

**RECORD OF PROCEEDINGS
REGULAR TRUSTEE MEETING HELD AUGUST 8, 2023**

The Fairfield Township Trustees held a Regular Trustee Meeting Tuesday, August 8, 2023, at the Administration Building, 6032 Morris Road, Fairfield Township, OH 45011, for conducting Township business. Meeting was called to order by Mr. Berding at 7:00 PM.

ROLL CALL

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

INVOCATION: Pastor Cecil Day, Lighthouse Baptist Church

PLEDGE OF ALLEGIANCE

PRESENTATION

RESOLUTION AUTHORIZING THE APPOINTMENT OF FULL-TIME FIREFIGHTER PARAMEDIC, CHRISTOPHER FERGUSON TO THE FAIRFIELD TOWNSHIP FIRE DEPARTMENT, AT AN HOURLY RATE OF \$21.24 ON A 24/48 SHIFT WITH 90 DAY PROBATIONARY PERIOD #23-107

Resolution authorizing the appointment of full-time Firefighter Paramedic, Christopher Ferguson to the Fairfield Township Fire Department, at an hourly rate of \$21.24 on a 24/48 shift with 90-day probationary period.

Motion made by Mrs. Hartkemeyer, second by Mr. McAbee to adopt Resolution #23-107.

All in favor

Chief Thomas – Pinning Ceremony of Christopher Ferguson.

OLD BUSINESS

- **COMMUNITY SURVEY** – Trustee Chairperson, notes on previous community survey.

Mr. McAbee - We have a couple of opportunities coming up that we can go to them. We have the community event coming up in September. We could set up a table, have some questions, have some blank pieces of paper, and ask them questions.

Mr. Berding – This is a great idea. Between the 3 of us we should be manning those stations at those events.

Mrs. Hartkemeyer - I think it would be good since we will be getting resident and non-residents that would be filling this out.

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Mr. Berding - Should we include our contact information on the form?

Mrs. Hartkemeyer – Yes.

Mr. Berding - Let's have that ready for our October meeting. If you can get it to us in September so we can review it and then discuss it in our October meeting. I think this is great. We've given our Administrator some clear directions on what we'd like to have. Let's look at our calendars and get back to the Administrator as to when we can cover the table to be there.

Notes from previous meeting:

Mrs. Hartkemeyer - *I think we should keep it very high level and simple. I don't think it should be granular. I think people care but I would like to keep it more high level.*

They might not care about a slide at the playground, but they might care about a splash pad at the playground. We all know everyone wants a steak house. I would like to keep it more high level; maybe one or two questions. Then we look for trends on the data.

Then at some point we could possibly look at some feedback sessions. I would not make this a long survey.

Mr. McAbee – *I don't disagree with that. I would still put an other box on there. So, if they said they wanted more community involvement I would ask for an example. I talk to a lot of older people in the Township that would like to have a place to go on Tuesdays and Thursdays to play cards. A senior center or maybe this room?*

Mrs. Hartkemeyer - *I just want to say what are some of the things you would like to see in the Township.*

Mr. Berding – *I did send Mrs. Vonderhaar some survey questions. I'll give you copies of what I submitted you can look at them and then come up with some of your own suggestions. Maybe next month we can come back and say here's how many questions we want; this is how we want it sent out, or we want it on our website.*

Mrs. Hartkemeyer - *I can't force a steakhouse to come here. That's not what we're in the business of doing.*

Mr. Berding - *There could be some type of marketing things we could do to attract that kind of business. Next meeting be prepared for some questions.*

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• **VETERANS COMMITTEE – ADMINISTRATOR, MRS. VONDERHAAR**

I've sent you the status update report from Mr. Valerius and also information on the John Carboy Golf Outing to benefit the Memorial Thursday, September 7, 2023. Total donations to date: 193 donors to date, total donations, approximately \$215,000. There is a total balance of almost \$8,000. Entry monuments have been completed or at least drafted. The granite has been ordered by Art in Stone. The proposal for funding the monuments and the local veterans' plaques has been completed and submitted to the Michael J. Colligan Fund of the Hamilton Community Foundation. They should know by the end of August to consider the funding request. They are hoping to have benches installed by late August. They are looking for some guidance on the next event. I'll send some dates to the Board to see if you have a preference.

Mr. Berding - I personally would like to see some Memorial Day or Veterans Day event to be held at our Veterans Memorial. Whether that is a parade or not I'm indifferent about a parade. At the same time, it puts a strain on our Police force and the community to block traffic and would put a strain on schools. I think we can discuss this at a later date. If we were to have a parade I think it might be best to have a Veterans Day parade.

Mr. McAbee - Maybe we can do one a year instead of two. I think there are some pluses in having students involved.

Mrs. Hartkemeyer - I really like the involvement of the students. I think putting the memorial in the front of the park will spark students to ask questions. If I could only keep one thing I would keep the parades going past the schools.

Mr. Berding - I think it's also a good idea to recruit new members on our veterans committee, maybe some younger generation veterans. Maybe they can keep the memorial going as older members leave the committee. It would take some work off of staff to keep up with all that information.

Mr. McAbee - I don't think we need to keep it just with veterans we can have community members as well.

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ITEMS FOR BOARD DISCUSSION

- **Cooperative Agreement involving Neyer Project – Administrator, Mrs. Vonderhaar**

There is a resolution tonight authorizing the Administrator to sign agreement for the cooperative tax increment financing agreement for the Fairfield Logistics Project. There have been a lot of moving parts and pieces to this. With this cooperative agreement it involves the TIF and allowing us to executive the TIF. What is different with this is the Port Authority is involved as well as Neyer and the Township. A lot of the TIF money will be used for acquisitions and construction of the public project which is the road project. The developer has the obligation to pay the statutory minimum payment. Neyer will continue to develop the project. Part and parcel to all of this is the school compensation agreement which agrees to make the schools whole. Purchase agreement with all bonds will come before the Board. They are hoping to close on August 16th. With the payment schedule it looks like it will run until 2043.

Lawrence Barbieri, Assistant Law Director I've reviewed the documents and they are legal as to form. The Port Authority has been issued the bonds. The Township is going to allow the service payments from the TIF to support the bonds and hence forth how the money will be distributed.

Mr. McAbee - It looks like we're selling \$1.5M in bonds?

Lawrence Barbieri, Assistant Law Director - That's what the agreement says but I think they were using the number as a placeholder to some degree. The bond offering is going to be \$1.4M at least that is what I saw today.

Mr. McAbee - We're not using the building that is already generating money?

Mrs. Vonderhaar - I don't think we are but I'll verify that.

Mr. Berding – Can you just send that out to the 3 trustees?

Mr. McAbee - This concerns me tonight that we're going to be voting on this and we don't have the right answers.

Mrs. Vonderhaar - At the end the Township will net about \$3M out of the TIF. I know that will take some years but there is a net positive on this.

Mr. Berding - When do you need to sign the agreement?

Lawrence Barbieri, Assistant Law Director - The closing on the bonds is going to be August 16th.

Mr. Berding - Larry you've read through this, and you're satisfied with the document?

Lawrence Barbieri, Assistant Law Director - I didn't negotiate the deal Ken Geis did with Julie. From a legal perspective I did say they are legal to form.

Mr. Berding - Trustee McAbee would you prefer to table this and have a special meeting to come in to get your questions answered and vote on it then before the 15th?

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Mr. McAbee - We had all kinds of agreements before why are we having this agreement now?

Lawrence Barbieri, Assistant Law Director - We did the TIF resolution which set forth the public purpose of the TIF and how it would be activated. Then we made a school compensation agreement, and we did an agreement with the developer. Now this is a cooperative agreement adding the Port Authority. Making it clear that the Port Authority is issuing the bonds, the Township is pledging the service payments from the TIF to support the bond payments that the funds are going to be used for the public infrastructure to support this private development. I'm just not sure they're using that first parcel to support the bond payments. I know they're using service payments from the TIF.

Mr. McAbee - To me this is a big question. I was hoping they would use the new buildings 3, 4 and 5. We can move along maybe we'll have an answer from Ken soon.

COMMITTEE REPORTS

- TID – **Trustee McAbee** – Meets next week. Just want to remind everyone about the North Hamilton Crossing Town Hall Meeting Monday, August 28, 2023, 5:30 PM – 7:30 at Parrish Auditorium, Miami Hamilton Campus. And there will be a mental health public forum at the Butler County Crisis Stabilization Unit Thursday, September 7, 2023, 5:00 PM – 7:00 PM at the Cyber Lounge, Butler Tech Center. Maybe we can get out postcards for both of these.
- **Mr. Berding** – I'm in favor of letting the public know. Let's do this again.
- EMA – **Trustee Hartkemeyer** – We had a farewell send off for Agency Director Matt Haverkos. I've noticed that Jim Bolin has stepped up and is doing some community outreach.
- OKI – **Trustee Hartkemeyer** - With regard to OKI we've not met this summer and we usually don't. More meetings will be coming up soon.
- CLOUT – **Trustee Hartkemeyer** – Nothing to report.

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FISCAL OFFICER’S RECOMMENDATIONS AND REPORTS

Ms. Schultz – Two things we’ve received in the last months: The Veterans Memorial reimbursement of \$48,400, we’ve been reimbursed the entire amount of the grant and the Opioid Settlement in the amount of \$7,339.33.

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

1. Tax Budget Hearing July 11, 2023
2. Trustee Regular Meeting, July 11, 2023

All in favor

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

1. Tax Budget Hearing July 11, 2023
2. Trustee Regular Meeting, July 11, 2023

All in favor.

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

All in favor

ADMINISTRATOR’S REPORT

Mrs. Vonderhaar – We did get notice from Butler County Engineers that there will be a project coming and that consists of a single lane roundabout at Millikin and Morris Roads. September 9th is our big car show event. This will be an all-day event. Dianne, Noelle and I met with our new broker, same company. Margaret Howser is leaving. We have one more year with Humana. I think you are all aware of the hike values on properties.

Mr. Berding – When Auditor Nix was here and since we’re in the Fairfield City School district she said we would not see that significant increase.

Mr. McAbee - How many families are signed up for health insurance?

Ms. Schultz – I’ll get that information to you.

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MOTIONS

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to accept resignation of Police Officer Cameron Wood.

Vote: All in favor

RESOLUTIONS

RESOLUTION TO APPROVE OPEN PURCHASE ORDER BALANCES #23-108

Resolution to approve open purchase order balances.

Motion made by Mr. McAbee, second by Mr. Berding to adopt Resolution #23-108.

Vote: All in favor

RESOLUTION AUTHORIZING PURCHASE OF FIFTEEN (15) SETS OF
TURNOUT GEAR FOR THE FIRE DEPARTMENT FROM PHOENIX SAFETY
OUTFITTERS AT A TOTAL COST OF \$61,425.00 #23-109

Resolution authorizing purchase of fifteen (15) sets of turnout gear for the Fire Department from Phoenix Safety Outfitters at a total cost of \$61,425.00.

Chief Thomas - Its sizes for some of the new people we've hired and replacements of aged out gear which are good for 10 years.

Motion made by Mrs. Hartkemeyer, second by Mr. McAbee to adopt Resolution #23-109.

Vote: All in favor

RESOLUTION AUTHORIZING THE ADMINISTRATOR TO EXECUTE ALL
DOCUMENTS RELATED TO THE COOPERATIVE TAX INCREMENT
FINANCING AGREEMENT FOR THE FAIRFIELD LOGISTICS PROJECT
BETWEEN FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO AND THE
BUTLER COUNTY PORT AUTHORITY #23-110

Resolution authorizing the Administrator to execute all documents related to the Cooperative Tax Increment Financing Agreement for the Fairfield Logistics project between Fairfield Township, Butler County, Ohio and the Butler County Port Authority.

Mrs. Vonderhaar - Yes on the payments all the buildings are included.

Lawrence Barbieri, Assistant Law Director - Ken told me today that the buildings already built will generate more than enough money for the bond payment.

Mr. McAbee - That doesn't encourage me to vote for it. Ask him specifically if this is the Duke building.

Mrs. Vonderhaar - The Duke building is not included only the Neyer buildings.

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Motion made by Mr. Berding, second by Mrs. Hartkemeyer to adopt Resolution #23-110.

Vote: All in favor

RESOLUTION DECLARING NUISANCE AND ORDERING ABATEMENT ON
THE PROPERTIES LISTED BELOW AND FURTHER AUTHORIZING THE
ZONING ADMINISTRATOR TO INITIATE COMPLAINT #23-111

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

Motion made by Mr. Berding, second by Mr. McAbee to adopt Resolution #23-111.

Vote: All in favor

ANNOUNCEMENTS

- Touch a Truck Event – August 19, 2023 – 10 AM – 1 PM
- Offices closed for Labor Day Holiday – Monday, September 4, 2023
- Third Annual John Carboy Classic Golf Outing Thursday, September 7, 2023
- Car Show & Concert in the Park – Saturday, September 9, 2023, at 10:30 AM
- Fairfield Township Board of Trustees Meeting – Tuesday, September 12, 2023,
at 7 PM

EXECUTIVE SESSION

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to go into Executive
Session, in accordance with:

ORC 121.22 G (1) to consider the employment, or compensation of a public employee
or official.

All in favor.

President convenes executive session at 8:09 PM

President resumes regular meeting at 9:48 PM

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ROLL CALL

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

Motion made by Mr. Berding, second by Mr. McAbee to amend the agenda to add a Resolution to authorize pay raises for employees.
All in favor.

Motion made by Mrs. Hartkemeyer, second by Mr. McAbee to adopt Resolution #23-112 to authorize pay raises for employees.
All in favor.

ADJOURNMENT

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to adjourn at 9:51 PM.
All in favor.

Minutes submitted by:

Shelly Schultz, Fiscal Officer

Michael Berding, Trustee Chairperson

Shannon Hartkemeyer, Trustee Vice-Chairperson

Joe McAbee, Trustee

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