

**RECORD OF PROCEEDINGS
REGULAR TRUSTEE MEETING HELD APRIL 12, 2022**

The Fairfield Township Trustees held a Regular Trustee Meeting Tuesday, April 12, 2022, at the Administration Building, 6032 Morris Road, Fairfield Township, OH 45011, for conducting Township business. Meeting was called to order by Mrs. Hartkemeyer 7:00 PM.

Motion made by Mrs. Hartkemeyer, second by Mr. McAbee to make Noelle Sizemore Clerk Pro Tem.
All in favor

ROLL CALL

Trustee Chairperson, Shannon Hartkemeyer	Present
Trustee Vice Chairperson, Michael Berding	Present
Trustee, Joe McAbee	Present

INVOCATION: Pastor Cecil Day, Lighthouse Church

PLEDGE OF ALLEGIANCE

PRESENTATIONS

- ***JEDD Hearing – Seward Road Improvements***

Called to Order by Mrs. Hartkemeyer.

Joint Economic Development District Contract is being considered in accordance with Sections 715.72 to 715.81 of the Ohio Revised Code for the mutual benefit of the residents of Fairfield Township and the City of Fairfield. In accordance with the above described Sections of the Ohio Revised Code the proposed contract along with a description of the area to be included in the district, a map of the area to be included in the district, and an economic development plan for the district have been available for public inspection in the office of the Fiscal Officer of Fairfield Township for 30 days prior to the public hearing and the public hearing took place on April 12, 2022 immediately prior to this Board of Trustees meeting.

Presentation by Mr. Ken Geis

- First JEDD was created in 2009
- Determined inactive in 2017
- City of Fairfield approved development agreement on April 11, 2022 by ordinance

JEDD Board

- Three Members
 - One from the Township
 - One from the City
 - One from the majority of the other two members
- Immediate Impact

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- Al Neyer RE LLC & Fairfield Logistics II LLC (Zoning Approved)
 - 83.655 Acres
 - Series of buildings; maybe three (two guaranteed). 1 +/- million square feet of new space (812,000 square feet certain)
 - Flex buildings (office and warehouse facility)
 - Real property values estimated at more than \$50 million
 - Butler County involvement for utilities
 - Seward Road improvements
 - Port Authority debt
 - Cooperative Funding
 - Fairfield Township
 - City of Fairfield
 - Al Neyer RE LLC & Fairfield Logistics II LLC
- Long Term
 - Al Neyer RE LLC & Fairfield Logistics II LLC
 - Warehouse/Distribution center/light industrial
 - Minimum service revenue
 - \$.234 per square foot with at least 812,000 of building certain
 - \$190,000 +/- annual revenue (75% of Net to Township)
 - \$50 Million +/- investment
- Additional Long-Term Impact
 - State of the art industrial park for the area
 - Cooperative partnership with the City of Fairfield for the JEDD (includes no annexation clause except for areas identified)
 - Site ready improvements to road
 - Sustained revenue for Fairfield Township

Mr. Berding - I think this will be great for our community and great for Fairfield Township. I'm in favor of this project and in favor of this JEDD.

Mrs. Hartkemeyer - The thing I like about this development is that it does align with one of our Township goals of using economic development to help offset our cost. With that revenue that will be generated I think that is a very good thing to help prolong the levy. This along with some of the other development on Gilmore Road has been a very good economic development for the Township. I think this looks like another good win for Fairfield Township.

Mr. McAbee – As far as the details this is guaranteed \$190K?

Mr. Geis - That is a minimum service payment based upon the square footage based upon if Neyer completes those two buildings. Which they say they are going to do. I believe the revenue starts in 2024 or 2025.

Mr. McAbee - Did you bring us a hard copy of the documents? Showing where the money goes.

Mr. Geis – Yes, I do have those documents.

Mr. McAbee - I'm in favor of the project. The whole project is 30 – 40 years? It's just how the money works out. If I read the numbers right, we're making a large

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contribution in infrastructure. One of the other reservations I have is the \$800,000 contribution from us.

Mr. Geis - The debt service will be paid by the developer. The Township will reimburse them and will be paid from the TIF revenue.

Mr. McAbee – What is the total cost to the Township?

Mr. Geis – \$800,000 + interest and fees plus \$250,000. That is the minimum investment that the Board will make.

Motion made by Mr. McAbee, second by Mrs. Hartkemeyer to close public hearing. All in favor.

• ***Christian Brothers Automotive Final PUD Zoning Case FTZC22-1C***

APPLICANT:	Langan Engineering and Environmental Services
LOCATION:	2860 Menards Boulevard -- A0300-025-000-079
CURRENTLY ZONED:	Business Planned Unit Development (B-PUD)
REQUEST:	Final PUD Plan Approval: Christian Brothers Automotive

SITUATION OF PROPERTY

The subject property is located on the corner of Joseph Drive and Gilmore Road. The property is generally located southwest of the Princeton Road and Menards Boulevard intersection (att. 1). The property is currently zoned B-PUD (Business Planned Unit Development) (att. 2) and is currently comprised a single 3.21-acre parcel (A0300-025-000-079) to be divided into a new +/- 1 acre's parcel. Menards and Discount Tire are located to the south and east are zoned B-PUD (Business Planned Unit Development), property to the west is owned by Rose Hill Burial Park is zoned R-1 (Suburban Residence District), and residential properties across Princeton Road to the north are zone R-2 (Single-Family Residence District).

DESCRIPTION OF REQUEST

The applicant is currently requesting approval of the Final PUD plan for a standalone building to be used by Christian Brother Automotive as an automotive repair shop.

BACKGROUND OF REQUEST

On May 23, 2008, the Fairfield Township Zoning Commission held a public hearing, that included the subject property, where the Commission recommended approval of the zone change and Preliminary PUD (FTZC08-5C). The Fairfield Township Board of Trustees approved the recommendation of the Zoning Commission on June 10, 2008. There have been several Final PUDs approved in this development including Menards, Popeyes Chicken, Dollar Tree, Discount Tire, and two multi-tenant building that currently include AAA Travel & Insurance, El Rancho Nuevo, Lotus Nail and Spa, and Pizza Hut. The PUD currently has an active Aesthetic Criteria Plan (*The Fountains of Fairfield Township Aesthetic Criteria Plan*) that was approved in 2008. The Aesthetic Criteria Plan includes

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detailed architectural guidelines as well as sign guidelines.

FINDINGS OF FACT

The Final PUD Plan includes the construction of a 5,295 sq. ft building and all associated site improvements. The proposed building has a setback 63 ft. from the Princeton Road ROW, a setback of 50 ft from the curb on Menards Boulevard, and setbacks of 50 ft from the property line to the east and 51.7 ft from the proposed property line to the west. Stormwater from the site is designed to be routed to the regional detention basin.

The proposed building meets and exceeds the architectural requirements outlined in the *Aesthetic Criteria Plan*. The building's proposed elevations are composed prominently of brick and also includes a limestone veneer, precast elements, and solder brick border on three sides of the building and includes nine metal bays.

Parking lot plan includes 35 parking spaces, two of those spaces being handicap accessible, this exceeds the parking requirements outlined in section 812 of 1 space per 400 sqft of floor area plus one space per employee. The proposed ingress/egresses are designed to be able to accommodate the turning radius for emergency vehicles required by the Fairfield Township Fire Department. Landscaping improvements include a variety of trees and shrubs planned throughout the site. The proposed lighting plans call for ten wall pack lot lights on the parameter of the building, one recessed light near at the entrance, and two decorative wall mounted coach lights.

RELEVANT SECTIONS OF THE FAIRFIELD TOWNSHIP ZONING RESOLUTION

615.7 CONDITIONS FOR APPROVAL OF THE DETAILED FINAL PUD PLAN(S).

- (a) Upon receipt of the detailed Final PUD Plan(s) for each section of the Planned Unit Development landholding, the Fairfield Township Board of Trustees shall study and review the detailed Final PUD Plan(s) and shall approve, modify or disapprove the plan(s) on the basis of; (1) that all requirements have been satisfied, and (2) finding that the following specific conditions are fully met:
- (b) That the proposed detailed Final PUD Plan(s) for the individual section(s) of the overall R-PUD or B-PUD District are in conformance with the approved Preliminary PUD Plan.
- (c) That any part of the Planned Unit Development not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved, unless approved to be left in its natural state.
- (d) That any exception from the standard resolution requirements is warranted by the design and amenities, incorporated in the detailed Final PUD Plan(s), in accordance with the adopted policy of the Board of Fairfield Township Trustees.
- (e) That the internal streets and thoroughfares proposed are suitable and adequate to accommodate the anticipated traffic within and through the development.
- (f) That the Final PUD Plan(s) is consistent with the intent and purpose of this Resolution

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to promote public health, safety and general welfare of the residents of Fairfield Township, Butler County.

STAFF RECOMMENDATIONS

It is the opinion of the staff that all conditions that were placed on the PUD during the Zone Change and the Preliminary PUD process have been addressed in the provided Final PUD plans. It is also the opinion of the staff that the submitted plans generally meet the requirements and guidelines outlined in the *Aesthetic Criteria Plan*. Staff further believes that the Final PUD Plan is consistent with sections 615.7 of the Township Zoning Resolution and will promote public health, safety, and the general welfare of the residents of Fairfield Township. Based on the findings of fact & submitted proposal to the Fairfield Township Board of Trustees staff make the makes the recommendation to **Approve** the Final PUD Plan with the following comments.

1. All applicable findings and conditions of case # FTZC08-5C shall remain in effect and are required to be met.
2. The monument sign must conform to the *Fountains of Fairfield Township Aesthetic Criteria Plan*.

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to open public hearing. All in favor.

Lawrence Barbieri Law Director – Swearing in for public comments.

Christian Brothers Automotive – Christian Brothers automotive started in 1982. We now have more than 250 locations nationwide. Majority of our business is light automotive. We would have 8 – 10 employees.

Mr. McAbee – You are right behind a tire store. You are aware there are 5 – 6 light automotive shops in the general vicinity?

Christian Brothers Automotive - Yes, we are aware. We’ve done extensive market research. In all the years Christian Brothers has been in business we’ve never closed a store in our history.

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to close public hearing. All in favor.

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OLD BUSINESS/ITEMS FOR BOARD DISCUSSION

○ Paving Cost – **Administrator, Mrs. Vonderhaar**
Cost is \$88,300 more than estimated by the County. The County does require some type of communication by this Friday. I believe some of the \$88,000 can be taken from some of the TIF funds.

Jeff Bennett – 20% increase on black mat and approx. 10% on retrace.

- Summer Interns - **Assistant Chief Schumann** – Just the same as last year; I think 4 – 5 interns. We’d like some to paint hydrants and some to work at Public Works.

Mr. Berding - What is the cost?

Mrs. Vonderhaar – we paid them \$10 per hour. We’re concentrating on 18-year-olds. Last year Butler Tech helped us out.

Mrs. Hartkemeyer - I think it might be difficult to find people now for \$10/ hour. Do we need to go to a higher range?

Mr. McAbee – I think \$12/\$12.50 would be good.

- Wind & Solar Farms – **Chuck Goins**

Mr. Goins – A representative from Butler County reached out to us and requested that the Board review Senate Bill 52 as to whether we want to be a restricted area to prohibit the construction of an economically significant wind farm, large wind farm or large solar facility. The Township Zoning will not have authority over these types of businesses. They will have to issue a map showing the restricted areas.

Mrs. Hartkemeyer - So they are asking if there are certain areas we do not want solar and wind farms to come to.

Mr. Goins – Yes for economically significant and large wind farms.

Lawrence Barbieri Law Director – The resolution is telling the commissioners that the Township does not want this. If we don’t pass, the County is going to take the position that they have the authority not us.

Mrs. Hartkemeyer - If we pass this tonight, can it come around again and be redressed?

Mr. Goins - Senate Bill 52 gives the commissioners that authority to proceed as proposed.

Mr. Berding - I’m always reluctant to give up authority.

Lawrence Barbieri Law Director - I think you could always amend the resolution.

- Increase staffing in Police Department – Administrator & Chief Chabali

Mrs. Vonderhaar – I don’t have much to add other than what we’ve discussed over the last few months. We have followed up with a resolution for 5 additional officers.

Mr. McAbee - Do you know how you are going to pay?

Mrs. Vonderhaar – TIF funds.

Mr. McAbee - I don’t think we should be hiring long-term personnel and using TIF money. This is a big decision. I think we should go to the voters and ask them if they are willing to pay for more officers. We’re talking about a large long-term commitment. I should say the same thing about the fire department if we don’t get the grant. I think we should go to the voters and say what level of service are you willing to pay for.

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- June and July Board Meeting Dates

Mrs. Hartkemeyer - Move June meeting to the 15th or 16th? We can discuss next meeting. July there are conflicts. What about 5th or 6th for July? We can discuss these dates later.

COMMUNICATION/COMMENTS

- **Michael Yater, Jr.**
- **Maria Tangi – Update on community garden.**

Motion made by Mrs. Hartkemeyer, second by Mr. Berding to suspend reading of the minutes of the following meetings:

- a) Trustee Regular Meeting, March 8, 2022
 - MOTION FAILED

Motion made by Mrs. Hartkemeyer, second by Mr. Berding to approve the minutes.

- a) Trustee Regular Meeting, March 8, 2022
 - MOTION FAILED

Motion made by Mrs. Hartkemeyer, second by Mr. Berding to approve payment of the bills by the Fiscal Officer.

YES – Mrs. Hartkemeyer, Mr. Berding, Mr. McAbee

Motion made by Mrs. Hartkemeyer, second by Mr. Berding to approve final PUD for Christian Brothers Automotive as set forth in Zoning Case No. FTZC22-1C with conditions.

Mr. McAbee - We don't need another business that falls in that category.

YES – Mr. Berding, Mrs. Hartkemeyer

NO - Mr. McAbee

RESOLUTION APPROVING THE DEVELOPMENT AGREEMENT AMONG THE CITY OF FAIRFIELD, FAIRFIELD TOWNSHIP AND AL NEYER RE, LLC #22-58
Resolution approving the development agreement among the city of Fairfield, Fairfield Township and Al Neyer RE, LLC

Mr. McAbee – Can you tell me what's in the agreement?

Mr. Geis – The agreement includes the TIF that is previously established and for the Board to provide for reimbursement and debt retirement that would include some of the road improvements. It also obligates the City and Township to contribute \$250,000 to the road improvements on the project. The current TIF is generating revenue now and will continue.

Lawrence Barbieri Law Director - We're not amending the TIF agreement. Just the school compensation agreement.

Motion made by Mrs. Hartkemeyer, second by Mr. Berding to adopt Resolution #22-58.

YES – Mrs. Hartkemeyer, Mr. Berding, Mr. McAbee

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RESOLUTION APPROVING AMENDED SCHOOL COMPENSATION AGREEMENT AMONG FAIRFIELD TOWNSHIP, FAIRFIELD CITY SCHOOL DISTRICT BOARD OF EDUCATION AND BUTLER TECHNOLOGY AND CAREER DEVELOPMENT SCHOOLS #22-59

Resolution approving amended school compensation agreement among Fairfield Township, Fairfield City School District Board of Education and butler technology and career development schools.

Motion made by Mr. Berding, second by Mr. McAbee to adopt Resolution #22-59.
YES – Mrs. Hartkemeyer, Mr. Berding, Mr. McAbee

RESOLUTION AUTHORIZING THE ADMINISTRATOR TO EXECUTE THE FAIRFIELD TOWNSHIP CITY OF FAIRFIELD JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT #22-60

Resolution authorizing the administrator to execute the Fairfield Township City of Fairfield Joint Economic Development District Contract.

Motion made by Mr. McAbee, second by Mr. Berding to adopt Resolution #22-60.
YES – Mrs. Hartkemeyer, Mr. Berding, Mr. McAbee

RESOLUTION TO APPROVE OPEN PURCHASE ORDER BALANCES #22-61

Resolution to approve open purchase order balances.

Motion made by Mrs. Hartkemeyer, second by Mr. Berding to adopt Resolution #22-61.
YES – Mrs. Hartkemeyer, Mr. Berding, Mr. McAbee

RESOLUTION TO APPROVE PURCHASE OF STALKER SPEED AWARENESS MONITOR FOR THE POLICE DEPARTMENT FROM MPH INDUSTRIES IN THE TOTAL AMOUNT OF \$9,262.00 #22-62

Resolution to approve purchase of Stalker Speed Awareness Monitor for the Police Department from MPH Industries in the total amount of \$9,262.00

Chief Chabali - The one we have is 12 years old. Its not working and not repairable due to its age, wear and tear and out of date technology. This is an upgraded version with new technology thus the cost.

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to adopt Resolution #22-62.
YES – Mrs. Hartkemeyer, Mr. Berding, Mr. McAbee

RESOLUTION TO APPROVE PURCHASE OF MOWING EQUIPMENT FROM FAIRFIELD POWER EQUIPMENT FOR THE TOWNSHIP PUBLIC WORKS DEPARTMENT IN THE TOTAL AMOUNT OF \$15,059.00 #22-63

Resolution to approve purchase of mowing equipment from Fairfield Power Equipment for the Township Public Works Department in the total amount of \$15,059.00.

Jeff Bennett - This will be replacing a 2000 Bobcat 54” mower. We’ve been putting a lot of money in repairs and the parts are getting hard to replace. We will still utilize this.

Motion made by Mr. Berding, second by Mr. McAbee to adopt Resolution #22-63.
YES – Mrs. Hartkemeyer, Mr. Berding, Mr. McAbee

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RESOLUTION APPROVING REPAIRS TO FIRE DEPARTMENT ENGINE 212 IN THE AMOUNT OF \$12,539.72 FROM PRO POLY OF AMERICA INC. #22-64

Resolution approving repairs to Fire Department Engine 212 in the amount of \$12,539.72 from Pro Poly of America Inc.

Chief Thomas - Poly tank on 212 has suffered a crack in the seam as well as the baffles have broken free, and we have been advised by service tech that they are unable to complete service on site. If we were to remove tank and ship for repairs, it could result in truck being out of service for 3 weeks or more.

Motion made by Mr. McAbee, second by Mr. Berding to adopt Resolution #22-64.

YES – Mrs. Hartkemeyer, Mr. Berding, Mr. McAbee

RESOLUTION TO AUTHORIZE 3% PAY RAISES FOR EMPLOYEES #22-65

Resolution to authorize 3% pay raises for employees.

Mrs. Vonderhaar - Evaluations are complete.

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to adopt Resolution #22-65.

YES – Mrs. Hartkemeyer, Mr. Berding, Mr. McAbee

RESOLUTION TO APPROVE PAYMENT TO SEDGWICK IN THE AMOUNT OF \$7,635.00 #22-66

Resolution to approve payment to Sedgwick in the amount of \$7,635.00.

Motion made by Mr. McAbee, second by Mr. Berding to adopt Resolution #22-66.

YES – Mrs. Hartkemeyer, Mr. Berding, Mr. McAbee

RESOLUTION TO DISPERSE \$654,277.92 FROM THE TAX INCREMENT FINANCING FUNDS NUMBERS 2904, 2906 AND 2908 FOR DISTRIBUTION OF TIF MONIES COLLECTED TO THE FAIRFIELD CITY SCHOOL DISTRICT 22-67

Resolution to disperse \$654,277.92 from the tax increment financing funds numbers 2904, 2906 and 2908 for distribution of TIF monies collected to the Fairfield City School District.

Motion made by Mr. McAbee, second by Mr. Berding to adopt Resolution #22-67.

YES – Mrs. Hartkemeyer, Mr. Berding, Mr. McAbee

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RESOLUTION AUTHORIZING THE CREATION OF FIVE (5) FULL-TIME POLICE OFFICER POSITIONS #22-68

Resolution authorizing the creation of five (5) full-time police officer positions.

Mr. McAbee – It doesn't make any reference on how are we going to pay?

Mrs. Vonderhaar - The presentation last month was based on a whole variety of income streams. I also brought up the point that - long-term – a levy would need to be considered.

Mr. McAbee - Again, I think the Board should be going to the voters to get authorization. I really don't agree with 5 at this point.

Chief Chabali - I feel comfortable based on that presentation. I certainly would not hire 1 person if we couldn't afford them. I feel comfortable based on that presentation that we can hire 5 based on that presentation.

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to adopt Resolution #22-68.

YES – Mrs. Hartkemeyer, Mr. Berding

NO - Mr. McAbee

Meeting Presentation of March 8, 2022

Mrs. Vonderhaar -I looked at a snapshot of 2015 to 2021 and overall, we're almost \$3 million to the positive. Our Township has been wise in that we've diversified our income streams. The Township isn't dependent on one economic influencer. The Township continues to track and monitor annual revenues and expenses. Through careful planning and thoughtful spending, Fairfield Township has continued to maintain its AA2 bond rating and stable cash position. The General Fund remains at almost \$7 million which is double from 5 years ago. The largest challenge currently facing Fairfield Township now – and into the future – is staffing for police and fire. Safety service salaries typically uses up to 85% of a fund's budget. An average FTE is calculated at \$110,000 annually. With compounding prices and cost of living increases, salaries increase over time. This becomes a challenge for townships which are funded by levies (property taxes). Levies do not grow in size so at some point it becomes necessary for residents to vote on the level of services they desire in their community. With increased services and staffing levels comes increased costs to residents via a new levy – if so voted.

Mrs. Hartkemeyer - I don't believe you would bring something to the Board without a thorough review.

Mr. Berding - I'm happy that with what we have coming in and an income stream and that we can afford these officers now.

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to adopt Resolution #22-68.

YES – Mrs. Hartkemeyer, Mr. Berding

NO - Mr. McAbee

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RESOLUTION AUTHORIZING THE APPOINTMENT OF PART-TIME
FIREFIGHTER/EMT ANGELA PLOZAY TO THE FAIRFIELD TOWNSHIP FIRE
DEPARTMENT, AT AN HOURLY RATE OF \$15.50 PER HOUR, WITH A 12-
MONTH PROBATIONARY PERIOD #22-69

Resolution authorizing the appointment of part-time firefighter/EMT Angela Plozay to the Fairfield Township Fire Department, at an hourly rate of \$15.50 per hour, with a 12-month probationary period.

Motion made by Mr. McAbee, second by Mr. Berding to adopt Resolution #22-68.

YES – Mrs. Hartkemeyer, Mr. Berding, Mr. McAbee

RESOLUTION 22-70 AMENDING RESOLUTION 22-19, DUE TO COST
INCREASE OF MATERIALS AND FREIGHT, DESIGNATING FAIRFIELD
TOWNSHIP ROADS FOR BID ON THE ATTACHED PAVING ESTIMATE LIST
(ATTACHMENT “A”) TO BE CERTIFIED FOR FUNDING UPON THE
AWARDING OF CONTRACT, AS DETERMINED BY THE BUTLER COUNTY
ENGINEERS OFFICE, WITH A COST NOT TO EXCEED \$516,000.00 #22-70

Resolution 22-70 amending Resolution 22-19, due to cost increase of materials and freight, designating Fairfield Township roads for bid on the attached paving estimate list (attachment “a”) to be certified for funding upon the awarding of contract, as determined by the butler county engineers office, with a cost not to exceed \$516,000.00.

Jeff Bennett - Bidding collectively gets us the best price.

Mrs. Hartkemeyer - Maybe for next year we can put this out to bid.

Jeff Bennett - We can possibly take the black mat off. They are expecting a 20% increase on that.

Mr. McAbee - We need a list by July 1st of next year of what you want to pave next year.

Mrs. Hartkemeyer - We may need to revisit our overall paving plan.

Mr. Berding – I want to thank you Jeff for taking me around the streets and giving your expertise to me.

Motion made by Mr. McAbee, second by Mr. Berding to adopt Resolution #22-70.

YES – Mrs. Hartkemeyer, Mr. Berding, Mr. McAbee

RESOLUTION OPPOSING THE CONSTRUCTION OF LARGE OR
ECONOMICALLY SIGNIFICANT WIND FARMS OR LARGE SOLAR FACILITIES
WITHIN THE BOUNDARIES OF FAIRFIELD TOWNSHIP #22-71

Resolution opposing the construction of large or economically significant wind farms or large solar facilities within the boundaries of Fairfield Township.

Motion made by Mrs. Hartkemeyer, second by Mr. McAbee to adopt Resolution #22-71.

YES – Mrs. Hartkemeyer, Mr. Berding, Mr. McAbee

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RESOLUTION DECLARING NUISANCE AND ORDERING ABATEMENT ON THE PROPERTIES LISTED BELOW AND FURTHER AUTHORIZING THE ZONING ADMINISTRATOR TO INITIATE COMPLAINT #22-72

Resolution declaring nuisance and ordering abatement on the properties listed below and further authorizing the Zoning Administrator to initiate complaint.

Mr. McAbee – Resident at 3110 James Place feels like he is being harassed. There are place in worse shape.

Mrs. Hartkemeyer - Maybe we can get him some assistance.

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to adopt Resolution #22-72.

YES – Mrs. Hartkemeyer, Mr. Berding

NO - Mr. McAbee

ANNOUNCEMENTS

- Easter Egg Hunt – Saturday, April 16, 2022 at 1:00 PM
- Zoning Commission Meeting – Wednesday, April 20, 2022 at 7:00 PM
- Spring Clean-Up Day – Saturday, April 23, 2022 9:00 AM – 3:00 PM
- Fairfield Township Board of Trustees Meeting – Tuesday, May 10, 2022 at 7:00 PM
- Offices closed to observe the Memorial Day Holiday – Monday, May 30, 2022

BOARD MEMER COMMENTS

Mr. McAbee - I'd like to make a motion to do our own financing to pay the \$800,000 either with cash or from the project account or RID money. I think it's a good long-term decision for the Township.

Mr. Berding – I'll second a motion for discussion purposes.

Lawrence Barbieri Law Director - I don't think you need to amend the agenda. This has been discussed all evening.

Mrs. Hartkemeyer - I would have to see the numbers for both scenarios. We need to have more research. I'd like to see benefits and disbenefits for both options.

Mr. Berding - What kind of time frame are we up against?

Mr. Geis – I can contact the folks at Neyer to see what kind of time frame they are up against. If that's the direction of the Board I can engage Andy Bossert to get you a comparison in the issuance in the traditional manner thru the port authority and for the Township self-funding or to act as a bank for the port authority. I would not recommend the Township just paying for that.

Motion made by Mrs. Hartkemeyer to table discussion, second by Mr. Berding
All in favor.

Mr. Berding – I just want to send my condolences to Ross Township for the loss of Trustee Tom Wilsey. He was a tremendous leader in Butler County. I do want to thank Mrs. Vonderhaar, Chuck Goins and Jeff Bennett for following up with a resident that expressed a concern with water and debris in their backyard. You were very responsive

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to that.

Mrs. Hartkemeyer - I attend the OKI meeting. One of the interesting things is that the Brent Spence Bridge project is moving forward with a late 2023 groundbreaking and no tolls. One of the things the OKI is asking us, we as a Board, is to issue a resolution in favor of the Brent Spence Bridge. The City of Fairfield is doing an internship program where they are partnering with students from Fairfield High School. I have asked Mrs. Vonderhaar if this is something we're interested in doing. We are not under any obligation to do this. The Butler County Township Association Golf outing is July 15th. I also attend the Butler County Engineers office last week. They hosted the Southwest Jobs Coalition. The topic was jobs. It was a great opportunity. Sara Carruthers also attended and afterwards she toured Fairfield Township. I also attended the Rotary meeting last Friday. Also, Tom Wilsey was big in the Butler County Township Association. He contributed a great deal to Butler County and the state of Ohio. It's a big loss.

Mr. McAbee – Reminder that the North Hamilton Crossing meeting is May 5th.

EXECUTIVE SESSION

Motion made by Mrs. Hartkemeyer, second by Mr. Berding to enter into Executive Session, in accordance with ORC 121.22 G (8) To consider confidential information related to the marketing plans or specific business strategy for economic development assistance, or to negotiations with other political subdivision respecting requests for economic development assistance.

ROLL CALL

Mrs. Hartkemeyer	Yes
Mr. Berding	Yes
Mr. McAbee	Yes

Adjourned into executive session at 10:10 PM

Trustee's reconvened at 10:18 PM

ROLL CALL

Mrs. Hartkemeyer	Present
Mr. Berding	Present
Mr. McAbee	Present

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Motion made by Mrs. Hartkemeyer, second by Mr. Berding to adjourn at 10:19 P.M.
All in favor.

Minutes submitted by:

Shelly Schultz, Fiscal Officer

Shannon Hartkemeyer, Trustee Chairperson

Michael Berding, Trustee Vice-Chairperson

Joe McAbee, Trustee

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