

Public Hearing

The Town of Chester Council held a Public Hearing meeting on August 13, 2025, at 6:00 pm.

Members Present: Mayor James Dahlen, Council Persons, Sonja Dahlen, Rachel Ghekiere, Tina Neer and Jim Sivils

Members Absent: Scott Decker, Garrett Graff

Staff Present: Dave Ghekiere (Public Works Director)
Ashley Wickum (Clerk/Treasurer)

Guests: Chris Hayes- RPA
Sam J. Mandel- New Miami Colony
Peter J. Wipf- Twin Hills Colony
David J. Hofer – Midway Colony
Joseph J. Mandel – New Miami Colony
Joseph A. Wery- New Miami Colony

Pledge of Allegiance

1. Mayor James Dahlen called the Public Hearing for FY 2024-2025 Budget Amendment to order at 6:0 pm
2. New Business: Budget Amendment- Public Hearing Public Comment: None
3. Rachel Ghekiere made a motion to adjourn the meeting. Jim Sivils seconded the motion. The Public Hearing was adjourned at 6:02 pm.

Public Hearing

The Town of Chester Council held a Public Hearing meeting on August 13, 2025, at 6:03 pm.

Members Present: Mayor James Dahlen, Council Persons, Sonja Dahlen, Rachel Ghekiere, Tina Neer and Jim Sivils

Members Absent: Scott Decker, Garrett Graff

Staff Present: Dave Ghekiere (Public Works Director)
Ashley Wickum (Clerk/Treasurer)

Guests: Chris Hayes- RPA
Sam J. Mandel- New Miami Colony
Peter J. Wipf- Twin Hills Colony
David J. Hofer – Midway Colony
Joseph J. Mandel – New Miami Colony
Joseph A. Wery- New Miami Colony

1. Mayor James Dahlen called the Public Hearing for FY 2025-2026 Budget to order at 6:03 pm
2. New Business: FY26 Budget - Public Hearing: Clerk/Treasurer Ashley Wickum reviewed the FY26 Budget document.
3. Public Comment: None
4. Tina Neer made a motion to adjourn the meeting. Sonja Dahlen seconded the motion. The Public Hearing was adjourned at 6:07 pm.

Regular Meeting

The Town of Chester Council held the Regular Scheduled Council meeting on August 13, 2025, at 6:08 pm.

Members Present: Mayor James Dahlen Council Persons, Sonja Dahlen, Rachel Ghekiere, Tina Neer, Jim Sivils

Members Absent: Scott Decker, Garrett Graff

Staff Present: Dave Ghekiere (PWD)
Ashley Wickum (Clerk/Treasurer)

Guests: Chris Hayes- RPA
Sam J. Mandel- New Miami Colony
Peter J. Wipf- Twin Hills Colony
David J. Hofer – Midway Colony
Joseph J. Mandel – New Miami Colony
Joseph A. Wery- New Miami Colony

1. Mayor James Dahlen called the meeting to order at 6:08 pm
2. Mayor Dahlen moved agenda item 1 to the beginning of meeting.
 - Discussion- Liberty Colony: Waterline: Sam Mandel with New Miami Colony began the discussion. The Colony is following up on a discussion from about 4 years ago regarding the Town of Chester supplying water to the new Liberty Colony. It has now been decided that the location will be east of Chester on Powerline Road, about 6 miles, and then north on Beulow Road. The estimated water per day is 50,000 gallons, with a possibility for more if necessary. The Colony is planning to have chickens and hogs as well as 75-80 people. There will be approximately 100,000 gallons of storage set up at the Colony. There was discussion about the Town's ability to supply the requested amount of water with the current system. Mayor Dahlen updated everyone that the Town is currently not sure about what will happen with the North Central Reginal Water Authority. There is no definite answer to a buy in costs for the Town, the last amount given to the Town was 3.5 million with 600,000 gallons of water, this increased from \$900,000. Other towns do not have to pay for water they have requested but only what is being used, Ashley Wickum reported that in the last meeting the Authority addressed this, and it may change in the future and towns would be required to pay for all requested water. The Town will be meeting with the North Central Reginal Water Authority soon to discuss this further. PWD Dave Ghekiere stated that right now the town is making 300,000-350,000/ day and it is taking a long time to fill the towers. Discussion on the line size leaving town and the number of buildings and dwellings that will be at the Colony. The line would belong to the Colony from the point it leaves the town. The Colony would have to have it engineered and DEQ would need to be involved. There is the possibility that an additional chlorination system and booster would be needed, and this would be at the Colony's expense. The Colony understands all of this and has licensed water operators. Chris Hayes with RPA has a water model that can be used to help work out the specifics for if the Town can supply water to the Colony. If the Town takes on the Colony as a customor then the Town will want to

make sure they are requesting the correct amount of water from the North Central Regional Water Authority if they join. The Colony members left the meeting at 6:45. Discussion with Chris Hayes regarding setting up a EDU system for scenario. He can help the town develop it if the Town moves forward. Chris Hayes left the meeting at 7:15.

3. Tina Neer made a motion to accept the minutes of the Regular Council Meeting, July 9, 2025, Special Preliminary Budget Building, July 24, 2025, and Special Preliminary Budget Approval Meeting, July 24, 2025. Sonja Dahlen seconded the motion. Motion to approve the minutes passed with all voting ayes.
4. Claims were presented to the council for approval. Rachel Ghekiere made the motion to approve the claims submitted for payment. Ck # 21067-21095, electronic payment -99942-99943 & Payroll Advances Ck #21096. Tina Neer seconded the motion. Motion to approve claims passed with all voting ayes.
5. The council reviewed the additional adjustments and journal entries made in June and those made in July. Sonja Dahlen made the motion to approve the JV & Adjustments. Tina Neer seconded the motion. Motion passed with all voting ayes.
6. Public Comments: No public comment.
7. Sheriff's Office Report: will be provided to the council
8. New Business:
 - Approval- Resolution#1-2026 FY 24-25 Budget Amendment: Sonja Dahlen made the motion to approve Resolution#1-2026 FY 24-25 Budget Amendment as presented. Jim Sivils seconded the motion. Motion passed with all voting ayes.
 - Approval- Resolution #2-2026 Fixing Mills FY 2025-2026: Tina Neer made the motion to approve Resolution #2-2026 Fixing Mills FY 2025-2026. Rachel Ghekiere seconded the motion. Motion passed with all voting ayes.
 - Approval- Resolution #3-2026 Adopt FY 2025-2026 Final Budget: Rachel Ghekiere made the motion to approve Resolution #3-2026 Adopt FY 2025-2026 Final Budget as presented. Sonja Dahlen seconded the motion. Motion passed with all voting ayes.
 - Approval- Assessment Letters to Department of Revenue: Rachel Ghekiere made the motion to approve the Assessment Letters to the Department of Revenue. Sonja Dahlen seconded the motion. Motion passed with all voting ayes.
 - Approval- Letter adding delinquent water/sewer/garbage and mowing fees to taxes: Rachel Ghekiere made the motion to approve the Letter adding delinquent water/sewer/garbage and mowing fees to taxes. Sonja Dahlen seconded the motion. Motion passed with all voting ayes.
 - Approval- Resolution #4-2026 Canceling Election: Sonja Dahlen made the motion to approve Resolution #4-2026 Canceling the Election. Rachel Ghekiere seconded the motion. Motion passed with all voting ayes.
 - Approval- Engagement for year-end services: Craig Shepherd: Sonja Dahlen made the motion to approve the agreement with Craig Shepherd for assistance with the year-end services. Jim Sivils seconded the motion. Motion passed with all voting ayes.
 - Approval – Resolution #5-2026 Resolution of Participation in the Bear Paw Economic Development District for FY 2025-2026: Tina Neer made the motion to approve Resolution #5-2026 Resolution of Participation in the Bear Paw Economic Development District for FY 2025-2026. Sonja Dahlen seconded the motion. Motion passed with all voting ayes.

- Submitted by _____ Approved by _____
Clerk Mayor

Submitted by _____ Approved by _____
Clerk Mayor