

# **RECORD OF PROCEEDINGS**

## **REGULAR TRUSTEE MEETING HELD AUGUST 11, 2026**

The Fairfield Township Trustees held a Regular Trustee Meeting Tuesday, August 11, 2026, at the Administration Building, 6032 Morris Road, Fairfield Township, OH 45011, for conducting Township business. Meeting was called to order by Mr. Berding, Board Chairperson at 7:00 PM.

**ROLL CALL:** Fiscal Officer, Shelly Schultz

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

### **PLEDGE OF ALLEGIANCE**

### **ITEMS FOR BOARD DISCUSSION**

- A. Financing options for the Fire Station – Mrs. Lapensee stated we can either pay for the project from our reserves in the TIF accounts or use some of the money that was transferred to the Fire Department from the General Fund (most likely a combination of both) or finance the project and pay back the loan over a 5-year period from the Princeton Road TIF before it expires at the 25% school contribution rate in 2031. We have already budgeted for this project in our 2026 appropriations from the TIF funds. I asked Any Brossart to update the numbers for financing and asked for a 7-and 10-year option if we chose to finance the project. They are included in your packet. Shelly has also gotten some rates through Huntington Bank for other loan options.
- a. Storypoint TIF - \$231,037.00
  - b. Princeton Road TIF - \$1,396,248.00 (we increased the appropriations in the amount of \$780,925.00).
  - c. Seward Road TIF - \$185,000.00
  - d. Bridgewater TIF - \$1,400.00.
  - e. Fire Fund 2111 - \$133,280.00 (we increased the appropriations in the same amount).

You all had asked Shelly to get quotes from several banks. She has received a one-rate lock request from Huntington Bank. Hiring a financial advisor (or municipal financial advisor) to evaluate financing for a fire station can provide significant advantages over simply requesting rates from one bank. While there is a cost for advisory services, that cost is often offset by securing better financing terms or identifying financing structures that reduce the total cost over the life of the loan.

Here are the key benefits:

| <b>Financial Advisor</b>                                       | <b>One Bank</b>                        |
|----------------------------------------------------------------|----------------------------------------|
| Solicits proposals from multiple lenders, creating competition | Only provides one financing option     |
| Evaluates both interest rates and total borrowing costs        | May focus only on the bank's products  |
| Recommends the most advantageous loan structure                | Offers only what that bank can provide |
| Reviews prepayment penalties, fees, and restrictive covenants  | May not highlight less favorable terms |
| Helps determine the best repayment schedule based on revenue   | Loan terms are generally standardized  |

# **RECORD OF PROCEEDINGS**

## **REGULAR TRUSTEE MEETING HELD AUGUST 11, 2026**

### **Financial Advisor**

Represents the Township's interests

### **One Bank**

Represents the bank's interests

### **Benefits of using a financial advisor**

#### **1. Competitive bidding**

Rather than accepting one bank's interest rate, an advisor can solicit proposals from regional banks, national lenders, and public finance institutions. Competition often results in:

- Lower interest rates
- Reduced fees
- Better repayment terms

Even a reduction of 0.25% on a multi-million-dollar fire station loan can save tens or hundreds of thousands of dollars over the loan term.

#### **2. Looking beyond the interest rate**

The lowest advertised rate is not always the least expensive financing. An advisor evaluates:

- Origination fees
- Closing costs
- Attorney fees
- Prepayment penalties
- Annual administrative fees
- Required reserve accounts
- Variable versus fixed rates

This helps identify the lowest overall borrowing cost.

#### **3. Selecting the right financing structure**

A financial advisor can determine whether the Township would benefit more from:

- A traditional bank loan
- A tax-exempt municipal lease purchase
- Notes
- Bonds (if appropriate)
- Short-term financing followed by permanent financing

The most appropriate option depends on the project cost, repayment period, and the Township's financial goals.

## **RECORD OF PROCEEDINGS**

### **REGULAR TRUSTEE MEETING HELD AUGUST 11, 2026**

#### **4. Matching payments to revenues**

If the Township has revenues that arrive annually or semi-annually, the advisor can structure payments to align with those cash flows, improving budget management.

#### **5. Independent advice**

Unlike a bank, whose objective is to make loans, a municipal financial advisor works for the Township. Their responsibility is to evaluate financing options objectively and recommend the approach that best serves the Township.

#### **6. Experience with public projects**

Fire stations often involve:

- Construction draws
- Change orders
- Multiple funding sources
- Tax-exempt financing requirements

An experienced advisor understands these complexities and can help avoid costly mistakes.

#### **When one bank may be sufficient**

Obtaining financing directly from a bank may be reasonable if:

- The project is relatively small.
- The Township has an established relationship with a bank that consistently offers competitive municipal rates.
- The Township has internal expertise to evaluate financing proposals.
- The Township obtains quotes from several banks independently.

#### **Recommendation for a fire station project**

For a significant capital project such as constructing or renovating a fire station, using a financial advisor is generally considered a best practice. The advisor can:

- Solicit multiple financing proposals.
- Compare total borrowing costs, not just interest rates.
- Recommend the most cost-effective financing structure.
- Provide an independent analysis that demonstrates due diligence and fiscal responsibility to the Board of Trustees and the public.

For a project valued in the millions of dollars, even modest improvements in financing terms can produce savings that substantially exceed the advisor's fee. Additionally, documenting that the Township evaluated multiple financing alternatives strengthens transparency and supports sound

**RECORD OF PROCEEDINGS**  
**REGULAR TRUSTEE MEETING HELD AUGUST 11, 2026**

stewardship of public funds.

Mrs. Hartkemeyer – A couple meetings ago we discussed some of the other projects that we wanted to work on. How does that work in conjunction with this? Are we going to have enough to cover the special projects and the fire station?

Ms. Schultz – Yes, if we follow Kim's budget and she's budgeted for it all, we'll still have \$13 million at the end of 2031. And that's without the police levy passing. That's total funds.

Mrs. Hartkemeyer – All the funds, which are I think it's important to note to people that might be listening that those funds are allocated and we can't necessarily use those for anything that we want to. They have specific purposes and specific uses because it's fund accounting. So, it's not like we're sitting here on a big pile of money that we can use for whatever we want. The general fund really being the only thing that we can do with that. I think it's important to note. I don't want to give people the wrong impression that we somehow have this huge pile of money that we could use to pay salaries if we had to.

Ms. Schultz – Or we could start putting some of our big items out of the TIF that we can use some of our capital items instead of if you need a police car instead of safety service take it out of the TIF because safety service than can pay the police salary. We must be strategic about it. I think in total we're okay. We just must plan ahead of time and not take everything out of police when we need to sustain some salaries.

Mrs. Hartkemeyer – If the levy doesn't pass, how does that impact all of this?

Ms. Schultz – We budgeted for it not to pass. Everything we said would be if it didn't pass. If it does pass, then it is even better because then we can pay police salaries out of the police fund where they belong.

Mr. McAbee – I don't know that that's a complete picture for the police department. If it doesn't pass, I think the word will be catastrophic. We've lost people already that we have not replaced and we're going to continue to lose people I'm afraid because they need to know they can go somewhere and work and get paid and we really need the policy levy to pass and if it doesn't then you won't recognize our police department and that's going to affect everybody across the board. Maybe not for a year, but very soon as the TIFs change and the RID's change. This is an important vote for the people in November.

Ms. Schultz – Agree. Because like you said, our TIF school payment will increase in 2031.

Mr. Berding - We're going to have to start paying bonds and all those things. We have three of our information signs that aren't working because we don't want to pay \$30,000 for each sign to fix it. So, it's my opinion that we should just go ahead and not take on more debt and pay more interest on borrowed money. I think we should just use the TIF monies. So, I guess Trustee McAbee you're in agreement with that, right?

Mr. McAbee – Yes, cash, it's budgeted. Let it go the way it is.

Mr. Berding – Ms. Schultz we do have the money available?

Ms. Schultz – Yes.

Mrs. Hartkemeyer – I guess my concern is I don't want to hear that, oh no, we don't have enough money for the other projects that we talked about doing. And if you're sure that we're rock solid on that.

Ms. Schultz – Can you give me an example of one of the projects that we talked about.

Mrs. Lapensee – The sidewalks for 2027 on Princeton Road at Morris, paving on Princeton in 2028, and the widening/sidewalks of Princeton Road (2030). Then we also have equipment budgeted for new police cars and a fire truck over the next four years.

Ms. Schultz – As long as they're budgeted and we stick to our budget like we're supposed to, then yes, I'm confident.

Mrs. Hartkemeyer – Then I guess the contingency would be what happens with police because using the TIF would there be any money left over from the TIF funds if we had to go that route to pay that for

**RECORD OF PROCEEDINGS**  
**REGULAR TRUSTEE MEETING HELD AUGUST 11, 2026**

police?

Ms. Schultz – Well, right now once we pay for it, then it'll just start building next year again. So, first payment of 2027 will be back at 1 point. It was 1.5 million that came in. It will be rebuilt until 2031 when we have to start paying 63% to the schools and then it will go really quick.

Mrs. Hartkemeyer – I would prefer to use the funds as they were originally allocated and meant for.

Ms. Schultz – If police doesn't pass and we're in a pinch we'll just maybe decide to use more of safety service for police than fire if that's what it takes. I think it's good we can say we have no debt going into the policy levy. So, we have been smart because we literally have no debt, no bonds outstanding now. There's something to say about that in my opinion.

B. Sidewalk policy – Mrs. Lapensee stated we have recently gotten some complaints about sidewalks and need to address those complaints. We mentioned this at the last meeting that we prepared a sidewalk repair, maintenance and replacement policy. We didn't change the policy much. The only thing we changed from the last time is we changed the repair surfaces. If anything is over  $\frac{3}{4}$  in gap or crack, then we would send the property owner a notice saying that they need to repair it. I think the way that we said we would handle this administratively is we'll create an administrative section in the document that doesn't need to be approved by you guys and that'll just be the way we administer it. We'll be very diligent when we go and look at curbs. We're also going to look at sidewalks, too, and determine what areas need to be replaced, let the owner know, give them time to repair it, give them time to pay for it, and then if there comes a time where they can't do either one of those things, then, you know, we'll send them another notice saying "All right, we're going to be fixing all these curbs and sidewalks, and we'll just include you in our contract, but we're going to bill you separately for the work." And, then we'll give them so many days to pay for it. Then if they can't pay it, then we can assess their taxes and then collect the money for it.

Mr. Berding – This policy will be on next month's agenda to approve?

Mrs. Lapensee – Yes.

C. Recreational Marijuana Moratorium – Mrs. Lapensee stated we have received a request to locate a retail facility for marijuana in our township. They are asking that we lift the moratorium we currently have in place to allow them to locate in the township. They are agreeable to paying us \$100,000.00 up front and will agree to pay us our share of taxes if the state eliminates sharing the taxes with us. They estimate our share of taxes to be anywhere from \$400,000.00 to \$650,000.00. We would need to change our zoning resolution to allow it and agree on a location. I contacted Monroe and they have four facilities in their jurisdiction, and they take in around \$60,000 a month. It's \$180,000 per dispensary annually. I also contacted Sycamore because Sycamore also has the same company and they bring in roughly \$500,000 a year in Sycamore Township. The company is willing to sign an agreement with us saying they would make us whole if the state ever took the funding away and they would give us money up front.

Mr. Berding – I know, recently, the City of Hamilton has changed their zoning to allow dispensaries. One is about to or has opened in Fairfield near Jungle Jim's. I'm willing to have discussions about it. Not saying I'm 100% for it, but it is the law of the land if it's a legal operation. That's a lot of revenue to pass up on something that is the law of the state. What happens if there's another referendum and it gets changed and then it's no longer legal.

**RECORD OF PROCEEDINGS**  
**REGULAR TRUSTEE MEETING HELD AUGUST 11, 2026**

Katie Barbieri, Attorney – If the state decides to go that route, that will obviously impact these businesses. That's not really within the purview of Fairfield Township. The state that regulation will come from the state and if they shut them down, they shut them down.

Mr. Berding – I have friends in Monroe, and they said it's like found money, a lot of things they can do with it. I would like to get our police chief's opinion on the matter.

Chief Chabali – From my understanding they really do a good job in running their businesses. I don't know of any complaints from our local municipalities that have them. They want to remain legal, so they abide by keeping the place clean. Some don't open until you have an appointment set up. I don't see us taking a whole lot of calls because of them opening up.

Mr. Berding – Are those funds restricted once they come in?

Mrs. Lapensee – You can just put them in your general fund.

Katie Barbieri, Attorney – This company that contacted us, I think is willing to put some extra money in there with respect to upfront payments.

Mrs. Hartkemeyer – I know that in CLOUT this has been a topic of discussion for several years. Whether it be the holding of funds for quite some time, whether it be talk of decreasing the funds. I think that guarantee is a good thing.

Katie Barbieri, Attorney – It is an uncertain unstable kind of future with respect to the state funding.

Mr. Berding – It's just a percentage of the sales tax. It's not like some created funds that the state has. It's money that they are collecting on taxes on the cannabis.

Katie Barbieri, Attorney - And it's how much they want to share with the local government.

Mr. Berding – It's not like my property tax went up because of this?

Katie Barbieri, Attorney – No, it has nothing to do with that. It's just sales from the cannabis.

Mr. McAbee – I'm still in favor of the moratorium.

Katie Barbieri, Attorney – If you're going to go that direction, just for the process-wise, you should amend your zoning resolution before you take any other action so that you have your tees crossed and your eyes dotted with respect to how it's going to be handled. Like Mrs. Lapensee was saying you know you're doing to want to have a provision within your zoning resolution that deals with it, how it's going to be processed, whether it's a conditional use, what are going to be the obligations imposed with respect to all the different elements. If there's going to be a drive-thru, all those kinds of things. You need to get that in place before you do anything with the moratorium.

Mr. McAbee – If we don't remove the moratorium, then we don't have to do anything.

Katie Barbieri, Attorney- Correct.

Mr. Berding – I'm in favor of having our zoning look at it. I would like to compare it with other municipalities. I was talking with Mayor Moeller today about it. We just happened to be in the same place; I didn't have a meeting with him. So, I would at least explore it. Not saying that voting that route, but I'm more open to it knowing that some of our communities have these shops in their jurisdiction and it's not creating problems. It's just creating more funds for them. So, I would at least be interested in seeing what the zoning would say.

Mrs. Hartkemeyer – I'm in no rush to make any changes. I'd like to do more research and really give this some thought and consideration before anything different happens.

**RECORD OF PROCEEDINGS**  
**REGULAR TRUSTEE MEETING HELD AUGUST 11, 2026**

Mr. Berding – How about we ask the administrator to get some numbers from what Hamilton is expecting and what Fairfield is expecting and then we can have another discussion about it. Let's see what is happening in other communities. If it has caused more calls for the police service then we could have another discussion about it.

Mr. McAbee – If we weren't getting any sales tax from it would you still be in favor of moving forward?

Mr. Berding – Probably, it's legal.

Mr. McAbee – Just because it's legal doesn't mean it's right in my opinion. We need the money, but I don't think we ought to be for sale. We don't need it. If somebody needs it, they can go to Hamilton or Monroe.

Mr. Berding – It's not just the money. I've thought about it. I'll go back to we have signs out front that we're not fixing and giving our residents information. There are other projects that we may not be doing because we're going to be paying cash instead of borrowing the money. So, could that free up some things? Sure. Are these establishments well run, well respected? I don't want to be the moral police. I don't smoke. I don't drink. I don't do drugs, but I'm not going to also close the sale of alcohol. There is a difference as far as you're concerned between legalized alcohol and legalized marijuana.

Mr. McAbee – I have a problem with both when they become a problem for the community.

Mr. Berding – Correct. I agree. Well, if we stop having discussions about things.

Mr. McAbee – I don't see a good reason to change my stance on it.

Mr. Berding – I respect that. I really do.

- D. Data centers – Mrs. Lapensee stated we have received a request from the news media asking what our position is on Data Centers and if we plan to issue a moratorium for them in Fairfield Township. I have included in the packet the resolution that the county passed for all the townships that the county controls zoning. I know the county has enacted a six-month moratorium on data centers so that they could study them further and their effects. I have included the resolution that the county passed for their six-month moratorium. I didn't know if we wanted to follow suit. Those are all the townships that do not have their own zoning. They have county zoning. So, they're more of the rural areas where the data centers are tending to be located.

Mr. McAbee – Do we have any in the Township?

Mrs. Lapensee – Not to my knowledge.

Mrs. Hartkemeyer – Do we even have space where anyone could build?

Mrs. Lapensee – Well, we have one piece of land left on Tylersville. Or the Gilmore property. There's 100 acres there.

Mrs. Hartkemeyer – That's not what our comprehensive plan is saying at all.

Mr. Goins – It's zoned agriculture.

Mrs. Hartkemeyer – I don't know it's something we need in the Township.

Mr. Berding – I think it's smart to follow the county's lead and put at least a six-month moratorium on it to get more information. Then in the first quarter of 2027 we could revisit it and decide if we're going to continue it or leave it open until we get more information.

**RECORD OF PROCEEDINGS**  
**REGULAR TRUSTEE MEETING HELD AUGUST 11, 2026**

**Motion** made by Mr. McAbee second by Mrs. Hartkemeyer to have the administrator prepare a resolution to adopt a motion for a six-month moratorium. The roll call vote was as follows: Mr. McAbee – ‘aye’, Mrs. Hartkemeyer - ‘aye’, and Mr. McAbee– ‘aye’.  
Motion passes.

**COMMUNICATION –**

**Michael Combs, 3025 Foxhound Dr.** – I’ve lived in the Township for over 30 years. This is addressed to Mr. Goins, our police chief and the trustees. I believe you guys have some type of form about a law with regards to business equipment being on our streets and in our subdivisions. I believe I understand from the police department this has been tabled and I’m trying to learn more about it. I understand you are trying to bring in law that states I can’t put my 16 ft. trailer in front of my house, not hooked to a vehicle. I believe there is zoning that covers that. But I really can’t get any clear answers from Mr. Goin’s department yet. My understanding, once again, is the police department has addressed that with you, the trustees, but it was tabled and nothing has been done with it since. So, I’d like to learn more about that in a future meeting or addressed by phoning you guys, but I would like to get it addressed at other townships and other cities that already have it. Fairfield City you can’t pull up in front of your neighbor’s house and park your 16 ft. trailer, unhook it, and then park your car in your driveway. So, I’m just trying to get more information about that and hoping you guys can help us along. Thank you for all your time. Great meeting. We’ve learned some great stuff about your financing and stuff, so more people should attend. But thank you.

Mr. Berding – I believe there is zoning. So, I believe they violate zoning they get notices. It then becomes a nuisance, right? We vote on the nuisance and then what happens?

Katie Barbieri, Attorney – Then it must be filed in court. There would be a nuisance action filed. The judge would have to file some kind of injunction or agreed entry with respect to the nuisance that was ongoing and then either the property owner complies with the judicial order or they’re found in contempt of the order and that’s when the sanctions get severe. Those can be hefty monetary penalties. So that is what kind of is the effect of forcing compliance with the rule of law with respect to that. But that is going to have to be through a court proceeding. We do those on behalf of Fairfield

Mr. Berding - But there’s sort of like a loophole because if he’s saying if he’s told he can’t park there and he moves his trailer and then he parks it again, then does it start over again?

Katie Barbieri, Attorney - It doesn't necessarily start over. If you have a proceeding ongoing because you can say because he's continuing to violate, you know, and that's like an element of proof that you would bring before the court. But I mean there yes that is a battle you deal with and that’s a pitfall of zoning with respect to these townships. That makes it difficult to enforce.

**Michael Combs, 3025 Foxhound Dr** – So if I can interject Trustee Berding there is zoning against it and they can send out a notice and my understanding is they have so many days to reply to that zoning or they will be fined through the court system. What I'm trying to do is you guys have it to where you can make it a law where the police department can cite for it without going through jumping through a bunch of hoops. And at this time the police department has that verbiage with you guys in some shape, form or fashion and it was tabled for some reason. Don't know if through the law director or whatever, but if that's passed and zoning would not even have to worry about it. his officers could go out, knock on the door, give them no fair notification and then cite them within so many days and that's the way the other cities do it. Thank you.

Mrs. Lapensee – I think the difference is he’s talking about parking on the streets. Zoning does not

## RECORD OF PROCEEDINGS

### REGULAR TRUSTEE MEETING HELD AUGUST 11, 2026

apply on the streets. It's in the right-of-way. So, that's why we talked to them in previous meetings about adopting those parking regulations. Everything that Chuck's office does deals with is on the property. The cops can cite in the right-of-way, but we would need to have regulations on the books to be able to do that. It's property vs. right-of-way.

Mr. McAbee – So if we decide to discuss this again, could we stipulate what's allowed to park on the street and what's not?

Mrs. Lapensee - Yes, that's what we had in the parking regulations that we brought, I think it was last year when we talked about this and then we kind of said, well, we need more information. I think you guys were working on the enforcement part of it, and I think now that they're ready to bring that back in some way, shape or form. If you're willing to let us, bring it back.

Mrs. Hartkemeyer – Could you send a draft of what you currently have so that we can start so that we can circle back and review that?

Mr. McAbee – Make sure Katie approves it to more than just form.

**Jason Purviance, 3606 Millikin Road** – As far as the data centers, I did send you guys some proposal for supplemental standards for that. So, if you guys don't end up doing a permanent band, you know, please look at that, use that or mix and match as you please. Um, last month I spoke about flock cot cameras. I probably dumped too much on you guys too quickly. So, I want to follow up. I know I sent a detailed email to you guys in the police department. I'm here again tonight because this remains an open and important issue for our community and I don't feel like it's being addressed. Across Ohio and the country, more communities are taking a hard look at these types of surveillance systems. Cities and townships are holding public discussions, listening to residents, and in a growing number of cases, choosing to end the contracts. Oxford recently held a public meeting specifically to hear from their citizens on this topic. Feedback from the public was clear and consistent with what many people are saying. Serious concerns about privacy, control of the data, and long-term direction of this technology. The core of the issue is straightforward. These cameras continuously record the movements of every vehicle that passes them. They do this without warrant and without individualized suspicion. The data is stored by a private company and shared widely. Once that information leaves our community, local control is lost. People generally have a reduced expectation of privacy while traveling on public roads. But that does not mean the government has the right to continuously collect, log, and share detailed records of every resident's movement without meaningful limits. Supreme Court decisions have reinforced that long-term location tracking still carries real privacy protection and requires constitutional safeguards. When a system tracks everyone by default and stores that data with a private company that shares it widely, it raises fundamental questions about how far we are willing to go in the name of public safety. A great quote from Benjamin Franklin. Those who would give up essential liberty to purchase a little safety deserve neither liberty or safety. There's growing public distrust around how easily these systems can be misused and how often or how difficult it is to put meaningful limits on them once they are in place. That distrust is not unfounded. It comes from documented problems with abuse of the system security issues, data sharing, and the expansion of the technology itself. I'm not asking the board to ignore crime. These types of systems are not the answer, though. A truly safe community should not leave residents looking over their shoulders wondering when and where they are being watched. Other communities are having open conversations with their citizens about whether this is the right path and I feel Fairfield Township should do the same. I request that this issue be placed on a future agenda for public discussion and the board consider ending the contract to flock and not replacing it with any type of similar private system. Thank you.

**Tom Barlion, 3960 Teresa Ann Dr.** – I'm I was here for the same basic reason he is about parking. We've heard that we've had one of the other members had conversations with someone here that said

**RECORD OF PROCEEDINGS**  
**REGULAR TRUSTEE MEETING HELD AUGUST 11, 2026**

there was a park discussions on parking and we have an issue in our area where there's a person that has a trailer but they have it attached to a car or vehicle and it's there all the time and you know we're trying to keep a good subdivision. We don't allow accessory buildings to any great extent and we do all the things to make it a nice subdivision and we had trouble with this person. And first they used to park it on the property which we could control but now they've gone to the street and it's down there all the time. It's also right at the end of the cul-de-sac. So last year I think it caused some problems with snow removal the way it was parked. But I'd like to make sure when you consider whatever you're going to do with parking hopefully you can include whether it's attached to a trail vehicle or not. I don't know if that's possible but uh you know and same way with you know motor homes or boats or any of that kind of stuff. So, that was the one topic I had. The other topic was the entrance into our subdivision. People park on both sides and I know they've contacted someone, and they said it was acceptable for emergency vehicles, but it's been tight for me getting through with my vehicle at times. So, I know a fire truck is much wider than my vehicle. So, when people don't park quite out in the curb, so you get the maximum width, it gets very tight. So, I was hoping that we could maybe make it where there's parking only on one side of the entrance into Ashwood Knolls. So those are my two requests. Thank you.

Mr. Berding – Did you also send a message about limbs?

**Tom Barlion, 3960 Teresa Ann Dr.** - Yes, people can't get over to the side because there are limbs different spots along there sticking out. So, it makes it extra narrow, and you know even with construction vehicles along the side or something wider but it gets extremely tight to get through at times so I was hoping that could be considered too. Thank you.

**Tom Carmichael, 4035 Teresa Ann Dr.** – Tom here covered the first two topics, but what I like to add is on the sidewalk repairs, two things. Is it acceptable to grind them down when they're disjointed? So, I don't know, don't need an answer now, but at the same time, when you come up with the policy, let us know if we can do that. It's much cheaper. And with the tree limbs going under the sidewalks, they're going to keep buckling. I got a quote for 500 bucks to raise two of them. and I can rent a machine like Tom did here a lot cheaper and grind them myself. Would it be acceptable to grind out those separations on sidewalks. So, as far as the tree limbs go, not only over the street but over the sidewalks, too. We have them 5 ft. We send courtesy messages to our residents, but we don't control the sidewalks. They pretty much ignore us. So, anything we can do there would be great. We've had people coming in vendor solicitation and I confront them every time saying we have a sign up front. A lot of times they say to me we have a permit from the township, and we were told that our permit overrides your no-solicitation policy. I don't believe that. So, if we can get clarification on that would be great. So, but they're telling me that the township's telling them that it overrides our no solicitation policy.

Mr. Berding - So, it's news to me.

Mr. McAbee - Did you see the township permit?

**Tom Carmichael, 4035 Teresa Ann Dr.** -He had something hanging. No, I didn't ask for it

Mr. McAbee – Ask for it. They'll go running. Take a picture of it.

**Tom Carmichael, 4035 Teresa Ann Dr.** – Let's say they do show it to me. I'd still like to know if it overrides our no solicitation.

Mrs. Lapensee – We have a no solicitation policy. If you sign up on our website, you can get every single person in your neighborhood registered. Then what we do is when they come in to get a permit, we hand them the list and tell them do not go to these houses because these people have signed up for no solicitation. We also have a placard that you can download from our website and then you just post it at your front door and if they see that they can't go to your house.

**Tom Carmichael, 4035 Teresa Ann Dr.** – So I have to give you all 75 addresses or just say Ashwood Subdivision?

**RECORD OF PROCEEDINGS  
REGULAR TRUSTEE MEETING HELD AUGUST 11, 2026**

Mrs. Lapensee – We'll take care of it. Just send me an email and I'll just do it myself.

Katie Barbieri, Attorney – You will probably need the individual placards just so you know. Just having one at the start of the neighborhood is probably not going to be sufficient.

**Motions/Resolutions for the agenda:**

All items under the Consent Agenda are considered by the Board of Trustees to be routine and will be enacted by one motion. Any Trustee may remove an item from the Consent Agenda by request. No second is required for removal of an item. Items removed for separate discussion will be considered after the motion to approve the Consent Agenda.

**Motion** made by Mr. Berding, second by Mrs. Hartkemeyer to adopt the Consent agenda.

The roll call vote was as follows: Mr. Berding – 'aye', Mrs. Hartkemeyer - 'aye', and Mr. McAbee– 'aye'.

Motion passes.

**FISCAL OFFICE BUSINESS - Consent Agenda Items**

- A. Recommend motion to suspend reading of the minutes of the following meetings:
  - 1. Trustee Regular Meeting, June 23, 2026
  - 2. Special Trustee Meeting, June 26, 2026
  - 3. Trustee Regular Meeting, July 14, 2026
- B. Recommend motion to approve the minutes.
- C. Recommend motion to approve payment of the bills by the Fiscal Office

**MOTIONS – Consent Agenda Items**

- A. Motion to approve a mid-year increase in mileage reimbursement effective July 1, 2026, from .72.5 cents per mile to .76 cents per mile.
- B. Motion to accept the resignation of Samuel Chittum from the Fire Department as of 7/27/26.

**RESOLUTIONS – Consent Agenda Items**

- A. Resolution No. 26-75 Resolution approving open purchase order balances.
- B. Resolution No. 26-76 Resolution authorizing the appointment of part-time Firefighter/EMT Jacob Myers to the Fairfield Township Fire Department, at an hourly rate of \$19.50 per hour, with a 12-month probationary period.
- C. Resolution No. 26-77 Resolution authorizing the appointment of part-time Firefighter/Paramedic Clayton Scharfenberger to the Fairfield Fire Department, at an hourly rate of \$22.00 per hour, with a 12-month probationary period.

**FISCAL OFFICER REPORT – Shelly Schultz, Fiscal Officer**

**FISCAL OFFICERS REPORT – AUGUST 1, 2026**

|                                    |                |
|------------------------------------|----------------|
| CHECKING ACCOUNT BALANCE           | \$3,711,980.47 |
| CHECKING ACCOUNT BALANCE – MEDICAL | \$148,174.94   |
| FSA ACCOUNT BALANCE                | \$10,091.34    |

**RECORD OF PROCEEDINGS  
REGULAR TRUSTEE MEETING HELD AUGUST 11, 2026**

|                                                               |                               |
|---------------------------------------------------------------|-------------------------------|
| JEDD REVENUE RECEIVED YTD (Hamilton)                          | \$473,841.19                  |
| JEDD REVENUE RECEIVED YTD (Fairfield)                         | \$129,986.01                  |
| INVESTMENT ACCOUNT BALANCE (2.95%)<br>Interest Earned in JULY | \$9,089,386.81<br>\$29,203.89 |
| GRANT MONEY RECEIVED                                          | \$0.00                        |
| EMS BILLING RECEIPTS TO DATE                                  | \$528,729.33                  |
| REVENUE TO DATE (64.82%)                                      | \$13,210,311.06               |
| REVENUE BUDGETED FOR 2026                                     | \$20,323,548.00               |
| EXPENDITURES TO DATE (56.13%)                                 | \$13,604,465.37               |
| APPROPRIATIONS FOR 2026                                       | \$23,891,268.00               |
| PAYMENTS MADE IN JULY                                         | \$1,020,931.97                |
| MAJOR FUND BALANCES                                           |                               |
| A. GENERAL                                                    | \$5,098,121.54                |
| B. ROAD AND BRIDGE FUND                                       | \$655,699.82                  |
| C. POLICE FUND                                                | \$699,702.56                  |
| D. FIRE LEVY FUND                                             | \$1,336,880.35                |
| E. SAFETY SERVICES FUND                                       | \$1,113,981.23                |
| F. FIRE RESCUE, AMBULANCE, EMS FUND                           | \$808,392.41                  |
| G. JEDD FUND (HAMILTON)                                       | \$1,066,400.06                |
| H. JEDD FUND (FAIRFIELD)                                      | \$180,730.11                  |
| I. TIF (STORYPOINT)                                           | \$754,218.83                  |
| J. TIF (PRINCETON)                                            | \$2,231,974.45                |
| K. TIF (SEWARD)                                               | \$671,922.34                  |
| L. TIF (BRIDGEWATER)                                          | \$12,491.01                   |
| M. RESIDENTIAL IMPROVEMENT DISTRICT (RID)                     | \$1,228,890.62                |
| TOTAL ALL FUNDS                                               | \$16,749,429.35               |

**RESOLUTIONS**

**ADMINISTRATOR'S REPORT, Mrs. Kim Lapensee**

- A. Resolution 26-78 – Resolution to Approve the Rental of Temporary Housing during the renovations to Fire Station 211 by HGC Construction at a cost not to exceed \$44,549.26 and paid from the fire fund. This will be to pay for a mobile trailer to house one fire/EMS crew during the renovation to the station. We hope to place the trailer at the rear of the fire station so it will be

**RECORD OF PROCEEDINGS**  
**REGULAR TRUSTEE MEETING HELD AUGUST 11, 2026**

near the bays. **Motion** made by Mr. Berding, second by Mrs. Hartkemeyer to adopt Resolution 26-79 to approve change order #1. The roll call vote was as follows: Mr. Berding – ‘aye’, Mrs. Hartkemeyer – ‘aye’, and Mr. McAbee – ‘aye’. Motion passes.

- B. Resolution 26-79 – Resolution Approving Change Order #1 for the Heroes Park Tennis/Pickleball Courts from Game Changer Athletics in the Amount of \$14,224.18. Mrs. Lapensee stated the total cost of the project will be \$75,580.18. We have received \$64,035.00 in donations to cover most of the costs. The remaining \$11,545.18 will be paid from the general fund. We will ask the community foundation if they have any remaining donations to help pay for the changes that were made during construction.

Mr. Berding – I believe we still have some money left over. Maybe \$4,000.00. These are items that it would be better to do now since they are renovating the court.

Mr. Goins – Especially the replacement and updates to the tennis court nets. Once they started doing the surfaces, we noticed that they were buckling and we wanted to address that before the surface was finished and installed.

Mr. Berding – I still think that we are still seeking donors for our parks fund through the Fairfield Community Foundation.

Mrs. Lapensee – Yes, that is right.

Mr. Berding – It’s possible that all these could be taken care of because we’re allowed to use it on park improvements.

**Motion** made by Mr. Berding, second by Mrs. Hartkemeyer to adopt Resolution 26-79 to approve change order #1. The roll call vote was as follows: Mr. Berding – ‘aye’, Mrs. Hartkemeyer – ‘aye’, and Mr. McAbee – ‘aye’. Motion passes.

- C. **\*\*TABLED\*\*** Resolution No. 26-80 Resolution authorizing pay rates for the part-time employees of the Fire Department. Mrs. Lapensee stated last year we increased the part-time pay for the EMT’s to \$19.50 and Paramedics to \$22.00 per hour. We listed the employees by name but did not consider an employee who might have achieved paramedic status after being hired as an EMT. We are asking the board to adopt a general resolution setting the two pay amounts based on the certification attained.

Interim Fire Chief, Jason Jeffers – What we ran into is I have people that have been here for nearly 10 years that without additional approval because the way the initial resolution was written, I have people that have been here for seven, eight, nine years who are making less than the paramedics that are coming in and just being hired today. So, I didn’t feel like that was fair. And because of the way the resolution was written, we couldn’t bump them without approval.

Mr. McAbee – You mean that people that have been here that long who now are paramedics?

Interim Fire Chief, Jason Jeffers – Yes, sir.

Mr. McAbee – I’m sure we didn’t mean to do that.

Mrs. Lapensee – I’m not sure if it got approved and then that person got their medic or did we just like maybe accidentally exclude that person?

Interim Fire Chief, Jason Jeffers – It was approved and they obtained their paramedic.

Ms. Schultz – Can I verify something? The resolution says \$22.50 but the letter says \$22.00. So, I just need to know which one is correct. Also are we back paying since they got their medic license or just effective now?

## **RECORD OF PROCEEDINGS**

### **REGULAR TRUSTEE MEETING HELD AUGUST 11, 2026**

Interim Fire Chief, Jason Jeffers – If we go based off the previous resolution, there wouldn't be back pay.

Mrs. Lapensee – It's \$22.50 because that's what the resolution says.

Katie Barbieri, Attorney – Change the resolution to say \$22.00.

Interim Fire Chief, Jason Jeffers – There was one example that got brought to my attention which spurred all of this. I'm sure there are more.

Mr. McAbee - More people that have in the last year have become medics? What rate have they been paid for the last year? The old medic pay?

Mrs. Lapensee – The person that we were talking about was being paid \$19.50. But he should have been paid \$22.00.

Mr. McAbee – Let's find out how many people there are and fix this. I think we need to go back and pay them too.

Katie Barbieri, Attorney - That's not part of your resolution if you want to do that at your next meeting to award backpay.

Mrs. Lapensee – This resolution is for today so it wouldn't account for retro. If you want to table this, I can write another clause on there to do backpay and then we can clear up the issue of the \$22.00 vs. \$22.50.

Mr. McAbee – You can tell them we're going to fix it. Let's fix it so it won't happen again.

#### **COMMITTEE REPORTS**

- A. Transportation Improvement District (TID) – Trustee McAbee – Yesterdays meeting they've assigned a number to the Princeton Road project. So, he told the board that what we already knew that we received \$151,000 for design fees. I wish you guys would come to the meetings. They are at 8:30 on the second Monday of the month because you can see all the different projects we're working on. There are a lot of things happening.
- B. Emergency Management Agency (EMA) – Trustee Hartkemeyer – Nothing to report.
- C. Ohio, Kentucky, Indian Regional Council of Government (OKI) – Trustee Hartkemeyer – No meeting last month or this month. However, next Wednesday members and member groups are invited to attend the Much in Common event. It's going to be at CVG. I think the RSVPs are due tomorrow. So, if we want to send some Fairfield Township folks just reach out to me or reach out to OKI.
- D. The Coalition of Large Ohio Urban Township (CLOUT) – Trustee Hartkemeyer – Nothing to report.

#### **BOARD MEMBER COMMENTS**

**Mr. McAbee** – Thanks for all the work on the pickle ball courts, all the community donations. It's a good example of teamwork.

Mrs. Hartkemeyer – Great job on the pickle ball courts. I especially like how that was done. Predominantly not at taxpayer expense. So, I really like that it was done through donations and through the community coming together and it's a great resource for Fairfield Township going forward. I think a lot of people are going to enjoy that and just our park overall. Please stop by.

Mr. Berding – Thanks to all the community members that donated towards that including the

**RECORD OF PROCEEDINGS**  
**REGULAR TRUSTEE MEETING HELD AUGUST 11, 2026**

foundation. The Fairfield Community Foundation did an amazing job knocking on doors, talking to their heavy hitters in the township to get those donations. And worst-case scenario if there is no money left over which I know there is, \$14,000 for brand new tennis courts and pickle ball courts is a pretty good steal. I want to thank Mr. Goins and Mrs. Lapensee for managing that with the Fairfield Community Foundation. Working with them, keeping track of who's donating, who's helping, getting the signs ordered and all those things. I know our public works were out hanging up signs, so thank you as well for that.

**ANNOUNCEMENTS**

- Labor Day observed – Monday, September 7, 2026. All township buildings will be closed for this holiday.
- Regular Trustee Meeting – Tuesday, September 8, 2026, at 7 PM at the Administration Building.

**ADJOURNMENT**

**Motion** made by Mr. Berding, second by Mrs. Hartkemeyer to adjourn at 8:10 PM  
All in favor.

Minutes submitted by:

---

Shelly Schultz, Fiscal Officer

---

Michael Berding, Trustee Chairperson

---

Shannon Hartkemeyer, Trustee Vice-Chairperson

---

Joe McAbee, Trustee