

Record of Proceedings: July 28, 2026
West Chester Township Board of Trustees – 2027 Tax Budget
Public Hearing & Regular Meeting

Mrs. Becker convened the Public Hearing on the 2027 Tax Budget. Michelle Greis, interim Finance Director, explained the process for our budget, said it's a glance at how they believe we'll end 2026, noting the Butler County Budget Commission will review and return a Resolution accepting the Amounts and Rates after providing oversight and determining I we're using what we have, to either approve or not approve the township's submittal. She then responded to the Trustee's questions.

Mrs. Becker then asked for comments from any residents, property owners, or business owners as proponents, opponents, or neutral; there were none.

Thereupon Mrs. Becker closed the Public Hearing for Resolution 20-2026, 2027 Tax Budget.

Hereupon Mrs. Becker called to order the July 28, 2026 Regular meeting of the West Chester Township Board of Trustees at 4:54 pm.

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

Pledge of Allegiance: Repeated by those present.

Citizen's Comments

Greg Wissman, 4221 Lighthouse Lane, a Life Scout with Troop 940, explained that he's created and placed eight flag retirement boxes in the community as his Eagle Scout project. He identified those locations.

Presentations

There were no presentations.

Personnel Items

There were no Personnel Items.

Action Items – For Approval by Motion

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to approve payment of bills – July 3, 2026 through July 17, 2026. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mrs. Ortiz, to approve the Trustee Meeting Minutes for July 14, 2026. Discussion: none. **Motion carried unanimously.**

Requisitions – Greater than \$7,500.00

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

3. Adm \$53,242.60 FBT Gibbons LLP - Legal services through June 30, 2026 (various departments)
4. Fire \$1,483,478.00 Vogelpohl Fire Equipment, Inc. - Purchase 2029 E-One NWI rescue hazmat unit (CIP 2179)
5. Fire \$15,920.30 Castle Painting and Remodeling LLC - Paint interior of Station 71 (CIP 1946)
6. PIE \$10,000.00 VIP Printing - Print Fall 2026 Township Newsletter
7. PIE \$9,200.00 First Choice Mailers - Mail Fall 2026 Community Report
8. Services \$52,800.00 KLH Engineers, Inc. - Increase purchase order for mechanical, electrical, and plumbing evaluation and study project

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to approve payment of requisitions 3 through 8. Discussion: Mr. Huxsoll confirmed for Mrs. Ortiz that the cost increase for item #8 remained the least of the three bids they received. At Mr. Wong's request, Chief Prinz explained the functions of item #4, the rescue hazmat unit purchase. In response to Mrs. Becker's question, Mr. Huxsoll said the report resulting from item 8 should be complete by November, enabling his department to submit matters for the 2027 budget. **Motion carried unanimously.**

Business Items

MOTION made by Mrs. Ortiz seconded by Mr. Wong, to recognize Brassica Ohio LLC as an economic development project and acknowledge TREX liquor permit transfer without objection. Discussion: None. **Motion carried unanimously.**

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to approve Resolution 19-2026 declaring two Township vehicles unfit for public use and authorizing disposal of said vehicles. Discussion: None. **Motion carried unanimously.**

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to advertise Request for Proposals for property and liability insurance. Discussion: In response to Mrs. Becker's question, Ms. Pointer said she believed it's been two years since this insurance was put out for bid. **Motion carried unanimously.**

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to approve School Resource Officer Agreement between West Chester Township Board of Trustees and Butler County Technology and Career Development School Board of Education for 2026-2029 school years; and, authorize Township Administrator to make non-substantive changes with law director approval and execute said agreement. Discussion: Mrs. Ortiz asked if the School Resource Officers do not rotate locations, which Chief Rebholz confirmed. **Motion carried unanimously.**

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to advertise Request for Proposals for website design, content migration, hosting, and content management system services (CIP 2184).

Discussion: Mrs. Ortiz said she hoped the new design would be more user friendly. Ms. Wooten said it's been about eight years since it was last designed, noting improved technology, ADA compliance, and the importance of security. **Motion carried unanimously.**

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to approve intergovernmental agreement between West Chester Township Board of Trustees, Liberty Township Board of Trustees, and Butler County Engineer's Office for Hamilton Mason Road widening project; and authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement. Discussion: In response to Mr. Wong's question, Ms. Pointer said the cost of this project would be split with Liberty Township. It was noted this pertained to Van Gordan Road. Mr. Huxsoll confirmed for Mrs. Ortiz that there would be no sidewalks installed on Hamilton Mason Road. **Motion carried unanimously.**

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to advertise Request for Proposals for emergency replacement of 66" corrugated metal pipe under Pelican Drive (CIP 1740) Discussion: In response to Mrs. Ortiz's question, Mr. Huxsoll said a metal pipe would be removed and replaced with a plastic pipe. **Motion carried unanimously.**

Resolutions

Ms. Pointer read Emergency Resolution 20-2026, dispensing with the second reading, adopting the 2027 tax budget. The Trustees had no questions or need for clarification.

Citizen's Comments

Lee Redkey, 6609 Chessie Drive, suggested that the township consider addressing the overgrowth on Windwood Drive, across from the swim club.

Resolutions, Emergency Readings

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to declare Resolution No. 20-2026 an emergency and dispense with the second reading. Discussion: none. **Motion carried unanimously.**

MOTION made by Mrs. Ortiz, seconded by Mr. Wong, to approve Resolution No. 20-2026 as read and already declared an emergency. Discussion: none. **Motion carried unanimously.**

Discussion Items & Elected Trustees/Administrator Comments

Mrs. Ortiz commented on her recent visit to the West Chester Police Department, relying what a good experience she and her daughter had. Mr. Wong gave an account of who attends our parks. Mrs. Becker suggested to Breanna Wooten that a Port-A-Potty be added when there's a concert at The Square and increase the availability of soda/pop for youngsters. Breanna informed Mr. Wong that the splash pad at The Square has an automated shut off time of 8:00 pm. He also noted complaints about the concert start times.

Mrs. Becker asked Mr. Huxsoll to speak to Mrs. Redkey about her Citizen's Comment concern. She also noted upcoming events in the community.

Adjournment

MOTION made at 5:36 p.m. by Mr. Wong, seconded by Mrs. Ortiz, to adjourn the July 28, 2026 Regular meeting. Discussion: none. **Motion carried unanimously.**

Public Hearing

Case # MC 02-26 Crossings of Beckett

Thereupon Mr. Becker declared open the Public Hearing for Case # MC 02-26, Crossings of Beckett.

Staff report: Community Development Director Jeff Uckotter presented the staff report, including a PowerPoint presentation, Staff considerations and comments such as proposed modifications to the court ordered consent decree and their rational, traffic study, Phase 1 Buffer – supplemented by comment from the Law Director, aerials, as well as staff considerations and comments. He concluded by saying the Trustees were to either approve the application for Major Change, approve with modifications, or deny the application. He also identified numerous conditions. He responded to Board questions.

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

Ann McBride, principal for McBride Dale Clarion, 5721 Dragon Way, Cincinnati, representing the owners of Beckett lots 1, 2, and 3: She reviewed portions of the court degree and what they're now requesting, adding their rational. She also noted approval by the West Chester Township Zoning Commission. She also responded to Mrs. Becker's comment about the flat roof matter.

Mrs. Becker then asked for comments as follows:

Proponent Comments: none.

Opponent Comments: none.

Neutral Comments:

Tim Burgoyne, Site Acquisition Manager for Silverman & Company, said they were the owners of the buffer and gave clarification on lot numbers. He also suggested they could work out considerations pertaining to the buffer.

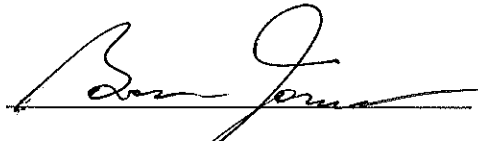
Teresa Blessinger, 7561 North Pisgah Drive, expressed concern with lighting and storm drainage needs. Mr. Uckotter addressed those concerns.

Hereupon Ms. Pointer read the First Reading of Resolution 21-2026:

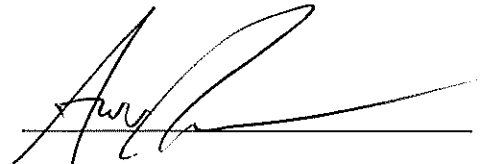
This is a Resolution approving a Major Change for Case # MC 02-26, Crossings of Beckett:

Mrs. Becker declared the Public Hearing for Case # MC 02-26 closed.

Respectfully Submitted,


Bruce Jones, Fiscal Officer

Approved,


Ann Becker, Chairperson