

West Chester

— OHIO —

Trustees Meeting Agenda July 23, 2024

Trustees

Lee Wong, Chair
Mark S. Welch
Ann Becker

Fiscal Officer

Bruce Jones
Administrator
Larry D. Burks

5:00 P.M.

Regular Meeting

Mr. Wong

- Convene
- Roll Call
- Pledge

Executive Session

Citizen's Comments

(2 minutes per person limited to a total of 10 minutes)

Mr. Wong

Presentations

None

Mr. Burks

Personnel Items

1. Adm Hire Eileen Clines to the position of Part-time Administrative Professional II effective July 25, 2024 at the hourly rate of \$26.66
2. Comm Dev Hire Jeanne Campbell to the position of Part-time Property Advisor effective July 15, 2024 at the hourly rate of \$25.92

Mr. Wong

Action Items - For approval by motion

3. Motion to approve Trustee Meeting Minutes - July 9, 2024
4. Motion to approve payment of bills - July 1, 2024 through July 12, 2024

Mr. Burks

Requisitions - Greater than \$7,500.00

5. Services \$ 82,430.00 Kleingers Group, Inc. - Increase Purchase Order 20230523 to \$82,430.00 for landscape architecture, engineering, and surveying at the West Chester Safety Services Center (CIP 1221)
6. Services \$ 9,790.00 Mills Fence Company, Inc. - \$9,790.00 - Repair guardrail on West Chester Road

Mr. Burks**Business Items**

7. Comm Dev Motion to approve Resolution 30-2024 Authorizing the Acceptance of the Proposed Agreed Entry Resolving the Matter Board of Trustees of West Chester Township, Butler County, Ohio V. Carl Bevins, et al., Butler County Court of Common Pleas Case No. CV 2024 02 0341
8. Comm Dev Motion to approve Resolution 31-2024 Authorizing the Acceptance of the Proposed Agreed Entry Resolving the West Chester Township Board of Trustee's Case Involving the Property at 7974 Thistlewood Drive, West Chester, Ohio 45069
9. Fire Motion to appoint one civilian to the 2024 Volunteer Firefighters' Dependents Board
10. PIE Motion to approve service agreement between West Chester Township Board of Trustees and Further Festivals LLC for provision of public safety services for the 2024 Voices of America Country Music Festival; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement
11. Police Motion not to object to a NEW D3 liquor permit for DEV Convenience LLC, 8861 Cincinnati Dayton Road
12. Police Motion not to object to a NEW D5I liquor permit for Outback Steakhouse of Florida LLC DBA Outback Steakhouse, 7530 Foster Lane
13. Police Motion not to object to a TRFO D1, D2, D6 liquor permit from Lumpai Inc DBA Udon Thai and Sushi, 8179 Princeton Glendale Road Suite K to Asian Spice Bistro LLC DBA Udon Thai & Sushi, 8179 Princeton Glendale Road Suite K

Resolutions

14. 2nd Reading Resolution 29-2024 approving Major Change for Case # MC 02-24 BC TID @ Liberty Way, Lot 2: Wawa

Citizen's Comments**Discussion Items & Elected Official Comments****Adjourn**

AGENDA ITEM COVER SHEET



Trustee Meeting Date:	Agenda Item Type:
July 23, 2024	Personnel Item
Submitted By:	
Larry D. Burks, Township Administrator	

Motion:
Hire Eileen Clines to the position of Part-time Administrative Professional II effective July 25, 2024 at the hourly rate of \$26.66

Background:
<p>Eileen Clines resigned from her full-time position with the Township, effective July 19, 2024. Administration believes that retaining Ms. Clines in a part-time capacity within the Administration Department would be advantageous.</p> <p>She has been instrumental in training the new APII and will continue in that role, ensuring a smooth transition with minimal disruption. This allows administration leadership to concentrate on current projects, which benefits the entire township.</p> <p>Eileen's extensive experience with the Township makes her an invaluable resource for immediately assisting with ongoing projects. We request approval from the Trustees to rehire her in a part-time capacity.</p>

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



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

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

westchesteroh.org

July 16, 2024

Ms. Eileen Clines

Dear Eileen,

I am pleased make a final offer of employment for the position of Part-Time Administrative Professional for West Chester Township. Although your official appointment will be July 23, 2024 at a regular West Chester Board of Trustees' meeting with an effective hire date of July 25, 2024, the commitment to you regarding compensation, benefits, and related provisions is outlined herein:

General

Position: Part-time Administrative Professional
Employer: West Chester Township
Effective Hire Date: July 25, 2024

Compensation

Base Salary: \$26.66 Per Hour

Benefits/Other Provisions

Medical/Dental/Vision: As a part-time employee, you are not eligible for Medical, Dental or Vision benefits.

Longevity Pay: Fifty dollars (\$50.00) per year after five years of continuous service.


Performance Merit Increase: At discretion of Township Administrator, generally annually in July.

Leave Time: You will carry forward your sick leave balance until your employment is terminated.

This position is not guaranteed beyond December 31, 2024. After this date, the position will be subject to review based on the ongoing needs of the Township.

If you have any questions or need clarification on any item regarding the compensation package, please contact Danielle Klekamp at 513-759-7217.

Sincerely,

A handwritten signature in cursive script, reading "Lisa D. Brown". The signature is written in black ink and extends across the page with a long horizontal flourish.

Lisa D. Brown
Assistant Township Administrator

AGENDA ITEM COVER SHEET



Trustee Meeting Date:	Agenda Item Type:
July 23, 2024	Personnel Item
Submitted By:	
Katy Kanelopoulos, Director of Community Development	

Motion:
Hire Jeanne Campbell to the position of Part-time Property Advisor effective July 15, 2024 at the hourly rate of \$25.92

Background:
<p>The Part-time Property Advisor position allows Community Development to meet the needs of the Township in reviewing nuisance complaints in a timely manner. Currently, follow up review can take two weeks or longer. With filling the vacant position, we can cut this time in half. We continue the Township’s goals of using all means necessary to ensure compliance with our zoning and property maintenance codes and protects neighboring properties from further disregard of these policies.</p> <p>Jeanne is a realtor with Sibcy Cline in West Chester. Over the course of the application process, she separated herself with an expressed commitment to the customer-service model central to West Chester’s operations.</p> <p>Community Development wishes to hire Jeanne Campbell, effective July 15, 2024 with a one year probationary period. The Community Development Department has accounted for this position in the 2024 budget.</p>

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



**WEST CHESTER TOWNSHIP
ADMINISTRATION**

9113 Cincinnati-Dayton Road
West Chester, OH 45069-3840

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

westchesteroh.org

July 3, 2024

Jeanne Campbell

Dear Jeanne,

I am pleased make a final offer of employment for the position of Part-time Property Advisor for West Chester Township. Although your official appointment will be July 23, 2024 at a regular West Chester Board of Trustees' meeting with an effective hire date of July 15, 2024, the commitment to you regarding compensation, benefits, and related provisions is outlined herein.

General

Position:	Part-time Property Advisor
Employer:	West Chester Township
Effective Hire Date:	July 15, 2024
Probationary Period:	365 days commencing on Hire Date

Compensation

Base Salary:	\$ 25.92 per Hour
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Benefits/Other Provisions

Medical/Dental/Vision:	As a part-time employee, you are not eligible for Medical, Dental or Vision benefits.
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Longevity Pay:	Thirty-seven dollars (\$37.50) per year after five years of continuous service.
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Performance Merit Increase:	At discretion of Township Administrator generally annually in July.
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If you have any questions or need clarification on any item regarding the compensation package, please contact Danielle at 513-759-7217 or dklekamp@westchesteroh.org.

Sincerely,

Larry D. Burks
Township Administrator

AGENDA ITEM COVER SHEET



Trustee Meeting Date:	Agenda Item Type:
July 23, 2024	Action Item
Submitted By:	
Larry D. Burks, Township Administrator	

Motion:
Motion to approve Trustee Meeting Minutes - July 9, 2024

Background:

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

Record of Proceedings: July 9, 2024
West Chester Township Board of Trustees - Regular Meeting

Convene: Chairperson Wong convened the meeting at 5:00 p.m.
Roll Call: Mr. Wong, Mr. Welch, and Mrs. Becker responded.
Pledge of Allegiance: Repeated by those present.

MOTION made at 5:01 p.m. by Mrs. Becker, seconded by Mr. Welch, to recess the Regular meeting and go into Executive Session with legal counsel for the purpose of: 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). Discussion: none. **Motion carried unanimously.** Mr. Wong said the Board would return to adjourn the Executive Session and to resume the Regular meeting. Mr. Wong declared the meeting in recess.

Post Executive Session/ Adjournment

MOTION made at 6:05 p.m. by Mr. Welch to adjourn the Executive Session and resume the Regular meeting, seconded by Mrs. Becker. Discussion: none. **Motion carried unanimously.**

Citizen's Comments

There were no citizen's comments.

Presentations

There were no presentations.

Personnel Items

There were no Personnel Items.

Action Items – For Approval by Motion

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve the Trustee Meeting Minutes for June 25, 2024. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mrs. Becker, to approve payment of bills - June 17, 2024 through June 28, 2024. Discussion: none. **Motion carried unanimously.**

Mr. Burks submitted the following requisitions greater than \$7,500:

3. Adm \$ 77,835.14 Frost Brown Todd LLC - Legal Services through May 31, 2024
(various departments)
4. CIT \$11,298.57 Emcor Facilities Services, Inc. - Replace Township Network
Uninterruptible Power Supply Batteries (CIP 1967)
5. Fire \$35,205.45 Lowes - Remodel Station 72 Kitchen (CIP 2029)

Requisitions – Greater than \$7,500.00

MOTION made by Mrs. Becker, seconded by Mr. Welch, to approve payment of requisitions 3 through 5. Discussion: In response to Mr. Welch’s question, Mr. Burks said the bills for Item 3 were for most of May and maybe a little from April, but usually a 30 or 31 day period. **Motion carried unanimously.**

Business Items

MOTION made by Mrs. Becker seconded by Mr. Welch, to approve Resolution 27-2024 adopting the 2025 Tax Budget. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch that, having reviewed the staff report and affidavit, we declare the properties listed on The West Chester Board of Trustees agenda dated July 9, 2024 to be a public nuisance as authorized by the Ohio Revised Code. Staff is directed to cause removal of the nuisances identified, and monitor the property for 90 days to require continued compliance. An administrative charge of 25% shall be added to the contractor fee for this property. Motion seconded by Mrs. Becker. Discussion: none. **Motion carried unanimously.** (Fiscal Officer Note: The listed property was 7859 Kingsgate Way.)

MOTION made by Mrs. Becker, seconded by Mr. Welch, to approve contract between West Chester Township Board of Trustees and Allgeier & Son, Inc. for nuisance/demolition cleanup at 8872 Cincinnati Dayton Road not to exceed \$26,823.00; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said contract. Discussion: The exact location was clarified. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mrs. Becker, to approve School Resource Officer Agreement between West Chester Township Board of Trustees and Butler Technology and Career Development Schools Board of Education for the 2024-2025 School year; 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, Mr. Burks said this was one SRO for Butler Tech. **Motion carried unanimously.**

MOTION made by Mrs. Becker, seconded by Mr. Welch, to approve School Resource Officer Agreement between West Chester Township Board of Trustees and Lakota Local School District Board of Education for the 2024-2025 school year; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement. Discussion: In response to Mrs. Becker’s question, Captain Seth Hagaman addressed the Board, advising that the agreement is a one year agreement this year in order to align with the contract with the bargaining unit, thereby enabling them to know costs going in. **Motion carried unanimously.**

MOTION made by Mrs. Becker, seconded by Mr. Welch, to request to advertise for qualifications (RFQ) for facility preventive maintenance and janitorial services Discussion: none. **Motion carried unanimously.**

First Reading of Resolutions & Reading of Emergency Resolutions

(Read at public hearing following the Regular Trustee meeting that evening.)

Citizen's Comments

There were no citizen's comments.

Second Reading & Vote on Pending Resolutions & Vote on Emergency Resolutions

There was no Second Reading & vote on pending resolutions & vote on emergency resolutions.

Discussion Items & Elected Official Comments

Mr. Welch recognized the passing of Gene Hendel and his caring for community events.

Mrs. Becker read upcoming community events.

Mr. Jones also recognized the passing of Mr. Hendel and the contributions he made to West Chester. He also noted that was the last meeting for West Chester Township employee Eileen Clines, adding her many positive attributes.

Mr. Burks also commented on the caring by Mr. and Mrs. Hendel. He also noted that West Chester Township has again received a clean audit.

MOTION made by Mrs. Becker, seconded by Mr. Welch, to recess the July 9, 2024 Regular meeting. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mr. Welch, to open the Public Hearing for 9023 and 9031 Cincinnati-Dayton Road, West Chester, Ohio 45069. Discussion: none. **Motion carried unanimously.**

Public Hearing

9023 and 9031 Cincinnati-Dayton Road, West Chester, Ohio

Township Counsel Jonathon Roach, said the Public Hearing pertained to the Resolution passed by the Board in May to declare the residential property at 9023 and the barn structure on 9031 to be unsafe and/or structurally defective. He said the property owner, Mr. David Bradbury, requested the hearing, he was present, accompanied by their attorney. Mr. Roach then explained the process that followed. Thereupon, Mr. Wong swore in all present who intended to testify on the matter.

Staff report: Scott Brooks, Bureau Chief for the Loss Prevention Bureau of the West Chester Township, gave testimony with a supporting PowerPoint presentation as to why the subject structures were unsafe and/or structurally defective. He also answered questions from Mr. Roach as well as the Trustees, followed by the Mr. Bradbury's counsel, Kevin Feazell with Cors & Bassett.

Mr. Wong then asked for comments as follows:

Proponent Comments:

Bill Lendel, 6080 Tennyson Court, expressed his concern with safety, adding that kids cannot be controlled and kept out of the structures.

Joan Seibenick, 6190 Marcus Court, Director of Administration & Finance for St. John's Church located across from the subject properties, expressed concerns with the properties and its safety.

Opponent Comments:

Doug Bradbury, 7447 Linn Road, Middletown, speaking on behalf of his father, David Bradbury, responded to questions from his attorney, Mr. Fezell. He noted their clean up efforts, his interaction with their insurance adjuster, and said the burned house is cleaned out. He said the barn could be cleaned out by August 8th. He then responded to questions from Jonathon Roach and the Trustees.

Mr. Wong asked Mr. Bernie Schroeder, West Chester Township Property Advisor, to address the Board. In response to Mrs. Becker's question, he noted the township's actions relative the subject properties to date, but said they have not taken court action. Thereupon, Mr. Schroeder read the subject Resolution: "Resolution declaring the structures at 9023 Cincinnati-Dayton Road, West Chester, Ohio 45069 and 9031 Cincinnati-Dayton Road, West Chester, Ohio 45069 unsafe and/or structurally defective and ordering such structures removed."

MOTION made by Mr. Wong, seconded by Mrs. Becker, to approve Resolution 28-2024 affirming the declaration that the structures at 9023 Cincinnati-Dayton Road, West Chester, Ohio 45069 and 9031 Cincinnati-Dayton Road, West Chester, Ohio 45069 unsafe and/or structurally defective and ordering such structures removed. Discussion: none. **Motion carried unanimously.**

Thereupon Mr. Wong closed the Public Hearing for 9023 and 9031 Cincinnati- Dayton Road, West Chester, Ohio 45069, subsequently asked for a Motion, and obliged by Mrs. Becker and seconded by Mr. Welch. Discussion: none. **Motion carried unanimously.** Mr. Wong again declared the Hearing closed.

(Fiscal Officer Note: Mr. Wong then declared a five minute break in the meeting.)

MOTION made by Mr. Wong, seconded by Mr. Welch, to open the following Public Hearing. Discussion: none. **Motion carried unanimously.**

Public Hearing

Case # MC 02-24 BC TID @ Liberty Way, Lot 2: Wawa

Staff report: Mr. Tim Dawson presented the staff report, including a PowerPoint presentation, aerials, elevations, site zoning history, as well as staff considerations and comments. He also noted the recommendations of Approval by the county and township review boards.

Mr. Dawson concluded by saying the Trustees were to either approve the application, approve with modifications, or deny the submitted Major Change. He then addressed Trustee questions.

Mr. Wong then invited the applicant to address the Board:

Jonathon Woker, Planner with McBride, Dale, Clarion, said the modification would only apply to Lot 2. He explained their interest in modifying the zoning for a Wawa location, adding they did not object to Staff's Comments. His comments were followed by those of Patrick Warnaman, who explained the history of the Wawa Corporation and its appeal to consumers. He answered Trustee questions. Mr. Woker then addressed the Board saying they were asking for signage considerations.

Mr. Wong then asked for comments as follows:

Proponent Comments: none.

Opponent Comments: none.

Neutral Comments: none.

Mr. Dawson then addressed the Board saying, if approved, Section 9 would need to be modified to allow for signage on Lot 1. Hereupon, he read the First Reading of Resolution 29-2024:

“This is a Resolution approving a Major Change to the Butler County TID and Liberty Way C-PUD, and Preliminary Development Plan for Wawa, Case # MC 09-23. When resolve, BC TID @ Liberty Way, Lot 2: Wawa:

Be it resolved on the basis of the above actions and findings, the West Chester Township Board of Trustees does hereby concur with the recommendation of the West Chester Township Zoning Commission and does hereby approve Major Change for Case # MC 09-23. When resolved the Zoning Commission recommended 13 conditions.

Thereupon, Mr. Wong closed the Public Hearing for Case # MC 02-24 BC TID @ Liberty Way, Lot 2: Wawa.

MOTION made by Mrs. Becker, seconded by Mr. Welch, to close the Public Hearing.

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

Adjournment

MOTION made at 8:38 p.m. by Mrs. Becker, seconded by Mr. Welch, to adjourn the July 9, 2024 Regular meeting. Discussion: none. **Motion carried unanimously.**

Respectfully Submitted,

Approved,

Bruce Jones, Fiscal Officer

Lee Wong, Chairperson

July 9, 2024

Page 5 of 5.

AGENDA ITEM COVER SHEET



Trustee Meeting Date:	Agenda Item Type:
July 23, 2024	Action Item
Submitted By:	
Kenneth Keim, Director of Finance	

Motion:
Motion to approve payment of bills - July 1, 2024 through July 12, 2024

Background:

Finance	Budgeted Item:	N/A;	
	CIP #:		
	TIF Info:		
	Purchase Order:		Total Encumbrance:

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
2104	07/02/2024	MANUAL	000780 LOWES	18.42			
	INVOICE NO		ACCOUNT		AMOUNT		
	995913		1010-PK-PK12-53530-000000-		18.42		
2105	07/02/2024	MANUAL	000780 LOWES	9.20			
	976594		2010-RD-RD00-53530-000000-		9.20		
2106	07/02/2024	MANUAL	000780 LOWES	49.33			
	987450		2050-CE-CE00-54010-000000-		49.33		
2108	07/02/2024	MANUAL	003159 CHARTER COMMUNICATIONS	167.42			
	135564001062124		2100-FD-FD00-55060-000000-		167.42		
2109	07/02/2024	MANUAL	003159 CHARTER COMMUNICATIONS	91.99			
	0371380 6/24/24		1010-CD-CD00-55020-000000-		91.99		
2110	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	4.00			
	UDF 5/30/24		2070-PI-PI00-56030-AFTRHR-		4.00		
2111	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	49.98			
	Vistaprint 6/5/24		2070-PI-PI00-53710-000000-		49.98		
2112	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	78.18			
	Wm Super Ctr 6/5/24		2070-PI-PI00-56030-000000-		78.18		
2113	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	58.96			
	WM Super Ctr 6/6/24		2070-PI-PI00-56030-AFTRHR-		58.96		
2114	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	4.00			
	UDF 6/6/24		2070-PI-PI00-56030-AFTRHR-		4.00		
2115	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	5.99			
	UDF 6/13/24		2070-PI-PI00-56030-AFTRHR-		5.99		
2116	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	5.99			
	UDF 6/15/24		2070-PI-PI00-56030-AFTRHR-		5.99		
2117	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	17.97			
	UDF 6/20/24		2070-PI-PI00-56030-AFTRHR-		17.97		
2118	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	760.00			
	Paypal 6/20/24		2070-PI-PI00-53410-000000-		760.00		
2119	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	26.80			
	walmart 6/21/24		2070-PI-PI00-56030-AFTRHR-		26.80		
2120	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	5.99			
	UDF 6/22/24		2070-PI-PI00-56030-AFTRHR-		5.99		
2121	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	132.99			

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
	Vistaprint 6/24/24		2070-PI-PI00-56020-000000-		132.99		
2122	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	253.95			
	INVOICE NO		ACCOUNT		AMOUNT		
	AmericanAir 6/24/24		2070-PI-PI00-53410-000000-		253.95		
2123	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	253.95			
	AmericanAirB 6/24/24		2070-PI-PI00-53410-000000-		253.95		
2124	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	719.98			
	ShopSucc 6/24/24		2070-PI-PI00-56020-000000-		719.98		
2125	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	760.00			
	Paypal 6/24/24		2070-PI-PI00-53410-000000-		760.00		
2126	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	5.00			
	FAA 6/24/24		2070-PI-PI00-53170-000000-		5.00		
2127	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	149.04			
	WM Super Ctr 6/26/24		2070-PI-PI00-54010-000000-		149.04		
2128	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	49.26			
	WM Super Ctr 6/27/24		2070-PI-PI00-56030-AFTRHR-		49.26		
2129	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	17.97			
	UDF 6/27/24		2070-PI-PI00-56030-AFTRHR-		17.97		
2130	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	5.99			
	UDF 6/29/24		2070-PI-PI00-56030-AFTRHR-		5.99		
2131	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	31.92			
	walmartB 6/21/24		2070-PI-PI00-54010-000000-		31.92		
2132	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	13.00			
	Authorize.Net 6/4/24		1010-CD-CD00-53180-000000-		13.00		
2133	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	11.99			
	Dropbox 6/8/24		1010-CD-CD00-53170-000000-		11.99		
2134	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	50.00			
	Dingle 6/12/24		1010-CD-CD00-54530-000000-		50.00		
2135	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	669.89			
	Remarkable 6/21/24		1010-CD-CD00-54010-000000-		669.89		
2136	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	78.95			
	BassPro 6/21/24		1010-CD-CD00-56040-000000-		78.95		
2137	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	170.29			
	Zoom 6/3/24		1010-SV-SV00-53170-000000-		170.29		

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
2138	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	109.78			
			INVOICE NO ACCOUNT AMOUNT				
			Larosas 6/4/24 1010-SV-SV00-54530-000000-		109.78		
2139	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	75.48			
			WM Super Ctr 6/25/24 1010-PK-PK10-56030-WOLF00-		75.48		
2140	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	500.00			
			xavier 5/30/24 1010-SV-SV00-53170-000000-		500.00		
2141	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	98.18			
			SignMax 6/13/24 1010-SV-SV00-53530-000000-		98.18		
2142	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	90.95			
			Harbor 6/12/24 1010-PK-PK00-54010-000000-		25.98		
			Harbor 6/12/24 2010-RD-RD00-54010-000000-		64.97		
2143	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	28.08			
			walmart 6/14/24 2010-RD-RD00-54550-000000-		28.08		
2144	07/03/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	17.94			
			Skyline 6/19/24 2010-RD-RD00-54530-000000-		17.94		
402013	07/05/2024	EFT	002414 4IMPRINT	1,729.53			
			12648519 1010-AD-HR00-56040-000000-		1,729.53		
402014	07/05/2024	EFT	001532 A-PLUS CONCRETE & EXCAVAT	516.00			
			11997 2040-RD-RD00-54550-IHCLVT-		260.00		
			12012 2040-RD-RD00-54550-IHCLVT-		128.00		
			12014 2040-RD-RD00-54550-IHCLVT-		128.00		
402015	07/05/2024	EFT	000008 ACE HARDWARE W.C. INC.	39.94			
			36793/1 2050-CE-CE00-54550-000000-		39.94		
402016	07/05/2024	EFT	002035 AL-JOE'S INC	66.59			
			1047286 1010-PK-PK00-53560-000000-		11.00		
			1047300 1010-PK-PK00-53560-000000-		55.59		
402017	07/05/2024	EFT	003174 AMAZON FULLFILLMENT SERVI	1,891.83			
			1V1N-Q1KY-HHMN 2090-PD-PD00-54720-000000-		67.44		
			1D6J-LN9W-4G4C 2090-PD-PD00-56040-000000-		33.97		
			1YXN-NDD3-39X7 2010-RD-RD00-54720-000000-		396.96		
			1NDK-GRFP-9NN6 2740-00-0000-53190-000000-		239.00		
			1HFL-DWYH-WFM9 2090-PD-PD00-54010-000000-		379.98		
			1G4Q-4YNX-H63G 1010-PK-PK00-54550-000000-		681.78		
			1LGV-9PCR-3374 1010-PK-PK11-54550-000000-		78.34		
			1LGV-9PCR-3374 2010-RD-RD00-54550-000000-		14.36		
402018	07/05/2024	EFT	002918 NST 2 BATTERY LLC	294.61			

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
	P72906708		2100-FD-FD00-54550-000000-		94.45		
	INVOICE NO		ACCOUNT	AMOUNT			
	P72900936		2100-FD-FD00-54550-000000-		200.16		
402019	07/05/2024	EFT	000117 BETHESDA HEALTHCARE INC. 18691-487433 2090-PD-PD00-53230-000000-	196.00	196.00		
402020	07/05/2024	EFT	000192 OHIO NEWSPAPERS INC I00835762-06022024 I00837573 I00837699 I00837750	694.26	184.68 177.84 160.74 171.00		
402021	07/05/2024	EFT	000148 FINN ALL SEASONS 307475 1010-PK-PK00-54550-000000-	495.00	495.00		
402022	07/05/2024	EFT	002825 FIRST CHOICE COFFEE SERVI 380618 377229 380624 2010-RD-RD00-54530-000000- 2100-FD-FD00-54530-000000- 1010-AD-AD00-54530-000000-	784.17	140.19 363.25 280.73		
402023	07/05/2024	EFT	000277 GALLS, LLC 028129038 027894081 028021873 028036141 028021858 027894113 028021861 027957085 027945997 027894082 027894083 028028569 028043828 028010173 028018389 027894135 028065224 027945623 027945641 027998096 028010157 027946904 028023452 028053459 027946771	5,382.57	204.24 131.41 142.15 103.18 189.44 478.19 266.85 500.10 188.64 202.03 251.41 131.38 478.20 219.91 110.00 155.00 154.60 305.88 330.05 145.45 357.94 73.35 99.87 32.55 130.75		
402024	07/05/2024	EFT	001399 JACK DOHENY COMPANIES, IN 234042 2010-RD-RD00-53510-000000-	2,901.12	2,901.12		

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
402025	07/05/2024	EFT	001462 LANGUAGE LINE SERVICES	52.50			
			INVOICE NO		AMOUNT		
			11339008		26.25		
			11339008		26.25		
402026	07/05/2024	EFT	004215 LESS LETHAL LLC	79.00			
			IN6967		79.00		
402027	07/05/2024	EFT	000201 MOBILCOMM INC	300.00			
			1075298		300.00		
402028	07/05/2024	EFT	003478 O'REILLY AUTO ENTERPRISES	13.19			
			1738-370751		13.19		
402029	07/05/2024	EFT	004302 PAVEMENT MANAGEMENT GROUP	43,312.50			
			1966		43,312.50		
402030	07/05/2024	EFT	000505 RUMPKE OF OHIO INC.	568.49			
			0089949		568.49		
402031	07/05/2024	EFT	002453 SORA'S TOWING INC.	200.00			
			347845		200.00		
402032	07/05/2024	EFT	003228 SMYRNA READY MIX CONCRETE	438.00			
			1020524535		438.00		
402033	07/05/2024	EFT	000761 STAPLES INC	213.82			
			7000876248		213.82		
402034	07/05/2024	EFT	003385 TRIAD TECHNOLOGIES, LLC.	50.71			
			61949569		50.71		
402035	07/05/2024	EFT	003189 OUTDOOR HOME SERVICES HOL	60.91			
			194321740		60.91		
402036	07/05/2024	EFT	000583 VOGELPOHL FIRE EQUIPMENT,	288.89			
			6003333		288.89		
402037	07/05/2024	EFT	001387 WHITE CAP LP	115.94			
			50027308227		63.96		
			50027308227		51.98		
1680768	07/05/2024	PRINTED	000615 ALTAFIBER	1,537.65			
			777-1334 Jul 24		252.30		
			777-2303 Jul 24		100.60		
			942-6275 Jul 24		2.94		
			942-6275 Jul 24		1.96		
			942-6275 Jul 24		21.53		
			942-6275 Jul 24		71.45		

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
777-2231	Jul 24		1010-AD-AD00-55010-000000-		78.33		
		INVOICE NO	ACCOUNT		AMOUNT		
777-2231	Jul 24		1010-CD-CD00-55010-000000-		78.32		
777-2231	Jul 24		1010-PK-PK00-55010-000000-		39.16		
777-2231	Jul 24		2030-RD-RD00-55010-000000-		65.27		
777-2231	Jul 24		2090-PD-PD00-55010-000000-		261.08		
777-2231	Jul 24		2100-FD-FD00-55010-000000-		130.54		
874-1960	Jul 24		2090-PD-PD00-55010-000000-		43.95		
874-6805	Jul 24		1010-AD-AD00-55010-000000-		1.48		
874-6805	Jul 24		1010-CD-CD00-55010-000000-		.99		
874-6805	Jul 24		2030-RD-RD00-55010-000000-		10.85		
874-6805	Jul 24		2090-PD-PD00-55010-000000-		36.02		
874-6958	Jul 24		1010-AD-AD00-55010-000000-		1.31		
874-6958	Jul 24		1010-CD-CD00-55010-000000-		.88		
874-6958	Jul 24		2030-RD-RD00-55010-000000-		9.67		
874-6958	Jul 24		2090-PD-PD00-55010-000000-		32.09		
103-0375	Jul 24		1010-PK-PK12-55010-000000-		49.99		
103-0718	Jul 24		1010-PK-PK11-55010-000000-		70.99		
942-4910	Jul 24		1010-AD-AD00-55010-000000-		5.28		
942-4910	Jul 24		1010-CD-CD00-55010-000000-		3.52		
942-4910	Jul 24		2030-RD-RD00-55010-000000-		38.71		
942-4910	Jul 24		2090-PD-PD00-55010-000000-		128.44		
1680769	07/05/2024	PRINTED	004352 ASHLEY K SPRANKLE	365.01			
		EMS Reim	2110-EM-EM00-42050-000000-		365.01		
1680770	07/05/2024	PRINTED	003663 BENCHMARK LAND MANAGEMENT	58,960.00			
		10775	1010-PK-PK05-57010-000000-		58,960.00		
1680771	07/05/2024	PRINTED	004087 BEVERLY WORLEY	93.28			
		worley 6/27/24	1010-CD-CD00-53170-000000-		50.00		
		worley 7/1/24	1010-CD-CD00-56080-000000-		43.28		
1680772	07/05/2024	PRINTED	004004 BUTLER COUNTY PROSECUTOR'	1,287.00			
		Case 23-5424	2620-PD-PD00-43540-BCPROS-		1,287.00		
1680773	07/05/2024	PRINTED	000900 UNITED STATES TREASURY	222.18			
		PCORI Fees FY 2023	1010-AD-AD00-52210-000000-		222.18		
1680774	07/05/2024	PRINTED	001334 DUKE ENERGY	209.88			
		910117891746 Jun 24	1010-AD-AD00-55060-000000-		209.88		
1680775	07/05/2024	PRINTED	004024 DUKE ENERGY	23,964.12			
		910117892169 Jul 24	5070-LT-LT01-55040-000000-		386.85		
		910117891134 Jul 24	5070-LT-LT01-55040-000000-		177.72		
		910117893277 Jul 24	5070-LT-LT02-55040-000000-		774.22		
		910117892218 Jul 24	5070-LT-LT04-55040-000000-		1,428.18		
		910117892911 Jul 24	5070-LT-LT05-55040-000000-		281.36		
		910117891233 Jul 24	5070-LT-LT06-55040-000000-		1,756.65		
		910117893590 Jul 24	5070-LT-LT07-55040-000000-		2,471.24		

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
910119395975	Jul 24		5070-LT-LT08-55040-000000-		153.02		
		INVOICE NO	ACCOUNT		AMOUNT		
		910117891366	5070-LT-LT09-55040-000000-		546.44		
		910117893649	5070-LT-LT10-55040-000000-		1,183.80		
		910117891514	5070-LT-LT11-55040-000000-		1,268.28		
		910117891415	5070-LT-LT12-55040-000000-		675.87		
		910117892250	5070-LT-LT12-55040-000000-		371.25		
		910117892630	5070-LT-LT13-55040-000000-		2,327.72		
		910119396067	5070-LT-LT16-55040-000000-		321.38		
		910119395800	5070-LT-LT16-55040-000000-		118.76		
		910119396091	5070-LT-LT16-55040-000000-		144.08		
		910117892490	5070-LT-LT17-55040-000000-		2,200.96		
		910119395686	5070-LT-LT19-55040-000000-		287.95		
		910117891564	5070-LT-LT19-55040-000000-		358.45		
		910119395892	5070-LT-LT19-55040-000000-		665.96		
		910117892838	5070-LT-LT19-55040-000000-		273.12		
		910117893053	5070-LT-LT19-55040-000000-		165.13		
		910117891960	5070-LT-LT20-55040-000000-		439.50		
		910117891332	5070-LT-LT22-55040-000000-		121.96		
		910117892119	5070-LT-LT22-55040-000000-		210.01		
		910117892341	5070-LT-LT24-55040-000000-		198.73		
		910117892721	5070-LT-LT25-55040-000000-		742.33		
		910119395727	5070-LT-LT26-55040-000000-		106.09		
		910117152342	5070-LT-LT03-55040-000000-		359.29		
		910117152384	5070-LT-LT03-55040-000000-		1,209.69		
		910117152417	5070-LT-LT03-55040-000000-		882.00		
		910117801798	5070-LT-LT28-55040-000000-		638.72		
		910119133256	5070-LT-LT29-55040-000000-		382.27		
		910117152459	5070-LT-LT14-55040-000000-		335.14		
1680776	07/05/2024	PRINTED	004024 DUKE ENERGY	1,041.20			
		910117891465	5070-LT-LT15-55040-000000-		80.82		
		910119395933	5070-LT-LT16-55040-000000-		55.44		
		910119396017	5070-LT-LT19-55040-000000-		62.08		
		910117891605	5070-LT-LT22-55040-000000-		37.18		
		910117891704	5070-LT-LT22-55040-000000-		26.38		
		910117891928	5070-LT-LT22-55040-000000-		47.97		
		910117893095	5070-LT-LT22-55040-000000-		58.77		
		910117893491	5070-LT-LT22-55040-000000-		47.97		
		910117891085	5070-LT-LT23-55040-000000-		58.66		
		910117196609	5070-LT-LT10-55040-000000-		50.48		
		910117892789	5070-LT-LT22-55040-000000-		38.86		
		910117892060	5070-LT-LT25-55040-000000-		29.51		
		910118665792	5070-LT-LT25-55040-000000-		42.22		
		910117891283	5070-LT-LT25-55040-000000-		28.77		
		910117893467	5070-LT-LT25-55040-000000-		23.44		
		910117891184	5070-LT-LT25-55040-000000-		51.28		
		910117892391	5070-LT-LT27-55040-000000-		88.91		
		910118107656	5070-LT-LT27-55040-000000-		23.33		
		910117892888	5070-LT-LT27-55040-000000-		30.24		

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
	910118404280	Jul 24	5070-LT-LT27-55040-000000-		31.74		
	INVOICE NO		ACCOUNT	AMOUNT			
	910117401978	Jul 24	5070-LT-LT27-55040-000000-		78.23		
	910117892309	Jul 24	5070-LT-LT22-55040-000000-		30.94		
	910117893235	Jul 24	5070-LT-LT22-55040-000000-		17.98		
1680777	07/05/2024	PRINTED	000256 FED EX 967505739 2100-FD-FD00-53730-000000-	2.97	2.97		
1680778	07/05/2024	PRINTED	002253 JAMIE'S MULCH AND TOPSOIL 2407-006506 5080-RD-RD00-53530-000000-	10,615.23	10,615.23		
1680779	07/05/2024	PRINTED	004206 JAN GERDING Gerding 6/28/24 1010-CD-CD00-56080-000000-	46.23	46.23		
1680780	07/05/2024	PRINTED	004348 JENNIFER FISHER Fisher 6/27/24 1010-CD-CD00-53170-000000-	50.00	50.00		
1680781	07/05/2024	PRINTED	003371 PRE-PAID LEGAL SERVICES, 0156853 Jun 2024 1010-00-0000-22010-000000-000000	177.55	177.55		
1680782	07/05/2024	PRINTED	004097 MARILYN MCHALE McHale 6/27/24 1010-CD-CD00-53170-000000- McHale 7/2/24 1010-CD-CD00-56080-000000-	186.68	50.00 136.68		
1680783	07/05/2024	PRINTED	002095 OBERER'S FLOWERS 04866414 2090-PD-PD00-56040-000000-	102.90	102.90		
1680784	07/05/2024	PRINTED	002507 PERFORMANCE GRAPHICS Unit 2460 2090-PD-PD00-57060-000000- Unit 2461 2090-PD-PD00-57060-000000- Unit 2462 2090-PD-PD00-57060-000000- Unit 2463 2090-PD-PD00-57060-000000- Unit 2446 2090-PD-PD00-57060-000000- Unit 2450 2090-PD-PD00-57060-000000- Unit K2456 2090-PD-PD00-57060-000000-	5,300.00	750.00 750.00 750.00 750.00 750.00 750.00 800.00		
1680785	07/05/2024	PRINTED	004085 TIM DAWSON Dawson 7/1/24 1010-CD-CD00-56080-000000-	30.82	30.82		
1680786	07/05/2024	PRINTED	003925 TREK RETAIL CORPORATION 061824132459570 2090-PD-PD00-54720-000000-	42.50	42.50		
1680787	07/05/2024	PRINTED	003835 TYLER TECHNOLOGIES INC 045-471586 1010-AD-AD00-54820-000000- 045-471586 1010-CD-CD00-54820-000000- 045-471586 2010-RD-RD00-54820-000000- 045-471586 2070-PI-PI00-54820-000000- 045-471586 2090-DS-DS00-54820-000000- 045-471586 2090-PD-PD00-54820-000000-	2,608.00	1,450.06 44.33 104.32 23.47 39.12 438.14		

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
	045-471586		2100-DS-DS00-54820-000000-		39.12		
	INVOICE NO		ACCOUNT	AMOUNT			
	045-471586		2100-FD-FD00-54820-000000-		456.40		
	045-471586		2110-EM-EM00-54820-000000-		13.04		
1680788	07/05/2024	PRINTED	004086 VICKI ELDRIDGE	95.14			
	Eldridge 6/28/24		1010-CD-CD00-56080-000000-		95.14		
1680789	07/05/2024	PRINTED	000582 VIP PRINTING CENTER	165.19			
	35507		1010-SV-SV00-53170-000000-		52.22		
	35507		2010-RD-RD00-53170-000000-		49.22		
	35510		1010-CD-CD00-53710-000000-		63.75		
			87 CHECKS	CASH ACCOUNT TOTAL	173,437.90		.00

AP CHECK RECONCILIATION REGISTER

		UNCLEARED	CLEARED
87 CHECKS	FINAL TOTAL	173,437.90	.00

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

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
2146	07/08/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	35.00			
	INVOICE NO		ACCOUNT		AMOUNT		
	American 6/1/24		1010-AD-AD00-53410-000000-		35.00		
2147	07/08/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	35.92			
	Cambridge 6/2/24		1010-AD-AD00-53410-000000-		35.92		
2148	07/08/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	3.92			
	Starbucks 6/2/24		1010-AD-AD00-53410-000000-		3.92		
2149	07/08/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	1.56			
	Nicksmag 6/2/24		1010-AD-AD00-53410-000000-		1.56		
2150	07/08/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	297.19			
	doubletree 6/3/24		1010-AD-AD00-53410-000000-		297.19		
2151	07/08/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	39.98			
	Alive&kick 6/9/24		1010-AD-AD00-53410-000000-		39.98		
2152	07/08/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	300.00			
	Doubletree 6/9/24		1010-AD-AD00-53410-000000-		300.00		
2153	07/08/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	32.00			
	Jade 6/9/24		1010-AD-AD00-53410-000000-		32.00		
2154	07/08/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	40.32			
	Beehive 6/16/24		1010-AD-AD00-53410-000000-		40.32		
2155	07/08/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	31.00			
	Friendly 6/16/24		1010-AD-AD00-53410-000000-		31.00		
2156	07/08/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	35.00			
	American 6/21/24		1010-AD-AD00-53410-000000-		35.00		
2157	07/08/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	431.15			
	Doubletree 6/22/24		1010-AD-AD00-53410-000000-		431.15		
2158	07/08/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	38.50			
	Alden 6/22/24		1010-AD-AD00-53410-000000-		38.50		
2159	07/08/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	25.00			
	Sam 6/22/24		1010-AD-AD00-53410-000000-		25.00		
2160	07/08/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	-270.00			
	Doubletree 6/21/24		1010-AD-AD00-53410-000000-		-270.00		
2161	07/08/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	41.23			
	Saigon 6/27/24		1010-AD-AD00-54530-000000-		41.23		
2162	07/08/2024	MANUAL	002837 FIRST FINANCIAL BANK CRED	37.02			

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
	Marathon 5/29/24		2090-PD-PD00-53410-000000-		37.02		
2163	07/08/2024	MANUAL	004247 OHIO BUSINESS GATEWAY	50,518.81			
	INVOICE NO		ACCOUNT		AMOUNT		
	Jun 2024		1010-00-0000-22010-000000-000000		50,518.81		
2164	07/08/2024	MANUAL	004244 KENTUCKY DEPT OF REVENUE		733.72		1 07/09/2024
	Jun 2024		1010-00-0000-22010-000000-000000		733.72		
2165	07/08/2024	MANUAL	004243 INDIANA DEPT OF REVENUE		1,133.67		1 07/09/2024
	Jun 2024		1010-00-0000-22010-000000-000000		1,133.67		
2166	07/08/2024	MANUAL	000319 HOME DEPOT	48.51			
	4014124		1010-PK-PK05-53530-000000-		48.51		
2167	07/08/2024	MANUAL	000319 HOME DEPOT	10.76			
	4014129		1010-PK-PK05-53530-000000-		10.76		
2169	07/10/2024	MANUAL	003159 CHARTER COMMUNICATIONS	181.34			
	135356201070124		2100-FD-FD00-55060-000000-		181.34		
2177	07/12/2024	MANUAL	000900 UNITED STATES TREASURY	123,845.38			
	7/12/24		1010-00-0000-22010-000000-000000		123,845.38		
402038	07/12/2024	EFT	003827 1ST CHOICE EQUIPMENT RENT	549.00			
	C-025677		2090-PD-PD00-54550-000000-		549.00		
402039	07/12/2024	EFT	002322 AMERICAN ASSOCIATION OF P	125.00			
	24000894		2090-PD-PD00-53170-000000-		125.00		
402040	07/12/2024	EFT	003376 ACROSS THE STREET PRODUCT	415.00			
	25774		2100-FD-FD00-53410-000000-		415.00		
402041	07/12/2024	EFT	003472 THE ADT SECURITY CORPORAT	53.05			
	155460107		1010-AD-AD00-53530-000000-		6.37		
	155460107		1010-CD-CD00-53530-000000-		5.30		
	155460107		2010-RD-RD00-53530-000000-		9.02		
	155460107		2090-PD-PD00-53530-000000-		32.36		
402042	07/12/2024	EFT	002422 AFSCME OHIO COUNCIL 8, LO	442.40			
	07/12/24 Union Dues		1010-00-0000-22510-000000-000000		442.40		
402043	07/12/2024	EFT	002035 AL-JOE'S INC	165.96			
	1048683		1010-PK-PK00-54550-000000-		165.96		
402044	07/12/2024	EFT	003854 ALLIANCE FOR COMMUNITY ME	2,000.00			
	17698-2025		2070-PI-PI00-53190-000000-		2,000.00		
402045	07/12/2024	EFT	003174 AMAZON FULLFILLMENT SERVI	1,695.07			
	19WV-WRTJ-4DMW		1010-PK-PK00-54550-000000-		297.57		

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
	11TK-KDLG-FTD1		1010-SV-SV00-54510-000000-		49.54		
	INVOICE NO		ACCOUNT		AMOUNT		
	1TWC-T6V4-FNPY		1010-PK-PK11-54550-000000-		44.95		
	1XNQ-94V1-LWLR		2010-RD-RD00-54540-000000-		34.34		
	1XNQ-94V1-LWLR		2010-RD-RD00-56040-000000-		179.70		
	1W36-N4L1-W41L		1010-AD-AD00-54510-000000-		-7.99		
	1VNY-JV9C-3FY6		1010-AD-AD00-54510-000000-		15.98		
	1W36-N4L1-W41L-A		1010-AD-AD00-54510-000000-		133.64		
	1W36-N4L1-W41L-A		1010-AD-AD00-54540-000000-		638.74		
	1XC6-3QJL-77KP		2090-PD-PD00-54550-000000-		60.94		
	17RW-TMTG-G1CY		1010-AD-HR00-56040-000000-		222.69		
	16YM-7N3H-VHT6		1010-PK-PK11-54550-000000-		75.91		
	16YM-7N3H-VHT6		1010-SV-SV00-54510-000000-		27.40		
	1QNY-T4RT-3FR3		1010-PK-PK11-54550-000000-		-78.34		
402046	07/12/2024	EFT	000681 BEST ONE TIRE & SERVICE O 2100-FD-FD00-53510-000000-	887.18	887.18		
402047	07/12/2024	EFT	000126 BOUND TREE MEDICAL LLC. 2110-EM-EM00-54550-000000-	1,036.25	1,036.25		
402048	07/12/2024	EFT	000192 OHIO NEWSPAPERS INC 1010-CD-CD00-53720-000000- 1010-CD-CD00-53720-000000-	277.02	85.50 191.52		
402049	07/12/2024	EFT	000202 CUMMINS BRIDGEWAY LLC 2100-FD-FD00-53510-000000-	563.99	563.99		
402050	07/12/2024	EFT	000235 ECON-O-WISE RENTAL 1010-PK-PK00-54010-000000- 1010-PK-PK00-53560-000000-	596.19	319.99 276.20		
402051	07/12/2024	EFT	000634 EMCOR FACILITIES SERVICES 1010-AD-AD00-53530-000000- 1010-CD-CD00-53530-000000- 2010-RD-RD00-53530-000000- 2090-PD-PD00-53530-000000- 1010-AD-AD00-53530-000000- 2070-PI-PI00-53530-000000- 1010-AD-AD00-53530-000000- 2090-DS-DS00-53530-000000- 2100-DS-DS00-53530-000000- 1010-PK-PK03-53530-000000- 1010-PK-PK04-53530-000000- 1010-PK-PK11-53530-000000- 1010-PK-PK12-53530-000000- 2050-CE-CE00-53530-000000- 1010-SV-SV00-53530-000000- 1010-AD-AD00-53530-000000- 1010-CD-CD00-53530-000000-	45,077.26	2,968.30 2,473.59 4,329.19 15,365.26 5,390.84 735.12 2,457.70 1,830.42 1,830.42 369.08 75.84 948.23 62.22 887.73 1,102.02 221.07 184.23		

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FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
	613023B		2010-RD-RD00-53530-000000-		313.19		
	INVOICE NO		ACCOUNT	AMOUNT			
	613023B		2090-PD-PD00-53530-000000-		1,123.79		
	613020		2100-FD-FD00-53530-000000-		2,409.02		
402052	07/12/2024	EFT	004227 EMPOWER RETIREMENT LLC	1,370.00			
	07/12/24		1010-00-0000-22010-000000-000000		330.00		
	07/12/24		1010-00-0000-22520-000000-000000		1,040.00		
402053	07/12/2024	EFT	002795 EQUIFAX INFORMATION SERVI	310.00			
	2061190913		2090-PD-PD00-53190-000000-		310.00		
402054	07/12/2024	EFT	000264 FIRE SAFETY SERVICES INC.	14,853.00			
	241224		2100-FD-FD00-57050-000000-		11,116.50		
	241223		2100-FD-FD00-57050-000000-		3,736.50		
402055	07/12/2024	EFT	002825 FIRST CHOICE COFFEE SERVI	296.77			
	380622		2100-FD-FD00-54530-000000-		296.77		
402056	07/12/2024	EFT	000754 F.O.P. LODGE #186	2,050.00			
	FOP 186 07/12/24		1010-00-0000-22510-000000-000000		2,050.00		
402057	07/12/2024	EFT	004146 FOP OHIO LABOR COUNCIL	720.64			
	148298		1010-00-0000-22510-000000-000000		720.64		
402058	07/12/2024	EFT	002442 FOX TOWING INC.	190.00			
	251390		2090-PD-PD00-53240-000000-		190.00		
402059	07/12/2024	EFT	000273 FROST BROWN TODD LLC	77,835.14			
	210460372B		2090-PD-PD00-53110-000000-		33,567.00		
	210462475		1010-AD-AD00-53110-000000-		29,659.04		
	210462475		2010-RD-RD00-53110-000000-		9,768.00		
	210462475		2090-PD-PD00-53110-000000-		2,250.60		
	210462475		2100-FD-FD00-53110-000000-		792.00		
	210462475		2190-00-0000-53110-000000-		1,798.50		
402060	07/12/2024	EFT	000280 GATEWAY TIRE COMPANY INC.	168.08			
	30-0744761		1010-PK-PK00-53560-000000-		106.78		
	30-0744763		2100-FD-FD00-53510-000000-		61.30		
402061	07/12/2024	EFT	001187 GLENDALE PARADE STORE LLC	235.50			
	536508A		2100-FD-FD00-54720-000000-		235.50		
402062	07/12/2024	EFT	003447 HERITAGE FIRE EQUIPMENT L	2,155.56			
	11638		2100-FD-FD00-53510-000000-		615.16		
	11119		2100-FD-FD00-53510-000000-		57.79		
	11121		2100-FD-FD00-53510-000000-		56.75		
	11872		2100-FD-FD00-53510-000000-		1,425.86		
402063	07/12/2024	EFT	001399 JACK DOHENY COMPANIES, IN	1,057.50			

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FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
	234688		2010-RD-RD00-53510-000000-		1,057.50		
402064	07/12/2024	EFT	004153 JAMES M NICKELS	500.00			
	INVOICE NO		ACCOUNT		AMOUNT		
	6.26.2024		2100-FD-FD00-53510-000000-		500.00		
402065	07/12/2024	EFT	004350 JUSTIN PYLE	251.95			
	71		2010-RD-RD00-54010-000000-		251.95		
402066	07/12/2024	EFT	001462 LANGUAGE LINE SERVICES	201.60			
	11344169		2090-PD-PD00-53190-000000-		201.60		
402067	07/12/2024	EFT	003062 LEXIS NEXIS RISK DATA MAN	743.64			
	1591256-20240630		2090-PD-PD00-53170-000000-		743.64		
402068	07/12/2024	EFT	004324 LILEX EQUIPMENT SALES AND	6,675.00			
	1741		2100-FD-FD00-57060-000000-		6,675.00		
402069	07/12/2024	EFT	001934 WORLD FUEL SERVICES	3,827.16			
	June 2024		1010-PK-PK00-54710-000000-		748.04		
	June 2024		2030-RD-RD00-54710-000000-		1,746.72		
	June 2024		2090-PD-PD00-54710-000000-		216.35		
	June 2024		2100-FD-FD00-54710-000000-		493.44		
	June 2024		2110-EM-EM00-54710-000000-		622.61		
402070	07/12/2024	EFT	000428 MICRO CENTER	4,624.87			
	12351688		2090-PD-PD00-54810-000000-		459.98		
	12388571		2070-PI-PI00-54810-000000-		4,164.89		
402071	07/12/2024	EFT	004339 NATIONAL TARGET COMPANY I	189.00			
	52294		2090-PD-PD00-54010-000000-		189.00		
402072	07/12/2024	EFT	003478 O'REILLY AUTO ENTERPRISES	888.19			
	1738-372256		2010-RD-RD00-53510-000000-		18.32		
	1738-373905		2090-PD-PD00-53510-000000-		173.00		
	1738-368726		2100-FD-FD00-53510-000000-		391.87		
	1738-373759		2100-FD-FD00-53510-000000-		90.27		
	1738-370480		2100-FD-FD00-53510-000000-		99.99		
	1738-370904		2100-FD-FD00-53510-000000-		114.74		
402073	07/12/2024	EFT	003439 PENN CARE INC	285.60			
	M114507		2110-EM-EM00-54550-000000-		285.60		
402074	07/12/2024	EFT	003940 PINPOINT BEHAVIORAL HEALT	3,975.00			
	1138		2750-AD-AD00-53190-ARPAPS-		3,975.00		
402075	07/12/2024	EFT	003578 PLUTO ACQUISITION OPCO LL	237.74			
	202406026375a		2090-PD-PD00-53230-000000-		73.64		
	202406026375b		2100-FD-FD00-53230-000000-		32.82		
	202406026375c		1010-CD-CD00-53230-000000-		32.82		

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FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
	202406026375d		2010-RD-RD00-53230-000000-		98.46		
402076	07/12/2024	EFT	004285 RENTOKIL NORTH AMERICA, I	850.00			
	INVOICE NO		ACCOUNT		AMOUNT		
	964606		2100-FD-FD00-54550-000000-		50.00		
	963139		2100-FD-FD00-54550-000000-		90.00		
	963206		2100-FD-FD00-54550-000000-		35.00		
	963165		2100-FD-FD00-54550-000000-		40.00		
	963359		2100-FD-FD00-54550-000000-		40.00		
	963162		2100-FD-FD00-54550-000000-		50.00		
	941232		2100-FD-FD00-54550-000000-		35.00		
	946278		2100-FD-FD00-54550-000000-		50.00		
	946324		2100-FD-FD00-54550-000000-		35.00		
	946282		2100-FD-FD00-54550-000000-		40.00		
	946521		2100-FD-FD00-54550-000000-		40.00		
	946247		2100-FD-FD00-54550-000000-		90.00		
	962339		2100-FD-FD00-54550-000000-		90.00		
	962366		2100-FD-FD00-54550-000000-		40.00		
	962569		2100-FD-FD00-54550-000000-		40.00		
	962400		2100-FD-FD00-54550-000000-		35.00		
	962363		2100-FD-FD00-54550-000000-		50.00		
402077	07/12/2024	EFT	004124 RICHARD F. CASTLE	218.75			
	006		2070-PI-PI00-53190-000000-		218.75		
402078	07/12/2024	EFT	003695 ROZZI INC	16,000.00			
	14139		2070-PI-PI00-56030-000000-		16,000.00		
402079	07/12/2024	EFT	000505 RUMPKE OF OHIO INC.	74.10			
	0351532		2100-FD-FD00-53530-000000-		74.10		
402080	07/12/2024	EFT	000519 SIGNCO/STYLECRAFT, INC.	730.52			
	082782		2100-FD-FD00-54720-000000-		431.52		
	082783		2100-FD-FD00-54720-000000-		299.00		
402081	07/12/2024	EFT	000800 SIGNS BY TOMORROW	130.06			
	23088		2070-PI-PI00-56030-FARMER-		130.06		
402082	07/12/2024	EFT	002453 SORA'S TOWING INC.	200.00			
	348206		2090-PD-PD00-53240-000000-		200.00		
402083	07/12/2024	EFT	004344 STEPHEN HONERLAW	5,720.00			
	03/08/2024		2100-FD-FD00-54550-000000-		5,720.00		
402084	07/12/2024	EFT	004342 THE AQUATIC & GARDEN DECO	19,950.00			
	Planter071024		2180-00-0000-57010-000000-		19,950.00		
402085	07/12/2024	EFT	003948 TITAN TROPHIES & APPAREL	295.20			
	1990		2090-PD-PD00-56040-000000-		147.60		
	1990b		2090-PD-PD00-56040-000000-		147.60		

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FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
402086	07/12/2024	EFT	003219 TRI-STATE PUBLIC SAFETY	24,618.00			
			INVOICE NO		AMOUNT		
			3774	2090-PD-PD00-57060-000000-	18,709.68		
			3774	2170-00-0000-57060-000000-	246.18		
			3774	2180-00-0000-57060-000000-	1,969.44		
			3774	2190-00-0000-57060-000000-	3,692.70		
402087	07/12/2024	EFT	003189 OUTDOOR HOME SERVICES HOL	111.54			
	195972531		5080-RD-RD00-54550-000000-		111.54		
402088	07/12/2024	EFT	001784 VALLEY JANITOR SUPPLY CO	334.64			
	267547		1010-PK-PK00-53560-000000-		77.20		
	267471		1010-PK-PK00-54550-000000-		257.44		
402089	07/12/2024	EFT	001361 VIRGINIA AIR DISTRIBUTORS	527.90			
	42195215-00		2100-FD-FD00-53530-000000-		505.26		
	42194941-00		2100-FD-FD00-53530-000000-		22.64		
402090	07/12/2024	EFT	000583 VOGELPOHL FIRE EQUIPMENT,	13,234.18			
	3007663		2100-FD-FD00-53510-000000-		2,867.53		
	3007662		2100-FD-FD00-53510-000000-		4,530.04		
	3007661		2100-FD-FD00-53510-000000-		5,034.77		
	4010907		2100-FD-FD00-57060-000000-		801.84		
402091	07/12/2024	EFT	003680 WEX INC	9,874.73			
	97669488		2100-FD-FD00-54710-000000-		4,937.37		
	97669488		2110-EM-EM00-54710-000000-		4,937.36		
402092	07/12/2024	EFT	001387 WHITE CAP LP	155.94			
	50027354680		2010-RD-RD00-54720-000000-		77.97		
	50027365304		2010-RD-RD00-54720-000000-		77.97		
1680790	07/12/2024	PRINTED	002522 CITY-COUNTY COMMUNICATION	1,160.00			
	3829		2070-PI-PI00-53190-000000-		1,160.00		
1680791	07/12/2024	PRINTED	000615 ALTAFIBER	3,785.18			
	D13-3498 Jul 24		1010-AD-AD00-55010-000000-		185.25		
	D13-3498 Jul 24		2030-RD-RD00-55010-000000-		22.75		
	D13-3498 Jul 24		2070-PI-PI00-55010-000000-		6.50		
	D13-3498 Jul 24		2090-PD-PD00-55010-000000-		74.75		
	D13-3498 Jul 24		2100-FD-FD00-55010-000000-		2,960.75		
	116-4535 Jul 24		2090-PD-PD00-55010-000000-		90.63		
	118-3476 Jul 24		1010-PK-PK04-55010-000000-		40.00		
	121-4393 Jul 24		2100-FD-FD00-55010-000000-		74.98		
	122-6977 Jul 24		2100-FD-FD00-55010-000000-		74.98		
	127-1428 Jul 24		2100-FD-FD00-55010-000000-		98.98		
	127-7424 Jul 24		2100-FD-FD00-55010-000000-		74.98		
	131-2728 Jul 24		2030-RD-RD00-55010-000000-		80.63		

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CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
1680792	07/12/2024	PRINTED	004335 ANOTHER RECIPE FOR SUCCES	547.20			
			INVOICE NO ACCOUNT AMOUNT				
			004397 1010-AD-HR00-56040-000000-		547.20		
1680793	07/12/2024	PRINTED	004191 BARB WILSON	53.60			
	wilson 6/28/24		2070-PI-PI00-56080-000000-		53.60		
1680794	07/12/2024	PRINTED	003663 BENCHMARK LAND MANAGEMENT	75,517.20			
	10774		2750-AD-AD00-57040-ARPA21-		70,717.20		
	10773		2750-AD-AD00-57040-ARPA21-		4,800.00		
1680795	07/12/2024	PRINTED	003850 BIDDLE CONSULTING GROUP I	3,100.00			
	78734		2090-DS-DS00-54830-000000-		1,550.00		
	78734		2100-DS-DS00-54830-000000-		1,550.00		
1680796	07/12/2024	PRINTED	003697 CINCINNATI SHAKESPEARE CO	1,500.00			
	071324		2070-PI-PI00-56030-CONCRT-		1,500.00		
1680797	07/12/2024	PRINTED	004241 CITY OF FRANKLIN	257.33			
	Jun 2024		1010-00-0000-22010-000000-000000		257.33		
1680798	07/12/2024	PRINTED	004240 CITY OF WYOMING	46.20			
	Jun 2024		1010-00-0000-22010-000000-000000		46.20		
1680799	07/12/2024	PRINTED	001046 CLARK SCHAEFER HACKETT &	6,500.00			
	20339040		1010-AD-AD00-53190-000000-		6,500.00		
1680800	07/12/2024	PRINTED	004354 COLDIRON HOLDINGS INC	448.02			
	4173		2070-PI-PI00-56030-000000-		448.02		
1680801	07/12/2024	PRINTED	004355 DANIELLE KLEKAMP	49.14			
	Klekamp 7/9/24		1010-AD-HR00-53410-000000-		49.14		
1680802	07/12/2024	PRINTED	003301 FABRICARE TEXTILES LLC	417.00			
	677		2100-FD-FD00-54720-000000-		417.00		
1680803	07/12/2024	PRINTED	004024 DUKE ENERGY	839.05			
	930000024706 Jul 24		5070-LT-LT21-55040-000000-		839.05		
1680804	07/12/2024	PRINTED	004113 FELICIA KRUTKA	102.62			
	Krutka 7/9/24		1010-AD-AD00-56040-000000-		92.57		
	Krutka 7/9/24		1010-AD-AD00-56080-000000-		10.05		
1680805	07/12/2024	PRINTED	000288 GFOA	610.00			
	21083		1010-AD-AD00-53170-000000-		610.00		
1680806	07/12/2024	PRINTED	000585 GRAINGER INC.	435.94			
	9162726062		1010-SV-SV99-54010-000000-		126.14		
	9163067177		2100-FD-FD00-57060-000000-		309.80		

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CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
1680807	07/12/2024	PRINTED	000753 GREAT AMERICAN FINANCIAL	470.00			
	INVOICE NO		ACCOUNT		AMOUNT		
	07/12/24		1010-00-0000-22010-000000-000000		470.00		
1680808	07/12/2024	PRINTED	000353 JOHN DSUBAN SPRING SERVIC 0159860-IN	456.95	456.95		
1680809	07/12/2024	PRINTED	004076 JOHN SCRIMIZZI Scrimizzi 06/04/24	74.29	74.29		
1680810	07/12/2024	PRINTED	004088 KATY KANELOPOULOS kanelopoulos 7/11/24	116.54	116.54		
1680811	07/12/2024	PRINTED	001214 KINGS FORD, INC. 6348290/1	716.02	716.02		
1680812	07/12/2024	PRINTED	003318 LIBERTY TOWNSHIP 06/20/2024	231.42	231.42		
1680813	07/12/2024	PRINTED	002776 MIKE CASTRUCCI FORD INC 151321 151064 151538 151417 151363	1,596.70	217.44 657.15 125.45 412.87 183.79		
1680814	07/12/2024	PRINTED	002973 CLEVES AUTO PARTS INC 145781 145664	444.94	-18.00 462.94		
1680815	07/12/2024	PRINTED	004184 OHIO CHILD SUPPORT PAYMEN 07/12/24	2,754.10	2,754.10		
1680816	07/12/2024	PRINTED	001071 OPI INDUSTRIAL TRAINING P CDC-X30297 CDC-X30298	1,405.69	671.88 733.81		
1680817	07/12/2024	PRINTED	000755 OHIO PUBLIC EMPLOYEES DEF Oh Dfrd 07/12/24	26,247.70	26,247.70		
1680818	07/12/2024	PRINTED	003809 MICHELLE ROBINSON 343	1,400.00	1,400.00		
1680819	07/12/2024	PRINTED	001329 SECURITY BENEFIT GROUP 611021 07/12/24 611021 07/12/24	8,570.00	1,630.00 6,940.00		
1680820	07/12/2024	PRINTED	003777 OLGA ONIPKO 46091	20.00	20.00		

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
1680821	07/12/2024	PRINTED	002132 TOTAL EVENT & COMMUNICATI	580.00			
			INVOICE NO ACCOUNT AMOUNT				
			062411 2070-PI-PI00-53170-000000-		580.00		
1680822	07/12/2024	PRINTED	004337 THE WONDER WITHIN LLC	750.00			
			1499 2750-AD-AD00-53190-ARPAPS-		750.00		
1680823	07/12/2024	PRINTED	004107 TONYA POINTER	1,840.13			
			Pointer 7/2/24 1010-AD-HR00-53410-000000-		1,840.13		
1680824	07/12/2024	PRINTED	002926 TRAINING FORCE USA LLC	808.00			
			9111273479 2090-PD-PD00-53410-000000-		404.00		
			9113367559 2090-PD-PD00-53410-000000-		404.00		
1680825	07/12/2024	PRINTED	004106 TREASURER OF STATE OF OHI	346.25			
			5448799 2100-FD-FD00-53530-000000-		346.25		
1680826	07/12/2024	PRINTED	003759 UNIFIRST CORPORATION	565.92			
			1340331194 1010-PK-PK00-54550-000000-		34.15		
			1340331194 1010-PK-PK00-54720-000000-		23.16		
			1340331194 1010-SV-SV99-54720-000000-		31.16		
			1340331194 2010-RD-RD00-54550-000000-		16.76		
			1340331194 2010-RD-RD00-54720-000000-		162.55		
			1340331194 2050-CE-CE00-54720-000000-		15.18		
			1340334650 1010-PK-PK00-54550-000000-		34.15		
			1340334650 1010-PK-PK00-54720-000000-		23.16		
			1340334650 1010-SV-SV99-54720-000000-		31.16		
			1340334650 2010-RD-RD00-54550-000000-		16.76		
			1340334650 2010-RD-RD00-54720-000000-		162.55		
			1340334650 2050-CE-CE00-54720-000000-		15.18		
1680827	07/12/2024	PRINTED	004017 U.S. BANK NATIONAL ASSOCI	4,154.57			
			532334869 1010-AD-AD00-53550-000000-		528.63		
			532334869 1010-CD-CD00-53550-000000-		475.81		
			532334869 1010-AD-HR00-53550-000000-		216.13		
			532334869 2010-RD-RD00-53550-000000-		253.22		
			532334869 2070-PI-PI00-53550-000000-		170.23		
			532334869 2090-DS-DS00-53550-000000-		79.35		
			532334869 2090-PD-PD00-53550-000000-		1,015.93		
			532334869 2100-DS-DS00-53550-000000-		79.35		
			532334869 2100-FD-FD00-53550-000000-		1,335.92		
1680828	07/12/2024	PRINTED	004020 WEST PUBLISHING CORPORATI	444.00			
			850481452 2090-PD-PD00-53170-000000-		444.00		
1680829	07/12/2024	PRINTED	000598 WOLF CREEK CO	1,127.56			
			0016275420-003 1010-PK-PK12-53530-000000-		1,026.56		
			0016367624-001 1010-PK-PK12-53530-000000-		101.00		

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
			119 CHECKS	CASH ACCOUNT TOTAL	596,799.72	1,867.39	

AP CHECK RECONCILIATION REGISTER

		UNCLEARED	CLEARED
119 CHECKS	FINAL TOTAL	596,799.72	1,867.39

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

AGENDA ITEM COVER SHEET



Trustee Meeting Date:	Agenda Item Type:
July 23, 2024	Requisition Item
Submitted By:	
Arun Hindupur, Director of Public Works/Community Services	

Motion:
Kleingers Group, Inc. - Increase Purchase Order 20230523 to \$82,430.00 for landscape architecture, engineering, and surveying at the West Chester Safety Services Center (CIP 1221)

Background:
<p>At the September 27, 2022 meeting the Board approved a Professional Services Agreement between West Chester Township Board of Trustees and The Kleingers Group, Inc. for Safety Service Center renovations, not to exceed \$89,870.00. The scope of work included a survey of the property, develop conceptual plans and construction documentation for bid.</p> <p>During the processes, 2 changes to the project have been made. Additional landscaping and memorial area was added next to Community Development and after undertaking a geotechnical investigation to determine the subsurface integrity of the southern parking lot, it was determined that it was in need of a complete replacement.</p> <p>The Community Services Department is seeking Board approval for a \$23,000.00 increase in the budget allocated to The Kleingers Group, Inc. under PO# 20230523, bringing the new purchase order total to \$82,430.00. The original purchase order included a 10% contingency of \$8,170.00, with \$30,440.00 invoiced prior to transitioning to the current software. The remaining balance of the original purchase order and the additional requested amount of \$23,000 equals the new purchase order total of \$82,430.00.</p>

Finance	Budgeted Item:	Yes; CIP, TIF		
	CIP #:	1221		
	TIF Info:	219		
	Purchase Order:	20230523	Total Encumbrance:	\$ 82,430.00

AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES

Prepared By Todd Wales Date _____ Amendment # _____

Project Information

Project Name _____

Project # _____

General Project Description _____

Description and Date of Original Agreement _____

Client Information

Contact Name _____

Firm / Agency _____

Address _____

Phone _____

E-mail _____

Amendment Information

Additional Services Reduce Services Schedule Change Other _____

DESCRIPTION

CONTRACT AMOUNT ADJUSTMENTS

Original Contact Amount _____

Previous Adjustments _____

Adjustment for this Amendment _____

New Total Contract Amount _____

ADDITIONAL NOTES

Authorization

IN WITNESS WHEREOF, the Parties have caused this Agreement Amendment to be executed and delivered by their duly authorized representations, effective as of the Effective Date listed below. All other terms and conditions of the original agreement remain unchanged.

The Kleingers Group, Inc.



Client:

SIGNED

PRINTED

TITLE

DATE SIGNED

SIGNED

PRINTED

TITLE

DATE SIGNED / AGREEMENT "EFFECTIVE DATE":

AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES

Prepared By Steve Korte Date 06/28/2024 Amendment # 02

Project Information

Project Name West Chester Safety Service Center
 Project # 160720.001
 General Project Description South parking lot pavement replacement and upgrades.
 Description and Date of Original Agreement Landscape Architecture, Engineering, and Survey services. 10/19/2022

Client Information

Contact Name Arun Hindupur, M.Sc., P.E., P.Eng.
 Firm / Agency West Chester Township
 Address 9577 Beckett Road
West Chester, Ohio 45069
 Phone 513-759-7300
 E-mail ahindupur@westchesteroh.org

Amendment Information

Additional Services Reduce Services Schedule Change Other _____

DESCRIPTION

Site civil engineering scope includes location plan, utility plan and grading plan and associated details for the design of full depth pavement replacement and upgrades. Pavement replacement/design will be based on geotechnical report prepared by CTL Engineering. In addition, we will assess current accessibility and make recommendations for improvements for accessible paths.

We understand that the Township wishes to provide electric charging stations in the parking lot in the future (date to be determined). The proposed scope includes the design of the alignment, number, sizing and specification of conduits only for future access. Design of circuitry, loads, wiring, etc. is not included. Electrical Engineering services to be provided by CMTA.

Landscape Architecture services to include the design of overall site layout, sidewalk/hardscape upgrades along with trees and plantings associated with potential new islands and entrance to Public Works offices.

CONTRACT AMOUNT ADJUSTMENTS

Original Contract Amount	\$ 81,700.00
Previous Adjustments	\$ 8,900.00
Adjustment for this Amendment	\$ 14,100.00
New Total Contract Amount	\$ 104,700.00

ADDITIONAL NOTES

Site Civil Engineering Fee: \$11,400
 Electrical Engineering Fee: \$1,200
 Landscape Architecture Fee: \$1,500
 Total Fee: \$14,100

Authorization

IN WITNESS WHEREOF, the Parties have caused this Agreement Amendment to be executed and delivered by their duly authorized representations, effective as of the Effective Date listed below. All other terms and conditions of the original agreement remain unchanged.

The Kleingers Group, Inc.



SIGNED _____

Steven R. Korte, PE

PRINTED _____

Principal

TITLE _____

June 28, 2024

DATE SIGNED _____

Client: West Chester Township

SIGNED _____

PRINTED _____

TITLE _____

DATE SIGNED / AGREEMENT "EFFECTIVE DATE": _____

Kleingers SSC entrance
GEMS PO 222204
Munis PO 20230523

Original contract	\$	81,700.00
Additional work	\$	8,900.00
Additional work	\$	14,100.00
	\$	104,700.00

GEMS PO amount	\$	89,870.00
Paid from GEMS	\$	(30,440.00)
PO in Munis	\$	59,430.00
Increase PO	\$	23,000.00
New Munis total	\$	82,430.00

GEMS PO amount	\$	89,870.00
Increase PO	\$	23,000.00
PO Total	\$	112,870.00
10% contingency	\$	8,170.00
	\$	104,700.00

AGENDA ITEM COVER SHEET



Trustee Meeting Date:	Agenda Item Type:
July 23, 2024	Requisition Item
Submitted By:	
Arun Hindupur, Director of Public Works/Community Services	

Motion:
Mills Fence Company, Inc. - \$9,790.00 - Repair guardrail on West Chester Road

Background:
<p>A section of guardrail on West Chester Road, just east of the railroad underpass, has been damaged in an accident. Mills Fence Company, Inc. was chosen for best service. They have repaired many guardrails for the Township in the past.</p> <p>The Community Services Department requests a Purchase Order in the amount of \$9,790.00, which includes a 10% contingency of \$890.00, to repair a guardrail on West Chester Road.</p>

Finance	Budgeted Item:	N/A; Operational		
	CIP #:			
	TIF Info:			
	Purchase Order:	24002255	Total Encumbrance:	\$ 9,790.00



6315 Wiehe Road | Cincinnati, OH 45237
(513) 631-0333 | www.millsfence.com

RECIPIENT:

City of West Chester

7000 West Chester Road (near)
West Chester Township, Ohio 45069
Phone: 513-816-9019 Pat King

Estimate #22287

Sent on	07/04/2024
Job	James Rutherford
Estimator:	jamesr@millsfence.com (513) 616-8315

Total	\$8,900.00
--------------	-------------------

Product/Service	Description	Total
Guardrail Repairs	Perform necessary repairs to guardrail end assembly. Haul away removed materials. Traffic control by Mills Fence.	\$8,900.00

Total	\$8,900.00
--------------	-------------------

Terms and Conditions of Sale
Terms of payment are noted on Mills Fence's invoice. Interest will be charged at 1-1/2% per month (18% per year) on all past due accounts. With respect to commercial customers only, all costs of enforcement of these terms and conditions of sale and collection of any balance due, including, but not limited to, reasonable attorney's fees incurred by Mills Fence, shall be paid by customer. Mills Fence reserves the right to cancel this order, delay delivery, repossess materials or demand immediate full or partial payment in advance of delivery if customer's credit standing, or ability or willingness to pay, is called into question by an event or circumstance, including, but not limited to customer's default of any obligation owed to Mills Fence. 50% deposit required upon proposal acceptance for all residential installations. Deposit only refundable within 72 hours of transferring funds to Mills Fence. Installation dates and times are approximate, are not



6315 Wiehe Road | Cincinnati, OH 45237
(513) 631-0333 | www.millsfence.com

Notes Continued...

guaranteed and are subject to change.

Mills Fence will arrange to have public underground utilities marked prior to installation. Mills Fence assumes no responsibility for any unmarked public or private underground obstructions such as underground utilities, sprinkling systems, pipes, cables, drain tiles, tree roots, vegetation, or property lines. Customer understands that the fence line must be clear of all obstructions and that s/he will stake or mark the fence line. All customers are required to obtain their own permit, by contacting their local municipality.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. Mills Fence will repair or replace at our option any of our work that may prove to be defective in its workmanship or materials within a period of one year from the date of installation. As a condition precedent to this warranty, Customer grants Mills Fence the right to place a sign on the fence that is no more than 12" wide and no more than 6" high in a location solely determined by Mills Fence. MILLS FENCE HEREBY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AS TO THE QUALITY OF MATERIAL (i.e., WOOD PRODUCTS) SOLD BY MILLS FENCE. ALL WARRANTIES, IF ANY, BY A MANUFACTURER OR SUPPLIER OTHER THAN MILLS FENCE ARE THEIRS, NOT MILLS FENCE'S, AND ONLY SUCH MANUFACTURER OR SUPPLIER SHALL BE LIABLE FOR PERFORMANCE UNDER SUCH WARRANTIES.

Wood will warp, twist, and develop cracks during the drying process. Wood privacy fence will also develop small gaps between boards due to shrinkage. This is natural and expected and is not covered under warranty. Gates should be kept in a locked position when not in use. All agreements contingent upon strikes, accidents, or delays that are beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers' Compensation insurance.

The laws of the State of Ohio shall apply in the construction of these terms of the contract or any dispute arising hereunder without giving effect to such jurisdiction's conflict of laws principles. Customer submits to jurisdiction in the courts of Hamilton County, Ohio.

In the event any one or more of the provisions contained herein should be invalid, illegal, or unenforceable in any respect, the remaining provisions contained herein shall not be affected or impaired in any manner.

This proposal may be withdrawn if not accepted within 30 days

Signature: _____ Date: _____

AGENDA ITEM COVER SHEET



Trustee Meeting Date:	Agenda Item Type:
July 23, 2024	Business Item
Submitted By:	
Katy Kanelopoulos, Director of Community Development	

Motion:
Motion to approve Resolution 30-2024 Authorizing the Acceptance of the Proposed Agreed Entry Resolving the Matter Board of Trustees of West Chester Township, Butler County, Ohio V. Carl Bevins, et al., Butler County Court of Common Pleas Case No. CV 2024 02 0341

Background:
<p>Community Development has received multiple citizen complaints and has dealt with longstanding violations of its Zoning Resolution and Property Maintenance Code at a single-family home located at 10066 Columbus-Cincinnati Road, West Chester Township, Ohio 45241 (the "Property").</p> <p>The Defendants violated Articles 10.18, 11.07, and 11.041 of the Township's Zoning Resolution by storing miscellaneous junk materials, inoperable or unlicensed vehicles, and unlicensed trailers outside at the Property for more than ten days, and for parking vehicles in areas not designated for parking for more than twenty-four hours in any seven-day period.</p> <p>The Defendants violated Sections 302.1, 302.8, and 305.1 of the Township's Property Maintenance Code by failing to maintain the exterior of the Property in a clean, safe, and sanitary condition and by storing inoperable vehicles and rubbish on the property.</p> <p>This judgement entry continues the Township's goals of using all means necessary to ensure compliance with our zoning and property maintenance codes and protects neighboring properties from further disregard of these policies.</p>

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

Bruce Jones, Fiscal
Officer

Ann Becker, Trustee

Yes/No

APPROVED AS TO FORM:

Scott D. Phillips, Law
Director

DRAFT

EXHIBIT A

**IN THE COURT OF COMMON PLEAS
BUTLER COUNTY, OHIO**

BOARD OF TRUSTEES, WEST CHESTER TOWNSHIP, OHIO,	:	Case No. CV 2024 02 0341
	:	
Plaintiff,	:	Judge: Keith M. Spaeth
	:	
-vs-	:	<u>AGREED FINAL ENTRY</u>
	:	
CARL BEVINS, et al.	:	
	:	
Defendants.	:	
	:	

Now comes Plaintiff Board of Trustees of West Chester Township (hereinafter the “Township”), Defendants Carl Bevins, Karen Bevins, and William Bevins (“Defendants”) and agree to the following relief as a complete and final resolution of the Township’s Complaint against Defendants.

1. The Township and Defendants, having had the opportunity to consult with legal counsel, knowingly and voluntarily agree to the following as his, her, or its free act.
2. Defendants Carl Bevins and William Bevins own the real property and single-family home located at 10066 Columbus-Cincinnati Road, West Chester, Ohio 45241, Butler County Auditor’s Parcel No. M5620-080-000-005 (the “Property”).
3. Defendants Carl Bevins and Karen Bevins exert control of the Property and reside at the Property.
4. The Property is zoned R-1A under the Township’s Zoning Resolution.
5. The Township has received multiple complaints from residents regarding violations of its Zoning Resolution and Property Maintenance Code at the Property.

6. The Defendants violated Articles 10.18, 11.07, and 11.041 of the Township's Zoning Resolution by storing miscellaneous junk materials, inoperable or unlicensed vehicles, and unlicensed trailers outside at the Property for more than ten days and for parking vehicles in areas not designated for parking for more than twenty-four hours in any seven-day period.
7. The Defendants violated Sections 302.1, 302.8, and 305.1 of the Township's Property Maintenance Code by failing to maintain the exterior of the Property in a clean, safe, and sanitary condition and by storing inoperable vehicles and rubbish on the property.
8. Since the filing of the Complaint in this case, Defendants have cleaned up the exterior of the Property and have addressed many of the violations thereon.
9. Defendants are permanently enjoined from storing miscellaneous junk materials, inoperable or unlicensed vehicles, and unlicensed trailers on the exterior of the Property.
10. Defendants are permanently enjoined from parking vehicles in the grass at the Property.
11. Pursuant to R.C. 519.99 and Section 5.08 of the Township's Zoning Resolution, Defendants shall immediately pay a \$500.00 fine to the Township.
12. The Court retains jurisdiction to enforce the terms of this Agreed Final Entry.

IT IS SO ORDERED.

Date

Judge Keith M. Spaeth

Agreed:

Jonathan E. Roach (0092498)
Counsel for West Chester Township

Defendant Carl Bevins

Defendant Karen Bevins

Defendant William Bevins

AGENDA ITEM COVER SHEET



Trustee Meeting Date:	Agenda Item Type:
July 23, 2024	Business Item
Submitted By:	
Katy Kanelopoulos, Director of Community Development	

Motion:
Motion to approve Resolution 31-2024 Authorizing the Acceptance of the Proposed Agreed Entry Resolving the West Chester Township Board of Trustee’s Case Involving the Property at 7974 Thistlewood Drive, West Chester, Ohio 45069

Background:
<p>Community Development has received multiple citizen complaints and has dealt with longstanding violations of its Zoning Resolution due to illegal use as a short-term rental (also known as AirBNB, VRBO, or boarding house), of the property located at 7974 Thistlewood Drive, West Chester OH 45069. The Township filed a case for injunctive relief to prevent further violations under Butler County Court of Common Pleas Case Number CV 2024 06 1079 (the “Zoning Case”).</p> <p>This judgement entry continues the Township’s goals of using all means necessary to ensure compliance with our zoning and property maintenance codes and protects neighboring properties from further disregard of these policies.</p>

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

RESOLUTION NO. 31-2024

**Resolution Authorizing the Acceptance of the Proposed Agreed Entry Resolving the
West Chester Township Board of Trustee’s Case Involving the Property at
7974 Thistlewood Drive, West Chester, Ohio 45069**

WHEREAS, the Township has dealt with repeated violations of its Zoning Resolution at the property located at 7974 Thistlewood Drive, West Chester, Ohio 45069 (the “Property”), due to its illegal use as a short-term rental (also known as AirBNB, VRBO, or boarding house);

WHEREAS, the Township has received multiple citizen complaints regarding this use of the Property;

WHEREAS, the Township filed a case for injunctive relief to prevent further violations under Butler County Court of Common Pleas Case Number CV 2024 06 1079 (the “Zoning Case”);

WHEREAS, the Township’s primary goal in the Zoning Case is to obtain and maintain compliance with the Zoning Resolution at the Property;

WHEREAS, the Board of Trustees has determined that it is in the best interests of the public health, safety, and welfare to enter into the Agreed Final Entry, attached as Exhibit A, as a resolution to the Township’s claims in the Zoning Case;

NOW THEREFORE, BE IT RESOLVED that on the basis of the above actions and findings, the West Chester Township Board of Trustees:

SECTION 1. That the Board of Trustees does hereby authorize the Township’s legal counsel to sign the Agreed Final Entry in substantially the same or similar form as the attached Exhibit A, on behalf of the Township, and to sign any other documents necessary to effectuate the settlement, and to sign any documents necessary to enforce this Agreed Final Entry in the future.

Adopted this _____ day of _____, 2024.

Lee Wong, Chair

Yes/No

ATTEST:

Mark Welch, Vice
Chair

Yes/No

Bruce Jones, Fiscal
Officer

Ann Becker, Trustee

Yes/No

APPROVED AS TO FORM:

Scott D. Phillips, Law
Director

DRAFT

rental”) at the Property. In operating a short-term rental at the Property, Defendants have made the Property, as well as individual rooms therein, available to guests for short-term stays of less than thirty (30) days.

5. The Property is zoned R-1A, single family residential, under the Township’s Zoning Resolution. Short-term rentals are not a permitted use in residential districts, including R-1A districts, under the Township Zoning Resolution. Accordingly, Defendants cannot use the Property as a short-term rental by making it available for rent to guests for short-term stays of less than thirty (30) days.
 - a. This Agreed Final Entry does not prohibit Defendants from making the Property available for rent to tenants for periods greater than thirty (30) days.
6. The Court grants a permanent injunction against Defendants operating a short-term rental at the Property, or at other residential properties within the Township, by making the Property or other residential properties within the Township available to guests for short-term stays of less than thirty (30) days, without obtaining prior zoning approval.
7. As a penalty for prior violations, Defendants shall pay a \$2,500 fine to the Township and the court costs of this action. The Defendants shall pay the \$2,500 fine in two installments of \$1,250. The first installment shall be paid by July 26, 2024, and the second installment shall be paid by August 26, 2024.
8. Failure to comply with this Agreed Final Entry is punishable by contempt.
9. The court retains jurisdiction to enforce the terms of this Agreed Final Entry.

IT IS SO ORDERED.

Date

Judge Michael A. Oster, Jr.

Agreed:

Jonathan E. Roach (0092498)
Counsel for West Chester Township Board of Trustees

Sarvar Abdikhalilov

Nafisa Uroкова

AGENDA ITEM COVER SHEET



Trustee Meeting Date:	Agenda Item Type:
July 23, 2024	Business Item
Submitted By:	
Rick L. Prinz, Fire Chief	

Motion:
Motion to appoint one civilian to the 2024 Volunteer Firefighters' Dependents Board

Background:
<p>The Volunteer Firefighters' Dependents Fund was established by the State to help families who lost a family member to a Line of Duty Death.</p> <p>As required by ORC Section 146.02 the board shall consist of five members as follows: two Fire Department members, two elected officials and one member at large that is not an elected official (usually a resident). With the recent passing of Civil Board Member Gene Hendel we are required by ORC Section 146.03 (c) to fill the vacancy and present it to the Board of Trustees for approval.</p> <p>West Chester resident Paul Kreiner, who is also a retired Captain from the West Chester Fire Department, has accepted a nomination for the position.</p> <p>Please approve his nomination as a Volunteer Firefighters' Dependents Board Civilian Member.</p>

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

Section 146.03 | Members - vacancies.

Ohio Revised Code / Title 1 State Government /
Chapter 146 Volunteer Fire Fighters' Dependents Fund

Effective: July 1, 1985 Latest Legislation: House Bill 201 - 116th General Assembly

(A) A volunteer fire fighters' dependents fund board provided for in division (A) of section [146.02](#) of the Revised Code shall consist of five members chosen as follows:

(1) Two members elected by the legislative authority of the political subdivision or fire district;

(2) Two members elected by the fire department or the volunteer fire fighters;

(3) One member elected by the board members who were elected pursuant to divisions (A) (1) and (2) of this section. This member shall be an elector of the political subdivision or fire district, but not a public employee, a member of the legislative authority, or a member of the fire department.

(B) A volunteer fire fighters' dependents fund board provided for in division (B) of section [146.02](#) of the Revised Code shall consist of five members chosen as follows:

(1) Two members elected by the legislative authority of the political subdivision or fire district with which the private volunteer fire company has its major contract;

(2) Two members elected by the private volunteer fire company;

(3) One member elected by the board members who were elected pursuant to divisions (B)(1) and (2) of this section. This member shall be an elector of a political subdivision or fire district with which the private volunteer fire company has contracted to afford fire protection, but not a public employee, a member of the legislative authority, or a member of the fire company.

Top

(C) Any vacancy occurring on a volunteer fire fighters' dependents fund board shall be filled at a special election called by the secretary of the board.

Available Versions of this Section

July 1, 1985 – House Bill 201 - 116th General Assembly

AGENDA ITEM COVER SHEET



Trustee Meeting Date:	Agenda Item Type:
July 23, 2024	Business Item
Submitted By:	
Barb Wilson, Director of Public Information & Engagement	

Motion:
Motion to approve service agreement between West Chester Township Board of Trustees and Further Festivals LLC for provision of public safety services for the 2024 Voices of America Country Music Festival; and, authorize Township Administrator to make non-substantive changes with Law Director approval and execute said agreement

Background:
<p>The Voices of America Country Music Festival requires significant public safety services for the protection of the event and those in attendance.</p> <p>While anticipated attendance numbers are uncertain, Township public safety departments have worked diligently and responsibly to develop a safety plan and assign not-to-exceed costs for the protection of this event.</p> <p>This service agreement assigns responsibility for public safety costs, not to exceed \$200,000.00, to event organizer Further Festivals LLC, and requires full payment to the Township no later than 30 days following the last day of the event.</p>

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

AGENDA ITEM COVER SHEET



Trustee Meeting Date:	Agenda Item Type:
July 23, 2024	Business Item
Submitted By:	
LtC. Brian Rebholz, Interim Chief of Police	

Motion:
Motion not to object to a NEW D3 liquor permit for DEV Convenience LLC, 8861 Cincinnati Dayton Road

Background:

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

NOTICE TO LEGISLATIVE
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6608 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

21050640005		NEW	DEV CONVENIENCE LLC
PERMIT NUMBER		TYPE	8861 CINCINNATI DAYTON
ISSUE DATE		WEST CHESTER TWP	
06 03 2024		WEST CHESTER OH 45069	
FILING DATE			
D3			
PERMIT CLASSES			
09	948	A	E21921
TAX DISTRICT			RECEIPT NO.

FROM 06/26/2024

PERMIT NUMBER		TYPE
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT		RECEIPT NO.



MAILED 06/26/2024

RESPONSES MUST BE POSTMARKED NO LATER THAN. 07/29/2024

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES A NEW 2105064-0005

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD IN OUR COUNTY SEAT. IN COLUMBUS.

WE DO NOT REQUEST A HEARING.

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature) _____ (Title)- Clerk of County Commissioner (Date) _____
 Clerk of City Council
 Township Fiscal Officer

WEST CHESTER TOWNSHIP TRUSTEE
ATTN TOWNSHIP FISCAL OFFICER
9113 CINCINNATI DAYTON RD
WEST CHESTER OHIO 45069



**WEST CHESTER POLICE DEPARTMENT
LIQUOR PERMIT INVESTIGATION**

RJG
7/15/24

Date application received: <u>7/2/24</u>		Report date: <u>7/9/24</u>
<u>21050640005</u> Liquor Permit Number	<u>NEW</u> Type of Permit Requested	
Applicant 1: <u>Dehni D Patel</u> Name <u>7167 Birkdale Dr.</u> Address <u>West Chester, OH. 45069</u> City, State, Zip Code	Local law enforcement history: No local history.	
Applicant 1: _____ Name _____ Address _____ City, State, Zip Code	Local law enforcement history:	
Applicant 1: _____ Name _____ Address _____ City, State, Zip Code	Local law enforcement history:	
Applicant 1: _____ Name _____ Address _____ City, State, Zip Code	Local law enforcement history:	

Description of projected location: **Ameristop Food Mart is located at 8865 Cincinnati Dayton Rd. in Old West Chester. This location is a standalone business on the North West corner of Cincinnati Dayton Rd and Seminary St. It occupies the building of the former Hall's Carryout.**

Diagram/Map attached: Yes

Description of projected business operation: **Ameristop Food Mart will be a convenient style market but will offer beer, wine and low proof mixed spirituous liquor drinks to its patrons.**

Public institutions within 500 feet of projected site (May object to permit issue) ex. Schools, Churches, Libraries, Public Playgrounds and Township Parks Additional Institutions should be listed in the investigator's narrative.	
1. Olde West Chester Pocket Park	434.44 feet
Name of Institution	Distance
2.	
Name of Institution	Distance
3.	
Name of Institution	Distance

Impact on surrounding business: **No impact on surrounding businesses.**

Investigator's narrative: **On July 9, 2024 I went to Ameristop and spoke with Sia an employee with the business. She said that Dehni Patel was unavailable but would try to answer questions about the liquor permit the best she could. She claimed that Mr. Patel has owned this Ameristop for about 4 or 5 years. She said that it will remain an Ameristop and act as a convenient style store offering beer, wine and low proof spirits. All employees will be adult family members. She was not sure of the square footage or maximum occupancy. The hours of operation will be Monday-Thursday 8am-9pm, Friday and Saturday 8am-10pm and Sunday 9am-9pm. This location has operated as a convenient store for many years. There should be no impact on the surrounding area. There is one public institution within 500 ft. The Olde West Chester Pocket Park is 434.44 ft to the southeast. Sia said that Mr. Patel does operate similar businesses in Cincinnati and northern Kentucky and has liquor permits for all of them.**

There are no concerns that the approval of this permit will have an adverse effect on public safety efforts. I see no reason to object to this application for D3 (Spirituous liquor for on premises consumption only until 1:00am) liquor permit.

Objecting to Liquor Permit? No If yes, please explain reason for objection:

[Handwritten signature]
68
7/15/24

[Handwritten signature] #99
Investigator Name/ ID#

§ 4303.292. Grounds for refusal to issue, transfer or renew permit

(A) The division of liquor control may refuse to issue, transfer the ownership of, or renew, and shall refuse to transfer the location of any retail permit issued under this chapter if it finds:

(1) That the applicant, any partner, member, officer, director, or manager thereof, or any shareholder owning ten per cent or more of its capital stock:

(a) Has been convicted at any time of a crime which relates to fitness to operate a liquor establishment;

(b) Has operated liquor permit businesses in a manner that demonstrates a disregard for the laws, regulations, or local ordinances of this state or any other state;

(c) Has misrepresented a material fact in applying to the division for a permit;

(d) Is in the habit of using alcoholic beverages or dangerous drugs to excess, or is addicted to the use of narcotics.

(2) That the place for which the permit is sought:

(a) Does not conform to the building, safety, or health requirements of the governing body of the county or municipality in which the place is located. As used in division (A)(2)(a) of this section, "building, safety, or health requirements" does not include local zoning ordinances. The validity of local zoning regulations shall not be affected by this section.

(b) Is so constructed or arranged that law enforcement officers and duly authorized agents of the division are prevented from reasonable access to rooms within which beer or intoxicating liquor is to be sold or consumed.

(c) Is so located with respect to the neighborhood that substantial interference with public decency, sobriety, peace, or good order would result from the issuance, renewal, transfer of location, or transfer of ownership of the permit and operation thereunder by the applicant.

(d) Has been declared a nuisance pursuant to Chapter 3767. of the Revised Code since the time of the most recent issuance, renewal, or transfer of ownership or location of the liquor permit.

(B) The division of liquor control may refuse to issue or transfer the ownership of, and shall refuse to transfer the location of any retail permit issued under this chapter if it finds:

(1) That the place for which the permit is sought is so situated with respect to any school, church, library, public playground, or hospital that the operation of the liquor establishment will substantially and adversely affect or interfere with the normal, orderly conduct of the affairs of those facilities or institutions.

(2) That the number of permits already existent in the neighborhood is such that the issuance or transfer of location of a permit would be detrimental to and substantially interfere with the morals, safety, or welfare of the public, and, in reaching a conclusion in this respect, the division shall consider, in light of the purposes of Chapters 4301., 4303., and 4399. of the Revised Code, the character and population of the neighborhood, the number and location of similar permits in

the neighborhood, the number and location of all other permits in the neighborhood, and the effect the issuance or transfer of location of a permit would have on the neighborhood.

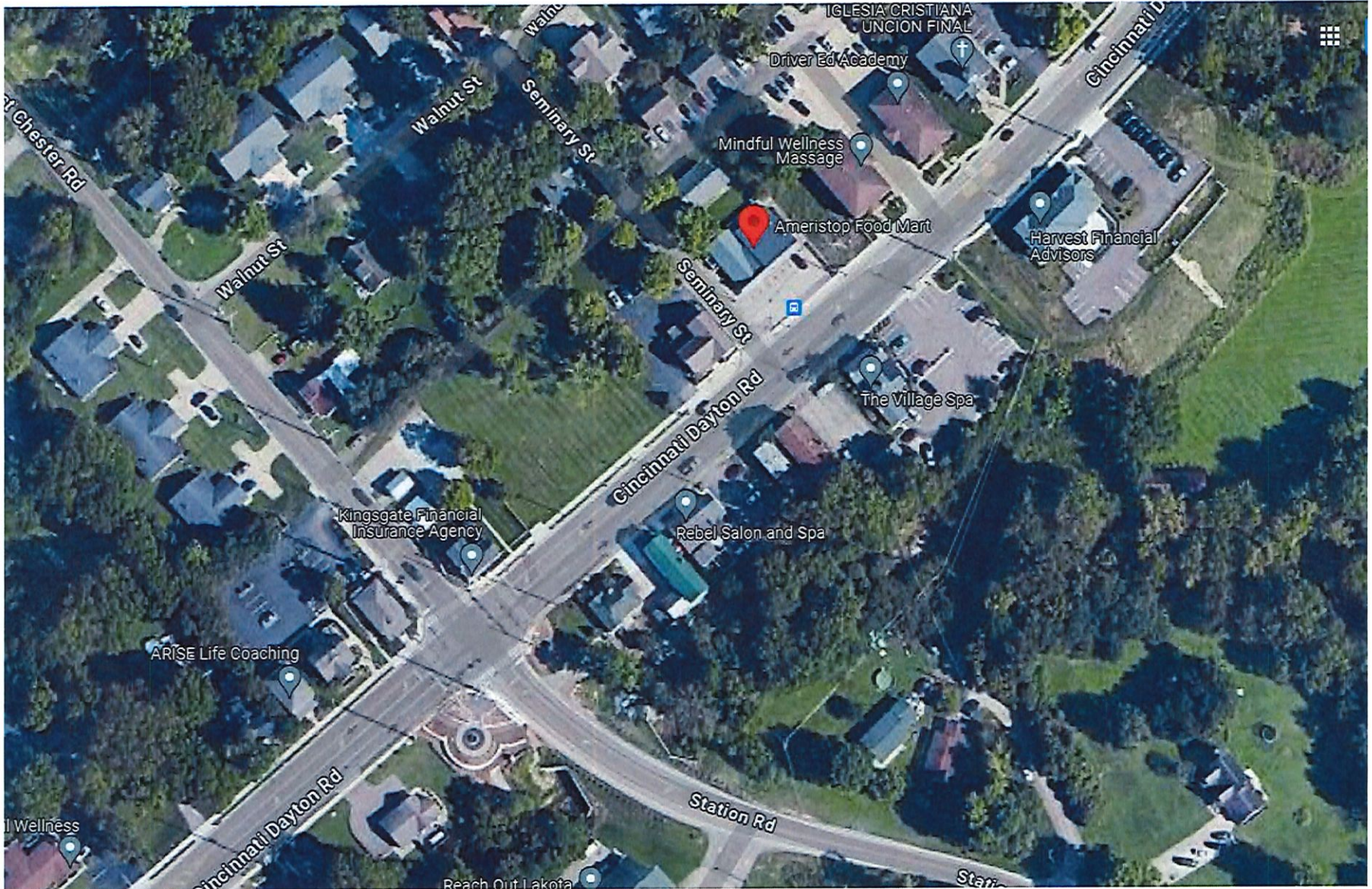
(C) The division of liquor control shall not transfer the location or transfer the ownership and location of a permit under division (B)(3)(b) of section 4303.29 of the Revised Code unless the permit is transferred to an economic development project.

(D) The division of liquor control shall refuse to issue, renew, transfer the ownership of, or transfer the location of a retail permit under this chapter if the applicant is or has been convicted of a violation of division (C)(1) of section 2913.46 of the Revised Code.

(E) The division of liquor control shall refuse to transfer the ownership of or transfer the location of a retail permit under this chapter while criminal proceedings are pending against the holder of the permit for a violation of division (C)(1) of section 2913.46 of the Revised Code. The department of job and family services shall notify the division of liquor control whenever criminal proceedings have commenced for a violation of division (C)(1) of section 2913.46 of the Revised Code.

(F) The division shall refuse to issue, renew, or transfer the ownership or location of a retail permit under this chapter if the applicant has been found to be maintaining a nuisance under section 3767.05 of the Revised Code at the premises for which the issuance, renewal, or transfer of ownership or location of the retail permit is sought.

Ameristop, 8865 Cincinnati Dayton Rd. West Chester, OH. 45069



Ameristop, 8865 Cincinnati Dayton Rd. West Chester, OH. 45069



AGENDA ITEM COVER SHEET



Trustee Meeting Date:	Agenda Item Type:
July 23, 2024	Business Item
Submitted By:	
LtC. Brian Rebholz, Interim Chief of Police	

Motion:
Motion not to object to a NEW D5I liquor permit for Outback Steakhouse of Florida LLC DBA Outback Steakhouse, 7530 Foster Lane

Background:

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

NOTICE TO LEGISLATIVE
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

66073820185		NEW	OUTBACK STEAKHOUSE OF FLORIDA LLC DBA OUTBACK STEAKHOUSE 7530 FOSTER LN WEST CHESTER TWP WEST CHESTER OH 45069
PERMIT NUMBER		TYPE	
ISSUE DATE			
07	01	2024	
FILING DATE			
D5I			
PERMIT CLASSES			
09	948	A	E23704
TAX DISTRICT			RECEIPT NO.

FROM 07/03/2024

PERMIT NUMBER		TYPE
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT		RECEIPT NO.



MAILED 07/03/2024

RESPONSES MUST BE POSTMARKED NO LATER THAN. 08/05/2024

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL.

WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

A NEW 6607382-0185

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD IN OUR COUNTY SEAT. IN COLUMBUS.

WE DO NOT REQUEST A HEARING.

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

WEST CHESTER TOWNSHIP TRUSTEE
ATTN TOWNSHIP FISCAL OFFICER
9113 CINCINNATI DAYTON RD
WEST CHESTER OHIO 45069



**WEST CHESTER POLICE DEPARTMENT
LIQUOR PERMIT INVESTIGATION**

[Handwritten signature]
7/15/24

Date application received: <u>7/3/24</u>		Report date: <u>7/12/24</u>	
<u>66073820185</u> Liquor Permit Number		<u>NEW</u> Type of Permit Requested	
Applicant 1: <u>NO APPLICANT INFO</u> Name <u>SEE DEPT. OF COMM</u> Address <u>LETTER</u> City, State, Zip Code		Local law enforcement history: N/A	
Applicant 1: _____ Name _____ Address _____ City, State, Zip Code		Local law enforcement history:	
Applicant 1: _____ Name _____ Address _____ City, State, Zip Code		Local law enforcement history:	
Applicant 1: _____ Name _____ Address _____ City, State, Zip Code		Local law enforcement history:	

Description of projected location: **Outback Steakhouse located at 7530 Foster Ln. is a stand alone building situated just west of General Electric Credit Union on the southwest corner of Liberty Way and Tylers Place Blvd.**

Diagram/Map attached: Yes

Description of projected business operation: **Outback Steakhouse is a nationally known Australian themed restaurant chain serving American fare including steak, chicken and seafoods. They typically have a bar area and offer beer, wine and spiritous liquors.**

Public institutions within 500 feet of projected site (May object to permit issue) ex. Schools, Churches, Libraries, Public Playgrounds and Township Parks Additional Institutions should be listed in the investigator's narrative.	
1. N/A	
Name of Institution	Distance
2.	
Name of Institution	Distance
3.	
Name of Institution	Distance

Impact on surrounding business: **No impact on surrounding businesses anticipated.**

Investigator's narrative: **On 7/12/24 I spoke with Shae Mills who identified herself as the owner and liquor permit applicant. She was polite and forthcoming with information. Ms. Mills explained that she had previously managed the Springdale location before buying her own store. It will operate like all other Outback steakhouses. They will offer food, beer, wine and spirits to their patrons. This location is leased and under contract. The restaurant is scheduled to open in mid-August. They currently have hired 140 employees in order to open the store but will normally operate between 90-100 employees. Their store hours will be Monday-Thursday 11am-10pm, Friday and Saturdays 11am-11pm and Sundays 11am-9pm. The surrounding area is well designed and I do not anticipate any impact on the surrounding area. Ms. Mills does not own or operate any other businesses or hold any liquor permits currently.**

Attached to the police notification form from the Department of Commerce, Division of Liquor Control, was a letter indicating that a background search was not necessary on this specific application therefore this report may look incomplete. For what its worth Ms. Mills has no contacts with this agency.

There are no concerns that the approval of this permit will have an adverse effect on public safety efforts. I see no reason to object to this application for D51 (Spirituos liquor for on premises consumption only. Beer, wine and mixed beverages for on premises or off premises in original sealed containers until 2:30am and restaurants meeting certain criteria) liquor permit.

Objecting to Liquor Permit? No If yes, please explain reason for objection:

[Handwritten signature]
7/15/24

[Handwritten signature]
Investigator Name/ ID#

§ 4303.292. Grounds for refusal to issue, transfer or renew permit

(A) The division of liquor control may refuse to issue, transfer the ownership of, or renew, and shall refuse to transfer the location of any retail permit issued under this chapter if it finds:

(1) That the applicant, any partner, member, officer, director, or manager thereof, or any shareholder owning ten per cent or more of its capital stock:

(a) Has been convicted at any time of a crime which relates to fitness to operate a liquor establishment;

(b) Has operated liquor permit businesses in a manner that demonstrates a disregard for the laws, regulations, or local ordinances of this state or any other state;

(c) Has misrepresented a material fact in applying to the division for a permit;

(d) Is in the habit of using alcoholic beverages or dangerous drugs to excess, or is addicted to the use of narcotics.

(2) That the place for which the permit is sought:

(a) Does not conform to the building, safety, or health requirements of the governing body of the county or municipality in which the place is located. As used in division (A)(2)(a) of this section, "building, safety, or health requirements" does not include local zoning ordinances. The validity of local zoning regulations shall not be affected by this section.

(b) Is so constructed or arranged that law enforcement officers and duly authorized agents of the division are prevented from reasonable access to rooms within which beer or intoxicating liquor is to be sold or consumed.

(c) Is so located with respect to the neighborhood that substantial interference with public decency, sobriety, peace, or good order would result from the issuance, renewal, transfer of location, or transfer of ownership of the permit and operation thereunder by the applicant.

(d) Has been declared a nuisance pursuant to Chapter 3767. of the Revised Code since the time of the most recent issuance, renewal, or transfer of ownership or location of the liquor permit.

(B) The division of liquor control may refuse to issue or transfer the ownership of, and shall refuse to transfer the location of any retail permit issued under this chapter if it finds:

(1) That the place for which the permit is sought is so situated with respect to any school, church, library, public playground, or hospital that the operation of the liquor establishment will substantially and adversely affect or interfere with the normal, orderly conduct of the affairs of those facilities or institutions.

(2) That the number of permits already existent in the neighborhood is such that the issuance or transfer of location of a permit would be detrimental to and substantially interfere with the morals, safety, or welfare of the public, and, in reaching a conclusion in this respect, the division shall consider, in light of the purposes of Chapters 4301., 4303., and 4399. of the Revised Code, the character and population of the neighborhood, the number and location of similar permits in

the neighborhood, the number and location of all other permits in the neighborhood, and the effect the issuance or transfer of location of a permit would have on the neighborhood.

(C) The division of liquor control shall not transfer the location or transfer the ownership and location of a permit under division (B)(3)(b) of section 4303.29 of the Revised Code unless the permit is transferred to an economic development project.

(D) The division of liquor control shall refuse to issue, renew, transfer the ownership of, or transfer the location of a retail permit under this chapter if the applicant is or has been convicted of a violation of division (C)(1) of section 2913.46 of the Revised Code.

(E) The division of liquor control shall refuse to transfer the ownership of or transfer the location of a retail permit under this chapter while criminal proceedings are pending against the holder of the permit for a violation of division (C)(1) of section 2913.46 of the Revised Code. The department of job and family services shall notify the division of liquor control whenever criminal proceedings have commenced for a violation of division (C)(1) of section 2913.46 of the Revised Code.

(F) The division shall refuse to issue, renew, or transfer the ownership or location of a retail permit under this chapter if the applicant has been found to be maintaining a nuisance under section 3767.05 of the Revised Code at the premises for which the issuance, renewal, or transfer of ownership or location of the retail permit is sought.

Outback Steakhouse, 7530 Foster Ln. West Chester, OH. 45069



Outback Steakhouse, 7530 Foster Ln. West Chester, OH. 45069



AGENDA ITEM COVER SHEET



Trustee Meeting Date:	Agenda Item Type:
July 23, 2024	Business Item
Submitted By:	
LtC. Brian Rebholz, Interim Chief of Police	

Motion:
Motion not to object to a TRFO D1, D2, D6 liquor permit from Lumpai Inc DBA Udon Thai and Sushi, 8179 Princeton Glendale Road Suite K to Asian Spice Bistro LLC DBA Udon Thai & Sushi, 8179 Princeton Glendale Road Suite K

Background:

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

NOTICE TO LEGISLATIVE
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6608 TUSSING ROAD, P.O. BOX 4006
REYNOLDSBURG, OHIO 43068-9006
(614)644-2360 FAX(614)644-3166

TO

0298908		TRFO	ASIAN SPICE BISTRO LLC	
PERMIT NUMBER		TYPE	DBA UDON THAI & SUSHI	
06	01	8179 PRINCETON GLENDALE RD STE K		
ISSUE DATE		WEST CHESTER TWP		
06	26	WEST CHESTER OH 45069		
FILING DATE				
D1	D2	D6		
PERMIT CLASSES				
09	948	A	F31664	
TAX DISTRICT		RECEIPT NO.		

FROM 07/10/2024

5357640			LUMPAI INC	
PERMIT NUMBER		TYPE	DBA UDON THAI AND SUSHI	
06	01	8179 PRINCETON GLENDALE RD STE K		
ISSUE DATE		WEST CHESTER TWP		
06	26	WEST CHESTER OH 45069		
FILING DATE				
D1	D2	D6		
PERMIT CLASSES				
09	948			
TAX DISTRICT		RECEIPT NO.		



MAILED 07/10/2024

RESPONSES MUST BE POSTMARKED NO LATER THAN. 08/12/2024

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.
REFER TO THIS NUMBER IN ALL INQUIRIES A TRFO 0298908

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD IN OUR COUNTY SEAT. IN COLUMBUS.

WE DO NOT REQUEST A HEARING.

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

WEST CHESTER TOWNSHIP TRUSTEE
ATTN TOWNSHIP FISCAL OFFICER
9113 CINCINNATI DAYTON RD
WEST CHESTER OHIO 45069



WEST CHESTER POLICE DEPARTMENT LIQUOR PERMIT INVESTIGATION

Date application received: <u>7/16/24</u>		Report date: <u>7/17/24</u>	
<u>0298908</u> Liquor Permit Number		<u>TRFO</u> Type of Permit Requested	
Applicant 1: <u>Duangdao Yee</u> Name <u>3057 Springer Ave.</u> Address <u>Cin OH 45208</u> City, State, Zip Code		Local law enforcement history: No local history.	
Applicant 1: _____ Name _____ Address _____ City, State, Zip Code		Local law enforcement history:	
Applicant 1: _____ Name _____ Address _____ City, State, Zip Code		Local law enforcement history:	
Applicant 1: _____ Name _____ Address _____ City, State, Zip Code		Local law enforcement history:	

Description of projected location: **8179 Princeton Glendale is located in a commercial style strip complex on the west side of Princeton Glendale Rd and on the south side of Hutzleman Way.**

Diagram/Map attached: Yes

Description of projected business operation: **As the name suggests Udon Thai and Sushi will offer Thai and sushi food on their Asian inspired menu. They will also offer beer, wine and spirits to their patrons.**


Public institutions within 500 feet of projected site (May object to permit issue) ex. Schools, Churches, Libraries, Public Playgrounds and Township Parks Additional Institutions should be listed in the investigator's narrative.	
1. N/A	
Name of Institution	Distance
2.	
Name of Institution	Distance
3.	
Name of Institution	Distance

Impact on surrounding business: **No projected impact on the surrounding area.**

Investigator's narrative: **On July 16, 2024 I spoke with Duangdao Yee the new owner/ permit applicant. She was polite and forthcoming with her information. She explained the business model would not change and they plan to offer beer, wine and spirits on their menu. She purchased the business in November of 2023 and said they are currently open for business. They lease the property and are under contract. The building is 2000 square foot and currently seats 34 patrons. They have 6 employees none of which are underage. Their hours of operation will be the same and are Tuesday-Friday 11am-9pm, Saturday and Sunday 12pm-9pm. Ms. Yee does not anticipate any adverse impact on the surrounding area. There are no public institutions within 500 feet. Ms. Yee has no other similar businesses and does not currently hold other liquor permits.**

There are no concerns that the approval of this permit will have an adverse effect on public safety efforts. I see no reason to object to this application for D1 (Beer only for on premises consumption or in original sealed containers for carry out only until 1:00am), D2 (Wine and mixed beverages for on premises consumption or in original sealed containers for carryout only until 1:00am), and D6 (Sale of intoxicating liquor on Sunday between the hours 10:00am or 11:00am and midnight) liquor permit.

Objecting to Liquor Permit? No If yes, please explain reason for objection:


Investigator Name/ ID#

§ 4303.292. Grounds for refusal to issue, transfer or renew permit

(A) The division of liquor control may refuse to issue, transfer the ownership of, or renew, and shall refuse to transfer the location of any retail permit issued under this chapter if it finds:

(1) That the applicant, any partner, member, officer, director, or manager thereof, or any shareholder owning ten per cent or more of its capital stock:

(a) Has been convicted at any time of a crime which relates to fitness to operate a liquor establishment;

(b) Has operated liquor permit businesses in a manner that demonstrates a disregard for the laws, regulations, or local ordinances of this state or any other state;

(c) Has misrepresented a material fact in applying to the division for a permit;

(d) Is in the habit of using alcoholic beverages or dangerous drugs to excess, or is addicted to the use of narcotics.

(2) That the place for which the permit is sought:

(a) Does not conform to the building, safety, or health requirements of the governing body of the county or municipality in which the place is located. As used in division (A)(2)(a) of this section, "building, safety, or health requirements" does not include local zoning ordinances. The validity of local zoning regulations shall not be affected by this section.

(b) Is so constructed or arranged that law enforcement officers and duly authorized agents of the division are prevented from reasonable access to rooms within which beer or intoxicating liquor is to be sold or consumed.

(c) Is so located with respect to the neighborhood that substantial interference with public decency, sobriety, peace, or good order would result from the issuance, renewal, transfer of location, or transfer of ownership of the permit and operation thereunder by the applicant.

(d) Has been declared a nuisance pursuant to Chapter 3767. of the Revised Code since the time of the most recent issuance, renewal, or transfer of ownership or location of the liquor permit.

(B) The division of liquor control may refuse to issue or transfer the ownership of, and shall refuse to transfer the location of any retail permit issued under this chapter if it finds:

(1) That the place for which the permit is sought is so situated with respect to any school, church, library, public playground, or hospital that the operation of the liquor establishment will substantially and adversely affect or interfere with the normal, orderly conduct of the affairs of those facilities or institutions.

(2) That the number of permits already existent in the neighborhood is such that the issuance or transfer of location of a permit would be detrimental to and substantially interfere with the morals, safety, or welfare of the public, and, in reaching a conclusion in this respect, the division shall consider, in light of the purposes of Chapters 4301., 4303., and 4399. of the Revised Code, the character and population of the neighborhood, the number and location of similar permits in

the neighborhood, the number and location of all other permits in the neighborhood, and the effect the issuance or transfer of location of a permit would have on the neighborhood.

(C) The division of liquor control shall not transfer the location or transfer the ownership and location of a permit under division (B)(3)(b) of section 4303.29 of the Revised Code unless the permit is transferred to an economic development project.

(D) The division of liquor control shall refuse to issue, renew, transfer the ownership of, or transfer the location of a retail permit under this chapter if the applicant is or has been convicted of a violation of division (C)(1) of section 2913.46 of the Revised Code.

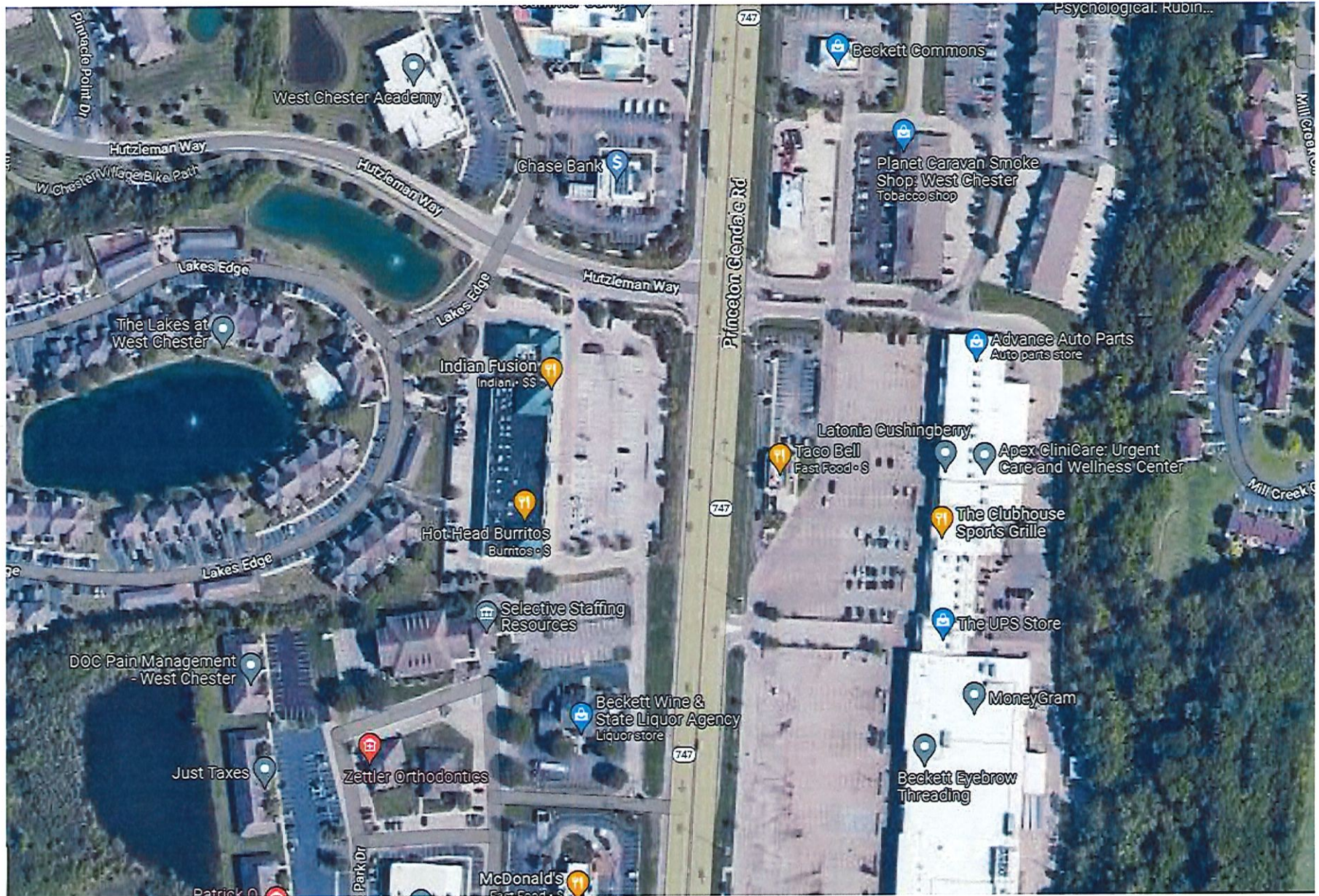
(E) The division of liquor control shall refuse to transfer the ownership of or transfer the location of a retail permit under this chapter while criminal proceedings are pending against the holder of the permit for a violation of division (C)(1) of section 2913.46 of the Revised Code. The department of job and family services shall notify the division of liquor control whenever criminal proceedings have commenced for a violation of division (C)(1) of section 2913.46 of the Revised Code.

(F) The division shall refuse to issue, renew, or transfer the ownership or location of a retail permit under this chapter if the applicant has been found to be maintaining a nuisance under section 3767.05 of the Revised Code at the premises for which the issuance, renewal, or transfer of ownership or location of the retail permit is sought.

Udon Thai and Sushi 8179 Princeton Glendale Rd. ste. K



Udon Thai and Sushi 8179 Princeton Glendale Rd. ste. K



AGENDA ITEM COVER SHEET



Trustee Meeting Date:	Agenda Item Type:
July 9, 2024	Resolution Item
Submitted By:	
Katy Kanelopoulos	

Motion:
Resolution 29-2024 approving Major Change for Case # MC 02-24 BC TID @ Liberty Way, Lot 2: Wawa

Background:
<p>The following case is scheduled for a 6:00 p.m. Public Hearing and 1st Reading on July 9, 2024:</p> <p>Case # MC 02-24 BC TID @ Liberty Way, Lot 2; WAWA</p> <p>The applicant is requesting a Major Change to the C-PUD for a 6,372 s.f. fuel station and convenience store with pick-up window on Lot 2 on 2.885 acres located at the NE corner of Liberty Way and Veterans Blvd. Parcel #'s: M5620-476-000-001, 002, 003, 004</p>

Finance	Budgeted Item:	N/A;	
	CIP #:		
	TIF Info:		
	Purchase Order:		Total Encumbrance:

RESOLUTION NO. 29-2024

**Resolution approving a Major Change to the BC TID at Liberty Way C-PUD
(Commercial Planned Unit Development District) and Preliminary
Development Plan for Wawa, Case #MC 02-24**

WHEREAS, on August 22, 2017, the West Chester Township Board of Trustees approved a Zoning Map Amendment from A-1 (Agricultural District) to C-PUD (Commercial Planned Unit Development District) and a Preliminary Development Plan (24-2017) for a mix of uses, including two (2), two-story buildings consisting of a total of 95,000 square feet of medical office use; a four-story, 60,000 square foot building consisting of a one-hundred and one (101) room hotel use; and a one-story, 8,360 square foot, multi-tenant building consisting of retail/ restaurant uses on approximately 14.8 acres; and,

WHEREAS, on April 16, 2018, the West Chester Township Zoning Commission approved a Final Development Plan (18-6) for Phase 1 of the site to include a lot split; right-of-way dedication; and construction of road improvements along Liberty Way; site grading, which includes a retention area; installation of site utilities; and construction of the internal, public roadway and the pedestrian facilities on approximately 14.8 acres; and,

WHEREAS, on August 20, 2018, the West Chester Township Zoning Commission approved a Final Development Plan (18-18) for Phase 2 of the site, to include a two-story, 50,000 square foot Tri Health medical office building on 9.4 acres; and,

WHEREAS, on May 17, 2021, the West Chester Township Zoning Commission recommended denial of an application for a Major Change to the C-PUD and Preliminary Development Plan (21-6), which was submitted by Thorntons, LLC. for a 4,400 square foot retail building/ fuel station on 1.3 acres; and,

WHEREAS, the aforementioned application was withdrawn prior to the Board of Trustees hearing based on the previous recommendation; and,

WHEREAS, on August 16, 2021, the West Chester Township Zoning Commission recommended denial of an application for a Major Change to the C-PUD and Preliminary Development Plan (21-12), which was submitted by Thorntons, LLC. for a 4,400 square foot retail building/fuel station on 1.3 acres; and,

WHEREAS, the aforementioned application was withdrawn prior to the Board of Trustees hearing based on the previous recommendation; and,

WHEREAS, on June 28, 2022, the West Chester Township Board of Trustees denied an application for a Major Change to the C-PUD and Preliminary Development Plan (17-2022), which was submitted by Mike's Car Wash, Inc. for a 5,284 square foot car wash conveyor on 2.52 acres; and,

WHEREAS, on May 20, 2024, Jonathan Wocher, on behalf of Wawa, submitted an application requesting a Major Change to the C-PUD and Preliminary Development Plan on Lot 2 for a 6,372 square foot Wawa fuel station/ convenience store with a pick-up window on 2.9 acres; and,

WHEREAS, by advertisement, a public hearing for the aforesaid application was conducted before the West Chester Township Board of Trustees on July 9, 2024, as applied for by Jonathan Wocher; and,

WHEREAS, all those present for the hearing who wished to be heard voiced their opinions with respect thereto; and,

NOW THEREFORE, BE IT RESOLVED that on the basis of the above actions and findings, the West Chester Township Board of Trustees hereby approve the Major Change to the existing C-PUD (Commercial Planned Unit Development District) and Preliminary Development Plan with the following conditions:

SECTION 1. If not specifically conditioned with an approval of this Major Change and PDP, all subsequent Final Development Plan (FDP) applications shall otherwise remain subject to the conditions as previously and last approved (Trustee Resolution 24-2017).

SECTION 2. Detailed site civil engineering plans, including grading plans and stormwater drainage plans and calculations, shall be coordinated with the BCEO at the FDP stage to include the following:

- a.) The applicant will need to evaluate the feasibility of a cross-access drive with the property to the north and coordinate those efforts with the BCEO;
- b.) Turn arrows will be required for the southbound left lane along the extent of Veterans Boulevard to the northern access way;

- c.) Area of impervious surface appears to have increased from the original proposal. Therefore, a comparison of run-off coefficients is required to determine if additional stormwater storage is required; and
- d.) The Final Development Plan (FDP) shall reflect the current conditions of Liberty Way (widening & re-striped) and Liberty Way shall only be permitted a right-turn access point.

SECTION 3. The applicant shall coordinate with the West Chester Township Fire Department (WCTFD) at the permitting stage in regard to access ways and internal roadways; connections and locations of fire hydrants; fire lane requirements; and all other applicable building and fire codes, to specifically include the following:

- a.) All permits, testing, and inspection of underground fuel tanks shall go through the State Fire Marshall's Bureau (BUSTR);
- b.) Applicant shall confirm 24-hour operations and attendance of fuel station pumps to determine if canopy fire suppression system is needed;
- c.) "No Parking" fire lanes shall be coordinated with the FD;
- d.) The building shall be within four hundred (400) feet of a fire hydrant; and
- e.) All drive aisles will need to meet safety service vehicle turning radius requirements.

SECTION 4. Detailed water and sanitary sewer main installation and sanitary lateral plans shall be coordinated with the Butler County Water and Sewer Department at the FDP stage to include the following:

- a.) The sewer easement located on the north property line shall be labeled on the record plat.

SECTION 5. The site perimeter sidewalks/ crosswalks located within the public right-of-way shall be constructed as required by the BCEO, in regard to the public design standards and for materials and compaction.

SECTION 6. A private, civil agreement shall be obtained with the adjacent property owner for the construction and maintenance of both shared drive aisles.

SECTION 7. Cross-access and storm sewer easements shall be illustrated on the re-plat of the subject site and a maintenance agreement and/or reciprocal easement agreement (REA) document.

SECTION 8. All easements illustrated on the FDP and a draft of the maintenance/ REA document shall be provided at the FDP stage for review and approval. Subsequently, that document and plat will then need to be recorded prior to a final zoning inspection.

SECTION 9. One (1) ground-mounted monument sign shall be permitted on each lot at a maximum of eight (8) feet in height and forty-eight (48) square feet of display area and subject to all other requirements of Article 20 standards for ground signs.

SECTION 10. Internally illuminated signage shall not be permitted on the east building wall and east canopy face.

SECTION 11. A landscaping plan, which illustrates adequate screening and buffering along the public right-of-way frontage shall be provided at the FDP stage.

SECTION 12. The property owner or a recorded property owners' association shall be responsible for keeping all common features and elements well-maintained and free from trash and litter; maintaining all drainage ways to ensure the detention areas perform the designated function; and all landscaping shall be well-maintained in good condition, and all major landscaping shall be irrigated with a permanent system prior to a final zoning inspection.

SECTION 13. A temporary construction road and vehicle staging area shall be illustrated on each FDP, which shall be designed to support all construction traffic in all weather conditions. All roadways to access the site shall be maintained free of any dirt, debris, dust, etc. due to the construction of the site.

BE IT FURTHER RESOLVED that all plats, plans, applications, and other data submitted are hereby incorporated into this approval.

Adopted this _____ day of _____, 2024.

Lee Wong, Chair

Yes/No

Mark Welch, Vice Chair

Yes/No

ATTEST:

Ann Becker

Yes/No

Bruce Jones, Fiscal Officer

APPROVED AS TO FORM:

Scott D. Phillips, Law
Director

DRAFT



WCT Zoning Commission Staff Report

July 9, 2024

MC 02-24

BC TID AT LW; LOT 2, WAWA –

MAJOR CHANGE TO THE C-PUD

CASE HISTORY:

The West Chester Township Board of Trustees approved a Zoning Map Amendment from A-1 (Agricultural District) to C-PUD (Commercial Planned Unit Development District) and a Preliminary Development Plan (24-2017) on August 22, 2017 for a mix of uses, including two (2), two-story buildings consisting of a total of 95,000 square feet of medical office use; a four-story, 60,000 square foot building consisting of a one-hundred and one (101) room hotel use; and a one-story, 8,360 square foot, multi-tenant building consisting of retail/ restaurant uses on approximately 14.8 acres.

The West Chester Township Zoning Commission approved a Final Development Plan for Phase 1 of the site (18-6) on April 16, 2018, to include a lot split; right-of-way dedication and construction of road improvements along Liberty Way; site grading, which includes a retention area; installation of site utilities; and construction of the internal, public roadway and the pedestrian facilities on approximately 14.8 acres.

A Final Development Plan for Phase 2 (18-18) was approved on August 20, 2018 for a two-story, 50,000 square foot Tri Health medical office building on 9.4 acres.

The West Chester Township Zoning Commission recommended denial for a Major Change and Preliminary Development Plan for Phase 3, Lot 6 for a 4,400 square foot convenience business and a fuel station on 1.3 acres on May 17, 2021 (21-6) and August 16, 2021 (21-12). Both of which were withdrawn prior to a hearing with Board of Trustees.

The West Chester Township Board of Trustees denied a Major Change and Preliminary Development Plan (17-2022) for Lot 5 (previously approved as Lot 2) on June 28, 2022 for a 5,284 square foot car wash conveyor on 2.52 acres.

REQUEST: Major Change to a PUD

PROPERTY OWNER(s): Liberty Way Development, LLC., Liberty Way Cincy, LLC., TH Liberty, Inc. and Tri Health, Inc.

APPLICANT: Jonathan Wocher, McBride Dale Clarion

LOCATION: The subject site is located along Veterans Boulevard approximately 280 feet north of Liberty Way. (Parcel M5620476000003 - Section 12, Town 3, Range 2)

SITE DESCRIPTION: The site consists of 2.9 acres within the overall PUD, located within the previously planned lot 2. The site is characterized as undeveloped open space.

SITE VICINITY:



**APPLICANT'S
PROPOSAL:**

Lot 2 - Fuel Station/ Convenience Store with pick-up window	6,372 square feet
Fuel Station/ Convenience Store Parking	
43 parking spaces provided	22 parking spaces required
22.6% open space provided	15% open space required

**STAFF
CONSIDERATIONS:**

The original Trustee Resolution No. 24-2017 defined the permitted uses for the overall C-PUD and Preliminary Development Plan (PDP), which excluded the use of a fuel station. The approved PDP was consistent with the recommended Office/ General Retail development standards, which recommended general retail uses that were compatible with the office use. Based on this recommendation, the original applicant proposed a hotel and multi-tenant building consisting of small retail businesses. While the site is located in close proximity to the interstate highway, the land use was not recommended as a Highway Services or General Retail land use classification, which would be more acceptable for a fuel station use. Fuel stations were originally excluded from the permitted uses due to the intensity of the use and the inconsistency with what was recommended as general retail/restaurant use that would service the adjacent office use.

The applicant is now asking you to consider a Major Change to the C-PUD district for the proposed use of a convenience/fuel station with an attached drive-thru pick-up window. The Zoning Commission has heard multiple similar applications on Lot 1 and Lot 2 in 2021 and recommended denial for each application. While the previous applications for the fuel stations were withdrawn before a Board of Trustees hearing, the previous application for a car wash on Lot 2 was denied by the Board in 2022.

At this time, the applicant is requesting the Board to reconsider the recommended land use classification of the site based on current and future development trends to the north in Liberty Township and proximity of the site to

access to the interstate and local highways. In addition to any changes in the surrounding character the applicant has also requested the Commission consider their stated user and the quality and variety of food offerings that they feel will serve the adjacent office employees. Thereby, meeting the original intent of the Office/ General Retail classification.

The Butler County Engineer's Office (BCEO) has indicated all detailed site civil plans will need to be coordinated at the FDP stage, to specifically include the following at this time:

- a.) The applicant will need to evaluate the feasibility of a cross-access drive with the property to the north and coordinate those efforts with the BCEO;
- b.) Turn arrows will be required for the southbound left lane along the extent of Veterans Boulevard to the northern access way;
- c.) Area of impervious surface appears to have increased from the original proposal. Therefore, a comparison of run-off coefficients is required to determine if additional stormwater storage is required; and
- d.) The Final Development Plan (FDP) shall reflect the current conditions of Liberty Way (widening & re-striped) and Liberty Way shall only be permitted a right-turn access point.

The West Chester Fire Department has indicated the applicant will need to coordinate and meet all applicable fire code requirements at the subsequent stages, to specifically include the following:

- a.) All permits, testing and inspection of underground fuel tanks shall go through the State Fire Marshall's Bureau (BUSTR);
- b.) Applicant shall confirm 24 hour operations and attendance of fuel station pumps, to determine if canopy fire suppression system is needed;
- c.) "No Parking" fire lanes shall be coordinated with the FD;
- d.) The building shall be within four-hundred (400) feet of a fire hydrant; and
- e.) All drive aisles will need to meet safety service vehicle turning radius requirements.

The Butler County Water and Sewer Department has indicated the sewer easement located on the north property line shall be labeled on the record plat.

The Butler County Health District has indicated any food facilities will need to submit food plans for review before building permits will be issued.

The applicant has not requested a variance in the typical requirements for signage at this time on Lot 2. Due to the site location being a gateway to the Township, consideration should be given to elements of the site that would detract from that factor. While the typical requirements for building signage would not be

detrimental to any surrounding properties, the Board should consider a condition of approval that would limit any ground signage to one monument sign per lot at a maximum of eight (8) feet in height and forty-eight (48) square feet of display area. However, the applicant is requesting a directional sign with commercial messaging of the proposed Wawa on Lot 1 and a multi-tenant display area on the 48 square foot display area for the monument sign on Lot 1. Both would require a variance in the typical requirements due to the commercial messaging of a use on an offsite location.

The proposed landscaping is determined to be well-appointed. However, the applicant will be required at the FDP stage to further strive to create a buffer between the sounds and odors of the use and anyone utilizing the hiker/biker path located along the frontage.

The applicant will need to obtain a private, civil agreement with the adjacent property owner for the construction and maintenance of both shared drive aisles. Additionally, the County will require the cross-access and storm sewer easements to be illustrated on the re-plat of the subject site and a maintenance agreement or reciprocal easement agreement (REA) document. The Township will require all easements illustrated on the FDP and a draft of the maintenance/ REA document at the FDP stage for review and approval. Subsequently that document and plat will then need to be recorded prior to a final zoning inspection as a condition of approval.

The Butler County Planning Commission held a public hearing on June 11th and the Township Zoning Commission held a public hearing on June 17th and given all considerations in regard to the existing conditions; the proposed use in relation to the surrounding character; and the overall general welfare of the County and Township, both Commissions recommended approval of the zoning map amendment.

All other requirements in regard to detailed engineering, building elevations and floor plans, interior amenities, lighting, trash collection, signage, landscaping plans, etc. will be addressed further at the FDP stage, unless the applicant cannot provide adequate information or adequately address any of the Board members concerns at the public hearing.

ACTION: The West Chester Township Board of Trustees may now approve, approve with modifications, or deny the submitted Major Change and Preliminary Development Plan, unless additional information is deemed necessary to make an informed decision.

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 # MC02-24 DATE RECEIVED: 5/20/24
FEE RECEIPT # 9793/ RECEIVED BY: BKW

THIS APPLICATION MUST BE TYPEWRITTEN - USE ADDITIONAL SHEETS IF NECESSARY

NAME OF APPLICANT Jonathan Woche, AICP
ADDRESS McBride Dale Clarion - 5721 Dragon Way, Suite 300
CITY/STATE/ZIP Cincinnati, OH 45227
PHONE NO. 513-561-6232 x.4 FAX NO. 513-561-1615
EMAIL jwocher@mcbriededale.com

- NAME, ADDRESS & PARCEL NUMBER OF EACH PROPERTY OWNER OF RECORD WITHIN THE PROPERTY WHICH IS REQUESTED FOR THE MAJOR CHANGE:
- Liberty Way Development LLC 45 Fairfield Ave, STE 200 Bellevue, KY 41073 M5620476000004
 - Liberty Way Cincy LLC 45 Fairfield Ave, STE 200 Bellevue, KY 41073 M5620476000003
 - LWDB LLC 45 Fairfield Ave, STE 200 Bellevue, KY 41073 M5620476000001
 - Tri Health LLC 625 Eden Park Dr. FL 7 Cincinnati, OH 45206 M5620476000002
- REQUEST RE-DESIGNATION OF AREA FROM C-PUD TO C-PU

TOTAL ACRES 12.87

LOCATION OF PROPERTY FOR MAJOR CHANGE:
SECTION _____ TOWN _____ RANGE _____
PARCEL (S) M5620476000001, M5620476000002, M5620476000003, M5620476000004
PROPERTY ADDRESS Northeast Corner of Liberty Way and Veterans Boulevard
CITY/STATE/ZIP West Chester, OH 45069

(MY) (OUR) INTEREST IN THE PROPERTY TO BE RECLASSIFIED IS AS:

OWNER _____ AGENT X LESSEE _____ OPTIONEE _____

APPLICANT Michael T. Branch McBride Dale Clarion 5721 Dragon Way STE 300 513-561-6232 x.4
Signature Address/City/ST/Zip Phone Number

OWNER (S) Liberty Way Development Liberty Way Cincy & LWDB LLC
Michael T. Branch 45 Fairfield Ave 959/252-8040
Signature Address/City/ST/Zip Phone Number

10/2016

**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 DEVELOPMENT DEPARTMENT USE ONLY:

CASE # _____

DATE RECEIVED:

.....
NOTE: THIS APPLICATION SHOULD BE TYPEWRITTEN

The area of land sought to be changed contains approximately 4.016 acres, having frontage of approximately _____ feet located (1) along the _____ side of _____ approximately _____ feet _____ of _____. Or (2) at the northeast corner of the intersection of Liberty Way and Veterans Boulevard

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 Project Description and Explanation

- 2) What is the benefit that the neighborhood or community as a whole will derive from this change?

See Attached Project Description and Explanation

- 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 - Per meeting with BCEO the traffic study approved for the C-PUD is still applicable to the site and no additional traffic study is required. See attached email summary.

- 4) Has this change been discussed with regard to traffic design with the Butler County Engineer's office? When? Who?

Yes - Matt Loeffler - April 16, 2024

- 5) Is the property currently or can it be serviced by public sewer and water and can proper drainage be provided?

Yes - Per meeting with BCEO there is public water & sewer available. The storm water drainage concept is acceptable, pending detailed analysis during permitting. See attached email summary.

- 6) What is the anticipated proposed use of property and character (architectural treatment) of the development?

The existing medical office building will not change. Approval is requested for a convenience store with food service and fuel on Lot 2 and for a retail/restaurant with drive-thru on Lot 1.

PROPERTY OWNER'S AFFIDAVIT

STATE OF OHIO
COUNTY OF BUTLER

I (we) Liberty Way Development, Liberty Way Cincy, & LWDB LLC
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.

Michael T. Brandy
Signature

Michael T. Brandy
Printed Name

45 Fairfield Ave.
Mailing Address

Bellevoe Ky 41023
City / State / Zip

859.572-8040 292-8040
Phone

Subscribed and sworn to before me this 13 day of May 2024

**DIANE R HELD
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # KYNP79197
MY COMMISSION EXPIRES SEPTEMBER 15, 2027**

Diane R Held
Notary Public

Person to be contacted for details, other than signatory:

Matt Grever 45 Fairfield Ave 513-607-6972
Name Address/City/St/Zip Phone Number
Bellevoe, KY
41023



SITE LEGEND

EXISTING	
	PROPERTY BOUNDARY
	EASEMENT
	SETBACK
PROPOSED	
	RIGHT-OF-WAY
	PROPERTY LINE
	SETBACK
	EASEMENT
	BUILDING
	CONCRETE CURB
	PAVEMENT/WALK



LOCATION MAP:
NO SCALE

SITE DATA:

APPLICANT: MICHAEL DOTY, VICE PRESIDENT, CONSTRUCTION & DEVELOPMENT, BRANDI/CORP, LLC

LOT 2

OWNER: LIBERTY WAY CINCY LLC
 PIN: M5620476000003
 ADDRESS: VETERANS BLVD
 PROPERTY AREA: ±2.885 ACRES
 ZONING: C-PUD
 PROPOSED USE: FUEL STATION & CONVENIENCE STORE WITH PICKUP WINDOW

BUILDING SETBACKS

FRONTAGE ALONG VETERANS BLVD. 20'
 SIDE (NORTH): 15'
 SIDE (SOUTH): 15'
 REAR (EAST): 15'

PARKING

	REQUIRED	PROPOSED
TOTAL PARKING SPACES:	43	59
ADA PARKING SPACES:	2	3
PICKUP WINDOW STACKING SPACES:	6	6

OPEN SPACE PERCENTAGE: 31.26%

LOT 1:

OWNER: LIBERTY WAY DEVELOPMENT LLC
 PIN: M5620476000004
 ADDRESS: VETERANS BLVD
 PROPERTY AREA: ±1.131 ACRES
 ZONING: C-PUD
 PROPOSED USE: GENERAL RETAIL/RESTAURANT - WITH DRIVE THRU

BUILDING SETBACKS

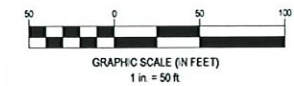
FRONTAGE ALONG VETERANS BLVD. 20'
 FRONTAGE ALONG LIBERTY WAY: 25'
 SIDE (EAST): 15'
 SIDE (NORTH): 15'

PARKING

	REQUIRED	PROPOSED
TOTAL PARKING SPACES:	35	35
ADA PARKING SPACES:	2	3
PICKUP WINDOW STACKING SPACES:	6	6

OPEN SPACE PERCENTAGE: 22.56%

NOTE:
 EXISTING PARCEL BOUNDARIES PROVIDED BY THE BUTLER COUNTY ENGINEER'S OFFICE ON 5/10/2024
 IMAGERY FROM THE OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM (OGRIP) - OS/P II 2023



CESO
 W W W . C E S O . I N C . C O M
 3621 Rqy Rd, Suite 300
 Mansfield, OH 44842
 Phone: 337.435.8344 Fax: 330.328.4326

THE INTENT OF THIS DRAWING IS TO PROVIDE INFORMATION FOR CONSTRUCTION OF THE PROJECT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES OR AS EVIDENCE.

WEST CHESTER TOWNSHIP, OH
 VETERANS BLVD AND LIBERTY WAY
 WEST CHESTER TOWNSHIP, OH 45069

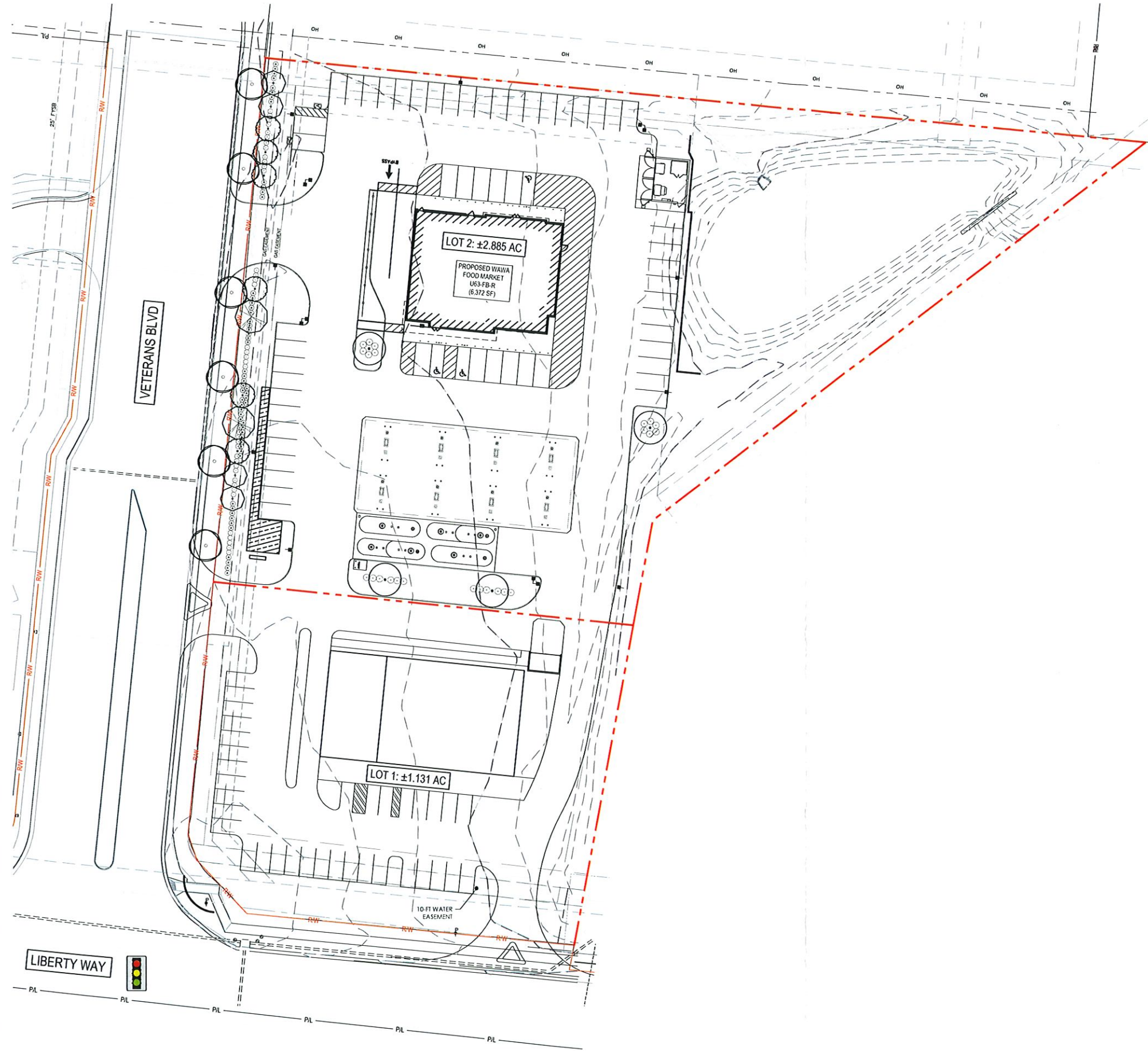
Revisions / Submissions

ID	Description	Date

Drawing Title:
PRELIMINARY DEVELOPMENT PLAN

W:\PROJECTS\Wawa\763986 Brandicorp West Chester OH\03-CIVIL\PLAN\LOT\PRELIMINARY DEVELOPMENT PLAN\763986_PDP.dwg - 5/16/2024 - Brian Wilkerson

W:\PROJECTS\Wawa\763986 Brndicorp West Chester OH\06-LA_PLAN_CD\763986-Planting Plan.dwg - 5/16/2024 - Pananeh Sabagh



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
BUFFERING AND SCREENING					
	2	CANOPY TREE C	7 GA.		ASS-OVN
	6	UNDERSTORY TREE A	7 GA.		ASS-OVN
	4	UNDERSTORY TREE B	7 GA.		ASS-OVN
INTERIOR PARKING LOT LANDSCAPING					
	4	CANOPY TREE A	7 GA.		ASS-OVN
STREET TREES					
	6	CANOPY TREE B	7 GA.		ASS-OVN
BUFFERING AND SCREENING					
	35	S-R, B	3 GA.	24" HT	3' OC
	25	S-R, B C	3 GA.	24" HT	3' OC
INTERIOR PARKING LOT LANDSCAPING					
	24	S-R, B A	3 GA.	24" HT	4' OC

LANDSCAPE REQUIREMENTS

STREET TREE
 VETERANS BLVD (260 8 LF, MINUS DRIVEWAY) (1 TREE PER 50 LF)
 REQUIRED CANOPY TREES: 6
 PROPOSED CANOPY TREES: 6

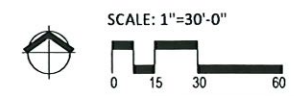
INTERIOR LANDSCAPE AREA
 PARKING AREA: 61,207.66 SF
 REQUIRED: 3,060,393 SF (5%)
 PROPOSED: 6,501,34 SF (10%)

INTERIOR PARKING LOT LANDSCAPING (1 TREE AND 6 SHRUBS PER EACH 15 PARKING SPACE - 59 PARKING SPACES)
 REQUIRED CANOPY TREES: 4
 PROPOSED CANOPY TREES: 24
 REQUIRED SHRUBS: 24
 PROPOSED SHRUBS: 24

SCREENING AND BUFFERING
 VETERANS BLVD (260 8 LF, MINUS DRIVEWAY) (1 TREE PER 25 LF) (1 SHRUB PER 3 LF)
 REQUIRED WIDTH: 10
 PROPOSED WIDTH: 10
 REQUIRED DECIDUOUS TREES: 12
 PROPOSED DECIDUOUS TREES: 12
 REQUIRED SHRUBS: 94
 PROPOSED SHRUBS: 94

LEGEND

	RW	RIGHT OF WAY LINE
		LOT LINE
		PROPERTY BOUNDARY LINE
		EASEMENT LINE
		SIGHT TRIANGLE LINE
		PROPOSED CONCRETE SIDEWALK OR DECK
	OPE	OVERHEAD POWER LINE
	STD	STORM DRAIN
	SAN	SANITARY SEWER
	W	WATER LINE
	G	GAS LINE
	UGT	UNDERGROUND TELEPHONE LINE
	UGE	UNDERGROUND ELECTRIC LINE
		EXISTING TREE CANOPY
		SOD LIMIT
	P&T	MAJOR EXISTING CONTOUR
	M&T	MINOR EXISTING CONTOUR
	700	MAJOR ENGINEERED CONTOUR
	702	MINOR ENGINEERED CONTOUR



CESO
 W.W. C.E.S.O. INC. COM

3051 Rte 94, Suite 100
 Wauwburg, OH 43082
 Phone 614 435 8544 Fax 614 258 4226



THIS INFORMATION IS FOR THE
 PROPOSED PROJECT ONLY. IT IS NOT FOR
 CONSTRUCTION. THE PROPOSED
 PLANTING IS SUBJECT TO APPROVAL BY THE
 TOWNSHIP OF WASHINGTON.

WAWA

WEST CHESTER TOWNSHIP, OH
 VETERANS BLVD AND LIBERTY WAY
 WEST CHESTER TOWNSHIP, OH 45069

Revisions / Submissions

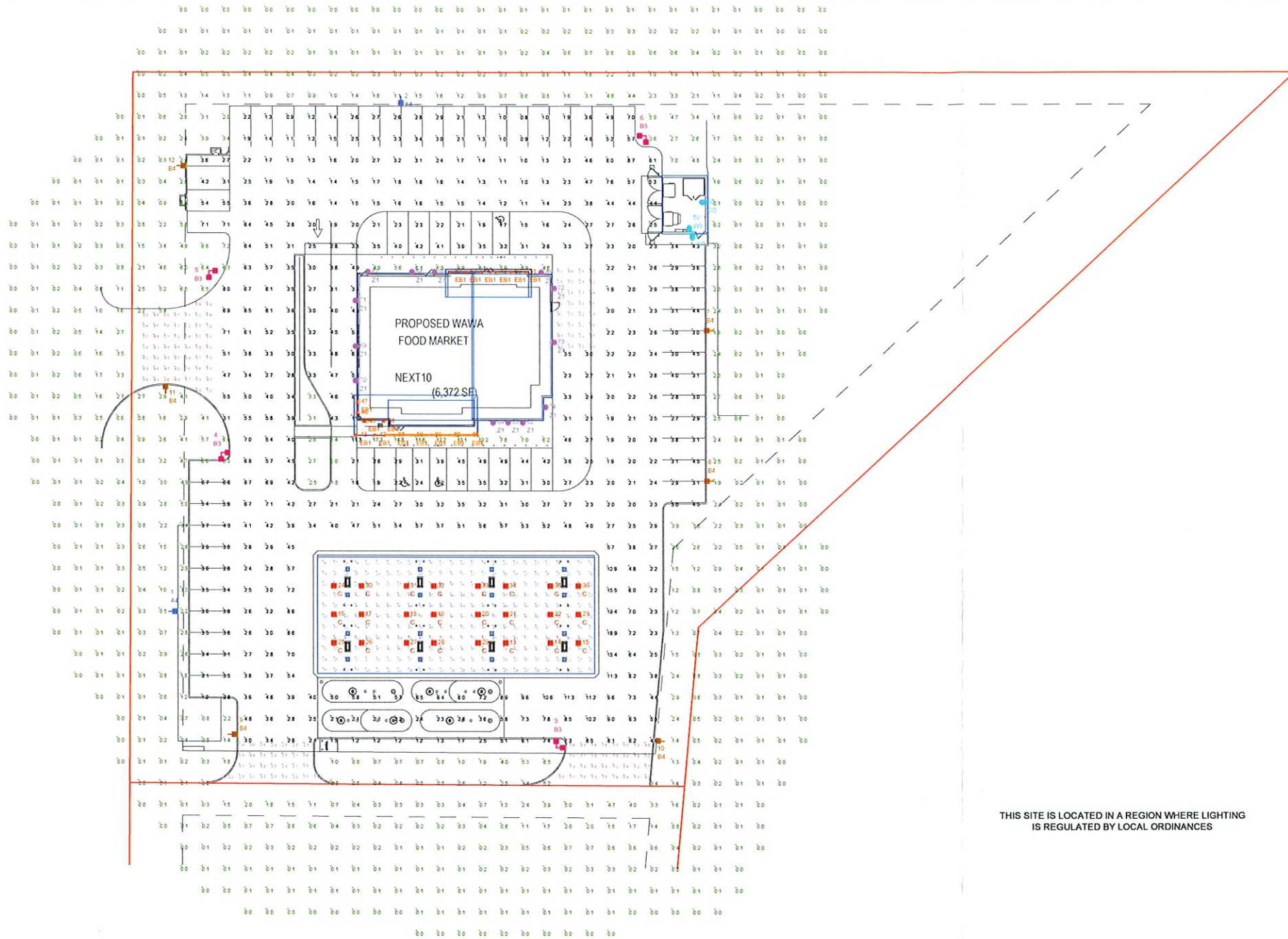
ID	Description	Date

© 2024 CESO, INC.

Project Number: 763986
 Scale: 1"=30'
 Drawn By: PS
 Checked By: EAB
 Date: 05/16/2024
 Issue: Client Review Set

Drawing Title:

CONCEPTUAL
 PLANTING PLAN



THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

NOTES:
- ALL AREA LIGHTS ON 20 FT. POLES MOUNTED ON 6 IN. CONCRETE BASES

LUMINAIRE LOCATION SUMMARY			LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.	LUM NO.	LABEL	MTG. HT.
1	A4	20.5	38	EB1	10.5
2	A4	20.5	39	EB1	10.5
3	B3	20.5	40	EB1	10.5
4	B3	20.5	41	EB1	10.5
5	B3	20.5	42	EB1	10.5
6	B3	20.5	43	EB1	10.5
7	B4	20.5	44	EB1	10.5
8	B4	20.5	45	EB1	10.5
9	B4	20.5	46	EB1	10.5
10	B4	20.5	47	EB1	10.5
11	B4	20.5	48	EB1	10.5
12	B4	20.5	49	EB1	10.5
13	C	17.11	50	EB1	10.5
14	C	17.11	51	EB1	10.5
15	C	17.11	52	EB1	10.5
16	C	19.32	53	EB1	10.5
17	C	19.32	54	EF1	12
18	C	19.32	55	EF1	12
19	C	19.32	56	EF1	12
20	C	19.32	57	EF1	12
21	C	19.32	58	EF1	12
22	C	19.32	59	W3	8
23	C	19.32	60	W3	8
24	C	21.53	61	W3	8
25	C	17.11	62	Z1	15
26	C	17.11	63	Z1	15
27	C	17.11	64	Z1	15
28	C	17.11	65	Z1	15
29	C	17.11	66	Z1	15
30	C	21.53	67	Z1	15
31	C	21.53	68	Z1	15
32	C	21.53	69	Z1	15
33	C	21.53	70	Z1	15
34	C	21.53	71	Z1	15
35	C	21.53	72	Z1	15
36	C	21.53	73	Z1	15
37	EB1	10.5	74	Z1	15

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	36.17	58	13	2.78	4.46
DELIVERY AREA	3.41	5.0	2.2	1.55	2.27
ENTRANCES & EXIT DRIVES	5.03	8.3	1.3	3.87	6.38
PARKING & INTERIOR DRIVE AISLES	3.80	19.4	0.8	4.75	24.25
UNDEFINED	0.97	17.3	0.0	N.A.	N.A.

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
[Symbol]	2	A4	SINGLE	8891	1.030	B1-U0-G2	134	268	CREE, INC.	ARE-EDG-3MB-DA-06-E-UL-XX-700-57K
[Symbol]	4	B3	2 @ 90 DEGREES	12678	1.030	B3-U0-G2	134	1072	Cree Inc.	ARE-EDG-4M-DA-06-E-UL-XX-700-57K
[Symbol]	6	B4	SINGLE	9549	1.030	B1-U0-G2	134	804	CREE, INC.	ARE-EDG-4MB-DA-06-E-UL-XX-700-57K
[Symbol]	24	C	SINGLE	13251	1.030	B3-U0-G1	134	3216	CREE, INC.	CAN-304-SL-RD-06-E-UL-XX-700-57K
[Symbol]	17	EB1	Single	1388	1.000	B1-U1-G0	19	323	WAC Lighting	WP-LED119-30
[Symbol]	5	EF1	SSL-4_1	992	1.000	B1-U1-G0	17.444	348.88	FC Lighting	CVLWET1.5-4-4K-80CRI-1040
[Symbol]	3	W3	SINGLE	1557	1.030	B0-U0-G1	25	75	CREE, INC.	SEC-EDG-3MB-WM-02-E-UL-XX-350-57K
[Symbol]	13	Z1	Single	3348	1.000	B1-U0-G1	25.4	330.2	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	ISC-SA1B-740-U-SL4-WH

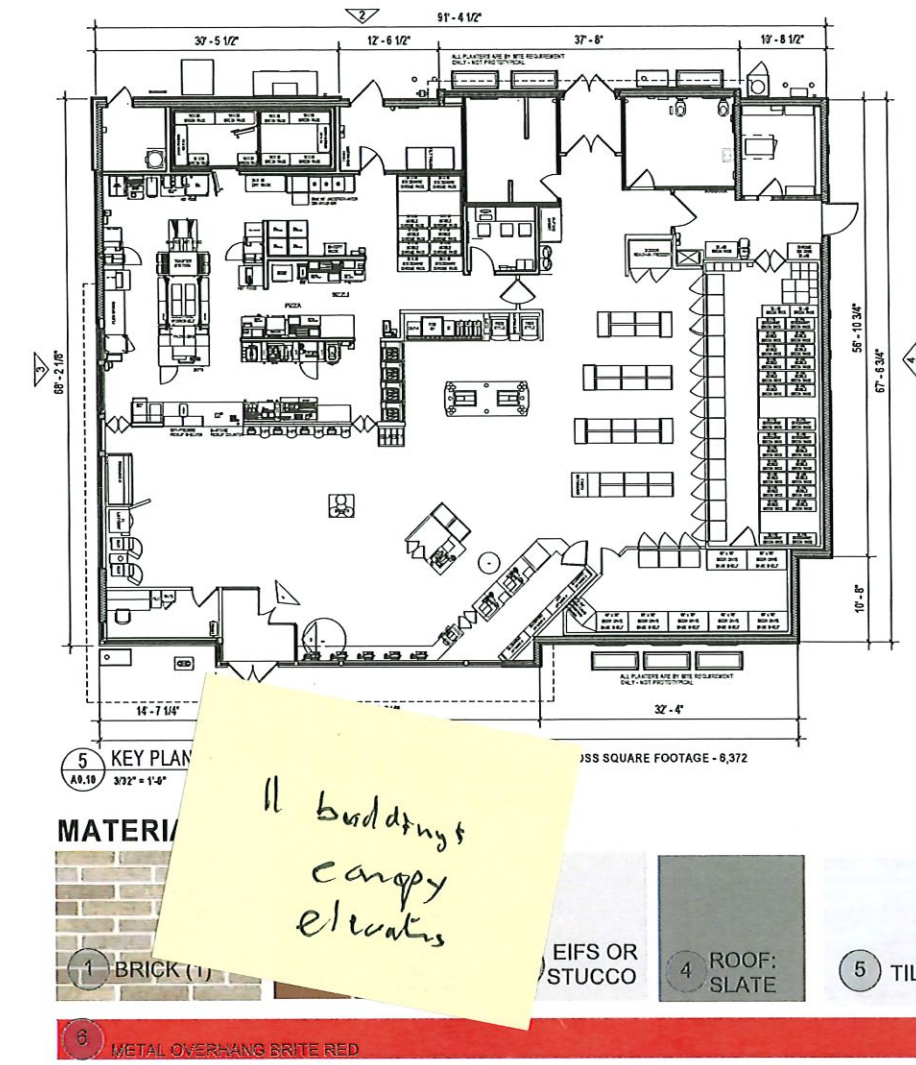
REV.	BY	DATE	DESCRIPTION

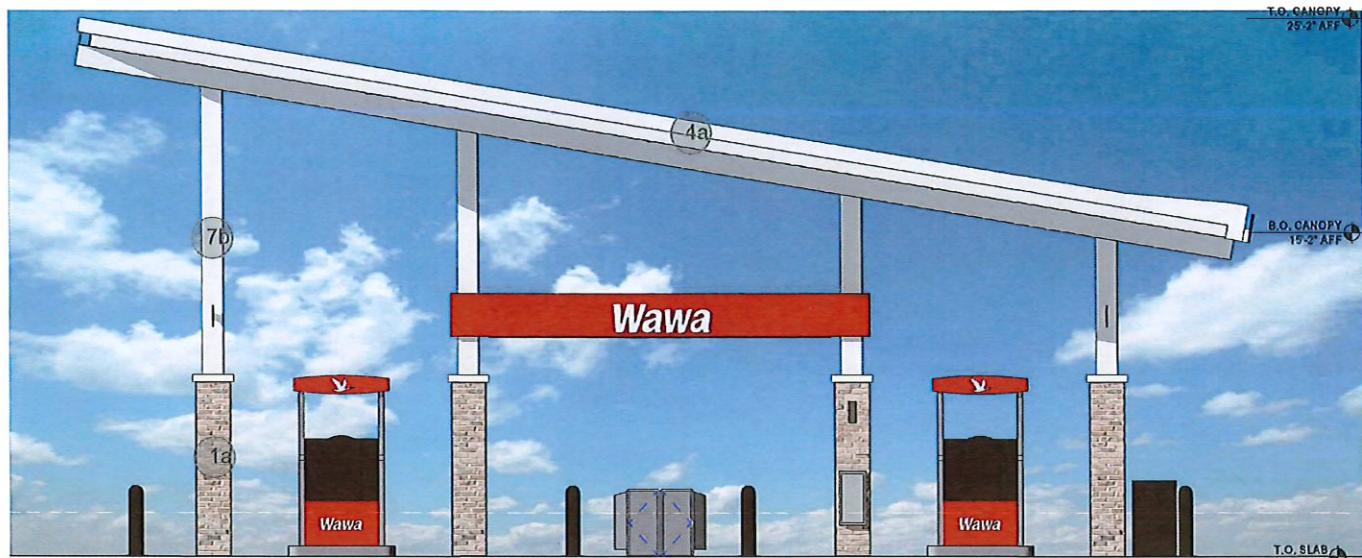
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SCALE: 1" = 30'
LAYOUT BY: FNW
DWG SIZE: D
DATE: 5/14/2024

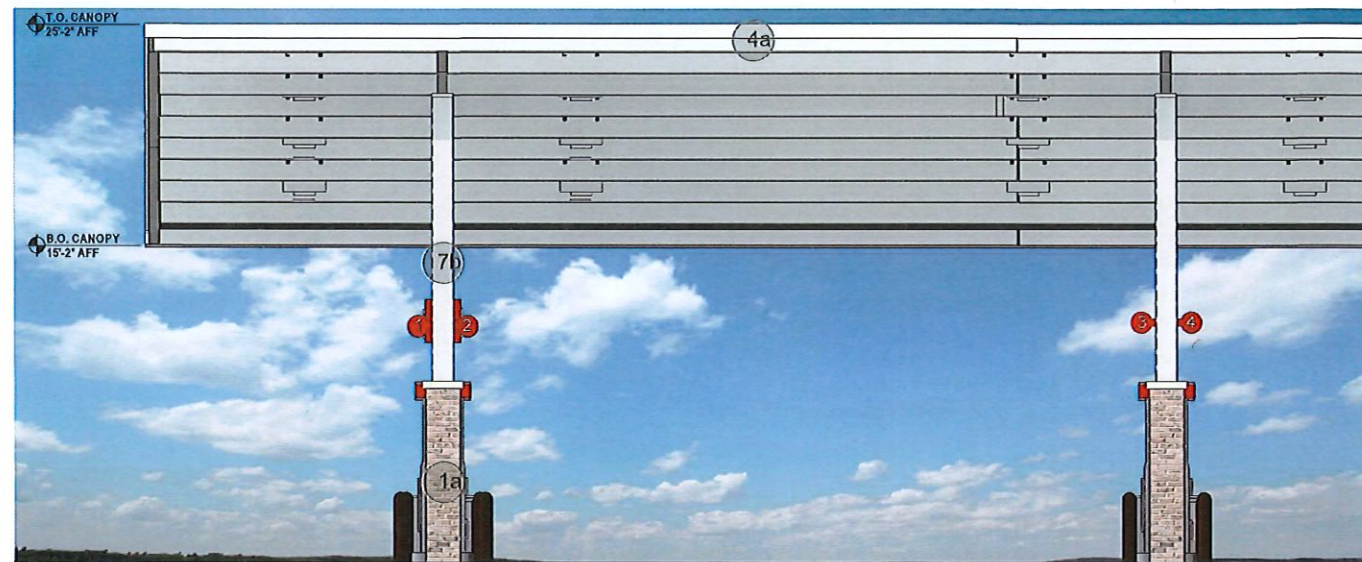
PROJECT NAME: WAWA WEST CHESTER, OH
DRAWING NUMBER: RL-9641-S1







③ FUEL CANOPY ELEVATION
1/4" = 1'-0"



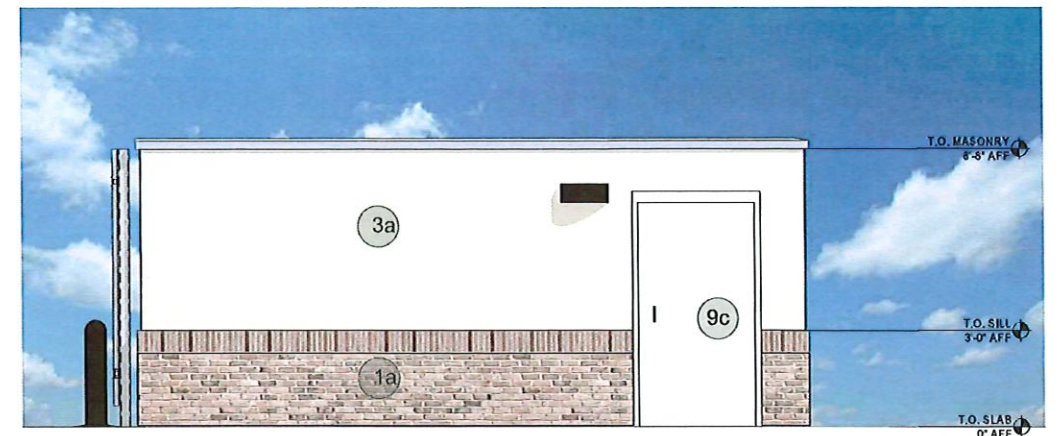
② FUEL CANOPY ELEVATION - LONG
1/4" = 1'-0"



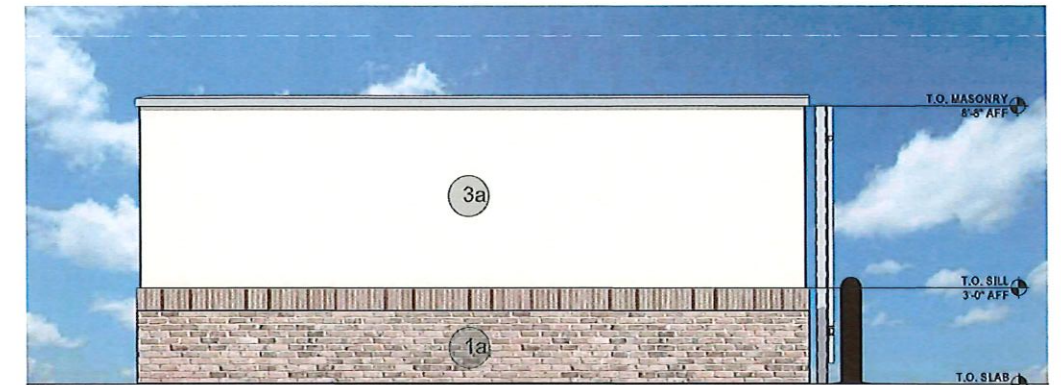
① FUEL CANOPY PERSPECTIVE

MATERIALS:

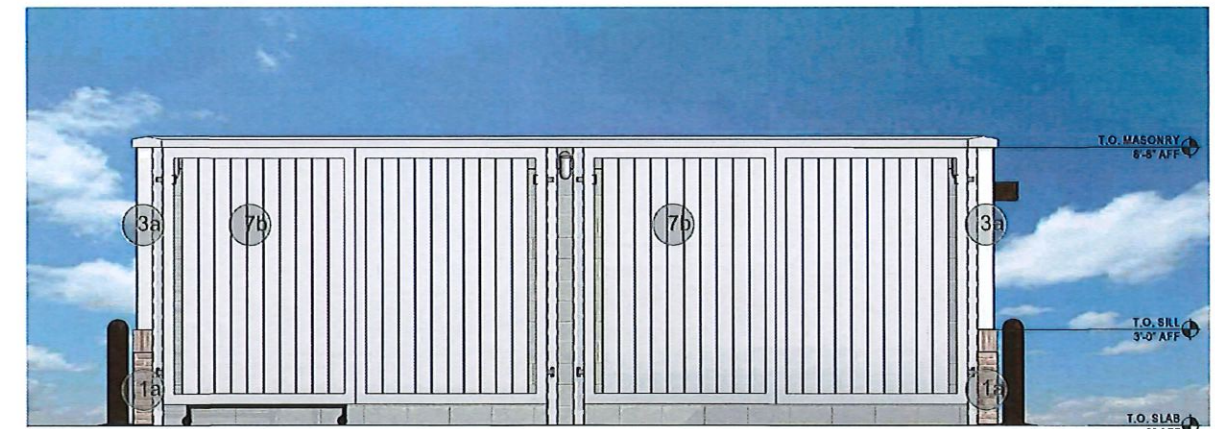
- 1a BRICK-1
- 7b METAL: WHITE
- 4a ROOF: TITANIUM
- 1a BRICK-1
- 3a EIFS OR STUCCO
- 9c PAINT: BRIGHT WHITE



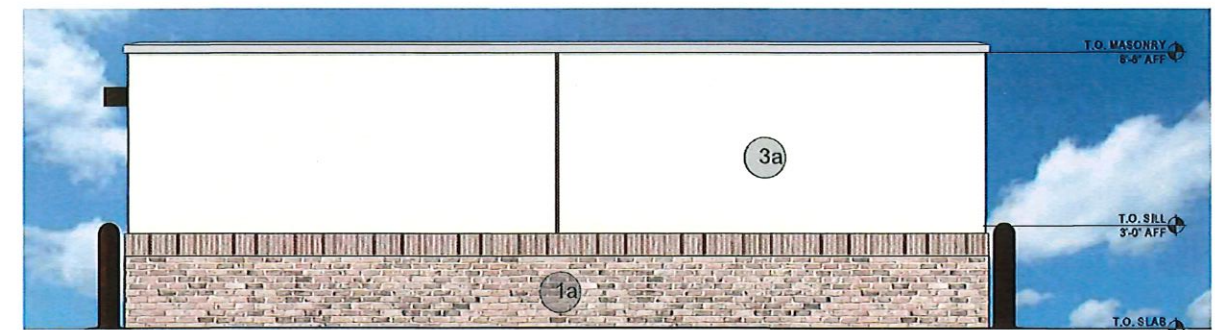
⑦ DUMPSTER SIDE ELEVATION
3/8" = 1'-0"



⑥ DUMPSTER SIDE ELEVATION
3/8" = 1'-0"



⑤ DUMPSTER FRONT ELEVATION
3/8" = 1'-0"



④ DUMPSTER REAR ELEVATION
3/8" = 1'-0"