000-		59.39		
1683749	09/25/2026	PRINTED	004009	ALTAFIBER		56.31	1	09/30/2026
	2323805-09202026			1010-AD-AD00-55010-000000-		6.75		
	2323805-09202026			1010-CD-CD00-55010-000000-		6.76		
	2323805-09202026			1010-PK-PK00-55010-000000-		3.38		
	2323805-09202026			2030-RD-RD00-55010-000000-		5.63		
	2323805-09202026			2090-PD-PD00-55010-000000-		22.53		
	2323805-09202026			2100-FD-FD00-55010-000000-		11.26		
1683750	09/25/2026	PRINTED	000092	BUTLER COUNTY TOWNSHIP AS	80.00			
	09/23/26OTA			1010-AD-AD00-53170-000000-		80.00		
1683751	09/25/2026	PRINTED	004008	BUTLER COUNTY WATER & SEW	1,022.23			
	2060099 Sep 26			1010-PK-PK03-55030-000000-		1,022.23		
1683752	09/25/2026	PRINTED	002876	CLIMATE SUPPORT GROUP LLC		7,670.00	1	09/29/2026
	12463721			2180-00-0000-57010-000000-		7,670.00		
1683753	09/25/2026	PRINTED	001334	DUKE ENERGY	31,266.34			
	910117891655 Sep 26			1010-AD-AD00-55040-000000-		2,593.50		
	910117891655 Sep 26			2070-PI-PI00-55040-000000-		353.66		
	910117891887 Sep 26			1010-AD-AD00-55040-000000-		14.59		
	910117891887 Sep 26			1010-CD-CD00-55040-000000-		9.73		
	910117891887 Sep 26			2030-RD-RD00-55040-000000-		107.03		
	910117891887 Sep 26			2090-PD-PD00-55040-000000-		355.13		
	910119396140 Sep 26			2100-FD-FD00-55040-000000-		1,342.76		
	910117632301 Sep 26			2100-FD-FD00-55040-000000-		1,305.66		
	910117892010 Sep 26			1010-PK-PK03-55040-000000-		586.23		

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FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
	910117892599 Sep 26		1010-PK-PK03-55040-000000-			84.57		
	INVOICE NO		**ACCOUNT**		**AMOUNT**			
	910117893326 Sep 26		1010-PK-PK11-55040-000000-			540.68		
	910117893417 Sep 26		1010-LT-LT00-55040-000000-			27.41		
	910117892440 Sep 26		1010-AD-AD00-55040-000000-			50.72		
	910117893144 Sep 26		1010-PK-PK13-55040-000000-			477.40		
	910119395751 Sep 26		1010-PK-PK12-55040-000000-			1,466.69		
	910119661924 Sep 26		2050-CE-CE00-55040-000000-			29.94		
	910117893003 Sep 26		1010-AD-AD00-55040-000000-			1,375.62		
	910117893003 Sep 26		2070-PI-PI00-55040-000000-			196.51		
	910117893003 Sep 26		2090-DS-DS00-55040-000000-			617.61		
	910117893003 Sep 26		2100-DS-DS00-55040-000000-			617.61		
	910119396190 Sep 26		2050-CE-CE00-55040-000000-			212.63		
	910119396231 Sep 26		1010-AD-AD00-55040-000000-			77.55		
	910119396231 Sep 26		2050-CE-CE00-55040-000000-			25.85		
	910119396231 Sep 26		2070-PI-PI00-55040-000000-			10.11		
	910119396231 Sep 26		2090-DS-DS00-55040-000000-			35.40		
	910119396231 Sep 26		2100-DS-DS00-55040-000000-			35.40		
	910119396231 Sep 26		2100-FD-FD00-55040-000000-			3,305.71		
	910117892953 Sep 26		1010-AD-AD00-55040-000000-			462.32		
	910117892953 Sep 26		1010-CD-CD00-55040-000000-			308.21		
	910117892953 Sep 26		2030-RD-RD00-55040-000000-			3,390.34		
	910117892953 Sep 26		2090-PD-PD00-55040-000000-			11,249.77		
1683754	09/25/2026	PRINTED	004024 DUKE ENERGY		63.44			
	910117892549 Oct 26		5070-LT-LT28-55040-000000-			21.62		
	910117891837 Oct 26		5070-LT-LT28-55040-000000-			41.82		
1683755	09/25/2026	PRINTED	003754 GARVER FAMILY FARM MARKET			3,850.00	1	09/30/2026
	KWASANF45FKKG		2070-PI-PI00-56030-PUMPKN-			3,850.00		
1683756	09/25/2026	PRINTED	004355 DANIELLE HOUSTON			1,150.00	1	09/25/2026
	Houston 09/22/26		1010-AD-AD00-56090-000000-			1,150.00		
1683757	09/25/2026	PRINTED	000353 JOHN DSUBAN SPRING SERVIC			9.58	1	09/29/2026
	0171308-IN		2010-RD-RD00-53510-000000-			9.58		
1683758	09/25/2026	PRINTED	003471 MCBRIDE DALE ASSOCIATES I			1,320.00	1	09/29/2026
	5685-7		1010-CD-CD00-53190-000000-			1,320.00		
1683759	09/25/2026	PRINTED	000755 OHIO PUBLIC EMPLOYEES DEF			26,857.20	1	09/30/2026
	2279166		1010-00-0000-22520-000000-000000			26,857.20		
1683760	09/25/2026	PRINTED	001182 OHIO TWP ASSOCIATION RISK		735.00			
	136740		1010-PK-PK00-53010-000000-			735.00		
1683761	09/25/2026	PRINTED	003777 OLGA ONIPKO			45.00	1	09/29/2026
	81940 A		2090-PD-PD00-53190-000000-			30.00		
	81940 B		2700-PD-PD00-54720-000000-			15.00		

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CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
1683762	09/25/2026	PRINTED	002712 SNAP-ON INC		189.90	1	09/30/2026
	INVOICE NO		ACCOUNT		AMOUNT		
	ARV/68103453(B)		2010-RD-RD00-54550-000000-		189.90		
1683763	09/25/2026	PRINTED	004684 TNT SAWING INC	950.00			
	6345		2010-RD-RD00-54550-IHCLVT-		950.00		
1683764	09/25/2026	PRINTED	003759 UNIFIRST CORPORATION		453.27	1	09/29/2026
	1340680763		1010-PK-PK00-54550-000000-		40.41		
	1340680763		1010-PK-PK00-54720-000000-		55.38		
	1340680763		1010-SV-SV00-54720-000000-		14.50		
	1340680763		1010-SV-SV99-54720-000000-		13.20		
	1340680763		2010-RD-RD00-54550-000000-		21.37		
	1340680763		2010-RD-RD00-54720-000000-		293.97		
	1340680763		2050-CE-CE00-54720-000000-		14.44		
1683765	09/28/2026	PRINTED	002837 FIRST FINANCIAL BANK CRED		821.66	1	09/28/2026
	EMW 08/12/26		1010-PK-PK03-53530-000000-		2,299.95		
	eBay 08/14/26		2010-RD-RD00-53510-000000-		380.00		
	Harbor 08/20/26		2010-RD-RD00-54010-000000-		230.87		
	eBay 08/27/26		1010-SV-SV99-54010-000000-		50.00		
	eBay 08/28/26		2010-RD-RD00-53510-000000-		266.51		
	Harbor 08/28/26		1010-SV-SV99-54010-000000-		43.96		
	Southwest 06/01/26		1010-CD-CD00-53410-000000-		-912.40		
	Panera 06/05/26		1010-CD-CD00-54530-000000-		44.34		
	FM 06/22/26		1010-CD-CD00-56040-000000-		66.97		
	LandsEnd 06/27/26		1010-CD-CD00-54720-000000-		229.91		
	ESRI 07/03/26		1010-CD-CD00-53410-000000-		-1,900.00		
	Micro Ctr 08/18/26		1010-CD-CD00-54810-000000-		21.55		
1683766	10/02/2026	PRINTED	000615 ALTAFIBER	1,703.04			
	777-1334 Oct 26		2100-FD-FD00-55010-000000-		325.41		
	777-2231 Oct 26		1010-AD-AD00-55010-000000-		102.08		
	777-2231 Oct 26		1010-CD-CD00-55010-000000-		102.08		
	777-2231 Oct 26		1010-PK-PK00-55010-000000-		51.05		
	777-2231 Oct 26		2030-RD-RD00-55010-000000-		85.07		
	777-2231 Oct 26		2090-PD-PD00-55010-000000-		340.29		
	777-2231 Oct 26		2100-FD-FD00-55010-000000-		170.15		
	942-6275 Oct 26		1010-AD-AD00-55010-000000-		3.90		
	942-6275 Oct 26		1010-CD-CD00-55010-000000-		2.61		
	942-6275 Oct 26		2030-RD-RD00-55010-000000-		28.66		
	942-6275 Oct 26		2090-PD-PD00-55010-000000-		95.10		
	103-0375 Oct 26		1010-PK-PK12-55010-000000-		88.14		
	874-6805 Oct 26		1010-AD-AD00-55010-000000-		2.01		
	874-6805 Oct 26		1010-CD-CD00-55010-000000-		1.35		
	874-6805 Oct 26		2030-RD-RD00-55010-000000-		14.79		
	874-6805 Oct 26		2090-PD-PD00-55010-000000-		49.07		
	874-6958 Oct 26		1010-AD-AD00-55010-000000-		1.84		
	874-6958 Oct 26		1010-CD-CD00-55010-000000-		1.22		
	874-6958 Oct 26		2030-RD-RD00-55010-000000-		13.45		

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CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
	874-6958 Oct 26		2090-PD-PD00-55010-000000-			44.63		
	INVOICE NO		ACCOUNT		AMOUNT			
	942-4910 Oct 26		1010-AD-AD00-55010-000000-			5.41		
	942-4910 Oct 26		1010-CD-CD00-55010-000000-			3.60		
	942-4910 Oct 26		2030-RD-RD00-55010-000000-			39.63		
	942-4910 Oct 26		2090-PD-PD00-55010-000000-			131.50		
1683767	10/02/2026	PRINTED	003174	AMAZON FULLFILLMENT SERVI	24.99			
	1GM9-VYC9-WT37		2100-FD-FD00-53510-000000-			24.99		
1683768	10/02/2026	PRINTED	004160	AT&T MOBILITY LLC	27,140.37			
	28733711514409112026		1010-AD-AD00-55020-000000-			875.58		
	2873362906860911 2026		2090-DS-DS00-55020-000000-			340.92		
	2873362906860911 2026		2100-DS-DS00-55020-000000-			340.92		
	2873372252360911 2026		2100-FD-FD00-55020-000000-			4,609.29		
	2873371147860911 2026		2100-FD-FD00-55020-000000-			4,333.67		
	2873364182720911 2026		2070-PI-PI00-55020-000000-			1,236.47		
	2873394404480911 2026		2090-PD-PD00-55020-000000-			12,541.41		
	2873431552470911 2026		1010-CD-CD00-55020-000000-			937.99		
	2873431555380911 2026		1010-SV-SV00-55020-000000-			483.72		
	2873431556910911 2026		2030-RD-RD00-55020-000000-			1,440.40		
1683769	10/02/2026	PRINTED	000088	BUTLER COUNTY FIRE CHIEFS	150.00			
	1034		2100-FD-FD00-53190-000000-			150.00		
1683770	10/02/2026	PRINTED	004190	BUTLER COUNTY SHERIFF'S O	3,022.66			
	WCRANGE2025		2090-PD-PD00-57010-000000-			3,022.66		
1683771	10/02/2026	PRINTED	004008	BUTLER COUNTY WATER & SEW	166.30			
	2000402 Sep 26		1010-PK-PK14-55030-000000-			166.30		
1683772	10/02/2026	PRINTED	004797	CASTLE PAINTING AND REMOD	8,690.00			
	1648		2180-00-0000-57010-000000-			8,690.00		
1683773	10/02/2026	PRINTED	004768	ADAM COPELAND	100.00			
	01		2070-PI-PI00-56030-FARMER-			100.00		
1683774	10/02/2026	PRINTED	004742	DAVID E SAMS	100.00			
	Market 09/12/26		2070-PI-PI00-56030-FARMER-			50.00		
	Market 08/26/26		2070-PI-PI00-56030-FARMER-			50.00		
1683775	10/02/2026	PRINTED	001334	DUKE ENERGY	2,667.94			
	910117891788 Sep 26		1010-LT-LT00-55040-000000-			542.88		
	910117893540 Sep 26		1010-LT-LT00-55040-000000-			1,875.67		
	910117891746 Sep 26		1010-AD-AD00-55060-000000-			219.82		
	910119395842 Sep 26		1010-LT-LT00-55040-000000-			29.57		
1683776	10/02/2026	PRINTED	004024	DUKE ENERGY	24,918.34			
	910117892169 Oct 26		5070-LT-LT01-55040-000000-			411.97		
	910117891134 Oct 26		5070-LT-LT01-55040-000000-			190.79		

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
	910117893277	Oct 26	5070-LT-LT02-55040-000000-			830.34		
	INVOICE NO		ACCOUNT		AMOUNT			
	910117152342	Oct 26	5070-LT-LT03-55040-000000-			473.88		
	910117152384	Oct 26	5070-LT-LT03-55040-000000-			1,735.73		
	910117152417	Oct 26	5070-LT-LT03-55040-000000-			1,248.95		
	910117892911	Oct 26	5070-LT-LT05-55040-000000-			302.49		
	910117891233	Oct 26	5070-LT-LT06-55040-000000-			1,886.17		
	910117893590	Oct 26	5070-LT-LT07-55040-000000-			2,650.60		
	910119395975	Oct 26	5070-LT-LT08-55040-000000-			164.95		
	910117891366	Oct 26	5070-LT-LT09-55040-000000-			587.61		
	910117893649	Oct 26	5070-LT-LT10-55040-000000-			1,272.40		
	910117891514	Oct 26	5070-LT-LT11-55040-000000-			1,358.81		
	910117891415	Oct 26	5070-LT-LT12-55040-000000-			566.47		
	910117892630	Oct 26	5070-LT-LT13-55040-000000-			2,504.45		
	910117152459	Oct 26	5070-LT-LT14-55040-000000-			438.07		
	910117891465	Oct 26	5070-LT-LT15-55040-000000-			87.25		
	910119396067	Oct 26	5070-LT-LT16-55040-000000-			344.93		
	910119395800	Oct 26	5070-LT-LT16-55040-000000-			127.95		
	910119396091	Oct 26	5070-LT-LT16-55040-000000-			155.06		
	910117892490	Oct 26	5070-LT-LT17-55040-000000-			2,184.07		
	910119395686	Oct 26	5070-LT-LT19-55040-000000-			566.16		
	910117891564	Oct 26	5070-LT-LT19-55040-000000-			332.85		
	910119395892	Oct 26	5070-LT-LT19-55040-000000-			1,325.87		
	910117892838	Oct 26	5070-LT-LT19-55040-000000-			276.69		
	910117893053	Oct 26	5070-LT-LT19-55040-000000-			170.64		
	910117891960	Oct 26	5070-LT-LT20-55040-000000-			172.22		
	910117891332	Oct 26	5070-LT-LT22-55040-000000-			124.96		
	910117892119	Oct 26	5070-LT-LT22-55040-000000-			224.10		
	910117892341	Oct 26	5070-LT-LT24-55040-000000-			212.07		
	910117892721	Oct 26	5070-LT-LT25-55040-000000-			820.37		
	910119395727	Oct 26	5070-LT-LT26-55040-000000-			114.37		
	910117892391	Oct 26	5070-LT-LT27-55040-000000-			86.62		
	910117801798	Oct 26	5070-LT-LT28-55040-000000-			614.73		
	910119133256	Oct 26	5070-LT-LT29-55040-000000-			353.75		
1683777	10/02/2026	PRINTED	004024	DUKE ENERGY	888.41			
	910119395933	Oct 26	5070-LT-LT16-55040-000000-			60.12		
	910119396017	Oct 26	5070-LT-LT19-55040-000000-			65.06		
	910117891605	Oct 26	5070-LT-LT22-55040-000000-			40.30		
	910117891704	Oct 26	5070-LT-LT22-55040-000000-			28.84		
	910117891928	Oct 26	5070-LT-LT22-55040-000000-			51.81		
	910117893095	Oct 26	5070-LT-LT22-55040-000000-			63.28		
	910117893491	Oct 26	5070-LT-LT22-55040-000000-			51.81		
	910117892789	Oct 26	5070-LT-LT22-55040-000000-			34.44		
	910117891085	Oct 26	5070-LT-LT23-55040-000000-			63.15		
	910117892060	Oct 26	5070-LT-LT25-55040-000000-			29.18		
	910118665792	Oct 26	5070-LT-LT25-55040-000000-			41.14		
	910117891283	Oct 26	5070-LT-LT25-55040-000000-			28.93		
	910117893467	Oct 26	5070-LT-LT25-55040-000000-			23.70		
	910117891184	Oct 26	5070-LT-LT25-55040-000000-			50.25		

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
	910118107656 Oct 26		5070-LT-LT27-55040-000000-			23.53		
	INVOICE NO		ACCOUNT		AMOUNT			
	910117892888 Oct 26		5070-LT-LT27-55040-000000-			29.51		
	910118404280 Oct 26		5070-LT-LT27-55040-000000-			30.88		
	910117401978 Oct 26		5070-LT-LT27-55040-000000-			73.61		
	910117196609 Oct 26		5070-LT-LT10-55040-000000-			49.23		
	910117892309 Oct 26		5070-LT-LT22-55040-000000-			31.06		
	910117893235 Oct 26		5070-LT-LT22-55040-000000-			18.58		
1683778	10/02/2026	PRINTED	004241	CITY OF FRANKLIN	204.61			
	Sep 2026		1010-00-0000-22010-000000-000000			204.61		
1683779	10/02/2026	PRINTED	004689	ALBERTO GARAY	25.24			
	Garay 09/29/26		1010-AD-AD00-54530-000000-			25.24		
1683780	10/02/2026	PRINTED	000353	JOHN DSUBAN SPRING SERVIC	1,341.44			
	0170310-IN		2100-FD-FD00-53510-000000-			1,341.44		
1683781	10/02/2026	PRINTED	003371	PRE-PAID LEGAL SERVICES,	133.65			
	0156853 Sep 2026		1010-00-0000-22010-000000-000000			133.65		
1683782	10/02/2026	PRINTED	000409	MCCLUSKEY CHEVROLET INC.	151.46			
	16031		2010-RD-RD00-53510-000000-			151.46		
1683783	10/02/2026	PRINTED	004690	MIDPOINTE LIBRARY SYSTEM	203.90			
	MIDCE0005		2070-PI-PI00-56030-FARMER-			203.90		
1683784	10/02/2026	PRINTED	002776	MIKE CASTRUCCI FORD INC	896.31			
	175587		2110-EM-EM00-53510-000000-			322.51		
	176001		2110-EM-EM00-53510-000000-			23.80		
	176296		2010-RD-RD00-53510-000000-			550.00		
1683785	10/02/2026	PRINTED	004731	CITY OF MONROE	1,383.33			
	Sep 2026		1010-00-0000-22010-000000-000000			1,383.33		
1683786	10/02/2026	PRINTED	004605	MY NOSE TURNS RED THEATRE	600.00			
	100126Circus		2070-PI-PI00-56030-PUMPKN-			600.00		
1683787	10/02/2026	PRINTED	004184	OHIO CHILD SUPPORT PAYMEN	3,075.01			
	10/02/2026		1010-00-0000-22010-000000-000000			3,075.01		
1683788	10/02/2026	PRINTED	004810	MARIANNE REED	50.00			
	00012		2070-PI-PI00-56030-FARMER-			50.00		
1683789	10/02/2026	PRINTED	001329	SECURITY BENEFIT GROUP	10,705.00			
	611021 10/02/26		1010-00-0000-22010-000000-000000			1,030.00		
	611021 10/02/26		1010-00-0000-22520-000000-000000			9,675.00		
1683790	10/02/2026	PRINTED	000535	SUBURBAN PROPANE	98.88			
	14020750620		2010-RD-RD00-54550-000000-			98.88		

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 9999-00-0000-10110-000000-000000 FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
1683791	10/02/2026	PRINTED	004010	TREASURER OF STATE OF OHI	600.00			
	INVOICE NO			ACCOUNT		AMOUNT		
	27L0906			2090-PD-PD00-53190-000000-		600.00		
1683792	10/02/2026	PRINTED	003759	UNIFIRST CORPORATION	465.29			
	1340683785			1010-PK-PK00-54550-000000-		40.41		
	1340683785			1010-PK-PK00-54720-000000-		55.29		
	1340683785			1010-SV-SV00-54720-000000-		14.50		
	1340683785			1010-SV-SV99-54720-000000-		25.84		
	1340683785			2010-RD-RD00-54550-000000-		21.37		
	1340683785			2010-RD-RD00-54720-000000-		293.46		
	1340683785			2050-CE-CE00-54720-000000-		14.42		
1683793	10/02/2026	PRINTED	000582	VIP PRINTING CENTER	9,330.50			
	36025			2070-PI-PI00-53710-000000-		9,269.44		
	35982			1010-AD-AD00-53190-000000-		61.06		
1683794	10/02/2026	PRINTED	004784	ABNER PROPERTY MANAGEMENT	6,003.00			
	INV-691			2070-PI-PI00-56030-XMASTR-		6,003.00		
1683795	10/02/2026	PRINTED	001091	VOGT LAWN CARE	725.00			
	14560			1010-CD-CD00-53210-000000-		325.00		
	14561			1010-CD-CD00-53210-000000-		400.00		
	146 CHECKS			CASH ACCOUNT TOTAL	506,494.95	104,626.96		

AP CHECK RECONCILIATION REGISTER

		UNCLEARED	CLEARED
146 CHECKS	FINAL TOTAL	506,494.95	104,626.96

** END OF REPORT - Generated by Felicia Krutka **

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Action Item
Submitted By:	
Lisa D. Brown, Township Administrator	

Motion:
Motion to approve Trustee Meeting Minutes - September 22, 2026

Background:

Finance				
	Budgeted Item:	N/A;		
	CIP #:			
	TIF Info:			
	Purchase Req. #:		**Total Encumbrance:**	$ .00

Record of Proceedings: September 22, 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.

Mrs. Becker began the meeting with a statement regarding comments made at the previous Trustee meeting by former Trustee Mark Welch relative to the termination of former Finance Director Ken Keim. She said he voluntarily resigned, therefore the matter did not need to come before the Board, adding other comments she characterized as factual. She concluded by saying Administrator Brown was acting within the scope of her authority.

Citizen's Comments

Michael Eck, 8001 Woodglen Drive, praised the Board and township departments for their activities.

Mark Welch, 5879 Owl nest Drive, said Ms. Brown broke the policy for terminating an employee by not discussing the matter in Executive Session. He said Mrs. Becker was complicit, and questioned whether the Law Director had been consulted on the matter. He said earned benefits were withheld from Mr. Keim for four months as leverage, and was concerned the township was devolving into a place of fear and intimidation. He concluded by asking Ms. Brown to account for the whereabouts of the performance evaluation he submitted in December.

Dale Fenn, 7596 Nordan Drive, said Mr. Welch was trash talking and making up things about the Board. He said Mr. Welch's comments were just sour grapes. He concluded by saying Mr. Welch should find a hobby and leave the Board alone.

Joel Herzog, (declined to give his address for security concerns), spoke regarding the openness and transparency of the Board, noting the 5:00 meeting time prevents working people from attending and asked that the meeting time be moved back to 6:00. Furthermore, he said the Board's new ruled prohibiting citizen comments at both opportunities is restrictive. He concluded by asking that his January 26th public information request be fulfilled.

Bruce Jones, 5685 McCarthy Court, first praised Saniya Taylor for being a state champion. He praised the Budget Work Session of September 9th. He said he was there advocating for a reduction in resident's property taxes and asked the Board to pursue that. He reminded everyone he did not report to the Trustees, he reports to the voters, and therefore was their independent voice. Mr. Jones said it would not be a political win for him if they pursued a reduction in property owner's taxes, but would benefit everyone and that would be a positive reflection on the Trustees if they pursued a reduction.

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Presentations

Saniya Taylor, Lakota West student athlete, was presented a Proclamation by PIE Director Brianna Wooten that recognized her for being a state track champion and an inspiration to others.

PIE Director Brianna Wooten conducted a drawing to select who would be permitted to play pickleball on the new Beckett West pickleball courts at the October 14th grand opening.

Personnel Items

Ms. Brown introduced the Personnel Items consisting of, (1) hiring career Firefighter/EMT Keegan Sauter effective October 5, 2026 at the bi weekly rate of $2,800.99; (2) hiring career Firefighter/EMT Phillip Corcoran effective October 5, 2026 at the bi weekly rate of $2,800.99; (3) hiring Jesse Reynolds to the position of Facility Technician effective September 21, 2026 at the hourly rate of $34.86. These were identified on the agenda as Personnel Items 2 through 4. **MOTION** made by Mrs. Ortiz, to approve Personnel Items 2 through 4, seconded by Mr. Wong. Discussion: The Trustees each welcomed and expressed praise for the new hires. Their family members in the audience were recognized. **Motion carried unanimously.** Thereupon Fiscal officer Jones administered the Oath of Office to Mr. Sauter and Mr. Corcoran, accompanied by Chief Prinz.

Action Items – For Approval by Motion

MOTION made by Mr. Wong, seconded by Mrs. Ortiz, to approve payment of bills – August 29, 2026 through September 11, 2026. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mrs. Ortiz, to approve the Trustee Meeting Minutes for September 8, 2026. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mrs. Ortiz, to approve the Trustee Work Session Meeting Minutes for September 9, 2026. Discussion: none. **Motion carried unanimously.**

Requisitions – Greater than $7,500.00

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

08. CIT $54,280.11 Dell Marketing L.P. - Purchase 54 computers and 10 monitors (CIP 1760 - 1767 & 2183)
09. Fire $13,736.00 Mobilcomm, Inc. - Purchase and install two wireless headsets (CIP 2162)
10. Services $14,880.00 Butler Tech & Career Dev Schools - Pay tuition for CDL training September 22, 2026
11. Services $10,860.00 Benchmark Land Management LLC - Reconstruct headwall on Barrett Road

MOTION made by Mr. Wong, seconded by Mrs. Ortiz, to approve payment of requisitions

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8 through 11. Discussion: In response to Mrs. Becker's question, Services Director Huxsoll said the CDL license is subject to renewal, and everyone in his department has a CDL license. **Motion carried unanimously.**

Business Items

MOTION made by Mr. Wong, seconded by Mrs. Ortiz, to approve Resolution 27-2026 declaring a Township vehicle unfit for public use and authorizing the disposal of said vehicle. Discussion: None. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mrs. Ortiz, to approve Resolution 28-2026 authorizing the acceptance of the proposed agreed entry resolving the West Chester Township Board of Trustees case involving property at 8468 Cox Road; Butler County Court of Common Pleas Case No. CV 2026 03 0581. Discussion: None. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mrs. Ortiz, to authorize Township Administrator to accept Norfolk Southern Safety First Community Grant. Discussion: Ms. Brown said the grant amount was for $12,000 and will be used to upgrade the interior of their police vehicles. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mrs. Ortiz, to approve guaranteed maximum price agreement between West Chester Board of Trustees and Prus Construction for construction manager at risk for Beckett Park West improvements; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement (CIP 2120). Discussion: Ms. Brown said this would be used for the playground, the trails, and the restrooms. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mrs. Ortiz, to approve contract between West Chester Township Board of Trustees and Civil and Environmental Consultants for Beckett Park West construction material testing not to exceed $55,000.00; and, authorize Township Administrator make non-substantive changes with Law Director approval and execute said agreement (CIP 2120). Discussion: None. **Motion carried unanimously.**

Resolutions

There were no resolutions.

Citizen's Comments

Darbi Boddy, (declined to give her address for safety concerns), questioned why West Chester had a trade mission to China given its adversarial relationship with the United States. She expressed concern with an Islamic and Socialist takeover, and cited concerns she has with Mrs. Becker's leadership. She said Mrs. Becker does not express a concern to protect West Chester residents.

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Bill Lendl, 6080 Tennyson Drive, expressed his appreciation for West Chester's support for Founders Day. He praised our first responders, and also said he's lived many places and West Chester is the best place to live.

Resolutions, Emergency Readings

There were no such resolutions or emergency readings.

Discussion Items & Elected Trustees/Administrator Comments

Mr. Wong commented on Ms. Brown, Mr. Welch, and read a statement regarding performance evaluations by Board members. He said the Board would conduct business lawfully, transparently, and by majority rule. Regarding property taxes he said he'd just as soon eliminate them, adding that the Board did not have the authority to reduce property taxes, but only make suggestions to the Butler County Budget Commission.

Mrs. Ortiz praised Briana Wooten for the recent newsletter. She commented on several recent community events.

Mrs. Becker mentioned citizen comments regarding changing the meeting time, and the Board indicated they would like further discussion. Mrs. Becker asked Ms. Brown about the public information request submitted by Mr. Herzog and she said they replied to his request. Mrs. Becker reiterated her comment that former Finance Director Ken Keim was not terminated, rather that he resigned. She responded to Ms. Boddy's comment regarding Muslims saying they could not intervene in matters of religious practices as it would be unconstitutional. PIE Director Wooten commented on the upcoming Great Pumpkin festivities at Keehner Park.

Ms. Brown responded to an assertion by Mr. Welch by saying Mr. Keim's earned benefits were not withheld from him and cited pay and free health insurance he received after his departure. She said Communications & IT Director Dennis Dick received the 2026 Ohio Center for Technology Leadership Award.

MOTION made by Mr. Wong, seconded by Mrs. Ortiz, 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. 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) 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 O.R.C. 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.

Mrs. Becker then asked Mr. Jones to conduct a roll call to determine that executive session is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project and that the criteria specified in O.R.C. 121.22(G)(8)(a) and (b) apply. All Trustees responded affirmatively to the roll call.
Discussion: none. **Motion carried unanimously.** Mrs. Becker said the Board would return to recess the Regular meeting and go into Executive Session. Mrs. Becker declared the meeting in recess.

Post Executive Session/ Adjournment

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

Adjournment

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

Respectfully Submitted, **Approved,**

_____ _____

Bruce Jones, Fiscal Officer **Ann Becker, Chairperson**

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AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Action Item
Submitted By:	
Rick L. Prinz, Fire Chief	

Motion:
Motion to approve Then and Now Certificate for Atlantic Emergency Solutions, Inc.

Background:
During the accident involving vehicle 722, the vehicle sustained damage that required repair. This repair work was completed by Atlantic Emergency Solutions. This repair was included as a part of the insurance claim for this accident. The township received a check from OTARMA in the amount of $70,655.26 for the vehicle repairs. Included in the vehicle repairs was the vehicle itself and the patient cot load since it is a mounted piece of equipment to the vehicle. The Fire Department is requesting approval of the PO request for payment to Atlantic Emergency Solutions, per the invoice in the amount of $36,664.07.

Finance				
	Budgeted Item:	No; Operational		
	CIP #:			
	TIF Info:			
	Purchase Req. #:	26003363	**Total Encumbrance:**	$ 36,664.07

Purchase Order Requisition

West Chester — OHIO —

The Board of Trustees
West Chester Township Butler County
9113 Cincinnati Dayton Road
West Chester, Ohio 45069-3840

Requested By:	B/C Witte
Date:	9/30/2026
PO #	
Bill To:	West Chester Township 9113 Cincinnati Dayton Road West Chester, OH 45069
Area	Fire-EMS
Vendor No. Name:	Atlantic Emergency Solutions

26003363

Then and Now Certification
It is hereby certified that both at the time of the making of this contract or order and at the date of the execution of this certification, the amount was appropriated for such contract or order and is in the treasury or in the process of collection to the credit of the proper fund, free from any previous encumbrances

Approved: [signature]

Quantity	Description (2 lines, 35 characters each. If more space is needed, description can be entered in DESCI Screen)	Account #	Unit Price	Total
1	Vehicle 722 Repairs		36664.07	$ 36,664.07
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
			Shipping/Freight	None
			Grand Total	$ 36,664.07

Approved by: [signature]
Title Chief

Pending BOT Approval.

Comments:

Vehicle 722 Repairs, OTARMA check received to include the amount due.

CUSTOMER #: 72317

15303MC

INVOICE

PAGE 1

ATLANTIC EMERGENCY SOLUTIONS

McConnelsville Service & Collision Center
5255 N. State Route 60 NW
McConnelsville, OH 43756
(740) 962-4328
www.atlanticemergency.com

WEST CHESTER FIRE DEPT
CHIEF RICK PRINZ
9119 CINCINNATI-DAYTON ROAD
WEST CHESTER, OH 45069
HOME:513-759-7247 CONT:513-777-1133
BUS: 513-777-1133 CELL:

SERVICE ADVISOR: 1127 BRITTANY SHANNON

COLOR	YEAR	MAKE/MODEL	VIN	JOB NUMBER	MILEAGE IN / OUT	TAG
	22	HORTON FORD	1FDUF5HT4NDA09128	20261	80224/80224	T20261

DEL. DATE	PROD. DATE	WARR. EXP.	PROMISED	PO NO.	RATE	PAYMENT	INV. DATE
26JUL24 DD		26JUL2024	17:00 01MAY26	DEPT		CHG	16JUL26

R.O. OPENED	READY	OPTIONS: STK:20261 ENG:6.7_Liter
15:08 27JAN26	11:48 16JUL26	

LINE OPCODE TECH TYPE HOURS	LIST	NET	TOTAL
A AES CHECK-IN INSPECTION - (AE00-AES-CHECKIN)			
AE00-AES-CHECKIN AES CHECK-IN INSPECTION - (AE00-AES-CHECKIN)			
1579 CP		0.00	0.00
PARTS: 0.00 LABOR: 0.00 OTHER: 0.00 TOTAL LINE A:			0.00
80224			
**********			
B AES QC INSPECTION - (AE00-AES-QC)			
AE00-AES-QC AES QC INSPECTION - (AE00-AES-QC)			
1327 CP		0.00	0.00
PARTS: 0.00 LABOR: 0.00 OTHER: 0.00 TOTAL LINE B:			0.00
80224			
**********			
C REPAIR DAMAGE PER INSURANCE QUOTE: FRONT BUMPER, GRILLE, FRONT LAMPS, HOOD, TRANS OIL COOLER, FRONT FENDER, FRONT INNER STRUCTURE, WHEEL, FRONT AXLE & SUSPENSION, FRONT STEERING LINKAGE/GEAR, CAB, FRONT DOOR			
AE22-BODY-WORK-REPR BODY WORK AND REPAIR - (AE22-BODY-WORK-REPR)			
1125 CB			
1327 CB			
1499 CB			
1558 CB			
1573 CB			
1579 CB			
1802 CB			
	15937.60	15937.60	
1 LC3Z-17757-B BUMPER ASY			1153.82
1 LC3Z-17C829-AA PAD IMPACT			41.00
1 LC3Z-17K833-AA MOULDING BUMPER			119.62
1 LC3Z-8311-D GRILLE			65.73
1 LC3Z-17626-AA PANEL			274.55
1 LC3Z-17755-A BRACKET BUMPER			38.10
1 HC3Z-17B837-CCP BRACKET BUMPER			34.11

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Repairs properly completed and checked by:

DESCRIPTION	TOTALS
LABOR AMOUNT	
PARTS AMOUNT	
GAS, OIL, LUBE	
SUBLET AMOUNT	
MISC. CHARGES	
TOTAL CHARGES	
LESS INSURANCE	
SALES TAX	
PLEASE PAY THIS AMOUNT	

Authorized Signature

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CUSTOMER #: 72317

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McConnelsville Service & Collision Center
5255 N. State Route 60 NW
McConnelsville, OH 43756
(740) 962-4328
www.atlanticemergency.com

WEST CHESTER FIRE DEPT
CHIEF RICK PRINZ
9119 CINCINNATI-DAYTON ROAD
WEST CHESTER, OH 45069
HOME:513-759-7247 CONT:513-777-1133
BUS: 513-777-1133 CELL:

SERVICE ADVISOR: 1127 BRITTANY SHANNON

COLOR	YEAR	MAKE/MODEL	VIN	JOB NUMBER	MILEAGE IN / OUT	TAG
	22	HORTON FORD	1FDUF5HT4NDA09128	20261	80224/80224	T20261

DEL. DATE	PROD. DATE	WARR. EXP.	PROMISED	PO NO.	RATE	PAYMENT	INV. DATE
26JUL24 DD		26JUL2024	17:00 01MAY26	DEPT		CHG	16JUL26

R.O. OPENED	READY	OPTIONS: STK:20261 ENG:6.7_Liter
15:08 27JAN26	11:48 16JUL26	

LINE	OPCODE	TECH	TYPE	HOURS		LIST	NET	TOTAL
1	LC3Z-17B985-A				PLATE BUMPER			100.57
1	LC3Z-13008-B				HEADLAMP ASY			792.07
1	LC3Z-16006-F				FENDER ASY			545.05
1	LC3Z-16103-E				GUARD FRONT			213.47
1	HC3Z-16720-BH				NAME PLATE			167.43
1	HC3Z-16039-BB				MOULDING			389.87
1	HC3Z-16A586-BC				SHIELD SPLASH			27.13
1	LC3Z-8B455-B				BRACKET RADIATOR			721.28
1	HC3Z-16C275-A				REFORCEMENT			249.33
1	5C3Z-1007-JA				WHEEL ASSY			776.20
1	HC3Z-1130-W				COVER WHEEL			198.97
1	HC3Z-3A360-D				ARM ADJUSTMENT			321.67
2	W709860-S439				BOLT			30.00
2	N807659-S441				NUT			20.00
1	N806967-S439				BOLT			15.00
1	W711310-S441				NUT			6.75
1	JC3Z-3504-B				STEERING GEAR ASY			1050.91
1	PC3Z-3A131-DA				END SPINDLE			281.82
1	W716343-S440				NUT			5.00
1	W711374-S439				RETAINER NUT			5.00
1	PC3Z-3281-C				TUBE ASY			343.64
1	PC3Z-3304-C				ROD ASY			329.09
1	W710046-S440A				NUT			8.00
1	HC3Z-17683-KA				MIRROR ASY			2778.50
1	HC3Z-17D743-AA				COVER			49.10
1	FL3Z-1521453-D				WEATHERSTRIP			278.58
1	ML3Z-1521411-A				GLASS			460.07
1	LC3Z-6A641-C				OIL COOLER ENG			185.17
1	225-70-R195				TIRE			525.00
1	7151				OIL FILTER			35.26
1	LC3Z-6L621-A				GASKET			2.29
1	LC3Z-6L621-B				GASKET			2.27
1	DC3Z-6L621-C				GASKET			16.18
1	BP200-EF				SIREN SPEAKER			987.36

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Repairs properly completed and checked by:

Authorized Signature

DESCRIPTION	TOTALS
LABOR AMOUNT	
PARTS AMOUNT	
GAS, OIL, LUBE	
SUBLET AMOUNT	
MISC. CHARGES	
TOTAL CHARGES	
LESS INSURANCE	
SALES TAX	
PLEASE PAY THIS AMOUNT	

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McConnelsville Service & Collision Center
5255 N. State Route 60 NW
McConnelsville, OH 43756
(740) 962-4328
www.atlanticemergency.com

WEST CHESTER FIRE DEPT
CHIEF RICK PRINZ
9119 CINCINNATI-DAYTON ROAD
WEST CHESTER, OH 45069
HOME:513-759-7247 CONT:513-777-1133
BUS: 513-777-1133 CELL:

SERVICE ADVISOR: 1127 BRITTANY SHANNON

COLOR	YEAR	MAKE/MODEL	VIN	JOB NUMBER	MILEAGE IN / OUT	TAG
	22	HORTON FORD	1FDUF5HT4NDA09128	20261	80224/80224	T20261

DEL. DATE	PROD. DATE	WARR. EXP.	PROMISED	PO NO.	RATE	PAYMENT	INV. DATE
26JUL24 DD		26JUL2024	17:00 01MAY26	DEPT		CHG	16JUL26

R.O. OPENED	READY	OPTIONS: STK:20261 ENG:6.7_Liter
15:08 27JAN26	11:48 16JUL26	

LINE	OPCODE	TECH	TYPE	HOURS		LIST	NET	TOTAL
1	11675-004				SENSOR			223.77
2	10004-024				CENTERLOCK LHN 1/4-20			0.52
1	10587-010				LINKAGE ASY 3.58" SS			27.93
1	10669-002				U-BOLT			18.65
1	10741-006				STEERING SENSOR MNT			34.90
1	10904-041				BALL STUD BRACKET			37.30
2	11639-035				HCS M5X.8X35MM STAINLESS			3.06
1	04200032				TRIM ALUM DRIP RAIL			40.41
12	10014921				6" GOLD STRIP			153.60
1	LC3Z-17K833-B				MOULDING			54.30
1	RFRT				FREIGHT			44.45
1	LC3Z-3010-B				HOUSING FRONT			2446.15
1	LC3Z-1104-C				HUB ASY WHEEL			989.09
2	5C3Z-3254-C				SEAL			267.30
2	JC3Z-4221-AA				BEARING ASY			51.34
2	JC3Z-4222-A				CUP			54.00
2	E4HZ-4A254-B				RETAINER			1.26
4	F81Z-4N272-AA				BOLT			6.48
1	HC3Z-4616-A				CUP BEARING			17.52
1	HC3Z-4616-B				CUP			32.83
1	HC3Z-4561-B				BEARING			88.73
1	HC3Z-4561-C				CONE AND ROLLER			71.68
1	HC3Z-4662-A				SPACER			22.55
1	HC3Z-4670-A				SLINGER			8.35
1	HC3Z-4L616-A				SEAL			44.67
1	PC3Z-3B396-A				LINK			241.67
1	10015792				DEPT LOGO			161.94
1	RFRT				FREIGHT			23.16
1	RFRT				FREIGHT			24.24
2	EC3Z-3254-A				SEAL; ASSY			100.00
2	AC3Z-15175-A				SEAL			100.00
1	HC3Z-3131-B				STEER ARM			418.18
1	HC3Z-2K005-B				SHIELD			39.20
1	F2TZ-3A050-A				NUT			0.00

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Repairs properly completed and checked by:

DESCRIPTION	TOTALS
LABOR AMOUNT	
PARTS AMOUNT	
GAS, OIL, LUBE	
SUBLET AMOUNT	
MISC. CHARGES	
TOTAL CHARGES	
LESS INSURANCE	
SALES TAX	
PLEASE PAY THIS AMOUNT	

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ATLANTIC EMERGENCY SOLUTIONS

WEST CHESTER FIRE DEPT
CHIEF RICK PRINZ
9119 CINCINNATI-DAYTON ROAD
WEST CHESTER, OH 45069
HOME:513-759-7247 CONT:513-777-1133
BUS: 513-777-1133 CELL:

INVOICE

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McConnelsville Service & Collision Center
5255 N. State Route 60 NW
McConnelsville, OH 43756
(740) 962-4328
www.atlanticemergency.com

SERVICE ADVISOR: 1127 BRITTANY SHANNON

COLOR	YEAR	MAKE/MODEL	VIN	JOB NUMBER	MILEAGE IN / OUT	TAG
	22	HORTON FORD	1FDUF5HT4NDA09128	20261	80224/80224	T20261

DEL. DATE	PROD. DATE	WARR. EXP.	PROMISED	PO NO.	RATE	PAYMENT	INV. DATE
26JUL24 DD		26JUL2024	17:00 01MAY26	DEPT		CHG	16JUL26

R.O. OPENED	READY	OPTIONS: STK:20261 ENG:6.7_Liter
15:08 27JAN26	11:48 16JUL26	

LINE	OPCODE	TECH	TYPE	HOURS		LIST	NET	TOTAL
1	M4RC				LIGHT, RED LED WITH CLEAR LENS.3			182.97
8	RTU1EXT				COOLANT			165.28
1	1071				HORN BELL			187.00
1	RFRT				FREIGHT			14.03
1	10015792				DEPT LOGO			161.94
1	M4FC				M4 BEZEL			17.14
1	RFRT				FREIGHT			33.34
1	RFRT				FREIGHT			23.16
1	BN360-100C				360 CAMERA			428.40
1	BN360-100C-H1				360 CAMERA HOUSING			36.06
1	RFRT				FREIGHT			33.34
1	PC3Z-3A131-G				TIE ROD			106.91
1	W716343-S440				NUT			5.00
1	PC3Z-3A131-A				TIE ROD			207.27
1	LC3Z-9600-H				TRAY-UTILITY			577.50
1	411000033				CLEANER DEGREASER			18.17
1	MTP-65HD				BATTERY			244.72
1	RTU1EXT				COOLANT			22.66
SUBL	REPLACE BOTH TIE ROD ENDS PO#MC14983							
		CP					564.80	564.80

PARTS: 21959.08 LABOR: 15937.60 OTHER: 564.80 TOTAL LINE C: 38461.48

1 Tear down on front ending removing headlights grille front fender and grille support. Removed engine oil cooler. Had to order orings so I can install new cooler, Installed oil cooler. Pressure tested radiator and changed oil and filter. Engine had about a gallon of oil left in it. There was no coolant in oil pan but oil filter had coolant in it. Oil will need changed again after we run engine a few times. Engine fired right up and sounds good. Coolant system did not loose any pressure on test. Installed rear drive shaft. Removed tie rods and drag link. Installed new radius arm and started removing left knuckle, found axel housing is bent. Installed new steering gear box, Front diff iso bent so tore it apart and removed housing from truck. Both axles where bound up from axel being bent and had a difficult time removing them. I left ring and pinion and carrier in old housing will remove it when new

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LESS INSURANCE	
SALES TAX	
PLEASE PAY THIS AMOUNT	

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WEST CHESTER, OH 45069
HOME:513-759-7247 CONT:513-777-1133
BUS: 513-777-1133 CELL:

SERVICE ADVISOR: 1127 BRITTANY SHANNON

COLOR	YEAR	MAKE/MODEL	VIN	JOB NUMBER	MILEAGE IN / OUT	TAG
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26JUL24 DL		26JUL2024	17:00 01MAY26	DEPT		CHG	16JUL26

R.O. OPENED	READY	OPTIONS: STK:20261 ENG:6.7_Liter
15:08 27JAN26	11:48 16JUL26	

LINE	OPCODE	TECH	TYPE	HOURS	LIST	NET	TOTAL

housing comes in. I ordered parts for front diff. Installed old tie rod on new draglink and installed old steering stabilizer on drag link. Installed old tie rod and new tie rod on new tie rod tube. Ground out spot welds and removed left core support section. Test fitted new support and test fitted fender. Drilled support and cleaned core support where it's getting welded. Then removed support for paint, Sanded and prepped fender and support for sealer Sealed and painted. Sanded fender and fender support, sealed and painted with kodey. Sanded and prep for 2nd color / 2 tone; Adusted line for 2 tone and prep for paint, Installed left section of core support and welded it in, Removed pinion and carrier from old axel and installed races in new housing, installed pinion and carrier with original set up and checked backlash and tooth pattern. And they are in speck. I removed everything and installed new bearings, crush sleeve, pinion seal and set preload on pinion, Don't have inner axel seals yet so I'll put carrier in once I get seals. Installed new vacuum seals on outer axles, Removing gold stripe from drivers door and front of module, Removed old liquid spring steering sensor and installed new one. Will need calibrated when truck is back together, Work on body and modular filling and sanding, masking off for primer. Installed inner axel seals and carrier. And both knuckles. New knuckle didn't come with nuts so waiting on nut for lower ball joint. Installed axel back in truck and put everything back together on left side and installed tie rods. Will finish when ball joint nut comes in. Mix primer for body work, clean up around work area, mask off for white paint and paint. Sanded on primer and remove door graphic, help Sam put on finder and hood on cab. Started to mask off for red paint, Finished up masking off for Red paint. Found glass chips in door had fill and sand before painting.

****

D INSPECT FRONT AXLE HOUSING TO SEE IF BENT- UPDATE BICKLEY
99-000-0001 INSPECT FRONT AXLE HOUSING TO SEE IF BENT- UPDATE BICKLEY
1125 CP 624.00 624.00

PARTS: 0.00 LABOR: 624.00 OTHER: 0.00 TOTAL LINE D: 624.00

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Authorized Signature

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PARTS AMOUNT	
GAS, OIL, LUBE	
SUBLET AMOUNT	
MISC. CHARGES	
TOTAL CHARGES	
LESS INSURANCE	
SALES TAX	
PLEASE PAY THIS AMOUNT	

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ATLANTIC EMERGENCY SOLUTIONS

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SERVICE ADVISOR: 1127 BRITTANY SHANNON

COLOR	YEAR	MAKE/MODEL	VIN	JOB NUMBER	MILEAGE IN / OUT	TAG
	22	HORTON FORD	1FDUF5HT4NDA09128	20261	80224/80224	T20261

DEL. DATE	PROD. DATE	WARR. EXP.	PROMISED	PO NO.	RATE	PAYMENT	INV. DATE
26JUL24 DD		26JUL2024	17:00 01MAY26	DEPT		CHG	16JUL26

R.O. OPENED	READY	OPTIONS:
15:08 27JAN26	11:48 16JUL26	STK:20261 ENG:6.7_Liter

LINE OPCODE TECH TYPE HOURS	LIST	NET	TOTAL

80224 2026-02-02 Checked out front axle best I can tell it's straight, Checked oil truck has no oil in it, call insurance, recommend we replace oil cooler and put oil in it make sure engine is good, he is good with this.

****

E INSPECT MODULE TO SEE IF YOU CAN SPOT RED AND WHITE ON THE LEFT CORNER OF THE MODULE (GLASS CHIP) OR DOES MODULE NEED SET BACK? - UPDATE BICKLEY WITH FINDINGS.

99-000-0001 INSPECT MODULE TO SEE IF YOU CAN SPOT RED AND WHITE ON THE LEFT CORNER OF THE MODULE (GLASS CHIP) OR DOES MODULE NEED SET BACK? - UPDATE BICKLEY WITH FINDINGS.

1499 CP 0.00 0.00

PARTS: 0.00 LABOR: 0.00 OTHER: 0.00 TOTAL LINE E: 0.00

80224 Body chips can be fixed without moving module back

****

F** R&R BATTERIES - (AE09-CHARGE-BAT1)

CAUSE: batteries tested bad

AE09-CHARGE-BAT1 R&R BATTERY - (AE09-CHARGE-BAT1)

1327 CP 395.20 395.20

2 7565 BATTERY 516.50

PARTS: 516.50 LABOR: 395.20 OTHER: 0.00 TOTAL LINE F: 911.70

80224 2026-04-13 Replaced both batteries

****

CUSTOMER PAY SHOP CHARGE FOR REPAIR ORDER 1695.68

REPAIR DAMAGE PER INSURANCE

QUOTE; Claim# 4A260163N0Q-0001

AN 18% (1.5% MONTHLY) APR LATE FEE APPLIES TO PAST DUE BALANCES.

****

PLEASE REMIT PAYMENT TO:
12351 RANDOLPH RIDGE LANE
MANASSAS, VA 20109

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Repairs properly completed and checked by:

DESCRIPTION	TOTALS
LABOR AMOUNT	16956.80
PARTS AMOUNT	22475.58
GAS, OIL, LUBE	0.00
SUBLET AMOUNT	564.80
MISC. CHARGES	1695.68
TOTAL CHARGES	41692.86
LESS INSURANCE	0.00
SALES TAX	0.00
PLEASE PAY THIS AMOUNT	41692.86

Authorized Signature

7/8/26 applied 5023.79 CK 105502

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Balance 31,668.07

West Chester Fire Department

Rick L. Prinz
Chief of Fire/Rescue
9119 Cincinnati-Dayton Road
West Chester, OH 45069
(513) 777-1133

Memorandum

To: Rick Prinz, Fire Chief

Fr: Jason P. Witte, Bureau Chief of EMS

Date: 9/30/26

Re: Vehicle 722 Insurance Claim Repair

During the accident involving vehicle 722, the vehicle sustained damage that required repair. This repair work was completed by Atlantic Emergency Solutions. This repair was included as a part of the insurance claim for this accident. The township received a check from OTARMA in the amount of $70,655.26 for the vehicle repairs. Included in the vehicle repairs was the vehicle itself and the patient cot load since it is a mounted piece of equipment to the vehicle.

I recommend approval of the PO request for payment to Atlantic Emergency Solutions, per the invoice in the amount of $36,664.07.

ATLANTIC
EMERGENCY SOLUTIONS

Springboro Regional Service Center
260 Advanced Drive · Springboro, OH 45066
www.atlanticemergency.com
Ph: 937-514-6134

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DATE ENTERED	YOUR ORDER NO.	DATE SHIPPED	INVOICE DATE	INVOICE NUMBER
25 AUG 26	1	31 AUG 26	31 AUG 26	2281CD

SOLD TO

ACCOUNT NO. 72317

WEST CHESTER FIRE DEPT
CHIEF RICK PRINZ
9119 CINCINNATI-DAYTON ROAD
WEST CHESTER, OH 45069

SHIP TO

SHIP VIA	SLSM.	B/L NO.	TERMS	F.O.B. POINT
	1782		A/R CHARGE	SPRINGBORO, OH

ORD.	QUANTITY SHIP	B.O.	PART NO.	DESCRIPTION	LIST	NET	AMOUNT
1	1	0	10015168	HORTON 3		235.57	235.57
				10" TRUMPET ONLY, BUELL			
				FREIGHT 23.77			

PLEASE REMIT PAYMENT TO:
5255 N. State Route 60 NW
McConnelsville, OH 43756

CUSTOMER'S SIGNATURE
X

PARTS	235.57
SUBLET	
FREIGHT	23.77
SALES TAX	0.00
TOTAL	$259.34

Restocking Fee of 25% and related shipping charges.
An 18% (1.5% Monthly) APR Late Fee applies to past due balances.
PAYMENTS MADE BY CREDIT CARD MAY BE SUBJECT TO A SURCHARGE OF 3%
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REMIT TO:

ATLANTIC
EMERGENCY SOLUTIONS

5255 N. State Route 60 NW
McConnelsville, OH 43756
email: arstatements@atlanticemergency.com
Phone: 740-651-5722
www.atlanticemergency.com

ACCOUNTS DUE AND PAYABLE WITHIN 30 DAYS OF DATE OF THE INVOICE.

ACCT. NO
72317

CLOSING DATE
31AUG26

WEST CHESTER FIRE DEPT
CHIEF RICK PRINZ
9119 CINCINNATI-DAYTON ROAD
WEST CHESTER OH 45069

AMOUNT ENCLOSED

PLEASE RETURN THIS PORTION WITH YOUR CHECK $_____

DATE	DOCUMENT / TRANSACTION	PURCHASES	PAYMENTS & CREDITS	BALANCE
		PREVIOUS BALANCE		
31AUG26	2281CD	259.34		259.34
08JUL26	15303MC		5,028.79	
16JUL26	15303MC	41,692.86		36,664.07

FRIENDLY REMINDER
ACCOUNT PAST DUE
PROMPT PAYMENT
GREATLY APPRECIATED!

ACCOUNT STATUS	PAST DUE	CURRENT	PLEASE PAY THIS AMOUNT ▷
	36,664.07	259.34	36,923.41

OVER 30	OVER 60	OVER 90	OVER 120
36,664.07	0.00	0.00	0.00

FINANCE CHARGES will apply if the new balance is unpaid one month from the closing date of statement. The FINANCE CHARGES are computed by a periodic rate of 1.5% per month which is an ANNUAL PERCENTAGE RATE of 18% applied to the unpaid balance after deducting current payments and/or credits appearing on this statement from the previous balance.
PAYMENTS MADE BY CREDIT CARD MAY BE SUBJECT TO A SURCHARGE OF 3%

ATLANTIC EMERGENCY SOLUTIONS

Copyright 2014 CDK Global, LLC ACCOUNTS RECEIVABLE STATEMENT TYPE 1 - ARIC - IMAGING

CUSTOMER COPY

REMIT TO:

ATLANTIC EMERGENCY SOLUTIONS
12351 Randolph Ridge Lane
Manassas, VA 20109
email: arstatements@atlanticemergency.com
Phone: 740-651-5722
www.atlanticemergency.com

ACCOUNTS DUE AND PAYABLE WITHIN 30 DAYS OF DATE OF THE INVOICE.

ACCT. NO: 72317

CLOSING DATE: 31JUL26

WEST CHESTER FIRE DEPT
CHIEF RICK PRINZ
9119 CINCINNATI-DAYTON ROAD
WEST CHESTER OH 45069

AMOUNT ENCLOSED

PLEASE RETURN THIS PORTION WITH YOUR CHECK $_____

DATE	DOCUMENT / TRANSACTION	PURCHASES	PAYMENTS & CREDITS	BALANCE
		PREVIOUS BALANCE		
08JUL26	15303MC		5,028.79	
16JUL26	15303MC	41,692.86		36,664.07

ACCOUNT STATUS	PAST DUE	CURRENT	PLEASE PAY THIS AMOUNT ▷	
	0.00	36,664.07		36,664.07

OVER 30	OVER 60	OVER 90	OVER 120
0.00	0.00	0.00	0.00

FINANCE CHARGES will apply if the new balance is unpaid one month from the closing date of statement. The "FINANCE CHARGES" are computed by a periodic rate of 1.5% per month which is an ANNUAL PERCENTAGE RATE of 18% applied to the unpaid balance after deducting current payments and/or credits appearing on this statement from the previous balance.

ATLANTIC EMERGENCY SOLUTIONS

Copyright 2011 COX Global, LLC ACCOUNTS RECEIVABLE STATEMENT TYPE 1 - ARIC - IMAGING

CUSTOMER COPY

Hello Tina,
Does this invoice go with one of the CIPs for a new truck?

JL Titles

* WITTE *

TLANTIC
EMERGENCY SOLUTIONS

gboro Regional Service Center
ed Drive · Springboro, OH 45066
w.atlanticemergency.com
Ph: 937-514-6134

Disclaimer of Warranties

The factory warranty constitutes all of the warranties with respect to the sale of this item/items. The seller herby expressly disclaims all warranties either express or implied, including any implied warranty of merchantability or fitness for a particular purpose. Seller neither assumes nor authorizes any other person to assume for it any liability in connection with the sale of this item/items. All goods returned must be accompanied by this invoice. No Returns on Non Stock Parts/Equip.

DATE ENTERED	YOUR ORDER NO.	DATE SHIPPED	INVOICE DATE	INVOICE NUMBER
25 AUG 26	1	31 AUG 26	31 AUG 26	2281CD

ACCOUNT NO. 72317

SOLD TO
WEST CHESTER FIRE DEPT
CHIEF RICK PRINZ
9119 CINCINNATI-DAYTON ROAD
WEST CHESTER, OH 45069

SHIP TO

SHIP VIA	SLSM.	B/L NO.	TERMS	F.O.B. POINT
	1782		A/R CHARGE	SPRINGBORO, OH

ORD.	QUANTITY SHP	B.O.	PART NO.	DESCRIPTION	LIST	NET	AMOUNT
1	1	0	10015168	HORTON 3		235.57	235.57
				10" TRUMPET ONLY, BUELL			
				FREIGHT	23.77		

PLEASE REMIT PAYMENT TO:
5255 N. State Route 60 NW
McConnelsville, OH 43756

CUSTOMER'S SIGNATURE
X

PARTS	235.57
SUBLET	
FREIGHT	23.77
SALES TAX	0.00
TOTAL	$259.34

Restocking Fee of 25% and related shipping charges.
An 18% (1.5% Monthly) APR Late Fee applies to past due balances.
PAYMENTS MADE BY CREDIT CARD MAY BE SUBJECT TO A SURCHARGE OF 3%

Copyright 2014 COK Global, LLC PARTS INVOICE/SHIPPING LIST - WAGNER

CUSTOMER COPY

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Requisition Item
Submitted By:	
Dana Pinkert, Director of Finance	

Motion:
FBT Gibbons LLP - $77,551.48 - Legal Services through August 31, 2026 (various departments)

Background:

For legal services through August 31, 2026:

Administration	12,809.85
Comm Dev	31,014.28
Police	16,096.20
Fire	15,885.45
UCB TIF	234.60
747 TIF	1,511.10
Total	$77,551.48

Finance				
	Budgeted Item:	Yes; Operational, TIF		
	CIP #:			
	TIF Info:	UCB TIF & 747 TIF		
	Purchase Req. #:	26003288	**Total Encumbrance:**	$ 77,551.48

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Requisition Item
Submitted By:	
Dennis Dick, Director of Communications and Information Technology	

Motion:
Centralsquare Technologies LLC - $145,756.21 - Renew public safety software license and support

Background:

Request approval of purchase order to renew license and support of Public Safety Software.

This renewal includes Computer Aided Dispatch (CAD) utilized by communications to create calls for service to police and fire and response coordination of responders, mobile CAD utilized by police and fire to receive event detail and location information, and police records management (RMS) for reporting and citations. This also includes several interfaces to other software and technology used by all public safety departments.

Included in this request is a renewal of analytics software utilized by the police department.

This software suite is used 24X7X365 by all public safety personnel and is vital to a coordinated and rapid response to emergencies.

Thank you for your consideration.

Finance				
	Budgeted Item:	Yes; Operational		
	CIP #:			
	TIF Info:			
	Purchase Req. #:	26003421	**Total Encumbrance:**	$ 145,756.21

Renewal Order prepared by:
Vanessa Cristobal
vanessa.cristobal@centralsquare.com

Renewal Order #: Q-272375
Start Date: November 16, 2026
End Date: November 15, 2027
Billing Frequency: Yearly
Subsidiary: CentralSquare Technologies, LLC

Renewal Order prepared for:
Dennis Dick, Director - Emergency Communications and Information Technology
West Chester Township
9113 Cincinnati Dayton Road
West Chester, Ohio 45069
513-759-7291

Thank you for your continued business. We at CentralSquare appreciate and value our relationship and look forward to serving you in the future. CentralSquare provides software that powers over 8,000 communities. More information about all of our products can be found at www.centralsquare.com.

WHAT SOFTWARE IS INCLUDED?

	PRODUCT NAME	QUANTITY	TOTAL
1.	Administration PS Pro Core (Agency Site License) Annual Maintenance Fee	1	351.28 USD
2.	Administration PS Pro Core Annual Maintenance Fee	1	729.31 USD
3.	CAD PS Pro Advanced (Agency Site License) Annual Maintenance Fee	1	1,709.01 USD
4.	CAD PS Pro API Interface Annual Subscription Fee	1	0.00 USD
5.	CAD PS Pro Basic Paging (SMTP/Email) Interface Annual Maintenance Fee	1	0.00 USD
6.	CAD PS Pro CLQ Location & Image Retrieval Agency Site License Annual Subscription Fee	1	3,190.70 USD
7.	CAD PS Pro CLQ Location & Image Retrieval Core Annual Subscription Fee	1	3,828.85 USD
8.	CAD PS Pro Core (Agency Site License) Annual Maintenance Fee	1	5,128.22 USD
9.	CAD PS Pro Core Annual Maintenance Fee	1	2,734.89 USD
10.	CAD PS Pro E911 (ANI/ALI) Interface Annual Maintenance Fee	1	0.00 USD
11.	CAD PS Pro ESO Solutions Interface (Export) Annual Subscription Fee	1	1,943.70 USD
12.	CAD PS Pro Locution FSA Interface (Import and Export) Annual Subscription Fee	1	6,820.14 USD
13.	CAD PS Pro ProQA PlatinumCertified Interface (Import and	1	2,480.61 USD

Renewal Order prepared by:
Vanessa Cristobal
vanessa.cristobal@centralsquare.com

	Export) Annual Maintenance Fee		
14.	CAD PS Pro RapidSOS Integration Core Annual Subscription Fee	1	957.21 USD
15.	CAD PS Pro RapidSOS LEI Integration Agency Site License Annual Subscription Fee	1	1,914.42 USD
16.	CAD PS Pro Rip and Run (Fax/Email) Interface Annual Maintenance Fee	1	0.00 USD
17.	CAD PS Pro ZOLL Fire RMS Interface (Export) Annual Maintenance Fee	1	2,279.08 USD
18.	Community Data Platform Annual Subscription Fee	1	0.00 USD
19.	Community Data Platform Annual Subscription Fee	1	0.00 USD
20.	Field Ops Subscription (for Pro Mobile users) Annual Subscription Fee	10	1,531.60 USD
21.	Field Ops Subscription (for Pro Mobile users) Annual Subscription Fee	1	120.00 USD
22.	Field Ops Subscription (for Pro Mobile users) Annual Subscription Fee	35	5,360.60 USD
23.	Jail PS Pro Short Term Holding Only (Agency Site License) Annual Maintenance Fee	1	358.58 USD
24.	Jail PS Pro Short Term Holding Only Annual Maintenance Fee	1	2,005.59 USD
25.	Mapping PS Pro AVL (Agency Site License) for FullTime CAD Workstations Annual Maintenance Fee	1	1,914.42 USD
26.	Mapping PS Pro AVL Playback (Agency Site License) for FullTime CAD Workstations Annual Maintenance Fee	1	1,002.79 USD
27.	Mapping PS Pro Core (Agency Site License) for FullTime CAD Workstations Annual Maintenance Fee	1	2,734.89 USD
28.	Mapping PS Pro Core Annual Maintenance Fee	1	2,187.92 USD
29.	Mobile PS Pro Accident Reporting Annual Maintenance Fee	37	1,687.12 USD
30.	Mobile PS Pro Accident Reporting Annual Subscription Fee	2	178.56 USD
31.	Mobile PS Pro AVL Annual Maintenance Fee	37	1,349.22 USD
32.	Mobile PS Pro AVL Annual Maintenance Fee	25	911.63 USD
33.	Mobile PS Pro AVL Annual Subscription Fee	2	142.90 USD
34.	Mobile PS Pro CAD Annual Maintenance Fee	25	2,051.77 USD
35.	Mobile PS Pro CAD Annual Maintenance Fee	37	3,036.34 USD
36.	Mobile PS Pro CAD Annual Subscription Fee	2	321.46 USD

Renewal Order prepared by:
Vanessa Cristobal
vanessa.cristobal@centralsquare.com

37.	Mobile PS Pro Core Annual Maintenance Fee	1	911.63 USD
38.	Mobile PS Pro eCitations Annual Maintenance Fee	37	2,361.73 USD
39.	Mobile PS Pro eCitations Annual Subscription Fee	2	250.06 USD
40.	Mobile PS Pro Mapping Annual Maintenance Fee	37	7,420.67 USD
41.	Mobile PS Pro Mapping Annual Maintenance Fee	25	5,013.96 USD
42.	Mobile PS Pro Mapping Annual Subscription Fee	2	519.16 USD
43.	Mobile PS Pro NCIC Annual Maintenance Fee	37	0.00 USD
44.	Mobile PS Pro NCIC Annual Subscription Fee	2	0.00 USD
45.	Mobile PS Pro Records Annual Maintenance Fee	37	6,409.36 USD
46.	Mobile PS Pro Records Annual Subscription Fee	2	678.60 USD
47.	Personnel PS Pro Advanced (Agency Site License) Annual Maintenance Fee	1	413.27 USD
48.	Personnel PS Pro Core (Agency Site License) Annual Maintenance Fee	1	0.00 USD
49.	Personnel PS Pro Core (Agency Site License) Annual Maintenance Fee	1	0.00 USD
50.	Personnel PS Pro Core (Agency Site License) Annual Maintenance Fee	1	0.00 USD
51.	Personnel PS Pro Core Annual Maintenance Fee	1	0.00 USD
52.	Portal PS Pro Community Involvement Pack Annual Maintenance Fee	1	861.79 USD
53.	Portal PS Pro Remote CFS View Pack Annual Maintenance Fee	1	861.79 USD
54.	PS Pro Additional Agency LEADS/NCIC Interface Annual Maintenance Fee	1	532.40 USD
55.	PS Pro Esri Analyst License Annual Maintenance Fee	1	1,519.39 USD
56.	PS Pro Esri Server Annual Maintenance Fee	1	1,519.39 USD
57.	PS Pro LEADS/NCIC Interface (Additional States Data Mining) Annual Maintenance Fee	1	2,659.52 USD
58.	PS Pro LEADS/NCIC Interface (Basic Queries) Annual Maintenance Fee	1	2,127.14 USD
59.	PS Pro LEADS/NCIC Interface (Warrants) Annual Maintenance Fee	1	2,127.14 USD
60.	PS Pro Production GIS Virtual Server Annual Maintenance Fee	1	0.00 USD

Renewal Order prepared by:
Vanessa Cristobal
vanessa.cristobal@centralsquare.com

61.	PS Pro Production NCIC Virtual Server Annual Maintenance Fee	1	0.00 USD
62.	PS Pro Reporting Core Annual Maintenance Fee	1	0.00 USD
63.	PS Pro Reporting Universal Interface Engine Annual Maintenance Fee	1	0.00 USD
64.	PS Pro Time Synchronization Interface Annual Maintenance Fee	1	0.00 USD
65.	PS Pro Warm Standby GIS Virtual Server Annual Maintenance Fee	1	0.00 USD
66.	PS Pro Warm Standby NCIC Virtual Server Annual Maintenance Fee	1	0.00 USD
67.	Records PS Pro Accident Reporting Annual Maintenance Fee	1	911.63 USD
68.	Records PS Pro Accident Reporting State-Specific Form Annual Maintenance Fee	1	911.63 USD
69.	Records PS Pro Advanced (Agency Site License) Annual Maintenance Fee	1	1,002.79 USD
70.	Records PS Pro API Interface Annual Subscription Fee	1	0.00 USD
71.	Records PS Pro Core (Agency Site License) Annual Maintenance Fee	1	3,008.38 USD
72.	Records PS Pro Core Annual Maintenance Fee	1	1,367.45 USD
73.	Records PS Pro eCitations Annual Maintenance Fee	1	911.63 USD
74.	Records PS Pro eCitations State-Specific Form Annual Maintenance Fee	1	911.63 USD
75.	Records PS Pro NDEx Adapter (IA IEPD) Annual Maintenance Fee	1	0.00 USD
76.	Records PS Pro OH Crime Reporting (OIBRS) Interface Annual Maintenance Fee	1	0.00 USD
77.	Records PS Pro OH DPS Crash Interface (Export) Annual Maintenance Fee	1	1,640.94 USD
78.	Records PS Pro OH DPS eCitations Interface (Export) Annual Maintenance Fee	1	1,640.94 USD
79.	Records PS Pro Property and Evidence Extend Annual Maintenance Fee	1	173.82 USD

WHAT SERVICES ARE INCLUDED?

Renewal Order prepared by:
Vanessa Cristobal
vanessa.cristobal@centralsquare.com

	DESCRIPTION	TOTAL
1.	Escrow Fee Recurring	950.00 USD

WHAT HARDWARE IS INCLUDED?

	PRODUCT NAME	QUANTITY	TOTAL
1.	PS Pro Production Server Annual Maintenance Fee	1	4,914.29 USD
2.	PS Pro Training/Testing Server Annual Maintenance Fee	1	3,562.65 USD
3.	PS Pro Warm Standby Server Annual Maintenance Fee	1	4,423.23 USD

Renewal Order Total: 123,480.82 USD

Billing Information

This is not an invoice. Prices shown do not include any taxes that may apply. Any such taxes are the responsibility of the Customer.

For customers based in the United States or Canada, any applicable taxes will be determined based on the laws and regulations of the taxing authority(ies) governing the Ship To location provided by the Customer on the Renewal Order Form.

Please note that the Total Price shown above has been rounded to the nearest two decimal places for display purposes only. The actual price may include as many as five decimal places. For example, an actual price of $21.37656 will be shown as a Total Price of $21.38. The Total for this quote has been calculated using the actual prices for the product and/or service, rather than the Total Price displayed above.

Renewal Order prepared by:
Vanessa Cristobal
vanessa.cristobal@centralsquare.com

Renewal Order #: Q-274507
Start Date: December 27, 2026
End Date: November 15, 2027
Billing Frequency: Yearly
Subsidiary: CentralSquare Technologies, LLC

Renewal Order prepared for:
Dennis Dick, Director - Emergency Communications and Information Technology
West Chester Township
9113 Cincinnati Dayton Road
West Chester, Ohio 45069
513-759-7291

Thank you for your continued business. We at CentralSquare appreciate and value our relationship and look forward to serving you in the future. CentralSquare provides software that powers over 8,000 communities. More information about all of our products can be found at www.centralsquare.com.

PSJ Pro Analytics Software	22275.39 USD
Renewal Order Total:	22,275.39 USD

Billing Information

Prices shown do not include any taxes that may apply. Any such taxes are the responsibility of the Customer. This is not an invoice.

For customers based in the United States or Canada, any applicable taxes will be determined based on the laws and regulations of the taxing authority(ies) governing the “Ship To” location provided by Customer on the Renewal Order Form.

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Requisition Item
Submitted By:	
Dennis Dick, Director of Communications and Information Technology	

Motion:
CDW Government, Inc. - $45,874.47 - Renew license and support for township email protection and email archive

Background:

Request approval of purchase order to renew the license and support for Township email protection and email archive products.

Email protection ("spam filter") is the first line of defense against malicious email, in addition to preventing an abundance of spam/junk email to users. On average, email protection is blocking 592,833 malicious or junk emails per month for 2026.

This request also includes renewal of Township email archive product, which allows compliance with records retention and access to historical emails for loss recovery and public records.

These renewals cover 12/1/2026 - 12/1/2027

Thank you for your consideration.

Finance				
	Budgeted Item:	Yes; Operational		
	CIP #:			
	TIF Info:			
	Purchase Req. #:	26003429	**Total Encumbrance:**	$ 45,874.47

Thank you for choosing CDW. We have received your quote.

Hardware Software Services IT Solutions Brands Research Hub

QUOTE CONFIRMATION

Pricing and Availability Notice

Due to ongoing supply chain challenges, some hardware manufacturers cannot guarantee product availability or pricing until the product is shipped. While we make every effort to honor quoted pricing, if a hardware manufacturer increases its price to CDW after a quote is issued or order is accepted, we may need to update your quoted price to reflect that change irrespective of any timeframes or validity periods set forth in the quote, including up to the date of shipment. In the event of a price adjustment, we will notify you prior to shipment. Any price adjustment would only occur if the hardware manufacturer increases its pricing to CDW.

DENNIS DICK,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

This quote is subject to CDW's Third Party Cloud Services Order Form Terms and Conditions set forth at https://www.cdwg.com/content/cdwg/en/terms-conditions/third-party-cloud-services-order-form-terms-and-conditions-.html

Convert Quote to Order

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
PZSM927	10/1/2026	PROOFPOINT	10087260	$45,874.47

QUOTE DETAILS

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
Proofpoint Core Email Protection - V - Subscription License Mfg. Part#: PFPT-B-P0M-V-A Electronic distribution - NO MEDIA Contract: MARKET	300	8320140	$72.33	$21,699.00
Proofpoint Archive Office 365 - 7Year - Subscription License Mfg. Part#: PFPT-M-O365D7-S-A Electronic distribution - NO MEDIA Contract: MARKET	300	7847626	$48.78	$14,634.00
Proofpoint DLP & Encryption - S - Subscription License Mfg. Part#: PFPT-M-DLPE-S-A Electronic distribution - NO MEDIA Contract: MARKET	300	7826574	$24.46	$7,338.00
Proofpoint Platinum Support - technical support - 1 year Mfg. Part#: PP-SUP-PS UNSPSC: 81112201 Electronic distribution - NO MEDIA Contract: MARKET	1	3707450	$2,203.47	$2,203.47

These services are considered Third Party Services, and this purchase is subject to CDW's Third Party Cloud Services Terms and Conditions, unless you have a written agreement with CDW covering your purchase of products and services, in which case this purchase is subject to such other written agreement.

The third-party Service Provider will provide these services directly to you pursuant to the Service Provider's standard terms and conditions or such other terms as agreed upon directly between you and the Service Provider. The Service Provider, not CDW, will be responsible to you for delivery and performance of these services. Except as otherwise set forth in the Service Provider's agreement, these services are non-cancellable, and all fees are non-refundable.

SUBTOTAL	$45,874.47
SHIPPING	$0.00
SALES TAX	$0.00
GRAND TOTAL	**$45,874.47**

PURCHASER BILLING INFO	DELIVER TO
Billing Address: WEST CHESTER TOWNSHIP ACCOUNTS PAYABL 9121 CINCINNATI DAYTON RD WEST CHESTER, OH 45069-3840 **Phone:** (513) 759-5900 **Payment Terms:** Net 30 Days-Govt State/Local	**Shipping Address:** WEST CHESTER TOWNSHIP DENNIS DICK 9121 CINCINNATI DAYTON RD WEST CHESTER, OH 45069-3840 **Phone:** (513) 759-5900 **Shipping Method:** ELECTRONIC DISTRIBUTION
	Please remit payments to:
	CDW Government 75 Remittance Drive Suite 1515 Chicago, IL 60675-1515



Sales Contact Info

Dante Douglas | 800.808.4239 | dante.douglas@cdwg.com

Need Help?

My Account | Support | Call 800.800.4239

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This order is subject to CDW's Terms and Conditions of Sales and Service Projects at
http://www.cdwg.com/content/terms-conditions/product-sales.aspx
For more information, contact a CDW account manager.

Proofpoint
By placing an order for the above Proofpoint, Inc. ("Proofpoint") subscriptions contained in this order, you acknowledge and agree that you are receiving the subscription(s) directly from Proofpoint and your use of the Proofpoint subscriptions is governed solely by: (a) the terms of the Proofpoint Customer Agreement found at https://www.proofpoint.com/us/customer-agreement, which contains terms regarding license and usage, data privacy obligations, disclaimers and limitations of liability, Proofpoint's right to suspend or terminate Customer's subscription for non-payment, and automatic renewal of the subscription; or (b) your written agreement in place with Proofpoint for the subscriptions and the applicable product terms found at https://www.proofpoint.com/us/legal/license/product-terms.

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AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Requisition Item
Submitted By:	
Dennis Dick, Director of Communications and Information Technology	

Motion:
AT&T Mobility LLC - $32,999.67 - Purchase 33 iPads for fire apparatus (CIP 1757/1769)

Background:

Request approval of purchase order to purchase 33 iPads for Fire Apparatus to replace existing MCTs and Tablets per five year replacement program.

West Chester Fire apparatus have historically utilized ruggedized mobile computers and light mobile tablets to facilitate mobile computer aided dispatch, Active911 alerting application, fire records management, patient care reporting and inspection data entry.

WCFD leadership and Information Technology have evaluated and testing moving to more cost effective iPad to handle these applications and found them to be suitable and in some cases, better suited for mobile needs of Fire Department staff.

CIP 1757 and 1769 we planned for MCT and tablet replacement at a combined cost of $122,400 for 2026. This approval, in addition to requested mounting equipment and future purchases of cases and licenses will be an immediate cost saving of approximately $70,000.00. Future licensing costs will also be marginally less for mobile CAD access.

Thank you for your support

Finance				
	Budgeted Item:	Yes; CIP		
	CIP #:	1757, 1769		
	TIF Info:			
	Purchase Req. #:	26003425	**Total Encumbrance:**	$ 32,999.67

Proposal for

AT&T Firstnet Services

Presented to

West Chester TWP

Pricing-At-A-Glance		Service Address
Monthly Recurring Charges	**$0.00**	
Quote Valid Until:	10/31/2026	

Pricing Summary – Plan			
Service Plan Description	**Lines**	**Unit Cost**	**Monthly**
Unlimited Talk, Text and Data	33	$15.00	$495.00

Totals			

Pricing Summary – Device Pricing				
Description	**Original Cost**	**Your Cost**	**Quantity**	**Total Per Mth**
Apple iPad Air 13-inch (M4) 2026	**$2,100.00**	**$999.99**	**33**	**$32,999.67**
Equipment Cost				**$32,999.67**

The above prices are based on current rates and do not include any applicable local, state or federal taxes or surcharges. The rates are subject to change without notice. Installation interval is determined after required site survey. This quote is subject to availability of facilities and valid until:

10/31/2026

To ask questions or place an order, contact:

Ronnie Hudson
Mobility Executive
937-215-3796
rh745k@att.com

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Requisition Item
Submitted By:	
Dennis Dick, Director of Communications and Information Technology	

Motion:
Tri State Public Safety - $11,538.80 - Purchase mounting equipment for fire apparatus iPads (CIP 1757/1769)

Background:

Request approval of purchase order for Fire Department iPad mounting equipment.

To facilitate the conversion from ruggedized laptops and light mobile tablets in all Fire Department apparatus, mounting equipment is needed to properly secure the iPads for visibility, use and safety.

Information Technology was able to confirm and leverage existing mounting equipment to significantly reduce the amount of items needed to purchase new while also being able to outfit all fire apparatus and command staff vehicles. This request is a savings of just over $7,000.00 as compared to new mounting bases that would have been required if ruggedized laptops were being replaced with the newest model.

Thank you for your consideration.

Finance				
	Budgeted Item:	Yes; CIP		
	CIP #:	1757, 1769		
	TIF Info:			
	Purchase Req. #:	26003426	**Total Encumbrance:**	$ 11,538.80

Tri-State Public Safety

3351 Cinti-Dayton Rd. Ste. C
Middletown, OH 45044
513.422.5775
Sales@TriStatePSE.com

Quote

Date	Quote #
9/30/2026	20245

Bill To:	Ship To:
West Chester Fire Dept. 9119 Cincinnati-Dayton Road West Chester, OH 45069	West Chester Fire Dept. 9119 Cincinnati-Dayton Road West Chester, OH 45069

EST. Shipping Date	P.O. #	Terms	Date	Rep	Vehicle
TBD	Quote	Net 30	10/30/2026	EV	

QTY	Item	DESCRIPTION	Price Each	Total
18	C-MD-207	Havis Tilt / Swivel Motion Device For Tablet Applications	142.40	2,563.20
11	C-MD-119	Havis 11" Slide Out, Locking Swing Arm with Low Profile Motion Device Adapter	312.80	3,440.80
10	C-HDM-204	Havis Heavy Duty Laptop Mount w/ Telescoping Pole	202.40	2,024.00
11	UT-2006	Havis Custom Rugged Cradle for Microsoft Surface Pro 3, 4, 5, 6 or 7 (with or without UAG Case)	264.00	2,904.00
1	C-HDM-153	Havis Laptop Floor Plate Mount	173.60	173.60
1	C-HDM-202	Havis 8.5" Heavy Duty Telescoping Pole (laptop mount)	183.20	183.20
1	Shipping	UPS Ground	250.00	250.00

We appreciate your business very much.

Total $11,538.80

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Requisition Item
Submitted By:	
Rick L. Prinz, Fire Chief	

Motion:
Four Seasons Environmental, Inc. - $17,371.15 - Purchase Fire Department annual fire protection system inspection, testing, maintenance and repairs

Background:

The purchase order associated with the 2026 annual inspection, testing, maintenance and corrective repair work for fire protection equipment and systems at West Chester Fire Department stations. The work was coordinated through the Township's maintenance contractor, Four Seasons Environmental, Inc., which subcontracted the specialized fire protection inspection and repair activities to Silco Fire & Security.
The purchase order consolidates the required work by fire station into single station-level line items. The attached Four Seasons documentation provides the supporting detail for the individual inspection findings, scheduled maintenance activities, component replacements, testing and repairs included within those consolidated amounts.

Required Scheduled Maintenance and Testing

- Five-year Fire Department Connection hydrostatic testing: The Four Seasons proposal identifies this work at Stations 73 and 74 as due under NFPA 25. NFPA 25 requires periodic hydrostatic testing of applicable FDC piping at a five-year interval
- Five-year sprinkler system maintenance / internal valve inspection: The proposal identifies five-year sprinkler maintenance at Stations 72, 73 and 74. These activities include periodic internal inspection/maintenance of system valves and related components required by NFPA 25
- Smoke detector sensitivity testing: The proposal identifies biennial smoke detector sensitivity testing at Station 75. NFPA 72 establishes recurring sensitivity-testing requirements for system smoke detectors
- Portable fire extinguisher maintenance: The extinguisher portion includes hydrostatic testing, internal inspections, recharging, replacement of condemned/damaged extinguishers and associated service components. These activities are necessary to maintain the extinguishers in serviceable condition and to satisfy applicable inspection, maintenance and testing intervals.

Corrective Repairs Identified During Inspection
The invoice also includes deficiencies identified during the inspection process that require correction to maintain the affected systems in reliable operating condition. Examples include replacement of fire alarm batteries that failed load testing or reached service age, replacement smoke detectors, repair of a PIV connection to an OS&Y valve, replacement of a sprinkler control valve lockout, recreation of a missing hydraulic placard, replacement of a site glass and replacement of condemned or damaged portable fire extinguishers.

Purchase Order Justification
The total documented cost is $9,407.75 for fire protection system updates and $7,963.40 for portable fire extinguisher servicing and updates. These expenditures support required periodic inspection, testing and maintenance obligations and correction of deficiencies identified during those activities. Consolidating the individual items into station-level purchase order lines is an administrative method of processing the work; the attached Four Seasons documentation provides the detailed supporting breakdown for each station and should be retained with the purchase order record.

Based on the inspection findings and the scheduled maintenance/testing intervals identified above, I

recommend approval of the purchase order as necessary fire and life-safety system maintenance and repair expenditures.

Finance				
	Budgeted Item:	Yes; Operational		
	CIP #:			
	TIF Info:			
	Purchase Req. #:	26003387	**Total Encumbrance:**	$ 17,371.15

Four Seasons Environmental, Inc.
Facilities Performance Services

October 1, 2026
Chief Scott Brooks
West Chester Township
Bureau Fire Chief | Loss Prevention
9121 Cin-Day Road | West Chester OH 45069
o. 513.777.1133| d. 513.266.2948

RE: Fire Systems updates (All Stations)

Scott,

Please find below our quoted price for the recommended updates to the fire systems at all fire stations. During the inspection, we identified the following stations as needing updates. These recommended repairs will help ensure the fire systems remain compliant with applicable NFPA standards and are properly maintained.

Station 71:

- 4 – replace fire alarm batteries in booster panels
- Labor and materials

Total Cost: $455.40

Station 72:

- 2 – 5-year sprinkler maintenance. Per NFPA chapter 13.4.1.2 alarm valves shall be inspected internally every five years
- 1 – confined space entry
- 1 – labor and material

Total Cost: $2685.10

Station 73:

- 1 – material to repair PIV connection to OS&Y
- 1 – confined space entry
- 1 – labor and materials

Total Cost: $1560.35

Station 74:

- 1 – Recreation of missing Hydraulic Placard for Sprinkler System

Total Cost: $1958.00

Station 75

- 3 – Replacement Smoke Detectors (Laundry, bunk room, locker room)
- 1 – Biennial Spoke Detector Sensitivity testing (Per NFPA 25)
- 1 – Labor and materials

Total Cost: $2748.90

Combined cost for all stations: $9407.75

This quote is valid for thirty (30) days. If you would like to proceed with the work, please provide a purchase order referring to the attached quote. Thank you for the opportunity to serve your team. Please let me know if you have any questions.

Respectfully submitted,

Joshua Hensley
Facilities Site Manager
Four Seasons Environmental, Inc.
Date: September 25, 2026

Accepted:

Scott Brooks
Bureau Fire Chief
West Chester Township
Date:

Four Seasons Environmental, Inc.
Facilities Performance Services

September 9, 2026
Chief Scott Brooks
West Chester Township
Bureau Fire Chief | Loss Prevention
9121 Cin-Day Road | West Chester OH 45069
o. 513.777.1133| d. 513.266.2948

RE: Fire Extinguisher Updates (All Stations)

Scott,

Please find below our quoted price for the recommended updates to the fire extinguishers at all fire stations. During the inspection, we identified the following stations as needing updates. These recommended repairs will help ensure the fire extinguishers remain compliant with applicable NFPA standards and are properly maintained.

Station 71:

- 7 – Hydrostatic test dry chemical
- 2 – 20lb dry chemical recharge
- 7 – 10lb dry chemical recharge
- 2 – 5lb dry chemical recharge
- 2 – 10lb fire extinguisher (condemned)
- 11 – neck gaskets
- 11 – verification collar
- 11 – valve stems
- 1 – 15lb Co2 (Basement electrical room)

Total Cost: $2564.48

Station 72:

- 1 – 15lbs Co2 (air handler basement)
- 1 – 20lb fast flow (generator)
- 4 – Dry chemical hydrostatic test
- 2 – Dry chemical internal inspection
- 4 – 5lbs dry chemical recharge
- 1 – 10lbs dry chemical recharge
- 1-2.5lbs dry chemical recharge
- 6 – neck gasket
- 6 – verification collar
- 6 – valve system

Total Cost: $2517.26

Station 73:

- 1 – safety disc
- 1 – 10lb Co2 recharge
- 1 – Dry chemical hydrostatic test
- 1 – Dry chemical internal inspection
- 1 – 5lbs dry chemical recharge
- 1 – 30lbs class D
- 1 – 2.5 dry chemical recharge
- 2 – neck gasket
- 3 – verification collar
- 2 – valve system

Total Cost: $706.55

Station 74

- 1 – Co2 Hydro test
- 1 – Safety disk
- 1 – 10lbs Co2 recharge
- 2 – Dry chemical hydrostatic test
- 3 – Dry chemical internal inspection
- 2 – 5lbs dry chemical recharge
- 3 – 10lbs dry chemical recharge
- 1 – 20lbs dry chemical recharge
- 6 – neck gaskets
- 6 – verification collar
- 6 – valve stem
- 2 – conductivity test

Total Cost: $772.46

Station 75

- 1 – 10lb ABC (condemned – dented)
- 1 – 20lb pass flow (generator)

Total Cost: $1402.65

Combined cost for all stations: $7963.40

This quote is valid for thirty (30) days. If you would like to proceed with the work, please provide a purchase order referring to the attached quote. Thank you for the opportunity to serve your team. Please let me know if you have any questions.

Respectfully submitted,

Joshua Hensley
Facilities Site Manager
Four Seasons Environmental, Inc.
Date: September 9, 2026

Accepted:

Scott Brooks
Bureau Fire Chief
West Chester Township
Date:

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Requisition Item
Submitted By:	
Mike Huxsoll, Director of Public Works/Community Services	

Motion:
Cargill, Inc. - $166,323.40 - Purchase road salt for 2026-2027 winter season

Background:

In preparation for the 2026-2027 winter season, the Butler County Engineer's Office solicited bids and negotiated a contract for the purchase of road salt. Compass Minerals America Inc was selected for this season's salt purchase. The contract price is $110.68 per ton dumped.

Below is a history of road salt pricing:

Year Amount	Purchased (Tons)	Price per Ton Dumped
2017 – 2018	3,348	$58.73
2018 – 2019	3,143	$62.98
2019 – 2020	1,118	$73.21
2020 – 2021	4,020	$74.71
2021 – 2022	3,508	$76.29
2022 – 2023	2,527	$85.92
2023 – 2024	1,884	$90.31
2024 – 2025	2,459	$92.12
2025 – 2026	4,499	$96.40

The Community Services Department budgeted $300,000.00 for road salt in 2026, and an additional $498,060.00 for 2027. We refilled the dome in the spring and currently have over 4,000 tons of salt on hand.

The Community Services Department requests a PO in the amount of $166,323.40 for the purchase of road salt to begin the 2026-2027 winter season.

Finance				
	Budgeted Item:	Yes; Operational		
	CIP #:			
	TIF Info:			
	Purchase Req. #:	26003270	**Total Encumbrance:**	$ 166,323.40

BUTLER COUNTY ENGINEER'S OFFICE

BCEO

GREGORY J. WILKENS, P.E., P.S. BUTLER COUNTY ENGINEER

To: Jim Rigsby & Danielle Upton – West Chester Township

From: Paula Burton

Date: 7/1/26

RE: Salt Contract 2026-14M

Jim & Danielle,

Cargill, Inc. has been awarded the salt contract for 2026 at a price of $110.68 per ton for dump.

To place an order, you will need to call 800-600-7258

If you have any questions, please let me know.

Thanks

Paula Burton
Administrative Secretary
513-785-4141
burtonp@bceo.org

CONTRACT NO. 2026-14M

THIS CONTRACT, made and entered into this 30 day of June in the year Two Thousand Twenty Six by and between the Board of County Commissioners of Butler County, Ohio ("COUNTY"), and Cargill, Inc. ("CONTRACTOR").

WITNESSETH: That the CONTRACTOR has agreed, and by these presents does agree with the COUNTY for the consideration herein below mentioned, to provide at CONTRACTOR'S own proper cost and expense all necessary materials and labor of every description, and to carry out complete in good, firm, and substantial manner the Furnishing of ODOT Spec. 712.03 Bulk-Treated Sodium Chloride for Butler County, Cities, Villages and Townships. Exhibit A (Specifications), Exhibit B (Schedule for Billing and Delivery), the Legal Ad, the Description of Bid, the Schedule of Prices, the requirements of the Invitation to Bid (also including necessary forms), the Contract Bond, and any addenda or clarifications issued prior to bid selection are hereby incorporated into this contract.

The quantity of 8,850 tons (more or less, as provided in the Specifications) of ODOT Spec. 712.03 Bulk-Treated Sodium Chloride for County use shall be provided at a unit price of $110.68 per ton for dump. The quantity of 6,800 tons (more or less, as provided in the Specifications) of ODOT Spec. 712.03 Bulk-Treated Sodium Chloride for City and Village use shall be provided at a unit price of $110.68 per ton for dump. The quantity of 13,200 tons (more or less, as provided in the Specifications) of ODOT Spec. 712.03 Bulk-Treated Sodium Chloride for Township use shall be provided at a unit price of $110.68 per ton for dump. The quantities for County, City, Village and Township use are to be billed and shipped directly to the County, City, Village or Township, as indicated on the "Schedule for Billing and Delivery" and as arranged directly between each jurisdiction and the CONTRACTOR, at the foregoing unit prices without further cost to any jurisdiction for delivery.

CONTRACTOR hereby agrees to release, indemnify, defend, and hold harmless Butler County and its agencies, offices, officials, and all employees thereof from and against any and all liability, actions, claims, suits, demands, costs, expenses, penalties, fines, or judgments on account of any loss or damage to any person or property or any failure to comply with governmental laws and regulations which result from or arise out of any act or omission of the Contractor or its subcontractors or the agents, officers, employees, or material men of either, jointly or severally, while engaged in the work to be performed under this contract.

CONTRACTOR shall be responsible for the Contractor's work under this contract, and for the work of other parties undertaking any portion of the Contractor's responsibility or obligation, including compliance with all applicable local, State, and Federal laws and regulations concerning workplace safety.

IN WITNESS WHEREOF, the said COUNTY of Butler, Ohio, has caused its name to be affixed by the Board of County Commissioners, and CONTRACTOR has set its hand on the day and year aforesaid.

Board of County Commissioners

Authorized Representative of Contractor

Eric Koester
Printed Name

Customer Care Supervisor
Title

Approved as to form only:
Mary Anne Nardiello
Assistant Prosecuting Attorney

CONTRACT NO. 2026-14M

EXHIBIT "A"

SPECIFICATIONS

1 QUANTITY - Is approximate and is on a "more or less" basis. Supplier shall meet all needs through May 31, 2027. Actual orders may be more or less than estimated. Estimates indicated will be used solely for the purposes of making a tabulation of bids. The Contractor shall bid on the contract as a whole. Partial bids will not be separated or accepted.

2. PRICE - To be guaranteed through May 31, 2027.

3. DELIVERY - Shall be made by the supplier within seventy-two (72) hours of notification.

4. STRAIGHT DUMP - Price quotes required for straight dump (price per ton of materials).

5. ANTI-CAKING AGENT - To be contained in salt.

6. LOAD LIMITS - Vehicles hauling goods and/or materials for the Butler County Engineer's Office shall conform to the Ohio State Laws governing load weight limits of roads and bridges. The County Engineer will not be responsible for any goods and/or materials delivered by a vehicle not in compliance with such laws. Weight slips from vehicles indicating noncompliance may be turned over to the proper law enforcement agency for appropriate action. Vehicles shall be tarped and/or enclosed to prevent spillage of material.

7. TESTING - Material supplied shall be in conformance with the State of Ohio Department of Transportation "Construction and Material Specifications" Manual dated January 1, 2023. A notarized Certificate of Conformance from the Ohio Department of Transportation or a certified independent testing laboratory stating that the material as bid is in conformance with 712.03 shall be submitted along with the bid.

CONTRACT 2026-14M
BULK-TREATED SODIUM CHLORIDE FOR BUTLER COUNTY, CITIES, VILLAGE AND TOWNSHIPS

Schedule of Prices Signature Page

The bidder's signature below indicates that the bidder attests to and agrees to be bound by all statements made in its bid and that the bidder has read, understands, and agrees to be bound by all of Butler County's terms, conditions, specifications, addenda, and requirements relating to this project.

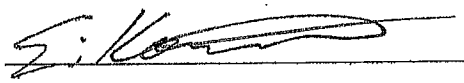
Project Number: 2026-14M

Name of company submitting bid: Cargill, Incorporated- Deicing Solutions

Address: 24950 Country Club Blvd. Suite 450

Phone: 800-600-7258

Date: 4/10/2026

Authorized signature of bidder: 

Title of person signing above: Customer Care Supervisor

Type or print name shown above: Eric Koester

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Requisition Item
Submitted By:	
Mike Huxsoll, Director of Public Works/Community Services	

Motion:
Teasdale Fenton - $29,547.97 - Purchase mold remediation and reconstruction services

Background:

In August, the Community Development Department had a hot water heater that services the restrooms and kitchen area rust out and water leaked into the utility room where it is housed. At the time of replacement, some mold was found to be behind the replacement unit. Four Seasons removed that area of drywall to air out the cavity.

During the last week of September, Community Development notified Community Services that it appeared that mold was growing on the other side of the drywall partition in the copy/work room area, noted as Hall 2 on proposals. Community Services worked with several restoration companies and got all the information that was needed from Teasdale Fenton. It is believed that this may not be a result solely of the hot water heater leaking, but possibly a roof leak. This is being investigated further.

Teasdale proposes to remove the existing contaminated drywall and insulation. Following, the treatment of the area with an antimicrobial product will be applied that will eliminate and discourage growth in the future. A thorough inspection will be completed to ensure that all of the issue has been resolved and that the source of the water intrusion is completely eliminated. Once addressed, we will begin to reinstall insulation and drywall, including reuse or replacement of any items that were damaged.

The Community Development Department requests a PO in the amount of $29,547.97, which includes the initial proposals totaling $26,861.79 and a 10% contingency in the amount of $2,686.18 for any additional work that may need to be performed to complete a safe remediation.

Finance				
	Budgeted Item:	No; TIF		
	CIP #:			
	TIF Info:	219		
	Purchase Req. #:	26003337	**Total Encumbrance:**	$ 29,547.97

Teasdale Fenton Carpet Cleaning and Restoration

Client:	West Chester Township	Home:	(513) 284-4661
Property:	9113 Cincinnati- Dayton Rd West Chester, OH 45069		
Operator:	RJOHN		
Estimator:	Ronald Johns	Business:	(513) 417-2489
		E-mail:	rjohns@teasdalefenton.com
Type of Estimate:			
Date Entered:	9/24/2026	Date Assigned:	
Price List:	OHCI8X_SEP26		
Labor Efficiency:	Restoration/Service/Remodel		
Estimate:	26-3299-PBK		

26-3299-PBK

Main Level

Main Level

DESCRIPTION	QTY
1. Negative air fan/Air scrubber (24 hr period) - No monit.	1.00 DA
**** To be ran for dust protection during repairs as needed.	
2. Add for HEPA filter (for negative air exhaust fan)	0.20 EA

Supply Closet **Height: 8'**

DESCRIPTION	QTY
3. Content Manipulation charge - per hour	1.00 HR
4. Floor protection - heavy paper and tape	55.54 SF
5. Cove base molding - rubber or vinyl, 4" high	15.21 LF
6. Batt insulation - 4" - R13 - paper / foil faced	14.00 SF
7. Mask wall - plastic, paper, tape (per LF)	30.43 LF
8. 5/8" - drywall per LF - up to 2' tall	7.00 LF
9. Seal/prime (1 coat) then paint (1 coat) the surface area	32.00 SF
**** Match and paint the affected area only.	
10. Final cleaning - construction - Commercial	55.54 SF

UTILITY **Height: 8'**

DESCRIPTION	QTY
11. Content Manipulation charge - per hour	1.00 HR
12. Floor protection - heavy paper and tape	65.60 SF
13. Detach & Reset Sink faucet	1.00 EA
14. Floor drain	1.00 EA
15. Install Laundry tub	1.00 EA
16. Water heater - Detach & reset	1.00 EA
17. Outlet or switch - Detach & reset	2.00 EA
18. Cove base molding - rubber or vinyl, 4" high	16.64 LF
19. Batt insulation - 4" - R13 - paper / foil faced	133.10 SF
20. Mask wall - plastic, paper, tape (per LF)	33.28 LF
21. 5/8" drywall - hung, taped, floated, ready for paint	133.10 SF
22. Tape joint for new to existing drywall - per LF	9.00 LF
23. Seal/prime (1 coat) then paint (1 coat) part of the walls	133.10 SF
24. Paint part of the walls - one coat	133.10 SF
25. Final cleaning - construction - Commercial	65.60 SF

HALL 2	Height: 8'
DESCRIPTION	**QTY**
26. Content Manipulation charge - per hour	2.00 HR
27. Floor protection - heavy paper and tape	223.01 SF
28. Countertop - flat laid plastic laminate - High grade	10.00 LF
29. Cabinetry - lower (base) units - High grade	10.00 LF
30. Cabinet knobs or pulls - Detach & reset	12.00 EA
31. Cove base molding - rubber or vinyl, 4" high	26.00 LF
32. Batt insulation - 4" - R13 - paper / foil faced	108.00 SF
33. Mask wall - plastic, paper, tape (per LF)	73.20 LF
34. 5/8" drywall - hung, taped, floated, ready for paint	120.00 SF
35. Tape joint for new to existing drywall - per LF	23.00 LF
36. Seal/prime (1 coat) then paint (1 coat) the surface area	252.00 SF
**** Paint the affected wall only, matching as close as possible.	
37. Final cleaning - construction - Commercial	223.01 SF

Womens Bathroom	Height: 8'
DESCRIPTION	**QTY**
38. Floor protection - heavy paper and tape	80.81 SF
39. Cove base molding - rubber or vinyl, 4" high	16.00 LF
40. Mask wall - plastic, paper, tape (per LF)	30.64 LF
41. 5/8" - drywall per LF - up to 4' tall	12.00 LF
42. Seal/prime (1 coat) then paint (1 coat) part of the walls	245.09 SF
43. Paint part of the walls - one coat	245.09 SF
44. Final cleaning - construction - Commercial	161.61 SF

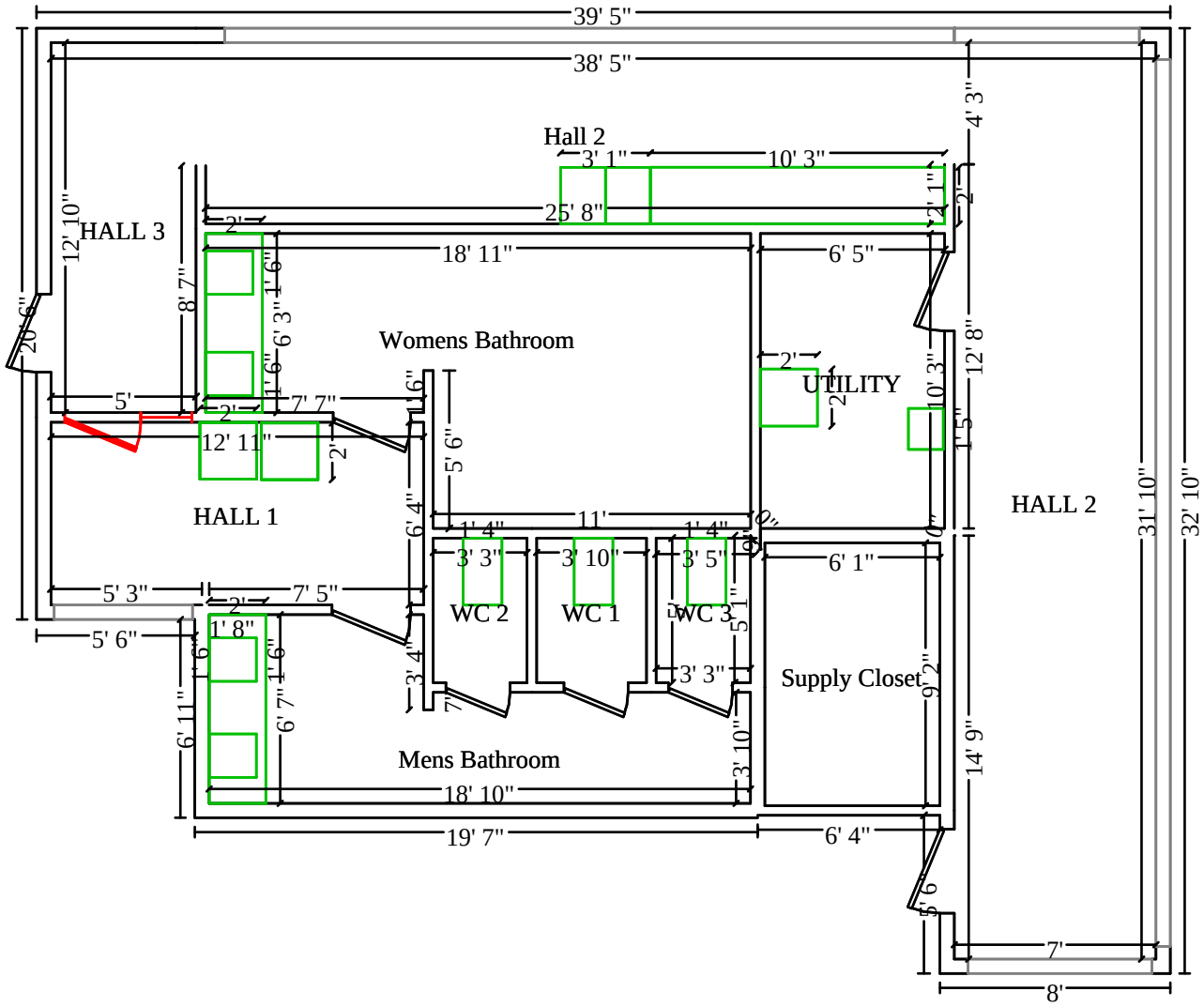
General	
DESCRIPTION	**QTY**
45. Haul debris - per pickup truck load - including dump fees	0.50 EA
46. Commercial Supervision / Project Management - per hour	4.00 HR

Grand Total $13,297.75

Ronald Johns

Grand Total Areas:

2,928.06	SF Walls	961.78	SF Ceiling	3,889.84	SF Walls and Ceiling
961.78	SF Floor	106.86	SY Flooring	353.71	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	427.48	LF Ceil. Perimeter
961.78	Floor Area	1,085.06	Total Area	2,969.11	Interior Wall Area
821.96	Exterior Wall Area	145.98	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		


39' 5"
38' 5"
Hall 2
3' 1"
10' 3"
4' 3"
2' 1"
2'
25' 8"
HALL 3
12' 10"
2'
18' 11"
6' 5"
20' 6"
8' 7"
1' 6"
6' 3"
1' 6"
Womens Bathroom
2'
UTILITY
10' 3"
12' 8"
5'
2'
7' 7"
1' 6"
2'
1' 5"
12' 11"
2'
5' 6"
HALL 1
6' 4"
11'
HALL 2
31' 10"
32' 10"
1' 4"
1' 4"
3' 3"
3' 10"
3' 5"
6' 1"
5' 3"
7' 5"
2'
WC 2
WC 1
WC 3
5' 1"
5' 6"
1' 8"
1' 6"
3' 4"
3' 3"
Supply Closet
9' 2"
1' 6"
6' 7"
6' 11"
7"
Mens Bathroom
3' 10"
14' 9"
18' 10"
19' 7"
6' 4"
5' 6"
7'
8'

Main Level

Teasdale Fenton Carpet Cleaning and Restoration

Client:	West Chester Township	Home:	(513) 284-4661
Property:	9113 Cincinnati- Dayton Rd West Chester, OH 45069		
Operator:	RJOHN		
Estimator:	Ronald Johns	Business:	(513) 417-2489
		E-mail:	rjohns@teasdalefenton.com
Type of Estimate:			
Date Entered:	9/24/2026	Date Assigned:	
Price List:	OHCI8X_SEP26		
Labor Efficiency:	Restoration/Service/Remodel		
Estimate:	26-3299-PBK-RESETCAB		

26-3299-PBK-RESETCAB

Main Level

Main Level

DESCRIPTION	QTY
1. Negative air fan/Air scrubber (24 hr period) - No monit.	1.00 DA
**** To be ran for dust protection during repairs as needed.	
2. Add for HEPA filter (for negative air exhaust fan)	0.20 EA

Supply Closet **Height: 8'**

DESCRIPTION	QTY
3. Content Manipulation charge - per hour	1.00 HR
4. Floor protection - heavy paper and tape	55.54 SF
5. Cove base molding - rubber or vinyl, 4" high	15.21 LF
6. Batt insulation - 4" - R13 - paper / foil faced	14.00 SF
7. Mask wall - plastic, paper, tape (per LF)	30.43 LF
8. 5/8" - drywall per LF - up to 2' tall	7.00 LF
9. Seal/prime (1 coat) then paint (1 coat) the surface area	32.00 SF
**** Match and paint the affected area only.	
10. Final cleaning - construction - Commercial	55.54 SF

UTILITY **Height: 8'**

DESCRIPTION	QTY
11. Content Manipulation charge - per hour	1.00 HR
12. Floor protection - heavy paper and tape	65.60 SF
13. Detach & Reset Sink faucet	1.00 EA
14. Floor drain	1.00 EA
15. Install Laundry tub	1.00 EA
16. Water heater - Detach & reset	1.00 EA
17. Outlet or switch - Detach & reset	2.00 EA
18. Cove base molding - rubber or vinyl, 4" high	16.64 LF
19. Batt insulation - 4" - R13 - paper / foil faced	133.10 SF
20. Mask wall - plastic, paper, tape (per LF)	33.28 LF
21. 5/8" drywall - hung, taped, floated, ready for paint	133.10 SF
22. Tape joint for new to existing drywall - per LF	9.00 LF
23. Seal/prime (1 coat) then paint (1 coat) part of the walls	133.10 SF
24. Paint part of the walls - one coat	133.10 SF
25. Final cleaning - construction - Commercial	65.60 SF

HALL 2	Height: 8'
DESCRIPTION	**QTY**
26. Content Manipulation charge - per hour	2.00 HR
27. Floor protection - heavy paper and tape	223.01 SF
28. Install Countertop - flat laid plastic laminate - High grade	10.00 LF
29. Install Cabinetry - lower (base) units - High grade	10.00 LF
30. Cove base molding - rubber or vinyl, 4" high	26.00 LF
31. Batt insulation - 4" - R13 - paper / foil faced	108.00 SF
32. Mask wall - plastic, paper, tape (per LF)	73.20 LF
33. 5/8" drywall - hung, taped, floated, ready for paint	120.00 SF
34. Tape joint for new to existing drywall - per LF	23.00 LF
35. Seal/prime (1 coat) then paint (1 coat) the surface area	252.00 SF
**** Paint the affected wall only, matching as close as possible.	
36. Final cleaning - construction - Commercial	223.01 SF

Womens Bathroom	Height: 8'
DESCRIPTION	**QTY**
37. Floor protection - heavy paper and tape	80.81 SF
38. Cove base molding - rubber or vinyl, 4" high	16.00 LF
39. Mask wall - plastic, paper, tape (per LF)	30.64 LF
40. 5/8" - drywall per LF - up to 4' tall	12.00 LF
41. Seal/prime (1 coat) then paint (1 coat) part of the walls	245.09 SF
42. Paint part of the walls - one coat	245.09 SF
43. Final cleaning - construction - Commercial	161.61 SF

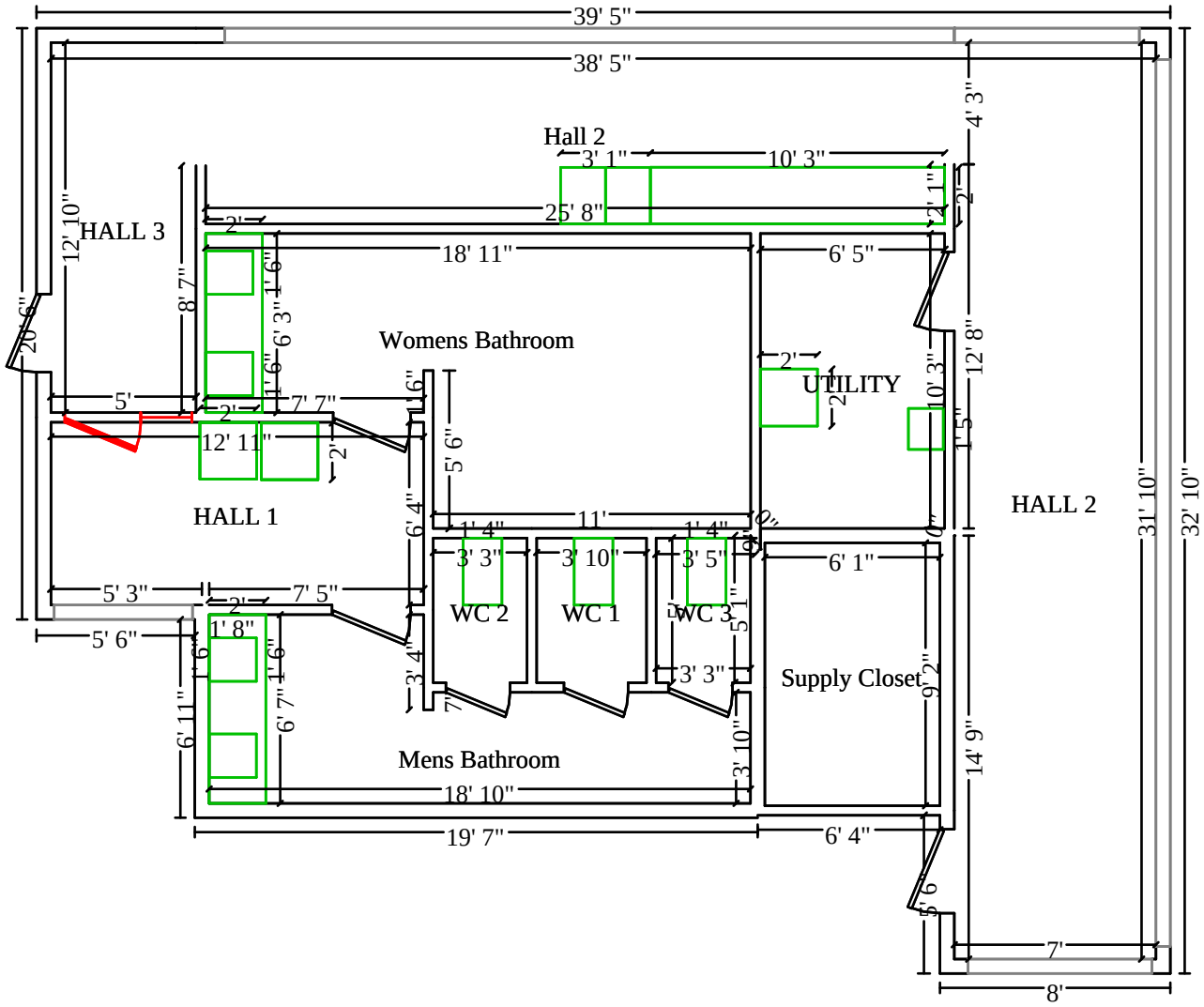
General	
DESCRIPTION	**QTY**
44. Haul debris - per pickup truck load - including dump fees	0.50 EA
45. Commercial Supervision / Project Management - per hour	4.00 HR

Grand Total $8,051.02

Ronald Johns

Grand Total Areas:

2,928.06	SF Walls	961.78	SF Ceiling	3,889.84	SF Walls and Ceiling
961.78	SF Floor	106.86	SY Flooring	353.71	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	427.48	LF Ceil. Perimeter
961.78	Floor Area	1,085.06	Total Area	2,969.11	Interior Wall Area
821.96	Exterior Wall Area	145.98	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		


39' 5"
38' 5"
Hall 2
3' 1"
10' 3"
4' 3"
2' 1"
2'
25' 8"
HALL 3
12' 10"
2'
18' 11"
6' 5"
20' 6"
8' 7"
1' 6"
6' 3"
1' 6"
Womens Bathroom
2'
UTILITY
10' 3"
12' 8"
5'
2'
7' 7"
1' 6"
2'
1' 5"
12' 11"
2'
5' 6"
HALL 1
6' 4"
11'
HALL 2
31' 10"
32' 10"
1' 4"
1' 4"
3' 3"
3' 10"
3' 5"
6' 1"
5' 3"
7' 5"
2'
WC 2
WC 1
WC 3
5' 1"
5' 6"
1' 8"
1' 6"
3' 4"
3' 3"
Supply Closet
9' 2"
1' 6"
6' 7"
6' 11"
7"
Mens Bathroom
3' 10"
14' 9"
18' 10"
19' 7"
6' 4"
5' 6"
7'
8'

Main Level

Teasdale Fenton Carpet Cleaning and Restoration

Client:	WestChester	Home:	(513) 284-4661
Business:	9577 Beckett Rd West Chester, OH 45069		
Property:	9577 Beckett Rd West Chester, OH 45069		
Operator:	TBROO		
Estimator:	Tyler Brooks	Business:	(513) 764-6789
Position:	Water Mitigation Supervisor	E-mail:	tbrooks@teasdalefenton.com
Business:	4175 port union rd fairfield , OH 45014		
Type of Estimate:	Water Damage		
Date Entered:	9/14/2026	Date Assigned:	
Price List:	OHCI8X_AUG26		
Labor Efficiency:	Restoration/Service/Remodel		
Estimate:	2636_WESTCHESTER		
File Number:	FP-628784		

2636_WESTCHESTER

Source - Encircle

Main Level

HALL 1	**Height: 8'**
DESCRIPTION	**QTY**
1. Containment Barrier/Airlock/Decon. Chamber	60.00 SF

HALL 2	**Height: 8'**
Subroom: Hall 2 (1)	**Height: 8'**
DESCRIPTION	**QTY**
2. Cabinetry - lower (base) units - Detach	13.00 LF
3. Tear out wet drywall, cleanup, bag for disposal	40.00 SF
4. HEPA Vacuuming exposed framing - (PER SF)	387.65 SF
5. Floor protection - self-adhesive plastic film	100.00 SF

UTILITY	**Height: 8'**
DESCRIPTION	**QTY**
6. Containment Barrier/Airlock/Decon. Chamber	25.00 SF
7. Content Manipulation charge - per hour	4.00 HR
8. Peel & seal zipper	2.00 EA
9. Tear out wet drywall, cleanup, bag for disposal	150.00 SF
10. Negative air fan/Air scrubber (24 hr period) - No monit.	0.00 DA
11. Apply plant-based anti-microbial agent to more than the floor	397.40 SF
12. Disinfect building - fog / spray - per SF	65.60 SF
13. HEPA Vacuuming exposed framing - Floor - (PER SF)	65.60 SF

Womens Bathroom	**Height: 8'**
DESCRIPTION	**QTY**
14. Containment Barrier/Airlock/Decon. Chamber	510.18 SF
15. Peel & seal zipper	2.00 EA
16. Floor protection - heavy paper and tape	30.00 SF
17. Tear out wet drywall, no bagging, per LF - up to 4' tall	10.30 LF

CONTINUED - Womens Bathroom

DESCRIPTION	QTY
18. HEPA Vacuuming exposed framing - Floor - (PER SF)	651.80 SF
19. Apply plant-based anti-microbial agent to more than the floor	651.80 SF
20. Disinfect building - fog / spray - per SF	813.41 SF
21. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit.	3.00 DA
22. Toilet partition - Detach & reset	0.50 EA
Detach Only	

Supply Closet **Height: 8'**

DESCRIPTION	QTY
23. Containment Barrier/Airlock/Decon. Chamber	263.42 SF
24. Peel & seal zipper	2.00 EA
25. Tear out wet drywall, no bagging, per LF - up to 4' tall	6.10 LF
26. HEPA Vacuuming exposed framing - Floor - (PER SF)	354.51 SF
27. Apply plant-based anti-microbial agent to more than the floor	298.96 SF
28. Disinfect building - fog / spray - per SF	55.54 SF
29. Content Manipulation charge - per hour	2.00 HR
30. Negative air fan/Air scrubber (24 hr period) - No monit.	3.00 DA

General Items

DESCRIPTION	QTY
31. service call - during business hours	1.00 EA
32. Add for personal protective equipment - Heavy duty	6.00 EA
33. Haul debris - per pickup truck load - including dump fees	1.00 EA
34. Containment Barrier/Airlock/Decon. Chamber	702.50 SF

Labor Minimums Applied

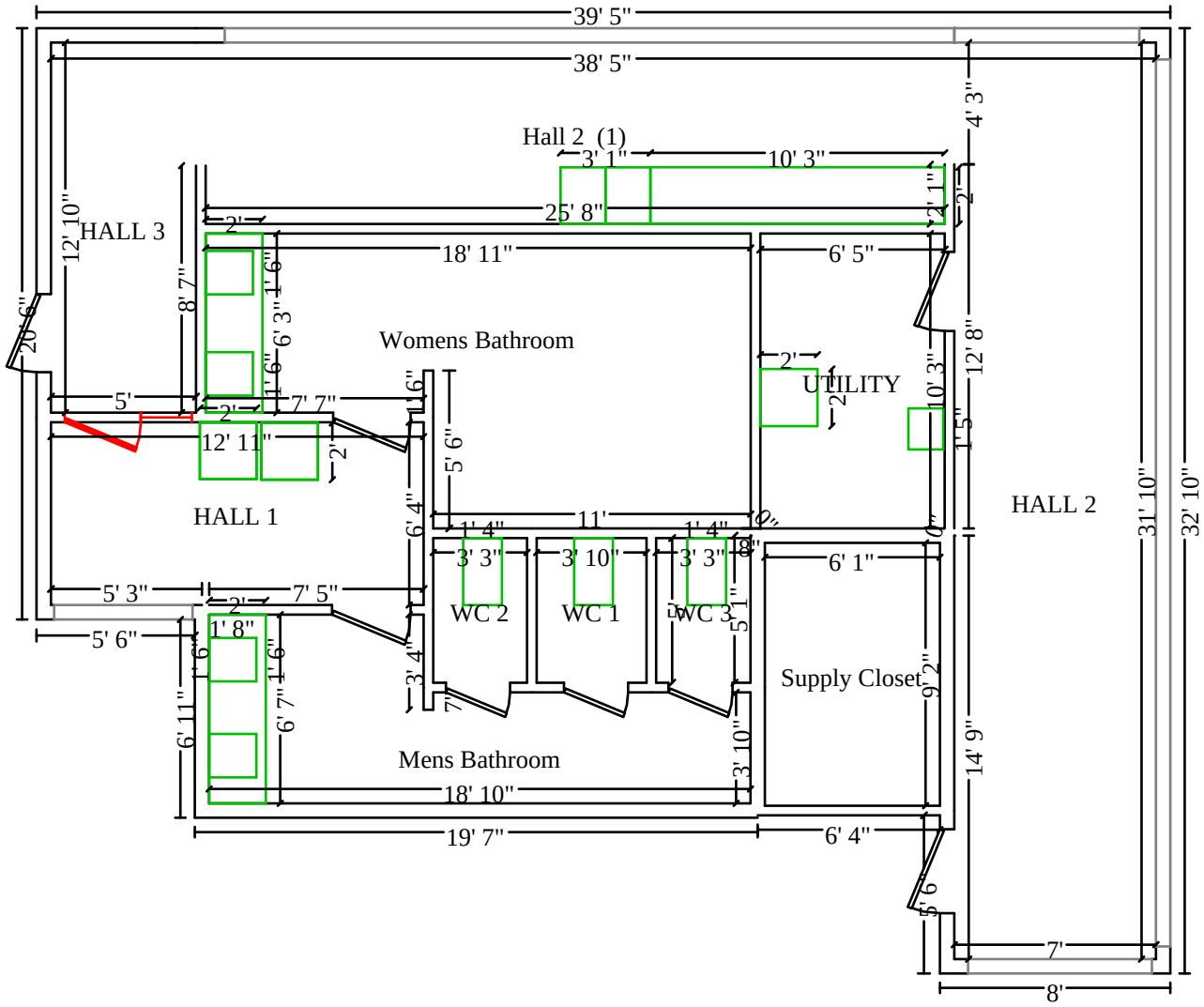
DESCRIPTION	QTY
35. Painting labor minimum	1.00 EA
36. Toilet & bath accessory labor minimum	1.00 EA

Grand Total $8,207.78

Tyler Brooks
Water Mitigation Supervisor

Grand Total Areas:

2,924.97	SF Walls	961.78	SF Ceiling	3,886.76	SF Walls and Ceiling
961.78	SF Floor	106.86	SY Flooring	353.33	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	427.10	LF Ceil. Perimeter
961.78	Floor Area	1,085.06	Total Area	2,966.02	Interior Wall Area
820.68	Exterior Wall Area	145.83	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		


39' 5"
38' 5"
Hall 2 (1)
3' 1"
10' 3"
4' 3"
2' 1"
2'
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5' 6"
7'
8'

Main Level

Teasdale Fenton Carpet Cleaning and Restoration

Client:	West Chester Township
Property:	9577 Beckett Rd, Suite 100 West Chester , OH 45069
Operator:	BDELA

Estimator:	Brittany DeLaughter	Business:	(513) 375-5146
Company:	Teasdale Fenton - DKI Restoration	E-mail:	bdelaughter@teasdalefenton.com

Type of Estimate:			
Date Entered:	8/13/2026	Date Assigned:	

Price List:	OHCI8X_AUG26
Labor Efficiency:	Restoration/Service/Remodel
Estimate:	2636TESTING_WCT

2636TESTING_WCT

2636TESTING_WCT

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Service call	1.00 EA	0.00	293.64	19.09	312.73
2. Contamination - air or surface testing & lab analysis	30.00 EA	0.00	137.60	301.40	4,429.40
3. 50% One Time Discount Only Off Testing	1.00 EA	0.00	-2,064.00	0.00	-2,064.00
Total: 2636TESTING_WCT				320.49	2,678.13
Line Item Totals: 2636TESTING_WCT				**320.49**	**2,678.13**

Summary

Line Item Total	2,357.64
Cln Matl Tax	31.06
Subtotal	2,388.70
Cln&Carpet Svc Tax	289.43
Replacement Cost Value	**$2,678.13**
Net Claim	**$2,678.13**

Brittany DeLaughter

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Requisition Item
Submitted By:	
Mike Huxsoll, Director of Public Works/Community Services	

Motion:
ZSR Contracting and Restoration - $19,965.00 - Restore Administration building brick window headers

Background:

Last week, Administration advised Community Services that bricks had fallen out of the window opening for the copier room on the North face of the building. Temporary concessions were made to keep water out of the opening until a price and repair were determined. Upon closer inspection, we found three (3) other windows in the same condition. The bricks are sitting in the opening by gravity alone.

We reached out to a couple of masonry repair contractors, and ZSR Contracting gave the best price and most comprehensive scope to make the necessary repairs. Bricks will be removed from the opening, and a new steel lintel and flashing will be installed. The bricks will be reused and toothed back into the opening to create the structural soundness of the original construction.

The Community Services Department requests a purchase order in the amount of $19,965.00 payable to ZSR Contracting and Restoration Services. This price includes all of the restoration and a 10% contingency.

Finance				
	Budgeted Item:	No; TIF		
	CIP #:			
	TIF Info:	2180		
	Purchase Req. #:	26003362	**Total Encumbrance:**	$ 19,965.00

General Contracting

Masonry Restoration

ZSR *Contracting and Restoration*

September 30, 2026

Attn: Mr. Joseph Schulte
Jschulte@westchesteroh.org
(513) 785-9565

RE: Masonry Window Headers
9113 Cincinnati-Dayton road

Per your recent request, we at ZSR Contracting and Restoration appreciate the opportunity to submit this quotation for work at the above referenced project. We propose to furnish all labor, material and equipment necessary to complete the following items of work.

North Elevation Window headers

- Use scaffolding to access work areas.
- Remove four existing brick soldier headers and salvage for re-use.
- Install new lintels and flexible flashing, complete with end dams and termination bar at four openings.
- Relay salvaged brick masonry including weep vents, matching existing, plumb and true.
- Install coil trim metal above top course of brick to prevent water intrusion, matching existing trim as close as possible from standard color charts.
- Remove deteriorated mortar joints within work area and tuck-point with new mortar, matching existing as close as possible.
- Clean up all equipment and debris upon completion of work.

Price: $18,150

Price for any additional header repairs: $5,000 each

Qualifications:
No bond or building permit is included.
No design or testing included.
No hazardous material work included.
Water and electricity supplied by others.
All work is to be performed during regular business hours.

Sincerely,
ZSR Contracting and Restoration

Gary Huismann
ghuismann@zsrcr.com
513-623-9706

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Requisition Item
Submitted By:	
Mike Huxsoll, Director of Public Works/Community Services	

Motion:
Univar Solutions USA, Inc. - $18,000.00 - Purchase calcium chloride for 2026-2027 winter season

Background:

Community Services is preparing for winter weather and is requesting to open a PO to Univar USA Inc. to purchase calcium chloride. The price for this snow season is estimated at $1.41 per gallon on a 4,000 gallon delivery which is an decrease over last year. The Division budgeted $26,000.00 for calcium chloride in 2026.

Year	Price ($/gallon)
2016	$0.84
2017	$0.92
2018	$0.965
2019	$0.965
2020	$1.04
2021	$1.286
2022	$1.257
2023	$1.357
2024	$1.34
2025	$1.30

Community Services uses calcium chloride to pre-wet road salt at temperatures below 20 degrees. We use salt brine to pre-wet at temperatures above 25 degrees, however the temperatures below 20 degrees make the brine ineffective. Calcium chloride has proven quite effective as a substitute for brine when pre-wetting road salt at temperatures below 25 degrees.

The Community Services Department is requesting a purchase order in the amount of $18,000.00 for the purchase of calcium chloride during the 2026-2027 winter season.

Finance				
	Budgeted Item:	Yes; Operational		
	CIP #:			
	TIF Info:			
	Purchase Req. #:	26003269	**Total Encumbrance:**	$ 18,000.00

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Requisition Item
Submitted By:	
Mike Huxsoll, Director of Public Works/Community Services	

Motion:
Snow Plow Subcontractors - $10,000.00 - Pay 2026-2027 winter season contractors

Background:

Snow plow subcontractors are a valuable resource to the Roads & Maintenance Division when needed to help clear the 600+ cul-de-sacs in the Township during heavy snow accumulations. The last several winters we have not had to utilize this outside labor resource as much as in previous years. However, we need to continue to ensure this resource is available when needed during heavy winter storms. The Community Services Department budgets $10,000.00 annually for snow plow subcontractor labor.

Below is a table showing the cost for this service the past several winter seasons:

Snow Season	Costs
2012 – 2013	$7,142
2013 – 2014	$5,588
2014 – 2015	$589
2015 – 2016	$0
2016 – 2017	$0
2017 – 2018	$0
2018 – 2019	$0
2019 – 2020	$0
2020 – 2021	$0
2021 – 2022	$0
2022 – 2023	$0
2023 – 2024	$0
2024 – 2025	$0
2025 – 2026	$0

The Community Services Department is requesting a purchase order in the amount of $10,000.00 for snow plow subcontractor services as needed for the 2026 - 2027 winter season.

Finance				
	Budgeted Item:	Yes; Operational		
	CIP #:			
	TIF Info:			
	Purchase Req. #:	26003353	**Total Encumbrance:**	$ 10,000.00

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Requisition Item
Submitted By:	
Mike Huxsoll, Director of Public Works/Community Services	

Motion:
Winter Equipment Company, Inc. - $9,922.98 - Purchase snow plow parts

Background:

The Roads Division is preparing for winter weather and part of the preparation is to take inventory of snow plow parts. It is recommended extra plow parts be purchased at the beginning of each winter season, due to limited inventory during the snow season.

Suppliers were contacted and quotes solicited for various plow parts. Winter Equipment Company has provided the best pricing for purchasing the needed plow parts.

The Community Services Department requests a PO in the amount of $9,322.98 with an additional $600.00 to cover freight for a total of $9,922.98 for the purchase of plow replacement parts for the upcoming winter season.

Finance				
	Budgeted Item:	Yes; Operational		
	CIP #:			
	TIF Info:			
	Purchase Req. #:	26003271	**Total Encumbrance:**	$ 9,922.98

WINTER
THE SNOWPLOW
& CONSTRUCTION
WEAR PARTS EXPERTS

CALL: 800.294.6837
FAX: 888.810.9363
1900 Joseph Lloyd Parkway
Willoughby, Ohio 44094

Quote

Quoted To
West Chester Township Attn: Jim Rigsby 9577 Beckett Rd West Chester, OH 45069 USA

Quote ID **QT44076**

Cust ID **WESTCHSTERTW**

Quote Date	Expiration Date	Sales Rep	TERMS
7/13/2026	8/12/2026	ttopping	Net 30 Days

Part ID	Description	LBS	Qty	Unit Price	Ext Price
KT-XtendorCG	Cast Guard Set with hardware	540	20	188.15	$3,762.98
	Left and Right Cast Guards with hardware for medium duty plowing *INCLUDES:* *1) CG6210L* *1) CG6210R* *1) KT-XT BOLTS 22-5/8*				
SB20115	Steel Carbon Blade 5/8 x 8 x 10FT SHP	3,300	20	278.00	$5,560.00
	5/8"x8"x120" 12 Holes punched 3"-3"-12"(9)-3"-3" for a 5/8" Plow Bolt at an 1/1-2" gauge				
Quote Specifications					

Total Quoted Price *(USD) $* 9,322.98

CALL TO ORDER
800.294.6837
WINTEREQUIPMENT.COM

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Requisition Item
Submitted By:	
Mike Huxsoll, Director of Public Works/Community Services	

Motion:
Environmental Products Group, Inc. - $9,358.56 - Purchase street sweeper parts

Background:
The Community Services Department relies on the department street sweeper to sweep streets to meet EPA requirements and help us fulfill our requirements for good housekeeping under the Butler County Storm Water Districts MS4 stormwater management plan. Recently the hydraulic motor and coupler connecting to the fan that provides suction for road sweeper portion of the truck has failed and needs to be replaced. All of the work will be completed inhouse once the parts have been received. The Community Services Department requests a PO in the amount of $9,358.56 for the purchase of replacement hydraulic motor and fan coupler for Community Service street sweeper.

Finance				
	Budgeted Item:	Yes; Operational		
	CIP #:			
	TIF Info:			
	Purchase Req. #:	26003268	**Total Encumbrance:**	$ 9,358.56

603A Shepherd Dr. • Lockland, OH 45215
513-401-7290 • Fax: 404-693-9690

Ship To: West Chester Township Ryan Phillips
9577 BECKETT RD STE 900
WEST CHESTER,OH 45069-5053

Invoice To: West Chester Township
9113 Cincinnati Dayton Rd
West Chester OH 45069

Branch		
07 - LOCKLAND		
Date	Time	Page
09/18/2026	13:45:23 (O)	1
Account No	Phone No	Quote No
WESTC001	5137777232	001105
Ship Via	Purchase Order	
		Salesperson
		NJO

Pay ACH / Check No Fee Pay by Credit Card - 3% Fee - $25,000 max.

QUOTE EXPIRY DATE: 10/18/2026

PARTS QUOTE - NOT AN INVOICE

FREIGHT WILL BE CALCULATED AT THE TIME OF SHIPPING.

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Part#	Description	U	Qty	Price	Amount
1124440	MOTOR-HYD 47CC		1	7578.14	7578.14
1137672	FSO-JS COUPLER		1	1605.42	1605.42
FRT-I	FREIGHT INBOUND		1	175.00	175.00
				Subtotal:	9358.56
				Tax:	.00
Authorization: _____				TOTAL:	9358.56

Thank You For Your Business!

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Business Item
Submitted By:	
Lisa D. Brown, Township Administrator	

Motion:
Motion to approve Resolution 29-2026 declaring Township vehicle unfit for public use and authorizing the disposal of said vehicle

Background:
Approval is requested to dispose of Township Vehicle No. 22, a Dodge Ram (VIN: 3D6WG48D78G227935). The Township's insurance carrier has determined that the vehicle is a total loss and is not economically feasible to repair. The attached resolution declares the vehicle unfit for Township use and authorizes its disposal. It also authorizes the Township Administrator to complete the insurance claim and transfer ownership to the insurance carrier or its designated salvage representative.

Finance				
	Budgeted Item:	N/A;		
	CIP #:			
	TIF Info:			
	Purchase Req. #:		**Total Encumbrance:**	$ .00

RESOLUTION NO. 29-2026

****

Resolution declaring Township vehicle unfit for public use and authorizing the disposal of said vehicle

WHEREAS, West Chester Township owns certain motor vehicles used in the performance of Township operations; and

WHEREAS, Township Vehicle No. 22 (Dodge Ram, VIN: 3D6WG48D78G227935) sustained damage and has been evaluated by the Township's insurance carrier; and

WHEREAS, the insurance carrier has determined that the vehicle a total loss and are not economically feasible to repair; and

WHEREAS, the Board of Township Trustees finds that the vehicle is unfit for the use for which they were acquired and are no longer needed for Township operations; and

WHEREAS, Ohio Revised Code Section 505.10 authorizes the Board of Township Trustees to dispose of township personal property that is no longer needed for public use or is unfit for the use for which it was acquired.

NOW, THEREFORE, BE IT RESOLVED by the Board of Township Trustees of West Chester Township, Butler County, Ohio, that:

Section 1. The Board hereby finds that Township Vehicle No. 22 (Dodge Ram, VIN: 3D6WG48D78G227935) is unfit for the use for which it was acquired and is no longer needed for Township purposes.

Section 2. The Board hereby determines that the vehicle has no value and authorizes its disposal.

Section 3. The Township Administrator is authorized to execute all documents necessary to transfer ownership of the vehicles to the Township's insurance carrier or its designated salvage representative, complete all title transfer documents, and take all actions necessary to finalize the insurance claim and disposition of the vehicles.

DRAFT

Adopted this ___13___ *day of* _____October_____*, 2026.*

	Ann Becker, Chair	Yes/No
ATTEST:	Lee Wong, Vice Chair	Yes/No
Bruce Jones, Fiscal Officer	Amanda Ortiz, Trustee	Yes/No

APPROVED AS TO FORM:

Scott D. Phillips, Law Director

DRAFT

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Business Item
Submitted By:	
Dana Pinkert, Director of Finance	

Motion:
Motion to approve Resolution 30-2026 accepting the amounts and rates as determined by the Butler County Budget Commission and authorizing the necessary tax levies and certifying them to the Butler County Auditor

Background:

Please find attached Resolution No. xx-2026 authorizing the necessary tax levies and certifying them to Butler County Auditor. The tax commissioner has established October 31, 2026 as the deadline for certification to the Butler County Auditor.

The amounts are determined by the Butler County Budget Commission and are reflective of the 2027 Tax Budget adopted on July 28, 2026 as Resolution No. 20-2026. Typically, they are based on the current year's assessed valuation, approved gross mills and rounded to the nearest ten thousand. Please note however, this year's figures are based on 2025 values and do not include any inside millage adjustments related to H.B. 335. Once further guidance is available, the budget commission will make the necessary adjustments.
Thank you for your consideration.

Finance				
	Budgeted Item:	N/A;		
	CIP #:			
	TIF Info:			
	Purchase Req. #:		**Total Encumbrance:**	$ .00

RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR

(Board of Township Trustees)

Rev. Code, Secs. 5705.34, 5705.35

The Board of Trustees of **WEST CHESTER TOWNSHIP**, Butler County, Ohio, met in

_____the _____ day of _____, 20_____, at the office of
(regular or special)
_____ with the following members present:

_____

_____

_____

_____ moved the adoption of the following Resolution:

RESOLVED, By the Board of Trustees of **WEST CHESTER TOWNSHIP**, Butler County, Ohio in accordance with the provisions of law has previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1, 2027; and

WHEREAS, the Budget Commission of Butler County, Ohio has certified its action thereon to the Board together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Board, and what part thereof is without, and what part within the ten mill tax limitation; therefore, be it

RESOLVED, By the Board of Trustees of **WEST CHESTER TOWNSHIP**, Butler County, Ohio, that the amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted; and be it further

RESOLVED, That there be and is hereby levied on the tax duplicate of said Township the rate of each tax necessary to be levied within and without the ten mill limitation as follows:

SCHEDULE A

SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION, AND COUNTY AUDITOR'S ESTIMATED TAX RATES

FUND	AMOUNT APPROVED BY BUDGET COMMISSION INSIDE 10 MILL LIMITATION	AMOUNT TO BE DERIVED FROM LEVIES OUTSIDE 10 MILL LIMITATION	COUNTY AUDITOR'S ESTIMATE OF TAX RATE TO BE LEVIED	
			INSIDE 10 MILL LIMIT	OUTSIDE 10 MILL LIMIT
GENERAL FUND	2,821,000.00		0.80	
ROAD & BRIDGE FUND	2,786,000.00		0.79	
CEMETERY FUND				
LIGHTING FUND				
GARBAGE & WASTE DISPOSAL DISTRICT FUND				
POLICE DISTRICT FUND		19,925,000.00		9.00
FIRE DISTRICT FUND		17,757,000.00		8.00
ROAD DISTRICT FUND				
PARK LEVY FUND				
ZONING FUND				
MISCELLANEOUS FUNDS				
GENERAL (NOTE) BOND RETIREMENT FUND				
SPECIAL ASSESSMENT BOND FUND				
TRUST FUND				
BOND FUND				
FEDERAL REVENUE FUND				
TOTAL	5,607,000.00	37,682,000.00	1.59	17.00

SCHEDULE B

LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES

FUND		COUNTY AUDITOR'S ESTIMATE OF YIELD OF LEVY (Carry to Schedule A)		MAXIMUM RATE AUTHORIZED TO BE LEVIED
GENERAL FUND:				
Current expense levy authorized by voters on ,20 not to exceed years.				
Current expense levy authorized by voters on ,20 not to exceed years.				
Current expense levy authorized by voters on ,20 not to exceed years.				
Current expense levy authorized by voters on ,20 not to exceed years.				
TOTAL GENERAL FUND OUTSIDE 10 MILL LIMITATION		0.00		0.00
SPECIAL LEVY FUNDS:				
Levy authorized by voters on not to exceed IND years.	Levy replaced			
Levy authorized by voters on not to exceed IND years.	5/02,2006 (FIRE/EMS)	13,002,000.00		6.00
Levy authorized by voters on not to exceed IND years.	11/20 ,2020 (FIRE/EMS) 01-A	4,755,000.00		2.00
Levy authorized by voters on not to exceed IND years.	11/02 ,2010 POLICE 01-A	15,170,000.00		7.00
Levy authorized by voters on not to exceed years.	11/20 POLICE	4,755,000.00		2.00
Levy authorized by voters on not to exceed years.	,20			
Levy authorized by voters on not to exceed years.	,20			
Levy authorized by voters on not to exceed years.	,20			
Levy authorized by voters on not to exceed years.	,20			

and be it further

RESOLVED, That the Clerk of this Board be, and he/she is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

_____ seconded the Resolution and the roll being called upon its adoption the vote resulted as follows:

_____,_____

_____,_____

_____,_____

Adopted the _____ day of _____, 20____.

_____ _____ _____
Clerk of the Board of Township Trustees of

_____ _____ __Township
Butler County, Ohio.

========== ========== ========== ====== ==========

CERTIFICATE OF COPY

ORIGINAL ON FILE

The State of Ohio, Butler County, ss.

I,_____, Clerk of the Board of Township Trustees of

_____ Township, in said County, and in whose custody the Files and Records of said Board are required by the Laws of the State of Ohio to be kept, do hereby certify that the foregoing is taken and copied from the original _____

_____

now on file with said Board, that the foregoing has been compared by me with said original document and that the same is a true and correct copy thereof.

WITNESS my signature, this _____ day of _____, 20_____

_____
Clerk of the Board of Township Trustees of

_____ __Township
Butler County, Ohio

NOTE: A copy of this Resolution must be certified to the County Auditor before the first day of October in each year, or at such later date as may be approved by the Board of Tax Appeals.

RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR. (BOARD OF TOWNSHIP TRUSTEES)

ADOPTED_____, 20___ FILED_____ ___, 20___

_____
TOWNSHIP CLERK

_____
COUNTY AUDITOR

_____
DEPUTY AUDITOR

RESOLUTION NO. 30-2026

****

Statutory Resolution accepting the amounts and rates as determined by the Butler County Budget Commission and authorizing the necessary tax levies and certifying them to the county auditor

WHEREAS, the Board of Trustees of West Chester Township, Butler County, Ohio, in accordance with statute, has previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1, 2027; and,

WHEREAS, the Butler County Budget Commission has certified its action thereon to the Board, together with an estimate by the County Auditor to the rate of each tax necessary to be levied by this Board, and what part thereof is without, and what part within the ten mill tax limitation.

WHEREAS, the Board of Trustees of West Chester Township, Butler County, Ohio in accordance with statute ORC 5705.34, is required to affirm the amounts & rates provided by budget commission and submit approved resolution to Budget Commission by October 01 each year, or at such later date as is approved by the tax commissioner; and

NOW THEREFORE BE IT RESOLVED, the West Chester Township Board of Trustees hereby agree to:

SECTION 1. Accept the amounts and rates as determined by the Budget Commission in its certification as set forth in Schedule A herein.

SECTION 2. Levy on the tax duplicate of West Chester Township, the rate of each tax necessary to be levied within and without the ten-mill limitation as listed below in Schedule B.

SECTION 3. Authorize Township Fiscal Officer to submit approved Amounts & Rates Resolution to Butler County Budget Commission in accordance with statute ORC 5705.34.

DRAFT

Adopted this 13th day of October, 2026.

	Ann Becker, Chair	Yes/No
ATTEST:	Lee Wong, Vice Chair	Yes/No
Bruce Jones, Fiscal Officer	Amanda Ortiz, Trustee	Yes/No

APPROVED AS TO FORM:

Scott D. Phillips, Law Director

DRAFT

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Business Item
Submitted By:	
Lisa D. Brown, Township Administrator	

Motion:
Motion to accept proposal from TEC Engineering, Inc. for preliminary design, corridor analysis, and public involvement for US 42 and Dimmick Road; and, authorize Township Administrator to execute all other documents necessary to effectuate the project with Law Director approval

Background:
West Chester Township received a proposal from TEC Engineering, Inc. to complete preliminary engineering for potential improvements at the US 42 and Dimmick Road intersection. The study will include traffic counts, crash and capacity analysis, evaluation of traditional intersection and roundabout alternatives, preliminary design, cost estimates, and grant application assistance. Please approve the proposal from TEC Engineering, Inc. in an amount not to exceed $70,000.00 for the listed services for the US 42 and Dimmick Road intersection.

Finance				
	Budgeted Item:	N/A;		
	CIP #:			
	TIF Info:			
	Purchase Req. #:	26003471	**Total Encumbrance:**	$ 70,000.00

July 10, 2026

Mike Huxsoll
Community Services Director
West Chester Township
9577 Beckett Road
Suite 900
West Chester, Ohio 45069

RE: Preliminary Design – US 42 & Dimmick

Dear Mr. Huxsoll:

TEC Engineering, Inc. is pleased to submit a response to your Request for a Proposal for a Preliminary Design for the intersection of US 42 & Dimmick Road in West Chester Township. Based upon our discussion, we propose the following:

Scope of Work:

1. Field Data Collection

Study Area

The study area for the preliminary engineering will include the intersection of US 42 & Dimmick Road. (encompassing approx. 300 feet on each leg)

TEC will collect field data including existing geometry, roadway conditions, traffic observations, etc. in the study area. TEC will use GIS to determine Right of Way.

Traffic Counts

TEC will complete manual turning movement traffic counts at the intersection of US 42 & Dimmick Road. Counts will be completed for 24 hours on a typical day.

2. Analysis

Crash Analysis

TEC will use the ODOT GCAT system to gather 3 years of crash data (2023-2025). TEC will compile collision diagrams and crash analysis for the intersection US 42 & Dimmick Road.

TEC will use the Highway Safety Manual methodology and ODOT's safety study guidelines to determine the expected and predicted crashes in order to develop countermeasure improvements.

Capacity Analysis

Based on discussions with the client, TEC will review the capacity at the intersection of US 42 & Dimmick Road.

TEC will complete capacity analysis for the following conditions: 2036 No Build and 2036 w/Proposed Recommendation(s)

This analysis will include Build Scenarios for a traditional intersection and a roundabout. TEC will develop preliminary construction cost estimates for both alternatives.

3. Recommendations

TEC will utilize the results of the crash analysis and capacity analysis to develop recommendations for the intersection. TEC will also develop a cost-benefit analysis based on the recommendations (ECAT). TEC will review pedestrian improvements as well as access management improvement at the intersection.

A meeting with the Township will be held to discuss the recommendations prior to finalizing the preliminary engineering. Recommendations will be modified, if necessary, following the meeting.

4. Design

TEC Engineering, Inc. will provide the client with a preliminary design based upon the Township's GIS files. This design will show the recommended improvements. Based upon this design, TEC will review any right of way impacts for discussion with the client. TEC will also use this design to develop a construction cost estimate.

6. Meeting

TEC Engineering, Inc. has provided for two meetings with West Chester Township.

Deliverables

As part of the scope of services TEC Engineering, Inc. will provide the client with the following:

- Preliminary engineering for the intersection of US 42 & Dimmick
- A construction cost estimate for the proposed design at the intersection of US 42 & Dimmick

Grant Application

TEC will assist the Township with a grant application for the project.

Schedule:

TEC will begin work following your notice to proceed. A preliminary copy of the study will be provided to your office for review within 60 days following your notice to proceed.

Fee:

TEC's fee for this work will be ***nineteen thousand two hundred dollars ($19,200)***. This work will be billed on a time and expense not to exceed basis.

If Authorized Scope:

Corridor Analysis

TEC will also consider the design of the corridor from Fields Ertel to Cox Road. TEC will conduct additional traffic counts at the intersection of US 42 & West Chester Road and US 42 & Cox Road. TEC will work with the Township to develop potential re-development based upon the Township's land use. This re-development scenario will be used to generate potential traffic along the corridor. TEC will complete a capacity analysis of the corridor to evaluate the corridor and its ability to handle the development traffic. Potential streetscape and access management along US 42 from Fields Ertel to Cox Road will be reviewed. The County's preliminary engineering for West Chester Road & US 42 and US 42 & Cox Road will be considered.

TEC Engineering, Inc. will provide the client with a preliminary design based upon the Township's GIS files. This design will show the recommended improvements from Fields Ertel Road to Cox Road. Based upon this design, TEC will review any right of way impacts for discussion with the client. TEC will also use this design to develop a construction cost estimate.

Corridor Analysis Fee - $21,160

Public Involvement

TEC will work with the Township to develop material for a public meeting. This work may include displays, agendas, etc. In addition, TEC will attend the meeting and collect all comments from the meeting.

Public Involvement Fee - $3,015

We appreciate the opportunity to provide you with this scope of work and look forward to working with you on this project. Please call us at (513) 701-9804 if you require any further information.

Sincerely,



Edward Williams, PE, PTOE, RSP
Senior Vice President

- ☐ US 42 & Dimmick Road Preliminary Engineering - $19,200
- ☐ US 42 Corridor Analysis - $21,160
- ☐ Public Involvement - $3,015

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Business Item
Submitted By:	
Colonel Brian Rebholz, Chief of Police	

Motion:
Motion to authorize Township Administrator to accept the 2026-2027 Ohio Traffic Safety Office High Visibility Enforcement Overtime grant if awarded

Background:
The Police Department is requesting permission from the Trustees to reapply for the 2026-2027 Ohio Traffic Safety Office (OTSO) High Visibility Enforcement Overtime Grant. The OTSO grant is strictly a payroll overtime reimbursement. The High Visibility Enforcement Overtime Grant is used for overtime needed to create extra patrols that consist of officers concentrating on areas of the Township with higher numbers of speed related crashes. Another aspect will be for officers to concentrate on seatbelt violations to reduce the severity of injuries in crashes that do occur. As in years past, this grant is strictly a payroll overtime reimbursement and no match is required. Thank you for your consideration.

Finance				
	Budgeted Item:	N/A;		
	CIP #:			
	TIF Info:			
	Purchase Req. #:		**Total Encumbrance:**	$ .00

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Business Item
Submitted By:	
Colonel Brian Rebholz, Chief of Police	

Motion:
Motion to authorize Township Administrator to accept the Ohio Body-Worn Camera Program grant if awarded

Background:
The Office of Criminal Justice Services, State of Ohio Body-Worn Camera Grant Program grant is aimed at providing public law enforcement agencies funding for implementing or expanding previously implemented body-worn camera programs. Law enforcement agencies are increasingly using body-worn cameras to serve a multitude of functions: to improve evidence collection, to train officers, to strengthen officer performance and accountability, to enhance agency transparency, and to document and investigate encounters between police and the public. In 2021, at the request of Governor Mike DeWine, $10 million was set aside in the state budget to help outfit law enforcement officers across the state with body cameras, in an effort to achieve Governor DeWine's goal "that most, if not all, law enforcement agencies in the state will establish a body camera program with the help of this grant funding." If awarded funding, the grant would assist in offsetting the costs associated with the Township's current body-worn camera program. Thank you for your consideration.

Finance				
	Budgeted Item:	N/A;		
	CIP #:			
	TIF Info:			
	Purchase Req. #:		**Total Encumbrance:**	$ .00

From: Angela Sousa
To: Matt Beiser
Subject: FW: OCJS Now Accepting Applications for Law Enforcement Body-Worn Cameras
Date: Thursday, September 17, 2026 1:41:57 PM

From: OCJS Media Release <OCJSMediaRelease@info.dps.ohio.gov>
Sent: Tuesday, September 1, 2026 12:06 PM
To: Angela Sousa <asousa@WestChesterOH.Org>
Subject: OCJS Now Accepting Applications for Law Enforcement Body-Worn Cameras

OCJS New Release

For Immediate Release: **September 1, 2026**

OCJS Now Accepting Applications for Law Enforcement Body-Worn Cameras

(COLUMBUS, Ohio) – The Ohio Office of Criminal Justice Services (OCJS) announced today that $5 million in grant funding is available to help local law enforcement agencies invest in body camera equipment and pay for associated expenses.

OCJS today opened the application period for the sixth round of the Ohio Body-Worn Camera Grant Program. Governor Mike DeWine launched the program in 2021 to assist local law enforcement agencies with costs related to camera equipment, video storage, editing software, public record management, maintenance, and more.

To date, nearly $24 million has been awarded to over 400 local agencies as part of the program.

A webinar for the Ohio Body-Worn Camera Grant Program will be held by OCJS

on Sept. 15 from 10-11:30 a.m. The training webinar is not mandatory but will provide helpful information on both application preparation and the review process. Applicants must submit proposals online through the grants portal by 5 p.m. on Oct. 7.

The Ohio Body-Worn Camera Grant Program is funded with support from the Ohio General Assembly through the operating budget and is part of Governor DeWine's ongoing efforts to assist Ohio's law enforcement agencies in providing transparency and protecting the public.

For additional details, visit the OCJS website at: http://www.ocjs.ohio.gov/.

OCJS is a division of the Ohio Department of Public Safety. By statute, OCJS is the lead justice planning and assistance office for the state, administering millions of dollars in state and federal criminal justice funding every year. OCJS also evaluates programs and products, develops training, resources, and best practices for criminal justice professionals and communities.

###

For additional information, contact:

Bret Crow at (614) 769-4779

bacrow@dps.ohio.gov

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This email was sent to asousa@westchesteroh.org using Granicus Communications Cloud on behalf of: Ohio Criminal Justice Services · 1970 West Broad Street · Columbus, OH 43235-2206

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Business Item
Submitted By:	
Colonel Brian Rebholz, Chief of Police	

Motion:
Motion to apply for 2026-2027 U.S. Department of Justice Bulletproof Vest Grant, and authorize Township Administrator to accept said grant if awarded

Background:
The Police Department is requesting permission from the Trustees to renew the 2026-2027 U.S. Department of Justice Bulletproof Vest Grant. If approved and accepted, the program will reimburse the West Chester Police Department 50% of the cost for each new bulletproof vest purchased for incoming officers and when replacements are necessary for expired vests. There is no match required for this grant. The Board of Trustees previously approved the purchase of bulletproof vests which would be eligible for submission to this grant. Thank you for your consideration.

Finance				
	Budgeted Item:	N/A;		
	CIP #:			
	TIF Info:			
	Purchase Req. #:		**Total Encumbrance:**	$ .00

BUREAU OF JUSTICE ASSISTANCE

FACT SHEET

PATRICK LEAHY BULLETPROOF VEST PARTNERSHIP PROGRAM

The Patrick Leahy Bulletproof Vest Partnership (BVP) Program, administered by the Department of Justice, Office of Justice Programs (OJP), Bureau of Justice Assistance (BJA), reimburses states, units of local government, and federally recognized Indian tribes for up to 50 percent of the cost of body armor vests purchased for law enforcement officers. Since 1999, more than 13,000 jurisdictions have participated in the BVP Program, with a total of $573 million in federal funds for the purchase of more than 1.5 million body armor vests. See the BVP program resources page for detailed award history.

Since FY 2015, body armor vests were directly attributable to saving the lives of at least 305 law enforcement and corrections officers (based on data collected by OJP). Forty-three of those body armor vests were purchased, in part, with BVP funds.

Program Requirements and Instructions

The following is an overview of the BVP requirements and instructions. Detailed information can be found in the BVP Frequently Asked Questions (FAQs).

Eligible Applicants: States, units of local government, and federally recognized Indian tribes—that is, jurisdictions—that employ eligible law enforcement officers are eligible to apply for BVP funds. For the purposes of the BVP Program, "state" means each of the 50 states, the District of Columbia, the Commonwealth of Puerto Rico, the United States Virgin Islands, American Samoa, Guam, and the Northern Mariana Islands; "unit of local government" means a county, municipality, town, township, village, parish, borough, or other unit of general government below the state level.

Law Enforcement Officer Definition: "Law Enforcement Officer" is defined as any officer, agent, or employee of a state, unit of local government, or federally recognized Indian tribe authorized by law or by a government agency to engage in or supervise the prevention, detection, or investigation of any violation of criminal law, or authorized by law to supervise sentenced criminal offenders. This includes full-time, part-time, and auxiliary personnel, whether paid or volunteer.

Small Jurisdiction Priority Funding: By statute, funds are first allocated to qualifying units of local government with fewer than 100,000 residents. Any remaining funds are then awarded to other qualifying applicants.

Match Requirement: The federal portion of the costs for body armor vests purchased under the BVP Program may not exceed 50 percent.

Application Period: The annual BVP application period typically begins in April and closes six weeks from the opening date. The BVP website includes user guides and checklists for each step of the BVP application process.

How to Apply: Applications are accepted in OJP's BVP system, located at https://vests.bja.ojp.gov/bvp/login/externalAccess.jsp. An OJP Digital Identity and Access Management Directory (DIAMD) account is required to access the BVP system. See the DIAMD OJP User Activation Job Aid for more information.

Payment Process: When a BVP recipient is notified of an award amount, the funds are not disbursed until the recipient logs into the BVP site and provides the receipt information for the body armor vests. Once the payment request is made, BJA reviews the request for accuracy and completes payments on a monthly schedule. See Submitting Payment Requests in BVP for detailed information. An active registration in the System for Award Management at www.sam.gov is required to receive funds.

Body Armor Vest Requirements: Body armor vests purchased with BVP funds must have been tested through the National Institute of Justice (NIJ) Compliance Testing Program (CTP) and found to comply with the most current NIJ body armor standards; appear on the NIJ Compliant Products List as of the date the body armor was ordered be uniquely fitted; and made in the United States. In addition, applicants must have a written mandatory wear policy for uniformed patrol officers in place at the time of application. See the Mandatory Wear Requirement FAQs for detailed information on the mandatory wear requirement.

Contact Information

The BVP Helpdesk can be contacted at 1-877-758-3787 or vests@usdoj.gov.

Media and Congressional inquiries should be directed to the OJP Office of Communications at 202-307-0703 or ojp.ocom@usdoj.gov.

ABOUT BJA

BJA helps America's state, local, and tribal jurisdictions reduce and prevent crime, lower recidivism, and promote a fair and safe criminal justice system. BJA provides a wide range of resources—including grants, funding, and training and technical assistance—to law enforcement, courts and corrections agencies, treatment providers, reentry practitioners, justice information sharing professionals, and community-based partners to address chronic and emerging criminal justice challenges nationwide. To learn more about BJA, visit bja.ojp.gov or follow us on Facebook (www.facebook.com/DOJBJA) and Twitter (@DOJBJA). BJA is a component of the Department of Justice's Office of Justice Programs.

NCJ 306413

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Business Item
Submitted By:	
Colonel Brian Rebholz, Chief of Police	

Motion:
Motion to approve agreement between West Chester Township Board of Trustees and the City of Oxford Police Department for participation in the Butler County OVI Task Force

Background:

The Police Department is requesting the Trustees' approval to renew the contractual agreement with the City of Oxford Police Department for the participation in the 2026-2027 Butler County OVI Task Force. The West Chester Police Department has participated in this program for many years.

The City of Oxford has been the 'sponsor' for this task force for the past several years. The proposed agreement is the same agreement that has been used for the past several years. The police department will be compensated up to $11,000.00 for targeted enforcement to decrease the number of incidences of OVI violation and related offenses.

Thank you for your consideration.

Finance				
	Budgeted Item:	N/A;		
	CIP #:			
	TIF Info:			
	Purchase Req. #:		**Total Encumbrance:**	$ .00

OVI COUNTYWIDE TASK FORCE CONTRACT

THIS AGREEMENT, entered into as of this 1st day of October, 2026, by and between The City of Oxford (hereinafter referred to as the "Lead Agency") and The West Chester Police Department (hereinafter referred to as the "sub-grantee"),
WITNESSETH:

WHEREAS, the Lead Agency has received a Butler County OVI Task Force grant from the Ohio Department of Public Safety (ODPS), Ohio Traffic Safety Office (OTSO) and is desirous of engaging the contract agency to provide targeted enforcement activity in completion of the aforementioned grant.

WHEREAS, the sub-grantee desires to participate in the Butler County OVI Task Force hereinafter, referred to as "Task Force" and to be reimbursed for its allowable expenses incurred by virtue of said expenses.

NOW, THERFORE, the parties hereto do mutually agree as follows:

I. SERVICE RENDERED BY SUBGRANTEE

Targeted enforcement by sworn law enforcement officers done at approved problem sites determined by the Task Force "problem ID process." Targeted enforcement will be conducted in support of the Butler County OVI Task Force goals, which are to decrease the incidence of OVI violations, decrease the number of alcohol-involved injury crashes and alcohol-involved fatal crashes, use the low manpower OVI checkpoint model to conduct low-cost, highly effective OVI checkpoints throughout Butler County, zero tolerance enforcement of safety belt and child safety seat laws during enforcement efforts in targeted communities. In addition, the sub-grantee shall comply with the following:

a. Law Enforcement Reports: The sub-grantee will report monthly enforcement activity on OTSO Law Enforcement Activity (GR-24A, GR-24B) forms to the Lead Agency agent, Peter M. Reising. (bcovitf@gmail.com) by the 10th calendar day of the following month. Justification for sites selected for enforcement activity should be documented and maintained as a part of the sub-grantee's file for this agreement.

b. Data Collection and Analysis for Enforcement Site Selection: All law enforcement agencies participating in the Butler County OVI Task Force grant agree to collect current traffic crash data and arrest data. This data is to be submitted by the 28th calendar day of the following month to the Lead Agency agent, Peter M. Reising (bcovitf@gmail.com) to compile monthly data reports for the site selection process and justification for OVI enforcement. The data that is required is the date, time and location of 1) OVI arrests, 2) OVI crashes with injuries only and 3) OVI crashes with

fatalities. This is required every month whether or not there was any OVI grant overtime worked.

c. Training Certification: The sub-grantee will assure that all enforcement personnel to be involved in approved enforcement-related activity will be certified in the following type(s) of training as appropriate:

   i. Alcohol-related Traffic Enforcement, Sobriety Checkpoint Training, and SFST/ADAP Training: training in standard procedures and operations associated with staffing and staging OVI checkpoints and OVI patrols.

d. Enforcement Hours Eligibility: Direct labor hours expended in traffic safety enforcement programs must be over and above the normal work week. Part-time permanent staff are eligible for funding. Only one officer per patrol car will be funded as part of traffic enforcement grants. Enforcement overtime must be between 18:00 hours (6 p.m.) and 06:00 hours (6 a.m.)

e. Safety Belt Policy: Sub-grantee must have a policy statement requiring employees to wear safety belts. Sub-grantee must agree to conduct zero tolerance enforcement of Ohio's occupant restraint laws.

f. Required Activity: All agencies utilizing overtime enforcement funds from the OTSO are required to participate in the Winter Holiday DSOGPO and the "Drive Sober or Get Pulled Over" (DSOGPO) mobilization.
Tentative schedule dates for the mobilizations are:
Winter Holiday DSOGPO – Dec. 11, 2026 – Jan. 1, 2027
DSOGPO- August 13 – Sept. 6, 2027

g. Attendance at Monthly Meetings: Sub-grantee agrees to have a representative participate in the monthly meeting, which is held the 2nd Wednesday of every month at the Fairfield Township Police Department or VIA Zoom at 10:00 a.m., for the planning of Task Force Activities countywide and media involvement.

II. COMPENSATION AND PAYMENT

Compensation shall be on the basis of direct costs based on actual activity completed, not to exceed **$11,000.00**. This amount may be revised by the contracting parties. Reimbursement will be made for the actual costs, pre-approved fringe rate and fuel cost calculated at five percent (5%) of direct labor costs incurred in support of the Task Force Activities.

To be eligible for reimbursement, sub-grantee will complete and submit all reports described in I(A) by the 10th calendar day of the following month to the Lead Agency agent (bcovitf@gmail.com) and I(B) by the 28th calendar day of the following month to the Lead Agency agent (bcovitf@gmail.com) .

The sub-grantee shall complete and submit a monthly invoice by the 10th calendar day of the following month to the Lead Agency agent (bcovitf@gmail.com), detailing name and rank of the police officers working the overtime activity, date and hours worked, overtime rate earned and check/warrant/voucher number of overtime payment, unless electronically transferred or direct deposit, then fill with "EFT or DD"

III. DELIVERY OF SERVICES

The sub-grantee will complete all work no later than September 30, 2027.

IV. SUBCONTRACTORS

The sub-grantee shall not subcontract, in whole or in part, with any other firm, partnership, corporation, or entity to perform the services to be done on the OVI Task Force without prior approval from the Lead Agency.

The sub-grantee warrants that it has not employed or retained any company or person other than a bona fide employee working solely for the sub-grantee to solicit or secure this agreement and has not paid or has not agreed to pay any fee, commission, percentage, brokerage fee, gift, or contingent fee in violation hereof.

V. MAINTENANCE OF RECORDS

Sub-grantee shall maintain all records pertaining to this agreement for a minimum of three years, pursuant to the requirements of the OTSO/Ohio Department of Public Safety. This agreement provides the right of any authorized representative of the federal or state government to audit and inspect any and/or all project-related records at all reasonable normal working hours during the contract period and for a period of three years after the completion of this contact.

The sub-grantee shall maintain worker's compensation and proof of liability insurance for its employees and autos operated by them for and during their employment. Certification of Insurance will be provided to the Lead Agency before the start of this agreement, if requested.

VI. ASSURANCE REGARDING PARENT CONTRACT

The provisions of the agreement include all of the conditions and assurances of the parent agreement GRANT # OVI-2027-OXFORD DIVISION OF POLICE-00011, dated October 1, 2026 between the Ohio Department of Public Safety and the Lead Agency and the additional sub-grantee provisions both of which are attached hereto as an appendix.

VII. SANCTIONS FOR NON-COMPLIANCE

Should sub-grantee fail to fulfill any of its contractual duties in a timely manner, the Lead Agency shall notify sub-grantee in writing as to such deficiencies. Such notification shall be sent by certified mail, return receipt

requested. Sub-grantee shall have 30 days to resolve such deficiencies, unless otherwise stated by the Lead Agency.

"The opinion, findings, and conclusions expressed in this publication are those of the author and not necessarily those of the State of Ohio, the National Highway Traffic Safety Administration, the Federal Highway Administration, or the Lead Agency."

VIII. SIGNATURES

Signature

Chief John Jones
Oxford Police Department

10-1-2026
Date

Signature

Chief Brian Rebholz
West Chester Police Department

Date

State of Ohio Traffic Safety Office
Provisions for Sub-Grantee

The following are provisions that shall be used by the sub-grantee when entering into an agreement (contract) when funds administered by the Ohio Traffic Safety Office (OTSO) that total $5,000 or more are used. This provision includes requirements of both the federal and state government.

Note: For clarification purposes, the word contractor is the agency, vendor, individual, etc., that the sub-grantee is contracting with for the desired scope of service.

PROVISION 1 Security Agreement Disclaimer

The sub-grantee warrants that he has not employed or retained any company or person other than a bona fide employee working solely for the Consultant to solicit or secure this agreement, and that he has not paid or has not agreed to pay any fee, commission, percentage, brokerage fee, or other considerations contingent upon or resulting from the awarding or making of this agreement.

For breach or violation of this warrant, the State, in conjunction with the sub-grantee, shall have the right to annul this agreement without liability, or in its discretion, to deduct from the agreement price or consideration, or otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gifts, or contingent fee.

Either party may terminate this agreement by giving the other party written advance notice of its election to do so. If the contract is canceled under this provision, the sub-grantee shall reimburse the Contractor for al work completed and in progress to that date. Upon termination and final payment, all design materials, artwork any other items/products developed by the Contractor shall become the property of the sub-grantee.

PROVISION 2 Reporting Requirements

Performance reports will be required to be submitted by the contractor as frequently as required by the sub-grantee. Performance reports shall include brief information on (1) a comparison of actual accomplishments to the objectives established for the period and can include a computation of the cost per unit of output (2) the reasons for slippage if established objectives were not met (3) additional pertinent information including analysis and explanation of cost overruns or high unit cost.

PROVISION 3 Patent Rights/Copyrights

Neither the Contractor nor any of the Contractor's employees, agents, subcontractors or assigns shall make a disclosure for the purpose of securing a patent or copyright in the United States or any other country for any product resulting from this agreement unless such disclosures approved in writing by the sub-grantee prior to application for the patent/copyright. In the event that such patent/copyright is obtained, the Contractor shall provide the sub-grantee written authorization for the sub-grantee and any other person, agency or instrumentality contributing financial support to the work covered by this agreement to make use of the subject of the said patent/copyright disclosure without payment.

PROVISION 4 Audit Practices

The contractor agrees access by the grantee, the sub-grantee, the Federal grantor agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records of the contractor which are directly pertinent to that specific contract for the purpose of making audit, examination, excerpts, and transcriptions.

PROVISION 5 Equal Employment Opportunity (E.E.O.)

The sub-grantee and contractor must abide by all E.E.O. regulations, including but not limited to, Executive Order 11264 of September 24, 1965 "Equal Employment Opportunity" as amended by Executive Order 11375 of October 13, 1967 and as supplemented in Department of Labor regulations. (41 CFR Chapter 60) and Section 3(a)(2)(C) of the UMT Act of 1934, as amended, which prohibits the use of exclusionary or discriminatory specifications.

PROVISION 6 Certification Regarding Lobbying

None of the funds under this program will be used for any activity specifically designed to urge or influence a Federal, State, or local legislator to favor or oppose the adoption of any specific legislative proposal pending before any Federal, Sate, or local legislative body. Such activities include both direct and indirect (e.g. "grassroots") lobbying activities, with one exception. This does not preclude an official whose salary is supported with NHTSA funds from engaging in direct communications with State or local legislative officials, as long as this activity is documented in writing.

PROVISION 7 Labor Relations

The sub-grantee and contractor must comply with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-330) as supplemented by Department of Labor regulations (29 CFR, Part 5).

PROVISION 8 Assurances Regarding the Parent Agreement

The provision of this agreement includes all of the terms and conditions and assurances of the parent agreement between the Ohio Department of Public Safety and the sub-grantee and is attached hereto as an Appendix. (The sub-grantee shall attach the parent agreement.)

PROVISION 9 Record Retention

The sub-grantee and contractor shall retain all required records for three years after grantee or sub-grantees make final payments and all other pending matters are closed.

PROVISION 10 Liability Disclaimer

The parties agree that the Ohio Department of Public Safety, Ohio Traffic Safety Office, is not the employer of any personnel involved in said contract. The sub-grantee agrees to pay any wages and related tax obligations resulting from employment of personnel in order to perform the terms of this contract.

PROVISION 11 Line of Credit

That the sub-grantee or contractor shall carry a credit line on the cover or first page of any report that reads substantially as follows:

"Funding provided in part or solely by the:
National Highway Traffic Safety Administration
Federal Highway Administration
Ohio Department of Public Safety
Ohio Traffic Safety Office

Studies, evaluations, etc., shall also include the following disclaimer.
"The opinions, findings, and conclusions expressed in this publication are those of the author and not necessarily those of, the National Highway Traffic Safety Administration, Federal Highway Administration, Ohio Department of Public Safety and the Ohio Traffic Safety Office."

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Business Item
Submitted By:	
Mike Huxsoll, Director of Public Works/Community Services	

Motion:
Motion to apply for Ohio Public Works Commission (OPWC) grant for the International and Spellmire Rehabilitation Project; and, authorize the Township Administrator to execute and submit the application and all other documents necessary to effectuate the grant; and to accept said grant if awarded (CIP 2228)

Background:

West Chester Township has been working with the Butler County Engineer's Office to address degrading pavement conditions along International Boulevard, between the existing railroad crossing and Crescentville Road and Spellmire Drive are existing composite roads consisting of concrete pavement with an asphalt wearing course. The concrete base pavement layer is degrading and causing potholes in various locations.

The scope of work proposed under the grant application includes the removal of failing storm system, curb and pavement. Work will also include the re-installation of new storm sewer infrastructure along the north side of Spellmire to allow water to flow from the neighboring townhomes towards I-75 and new roadway drainage infrastructure along Spellmire and International. Work also includes complete removal of the existing concrete curbs and street with asphalt wearing course. Under the terms of the application, design is currently taking place by the Engineer's Office, bidding will take place in early 2028, and construction taking starting in May of 2028 and complete by the end of the year. The project currently estimated at $3,743,400.

The Butler County Engineer's Office has worked with West Chester Township to apply for funds through the Ohio Public Works Commission District 10 for project funds. Under this grant application, grant funds will cover 10% of the overall project costs, or $500,000. The local match under the grant application for this project is the remaining $3,242,400 from Tax incremental Funds. West Chester Township will be responsible for the entire local match and is actively looking for additional funding sources to offset the total cost of the project. Butler County will serve as the lead agency for design and construction management.

The Community Services Department requests permission to apply for grant funding through the Ohio Public Works Commission to fund the project and to enter into agreement if the application is successful with the funding source.

Finance				
	Budgeted Item:	N/A; CIP		
	CIP #:	2228		
	TIF Info:			
	Purchase Req. #:		**Total Encumbrance:**	$ .00

Ohio Public WorksWise Portal

A/P-SYS-047398

Instructions

Infrastructure Instructions

NOTES & TIPS:

- ***The buttons available just above these tips provide functionality to edit specific areas of the application, submit the application, remove the application, etc. When applicable, there are edit buttons corresponding to each section of the application ("Edit Project Financials", "Edit Project Information", "Edit Project Schedule", etc.). Using these buttons will make it easier to meet all of the requirements necessary to enter a complete application. If you do not see a particular function, it may be available under an arrow that may appear to the right of all of the buttons. Click the arrow to see which functions are available. If you do not see an appropriate function at all, it means that the function is not available, or not permitted for the current state of the application / project.***
- ***Before an application can be submitted, all required files must be uploaded. When applicable, files can be uploaded at the bottom of this page -- by clicking the "Add Files" button. Just above the files section, there is a list titled "Required Documentation". This list details each of the files that must be uploaded with the application.***
- ***All calculated fields (percentages, totals, etc.) will only be updated after saving any changes.***
- ***If information is not applicable to your application, and not required to be entered, just leave the field blank -- do not enter "N/A" or other similar values.***

PLEASE REFER TO TRAINING MATERIALS FOR MORE HELP SUBMITTING APPLICATION

District Specific Instructions

Information

Status	Not Submitted	**Application / Project ID**	APP-047399
Status Description	Has not yet been submitted for district review and scoring		

Project

Project Name	International & Spellmire Reconstruction	**Project Type**	Road
Subdivision	West Chester Township of Butler County	**Subdivision Code**	017-78246
County	Butler	**District Number**	10
Are Multiple Subdivisions Involved	No	**District**	District 10
Project Zip Code	45246	**SFN**	
Have we funded this project before?	No	**How Many Lane Miles?**	0.45
		How Many Structures?	
		How Many Feet of Pipe?	

Project Financial Information - Project Estimated Costs

Estimated Engineering	$0		
Estimated Construction Administration	$0		
Estimated Total Engineering Services	$0	Percentage Total Engineering Services	0.0%
Estimated Right of Way	$0	Total Engineering Services Exceeds 20%	☐
Estimated Construction	$3,402,182		
Estimated Permits, Advertising, Etc	$0		
Estimated Construction Contingencies	$340,218	Percentage Construction Contingencies	10.0%
Total Estimated Costs	$3,742,400	Construction Contingencies Exceeds 10%	☐

Project Financial Resources - Local Resources

Local In-Kind or Force Account	$0		
Local Revenues	$3,242,400		
Public Revenue: ODOT / FHWA	$0	Does the project have ODOT funding?	No
ODOT PID		Public Revenue: ODOT / FHWA Type	
Public Revenue: OEPA / OWDA	$0		
Public Revenue: Other	$0		
Subtotal Local Resources	$3,242,400		
		Public Revenue: Other Description	
		Percentage Local Resources	86.6%

Project Financial Resources - OPWC Funds

Grant Request	$500,000	Grant - Percentage of OPWC Funds	100.0%
Loan Request	$0	Loan - Percentage of OPWC Funds	0.0%
Loan Term			
Loan Assistance Request	$0		
Subtotal OPWC Funds	$500,000	Percentage OPWC Funds	13.4%
Total Financial Resources	$3,742,400	Percentage Total Financial Resources	100.0%

New / Expansion

Portion of Project New / Expansion	$0	Percentage Project New / Expansion	0.0%

Project Schedule

Engineering / Design / RoW Begin Date	11/1/2026	**Engineering / Design / RoW End Date**	10/1/2027
Bid Advertisement and Award Begin Date	11/1/2027	**Bid Advertisement and Award End Date**	1/3/2028
Construction Begin Date	3/1/2028	**Construction End Date**	7/3/2028
NOTE: Construction Begin	***Construction cannot begin prior to release of executed Project Agreement.***		

Project Information

NOTE: Useful Life

If the project contains multiple components, a single weighted useful life must be consolidated in this section.

The weighted useful life listed here must match the weighted useful life statement, that is signed and sealed by the project engineer, and uploaded to the project Files.

Project Useful Life	25	**Estimated Year of Last Improvement**	2008

User Information

Road or Bridge Current ADT	10600	**Road or Bridge ADT Year Taken**	2016
NOTE: Water / Wastewater	***Water / Wastewater based on monthly usage of 4,500 gallons per household; attach current ordinance.***		
Current Residential Water Rate	$0	**Residential Water - # Households**	
Current Residential Wastewater Rate	$0	**Residential Wastewater - # Households**	
Stormwater - # Households			

Project Descriptions

Specific Location

The project is located in West Chester Township, Butler County, Ohio. The improvements will include International Boulevard from Crescentville Road north to approximately the railroad spur, as well as the full length of Spellmire Drive.

Identify The Problem

The roads were originally constructed as concrete pavement with concrete gutters. As the pavement deteriorated over time, the roads were resurfaced with asphalt, including paving over portions of the existing concrete gutters. Since the asphalt overlay was installed, the underlying concrete pavement has continued to deteriorate, resulting in significant structural deficiencies within the roadway. The deterioration has led to cracking, settlement, and other failures that are no longer effectively addressed through routine maintenance with the pavement condition rating (PCR) for the roadway being 59.3. Rehabilitation of the roadway is necessary to restore the structural integrity of the pavement and provide a safe, durable, and reliable transportation facility for the community.

Project Scope

The existing concrete/asphalt pavement and concrete curbs have deteriorated to the point that complete removal and replacement are necessary. Due to the extensive deterioration of the underlying concrete pavement, spot repairs or additional asphalt overlays would not provide a long-term solution. The roadway and curbs will be entirely removed and reconstructed in kind to restore the structural integrity of the roadway. In addition, the existing storm sewer infrastructure located beneath the roadway has deteriorated and will be replaced as part of the project. Coordinating the roadway and storm sewer improvements as one project will address the underlying infrastructure deficiencies and provide a long-term, comprehensive solution.

How will you promote this project?	West Chester Township and the Butler County Engineer's Office (BCEO) will distribute public information letters to property owners within the project area prior to construction. Project information, updates, and related notices will also be made available on the BCEO website and the West Chester Township website to ensure property owners and the public have access to current project information.
Additional Notes from Applicant	
Project Notes	
Latitude	39°18'08.0"N
Longitude	84°26'36.1"W
Address of the project	5532 Spellmire Drive West Chester, Ohio 45246 United States

Project Officials

NOTE: Project Officials

You must provide a valid email address for each project official, and each project official must have their own, distinct email address.

Additionally, the CEO and CFO must be different.

When entering the person's name, enter at least 3 characters, then press ENTER to search and choose from the picklist.

If any project official contact information needs updated, please contact your Program Representative.

Chief Executive Officer	Lisa Brown
Chief Financial Officer	Dana Pinkert
Project Manager	Mike Huxsoll

Required Documentation

Required Document List

Authorizing Legislation
CFO Certification
Engineer's Estimate
Map
Weighted Useful Life Statement

Files

Self-score Sheet: International & Spellmire - rating sheet

Last Modified **9/21/2026, 11:09 AM**
Created By **Kar Singh**

Map: International & Spellmire - vicinity map

Last Modified **9/21/2026, 10:48 AM**
Created By **Kar Singh**

CFO Certification: International & Spellmire - CFO certification letter (WC) (to be signed 10-13)

Last Modified **9/21/2026, 10:35 AM**
Created By **Kar Singh**

Weighted Useful Life Statement: International & Spellmire - cost estimate

Last Modified **9/21/2026, 10:49 AM**
Created By **Kar Singh**

Engineer's Estimate: International & Spellmire - cost estimate

Last Modified **9/21/2026, 10:48 AM**
Created By **Kar Singh**

Authorizing Legislation: International & Spellmire - authorized legislation (to be signed 10-13)

Last Modified **9/21/2026, 10:34 AM**
Created By **Kar Singh**

AGENDA ITEM COVER SHEET

West Chester — OHIO —

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Business Item
Submitted By:	
Mike Huxsoll, Director of Public Works/Community Services	

Motion:
Motion to approve intergovernmental agreement between West Chester Township Board of Trustees and Butler County Engineer's Office for the LeSourdsville-West Chester Road Widening Project; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement

Background:

The Butler County Engineer's Office has been working with West Chester Township to help address rising numbers of accidents along LeSourdesville-West Chester Road between Hamilton Mason Road and E. Senour. Through analysis, it was discovered that many of those accidents were caused by vehicles leaving the narrow roadway and falling into the adjacent roadside swale. The Butler County Engineer's Office looked into several solutions and determined that widening the road and adding a paved shoulder would help lessen the number of accidents that are occurring.

The purpose of the agreement is to jointly fund and coordinate the roadway improvements along LeSourdesville West Chester Road between Hamilton Mason Road and East Senour Drive. Improvements include widening the roadway from its existing 10' lane width with no shoulder or berm to 11' lane widths with a 2' paved shoulder and an engineered 2' berm. Under the terms of the agreement, currently design is taking place, bidding will take place in early 2028, and construction taking starting in May of 2028 and complete by the end of the year.

Under the terms of the agreement, The Butler County Engineer's Office will contribute $25,000 and act as lead agency for the design and management of construction of the proposed widening project. West Chester Township will be responsible to contribute up to $544,206 towards the project. Any costs above $544,206 will be the responsibility of West Chester Township. The project is estimated to cost $1,836,149. West Chester Township is responsible for submitting a grant through the Ohio Public Works Commission in the amount of $1,266,943 to help jointly fund the project. The overall project estimate is $1,836,149 for the planned improvements.

The Community Services Department requests permission to enter into an interagency agreement with the Butler County Engineer's Office to jointly fund the project and to allow the Engineer's Office to act as lead agency for design and construction management.

Finance				
	Budgeted Item:	N/A; CIP		
	CIP #:	2138		
	TIF Info:			
	Purchase Req. #:		**Total Encumbrance:**	$ .00

COOPERATIVE AGREEMENT
Lesourdsville West Chester Widening Project
Between West Chester Township, Butler County, Ohio & the Butler County Engineer's Office

West Chester Township, Butler County, Ohio, (herein referred to as "West Chester") and the Butler County Engineer's Office, (hereinafter referred to as "BCEO") enter into a cooperation agreement to submit an application and enter into contract with the Ohio Public Works Commission (hereinafter referred to as "OPWC") for the Lesourdsville West Chester Widening Project.

The BCEO and West Chester propose a project to improve Lesourdsville West Chester Road between E. Senour Drive and Hamilton Mason Road. This roadway falls within the boundaries and jurisdiction of BCEO and West Chester.

The total project cost is estimated at $1,836,149. An OPWC grant is being applied for in the amount of $1,266,943 (69.0%) to assist with the cost of the project. The local contributions will come from BCEO and West Chester which is proposed at $569,206 (31.0%). The BCEO will provide funds equal to $25,000 and West Chester will provide funds equal to $544,206. If the bids received for the widening project are above the estimated project cost of $1,836,149, the additional project cost will be provided by West Chester at 100%.

West Chester authorizes the BCEO to serve as lead applicant and to sign all necessary documents. West Chester and the BCEO agree to pay their local contribution pursuant to the OPWC grant terms.

IN WITNESS WHEREOF, the parties hereto have set forth their signatures as of the day and year first above written.

West Chester Township ("West Chester")

SIGNATURE: _____

PRINTED NAME: Lisa D. Brown MPA, CLRP, OCED

TITLE: Township Administrator

DATE: _____

Butler County Engineer's Office ("BCEO")

SIGNATURE: _____

PRINTED NAME: Gregory J. Wilkens, P.E., P.S.

TITLE: Butler County Engineer

To be signed at West Chester Board Meeting 10/15/20

DATE: _____

To be signed at West Chester Board Meeting (10/13/26)

AGENDA ITEM COVER SHEET

West Chester — OHIO —

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Business Item
Submitted By:	
Mike Huxsoll, Director of Public Works/Community Services	

Motion:

Motion to apply for Ohio Public Works Commission (OPWC) grant for the LeSourdsville-West Chester Road Widening Project; and, authorize the Township Administrator to execute and submit the application and all other documents necessary to effectuate the grant; and to accept said grant if awarded (CIP 2138)

Background:

The Butler County Engineer's Office has been working with West Chester Township to help address rising numbers of accidents along LeSourdsville-West Chester Road between Hamilton Mason Road and E. Senour. Through analysis, it was discovered that many of those accidents were caused by vehicles leaving the narrow roadway and falling into the adjacent roadside swale. The Butler County Engineer's Office looked into several solutions and determined that widening the road and adding a paved shoulder would help lessen the number of accidents that are occurring.

The scope of work proposed under the grant application include widening of LeSourdsville West Chester Road between Hamilton Mason Road and East Senour Drive. Improvements include widening the roadway from its existing 10' lane width with no shoulder or berm to 11' lane widths with a 2' paved shoulder and an engineered 2' berm. Under the terms of the agreement, currently design is taking place, bidding will take place in early 2028, and construction taking starting in May of 2028 and complete by the end of the year. The project currently estimated at $1,836,149.

The Butler County Engineer's Office has worked with West Chester Township to apply for funds through the Ohio Public Works Commission District 10 for project funds. Under this grant application, grant funds will cover 69% of the overall project costs, or $1,266,943. The local match under the grant application for this project is 31% or $569,206. West Chester Township will be responsible to contribute up to $544,206 and Butler County Engineer's Office is responsible for $25,000. Butler County will serve as the lead agency for design and construction management.

The Community Services Department requests permission to apply for grant funding through the Ohio Public Works Commission to fund the project and to enter into agreement if the application is successful with the funding source.

Finance				
	Budgeted Item:	N/A; CIP		
	CIP #:	2138		
	TIF Info:			
	Purchase Req. #:		**Total Encumbrance:**	$ .00

Ohio Public WorksWise Portal

A/P-SYS-047396

Instructions

Infrastructure Instructions

NOTES & TIPS:

- ***The buttons available just above these tips provide functionality to edit specific areas of the application, submit the application, remove the application, etc. When applicable, there are edit buttons corresponding to each section of the application ("Edit Project Financials", "Edit Project Information", "Edit Project Schedule", etc.). Using these buttons will make it easier to meet all of the requirements necessary to enter a complete application. If you do not see a particular function, it may be available under an arrow that may appear to the right of all of the buttons. Click the arrow to see which functions are available. If you do not see an appropriate function at all, it means that the function is not available, or not permitted for the current state of the application / project.***
- ***Before an application can be submitted, all required files must be uploaded. When applicable, files can be uploaded at the bottom of this page -- by clicking the "Add Files" button. Just above the files section, there is a list titled "Required Documentation". This list details each of the files that must be uploaded with the application.***
- ***All calculated fields (percentages, totals, etc.) will only be updated after saving any changes.***
- ***If information is not applicable to your application, and not required to be entered, just leave the field blank -- do not enter "N/A" or other similar values.***

PLEASE REFER TO TRAINING MATERIALS FOR MORE HELP SUBMITTING APPLICATION

District Specific Instructions

Information

Status	Not Submitted	**Application / Project ID**	APP-047397
Status Description	Has not yet been submitted for district review and scoring		

Project

Project Name	Lesourdsville West Chester Road Widening	**Project Type**	Road
Subdivision	West Chester Township of Butler County	**Subdivision Code**	017-78246
County	Butler	**District Number**	10
Are Multiple Subdivisions Involved	Yes	**District**	District 10
Project Zip Code	45069	**SFN**	
Have we funded this project before?	No	**How Many Lane Miles?**	0.6
		How Many Structures?	
		How Many Feet of Pipe?	

Project Financial Information - Project Estimated Costs

Estimated Engineering	$0		
Estimated Construction Administration	$0		
Estimated Total Engineering Services	$0	Percentage Total Engineering Services	0.0%
Estimated Right of Way	$0	Total Engineering Services Exceeds 20%	☐
Estimated Construction	$1,669,226		
Estimated Permits, Advertising, Etc	$0		
Estimated Construction Contingencies	$166,923	Percentage Construction Contingencies	10.0%
Total Estimated Costs	$1,836,149	Construction Contingencies Exceeds 10%	☑

Project Financial Resources - Local Resources

Local In-Kind or Force Account	$0		
Local Revenues	$544,206		
Public Revenue: ODOT / FHWA	$0	Does the project have ODOT funding?	No
ODOT PID		Public Revenue: ODOT / FHWA Type	
Public Revenue: OEPA / OWDA	$0		
Public Revenue: Other	$25,000		
Subtotal Local Resources	$569,206		
		Public Revenue: Other Description	BCEO
		Percentage Local Resources	31.0%

Project Financial Resources - OPWC Funds

Grant Request	$1,266,943	Grant - Percentage of OPWC Funds	100.0%
Loan Request	$0	Loan - Percentage of OPWC Funds	0.0%
Loan Term			
Loan Assistance Request	$0		
Subtotal OPWC Funds	$1,266,943	Percentage OPWC Funds	69.0%
Total Financial Resources	$1,836,149	Percentage Total Financial Resources	100.0%

New / Expansion

Portion of Project New / Expansion	$0	Percentage Project New / Expansion	0.0%

Project Schedule

Engineering / Design / RoW Begin Date	4/23/2026	**Engineering / Design / RoW End Date**	6/1/2027
Bid Advertisement and Award Begin Date	11/1/2027	**Bid Advertisement and Award End Date**	1/3/2028
Construction Begin Date	5/30/2028	**Construction End Date**	8/1/2028
NOTE: Construction Begin	***Construction cannot begin prior to release of executed Project Agreement.***		

Project Information

NOTE: Useful Life

If the project contains multiple components, a single weighted useful life must be consolidated in this section.

The weighted useful life listed here must match the weighted useful life statement, that is signed and sealed by the project engineer, and uploaded to the project Files.

Project Useful Life	25	**Estimated Year of Last Improvement**	2008

User Information

Road or Bridge Current ADT	9340	**Road or Bridge ADT Year Taken**	2023
NOTE: Water / Wastewater	***Water / Wastewater based on monthly usage of 4,500 gallons per household; attach current ordinance.***		
Current Residential Water Rate	$0	**Residential Water - # Households**	
Current Residential Wastewater Rate	$0	**Residential Wastewater - # Households**	
Stormwater - # Households			

Project Descriptions

Specific Location	Lesourdsville West Chester Road is located in West Chester Township, Butler County, Ohio, extending between E. Senour Drive and Hamilton Mason Road.
Identify The Problem	Lesourdsville West Chester Road is a two-lane minor collector roadway with limited shoulder width within the project limits. The narrow roadway and minimal shoulder width provide little recovery area for vehicles that leave the travel lane, contributing to a history of roadway departure crashes. These conditions present ongoing safety concerns for motorists traveling along the corridor. The pavement condition rating (PCR) for the roadway is 67, as reported in ODOT's Transportation Information Management System (TIMS), indicating a need for pavement rehabilitation and improvements to maintain the roadway in a safe and serviceable condition.
Project Scope	The proposed safety improvements are intended to reduce roadway departure crashes and improve overall roadway safety. Countermeasures will include widening the travel lanes to 11 feet, increasing shoulder widths to 2 feet, and removing a sharp vertical crest within the project limits. These improvements will provide motorists with additional roadway and recovery area while improving sight distance and roadway geometry, thereby reducing the potential for roadway departure crashes.
How will you promote this project?	Public Information (PI) letters have already been distributed to property owners within the project area. Additional project information is available to the public on the Butler County Engineer's Office (BCEO) website at www.bceo.org.

Additional Notes from Applicant	The Kleingers Group was retained on April 23, 2026, to provide engineering design services for the project. Stage 2 plans have been completed and received, and the project is progressing through the design phase.
Project Notes	
Latitude	39°21'47.3"N
Longitude	84°25'20.7"W
Address of the project	7519 Lesourdsville West Chester Road West Chester, Ohio 45069 United States

Project Officials

NOTE: Project Officials

You must provide a valid email address for each project official, and each project official must have their own, distinct email address.

Additionally, the CEO and CFO must be different.

When entering the person's name, enter at least 3 characters, then press ENTER to search and choose from the picklist.

If any project official contact information needs updated, please contact your Program Representative.

Chief Executive Officer	Lisa Brown
Chief Financial Officer	Dana Pinkert
Project Manager	Mike Huxsoll

Required Documentation

Required Document List

Authorizing Legislation
CFO Certification
Cooperative Agreement
Engineer's Estimate
Funding Commitment Letters
Map
Weighted Useful Life Statement

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Business Item
Submitted By:	
Mike Huxsoll, Director of Public Works/Community Services	

Motion:
Motion to approve intergovernmental agreement between West Chester Township Board of Trustees and Butler County Engineer's Office for Butler Warren Road at Tylersville Road Intersection Improvements; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement

Background:
West Chester Township and the Butler County Engineer's Office have been working together to make improvements to Butler Warren Road at Intersection of Tylersville Road. The project will include widening of the roadway on the south side of Tylersville Road to accommodate additional left-turn movement from Butler Warren Road to Tylersville Road. The total estimate for the project is $466,655. BCEO is requesting funding for 49% of the roadway improvements under the OPWC District 10, covering $237,944 of project expenses. Under the terms of the agreement, West Chester Township will contribute up to $25,000 towards the project. The Butler County Engineer's Office will be responsible for the remainder of the local match in the amount of $212,994. In the event that the total amount of $466,655 is insufficient for the project, the Butler County Engineer's Office will be responsible for the remainder of the funding. Butler County Engineer's Office will serve as lead agency responsible for engineering, surveying and coordinating the construction. This agreement becomes effective upon final execution by all parties and will terminate upon completion of the project and fulfillment of all payment obligations.

Finance				
	Budgeted Item:	Yes;		
	CIP #:			
	TIF Info:			
	Purchase Req. #:		**Total Encumbrance:**	$ .00

COOPERATIVE AGREEMENT
Butler Warren @ Tylersville Intersection Improvement
Between West Chester Township, Butler County, Ohio & the Butler County Engineer's Office

West Chester Township, Butler County, Ohio, (herein referred to as "West Chester") and the Butler County Engineer's Office (hereinafter referred to as "BCEO") enter into a cooperation agreement to submit an application and enter into a contract with the Ohio Public Works Commission (hereinafter referred to as "OPWC") for the Butler Warren @ Tylersville Intersection Improvement.

The BCEO and West Chester propose a project to improve the Butler Warren @ Tylersville Intersection. This intersection improvement falls within the boundaries and jurisdiction of BCEO and West Chester.

The total project cost is estimated at $466,655. An OPWC grant is being applied for in the amount of $228,661 (49.0%) to assist with the cost of the project. The local contributions will come from BCEO and West Chester, which are proposed at $237,994 (51.0%). The BCEO will provide funds equal to $212,994, and West Chester will provide funds equal to $25,000. If the bids received for the intersection project are above the estimated project cost of $466,655, the additional project cost will be provided by BCEO at 100%.

West Chester authorizes the BCEO to serve as lead applicant and to sign all necessary documents. West Chester and the BCEO agree to pay their local contribution pursuant to the OPWC grant terms.

IN WITNESS WHEREOF, the parties hereto have set forth their signatures as of the day and year first above written.

West Chester Township ("West Chester")

SIGNATURE: _____

PRINTED NAME: Lisa D. Brown MPA, CLRP, OCED

TITLE: Township Administrator

DATE: _____

Butler County Engineer's Office ("BCEO")

SIGNATURE: _____

PRINTED NAME: Gregory J. Wilkens, P.E., P.S.

TITLE: Butler County Engineer

To be signed at West Chester Board Meeting (10/19/20)

DATE: _____

To be signed at West Chester Board Meeting (10/13/26)

West Chester
OHIO

WEST CHESTER TOWNSHIP
ADMINISTRATION
9113 Cincinnati-Dayton Road
West Chester, OH 45069-3840

T | 513-777-5900
F | 513-779-9369

westchesteroh.org

October 13, 2026

Mr. William Gaberle
Program Representative
Ohio Public Works Commission
77 South High Street, Suite 1846
Columbus, Ohio 43215

RE: Butler Warren @ Tylersville Intersection Improvement

Dear Mr. Gaberle:

I, Bruce Jones, Fiscal Officer for West Chester Township, Butler County, Ohio, does hereby certify that West Chester Township, Butler County, Ohio has the amount of $25,000.00 available and that this amount will be used to pay the local share for the Butler Warren @ Tylersville Intersection Improvement Contract when it is required.

Sincerely,

Bruce Jones
Fiscal Officer

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Business Item
Submitted By:	
Mike Huxsoll, Director of Public Works/Community Services	

Motion:
Motion to request to advertise for Fall Storm Water Pipe Replacement Program (CIP 1740)

Background:

As part of the 2026 Infrastructure program, the Community Services Department has budgeted $1,000,000.00 for addressing storm water assets (CIP 1740).

As in 2025, Community Services will utilize multiple methodologies for repair, replacement and lining of storm water infrastructure. The methodology associated with this particular bid advertisement is traditional dig and replacement of storm water infrastructure including pipes and catch basins. In an effort to be more efficient with our upcoming paving program in 2027, we are looking to replace failing storm sewer infrastructure this fall. With this proposed contract, we are looking to replace 38 corrugated metal pipes, totaling roughly 2,027 linear feet of pipe between 12”-24”. The total estimate for the proposed work is $450,000 and funding is coming from the roads funds. Specifications will be available at the Safety Service Center or emailed upon request.

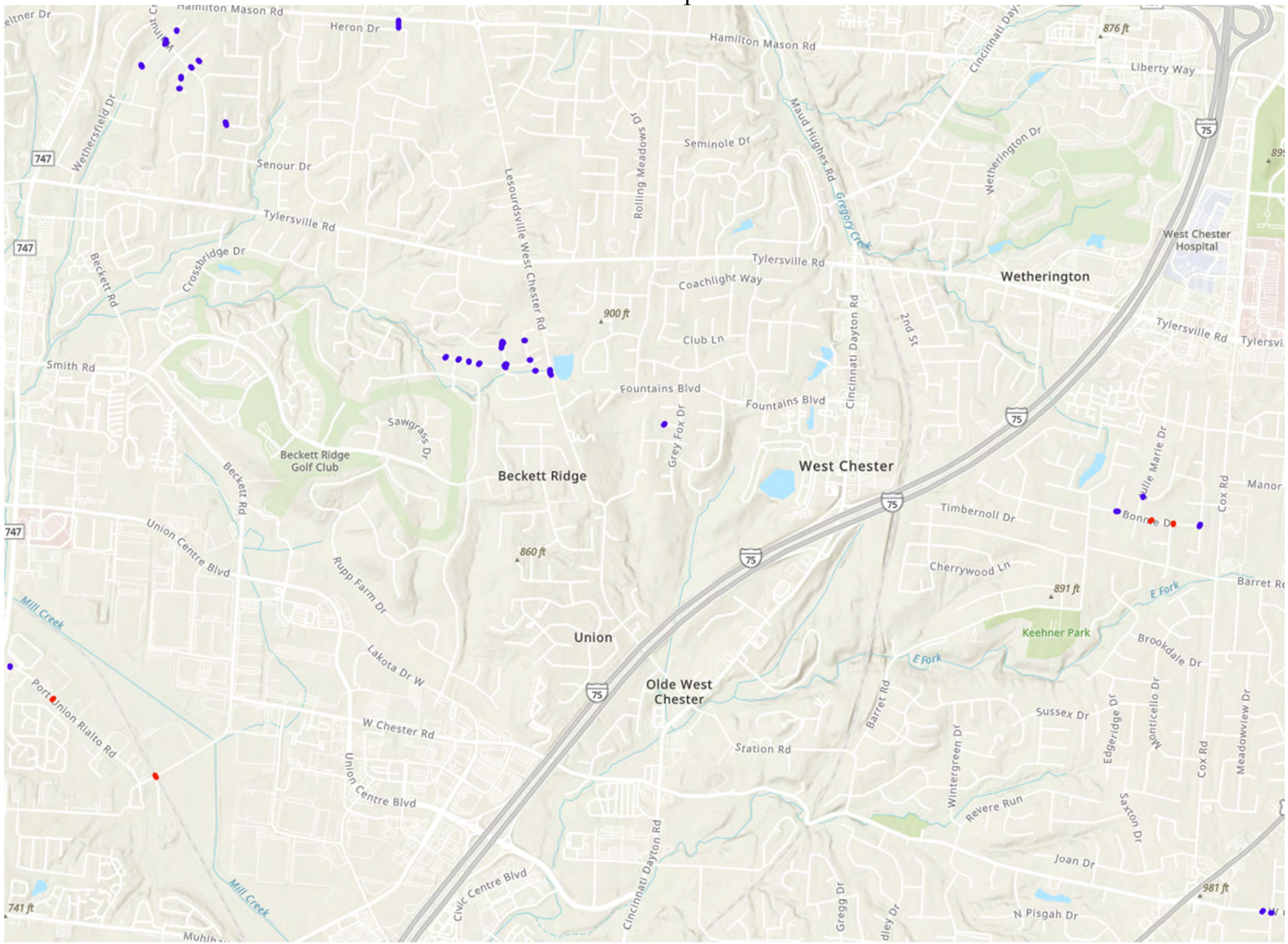
Per ORC 511.12 the bid will be advertised for at least 2 weeks on the official public notice Township website established under section 125.182 of the Revised Code. Specifications will be available at the Safety Service Center or emailed upon request.

Sealed bids will be collected at the Township Administration Building. Bids will be opened on or about October 20, 2026. Bids will be read at the time of opening. A recommendation for Trustee consideration will be scheduled on or about November 17, 2026.

The Community Services Department requests permission from the Board to advertise for the Fall Storm Water Pipe Replacement Program.

Finance				
	Budgeted Item:	Yes; CIP		
	CIP #:	1740		
	TIF Info:			
	Purchase Req. #:		**Total Encumbrance:**	$ .00

2026 Fall Storm Pipe Contract



Asset	Address	Street
Storm Culvert 1181	7655	BONNIE DR
Storm Culvert 1189	7707	BONNIE DR
Storm Pipe 5287	7761	BONNIE DR
Storm Pipe 6190	6448	FOXVIEW PL
Storm Pipe 10084	5732	HERON DR
Storm Pipe 7197	7995	KINGFISHER LN
Storm Pipe 6892	8039	KINGFISHER LN
Storm Pipe 6893	8042	KINGFISHER LN
Storm Pipe 6879	8065	KINGFISHER LN
Storm Pipe 6866	8065	KINGFISHER LN
Storm Pipe 5398	8305	LAKENOLL DR
Storm Pipe 10060	7264	OVERLAND PARK CT
Storm Pipe 10009	7285	OVERLAND PARK CT
Storm Pipe 10008	7286	OVERLAND PARK CT
Storm Pipe 9965	7318	OVERLAND PARK CT
Storm Pipe 9851	7377	OVERLAND PARK CT
Storm Pipe 12137	0	PORT UNION RD
Storm Culvert 12472	9048	PORT UNION RIALTO RD
Storm Pipe 7208	7998	QUAIL MEADOW LN
Storm Pipe 6956	8042	QUAIL MEADOW LN
Storm Pipe 6807	8075	QUAIL MEADOW LN
Storm Pipe 6769	8097	QUAIL MEADOW LN
Storm Pipe 6804	8098	QUAIL MEADOW LN
Storm Culvert 12475	5250	RIALTO RD

Asset	Address	Street
Storm Pipe 7208	7998	QUAIL MEADOW LN
Storm Pipe 6956	8042	QUAIL MEADOW LN
Storm Pipe 6807	8075	QUAIL MEADOW LN
Storm Pipe 6769	8097	QUAIL MEADOW LN
Storm Pipe 6804	8098	QUAIL MEADOW LN
Storm Culvert 12475	5250	RIALTO RD
Storm Pipe 9825	0	RIDGE MEADOW CT
Storm Pipe 9885	7343	RIDGE MEADOW CT
Storm Pipe 9749	7385	RIDGE MEADOW CT
Storm Pipe 9661	7406	RIDGE MEADOW CT
Storm Pipe 5505	8304	SHADYBROOK DR
Storm Pipe 7015	5880	TAYLOR RIDGE DR
Storm Pipe 6976	5900	TAYLOR RIDGE DR
Storm Pipe 6946	5934	TAYLOR RIDGE DR
Storm Pipe 6914	5958	TAYLOR RIDGE DR
Storm Pipe 9993	7301	WALNUT CREEK DR
Storm Pipe 2369	7999	WEST CHESTER RD
Storm Pipe 2357	8029	WEST CHESTER RD
Storm Pipe 9301	5299	WHISPERING WOODS DR
Storm Pipe 7196	6006	WOODTHRUSH LN

LEGAL AD AND NOTICE TO BIDDERS

NOTICE TO BIDDERS Sealed bids will be received by the Board of West Chester Township Trustees of Butler County, Ohio, at the Township Office, 9113 Cincinnati Dayton Road at 10:00 a.m. local time on Thursday November 5, 2026 and opened immediately thereafter for furnishing the labor, materials and equipment for the replacement of pipes at various locations in West Chester Township for the 2026 Fall Storm Water Pipe Replacement Program. West Chester Township shall only award the contracts to the lowest responsive and responsible bidder pursuant to O.R.C. Section 9.312(c). Bids submitted must be clearly marked “2026 Fall Storm Water Pipe Replacement Bid” on the outside of the envelope. A Pre-bid Meeting will be held 10:00 a.m. Wednesday October 28, 2026 at West Chester Maintenance Office located 9577 Beckett Road, Suite 900 West Chester, Ohio 45069. Copies of the plans, specifications and proposal forms may be picked up from the West Chester Maintenance Office Monday through Friday from 7:00 a.m. until 3:30 p.m. starting on Wednesday October 14, 2026 or call 513-777-765 to request specifications to be emailed. In accordance with ORC 153.54, each bid must be accompanied by a bid bond or certified check equal to 10% of the bid. No proposals will be entertained unless submitted on bid forms furnished by West Chester Township. The Board of Trustees reserves the right to waive any irregularities or any informality and to award contracts to the bidder or bidders they deem most capable of meeting the completion dates, time being of the essence. This project will comply with all of the guidelines for prevailing wage. This project is tax exempt.

By Order of West Chester Township Board of Trustees

AGENDA ITEM COVER SHEET

West Chester OHIO

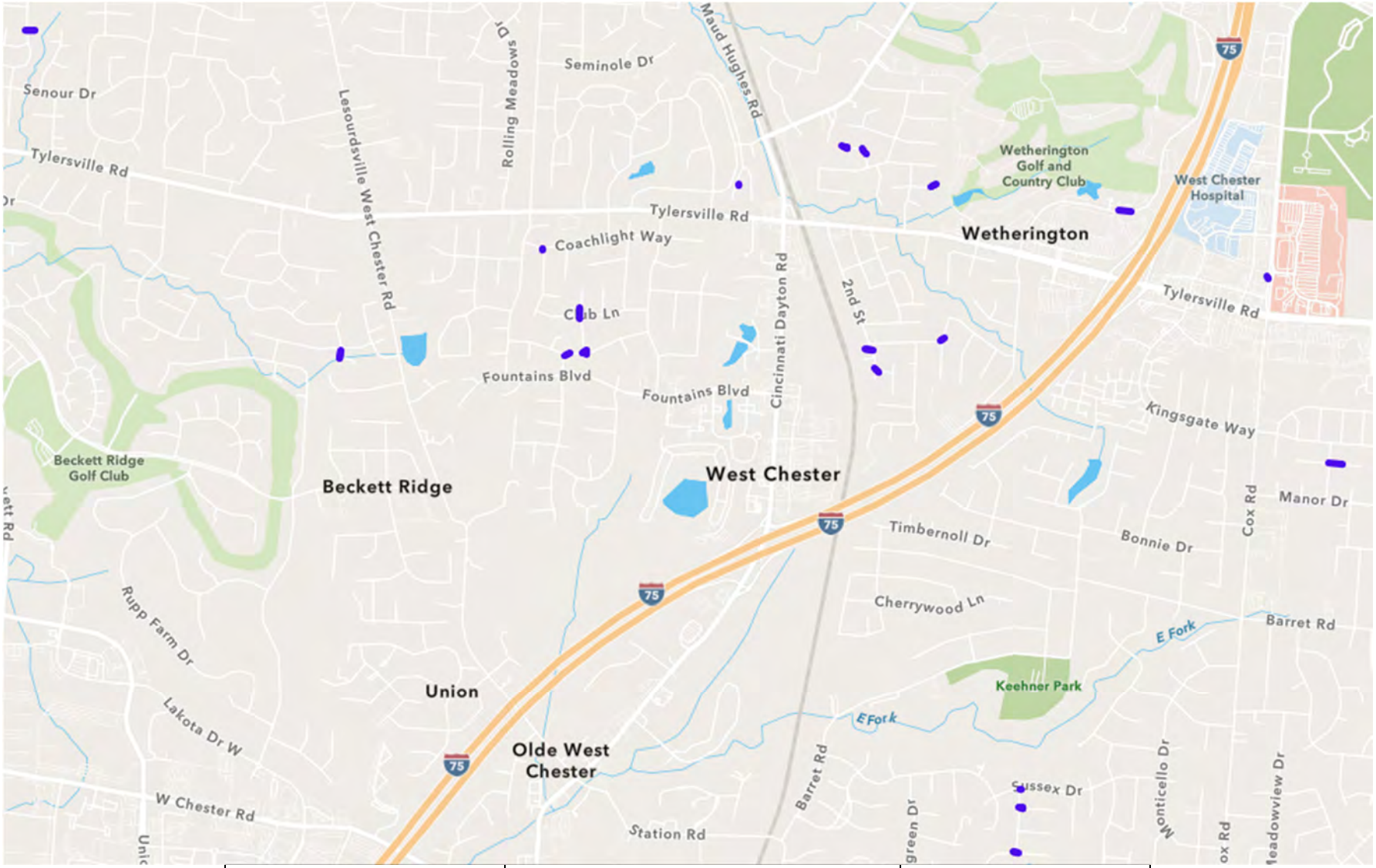
Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Business Item
Submitted By:	
Mike Huxsoll, Director of Public Works/Community Services	

Motion:
Motion to approve Statutory Resolution 31-2026 affirming obligation for West Chester Township's share of the annual Butler County Engineer's 2026 pipe lining program

Background:
As part of the 2026 Infrastructure program, the Community Services Department has budgeted $1,000,000.00 for addressing storm water assets (CIP 1740). Community Services will utilize multiple methodologies for repair, replacement and lining of storm water infrastructure. The methodology associated with this particular bid advertisement is traditional dig and replacement of storm water infrastructure including pipes and catch basins. Specifications will be available at the Safety Service Center or emailed upon request. The Butler County Engineer's Office (BCEO) has invited West Chester Township to participate in the annual bid process for their contracted Annual Pipe Lining Program. The Community Services Department is requesting the Trustees approve the attached Statutory Resolution XX-2026 authorizing West Chester Township's participation in the BCEO 2026 Cured in Place Pipe Lining Program.

Finance				
	Budgeted Item:	Yes; CIP		
	CIP #:	1740		
	TIF Info:			
	Purchase Req. #:		**Total Encumbrance:**	$ .00

2027 CIPP Map



6489 Club Lane	6420 Quail Hollow Court	6374 Hollywood Drive
8017 Keehner Ridge Court	6398 Keehner Ridge Court	6512 Sussex Drive
5400 Rosewood Drive	6505 2nd Street	7930 Tylers Crossing
7460 Tylers Crossing	6787 Tylers Crossing	7458 Shirley Drive
1397 Hunters Ridge Drive	7102 Club Lane	8052 Coachlight Way
7208 Birch Hollow	7170 Cedar Falls Lane	7705 Cedar Falls Lane
7705 Cedar Falls Lane	7758 Cedar Falls Lane	7775 Creekside Court
6387 Coachlight Way	7591 Tylers Place Boulevard	8065 Kingfisher Lane

RESOLUTION NO. 31- 2026

****

Resolution affirming obligation for West Chester Township's share of the Butler County Engineer's 2026 Cured-in-Place Pipe Lining Program

WHEREAS, the Butler County Engineer sponsors annual pipe lining programs and offers eligible political jurisdictions under its authority participation in said programs.

NOW, THEREFORE, BE IT RESOLVED, that the West Chester Township Board of Trustees does hereby agree to:

SECTION 1. Authorize West Chester Township's participation in the Butler County Engineer's Office 2026 Cured-in-Place Pipe Lining Program.

SECTION 2. Authorize the Butler County Engineer to act on behalf of West Chester Township and to manage a contractor to line pipes per the contract specifications.

SECTION 3. Authorize the expenditure from Roads operating funding sources in 2026 of $3,500,000 for West Chester Township's share of the cost for lining of 24 pipes of various sizes from 12" to 36" in diameter and totaling approximately 2,432 linear feet;

SECTION 4. Authorize the Township Fiscal Officer to pay the invoice upon completion of the contract.

Adopted this 13 day of October, 2026.

Ann Becker, Chair	Yes/No
Lee Wong, Vice Chair	Yes/No
Amanda Ortiz, Trustee	Yes/No

ATTEST:

Bruce Jones, Fiscal Officer

APPROVED AS TO FORM:

DRAFT

Scott D. Phillips, Law Director

DRAFT

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Business Item
Submitted By:	
Mike Huxsoll, Director of Public Works/Community Services	

Motion:
Motion to accept proposal and approve agreement between West Chester Township Board of Trustees and Kleingers Group for architectural and engineering services for West Chester Safety and Services Center Project not to exceed $70,950.00; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement

Background:

The front portion of the West Chester Safety and Services Center was renovated last year to decrease the amount of paved surface and add some landscape to soften the industrial look of the building. An additional CIP was put in the budget to resurface the parking lot on the employee/police department side of the authorized personnel area of the fence.

The scope of the project will be to address failed catch basin structures, make repairs to electrical conduits, replace lighting and resurface the parking lot. Kleingers plans to have a scoping meeting to further refine the proposed scope with all the Township departments, followed by creating design development and construction documents ready for bidding over the winter of 2026. The construction would be completed in 2027.

The Community Services Department recommends acceptance of the proposal from Kleingers Group and approve a PO in the not to exceed amount of $70,950.00.

Finance				
	Budgeted Item:	Yes; CIP, TIF		
	CIP #:	292		
	TIF Info:	219		
	Purchase Req. #:	26003272	**Total Encumbrance:**	$ 70,950.00

July 23, 2026

Mr. Joseph Schulte
West Chester Township
9577 Beckett Road, Suite 900
West Chester, Ohio 45069

RE: Proposal for Professional Services
West Chester Service Center Pavement Improvements
9577 Beckett Road, West Chester, Ohio 45069

Dear Mr. Schulte,

The Kleingers Group is pleased to submit this proposal to West Chester Township for professional services for the Service Center Pavement Improvements located in West Chester, Ohio. Kleingers has worked with West Chester Township on numerous projects, and we appreciate the opportunity to provide our services to your next project. As a firm located in the West Chester community, we take pride in our work and will make sure this project is a success.

Project Summary

PROJECT DESCRIPTION

We understand the township is looking to repair and improve the parking lots and driveways around the Service Center. The west lot has been deteriorating and will most likely require a full depth replacement of the asphalt. We will also review the site to ensure the new pavement drains properly. We do not anticipate any additional storm sewer or storm structures in this area.

The north drive appears to be in good condition and at most may get a mill and overlay of asphalt. We will review the grading issue along the north edge of the lot and work to determine a solution for that stormwater.

The bulk of the work will be in the large parking lot on the east side of the facility. Kleingers will work with the township and police department to more efficiently stripe the lot to suit their needs. The parking lot will require some full-depth pavement repairs, mill and overlay areas, and some repairs of the storm sewer system. We understand the township's desire to install a pre-engineered carport over 15-20 spaces shown below. Additionally, 8-10 plug in stations along the east wall of the building are desired for diesel vehicles. Kleingers will sub-contract with CMTA Engineers for the electrical design and the carport is expected to be a pre-designed unit.

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Survey

Kleingers will utilize the site survey previously completed in 2023 for the basis of design. If additional survey is needed, we will coordinate that with West Chester Township.

Civil Engineering

CONSTRUCTION DRAWINGS

Prepare construction drawings in accordance with typical jurisdictional requirements. Coordinate site elements with the owner, landscape architect and MEP consultants. Construction drawings shall include the following items as necessary:

Demolition Plan – Provide detailed demolition plans denoting items to be removed, relocated, salvaged and or protected. Indicate limits of demolition.

Location Plan – Site location/layout plan of new drive entrances, access drives, truck docks, parking surfaces, walks and door pads including:

- Dimensions for the location of the improvements.
- Design appropriate turning radii for vehicle movements.
- Parking arrangements and number of parking spaces; Check ADA parking provisions including signs, ramps, pavement markings and parking bumpers if required.

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- Limits of standard and heavy-duty pavements. Asphalt pavement details (pavement section is assumed to be provided by the geotechnical study by others).
- Appropriate general notes and details as required.

Utility Plan – Site utility plan showing proposed electrical services for the improvements including:

- Provide appropriate general notes and details as required.

Grading Plan and Erosion Control Plan (if needed) – Site grading plan including:

- Design of proposed detailed grading including spot elevations.
- Applicable erosion control notes & details.

The construction drawings fee includes:

- A 75% and 100% site plan submittal to the Client.
- Revisions for two rounds of comments.
- Up to (2) meetings (per building) as follows:
  - 1 meeting to be located within the Greater Cincinnati Area.
  - 2 meetings via conference call.
  - Any additional meetings will be billed at our normal hourly rates.
  - Assist with permit applications if needed.

SPECIFICATIONS

- The Kleingers Group will provide a copy of site-related specifications in Microsoft Word format including:
  - Earthwork
  - Asphalt Paving
  - Concrete Paving
  - Provide on-drawing specifications within notes and details.

BIDDING AND CONSTRUCTION ADMINISTRATION-ENGINEERING

- Provide Bidding and Construction Administration services, including:
  - Provide plans and specifications for the Township to include in their bid package. Note: We understand the township will compile the bid documents and solicit bids from contractors.
  - Issue addenda as necessary to clarify intent of the design.
  - Answer and address contractor RFI's.
  - Review of contractor's shop drawings and submittals.
  - Issue amendments as appropriate.
  - Perform up to (3) site visits during construction, timing to be determined.
  - Perform one (1) site walkthrough and punch list at Substantial Completion per building.
  - Contractor meetings- (2) meetings OAC included, additional meetings to be billed hourly.

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Electrical

Electrical scope is to add 8-10 Diesel Plug in Stations (20A, 120V, 1PH – dedicated circuits), replace existing lighting fixture heads with LED (one for one replacement – and reuse the existing poles) – with no additional poles or changes to branch circuiting. Also design lighting fixtures for pre-engineered carport. New lighting fixtures for pre-engineered carport will connect to existing exterior lighting branch circuit and controls currently serving parking lot area. All new lighting fixture heads to replace existing lighting fixtures in parking lot. Additional branch circuits will connect to existing electrical distribution system. Scope for electrical distribution is limited to a new electrical panel (if required) to serve the diesel plug-in stations. Electrical service to building is anticipated to be sufficient to serve planned improvements. Any upgrade of the existing electrical service is not included.

CONSTRUCTION DOCUMENTATION:

- Provide specifications and details for a pre-engineered carport structure that can be installed over 15-20 spaces.
- Coordinate location of parking spaces and structure selection with West Chester Township.
- (1) field visit during design by engineer to review existing electrical and site lighting.
- Design all systems to current Building codes.
- Attend project related meetings that involve engineering discussions during the design phase. We have included (4) total meetings during design.
- Provide full construction documents that can be used for bidding and permit.
- CMTA will use Revit to complete our documents
- Participation in MEP coordination meetings with contractors is not included.
- Book Specifications will be provided.
- Value Engineering Changes after 75% design drawings and review can be provided at T&M rates.
- Demolition drawings will be provided as required.
- Site Survey team will review existing conditions to develop full demolition drawings.

BIDDING AND CONSTRUCTION ADMINISTRATION-ENGINEERING

- Provide plans and specifications for the Township to include in their bid package. Note: We understand the township will compile the bid documents and solicit bids from contractors.
- Issue addenda as necessary in order to clarify intent.
- Answer and address contractor RFI's.
- Review of contractor's shop drawings and submittals.
- Issue amendments as appropriate.
- Weekly job meeting attendance is not included.
- We have allowed for the following field visits: (1) rough-in inspections, and (1) final inspections. Additional inspections that are required by the contractor are to be billed at $350 each trip.
- Change order review is included

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EXCLUSIONS

- Permitting
- HVAC, fire protection, or plumbing design scope.
- Commissioning – We can provide commissioning as an additional service.
- Special testing (fire flow tests, test & balance, etc.)
- Any other consultants (i.e., architectural, structural, civil, hazardous materials, minority, etc.) nor does CMTA directly provide these services.
- Low-Voltage System design, this includes voice/data, A/V, and any other systems that are needed.
- Arc Flash Updates
- Costs associated with HVAC air balancing, electric panel metering etc.

Landscape Architecture

Kleingers will work with our in-house Landscape Architecture department and West Chester Township to select a carport that fits their desires. This carport will be a pre-engineered carport. If custom design is needed, Kleingers will notify the township of any additional fees required.

CONSTRUCTION DOCUMENTATION -

Pre-Design | Coordination | Meetings:

- Provide specifications and details for a pre-engineered carport structure that can be installed over 15-20 spaces.
- Coordinate location of parking spaces and structure selection with West Chester Township.

Landscape Plan + Details:

- Provide a layout plan showing the location of the structure.
- Provide the manufacturer's details on plans.

Specifications:

- Provide technical specifications as supplied by the manufacturer, in either CSI format or on sheets, as necessary and in support of the above documented landscape development.

Revisions + Submittals:

- Anticipate one (1) revision to the drawings.
- Submit 100% Construction Documentation Plans and Specification, on drawing, in digital PDF format to the Client/Owner for compilation and bidding.

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Professional Design Fees

FEES	
Service	**Fee**
Civil Engineering	
Construction Documents - Civil	$39,200
Construction Administration - Civil	$3,600
Electrical Engineering	
Construction Documentation - Electrical	$9,500
Construction Administration – Electrical	$2,200
Landscape Architecture	
Construction Documentation - LA	$8,500
Construction Administration - LA	$1,500
TOTAL:	**$64,500**

Expenses

☒ Routine non-labor expenses are included in the proposed fees outlined in the Scope of Services.

☐ Routine non-labor expenses will be billed to the Client as reimbursable costs in addition to the proposed fees outlined in the Scope of Services at a rate equal to 110% of the actual direct cost.

Routine non-labor expenses include printing of deliverables outlined in the Scope of Service, typical client meeting materials, routine copies, mileage to and from project sites and Client's office(s), normal field supplies, and other similar consumables used during regular business activities.

If special, project-specific consumables or tools are needed to complete this project, we reserve the right to charge those costs to the Client as reimbursable costs at a rate equal to 110% of the actual direct cost.

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Clarifications and Assumptions

Upfront communication about project requirements and goals with you, our Client, is very important to us.

Often, some requirements and conditions of the Project are not fully known before we provide our Proposal. Stating assumptions within the Proposal helps refine the Scope of Services and better associate appropriate and reasonable fees for the Project. The assumptions may or may not match the actual project requirements and conditions, which may only become apparent throughout the course of the Project or after the Project is complete; however, identifying the conditions for this Proposal helps to provide a shared understanding of the conditions under which this Scope of Services and associated fees are valid. Please let us know if any of the Clarifications or Assumptions do not match your expectations so we may revise the Proposal. We recognize that minor revisions to drawings and other project documents are normal and to be expected in the production of any project. Should major revisions or out-of-scope conditions arise, you will be notified of the need for additional services and anticipated additional fees before proceeding with additional work.

For the purposes of this proposal, we are making the following assumptions:

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Assumptions		
Services	**Not included**	**Included**
Survey		
ALTA	☒	☐
Boundary	☒	☐
Topographical	☒	☐
Record Plat	☒	☐
Easement Documentation	☒	☐
Post-Construction As-builts	☒	☐
Construction Staking	☒	☐
Drone Surveying/Photography	☒	☐
Civil Design		
SD, DD, CD Design Process	☒	☐
Construction Drawings	☐	☒
Early Site Pkg/Mass Grading Plans	☒	☐
Public Utility Extension Design	☒	☐
Construction Administration	☐	☒
Operation & Maintenance Task	☒	☐
SWPPP Plan	☒	☐
Permitting	☒	☐
Preliminary Design & Studies		
Due Diligence	☒	☐
Concept Design	☒	☐
Consulting	☒	☐
Feasibility Studies	☒	☐
Traffic Study	☒	☐
Flood Study	☒	☐
Re-zoning & PUD Documentation	☒	☐
Roadway Design		
Line-Grade-Typical Submittal	☒	☐
Construction Drawings	☒	☐
Traffic Signal Design	☒	☐
Public Utility Design	☒	☐
Construction Administration	☒	☐

Assumptions		
Services	**Not included**	**Included**
Landscape Design		
Concept Design	☒	☐
Renderings	☒	☐
Planting Plan	☒	☐
Hardscape Design	☒	☐
Jointing Plans	☒	☐
Irrigation Design	☒	☐
Site Furnishings	☐	☒
Construction Administration	☐	☒
Administrative Items		
AHJ Permitting and Review Fees	☒	☐
Recording & Legal Fees	☒	☐
Reimbursable Budget	☒	☐
Outside of Kleingers Expertise		
Architectural Design	☒	☐
Structural Engineering	☒	☐
Geotechnical Engineering	☒	☐
Building MEP Design	☒	☐
Wetland & Stream Delineation	☒	☐
Phase 1 & 2 ESA's	☒	☐
Archaeological Surveys	☒	☐
Underground Utility Location	☒	☐
Photometric Design	☐	☒
Electrical Design	☐	☒
Water & Gas Meter Sizing	☒	☐
Title Research	☒	☐
Remote Video Inside Utilities	☒	☐
Lift Station or Force Main Design	☒	☐
Fire Suppression Design	☒	☐
Retaining Wall Design	☒	☐
3D Scanning	☒	☐

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Terms and Conditions

SERVICES PROVIDED

The Kleingers Group, Inc., the "Consultant", agrees to perform the professional services (the "Project") as described in the preceding paragraphs and referenced documents for the "Client",

West Chester Township

The Client agrees to:

Provide full information as to his requirements for the Project prior to commencement of work on the Project;

Assist Consultant by placing at his disposal all available information pertinent to the Project;
Authorize and guarantee access to and make all provisions for Consultant to enter upon private property as required to perform his services under this Agreement;
Provide and pay for all legal, accounting, and insurance counseling services, soil reports, laboratory tests and governmental permits necessary for the Project;
Give prompt written notice to Consultant whenever the Client observes or otherwise becomes aware of any defect or problem in the Project or other event that may substantially affect Consultant performance of services under this Agreement;
Promptly compensate Consultant for services rendered under this Agreement as set forth in the General Provisions outlined in the subsequent paragraphs; and
Promptly review and act on all submissions made to him by Consultant.

TIME OF COMPLETION

Consultant agrees to perform the outlined Scope of Services within the periods specified from receipt of Authorization to Proceed – exclusive of review time and time to complete review responses. Since neither Consultant nor Client have any control over reviews by third parties, the completion deadlines will be extended to accommodate reviews.

COMPENSATION

For the Scope of Services outlined in the preceding paragraphs, Client agrees to pay Consultant the compensation stated in this Agreement. Client will be invoiced each month for any work performed during the period. For hourly services, invoices will be based on the number of hours expended by the Consultant's personnel in the period multiplied by the hourly rates specified in the agreement. For fixed fee services, invoices will be based on the percentage of the scope of work completed in the period multiplied by the project fee for that scope of work. Payment is due within 30 days of receipt of invoice. Accounts outstanding past the due date every month thereafter will be subject to a 1.5% service charge on the unpaid balance monthly.

STANDARD OF CARE

Consultant agrees to provide professional services to a standard of care that would be reasonably and professionally exercised by reputable design professionals practicing in the same or similar locality and under similar circumstances. Consultant makes no warranties, express or implied, under this Agreement or otherwise, in connection with Consultant's services.

LIMITATIONS OF SERVICES

Exclusions and limitations outlined in the Agreement are not to be considered all inclusive. Unless expressly outlined as included with the Scope of Services, related services are not included under this Agreement.

ADDITIONAL SERVICES

Changes made by Client after the start of work will be considered extra and may negatively impact the stated project timeline. Consultant will notify Client in writing of changes to the scope of work requiring additional fees and will provide Client with an estimate of those fees prior to proceeding with the work.

INDEMNIFICATION / LIMITATION OF LIABILITY

The Consultant agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Client, its officers, directors, and employees (collectively, Client) against all damages, liabilities or costs, including reasonable attorneys' fees, and defense costs, to the extent caused by the Consultant's negligent performance of professional services under this Agreement and that of its sub-consultants or anyone for whom the Consultant is legally liable.

The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Consultant, its officers, directors, employees and subconsultants (collectively, Consultant) against all damages liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by the Client's negligent acts in connection with the Project and the acts of its contractors, subcontractors or consultants or anyone for whom the Client is legally liable.

In addition, the Client agrees that to the fullest extent permitted by law, no shareholder, officer, director, principal, or employee of the Consultant shall have personal liability under this Agreement, or for any matter in connection with the professional services provided with the Project.

Neither the Client nor the Consultant shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence.

Notwithstanding the forgoing, in recognition of the relative risks and benefits of the Project to both Client and Consultant, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of the Consultant to the Client for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorney's fees and costs and expert-witness fees and costs, so that the total aggregate liability of the Consultant to the Client shall be the remainder of the Consultant's insurance proceeds up to the greater of:
$250,000 or the Consultant's total fee for services rendered under this Agreement. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

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CONSEQUENTIAL DAMAGES

Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the Client nor the Consultant, their respective officers, directors, partners, employees, contractors, or subconsultants shall be liable to the other or shall make any claim for any incidental, indirect, or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation, or any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict or implied warranty. Both the Client and the Consultant shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.

FORCE MAJEURE

Neither party shall be deemed in default of this Agreement to the extent that any delay or failure in the performance of its obligations results from any cause beyond its reasonable control and without its negligence, such as natural disasters and "Acts of God."

TERMINATION OF CONTRACT

In the event of termination of this Agreement by either party, the Client shall within fifteen (15) calendar days of termination pay the Consultant for all services rendered and all reimbursable costs incurred by the Consultant up to the date of termination, in accordance with the payment provisions of this Agreement. The Client may terminate this Agreement for the Client's convenience and without cause upon giving the Consultant not less than seven (7) calendar days written notice. Either party may terminate this Agreement for cause upon giving the other party not less than seven (7) calendar days written notice for any of the following reasons:

Substantial failure by the other party to perform in accordance with the terms of this Agreement and through no fault of the terminating party;
Assignment of this Agreement or transfer of the Project by either party to any other entity without the prior written consent of the other party;
Suspension of the Project or the Consultant's services by the Client for more than ninety (90) calendar days, consecutive or in the aggregate;
Material changes in the conditions under which this Agreement was entered, the Scope of Services or the nature of the Project, and the failure of the parties to reach an agreement on the compensation and schedule adjustments necessitated by such changes;

In the event of any termination that is not the fault of the Consultant, the Client shall pay the Consultant, in addition to payment for services rendered and reimbursable costs incurred, for all expenses reasonably incurred by the Consultant in connection with the orderly termination of this Agreement, including but not limited to demobilization, reassignment of personnel, associated overhead costs, and all other expenses directly resulting from the termination.

DISPUTE RESOLUTION

In an effort to resolve any conflicts that arise during the design and construction of the Project or following the completion of the Project, the Client and the Consultant agree that all disputes between them arising out of or in relation to this Agreement or the Project shall be submitted to nonbinding mediation unless the parties mutually agree otherwise. The Client and the Consultant further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the Project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with their subcontractors, subconsultants, suppliers, and fabricators, thereby providing for mediation as the primary method for dispute resolution.

If mediation fails, Client and Consultant agree that they shall submit any unsettled claims, counterclaims, disputes, and other matters in question between them arising out of or relating to this Agreement to arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, effective as of the date of this Agreement. If a dispute is not resolved after arbitration, the judgment may be entered into any court having jurisdiction thereof. Should litigation or arbitration occur between the two parties relating to the provisions of the Agreement, it is agreed that the prevailing party shall be entitled to recover all reasonable costs incurred in the defense / prosecution of the claim, including staff time, court costs, attorney fees, and other claim-related expenses.

OWNERSHIP AND COPYRIGHT OF DOCUMENTS

All drawings and documents prepared or furnished by Consultant pursuant to this Agreement are the instruments of Consultant's professional service, and Consultant shall retain an ownership and property interest therein. Consultant grants Client a revocable license to use instruments of Consultant's professional service for the purpose of constructing, maintaining, or operating the Project. Reuse or modification of any such documents by Client, without Consultant's written permission, shall be at Client's sole risk, and Client agrees to indemnify and hold Consultant harmless from all claims, damages, and expenses, including attorney's fees, arising out of such reuse by Client or by others acting through Client.

FREE PUBLICITY

Consultant has the right to photograph the Project and to use the photos in the promotion of the professional practice through advertising, public relations, brochures, or other marketing materials. Should additional photos be needed in the future, Client agrees to provide reasonable access to the facility. Client also agrees to cite the name of Consultant as the provider of the professional services outlined in this Agreement in all publicity, presentations, and public relations activities that mention the name or depict the facility. Client permits Consultant to place temporary jobsite signs on the site that advertise the consultant's brand and involvement in the project.

USE OF ELECTRONIC MEDIA

Copies of documents that may be relied upon by Client are limited to printed copies (also known as hard copies) that are signed or sealed by Consultant. Files in electronic media format or text, data, graphic, or other types that are furnished by Consultant to Client are only for the convenience of Client. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, Consultant makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by Consultant at the beginning of this assignment.

OPINIONS OF COST

When included in Consultant's scope of services, opinions or estimates of probable construction cost are prepared on the basis of Consultant's experience and qualifications and represent Consultant's judgment as a professional generally familiar with the industry. However, since the Consultant has no control over the cost of

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labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, Consultant cannot or does not guarantee that proposals, bids, or actual construction costs will not vary from Consultant's opinions of probable construction cost.

LEED CERTIFICATION

The LEED Green Building Rating System and other similar environmental guidelines (collectively "LEED") utilize certain design and usability recommendations on a project in order to promote an environmentally friendly and energy efficient facility. The Client understands, however, that LEED is subject to various and possibly contradictory interpretations. Further, compliance may involve factors beyond the control of the Consultant including, but not limited to, the Client's or Owner's use and operation of the completed project. The Consultant does not warrant or represent the project will actually achieve LEED certification.

The signing of the declaration/affirmation is for the purposes of applying for LEED certification only and is considered an owner/client service benefit and as used herein the words certify, affirm and declare shall mean an expression of the Consultant's professional opinion to the best of its information, knowledge, and belief and does not constitute a warranty or guarantee by the Consultant.

JOBSITE SAFETY DISCLAIMER

Neither the professional activities of the Consultant, nor the presence of the Consultant or its employees and subconsultants at a project site, shall relieve the General Contractor of its obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques, or procedures necessary for performing, superintending, and coordinating the work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. The Consultant and its personnel have no authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. The Client agrees that the General Contractor shall be solely responsible for jobsite safety and warrants that this intent shall be carried out in the Client's contract with the General Contractor. The Client also agrees that the Client, the Consultant and the Consultant's subconsultants shall be indemnified by the General Contractor and shall be made additional insureds under the General Contractor's policies or general liability insurance.

GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio.

SEVERABILITY

If any term or provision hereof is illegal or invalid for any reason whatever, such illegality of invalidity shall not affect the validity of the remaining terms of this Agreement.

ASSIGNMENT OF AGREEMENT

Neither Client nor Consultant shall transfer, sublet, or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without the prior written consent of the other party. Subcontracting to subconsultants normally contemplated by the Consultant shall not be considered an assignment for purposes of this agreement.

SIGNATURES

Should Client be a corporation or governmental entity, the person signing this Agreement represents that he or she is duly authorized to execute the Agreement on behalf of the corporation for the payment of the amounts specified herein. Any agent signing on behalf of a Client represents he has full authority to sign on behalf of said Client.

EEO

The Kleingers Group supports an Affirmative Action Program. During the performance of this contract, the Consultant intends to comply with all Federal, state and local laws respecting discrimination in employment and non-segregation of facilities including, but not limited to, requirements set out at 41 CFR 60 – 1.4, and 60 – 741.5(a) 4, which equal opportunity clauses are hereby incorporated by reference and 60 – 250.45 and 29 CFR Part 471, if applicable.

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Authorization

This Agreement (total page count listed below, together with Attachments and Exhibits identified within) constitutes the entire agreement between Consultant and Client and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed and delivered by their duly authorized representations, effective as of the Effective Date listed below.

Further, Client's signature below represents Authorization to Proceed with the work outlined above in accordance with this proposal including the Terms and Conditions.

The Kleingers Group, Inc.

SIGNED

Josh Shaw, Senior Project Manager
PRINTED NAME & TITLE

July 23, 2026
DATE SIGNED

Primary Project Contact

Josh Shaw, Senior Project Manager
PRINTED NAME & TITLE

Josh.shaw@kleingers.com
E-MAIL ADDRESS

513-464-5831
ADDRESS & PHONE NUMBER

West Chester Township

SIGNED

PRINTED NAME & TITLE

DATE SIGNED

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AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Emergency Resolution Item
Submitted By:	
Lisa D. Brown, Township Administrator	

Motion:
Motion to approve Limited Home Rule Resolution 33-2026 extending the Cincinnati-Dayton 747 Corridor moratorium to December 31, 2026, declaring an emergency and dispensing with the second reading

Background:

The West Chester Township Board of Trustees previously adopted Limited Home Rule Resolution No. 30-25, which declared a moratorium on construction and development activities within the study area between Cincinnati-Dayton Road and State Route 747 to allow for a comprehensive Corridor Study (the "Cincinnati-Dayton 747 Corridor Moratorium").

Previously, the West Chester Township Board of Trustees adopted Limited Home Rule Resolution 34-2025 which revised the Cincinnati-Dayton 747 Corridor Moratorium and extended it to October 16, 2026.

Township staff require additional time to review the comprehensive Corridor Study and make recommendations to ensure that any necessary regulations conform to the goals of the West Chester Township Board of Trustees and help ensure the public peace, health, safety, and welfare of its citizens.

Extending the Cincinnati-Dayton 747 Corridor Moratorium to December 31, 2026 will allow the Board of Trustees and Township staff time to accomplish the Township's goals and help ensure the public peace, health, safety, and welfare of its citizens.

Finance				
	Budgeted Item:	N/A;		
	CIP #:			
	TIF Info:			
	Purchase Req. #:		**Total Encumbrance:**	$ .00

RESOLUTION NO. 33 - 2026

****

A Limited Home Rule Resolution Extending the Cincinnati-Dayton 747 Corridor Moratorium to December 31, 2026, Declaring an Emergency and Dispensing with the Second Reading

WHEREAS, Ohio Revised Code Section 504.04 authorizes a limited home rule township to exercise all powers of local self-government within the unincorporated area of the township so long as any resolutions passed pursuant to such authority are not in conflict with the general laws of the State of Ohio;

WHEREAS, Ohio Revised Code Section 519.02 authorizes the West Chester Township Board of Trustees to regulate the zoning and land use of real property located within its territorial boundaries in order to promote the public convenience, comfort, prosperity and general welfare of the Township;

WHEREAS, the West Chester Township Board of Trustees previously adopted Limited Home Rule Resolution No. 30-25, which declared a moratorium on construction and development activities within the study area between Cincinnati-Dayton Road and State Route 747 to allow for a comprehensive Corridor Study (the "Cincinnati-Dayton 747 Corridor Moratorium");

WHEREAS, the West Chester Township Board of Trustees previously adopted Limited Home Rule Resolution 34-2025, which revised the Cincinnati-Dayton 747 Corridor Moratorium and extended it to October 16, 2026;

WHEREAS, Township staff require additional time to review the comprehensive Corridor Study and make recommendations to ensure that any necessary regulations conform to the goals of the West Chester Township Board of Trustees and help ensure the public peace, health, safety, and welfare of its citizens; and

WHEREAS, extending the Cincinnati-Dayton 747 Corridor Moratorium to December 31, 2026 will allow the Board of Trustees and Township staff time to accomplish the Township's goals and help ensure the public peace, health, safety, and welfare of its citizens.

NOW THEREFORE, BE IT RESOLVED, by the Board of Trustees of West Chester Township, Butler County, State of Ohio:

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Section 1. Pursuant to Ohio Revised Code Chapter 504, the West Chester Township Board of Trustees hereby extends the Cincinnati-Dayton 747 Corridor Moratorium created by Resolution 30-2025 and revised by Resolution 34-2025 to December 31, 2026.

NOW THEREFORE, BE IT FURTHER RESOLVED, that the Board of Trustees, upon a majority vote, does hereby dispense with any requirement that this Resolution be read on two separate days, and hereby authorizes adoption of this Resolution upon its first reading; and

NOW THEREFORE, BE IT FURTHER RESOLVED, that the Board of Trustees, by a unanimous vote, does hereby declare passage of this Resolution an emergency measure, necessary for the immediate preservation of the public health, safety and general welfare, and for the further stated reason of preserving the status quo during the Township's review of the adequacy of its current Comprehensive Plan, Zoning Resolution, and Zoning Map as it relates to the Cincinnati-Dayton 747 Corridor.

Adopted this 13 *day of* October, *2026.*

	Ann Becker, Chair	Yes/No
ATTEST:	Lee Wong, Vice Chair	Yes/No
Bruce Jones, Fiscal Officer	Amanda Ortiz, Trustee	Yes/No

APPROVED AS TO FORM:

Scott D. Phillips, Law Director

AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Emergency Resolution Item
Submitted By:	
Mike Huxsoll, Director of Public Works/Community Services	

Motion:
Motion to approve Resolution 34-2026 authorizing the removal of snow and ice from undedicated roads in accordance with Ohio Revised Code Section 505.82 and pursuant to Limited Home Rule Authority provided under Ohio Revised Code Chapter 504 and declaring an emergency and dispensing with the second reading

Background:
During the winter season, the Community Services Department has expanded its capacity to respond to winter weather emergencies by providing service to the undedicated streets within the Township. In the past, the practice was to allow for the undedicated streets to be maintained by the developer or owner of the property prior to acceptance by the Board of Trustees. In many instances, these streets would go unmaintained during winter weather storms creating both an inconvenience to those traveling the roads and a public safety hazard. Approval of this Resolution will authorize the Township to solicit from the developer/owner the name of the party that will be maintaining that stretch of roadway undedicated to the Township. In the event that the developer chooses the Township as the service provider, we propose to offer service during inclement weather at a cost of $0.075 per linear foot, as outlined under Section 505.82 of the ORC. The cost to the developer is charged based on a linear footage and the amount of times that the Township must pass over this same stretch of roadway. This practice has been used during past winter seasons and has been found to be successful.

Finance				
	Budgeted Item:	Yes; Operational		
	CIP #:			
	TIF Info:			
	Purchase Req. #:		**Total Encumbrance:**	$ .00

RESOLUTION NO. 33-2026

****

Resolution authorizing the removal of snow and ice from undedicated roads in accordance with Ohio Revised Code section 505.82 and pursuant to limited home rule authority provided under Revised Code chapter 502 and declaring an emergency and dispensing with the second reading

WHEREAS, West Chester Township is a limited home rule Township pursuant to Ohio Revised Code, Chapter 504; and,

WHEREAS, when winter conditions arise, residents on undedicated road(s) in West Chester Township may be adversely impacted if an owner(s) or developer(s) of undedicated road(s) have not provided for removal of snow and ice; and,

WHEREAS, when there is no method to guarantee undedicated roads will be properly treated, and snow and ice properly removed, an immediate danger to the health, safety and welfare of the inhabitants of the undedicated road(s) exists; and,

WHEREAS, pursuant to Ohio Revised Code, Section 505.82 (A), the Township may appropriately give notice and apply an equitable service charge for the removal or other treatment of snow and ice, and charge the owner(s) of undedicated road(s) when Township resources are used to remove snow and ice from or to treat accordingly the undedicated road(s); and,

WHEREAS, pursuant to Ohio Revised Code, Section 505.82 (B), the Township may enter into a contract with a developer whereby the developer agrees to pay the service for the removal or other treatment of snow and ice instead of the owners.

NOW, THEREFORE BE IT RESOLVED the West Chester Township Board of Trustees, by authority of Chapter 504 and Section 505.82 of the Ohio Revised Code, does hereby agree to:

SECTION 1. Define an emergency is and declare one arises from the obstruction by snow and ice on certain undedicated road(s) in the Township.

SECTION 2. Authorize the Township Administrator or her designee to cause for the removal or other treatment of snow and ice as provided for in Ohio Revised Code Section 505.82 (A) and (B).

SECTION 3. Determine, pursuant to Section 505.82 of the Ohio Revised Code, this Resolution shall remain in effect until April 30, 2027.

SECTION 4. Find and determine that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in

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full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

This Resolution shall be adopted as an emergency necessary for the immediate preservation of the public peace, health, safety, or welfare of the community and shall become effective at the earliest date permitted by law.

Adopted this _____ day of _____, 2026.

	Ann Becker, Chair	Yes/No
ATTEST:	Lee Wong, Vice Chair	Yes/No
Bruce Jones, Fiscal Officer	Amanda Ortiz, Trustee	Yes/No

APPROVED AS TO FORM:

Scott D. Phillips, Law Director

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AGENDA ITEM COVER SHEET

West Chester OHIO

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Resolution Item
Submitted By:	
Jeff Uckotter, Director of Community Development	

Motion:
Motion to approve Resolution 32-2026 approving MC 09-26 Keefe Property; Lots 1 & 13

Background:
The applicant is requesting a Major Change and Preliminary Development Plan approval for a mixed-use development to include restaurant, retail, and commercial on a total of 1.66 acres located along Liberty Way & Oak Lane. Parcel #: M5620-461-000-030, 031

Finance				
	Budgeted Item:	N/A;		
	CIP #:			
	TIF Info:			
	Purchase Req. #:		**Total Encumbrance:**	$ .00

RESOLUTION NO. 32-2026

Resolution approving a Major Change and revised Preliminary Development Plan for Lots 1 and 13 of the Keefe Property SP-PUD
Case MC-09-26

WHEREAS, the Keefe Property SP-PUD was established through ZMA 04-2016, and subsequent approvals include Trustee Resolution 26-2025 (MC 08-25), approving a revised Preliminary Development Plan for Tract 2, and Zoning Commission Resolution 26-2 (FDP 01-26-B), establishing the current lot configuration and related circulation and landscaping requirements; and

WHEREAS, Liberty Way Investments, LLC, through its representative Bayer Becker, requests approval of a Major Change and revised Preliminary Development Plan for Lots 1 and 13, Parcel Nos. M5620-461-000-030 and M5620-461-000-031, replacing the previously approved single-building concept with a 6,000- to 10,000-square-foot building on Lot 1 and a building not exceeding 9,343 square feet on Lot 13, together with associated parking, circulation, landscaping, and pedestrian improvements; and

WHEREAS, on September 21, 2026, the West Chester Township Zoning Commission held a public hearing on Case MC-09-26 and voted 5–0 to recommend approval with conditions, including capacity for at least two eight-cubic-yard dumpsters on Lot 13 and a restriction on food and beverage drive-through uses on Lot 1; and

WHEREAS, following the Commission's hearing, the applicant submitted revised Preliminary Development Plan materials, including a layout sheet revised September 25, 2026, for consideration by the Board of Trustees; and

WHEREAS, October 13, 2026, the West Chester Township Board of Trustees held a public hearing on the application and considered the staff report, the Commission's recommendation, the revised plans, and the evidence presented; and

WHEREAS, the Board finds that the proposal, subject to the conditions in Exhibit A, is consistent with the Planned Community designation of the 2025 Comprehensive Land Use Plan and the intent of the established SP-PUD, reduces the approved building scale, and provides for compatibility with surrounding development through final development review and required site improvements;

NOW THEREFORE BE IT RESOLVED, on the basis of the above actions and findings, by the West Chester Township Board of Trustees that:

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SECTION 1. The Board approves Case MC-09-26, a Major Change and revised Preliminary Development Plan for Lots 1 and 13 of the Keefe Property SP-PUD, subject to the conditions in Exhibit A, which is incorporated into this Resolution.

SECTION 2. This approval is limited to the Major Change and revised Preliminary Development Plan. Each lot remains subject to Final Development Plan approval. Prior PUD approvals and conditions remain applicable except as expressly modified by this Resolution

Adopted this _day of _____, 2026.

	Ann Becker, Chair	Yes/No
ATTEST:	Lee Wong, Vice Chair	Yes/No
Bruce Jones, Fiscal Officer	Amanda Ortiz, Trustee	Yes/No

APPROVED AS TO FORM:

Scott D. Phillips, Law Director

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Exhibit A

Conditions of Approval
Case MC-09-26 Keefe Property Lots 1 and 13

1. **Substantial Conformance.** Development of Lots 1 and 13 shall substantially conform to the revised Preliminary Development Plan prepared by Bayer Becker, revised September 25, 2026, and accompanying sheets included in the Trustees' approval, as modified by these conditions. All conditions of Trustee Resolution 04-2016, Trustee Resolution 26-2025 (MC 08-25), and other applicable PUD approvals not specifically modified by MC-09-26 remain in full force and effect. Unless expressly modified by the approved Preliminary Development Plan or these conditions of approval, the Zoning Resolution in effect at the time of submission of any future Final Development Plan application shall govern review of the Final Development Plan. Approval of this Preliminary Development Plan shall not be interpreted as approval of deviations from otherwise applicable Zoning Resolution standards unless such deviations are specifically identified and approved.

2. **Maximum Building Area.** The combined building area on Lots 1 and 13 shall not exceed 19,343 square feet. Lot 1 shall contain a building between 6,000 and 10,000 square feet, and Lot 13 shall not exceed 9,343 square feet.

3. **Foster Lane and Pedestrian Improvements.** Foster Lane shall remain an existing private street within the PUD. Improvements associated with development of Lots 1 and 13 shall include the on-street parallel parking and pedestrian crossing and sidewalk connections generally shown on the revised PDP, subject to final engineering and agency review.

4. **Western and Southern Buffer.** The FDP for Lot 1 shall provide supplemental landscape screening along the western side of the parking area sufficient to reduce headlight glare and views toward the Towns of Wetherington. Screening shall account for the final grading relationship and include trees and vegetation of sufficient height and density to provide an effective year-round visual buffer. The FDP for Lot 13 shall provide a landscape buffer south of the drive-through lane to screen vehicles and soften views of the drive-through and adjacent dumpster enclosures from Foster Lane and surrounding properties. Landscaping shall maintain required sight distance and shall not obstruct pedestrian routes or access to the dumpster enclosures.

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5. **Parking and Loading.** Each FDP shall provide a use-specific parking and loading analysis based on the final tenant mix, demonstrate continued compliance with the shared parking agreement, and satisfy applicable WCTZR accessible-parking and loading requirements.

6. **Refuse and Service Areas.** Final dumpster quantity, location, enclosure design, recycling, loading, and service functions shall be shown with the applicable FDP. All dumpsters serving Lots 1 and 13 shall be located on the subject parcels and shall comply with WCTZR Section 4.02.C.7. The masonry dumpster enclosures shown on Lot 13 and Lot 1 shall each be sized to accommodate a minimum of two eight-cubic-yard dumpsters, as depicted on the approved plan. The required dumpster capacity shall be provided within a single enclosure on each lot and shall not be divided among separate smaller enclosures. Refuse facilities shall be appropriately sized for the approved tenant mix and located and screened to minimize impacts on adjoining properties. All waste grease, cooking oil, and similar materials shall be stored within the principal building. Exterior grease tanks, totes, barrels, or similar storage containers shall not be permitted.

7. **Architecture, Landscaping, and Lighting.** Each FDP shall provide complete building elevations, landscape plans, grading, and photometric plans demonstrating consistency with the established development character of The Oaks and compliance with applicable WCTZR standards. Lighting and vehicle-oriented glare shall be minimized along residential-facing edges. Existing trees on Lot 15 that are dead, dying, or in an unhealthy condition shall be replaced with comparable landscaping as part of the development of Lots 1 and 13. For Lot 13, the FDP shall maintain a site arrangement and architectural character generally comparable to the plans and elevations previously presented with FDP 06-26-A, subject to reasonable refinement through final development review. Lot 1 shall incorporate a minimum of 50 percent of architectural masonry such as brick, natural stone, or manufactured stone on all building elevations. The required masonry percentage shall not include EIFS, vinyl siding or fiber cement siding or board.

8. **Signage.** Signage shall comply with WCTZR Article 9 and applicable PUD conditions. Sign locations shown on the PDP are conceptual and do not constitute sign approval. Electronic message center signs shall not be permitted on Lots 1 or 13.

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9. **Prohibited Uses.** Automobile or truck sales/dealership, a vehicle rental agency or substantially similar retail uses shall not be permitted on Lots 1 or 13.

10. **Departmental Review.** Final development shall address all applicable comments and requirements of West Chester Township, Butler County, and the Ohio Department of Transportation (ODOT), subject to review and approval by the respective reviewing departments and agencies.

11. **Lot 1 Drive-Through Restriction.** Any drive-through window facility on Lot 1 shall be limited to a use that does not provide food or beverages. Food, beverage, and quick-service restaurant drive-through uses shall not be permitted on Lot 1.

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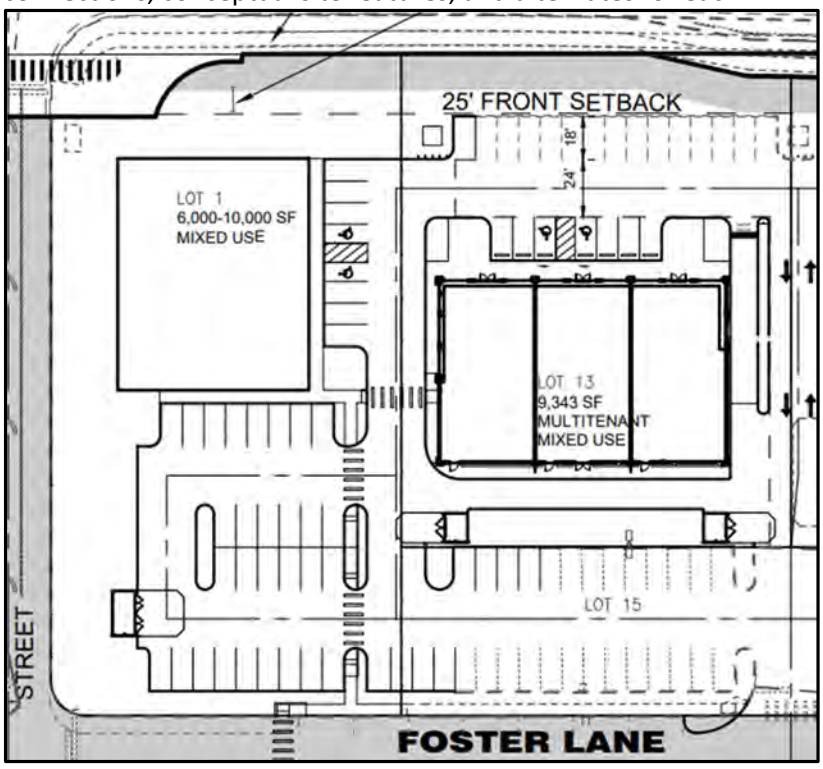
WEST CHESTER TOWNSHIP
BOARD OF TRUSTEES STAFF REPORT
October 13, 2026
MC-09-26 | MAJOR CHANGE - REVISED PRELIMINARY DEVELOPMENT PLAN
The Oaks at Wetherington, Lots 1 & 13

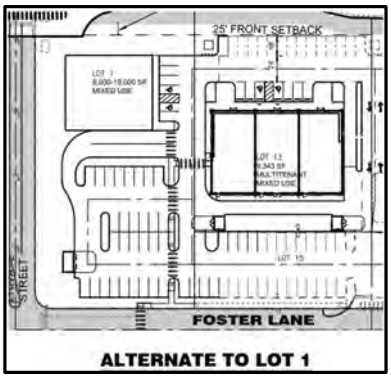
CASE #	APPLICANT	REPRESENTATIVE	PARCEL #	ZONING
MC-09-26	Liberty Way Investments, LLC (Owner/Applicant)	Bayer Becker	M5620-461-000-030 and M5620-461-000-031	SP-PUD

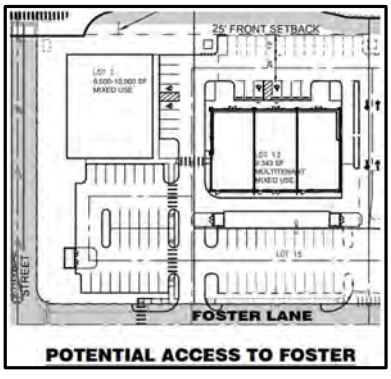
REQUEST

Liberty Way Investments, LLC requests approval of a Major Change and revised Preliminary Development Plan for Lots 1 and 13 of the Keefe Property SP-PUD. The proposal replaces the previously approved larger two story single-building of approximately 45,000 square foot concept with two smaller mixed-use buildings: a 6,000- to 10,000-square-foot building on Lot 1 and a 9,343-square-foot multi-tenant building on Lot 13, for a combined maximum of 19,343 square feet. The revised PDP also establishes associated parking, internal circulation, Foster Lane improvements, pedestrian connections, conceptual site features, and alternates for each tenants









PRIOR SITE ACTIONS

2016 **ZMA 04-2016:** Established the Keefe Property SP-PUD.

2025 **MC 08-25 / Trustee Resolution 26-2025:** Approved a revised Preliminary Development Plan for Tract 2, reducing development intensity and reorganizing the remaining commercial area.

2026 **FDP 01-26-B / Zoning Commission Resolution 26-2:** Established the current lot configuration and related circulation and landscaping requirements.

FDP 06-26-A: Proposed a standalone development plan for Lot 13. The Zoning Commission determined that the changes required approval as a Major Change, resulting in MC 08-26

SURROUNDING DEVELOPMENT

AREA	ZONING	EXISTING USE	COMP PLAN DESIGNATION
Subject Properties	**SP- PUD**	**Vacant**	**Planned Community**
North	Liberty Township	Liberty Center	Liberty Township
South	SP-PUD	Planet Fitness	Planned Community
East	SP-PUD	Vacant	Planned Community
West	SP-PUD	Towns of Wetherington Townhomes	Planned Community



ZONING COMMISSION

COMMISSION RECAP

On September 21, 2026, the Zoning Commission voted 5–0 in support of Case MC09-26, subject to the conditions in the staff report, with two modifications. Condition 6 was amended to require the dumpster enclosure area on Outlot 13 to accommodate a minimum of two eight-cubic-yard dumpsters. Condition

11 was added to limit any drive-through window facility on Outlot 1 to a non-food use. These modifications are incorporated into the conditions below and highlighted for reference.

Post Commission Plan Updates

Following the hearing, the applicant submitted revised PDP materials, including a layout sheet revised September 25, 2026. The revisions primarily address the drive-through configuration on Outlot 13 to accommodate the proposed operation and add dumpster enclosures on either side of the landscape buffer directly south of the drive-through lane. The layout also includes a note prohibiting food or beverage drive-throughs on Outlot 1, consistent with the Commission's recommendation. These revised materials were submitted after the Commission's hearing and are presented for the Trustees' consideration.

Planning and Zoning Analysis

Comprehensive Land Use Plan

The 2025 Comprehensive Land Use Plan designates the subject property and surrounding West Chester properties as Planned Community. The proposed land-use pattern remains commercial and is consistent with the established PUD and Planned Community designation. The principal compatibility issue is the residential interface west of Lot 1. Because the proposed Lot 1 parking area sits at a higher elevation than portions of the adjacent townhome development, final site design should include supplemental landscape screening sufficient to reduce headlight glare and views of the parking field from the residences.

Zoning Resolution Standards

WCTZR Section 10.01.R.1 governs Major Changes to existing Planned Unit Developments. The proposal modifies the approved distribution, location, and scale of the remaining building program on Lots 1 and 13 and is appropriately processed as a Major Change with a revised Preliminary Development Plan. Review should consider compatibility with surrounding development; adequacy of access, circulation, parking, and service functions; landscaping and buffering; and consistency with the intent and purpose of the Zoning Resolution. Prior PUD conditions not specifically modified by MC-09-26 remain applicable.

Permitted Uses

Lots 1 and 13 are within the commercial portion of the Keefe Property SP-PUD and may accommodate retail, restaurant, office, and other commercial uses permitted by the governing PUD approvals. Residential uses approved elsewhere within the PUD are not proposed on these lots. No specific tenants are approved through this Major Change. Lot 1 is presently contemplated for a bank, financial institution, or similar financial-service use. A restaurant or quick-service restaurant with a drive-through is not proposed or approved for Lot 1 as part of this Major Change. A drive-through or pick-up facility on Lot 1 may be considered only when accessory to a bank, financial institution, or substantially similar use and shall remain subject to final FDP review. Lot 13 may accommodate a drive-through or pick-up window, including as part of a restaurant use, subject to FDP review demonstrating adequate parking, stacking, circulation, pedestrian safety, screening, lighting, noise control, and compatibility with surrounding development.

Site Design and Compatibility Analysis

Access and Circulation

The Major Change Plan continues to rely on the established internal circulation network and Foster Lane, an existing private street within the PUD. The plan also includes additional on-street parallel parking along Foster Lane and a pedestrian crossing with sidewalk connections to the Planet Fitness site. To provide flexibility for future tenants, alternate site configurations are proposed for Lots 1 and 13. For Lot 1, any drive-through or pick-up facility is intended to serve a bank, financial institution, or substantially similar use; a restaurant or quick-service restaurant drive-through is not contemplated by this approval. Lot 13 may include a drive-through or pick-up window associated with an otherwise permitted commercial or restaurant use. Final FDP review shall demonstrate safe circulation and adequate stacking and address pedestrian conflicts, menu-board and speaker placement where applicable, lighting, noise, screening, and compatibility with nearby development

Parking

The preliminary parking analysis uses a mixed-use ratio of one space per 300 square feet. At the maximum 10,000-square-foot Lot 1 building, 34 spaces are shown as required and 37 are provided. For the 9,343-square-foot Lot 13 building, 32 spaces are shown as required and 22 are provided. Both lots participate in the established shared parking system, which is identified as providing 385 spaces against 225 required for the participating lots. The reduced building program is expected to reduce demand compared with the prior concept; however, the actual requirement will depend on the final tenant mix. Each FDP must provide use-specific parking, loading, accessible-parking calculations, and continued compliance with the shared parking agreement.

Lighting

Final lighting and photometric plans are not approved through this Major Change. Each future FDP must demonstrate compliance with WCTZR Article 8, including fixture height, shielding, and property-line illumination. Particular attention should be given to the western edge of Lot 1 so that site lighting, parking-lot lighting, and vehicle headlights do not create unnecessary glare toward the Towns of Wetherington.

Landscaping and Western Residential Buffer

The revised PDP is conceptual and does not include the final landscape plan required with each FDP. Final landscaping must remain consistent with the established character and prior approvals for The Oaks and satisfy applicable street-tree, perimeter, parking-lot, and open-space standards. Staff recommends supplemental screening along the west side of Lot 1, particularly adjacent to the parking area, using evergreen and/or other materials of sufficient height and density to reduce headlight impacts and views toward the townhome development. The final grading relationship should determine the necessary screening height and composition.

Operational and Design Considerations

Screening and Waste Handling

Final refuse, recycling, loading, and service-area locations are required at the FDP stage. Development of Lot 13 shall include an on-site dumpster and enclosure located on Lot 13 and designed in accordance with WCTZR Section 4.02.C.7. Dumpster quantities must be adequate for the final tenant mix and consolidated to the greatest extent practicable. All enclosures must comply with applicable WCTZR standards and prior PUD conditions, including compatible masonry materials, opaque gates, and required screening. Under WCTZR Section 3.02.F, objectionable odors and other substances are prohibited. The Township has experienced an increase in problems associated with poorly managed outdoor grease containers, including odors, spills, staining, and general site-maintenance concerns. Accordingly, all waste grease, cooking oil, and similar materials shall be stored within the principal building. Exterior grease tanks, totes, barrels, or similar storage containers shall not be permitted. Refuse, loading, and similar service functions for Lot 1 should, where practicable, be located away from the western residential-facing edge and screened from the Towns of Wetherington.

Architectural Treatment and Building Elevations

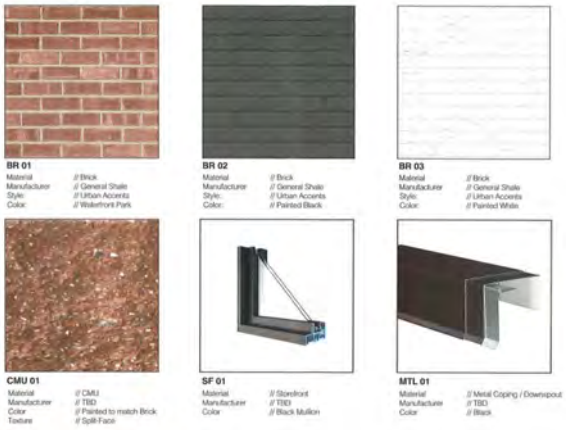
Building elevations are not approved as part of the revised PDP. Future FDP applications for Lots 1 and 13 must provide complete architectural elevations and demonstrate compatibility with previously approved and constructed buildings within The Oaks, including multi-sided architectural treatment, durable exterior materials, rooftop and mechanical screening, and appropriate treatment of rear and service elevations visible from Foster Lane and adjacent properties.

For Lot 13, the site arrangement and architectural character presented with the future FDP shall be generally comparable to the Lot 13 site plan and elevations previously presented to the Zoning Commission as part of FDP 06-26-A, including the overall building orientation, storefront treatment, masonry character, and relationship of the building to parking and circulation. Minor refinements may be considered through the FDP process provided the overall design character remains consistent with the previously presented concept.

Prior Lot 13 FDP Design Reference

As part of FDP 06-26-A, the applicant previously presented the following site plan, architectural elevations, and building renderings for Lot 13 to the Zoning Commission. While FDP 06-26-A was not approved as a standalone Final Development Plan, these materials provide the architectural and site-design context previously reviewed by the Commission and serve as a reference for the future development of Lot 13. The future FDP for Lot 13 shall remain generally comparable in overall site arrangement, building orientation, architectural character, storefront treatment, masonry materials, and relationship to parking and circulation, while allowing reasonable refinement through final development review.







Signage

The revised PDP depicts conceptual ground-mounted monument sign locations. Final sign type, area, height, setback, separation, and placement are not approved through this Major Change and must comply with WCTZR Article 9 and all applicable PUD conditions at the FDP and zoning-certificate stages. Staff recommends that electronic message center signs not be permitted on Lots 1 or 13

Other Site Specific Considerations

The Major Change Plan is intended to accommodate neighborhood-serving retail, restaurant, office, and commercial-service uses in smaller-format buildings. Staff recommends prohibiting automobile or truck sales/dealership uses or substantially similar retail uses on Lots 1 and 13. Outdoor seating may be considered with future FDP applications where adequate pedestrian circulation, parking, and separation from residential uses are demonstrated.

Major Change/Planned Unit Development Considerations and Staff Findings

Review Considerations

- The Major Change retains the established commercial land-use pattern and is consistent with the Planned Community designation of the 2025 Comprehensive Land Use Plan.
- The maximum combined building area of 19,343 square feet is a substantial reduction from the previously approved larger single-building concept and reduces the physical scale and massing of the remaining commercial buildout.
- The existing internal street network, Foster Lane, shared parking system, and proposed pedestrian improvements can serve the reduced building program, subject to final FDP review and use-specific parking and loading calculations.
- Compatibility with the Towns of Wetherington can be improved through supplemental western-edge landscaping, lighting controls, and location of service functions away from the residential interface.
- Future architecture, landscaping, lighting, waste handling, parking, loading, and signage remain subject to detailed FDP review, the WCTZR, and prior PUD approvals.

Summarized Areas of Concern/Staff Findings

1. Residential interface. The Lot 1 parking area is immediately east of the Towns of Wetherington, across the internal private street, and is higher than portions of the residential development. Supplemental landscape screening is warranted to reduce headlight glare and visual impacts.

2. Final FDP details. The revised PDP establishes the development envelope but does not resolve final tenant parking ratios, loading, architecture, landscaping, lighting, signage, or refuse-service details. Those items must be demonstrated with each future FDP.

CONDITIONS OF APPROVAL

Staff recommends approval subject to the following conditions, incorporating the Zoning Commission's recommended modifications to Condition 6 and addition of Condition 11. Condition 1 identifies the revised plans submitted following the Commission's hearing

1. **Substantial Conformance.** Development of Lots 1 and 13 shall substantially conform to the revised Preliminary Development Plan prepared by Bayer Becker, revised September 25, 2026, and accompanying sheets included in the Trustees' approval, as modified by these conditions. All conditions of Trustee Resolution 04-2016, Trustee Resolution 26-2025 (MC 08-25), and other applicable PUD approvals not specifically modified by MC09-26 remain in full force and effect.
2. **Maximum Building Area.** The combined building area on Lots 1 and 13 shall not exceed 19,343 square feet. Lot 1 shall contain a building between 6,000 and 10,000 square feet, and Lot 13 shall not exceed 9,343 square feet.
3. **Foster Lane and Pedestrian Improvements.** Foster Lane shall remain an existing private street within the PUD. Improvements associated with development of Lots 1 and 13 shall include the on-street parallel parking and pedestrian crossing and sidewalk connections generally shown on the revised PDP, subject to final engineering and agency review.
4. **Western and Southern Buffer.** T he FDP for Lot 1 shall provide supplemental landscape screening along the western side of the parking area sufficient to reduce headlight glare and views toward the Towns of Wetherington. Screening shall account for the final grading relationship and include trees and vegetation of sufficient height and density to provide an effective year-round visual buffer. The FDP for Lot 13 shall provide a landscape buffer south of the drive-through lane to screen vehicles and soften views of the drive-through and adjacent dumpster enclosures from Foster Lane and surrounding properties. Landscaping shall maintain required sight distance and shall not obstruct pedestrian routes or access to the dumpster enclosures
5. **Parking and Loading.** Each FDP shall provide a use-specific parking and loading analysis based on the final tenant mix, demonstrate continued compliance with the shared parking agreement, and satisfy applicable WCTZR accessible-parking and loading requirements.
6. **Refuse and Service Areas.** Final dumpster quantity, location, enclosure design, recycling, loading, and service functions shall be shown with the applicable FDP. All dumpsters serving Lots 1 and 13 shall be located on the subject parcels and shall comply with WCTZR Section 4.02.C.7. The dumpster enclosure area on Outlot 13 shall accommodate a minimum of two eight-cubic-yard dumpsters. Refuse facilities shall be appropriately sized for the approved tenant mix and located and screened to minimize impacts on adjoining properties. All waste grease, cooking oil, and similar materials shall be stored within the principal building. Exterior grease tanks, totes, barrels, or similar storage containers shall not be permitted
7. **Architecture, Landscaping, and Lighting.** Each FDP shall provide complete building elevations, landscape plans, grading, and photometric plans demonstrating consistency with the established development character of The Oaks and compliance with applicable WCTZR standards. Lighting and vehicle-oriented glare shall be minimized along residential-facing edges. Existing trees on Lot 15 that are dead, dying, or in an unhealthy condition shall be replaced with comparable landscaping as part of the development of Lots 1 and 13. For Lot 13, the FDP shall maintain a site arrangement and architectural character generally comparable to the plans and elevations previously presented with FDP 06-26-A, subject to reasonable refinement through final development review.
8. **Signage.** Signage shall comply with WCTZR Article 9 and applicable PUD conditions. Sign locations shown on the PDP are conceptual and do not constitute sign approval. Electronic message center signs shall not be permitted on Lots 1 or 13.
9. **Prohibited Uses.** Automobile or truck sales/dealership, or substantially similar retail uses shall not be permitted on Lots 1 or 13.
10. **Departmental Review.** Final development is subject to review and approval by all applicable West Chester Township, Butler County, and ODOT comments and requirements
11. **Outlot 1 Drive through restriction**. Any drive through window facility on outlot 1 shall be limited to a non-food/beverage/quickservice use

Trustee Action and Case Administration

Option 1 - Approval
The Board of Trustees finds the proposed Major Change and revised Preliminary Development Plan for Case MC-09-26 comply with the West Chester Township Zoning Resolution and approves the application.

Option 2 - Approval with Conditions
The Board of Trustees finds the proposed Major Change and revised Preliminary Development Plan for Case MC-09-26 comply with the West Chester Township Zoning Resolution, subject to the conditions enumerated in this report, and approves the application with those conditions.

Option 3 - Denial
The Board of Trustees finds the application does not support the determinations required for approval of the proposed Major Change and revised Preliminary Development Plan and denies Case MC-09-26 based upon findings stated in the record.

Option 4 - Continuance
The Board of Trustees continues the public hearing for Case MC-09-26 to [date and time] to allow additional information to be provided and outstanding concerns or questions identified by the Board to be addressed.

Attachments:

A	B	C
Resolution	Revised Preliminary Development Plan, Lots 1 and 13	FDP 06-26-A Lot 13 Site Plan and Architectural Elevations

Prepared by:

Date:

Will Dingee, Senior Planner
wdingee@westchesteroh.org
513-777-4214 ext 7333

October 2, 2026

ATTACHMENT A

RESOLUTION

RESOLUTION NO. 32-2026

Resolution approving a Major Change and revised Preliminary Development Plan for Lots 1 and 13 of the Keefe Property SP-PUD
Case MC-09-26

WHEREAS, the Keefe Property SP-PUD was established through ZMA 04-2016, and subsequent approvals include Trustee Resolution 26-2025 (MC 08-25), approving a revised Preliminary Development Plan for Tract 2, and Zoning Commission Resolution 26-2 (FDP 01-26-B), establishing the current lot configuration and related circulation and landscaping requirements; and

WHEREAS, Liberty Way Investments, LLC, through its representative Bayer Becker, requests approval of a Major Change and revised Preliminary Development Plan for Lots 1 and 13, Parcel Nos. M5620-461-000-030 and M5620-461-000-031, replacing the previously approved single-building concept with a 6,000- to 10,000-square-foot building on Lot 1 and a building not exceeding 9,343 square feet on Lot 13, together with associated parking, circulation, landscaping, and pedestrian improvements; and

WHEREAS, on September 21, 2026, the West Chester Township Zoning Commission held a public hearing on Case MC-09-26 and voted 5–0 to recommend approval with conditions, including capacity for at least two eight-cubic-yard dumpsters on Lot 13 and a restriction on food and beverage drive-through uses on Lot 1; and

WHEREAS, following the Commission's hearing, the applicant submitted revised Preliminary Development Plan materials, including a layout sheet revised September 25, 2026, for consideration by the Board of Trustees; and

WHEREAS, October 13, 2026, the West Chester Township Board of Trustees held a public hearing on the application and considered the staff report, the Commission's recommendation, the revised plans, and the evidence presented; and

WHEREAS, the Board finds that the proposal, subject to the conditions in Exhibit A, is consistent with the Planned Community designation of the 2025 Comprehensive Land Use Plan and the intent of the established SP-PUD, reduces the approved building scale, and provides for compatibility with surrounding development through final development review and required site improvements;

NOW THEREFORE BE IT RESOLVED, on the basis of the above actions and findings, by the West Chester Township Board of Trustees that:

DRAFT

SECTION 1. The Board approves Case MC-09-26, a Major Change and revised Preliminary Development Plan for Lots 1 and 13 of the Keefe Property SP-PUD, subject to the conditions in Exhibit A, which is incorporated into this Resolution.

SECTION 2. This approval is limited to the Major Change and revised Preliminary Development Plan. Each lot remains subject to Final Development Plan approval. Prior PUD approvals and conditions remain applicable except as expressly modified by this Resolution

Adopted this _____day of _____, 2026.

	Ann Becker, Chair	Yes/No
ATTEST:	Lee Wong, Vice Chair	Yes/No
Bruce Jones, Fiscal Officer	Amanda Ortiz, Trustee	Yes/No

APPROVED AS TO FORM:

Scott D. Phillips, Law Director

DRAFT

Exhibit A

Conditions of Approval
Case MC-09-26 Keefe Property Lots 1 and 13

1. **Substantial Conformance.** Development of Lots 1 and 13 shall substantially conform to the revised Preliminary Development Plan prepared by Bayer Becker, revised September 25, 2026, and accompanying sheets included in the Trustees' approval, as modified by these conditions. All conditions of Trustee Resolution 04-2016, Trustee Resolution 26-2025 (MC 08-25), and other applicable PUD approvals not specifically modified by MC-09-26 remain in full force and effect. Unless expressly modified by the approved Preliminary Development Plan or these conditions of approval, the Zoning Resolution in effect at the time of submission of any future Final Development Plan application shall govern review of the Final Development Plan. Approval of this Preliminary Development Plan shall not be interpreted as approval of deviations from otherwise applicable Zoning Resolution standards unless such deviations are specifically identified and approved.

2. **Maximum Building Area.** The combined building area on Lots 1 and 13 shall not exceed 19,343 square feet. Lot 1 shall contain a building between 6,000 and 10,000 square feet, and Lot 13 shall not exceed 9,343 square feet.

3. **Foster Lane and Pedestrian Improvements.** Foster Lane shall remain an existing private street within the PUD. Improvements associated with development of Lots 1 and 13 shall include the on-street parallel parking and pedestrian crossing and sidewalk connections generally shown on the revised PDP, subject to final engineering and agency review.

4. **Western and Southern Buffer.** The FDP for Lot 1 shall provide supplemental landscape screening along the western side of the parking area sufficient to reduce headlight glare and views toward the Towns of Wetherington. Screening shall account for the final grading relationship and include trees and vegetation of sufficient height and density to provide an effective year-round visual buffer. The FDP for Lot 13 shall provide a landscape buffer south of the drive-through lane to screen vehicles and soften views of the drive-through and adjacent dumpster enclosures from Foster Lane and surrounding properties. Landscaping shall maintain required sight distance and shall not obstruct pedestrian routes or access to the dumpster enclosures.

5. **Parking and Loading.** Each FDP shall provide a use-specific parking and loading analysis based on the final tenant mix, demonstrate continued compliance with the shared parking agreement, and satisfy applicable WCTZR accessible-parking and loading requirements.

DRAFT

6. **Refuse and Service Areas.** Final dumpster quantity, location, enclosure design, recycling, loading, and service functions shall be shown with the applicable FDP. All dumpsters serving Lots 1 and 13 shall be located on the subject parcels and shall comply with WCTZR Section 4.02.C.7. The masonry dumpster enclosures shown on Lot 13 and Lot 1 shall each be sized to accommodate a minimum of two eight-cubic-yard dumpsters, as depicted on the approved plan. The required dumpster capacity shall be provided within a single enclosure on each lot and shall not be divided among separate smaller enclosures. Refuse facilities shall be appropriately sized for the approved tenant mix and located and screened to minimize impacts on adjoining properties. All waste grease, cooking oil, and similar materials shall be stored within the principal building. Exterior grease tanks, totes, barrels, or similar storage containers shall not be permitted.

7. **Architecture, Landscaping, and Lighting.** Each FDP shall provide complete building elevations, landscape plans, grading, and photometric plans demonstrating consistency with the established development character of The Oaks and compliance with applicable WCTZR standards. Lighting and vehicle-oriented glare shall be minimized along residential-facing edges. Existing trees on Lot 15 that are dead, dying, or in an unhealthy condition shall be replaced with comparable landscaping as part of the development of Lots 1 and 13. For Lot 13, the FDP shall maintain a site arrangement and architectural character generally comparable to the plans and elevations previously presented with FDP 06-26-A, subject to reasonable refinement through final development review. Lot 1 shall incorporate a minimum of 50 percent of architectural masonry such as brick, natural stone, or manufactured stone on all building elevations. The required masonry percentage shall not include EIFS, vinyl siding or fiber cement siding or board.

8. **Signage.** Signage shall comply with WCTZR Article 9 and applicable PUD conditions. Sign locations shown on the PDP are conceptual and do not constitute sign approval. Electronic message center signs shall not be permitted on Lots 1 or 13.

9. **Prohibited Uses.** Automobile or truck sales/dealership, a vehicle rental agency or substantially similar retail uses shall not be permitted on Lots 1 or 13.

10. **Departmental Review.** Final development shall address all applicable comments and requirements of West Chester Township, Butler County, and the Ohio Department of Transportation (ODOT), subject to review and approval by the respective reviewing departments and agencies.

DRAFT

11. **Lot 1 Drive-Through Restriction.** Any drive-through window facility on Lot 1 shall be limited to a use that does not provide food or beverages. Food, beverage, and quick-service restaurant drive-through uses shall not be permitted on Lot 1.

DRAFT

ATTACHMENT B

REVISED PRELIMINARY DEVELOPMENT PLAN,

LOTS 1 AND 13

REVISED PRELIMINARY DEVELOPMENT PLAN
KEEFE PROPERTY SP-PUD TRACT #2: LOTS 1 & 13

1.661 ACRES
SECTION 18, TOWN 3, RANGE 2
WEST CHESTER TOWNSHIP ~ BUTLER COUNTY, OHIO



VICINITY MAP
NO SCALE

GENERAL NOTES

1. EXISTING ZONING - SP-PUD, (RES. No. 04-2016)
2. PROPOSED ZONING- SP-PUD; MAJOR CHANGE TO TRACT 2
3. SANITARY SEWER SERVICE CONNECTED TO INTO BUTLER COUNTY SYSTEM.
4. WATER SERVICE TO BE INSTALLED AND CONNECTED TO BUTLER COUNTY SYSTEM.
5. ELECTRIC TO BE SUPPLIED BY DUKE ENERGY ELECTRIC COMPANY.
6. EXISTING TOPOGRAPHY FROM BAYER BECKER FIELDWORK.
7. THE SITEWORK WILL BEGIN FALL 2026.
8. STORM WATER MANAGEMENT FACILITIES TO BE MAINTAINED BY "THE OAKS AT WETHERINGTON OWNERS ASSOCIATION INC".
9. EXISTING USE: VACANT
10. OUTDOOR SEATING MAY ACCOMPANY RESTAURANT USES.

PROJECT SUMMARY

TRACT2	PROPOSED USE	ACREAGE	PROPOSED INTENSITY OF USE	15% MINIMUM OPEN SPACE REQUIRED	PROPOSED OPEN SPACE	STREET EASEMENT AREA	NET SITE AREA
LOTS 5, 8, 9, 10, 11, 12, 14, & 15	MIXED USE* AS APPROVED W/ FDPs	10.729 Ac.	58,684 SF	1.61 Ac.		1.38 Ac.	11.00 Ac.
LOTS 1 & 13	MIXED USE* **	1.661 Ac.	19,343 SF	0.25 Ac.		N/A	N/A
TRACT2	MIXED USE* INCLUDING: RESTAURANT, RETAIL OFFICE, & RESTAURANT W/ DRIVE THRU**	12.390 Ac.	78,027 SF	1.86 Ac.	4.20 Ac.	1.38 Ac.	11.00 Ac.

NOTES: *FOLLOWING USES ARE NOT PERMITTED PER RESOLUTION No. 16-2004: SECTION 21.023 OF B-1 DISTRICT, SECTION 22.023 (EXCEPT FOR AUTOMOBILE AND TRUCK SALES), 22.022, 22.024, 22.029, 22.0241, 22.028, 22.0210, 22.0211, & 22.0212 OF THE B-2 DISTRICT.

NOTES: **16-2004: 22.029 RESTAURANT WITH DRIVE THRU IS PERMITTED ON LOT 14 PER RESOLUTION 26-2025. 16-2004: 22.029 RESTAURANT WITH DRIVE THRU IS PROPOSED ON LOT 13 (PICKUP WINDOW ONLY).

OWNERS

LIBERTY WAY INVESTMENTS, LLC
4016 TOWNSFAIR WAY, SUITE 201
COLUMBUS, OH 43219

APPLICANT

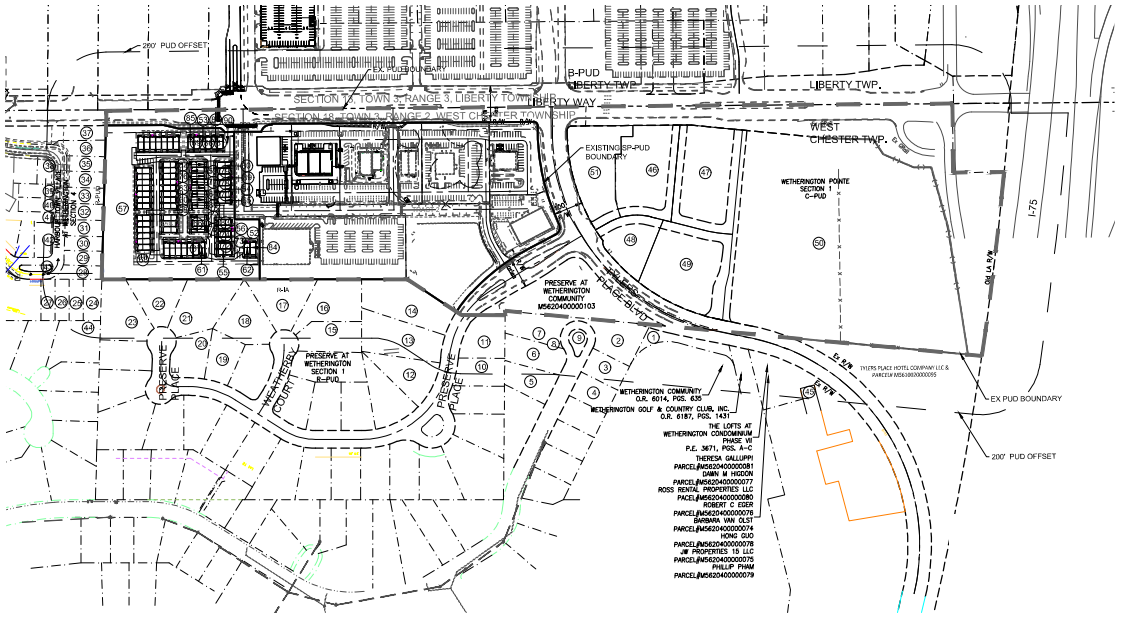
LIBERTY WAY INVESTMENTS, LLC
4016 TOWNSFAIR WAY, SUITE 201
COLUMBUS, OH 43219

LAND PLANNER / ENGINEER / SURVEYOR

BAYER BECKER
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
PH: (513)336-6600

INDEX OF SHEETS

1	TITLE SHEET	09-23-26
2	EXISTING CONDITIONS	07-18-25
3	LAYOUT PLAN	09-23-26
4	PRELIMINARY UTILITY PLAN	09-23-26



1. WETHERINGTON GOLF & COUNTRY CLUB INC PARCEL#M5610020000097
2. LEIF & TERRE ROZIN PARCEL#M5620400000010
3. DEREK & ELIZABETH ANN HINDMAN PARCEL#M5620400000009
4. PATRICIA A JOHNSON TR PARCEL#M5620400000008
5. ROBERT C & KAREN K BARNES PARCEL#M5620400000013
6. MARK W & JULIE A DUNAWAY PARCEL#M5620400000012
7. ABDULLAH AL RAMADAN PARCEL#M5620400000011
8. JULIE A DUNAWAY TR PARCEL#M5620400000017
9. WETHERINGTON HOA PARCEL#M5620400000016
10. THOMAS J BARONE TR PARCEL#M5620400000097
11. JOANNA SEARS & JULIE ARNOLD PARCEL#M5620400000096
12. CHRISTOPHER & TERESA MALONE PARCEL#M5620461000027
13. PRADEEPK & POONAM R DHAMIJA PARCEL#M5620461000028
14. PHUOC & SANG TRAN PARCEL#M5620461000029
15. SEEMA QUADRI PARCEL#M5620461000021
16. JASON A & STEPHANIE A WATKINS PARCEL#M5620461000020
17. BRAD & MICHELLE EVANS PARCEL#M5620461000019
18. STEVEN & SHEILA R SOLORIA PARCEL#M5620461000018
19. KEVIN JAMISON PARCEL#M5620461000016
20. FUAD BENGALI TR PARCEL#M5620461000015
21. MARIANNE COLLEARY& KEVIN COONEY PARCEL#M5620461000014
22. GARY & AMY MENKE PARCEL#M5620461000013
23. MOHAMMED MAHMOUD & SOHA MOUSA PARCEL#M5620461000012
24. MICHAEL R & SHOWYUH S HALL PARCEL#M5620381000151
25. KEVIN & SHANNON DOLL PARCEL#M5620381000150
26. RUTH P HEMBACH PARCEL#M5620381000148
27. HARBOUR TOWN VILLAGE COMMUNITY PARCEL#M5620381000145
28. CAROL ANN NAIL PARCEL#M5620381000152
29. JEFFREY & KATHLEEN SWORMSTEDT PARCEL#M5620381000153
30. JAMES D & JOAN L MATTHEWS PARCEL#M5620381000154
31. JOHN & MARY S BANCHY PARCEL#M5620381000155
32. LESLIE W STRUGGLES TR PARCEL#M5620381000156
33. JONATHAN W HARDING PARCEL#M5620381000157
34. WILLIAM C & SUSAN E CARROLL PARCEL#M5620381000149
35. JOAN R DELUSE TR PARCEL#M5620381000158
36. JAMES D & JUNE V BELL PARCEL#M5620381000159
37. HARBOUR TOWN VILLAGE COMMUNITY PARCEL#M5620381000113
38. HARBOUR TOWN VILLAGE COMMUNITY PARCEL#M5620381000114
39. ADAM & HEATHER ROSS TR PARCEL#M5620381000106
40. JUDITH A KUHLMAN TR PARCEL#M5620381000105
41. HARBOUR TOWN VILLAGE COMMUNITY PARCEL#M5620381000115
42. DONNA J RUSSELL PARCEL#M5620381000142
43. HARBOUR TOWN VILLAGE COMMUNITY PARCEL#M5620381000146
44. KEPPLER GEORGE & PARCEL#M5620381000022
45. ROSS RENTAL PROPERTIES LLC PARCEL#M5620400000067
46. TRAILSIDE LIBERTY WAY LLC PARCEL#M5620400000111
47. LIBERTY COMMERCIAL LLC PARCEL#M5620400000106
48. WETHERINGTON POINTE OWNERS PARCEL#M5620400000109
49. ELIZABETH WETHERINGTON LLC PARCEL#M5620400000108
50. BASS PRO OUTDOOR WORLD LLC PARCEL#M5620400000107
51. PURPOSE OH1 LLC PARCEL#M5620400000110
52. LOFTS AT WETHERINGTON CONDO ASSOCIATION PARCEL#M5620400000104

53. HITESH & MANDA SHAH PARCEL#M5620487000010
54. EDUARD & ERLANI GUZMAN PARCEL#M5620487000039
55. FISCHER SINGLE FAMILY HOMES IV LLC PARCEL #M5620487000056, #M5620487000060, #M5620487000030, #M5620487000062, #M5620487000054, #M5620487000063, #M5620487000053, #M5620487000057, #M5620487000058, #M5620487000059, #M5620487000055, #M5620487000032, #M5620487000061
56. TOWNS OF WETHERINGTON COMMUNITY ASSOCIATION INC PARCEL#M5620487000071, #M5620487000073, #M5620487000072, #M5620487000074
57. OKI PROPERTIES LLC PARCEL#M5620487000035
58. CAROL GILLIS PARCEL#M5620487000070
59. KIAH & RAMONE LAWRENCE PARCEL#M5620487000033
60. ALLYSON LACASSAGNE & CHRIS ALAN PLACE PARCEL#M5620487000034
61. FISCHER MANAGEMENT LLC PARCEL#M5620487000037
62. SATYANARAYANA & MADHAVI NAJANA PARCEL#M5620487000009, #M5620487000013
63. KELLY & SARAH MCINTYRE PARCEL#M5620487000038
64. LANE & SARAH HOLMES PARCEL#M5620487000031
65. ANDREW & CAMILLA WORRELL PARCEL#M5620487000040
66. NICOLE & GREGORY DRACH PARCEL#M5620487000042
67. SRSL HOMES LLC PARCEL#M5620487000043
68. ANGRISANO RITA JESSICA ANDREINA ANSELMI& REINOZA PIO DANIEL PENA PARCEL#M5620487000029
69. MIKAELA YVETTE & HILL CURTIS HARDIMAN PARCEL#M5620487000069
70. ANDRES BARROS PARCEL#M5620487000008
71. MUHAMMAD DAAS PARCEL#M5620487000011
72. YALAKA RAJASHEKHAR REDDY & KALLAM GEETHA REDDY PARCEL#M5620487000012
73. KCOX ENTERPRISES LLC PARCEL#M5620487000036
74. RACHEL C MITCHELL PARCEL#M5620487000041

THE DOCUMENTS AND ALL DATA RELATED TO DRAWINGS, SPECIFICATIONS, MEDIA, AND ELECTRONIC MEDIA PREPARED FOR A PROJECT BY BAYER BECKER ARE, AND SHALL REMAIN THE PROPERTY OF BAYER BECKER AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT AS AUTHORIZED IN WRITING BY BAYER BECKER. COPYRIGHT - ALL RIGHTS RESERVED

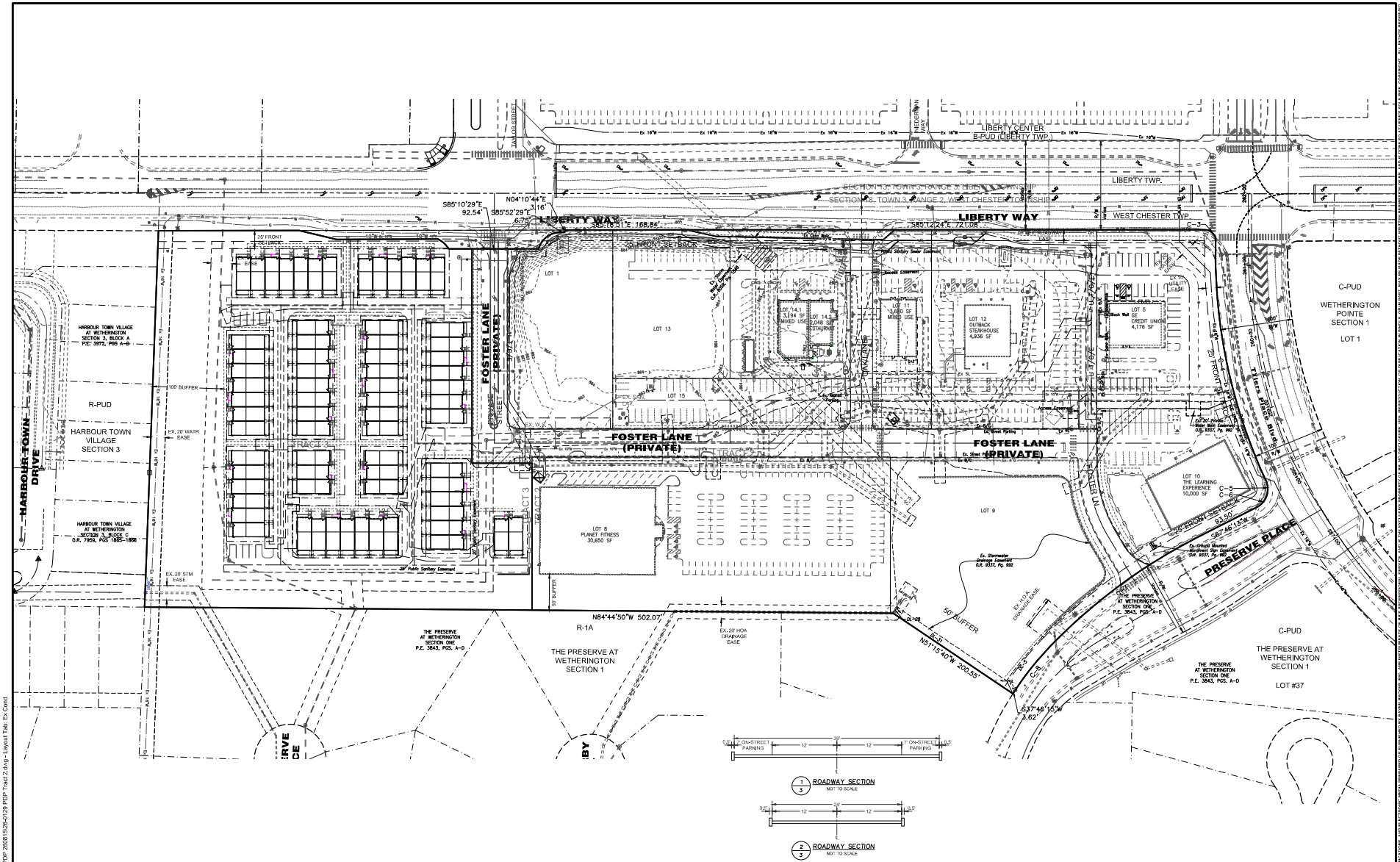
Item	Revision Description	Date	Drawn	Chk
1	REVISED PER STAFF COMMENT	09-23-26	AJW	AJW
2	REVISED PER STAFF COMMENT	09-23-26	MM	AJW
3				
4				
5				
6				
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REVISED PRELIMINARY DEVELOPMENT PLAN
KEEFE PROPERTY SP-PUD TRACT 2: LOTS 1 & 13
LIBERTY WAY & TYLERS PLACE BLVD
SECTION 18, TOWN 3, RANGE 2
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OHIO
TITLE SHEET

bayer becker
ARCHITECTURE | ENGINEERING | SURVEYING
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 26-0129 PDP TRACT 2
Drawn by: MM
Checked by: AJW
Issue Date: 08-17-26
Sheet: **1/4**

Plot time: Sep 23, 2026 - 4:14pm
Drawing name: J:\2026\26-0129\CVD\WG\REV PDP 260815\26-0129 PDP Tract 2.dwg - Layout Tab: Title



Basis of Bearing:
State Plane NAD83 (2011)

0 60 90
SCALE: 1" = 60'

Item	Revision Description	Date	Drwn	Chk
1				
2				
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REVISED PRELIMINARY DEVELOPMENT PLAN

KEEFFE PROPERTY SP-PUD TRACT 2: LOTS 1, 2 & 11
LIBERTY WAY & TYLERS PLACE BLVD
SECTION 28, TOWN 3, RANGE 2
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OHIO

EXISTING CONDITIONS

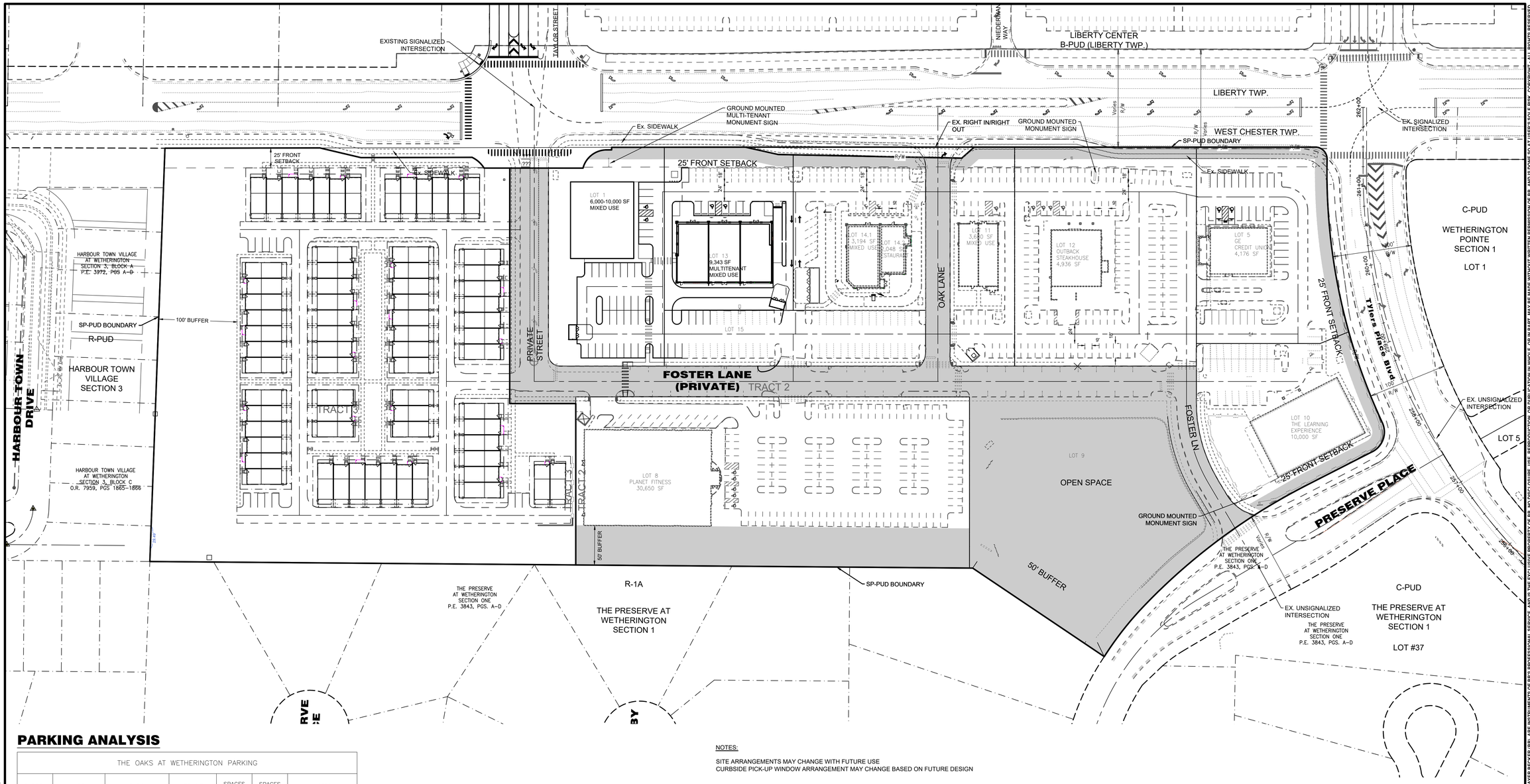
bayer becker
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 26-0129 PDP TRACT 2
Drawn by: MM
Checked By: AJW
Issue Date: 08-17-26

Sheet: **2/4**

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Plot time: Sep 23, 2026 - 4:11pm
Drawing name: J:\2026\26-0129\CVD\DWG\REV PDP 260815\26-0129 PDP Tract 2.dwg - Layout Tab: Ex Cond



PARKING ANALYSIS

THE OAKS AT WETHERINGTON PARKING

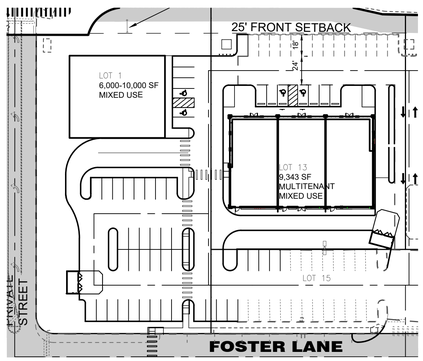
PARCEL	USE	RATIO	INTENSITY	SPACES REQUIRED	SPACES PROVIDED	NOTES
LOT 1	MIXED USE	1 PER 300 SF	10,000 SF	34	37	**/***
LOT 5	BANK	1 PER 200 SF	4,176 SF	21	37	
LOT 9	ON-STREET PARKING ALONG FOSTER LANE	–	–	–	42	
LOT 10	DAYCARE	1 PER STAFF PERSON 1 PER 5 STUDENTS	STAFF=19 STUDENTS=190	57	32	
LOT 11	MIXED USE	1 PER 300 SF	3,680 SF	13	21	
LOT 12	RESTAURANT	1PER 150 SF	4,936 SF	33	108	
LOT 13	MIXED USE	1 PER 300 SF	9,343 SF	32	22	***
LOT 14	RESTAURANT	1 PER 150 SF	5,242 SF	35	28	**
LOT 15	PARKING	–	–	–	58	
			TOTALS=	225	385	LOTS 1,5,9–15 ARE INCLUDED IN THE SHARED PARKING AGREEMENT.
**LOTS 7 & 8 ARE NOT INCLUDED IN THE PARKING AGREEMENT OR THE ANALYSIS ABOVE. THE PARKING REQUIREMENT IS SATISFIED INTERNALLY ON EACH LOT.						
LOT 7	RESIDENTIAL	2 PER DWELLING UNIT	70 UNITS	140	153	
LOT 8	FITNESS CENTER	1 PER 300 SF	30,650 SF	102	132	

NOTES:
**DRIVE THRU: 6 STACKING SPACES PER LANE REQUIRED PER TABLE 5.18-1
***PICK UP WINDOW: 2 STACKING SPACES PER LANE REQUIRED PER TABLE 5.18-1

ON-STREET PARKING SPACES: 7'X23'
STANDARD SPACE: 9'X18'

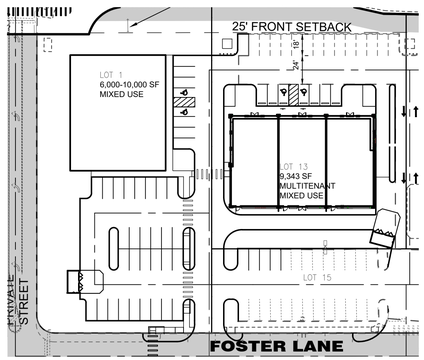
NOTES:

SITE ARRANGEMENTS MAY CHANGE WITH FUTURE USE
CURBSIDE PICK-UP WINDOW ARRANGEMENT MAY CHANGE BASED ON FUTURE DESIGN



ALTERNATE TO LOT 1

PARKING SPACES SHOWN MAY DIFFER THAN SUMMARY
FOOD OR BEVERAGE DRIVE THRUS ARE PROHIBITED ON LOT 1.



POTENTIAL ACCESS TO FOSTER

ACCESS REDUCES PARKING SPACES BY 6 SPACES

LEGEND

OPEN SPACE
4.20 AC

Basis of Bearing: State Plane NAD83 (2011)
0 60 90
SCALE: 1" = 60'

Item	Revision Description	Date	Drwn:	Chk:
1	REVISED PER STAFF COMMENT	08-25-26	AJW	
2	REVISED PER STAFF COMMENT	09-17-26	AJW	
3	REVISED PER STAFF COMMENT	09-23-26	MM	AJW
4	REVISED PER STAFF COMMENT	09-25-26	MM	AJW
5	REVISED PER STAFF COMMENT	10-06-26	MM	AJW
6				
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REVISED PRELIMINARY DEVELOPMENT PLAN

KEEFE PROPERTY SP-PUD TRACT 2: LOTS 1 & 13
LIBERTY WAY & TYLERS PLACE BLVD
SECTION 18, TOWN 3, RANGE 2
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OHIO

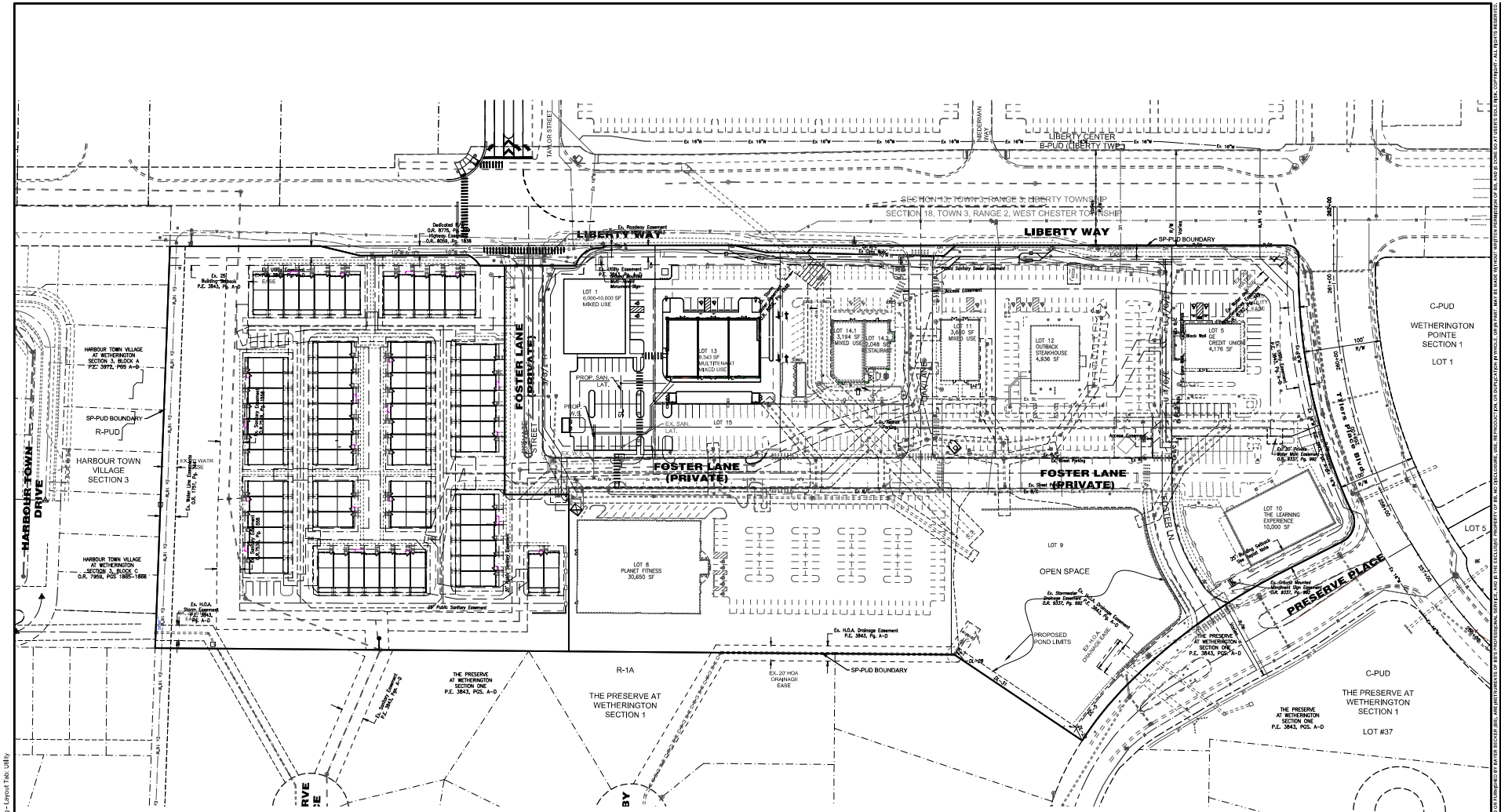
LAYOUT PLAN

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 26-0129 PDP TRACT 2
Drawn by: MM
Checked By: AJW
Issue Date: 08-17-26
Sheet: 3/4

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Plot time: Oct 06, 2026 - 9:59am
Drawing name: J:\2026\26-0129\CIVIL\DWG\REV PDP 260815\26-0129 PDP Tract 2.dwg - Layout Tab: Layout



Basis of Bearing: State Plane NAD83 (2011)

SCALE: 1" = 60'

Item	Revision Description	Date	Drwn	Chk
1	REVISED PER STAFF COMMENT	06-2-26	AJW	AJV
2	REVISED PER STAFF COMMENT	09-7-26	AJW	
3	REVISED PER STAFF COMMENT	09-24-26	MM	AJV
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REVISED PRELIMINARY DEVELOPMENT PLAN

KEEFE PROPERTY SP-PUD TRACT 2: LOTS 1 & 13
LIBERTY WAY & TYLERS PLACE BLVD
SECTION 13, TOWN 3, RANGE 3
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OHIO

PRELIMINARY UTILITY PLAN

bayer becker
Land Development Consultants
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 26-0129 PDP TRACT 2
Drawn by: MM
Checked By: AJW
Issue Date: 08-17-26
Sheet: 4/4

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Plot time: Sep 23, 2026 - 4:34pm
Drawing name: J:\2026\26-0129\CVD\DWG\REV. PDP 260815\26-0129 PDP Tract 2.dwg - Layout Tab: Utility

ATTACHMENT C

FDP 06-26-A LOT 13 SITE PLAN AND ARCHITECTURAL ELEVATIONS



©2026 ARCHALL ARCHITECTS



©2026 ARCHALL ARCHITECTS



North Elevation

SCALE: 3/32" = 1'-0"

Material Legend //

- BRICK (BR 01)
- BRICK (BR 02)
- BRICK (BR 03)
- SPLIT-FACE CMU (CMU 01)
- STOREFRONT (SF 01)
- METAL (MTL 01)
- SCREEN (SC 01)



West Elevation

SCALE: 3/32" = 1'-0"

©2026 ARCHALL ARCHITECTS

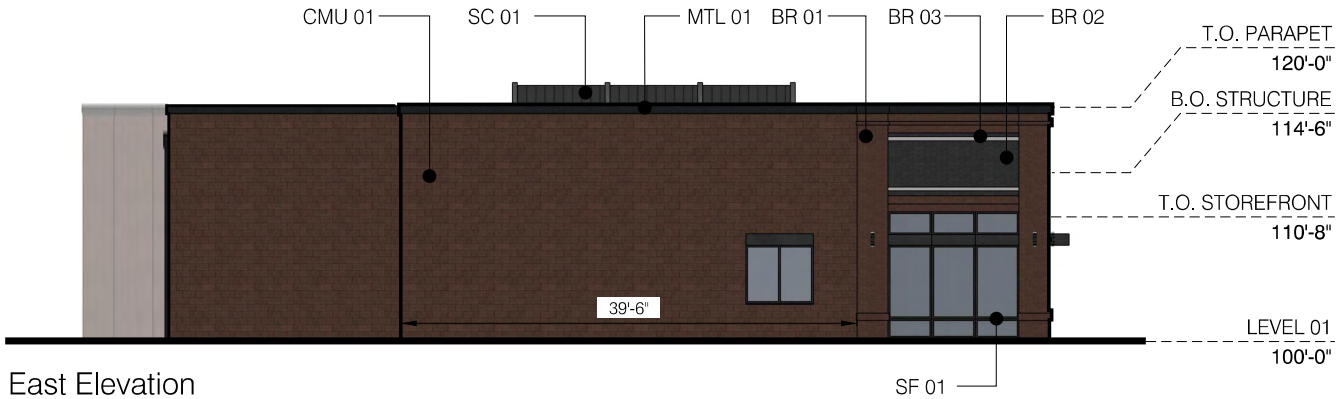


South Elevation

SCALE: 3/32" = 1'-0"

Material Legend //

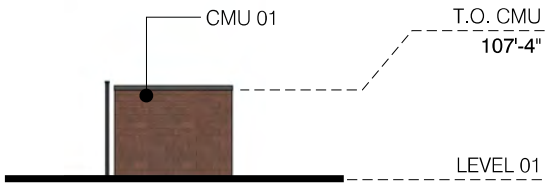
- BRICK (BR 01)
- BRICK (BR 02)
- BRICK (BR 03)
- SPLIT-FACE CMU (CMU 01)
- STOREFRONT (SF 01)
- METAL (MTL 01)
- SCREEN (SC 01)



East Elevation

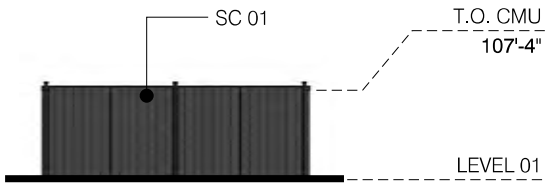
SCALE: 3/32" = 1'-0"

©2026 ARCHALL ARCHITECTS



West Elevation

SCALE: 3/32" = 1'-0"

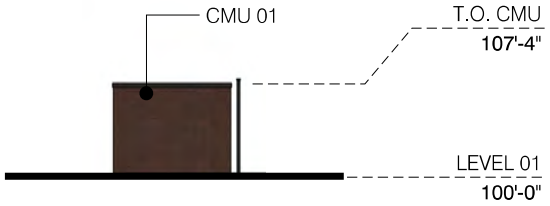


North Elevation

SCALE: 3/32" = 1'-0"

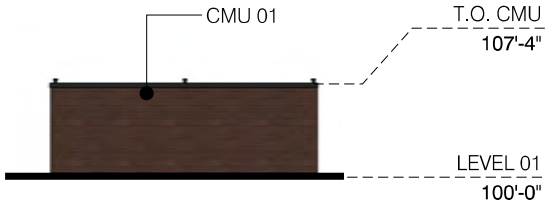
Material Legend //

- BRICK (BR 01)
- BRICK (BR 02)
- BRICK (BR 03)
- SPLIT-FACE CMU (CMU 01)
- STOREFRONT (SF 01)
- METAL (MTL 01)
- SCREEN (SC 01)



East Elevation

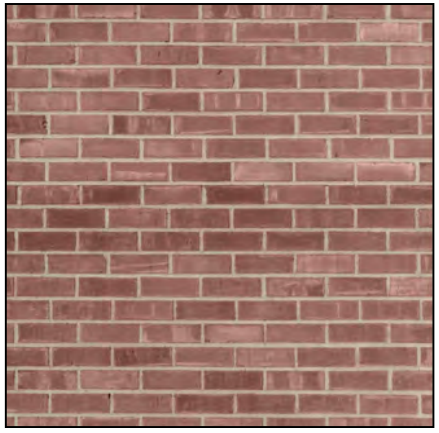
SCALE: 3/32" = 1'-0"



South Elevation

SCALE: 3/32" = 1'-0"

©2026 ARCHALL ARCHITECTS



BR 01

Material	// Brick
Manufacturer	// TBD
Color	// Red
Texture	// TBD



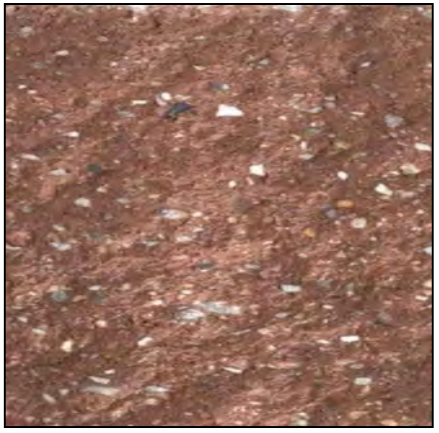
BR 02

Material	// Brick
Manufacturer	// TBD
Color	// Painted Black
Texture	// TBD



BR 03

Material	// Brick
Manufacturer	// TBD
Color	// Painted White
Texture	// TBD



CMU 01

Material	// CMU
Manufacturer	// TBD
Color	// Painted to match BR 01
Texture	// Split-Face



SF 01

Material	// Storefront
Manufacturer	// TBD
Color	// Black Mullion



MTL 01

Material	// Metal Coping / Downspout
Manufacturer	// TBD
Color	// Black



SC 01

Material	// Composite Screening
Manufacturer	// TREX
Color	// Charcoal Black

©2026 ARCHALL ARCHITECTS

MC 09-26 Keefe Property;
Lots 1 & 13

APPLICATION FOR A MAJOR CHANGE
TO A PUD DISTRICT
WEST CHESTER TOWNSHIP COMMUNITY DEVELOPMENT DEPARTMENT
9577 Beckett Road, Suite 100, West Chester, Ohio 45069
Telephone: (513) 777-4214

FOR WEST CHESTER COMMUNITY DEVELOPMENT DEPARTMENT USE ONLY:

CASE # _____ DATE RECEIVED: _____

FEE RECEIPT # _____ RECEIVED BY: _____

THIS APPLICATION MUST BE TYPEWRITTEN - USE ADDITIONAL SHEETS IF NECESSARY

NAME OF APPLICANT Liberty Way Investments LLC

ADDRESS 4015 Townsfair Way, Suite 201

CITY/STATE/ZIP Columbus, OH 43219

PHONE NO. 614-414-7300 FAX NO. _____

EMAIL mfry@steiner.com

NAME, ADDRESS & PARCEL NUMBER OF EACH PROPERTY OWNER OF RECORD WITHIN THE PROPERTY WHICH IS REQUESTED FOR THE MAJOR CHANGE:

1. M5620-461-000-031 - Liberty Way Investments LLC, 4016 Townsfair Way, Suites 201 Columbus, OH 43219
2. M5620-461-000-030 - Liberty Way Investments LLC, 4016 Townsfair Way, Suites 201 Columbus, OH 43219
3. _____

REQUEST RE-DESIGNATION OF AREA FROM _____ TO _____

TOTAL ACRES 1.66

LOCATION OF PROPERTY FOR MAJOR CHANGE:
SECTION 18 TOWN 3 RANGE 2
PARCEL (S) M5620-461-000-031, M5620-461-000-030

PROPERTY ADDRESS Oak Lane

CITY/STATE/ZIP West Chester Township, OH 45069

(MY) (OUR) INTEREST IN THE PROPERTY TO BE RECLASSIFIED IS AS:

OWNER X AGENT _____ LESSEE _____ OPTIONEE _____

APPLICANT Jana Wedekind 4016 Townsfair Way, Suite 201. Columbus, OH 43219 614-414-7300
Signature Address/City/ST/Zip Phone Number

OWNER (S) Liberty Way Investments LLC

Jana Wedekind 4016 Townsfair Way, Suite 201. Columbus, OH 43219 614-414-7300
Signature Address/City/ST/Zip Phone Number

THE APPLICANT SHOULD PREPARE DEFINITIVE STATEMENTS REGARDING THE FOLLOWING: (USE ADDITIONAL SHEETS IF NECESSARY)

1) What are the specific changes in the character and conditions of the area, which have occurred to make the property no longer suitable or appropriate for the existing PUD classification or to make the property appropriate for the proposed PUD district?

Consistent with the balance of the project, we have been entitling and building out the commercial components of the development in the east to west direction. Based on feedback from the Township at the July hearing, it was determined that the site plan refinements to the remaining portion of the developable area were significant enough to merit a new PDP. Consistent with that interpretation, we are submitting this PDP that refines a development vision that we feel most appropriately matches the ongoing progression of the market and this district. The scale, massing and density of the originally approved building footprints are being reduced to respond to market feedback and better match demand.

Since the original approval, the commercial marketplace has evolved significantly. Many national retailers and restaurants have reduced their prototype sizes, adopted omnichannel business models, or located elsewhere within the Township, substantially reducing demand for large-format commercial space once included in the plan. The proposed amendment responds to these changing market conditions by allowing a greater variety of smaller-format retail and restaurant users that better reflect current leasing trends. Rather than diminishing the project, this approach creates a more engaging environment with additional storefronts, greater tenant diversity, improved long-term occupancy potential, and increased flexibility to adapt to future market demands. The result is a commercial center that is more resilient, more attractive to residents, and better aligned with the Township's long-term planning objectives

2) What is the benefit that the neighborhood or community as a whole will derive from this change?

The proposed amendment will provide a more vibrant, sustainable, and occupied commercial center that better serves both nearby residents and the traveling public. By allowing a greater diversity of smaller-format retail, restaurant, and service uses, the project can attract a broader range of tenants, resulting in increased shopping and dining choices, greater convenience, and enhanced economic vitality.

The revised layout will also create a more engaging pedestrian environment through additional storefronts, a curbside pick-up window, and varied entrances while preserving the overall commercial character and intensity previously envisioned for the site. By enhancing the marketability and long-term viability of the remaining commercial area, the amendment increases the ability for the project to be built and occupied in the near term, ensuring that the community realizes the full benefit of the previously approved development.

3) Will the site be accessible from public roads, which are adequate to carry the traffic that will be imposed upon them if the change is granted, or will road improvements be required?

Yes. The site will be accessible from Foster Lane (private) and with the reduction in overall density, the traffic volumes and parking demand will be less than what was originally approved. The roadway improvements in place on Liberty Way were constructed per the approved TIS for overall development.

4) Has this change been discussed with regard to traffic design with the Butler County Engineer's office? When? Who?

A Traffic Impact Study has been performed on the site for the full intensity of the original PDP. The modification in 2025 and the proposed modification reduce the intensity of use from the original study. Traffic improvements were constructed based on the TIS study.

5) Is the property currently or can it be serviced by public sewer and water and can proper drainage by provided?

The site is served by existing public water and sewer mains existing water and sewer service stubs are constructed for Lot 1 and Lot 13. The stormwater basin was designed and constructed for water quality and quantity for the development, including the proposed modification area.

6) What is the anticipated proposed use of property and character (architectural treatment) of the development?

The proposed development is intended to accommodate a mix of neighborhood-serving retail, restaurant, and commercial service uses consistent with the previously approved commercial vision for The Oaks. The revised building footprints are designed to provide greater flexibility for smaller-format tenants that better reflect current market demand while maintaining the overall character and function of the commercial center.

Architecturally, the buildings will be designed to be compatible with the existing development within The Oaks and will incorporate high-quality materials, including brick, CMU, fiber cement, metal accents, glass, and other complementary finishes, together with enhanced landscaping, pedestrian connections, and site amenities. The overall design will continue the established architectural character set throughout the development while providing an attractive and inviting streetscape with better distributed and smaller parking fields.

DESCRIPTION OF REQUEST AND REASONS FOR MAJOR CHANGE TO PUD DISTRICT
WEST CHESTER TOWNSHIP COMMUNITY DEVELOPMENT DEPARTMENT
9577 Beckett Road, Suite 100, West Chester, Ohio 45069
Telephone: (513) 777-4214

FOR WEST CHESTER COMMUNITY DEVELOMENT DEPARTMENT USE ONLY:

CASE # _____ DATE RECEIVED:

NOTE: THIS APPLICATION SHOULD BE TYPEWRITTEN

The area of land sought to be changed contains approximately 1.66 acres, having frontage of approximately 309.5 feet located (1) along the South side of Liberty Way approximately 675 feet West of Tylers Place.Or (2) at the _____ corner of the intersection of _____ and _____.

THE APPLICANT SHOULD PREPARE DEFINITIVE STATEMENTS REGARDING THE FOLLOWING: (USE ADDITIONAL SHEETS IF NECESSARY)

1) What are the specific changes in the character and conditions of the area, which have occurred to make the property no longer suitable or appropriate for the existing PUD classification or to make the property appropriate for the proposed PUD district?

** See Attached for Responses

2) What is the benefit that the neighborhood or community as a whole will derive from this change?

3) Will the site be accessible from public roads, which are adequate to carry the traffic that will be imposed upon them if the change is granted, or will road improvements be required?

4) Has this change been discussed with regard to traffic design with the Butler County Engineer's office? When? Who?

5) Is the property currently or can it be serviced by public sewer and water and can proper drainage by provided?

6) What is the anticipated proposed use of property and character (architectural treatment) of the development?

PROPERTY OWNER'S AFFIDAVIT

STATE OF OHIO
COUNTY OF BUTLER

I (we) Liberty Way Investments hereby certify that we are all of the owners of the real estate which is the subject of the pending zoning application; that we hereby consent to the Board of Trustees of West Chester Township approving a Major Change to a PUD for the subject real estate; that we understand that our application will be considered and processed in accordance with the regulations as set forth by the West Chester Township Community Development Department and Zoning Resolution; that we agree to accept, fulfill and abide by those regulations and all stipulations and conditions attached to the Major Change to the PUD plan. I (we) authorize West Chester Township to place a Public Meeting notification sign on the property. I (we) authorize West Chester Township staff and board members to enter and inspect the property. The statements and attached exhibits are in all respects true and correct to the best of my/our knowledge and belief.

Laura Wedekind
Signature

Laura Wedekind
Printed Name

4016 Townsfair Way Suite 201
Mailing Address

Columbus, OH 43219
City / State / Zip

614-414-7300
Phone

Subscribed and sworn to before me this 11th day of August 2024

RENEE ADDISON KREUTLER
Notary Public, State of Ohio
My Commission Expires
08/17/2027

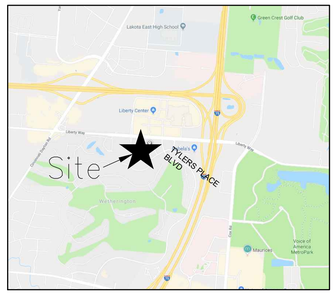
Notary Public

Person to be contacted for details, other than signatory:

Bayer Becker	6900 Tylersville Rd. Suite A. Mason, OH 45040	317-207-9328
Name	Address/City/St/Zip	Phone Number

REVISED PRELIMINARY DEVELOPMENT PLAN
KEEFE PROPERTY SP-PUD TRACT #2: LOTS 1 & 13

1.661 ACRES
SECTION 18, TOWN 3, RANGE 2
WEST CHESTER TOWNSHIP ~ BUTLER COUNTY, OHIO



VICINITY MAP
NO SCALE

GENERAL NOTES

1. EXISTING ZONING - SP-PUD. (RES. No. 04-2016)
2. PROPOSED ZONING- SP-PUD: MAJOR CHANGE TO TRACT 2
3. SANITARY SEWER SERVICE CONNECTED TO INTO BUTLER COUNTY SYSTEM.
4. WATER SERVICE TO BE INSTALLED AND CONNECTED TO BUTLER COUNTY SYSTEM.
5. ELECTRIC TO BE SUPPLIED BY DUKE ENERGY ELECTRIC COMPANY.
6. EXISTING TOPOGRAPHY FROM BAYER BECKER FIELDWORK.
7. THE SITEWORK WILL BEGIN FALL 2026.
8. STORM WATER MANAGEMENT FACILITIES TO BE MAINTAINED BY "THE OAKS AT WETHERINGTON OWNERS ASSOCIATION INC".
9. EXISTING USE: VACANT
10. OUTDOOR SEATING MAY ACCOMPANY RESTAURANT USES.

PROJECT SUMMARY

TRACT2	PROPOSED USE	ACREAGE	PROPOSED INTENSITY OF USE	15% MINIMUM OPEN SPACE REQUIRED	PROPOSED OPEN SPACE	STREET EASEMENT AREA	NET SITE AREA
LOTS 5, 8, 9, 10, 11, 12, 14, & 15	MIXED USE* AS APPROVED W/ FDPs	10.729 Ac.	58,684 SF	1.61 Ac.		1.38 Ac.	11.00 Ac.
LOTS 1 & 13	MIXED USE* **	1.661 Ac.	19,343 SF	0.25 Ac.		N/A	N/A
TRACT2	MIXED USE* INCLUDING: RESTAURANT, RETAIL, OFFICE, & RESTAURANT W/ DRIVE THRU**	12.390 Ac.	78,027 SF	1.86 Ac.	4.20 Ac.	1.38 Ac.	11.00 Ac.

NOTES: *FOLLOWING USES ARE NOT PERMITTED PER RESOLUTION No. 16-2004: SECTION 21.023 OF B-1 DISTRICT, SECTION 22.023 (EXCEPT FOR AUTOMOBILE AND TRUCK SALES), 22.022, 22.024, 22.029, 22.0241, 22.028, 22.0210, 22.0211, & 22.0212 OF THE B-2 DISTRICT.

NOTES: **16-2004: 22.029 RESTAURANT WITH DRIVE THRU IS PERMITTED ON LOT 14 PER RESOLUTION 26-2025.
16-2004: 22.029 RESTAURANT WITH DRIVE THRU IS PROPOSED ON LOT 13 (PICKUP WINDOW ONLY).

OWNERS

LIBERTY WAY INVESTMENTS, LLC
4016 TOWNSFAIR WAY, SUITE 201
COLUMBUS, OH 43219

APPLICANT

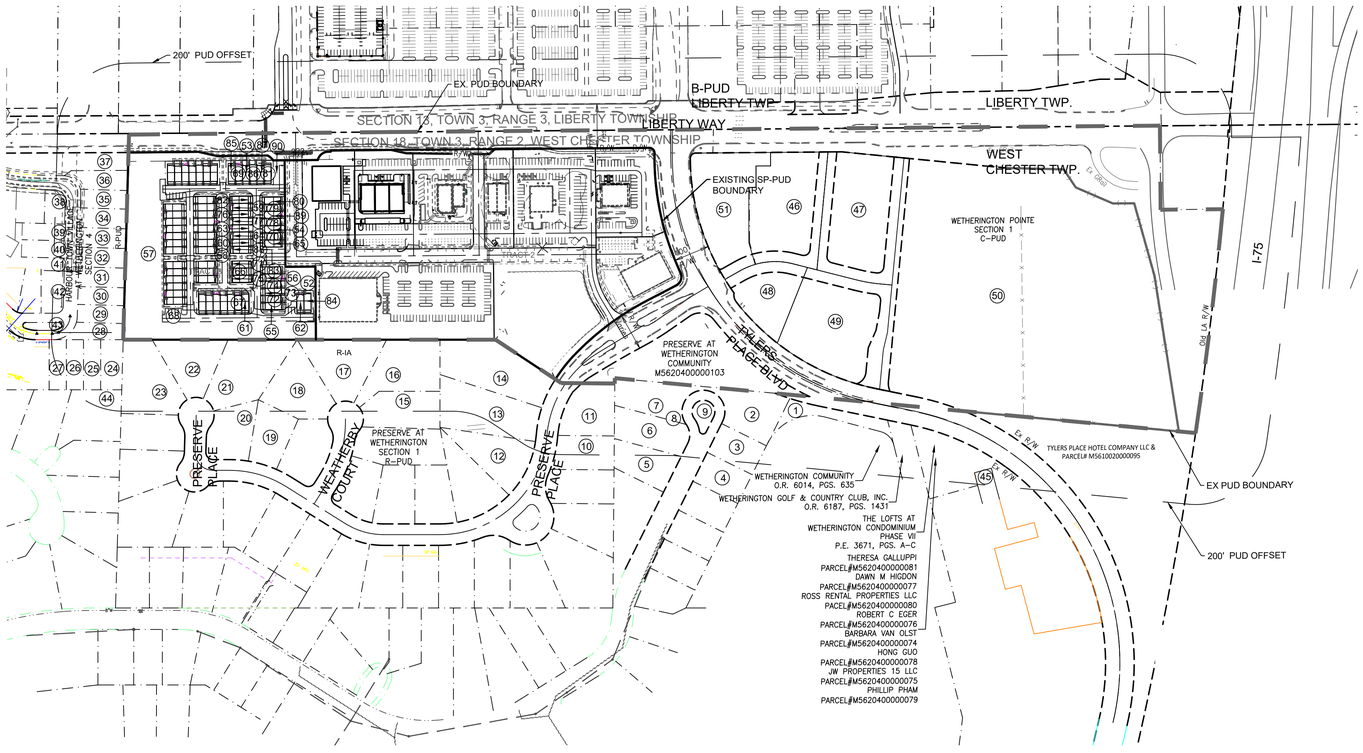
LIBERTY WAY INVESTMENTS, LLC
4016 TOWNSFAIR WAY, SUITE 201
COLUMBUS, OH 43219

LAND PLANNER / ENGINEER / SURVEYOR

BAYER BECKER
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
PH: (513)336-6600

INDEX OF SHEETS

1	TITLE SHEET	09-23-26
2	EXISTING CONDITIONS	07-18-25
3	LAYOUT PLAN	09-23-26
4	PRELIMINARY UTILITY PLAN	09-23-26



1. WETHERINGTON GOLF & COUNTRY CLUB INC PARCEL#M5610020000097
2. LEIF & TERRE ROZIN PARCEL#M5620400000010
3. DEREK & ELIZABETH ANN HINDMAN PARCEL#M5620400000009
4. PATRICIA A JOHNSON TR PARCEL#M5620400000008
5. ROBERT C & KAREN K BARNES PARCEL#M5620400000013
6. MARK W & JULIE A DUNAWAY PARCEL#M5620400000012
7. ABDULLAH AL RAMADAN PARCEL#M5620400000011
8. JULIE A DUNAWAY TR PARCEL#M5620400000017
9. WETHERINGTON HOA PARCEL#M5620400000016
10. THOMAS J BARONE TR PARCEL#M5620400000097
11. JOANNA SEARS & JULIE ARNOLD PARCEL#M5620400000096
12. CHRISTOPHER & TERESA MALONE PARCEL#M5620461000027
13. PRADEEPK & POONAM R DHAMIJA PARCEL#M5620461000028
14. PHUOC & SANG TRAN PARCEL#M5620461000029
15. SEEMA QUADRI PARCEL#M5620461000021
16. JASON A & STEPHANIE A WATKINS PARCEL#M5620461000020
17. BRAD & MICHELLE EVANS PARCEL#M5620461000019
18. STEVEN & SHEILA R SOLORIA PARCEL#M5620461000018
19. KEVIN JAMISON PARCEL#M5620461000016
20. FUAD BENGALI TR PARCEL#M5620461000015
21. MARIANNE COLLEARY& KEVIN COONEY PARCEL#M5620461000014
22. GARY & AMY MENKE PARCEL#M5620461000013
23. MOHAMED MAHMOUD & SOHA MOUSA PARCEL#M5620461000012
24. MICHAEL R & SHOWYUH S HALL PARCEL#M5620381000151
25. KEVIN & SHANNON DOLL PARCEL#M5620381000150
26. RUTH P HEIMBACH PARCEL#M5620381000148
27. HARBOUR TOWN VILLAGE COMMUNITY PARCEL#M5620381000145
28. CAROL ANN NAIL PARCEL#M5620381000152
29. JEFFREY & KATHLEEN SWORMSTEDT PARCEL#M5620381000153
30. JAMES D & JOAN L MATTHEWS PARCEL#M5620381000154
31. JOHN & MARY S BANCHY PARCEL#M5620381000155
32. LESLIE W STRUGGLES TR PARCEL#M5620381000156
33. JONATHAN W HARDING PARCEL#M5620381000157
34. WILLIAM C & SUSAN E CARROLL PARCEL#M5620381000149
35. JOAN R DELUSE TR PARCEL#M5620381000158
36. JAMES D & JUNE V BELL PARCEL#M5620381000159
37. HARBOUR TOWN VILLAGE COMMUNITY PARCEL#M5620381000113
38. HARBOUR TOWN VILLAGE COMMUNITY PARCEL#M5620381000114
39. ADAM & HEATHER ROSS TR PARCEL#M5620381000106
40. JUDITH A KUHLMAN TR PARCEL#M5620381000105
41. HARBOUR TOWN VILLAGE COMMUNITY PARCEL#M5620381000115
42. DONNA J RUSSELL PARCEL#M5620381000142
43. HARBOUR TOWN VILLAGE COMMUNITY PARCEL#M5620381000146
44. KEPPLER GEORGE & PARCEL#M5620381000022
45. ROSS RENTAL PROPERTIES LLC PARCEL#M5620400000067
46. TRAILSIDE LIBERTY WAY LLC PARCEL#M5620400000111
47. LIBERTY COMMERCIAL LLC PARCEL#M5620400000106
48. WETHERINGTON POINTE OWNERS PARCEL#M5620400000109
49. ELIZABETH WETHERINGTON LLC PARCEL#M5620400000108
50. BASS PRO OUTDOOR WORLD LLC PARCEL#M5620400000107
51. PURPOSE OH1 LLC PARCEL#M5620400000110
52. LOFTS AT WETHERINGTON CONDO ASSOCIATION PARCEL#M5620400000104

53. HITESH & MANDA SHAH PARCEL#M5620487000010
54. EDUARD & ERLANI GUZMAN PARCEL#M5620487000039
55. FISCHER SINGLE FAMILY HOMES IV LLC PARCEL #M5620487000056, #M5620487000060, #M5620487000030, #M5620487000062, #M5620487000054, #M5620487000063, #M5620487000053, #M5620487000057, #M5620487000058, #M5620487000059, #M5620487000055, #M5620487000032, #M5620487000061
56. TOWNS OF WETHERINGTON COMMUNITY ASSOCIATION INC PARCEL#M5620487000071, #M5620487000073, #M5620487000072, #M5620487000074
57. OKI PROPERTIES LLC PARCEL#M5620487000035
58. CAROL GILLIS PARCEL#M5620487000070
59. KIAH & RAMONE LAWRENCE PARCEL#M5620487000033
60. ALLYSON LACASSAGNE & CHRIS ALAN PLACE PARCEL#M5620487000034
61. FISCHER MANAGEMENT LLC PARCEL#M5620487000037
62. SATYANARAYANA & MADHAVI NAJANA PARCEL#M5620487000009, #M5620487000013
63. KELLY & SARAH MCINTYRE PARCEL#M5620487000038
64. LANE & SARAH HOLMES PARCEL#M5620487000031
65. ANDREW & CAMILLA WORRELL PARCEL#M5620487000040
66. NICOLE & GREGORY DRACH PARCEL#M5620487000042
67. SRSL HOMES LLC PARCEL#M5620487000043
68. ANGRISANO RITA JESSICA ANDREINA ANSELMI& REINOZA PIO DANIEL PENA PARCEL#M5620487000029
69. MIKAELA YVETTE & HILL CURTIS HARDIMAN PARCEL#M5620487000069
70. ANDRES BARROS PARCEL#M5620487000008
71. MUHAMMAD DAAS PARCEL#M5620487000011
72. YALAKA RAJASHEKHAR REDDY & KALLAM GEETHA REDDY PARCEL#M5620487000012
73. KCOX ENTERPRISES LLC PARCEL#M5620487000036
74. RACHEL C MITCHELL PARCEL#M5620487000041

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Item	Revision Description	Date	Drawn	Chk
1	REVISED PER STAFF COMMENT	09-17-26	AW	AJW
2	REVISED PER STAFF COMMENT	09-23-26	MM	AJW
3				
4				
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7				
8				
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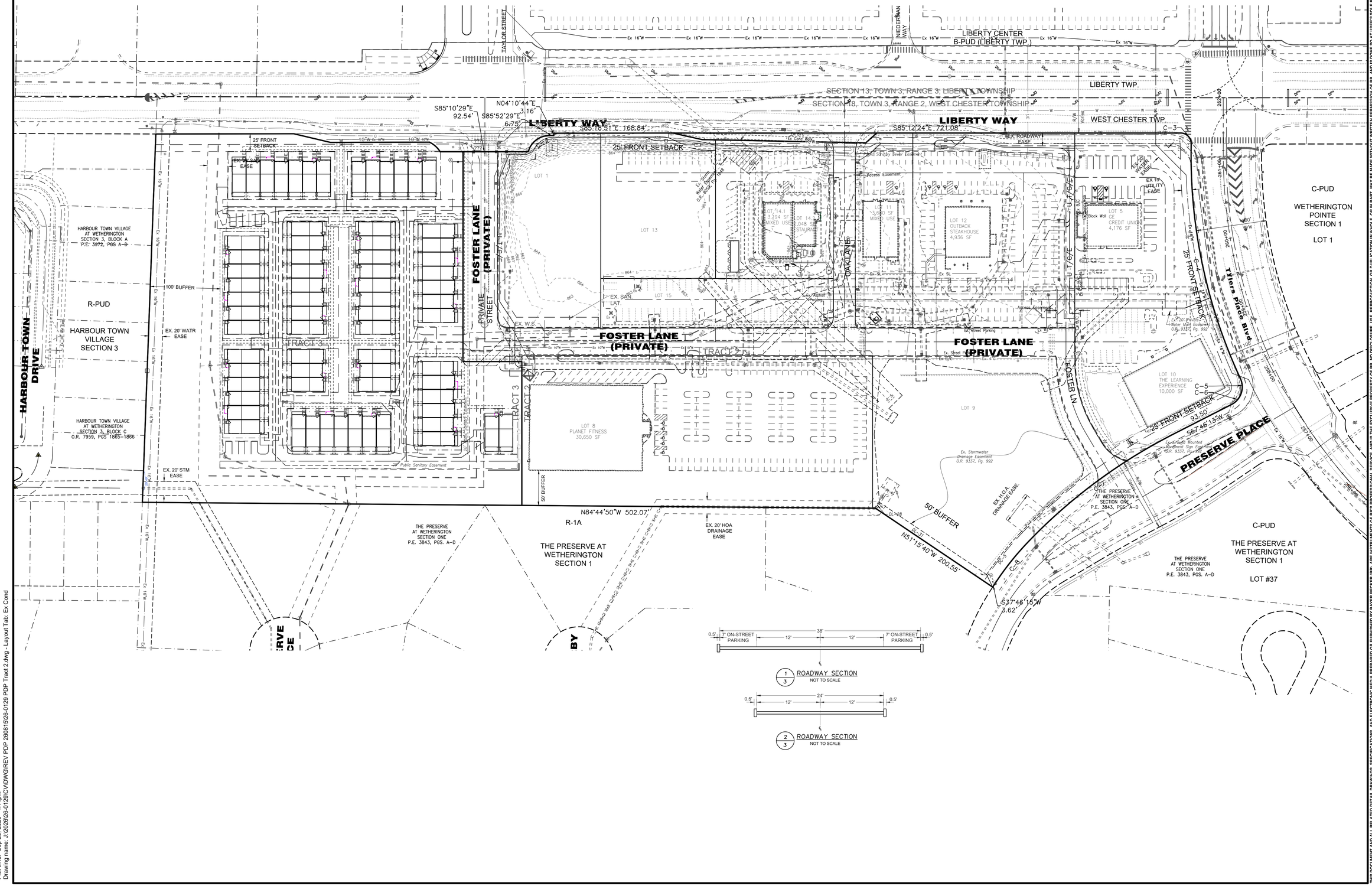
REVISED PRELIMINARY DEVELOPMENT PLAN
KEEFE PROPERTY SP-PUD TRACT 2: LOTS 1 & 13
LIBERTY WAY & TYLERS PLACE BLVD
SECTION 18, TOWN 3, RANGE 2
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OHIO

TITLE SHEET

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 · 513.336.6600

Drawing: 26-0129 PDP TRACT 2
Drawn by: MM
Checked By: AJW
Issue Date: 08-17-26
Sheet: **1/4**

Plot time: Sep 23, 2026 - 4:14pm
Drawing name: J:\2026\26-0129\CIVIL\DWG\REV PDP 260815\26-0129 PDP Tract 2.dwg - Layout Tab: Title



Basis of Bearing: State Plane NAD83 (2011)

0 60 90

SCALE: 1" = 60'

Item	Revision Description	Date	Drwn.	Chk.
1				
2				
3				
4				
5				
6				
7				
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9				

REVISED PRELIMINARY DEVELOPMENT PLAN

KEEFE PROPERTY SP-PUD TRACT 2: LOTS 1, 2 & 11

LIBERTY WAY & TYLERS PLACE BLVD
SECTION 18, TOWN 3, RANGE 2
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OHIO

EXISTING CONDITIONS

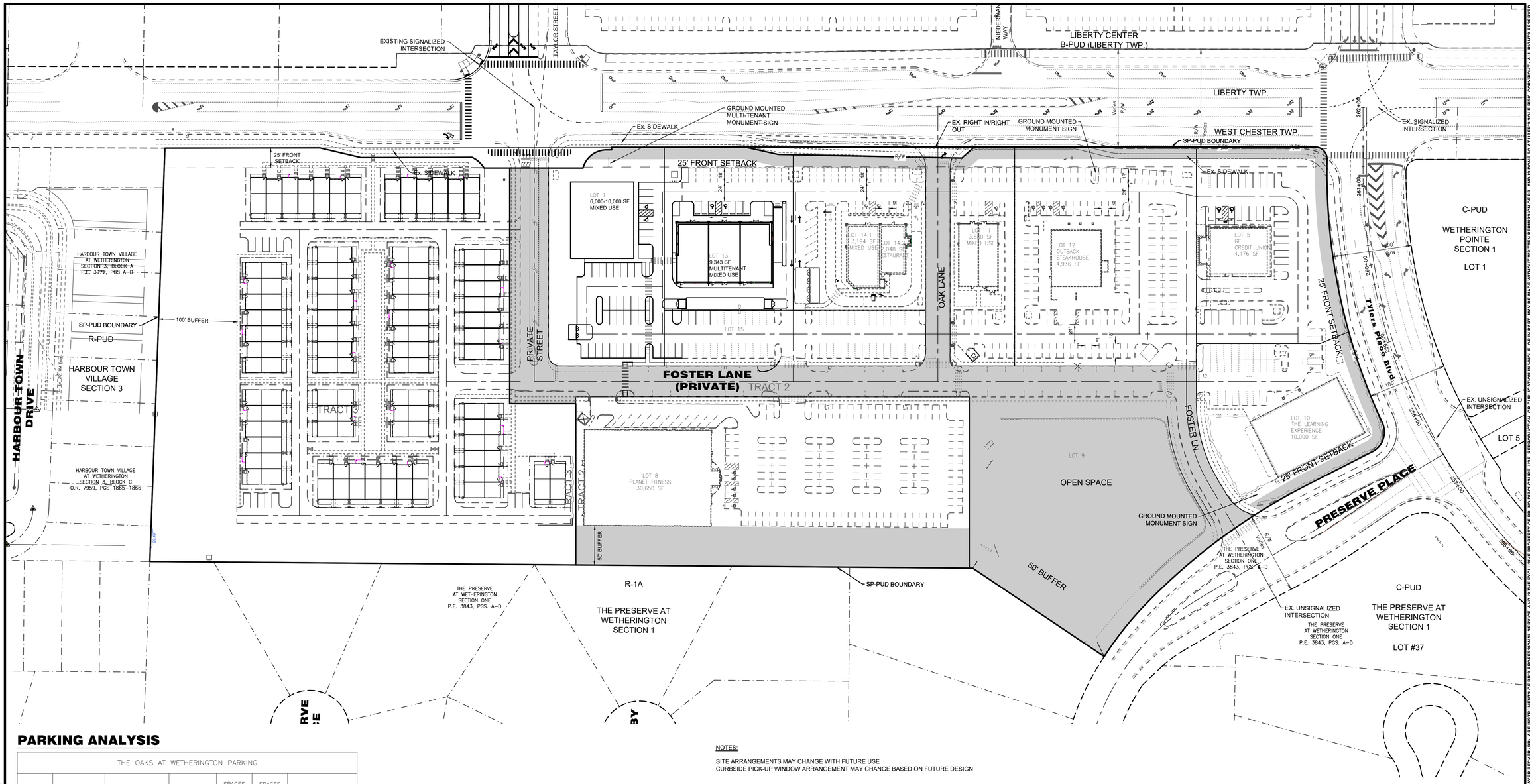
bayer becker
www.bayerbecker.com
6903 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 26-0129 PDP TRACT 2
Drawn by: MM
Checked By: AJW
Issue Date: 08-17-26

Sheet: 2/4

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Plot time: Sep 23, 2026 - 4:11pm
Drawing name: J:\2026\26-0129\CV\DWG\REV PDP 260815\26-0129 PDP Tract 2.dwg - Layout Tab: Ex Cond



PARKING ANALYSIS

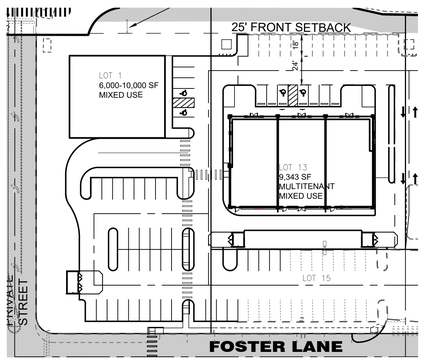
THE OAKS AT WETHERINGTON PARKING						
PARCEL	USE	RATIO	INTENSITY	SPACES REQUIRED	SPACES PROVIDED	NOTES
LOT 1	MIXED USE	1 PER 300 SF	10,000 SF	34	37	**/***
LOT 5	BANK	1 PER 200 SF	4,176 SF	21	37	
LOT 9	ON-STREET PARKING ALONG FOSTER LANE	–	–	–	42	
LOT 10	DAYCARE	1 PER STAFF PERSON 1 PER 5 STUDENTS	STAFF=19 STUDENTS=190	57	32	
LOT 11	MIXED USE	1 PER 300 SF	3,680 SF	13	21	
LOT 12	RESTAURANT	1PER 150 SF	4,936 SF	33	108	
LOT 13	MIXED USE	1 PER 300 SF	9,343 SF	32	22	***
LOT 14	RESTAURANT	1 PER 150 SF	5,242 SF	35	28	**
LOT 15	PARKING	–	–	–	58	
			TOTALS=	225	385	LOTS 1,5,9–15 ARE INCLUDED IN THE SHARED PARKING AGREEMENT.
**LOTS 7 & 8 ARE NOT INCLUDED IN THE PARKING AGREEMENT OR THE ANALYSIS ABOVE. THE PARKING REQUIREMENT IS SATISFIED INTERNALLY ON EACH LOT.						
LOT 7	RESIDENTIAL	2 PER DWELLING UNIT	70 UNITS	140	153	
LOT 8	FITNESS CENTER	1 PER 300 SF	30,650 SF	102	132	

NOTES:
**DRIVE THRU: 6 STACKING SPACES PER LANE REQUIRED PER TABLE 5.18-1
***PICK UP WINDOW: 2 STACKING SPACES PER LANE REQUIRED PER TABLE 5.18-1

ON-STREET PARKING SPACES: 7'X23'
STANDARD SPACE: 9'X18'

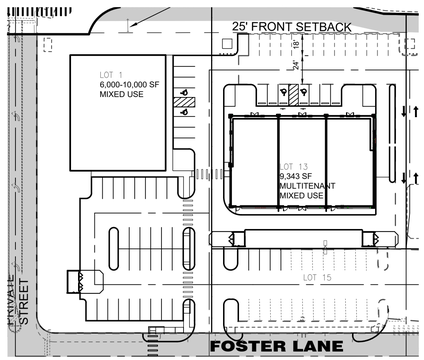
NOTES:

SITE ARRANGEMENTS MAY CHANGE WITH FUTURE USE
CURBSIDE PICK-UP WINDOW ARRANGEMENT MAY CHANGE BASED ON FUTURE DESIGN



ALTERNATE TO LOT 1

PARKING SPACES SHOWN MAY DIFFER THAN SUMMARY
FOOD OR BEVERAGE DRIVE THRUS ARE PROHIBITED ON LOT 1.



POTENTIAL ACCESS TO FOSTER

ACCESS REDUCES PARKING SPACES BY 6 SPACES

LEGEND

OPEN SPACE
4.20 AC

Basis of Bearing: State Plane NAD83 (2011)
0 60 90
SCALE: 1" = 60'

Item	Revision Description	Date	Drwn:	Chk:
1	REVISED PER S7AFF COMMENT	08-25-26	AJW	
2	REVISED PER S7AFF COMMENT	08-17-26	AJW	
3	REVISED PER S7AFF COMMENT	08-23-26	MM	AJW
4	REVISED PER S7AFF COMMENT	09-25-26	MM	AJW
5				
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REVISED PRELIMINARY DEVELOPMENT PLAN

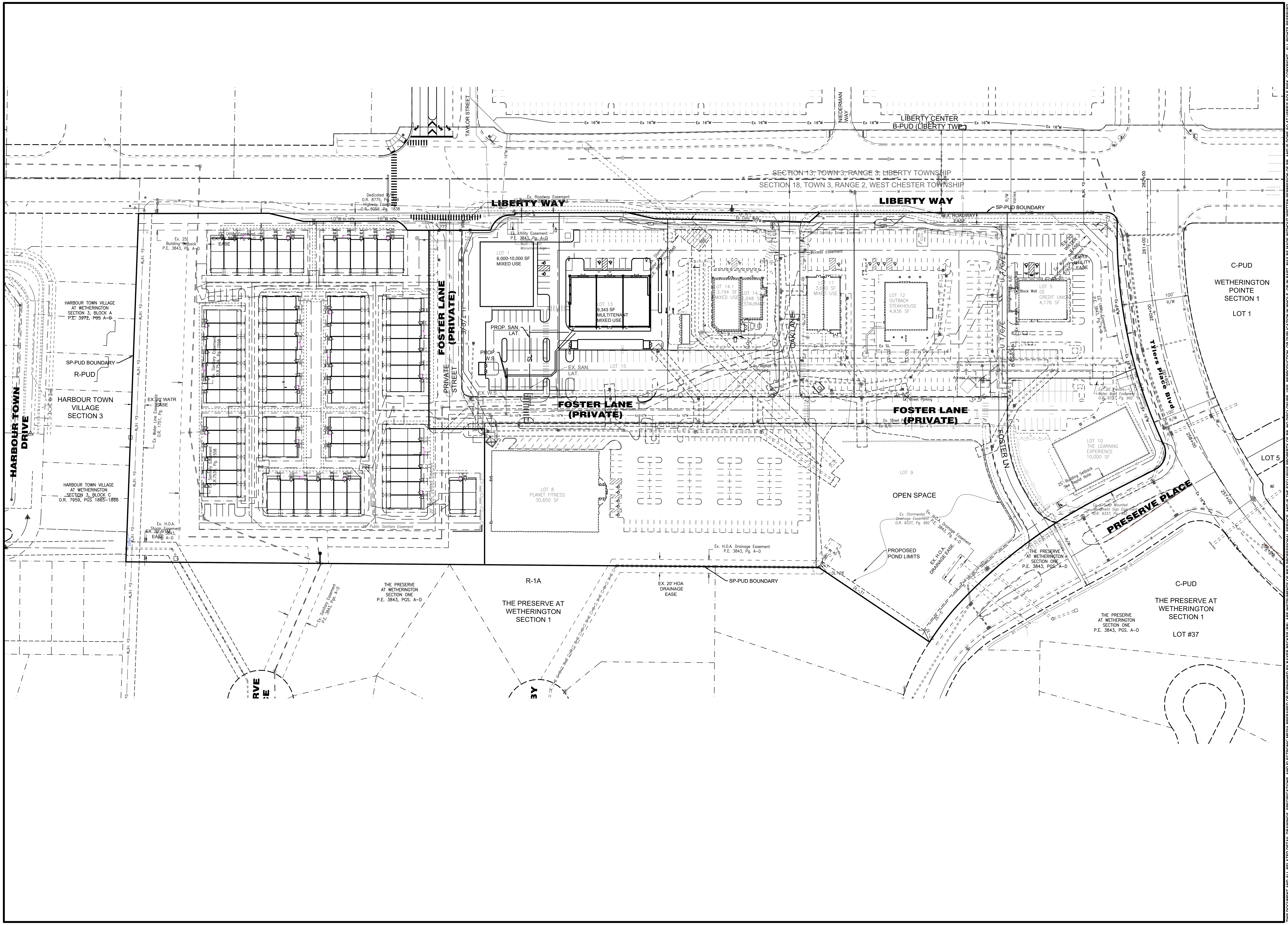
KEEFE PROPERTY SP-PUD TRACT 2: LOTS 1 & 13
LIBERTY WAY & TYLERS PLACE BLVD
SECTION 18, TOWN 3, RANGE 2
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OHIO

LAYOUT PLAN

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 26-0129 PDP TRACT 2
Drawn by: MM
Checked By: AJW
Issue Date: 08-17-26
Sheet: 3/4

Plot time: Sep 25, 2026 - 4:24pm
Drawing name: J:\2026\26-0129\CIVD\WG\REV PDP 260815\26-0129 PDP Tract 2.dwg - Layout Tab: Layout



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Item	Revision Description	Date	Drwn:	Chk:
1	REVISED PER STAFF COMMENT	08-25-26	AJW	
2	REVISED PER STAFF COMMENT	09-17-26	AJW	
3	REVISED PER STAFF COMMENT	09-23-26	MM	AJW
4				
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REVISED PRELIMINARY DEVELOPMENT PLAN
KEEFE PROPERTY SP-PUD TRACT 2: LOTS 1 & 13
LIBERTY WAY & TYLERS PLACE BLVD
SECTION 18, TOWN 3, RANGE 2
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OHIO

PRELIMINARY UTILITY PLAN

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Drawing: 26-0129 PDP TRACT 2
Drawn by: MM
Checked By: AJW
Issue Date: 08-17-26
Sheet: 4/4

Plot time: Sep 23, 2026 - 4:34pm
Drawing name: J:\2026\26-0129\CV\DWG\REV PDP 260815\26-0129 PDP Tract 2.dwg - Layout Tab: Utility