

# 2024

## ANNUAL REPORT



# OUR COMMUNITY

**Liberty Township** is located in southwest Ohio's Butler County in the center of the fast-growing Cincinnati-Dayton metroplex. Liberty Township has become a very attractive community for residents while offering plenty of development opportunities for businesses. The Township provides great quality of life amenities, including excellent schools, superb access to healthcare, beautiful parks and trails and a variety of high-quality housing options.

Its location allows easy access to Cincinnati and Dayton which boast a wide variety of cultural events, museums, college and professional sports and more. Liberty Township's prime location along the I-75 Growth Corridor combined with its rural nature and charming character has made it a vibrant community that encourages involvement by residents and businesses in planning its future.



Founded In  
**1803**

**14,564**  
Housing Units

**28** Square  
Miles

**50%**  
Built Out with  
room to grow

**Family-Friendly  
Community**  
30% population age 18 & younger  
**37.6 Median Age**

1990 **9,200**  
2020 **44,000+**  
**Growing  
Population**

**\$145,626** Median  
Household Income

Data source: 2020 U.S. Census

# A MESSAGE FROM THE BOARD OF TRUSTEES

**As your elected officials, we are proud to serve you – the residents and businesses of Liberty Township. We're excited to present the 2024 Liberty Township Annual Report.**

As we reflect on 2024, we continue to be grateful to be part of such a caring, vibrant and collaborative community. Working together and leveraging resources is more important than ever as we build upon our strengths and manage the growth and development in our great community. And 2024 was another banner year!

Permit numbers continue to show solid growth in new single-family homes as well as residential home improvements which come in the form of decks, pools, sheds, fences and pergolas. Commercial growth is strong as the Township proudly welcomes new businesses to the area and enthusiastically promotes the \$365M expansion **Cincinnati Children's Hospital Medical Center** announced for its Liberty Campus.

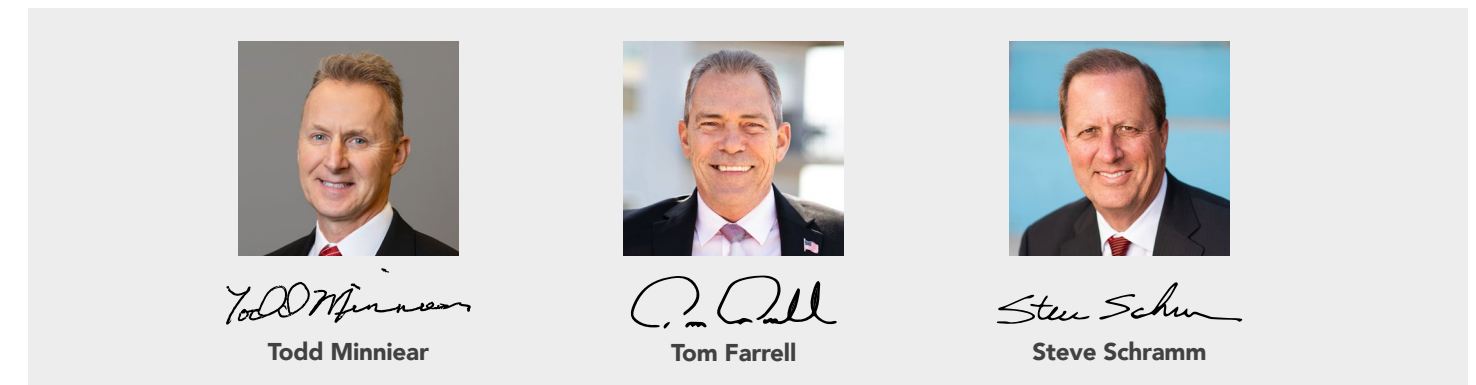
When we think of the importance of collaboration and the work we're able to accomplish through partnerships, the Township is very fortunate. We have many trusted and valuable community partners and stakeholder groups that support various projects and activities within our community. The **Millikin Interchange** project is an excellent example. In partnership with the Butler County Transportation Improvement District and the Butler County Commissioners, Liberty Township continues

to work towards solidifying our funding plan as the project enters the final design and right-of-way phases. You can read more about the positive momentum and State of Ohio support on the next page.

Also within this report we highlight a new playground that was added to Liberty Park to replace aging equipment as well as a new shared use path along Cincinnati Dayton road to improve pedestrian connectivity. Both projects were completed with generous grants from partner agencies - the **Butler County Commissioners** (playground) and the **Ohio Department of Transportation** (shared use path). In addition, collaborations with Liberty Center and the **Fitton Center for Creative Arts** have brought the arts to Township parks and a new space in the Liberty Center Foundry!

In our growing community, it is important to us to provide transparency, engagement, and a high level of customer service. Thank you again for entrusting us to make Liberty Township the best place to live, work, play and raise a family.

Sincerely,  
Your Liberty Township Trustees



## 2024 HIGHLIGHTS

The Township was excited to hold a ribbon cutting ceremony in October 2024 to commemorate the completion of the Cincinnati Dayton Road Shared Use Path. The half-mile long shared use path, on the west side of Cincinnati-Dayton Road between Hamilton-Mason Road and Yankee Road, has been four years in the making. The path closes a gap in the Township's sidewalk connectivity within the Central Business District and provides a much safer route for pedestrians. Liberty Township is grateful for the ODOT Safety Grant received to complete this project for the community.



## ADMINISTRATION

### Overview

Liberty Township operates as a Limited Home Rule form of government which is led by a three-person Board of Trustees and a Fiscal Officer who each serve a four-year term. They appoint a Township Administrator to manage the daily operations and lead Township staff.



### Momentum Builds for the Millikin Interchange

The year 2024 brought additional momentum and excitement for the Millikin Interchange project. More funding was secured, more positive news articles were featured and the project team released – for the first time ever – anticipated construction dates.

In June 2024, Liberty Township was awarded \$8.5 million from the State of Ohio's One-Time Strategic Community Investment Fund (OTSCIF) to support the project. A huge shoutout goes to Ohio Senator George Lang for his leadership in helping to secure this funding and for his ongoing efforts as a champion for the Millikin Interchange. This announcement became the springboard for a summer of positive press coverage for the project. Featured in the *Business Courier's* Growth in the Middle special news supplement, the Millikin Interchange was the front page cover story with the headline "The Land of Opportunity" which ran in both the Cincinnati and Dayton news markets.

At the Township's annual fall business breakfast, construction dates for Millikin were shared with attendees for the first time. Provided all project funding is received, construction is expected in 2028 and 2029. This means the right-of-way process will be underway in 2025 and 2026 with utility relocation planned for 2027.

## COMMUNITY EVENTS

### Overview

Liberty Township hosts six annual events designed specifically for the families and children in the community. The events take place throughout Liberty Township. The Township continues to partner with Liberty Center and area businesses to deliver events for the community. Thank you to the local businesses that graciously sponsor the Township's events by providing corporate dollars and in-kind donations. The community events would not be possible without the generous support from these businesses.



### Spot-A-Truck Continues to Grow

The event that saw significant growth in 2024 was Spot-A-Truck at Liberty Center. Held twice a year in collaboration with Liberty Center, Spot-A-Truck has evolved from a simple drive-through event during COVID to a true touch-a-truck experience involving both Liberty Township and Butler County partners. Last year, the Spot-A-Trucks featured vehicles from the Liberty Township Fire Department, Liberty Township Public Works Department, the Butler County Sheriff's Office, the Butler County Regional Transit Authority, Butler Tech, Kona Ice, MidPointe Library System, Premier Health CareFlight and Wayne's Garage & Towing. Liberty Center also supports the event by providing face painting, balloon artists, train rides and other forms of entertainment to add to the fun.



## 2024 HIGHLIGHTS

– 19 sponsors signed on to support the Township's community events in 2024.

### Platinum Sponsor



### Gold Sponsor

Fitton Center for Creative Arts,  
MidPointe Library System

### Silver Sponsors

Delhi Flower & Garden

### Bronze Sponsors

Bibibop Asian Grill,  
Buckner Martial Arts, Emery  
Federal Credit Union, Lakota  
Family YMCA, Mother Teresa  
Catholic Elementary School,  
Nothing Bundt Cakes,  
Urban Air Adventure Park

### Pewter Sponsors

American Standard Building  
Services, Boys & Girls Club  
of West Chester/Liberty,  
Butler County Regional Transit  
Authority, Butler County Soil  
& Water Conservation,  
Elite Nannies on Demand,  
Kona Ice, Live Well Chiropractic  
and Willow's Home & Gifts

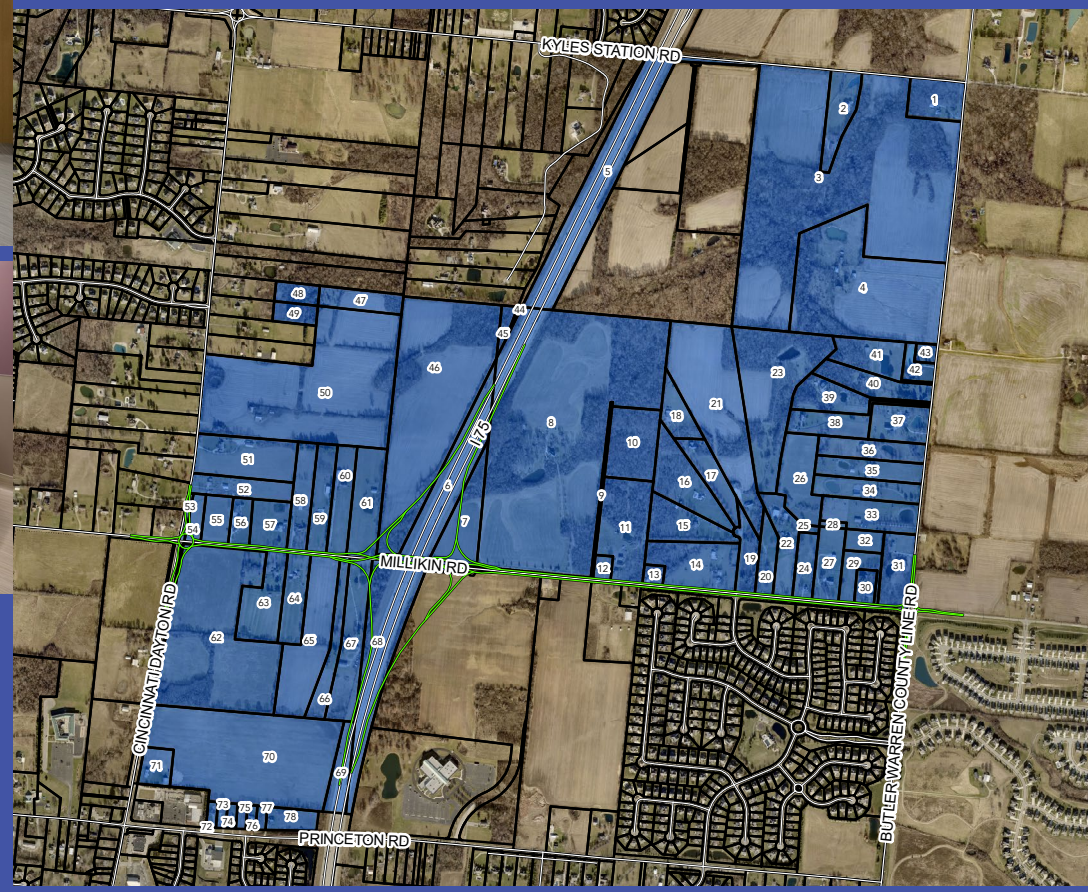
– The Township's annual holiday event, **Saturday with Santa**, found a new home in 2024. The popular event moved to Center Pointe Christian Church, allowing for more space for eventgoers to move about and enjoy the event experiences.

## PLANNING & ZONING

### Overview

The Planning & Zoning Department is responsible for utilizing the Liberty Township Zoning Resolution to guide new commercial and residential development as well as assist existing residents and businesses with improvements made to properties. They also work with two volunteer boards – the Zoning Commission and the Board of Zoning Appeals – when cases involve the rezoning of a property, a zoning appeal, variances or conditional uses. In addition, the department leads future planning efforts related to trails and connectivity in the community.

### Millikin Innovation District



A significant step was taken to support the Millikin Interchange project when the Millikin Innovation District (MID) was approved by the Liberty Township Board of Trustees in December. The MID is a new, 710-acre zoning district in the proposed interchange area that will promote jobs and commerce land uses. The new zoning district limits retail and restaurant support uses; includes increased design and buffering standards; and will be evaluated annually by the Township.

## 2024 HIGHLIGHTS

- The Christ Hospital Medical Center Liberty Township completed a nearly \$20 million expansion in September 2024. The 17,800 SF project expanded imaging services for cardiovascular care, oncology and women’s health.



**217** housing permits issued  
 (single family & multi-family)



**570** residential home improvement permits  
 (addition, remodel, deck, pool, shed, fence, etc.)



**117** commercial permits  
 (new commercial, tenant finish, signage, etc.)



**1,003** total permits issued in 2024



## ECONOMIC DEVELOPMENT

### Overview

Promoting the community’s assets and marketing development opportunities in the Township’s commercial corridors is one focus of the economic development department. Another key component is retaining the businesses currently in Liberty Township and helping to create an environment where they can grow and be successful. The overall goal is to grow the community’s commercial footprint in order to balance the community’s tax base. Marketing the Township is a top priority in order to leverage the great things happening and to create a sense of place for the businesses and residents of Liberty Township.

### Ford’s Garage Opens at Liberty Center



Liberty Township welcomed a new neighborhood burger joint at Liberty Center when Ford’s Garage opened their doors in June. The Liberty Township location is the second Ford’s Garage in Ohio and features a one-of-a-kind 1920s service station-inspired dining room decked out in Ford vehicles and memorabilia. The restaurant also boasts a large outdoor patio where visitors can enjoy their meals, listen to a concert and enjoy the bustling atmosphere of Liberty Center.

## 2024 HIGHLIGHTS

- Liberty Center added a unique tenant to the mix when the Fitton Center for Creative Arts opened a satellite location at the property in July 2024. Fitton at the Foundry, located on the second floor of the Foundry Building, offers a variety of art classes for aspiring artists of all ages.
- Two notable construction projects that began in 2023 and really made progress in 2024 were the MidPointe Library System’s new Liberty branch and Liberty Collective.
- The new 21,000 SF MidPointe Library will hold more than 35,000 materials, include numerous meeting spaces including a community room and have a drive-up book return & “hold lockers” available. The Liberty location opens in June 2025.
- Located on Wyandot Lane in front of Lakota East High School, Liberty Collective will be a dining and entertainment hub in Liberty Township boasting 10,400 SF of interior space and 18,000 SF of exterior space.

**22** New Business Openings/Expansions



**6** New Construction Projects



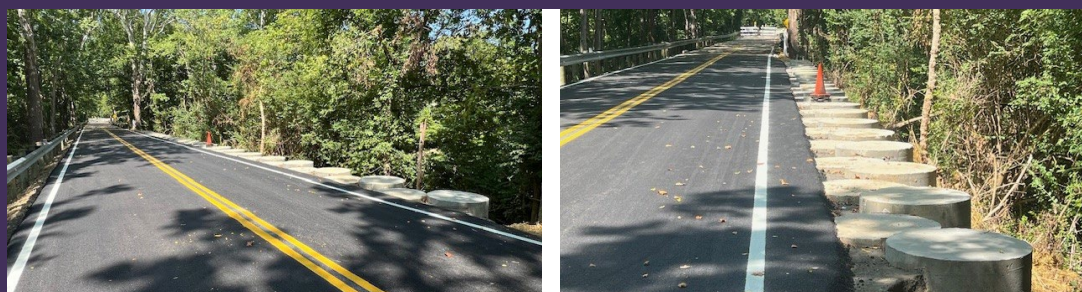
## ROADS & CEMETERY

### Overview

The Liberty Township Public Works Department handles the daily operations and maintenance of roads, parks and cemeteries in Liberty Township. With 158 lane miles to maintain, the department is kept busy. The roads in Liberty Township are maintained by both the Township, and in some cases, partner agencies Butler County Engineer's Office (BCEO) and Ohio Department of Transportation (ODOT).

### Roads maintained by Liberty Township

- Bethany Road
- Cox Road (*Liberty Way to the north dead end*)
- Hamilton-Mason/Liberty Way (*between Mauds Hughes and Cox Roads*)
- Hankins Road (*between Mauds Hughes and Yankee Roads*)
- Kyles Station Road (*between Cincinnati-Dayton and Butler Warren Roads*)
- Lesourdsville-West Chester Road
- Mauds Hughes Road
- Millikin Road (*between Butler Warren and Cincinnati-Dayton Roads*)
- Princeton Road (*between Cincinnati-Dayton and Butler Warren Roads*)
- Van Gorden Road
- Veterans Boulevard (*Liberty Way to the State Route 129 entrance roundabout*)
- Yankee Road (*between Cincinnati-Dayton Road and Liberty One Drive*)
- All subdivision streets (*non-private*)



### Mauds Hughes Road Slip Repair

Early in 2024, a road slip occurred on a small section of Mauds Hughes Road, which is maintained by Liberty Township. Due to the slip, the road was closed for approximately 10 weeks to make necessary repairs. The Butler County Engineer's Office (BCEO), in partnership with Liberty Township, submitted a grant application to the Ohio Public Works Commission for emergency project funding. The Township and the BCEO were awarded \$406,987 toward the road repair project. Repairs were completed and the road was reopened to traffic in August. Many thanks to BCEO for their assistance and support on this important infrastructure repair.

## PAVING 101

- Routine paving and roadway maintenance remains a top priority. As asphalt prices continue to increase, the Township prioritizes roads to be paved each year. Streets are evaluated annually using a scoring scale based on the pavement conditions. Roads are scored by two separate reviewers to obtain an average score. The higher the rating, the greater the pavement distress. A few different materials are used to repair Township streets:
- Crack Sealing is used for roads showing signs of minor pavement distress. This application extends the life for pavement surfaces that are 3-5 years from a total resurfacing.
- Black Mat Paving/Micro Surfacing is also used for streets showing minor levels of distress. Black mat restores surfaces without the need to mill existing surfaces.
- Standard Overlay Resurfacing is considered when a street scores high which indicates excessive distress. Overlay paving consists of milling the existing pavement to allow for the new pavement to match existing curb.

Paving standards are based on an 18-20 year life, however many factors play a part in the breakdown of pavement life including traffic volume, traffic type and climate conditions.

**158** lane miles maintained  
**\$1.6M** spent on paving  
7.4 road miles in 2024

## PARKS & RECREATION

### Overview

Liberty Township is proud of its 13 parks which offer bike paths, hiking trails, fishing, playgrounds and shelters available for rental. With more than 332 acres to maintain, spring time equals mowing time for many parks personnel. With boundless playgrounds and fishing ponds combined with the walking/hiking trails, the Township parks are active spaces when the weather is warm. The Township's Parks Committee works to maximize the community's usage of the parks and promote the activities and programs hosted within them.



### Liberty Park New Playground Installation

Liberty Park, located behind the Lakota Family YMCA, unveiled a brand-new playground in September 2024. The 25+ year-old playground was beginning to show wear and tear from frequent use. After researching funding options for new equipment, the Township was able to secure a \$150,000 grant as part of the Phase II ARPA funding from Butler County. The new equipment adds a fresh, new boundless playground option at the park, while also staying true to the original equipment by salvaging the community favorite stegosaurus.

### Explore Our Parks

- **Allen Park**  
5440 Joanne Drive
- **Cherokee Park**  
4616 Watoga Drive
- **Dudley Memorial Park**  
5700 Yankee Road
- **Dudley Woods Park**  
5591 Hankins Road
- **Fort Liberty Playland**  
6845 Van Gorden Road
- **Liberty Park**  
6757 Yankee Road
- **Mauds Hughes Incline**  
6791 Mauds Hughes Road
- **Reserves Park**  
5119 Grandin Ridge Drive
- **Turnbridge Park**  
5889 Laurel Run Drive
- **Wetlands Park East**  
6950 Lesourdsville West Chester Road
- **Wetlands Park West**  
6906 Van Gorden Road
- **Wilhelmina Park**  
6630 Woodsedge Drive

## 2024 HIGHLIGHTS

- In summer 2024, the original Dudley Memorial shelter was taken down due to severe wind and structural damage. In preparation for the construction of a new picnic shelter near the existing playground, a new concrete pad was installed. The new shelter is complete and now open.
- The Township's Parks Committee hosted a star gazing event at Dudley Memorial Park for the first time in October 2024. The committee partnered with the Cincinnati Astronomical Society on an evening-long tour of the night sky where visitors were able to use professional telescopes in order to view both Venus and Saturn.



**13 Parks**  
**332 Acres** parkland maintained

## 2024 HIGHLIGHTS

– The LTFD promoted Christopher Oakes to the position of Battalion Chief. His primary focus within the department includes EMS and training responsibilities such as: medical director department liaison, grant submission, fire and EMS department training curriculum, mentorship of current and future instructors, State of Ohio renewals for continuing education and so much more. BC Oakes is an 18-year veteran of the LTFD and is excited to be a part of the department's command staff.



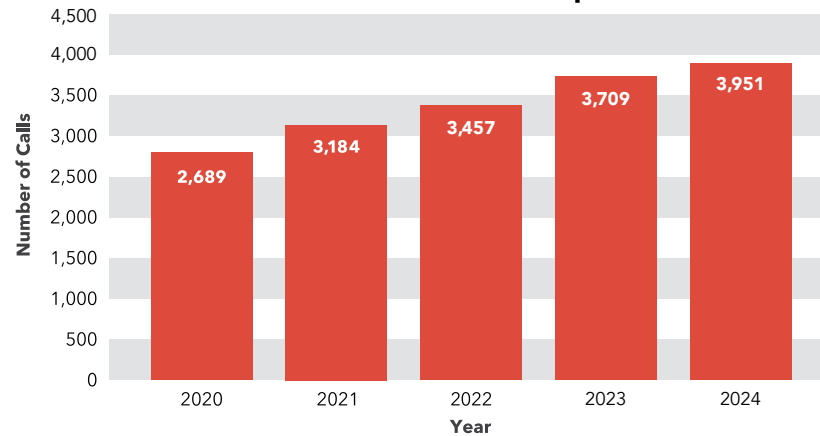
The LTFD plays an important role in all Township events, especially Community First Aid Day. The bystander CPR-focused Community First Aid Day returned to the Township events line-up in June 2024. The LTFD taught bystander CPR to approximately 300 individuals during the event and was also supported by eight community partner booths who provided additional health & wellness activities and information to visitors.

## FIRE DEPARTMENT

### Overview

The Liberty Township Fire Department (LTFD) is a combination department consisting of full-time and part-time firefighters and EMS providers. With three fire stations and just over 3,900 calls for service in 2024, Chief Klussman and his team are dedicated to providing rapid responses to fires, vehicular accidents and medical emergencies. They also pride themselves in their role as public servants to provide educational and prevention-focused activities that aim to handle an emergency before it happens.

Annual Call Data Comparison



### LTFD Honors Members at Annual Ceremony

The LTFD held its 2nd Annual Awards and Recognition in May 2024 at Niederman Family Farm. The event provides the LTFD with the opportunity to recognize members for exemplary service on specific emergency calls over the past year.

Highlights of the ceremony included:

- **Meritorious Service Award:** Firefighter Adam Shappelle
- **Firefighter Cross:** Battalion Chief Jason Knollman
- **Firefighter of the Year:** Firefighter Bill DeVore
- **Officer of the Year:** Assistant Fire Chief Dave Greve

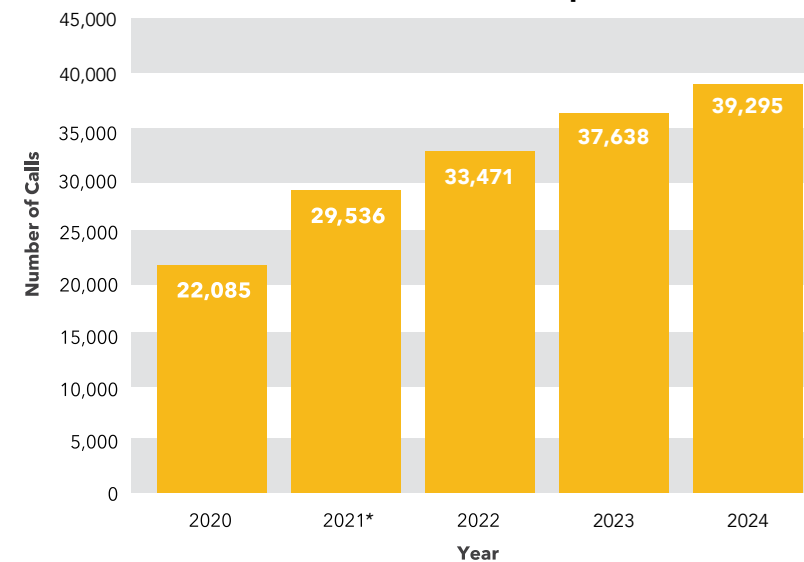


## LIBERTY POLICE SUBSTATION

### Overview

Police services in Liberty Township are provided by the Butler County Sheriff's Office (BCSO). There are 30 officers permanently assigned to the Liberty Township Substation providing 24/7 coverage. By contracting with the BCSO the Township is able to provide excellent public safety services at an affordable cost to the community.

Annual Call Data Comparison



\*Increase in call volume due to changes in reporting methodology

### New Five-Year Contract in Place

The year started with the community approving the police levy renewal and increase which was on the ballot in March. Following voter approval of the levy, work turned toward negotiating the next four-year contract with the Butler County Sheriff's Office (BCSO) to provide police services to Liberty Township residents and businesses. The new contract will maintain current staffing and services. It's anticipated a new detective position will be added due to increased case volume. Both the Township and BCSO are committed to monitoring the growth and needs of the community to ensure proper support and coverage.



## 2024 HIGHLIGHTS

– The BCSO participated in National Drug Take Back Day, in both April and October 2024, and the Liberty Township Administration Building served as the drop-off location. National Drug Take Back Day offers a safe and free opportunity for communities nationwide to dispose of old medications discreetly. The BCSO saw a total of 56 lbs. of old medications collected between the two dates.

– In November, BCSO led the Lights Up holiday parade through the streets of Liberty Center where the community anxiously awaited Santa's arrival.



## 30 Officers Assigned to Liberty Township

- 1 Lieutenant
- 6 Sergeants
- 3 Detectives
- 20 Deputies

## MESSAGE FROM THE FISCAL OFFICER

Transparency is a value shared by all of us at the Township, particularly as it relates to our finances. We maintain current information on the Township’s website with regards to our budget, and our Township’s online checkbook is always available for our constituents to review. Our team consistently earns the Ohio’s Auditor of State award. This means the Township has received “clean” audits, meaning there were no findings for recovery.

The finance team maintains a five-year budget in order to forecast and address challenges. This allows us to routinely assess the financial situation of the Township. In addition, we maintain a Capital Improvement Plan which provides a five-year look at significant purchases. All of this validates the excellent work of our finance team. I’m proud of our team’s continued dedication to serving our community and maintaining excellent financial records.

*Pamela Quinlisk*

**Pamela Quinlisk**  
Liberty Township Fiscal Officer



# FINANCE DEPARTMENT

### Overview

Liberty Township’s main source of revenue is property tax, which includes both inside (non-voted) and outside (voted) millage. The Township receives limited funding from the State of Ohio such as Local Government Funds, Gas Tax, Motor Vehicle Tax and Permissive Motor Vehicle Tax.

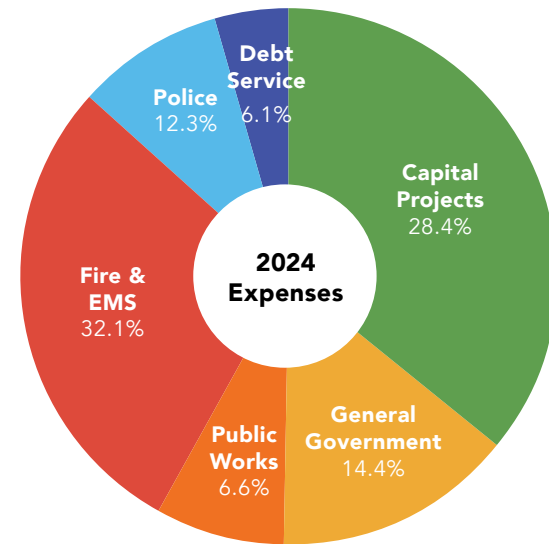
The Township receives outside millage, which are voted levies approved by the residents of the community. A levy is typically for either a 5-year term or a continuous (ongoing) period. Two things to understand as it relates to levies:

- Property value increases produced by the County Auditor’s reappraisal will not increase the amount existing voted levies collect.
- Property value increases produced by new construction will increase the amount existing levies collect.

In a growing community like Liberty Township, the value and revenue growth from new construction alone is often not enough to keep up with the service demand. Therefore, the Township periodically needs to ask voters for additional money to support the community’s growth and need for additional services.

The Township has the following levies in place supporting our safety services:

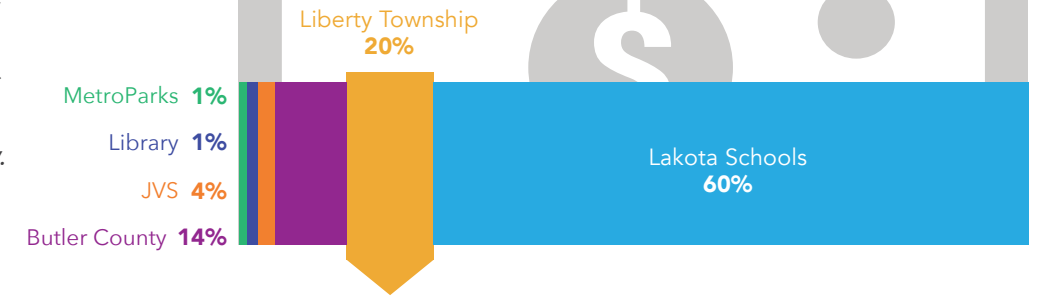
- Fire & EMS
  - Continuing 3.0 mil levy (approved Nov. 1999)
  - Continuing 4.0 mil levy (approved Nov. 2010)
  - Continuing 3.5 mil levy (approved Nov. 2017)
- Police
  - Continuing 3.3 mil levy (approved March 2024)



When it comes to spending, the Township is required annually to certify funds to the County Auditor to ensure a balanced budget. The Township has several operating, debt and capital funds; however all but one of those funds (the General Fund) are restricted. A restricted fund may only be used for the designated purpose and nothing more.

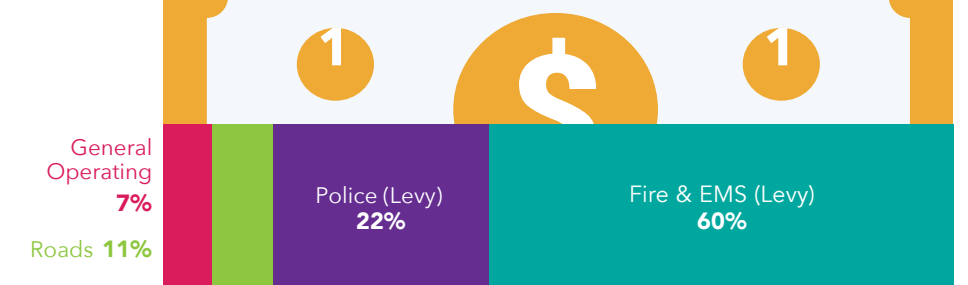
### Where do your property taxes go?

For every \$1.00 paid in property taxes, Liberty Township receives an estimated \$0.20. See graphic to the right which illustrates where property taxes go locally.

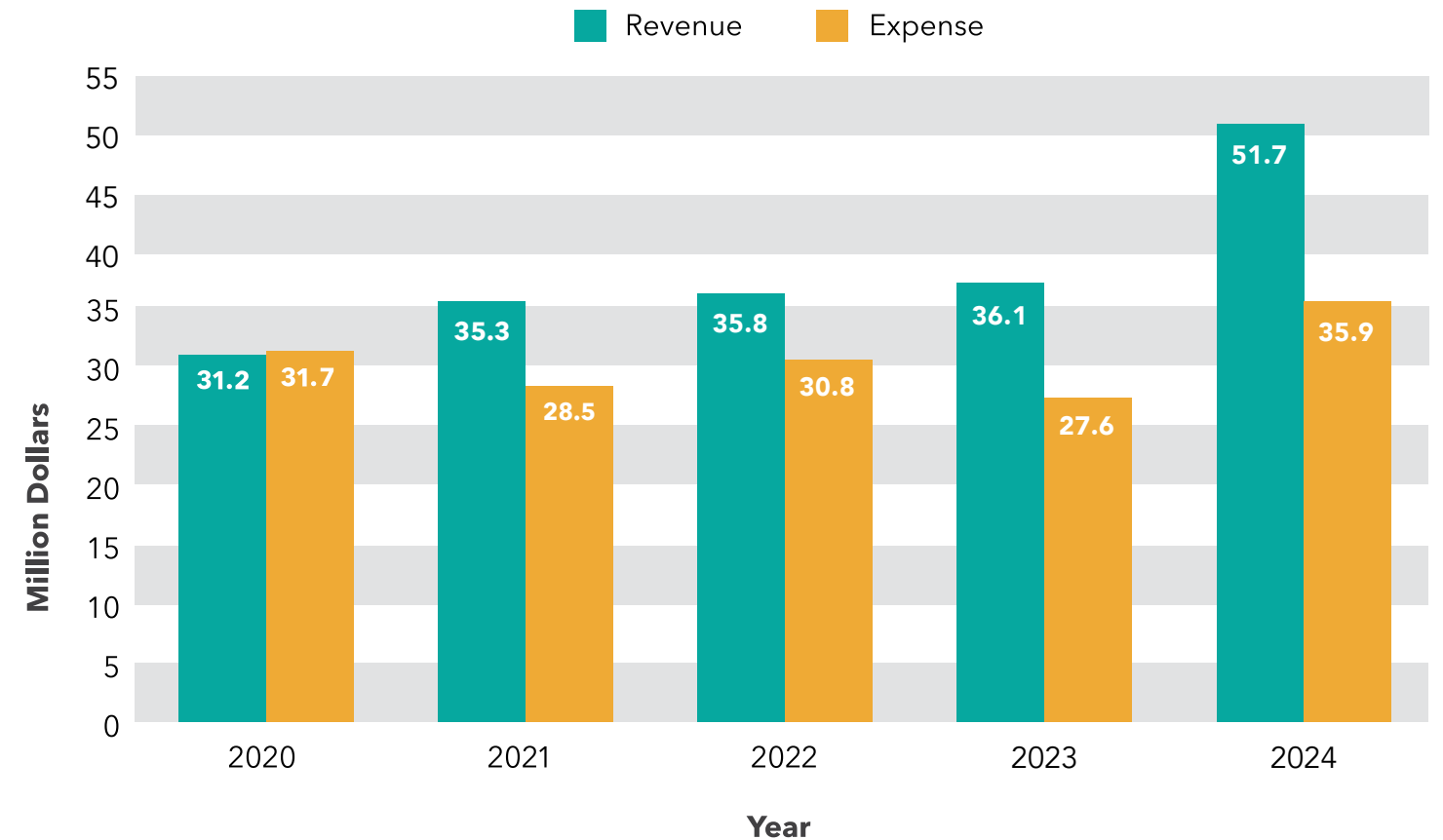


### Where do your property taxes go within Liberty Township?

For every \$1.00 paid in property taxes to Liberty Township, the dollars support the various functions of the community.



### 2020 – 2024 Annual Comparison



## THANK YOU VOLUNTEERS

Liberty Township has always been supported by a dedicated group of volunteers who assist the Township and support this community in a variety of ways.

We're grateful for the work of those listed to the right plus many others who support our community events, help with trails planning and more.

If you are interested in getting more involved with Liberty Township or giving back to your community in other ways, please connect with the Township via social media or sign-up for our email list so you will be aware of when volunteer opportunities are posted. Thank you!



Board of Zoning Appeals Members

## VOLUNTEER BOARDS

Thank you to the volunteers who served on the respective boards and committees in 2024. We appreciate your time and dedication to Liberty Township.

### Board of Zoning Appeals

- Andrew Schweier | Chair
- Chuck Springmyer | Vice Chair
- Tom Capuano
- Adelaide Kern Leitzel
- Warren Curry Jr.
- Richard McKinney | Alternate
- Brienne Fey | Alternate

### Zoning Commission

- James Dobrozsi | Chair
- Wayne Bradshaw | Vice-Chair
- Mike Stater
- Michael Ward
- Brian Uhl | Alternate
- John Lupidi | Alternate
- Tom Hasselback

### Parks Committee

- Nick D'Angelo | President
- Bill Walker | Vice President
- Mary Villarreal | Secretary
- Paul Dittman | Treasurer
- Laurie Ballenger
- Ted Sitchanoff
- Dave Lintner

### JEDD Board

- Lee Geiger | Chair
- Rena Pitney | Middletown and Mason Representative
- Janis Chiarenzelli | Employee Representative
- Louis Dissel | Business Owner Representative
- Jim Hartman | Liberty Township Representative

## YEARS OF SERVICE RECOGNITION

Congratulations to the following Liberty Township team members for reaching Years of Service milestones in 2024. We value the great team we have and appreciate the hard work that goes into serving the residents and businesses of Liberty Township. Thank you for your service and dedication to our community.

### 5 Years of Service

- Dominic Bruno | Fire Department
- Nicholas Duffy | Fire Department
- David Greve | Fire Department
- Cody Helmuth | Fire Department
- Austin Phillips | Fire Department

### 15 Years of Service

- Jerry Sebald | Public Works

### 25 Years of Service

- Rick Plummer | Public Works

### 25+ Years of Service

- Dale Chalk | Administration
- Dennis Dick | Fire Department
- Todd Ferber | Public Works
- John King | Fire Department
- David Messerschmidt | Fire Department

### 10 Years of Service

- Bryon Baumann | Fire Department
- Bryan Behrmann | Administration
- Justin Fields | Fire Department
- Shane Trickey | Fire Department



[liberty-township.com](http://liberty-township.com)  
(513) 759-7500

### Follow Us!

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- @LibertyTwpOH

**Liberty Township Administration Building and Police Substation**  
5021 Winners Circle Drive  
Liberty Township, OH 45011

**Liberty Township Public Works**  
6959 Yankee Road  
Liberty Township, OH 45044

**Liberty Township Fire Headquarters #113**  
6682 Princeton-Glendale Road  
Liberty Township, OH 45011

**Liberty Township Fire Station #111**  
5170 Princeton-Glendale Road  
Liberty Township, OH 45011

**Liberty Township Fire Station #112**  
7655 Princeton Road  
Liberty Township, OH 45044

## HELPFUL LINKS

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Thank you for reviewing the 2024 Liberty Township Annual Report. Below are helpful links to get more information on topics shared throughout the report. Please visit our website and follow our social media pages too. If you have additional questions or want to share general feedback, please contact us!

### Stay Connected with Your Township!

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Liberty Township sends monthly emails, construction updates, community event info and quarterly economic development news... [sign up](#) and choose the topics that most interest you!

### Join us for our Community Events!

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Check out the schedule of the Township's [Community Events](#)—including event volunteer opportunities! And consider being a [sponsor](#) of Liberty Township's community events.

### Priority Project for the Future

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Read more about the proposed [Millikin Way Interchange](#)

### Enjoy the Outdoors

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Explore your [Township Parks](#) and [rent a park shelter](#) for your next family celebration!

### Community Demographics

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View the [2020 U.S. Census](#) figures for Liberty Township

### Transparency and Township Finances

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View the [Liberty Township Online Checkbook](#)

Follow Liberty Township

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