

**RECORD OF PROCEEDINGS  
REGULAR TRUSTEE MEETING HELD DECEMBER 12, 2023**

The Fairfield Township Trustees held a Regular Trustee Meeting Tuesday, December 12, 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

A moment of silence to honor Brandon Hudson, he began his career as a Fairfield Township Firefighter.

**INVOCATION:** Pastor Cecil Day, Lighthouse Baptist Church

**PLEDGE OF ALLEGIANCE**

**EXECUTIVE SESSION**

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

1. **ORC 121.22 G (1)** to consider the employment, or compensation of a public employee or official.
2. **ORC 121.22 G (4)** for the purpose of reviewing bargaining sessions with the FOP concerning their compensation and other terms and conditions of their employment.

All in favor.

- President convenes executive session at 7:03 PM
- President resumes regular meeting at 7:25 PM

**ROLL CALL**

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

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**Motion** made by Mr. Berding, second by Mr. McAbee to amend agenda to include Resolution #23-159 to authorize the appointment of full-time Fire Chief Ryan Berter to the Fairfield Township Fire Department at an annual salary of \$115,000.00 effective date of hire February 5, 2024.

All in favor.

**OLD BUSINESS/ITEMS FOR BOARD DISCUSSION**

- A. Set Organizational Meeting – January 9, 2024, at 7 PM followed by regular trustee meeting.
- B. ARPA resolution regarding additional funding from Butler County/Project needed.

**Mrs. Vonderhaar** - This is in addition to the \$150,000. The County gave us \$300,000 for paving. They need a resolution approved and forward to them as soon as possible. This will be spent next year.

**Mr. Berding** - Belmont Infrastructure Project sounds ideal for the project.

**Larry Barbieri, Assistant Law Director** – That language sounds fine.

- C. 2024 Curb & Gutter Replacement Program

**Mrs. Vonderhaar** - Six bids came in. Jackson was the most competitive at \$318,648.56.

**Mr. Berding** - Do we know anything about Jackson Construction?

**Mrs. Vonderhaar** - I don't know anything but Jeff probably does.

**Mr. Goins** - Jeff and I are planning to meet this week to review all the bids. We're going to present our recommendation to you in January.

**COMMITTEE REPORTS**

- A. **TID** – Trustee McAbee – We wrapped up the year last week. Basically, moving money from one account to another. Looks like a busy year next year with various projects.
- B. **EMA** – Trustee Hartkemeyer – Strategic plan was presented to the board.
- C. **OKI** – Trustee Hartkemeyer – Nothing to update since November meeting.
- D. **CLOUT** – Trustee Hartkemeyer – Nothing to report.
- E. **OTHER** – Trustees – Mr. Berding, Chuck and I met with the Fairfield /Fairfield Township JEDD Board. The discussions we had were about insurance and how that gets paid. Until money is generated the Trustees may need to transfer some money in January to pay the insurance. The bill is around \$1,900. So, we will have to make a transfer into the JEDD checking account to pay that insurance and will be reimbursed back to us when the JEDD money comes in.
- F. January motion to pay JEDD insurance.

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**FISCAL OFFICER'S RECOMMENDATIONS AND REPORTS**

**Ms. Schultz** – Audit is on hold. After December 15<sup>th</sup> they will start back up. We did get RID money in on November 20<sup>th</sup> of \$151,000.

Recommend motion to suspend reading of the minutes of the following meetings:

- a. Trustee Special Meeting, November 14, 2023
- b. Trustee Regular Meeting, November 14, 2023

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

All in favor.

**Motion** made by Mr. Berding, second by Mr. McAbee to approve the minutes.

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** – Julie Vonderhaar

I sent a letter of support to you for the hospital. Mercy Fairfield received a grant, and they are going to change the way they do business. They asked for a letter of support. I didn't want to send that out without you knowing. It's to support their Medical Graduation Program.

**Mr. Berding** - I'm perfectly fine with sending this out. It's good to have good quality hospitals in the area.

**Mrs. Vonderhaar** - The way they explained it was they will transition from a community hospital to a community teaching hospital.

I wanted to say we've had a great 2023. We're ending strong. I can't give enough accolades to our team. "We're just getting started".

**RESOLUTION TO APPROVE OPEN PURCHASE ORDER BALANCES 23-149**

Resolution to approve open purchase order balances.

**Motion** made by Mr. McAbee, second by Mr. Berding to adopt Resolution #23-149.

All in favor.

**RESOLUTION APPROVING THE 2024 ANNUAL INVOICE PAYMENT IN THE AMOUNT OF \$14,852.00 TO THE MIAMI VALLEY REGIONAL CRIME LABORATORY** #23-150

Resolution approving the 2024 annual invoice payment in the amount of \$14,852.00 to the Miami Valley Regional Crime Laboratory.

**Motion** made by Mrs. Hartkemeyer, second by Mr. McAbee to adopt Resolution #23-150.

All in favor.

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RESOLUTION AUTHORIZING TOWNSHIP ADMINISTRATOR TO ACCEPT FROM BUTLER COUNTY COMMISSIONERS' FEDERAL FUNDS PURSUANT TO THE AMERICAN RESCUE PLAN ACT OF 2021 (ARPA) TO BE USED FOR THE REPAIR AND RESURFACING OF ROADS WITHIN FAIRFIELD TOWNSHIP #23-151

Resolution authorizing Township Administrator to accept from Butler County Commissioners' federal funds pursuant to the American Rescue Plan Act of 2021 (ARPA) to be used for the repair and resurfacing of roads within Fairfield Township

**Mrs. Vonderhaar** - That amount is \$300,000.00

**Motion** made by Mr. McAbee, second by Mrs. Hartkemeyer to adopt Resolution #23-151.

All in favor.

RESOLUTION TO AMEND THE 2023 PERMANENT APPROPRIATIONS #23-152

Resolution to amend the 2023 permanent appropriations.

**Motion** made by Mrs. Hartkemeyer second by Mr. McAbee to adopt Resolution #23-152.

**Ms. Schultz** - We're changing the Safety Services to pay salaries for the rest of the year. This will be for fire.

All in favor.

RESOLUTION ADOPTING THE 2024 PERMANENT APPROPRIATIONS BY ATTACHED FUND TOTALS FOR FISCAL YEAR COMMENCING JANUARY 1, 2024 #23-153

Resolution adopting the 2024 permanent appropriations by attached fund totals for fiscal year commencing January 1, 2024.

**Ms. Schultz** - We're appropriating the full amount in every fund except general fund and the JEDD fund. I've left about \$5.1 Million unappropriated. We're appropriating money for the first time since I've been here, money out of the JEDD in the amount of \$250,000 for the Seward Road Improvements. Interest for the bond payments will soon be going down.

**Mr. McAbee** - We need a monthly report from the Port Authority to track this.

**Motion** made by Mr. Berding, second by Mr. McAbee to adopt Resolution #23-153.

All in favor.

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**\*\*FAILED\*\***

RESOLUTION APPROVING SCHOOL COMPENSATION AGREEMENT #23-154

**Larry Barbieri, Assistant Law Director** - In the budget bill that was recently passed they slipped in this provision that amended the Ohio Revised Code 5709.51 that extended those TIF's for another 30 years that produced \$1.5 Million or more in revenues. But they had extended them on or before December 31<sup>st</sup> of this year. The new regulation went into effect on October 3<sup>rd</sup>. Fairfield Township has this TIF that is the subject of this resolution. There was a debate with a number of lawyers about whether there had to be a forty-five-day notice period to the schools. This is forty-five business days and that runs to the last of December. In the past the legislation makes it mandatory that we make the school district whole anyway. At the same time the school waves the notice agreement so you can vote on it today and not have a special meeting.

**Mr. McAbee** - This is the Princeton Road TIF? How much money does it generate?

**Ms. Schultz** - About \$2.7 Million. To make the schools whole that is about 25% because that was put in before. The others are 63.3% to make them whole.

**Mr. McAbee** - What is the purpose of this 30-year extension?

**Larry Barbieri, Assistant Law Director** - We added some language to pay for safety services that were previously not allowed under TIF'S in 2001. I brought it to the meeting because we had a very limited window.

**Ms. Schultz** - We still have 8 more years on this.

**Mr. McAbee** - If we pass this starting next year we're going to make the school district whole. We're going to get less money for the next 7 years if we were to leave it just as it is. We still have 2 or 3 more years left on this debt?

**Ms. Schultz** - Yes.

**Mr. Berding** - I thought this was extending it for 30 more years.

**Larry Barbieri, Assistant Law Director** - Yes it is.

**Mr. Berding** - So if we leave the same for the next 7 years they are only getting 25%. So, when this extends they will start getting the 63%?

**Mrs. Hartkemeyer** - So it's going to stay the way it is until the 30 years extends? After that we get the lower rate?

**Larry Barbieri, Assistant Law Director** - Yes.

**Mr. McAbee** - How much total money have we received off of that in the 23 years?

**Ms. Schultz** - I can get that to you later.

**Mr. McAbee** - We only have a few more years; let the money go where it should be going.

**Larry Barbieri, Assistant Law Director** - I don't think it would have an effect on the taxes people paid if you ended the TIF. People are going to pay the same amount of taxes it will just be distributed differently.

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**Mrs. Hartkemeyer** - Did they change some legislation so that now we can use that money for safety services? Then I could ask my citizens for a direct levy.

**Larry Barbieri, Assistant Law Director** - Yes, that is correct. The law has changed.

**Ms. Schultz** – Total accumulative money received in the last 23 years is \$42 Million and value of property \$129 Million as of 12/31/22.

**Mr. Berding** - I wanted to let you know as an employee of Butler Tech I have to abstain from this vote.

**Motion** made by Mrs. Hartkemeyer, second by Mr. Berding to approve Resolution #23-154.

Mr. Berding – Abstain

Mrs. Hartkemeyer – Yes

Mr. McAbee - No

**\*\*TABLED\*\***

AUTHORIZING AN AMENDMENT TO RESOLUTION #01-49 TO EXTEND THE TERM OF THE TAX INCREMENT FINANCING PROGRAM FOR THE PRINCETON ROAD TIF FOR AN ADDITIONAL THIRTY (30) YEARS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.51 AND 5709.73(B); AUTHORIZING THE EXECUTION OF AGREEMENTS AND OTHER RELATED ACTIONS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.73, 5709.74, 5709.75, AND RELATED LAWS AND RULES: DISPENSING WITH THE SECOND READING AND DECLARING AN AMERGENCY #23-155

**Motion** to table made by Mr. Berding, second by Mrs. Hartkemeyer.

All in favor.

RESOLUTION AUTHORIZING THE APPOINTMENT OF PART-TIME FIREFIGHTER/EMT JACKSON HETTERICH TO THE FAIRFIELD TOWNSHIP FIRE DEPARTMENT AT AN HOURLY RATE OF \$18.50 PER HOUR WITH A 12-MONTH PROBATIONARY PERIOD #23-156

Resolution authorizing the appointment of part-time Firefighter/EMT Jackson Hetterich to the Fairfield Township Fire Department at an hourly rate of \$18.50 per hour with a 12-month probationary period.

**Motion** made by Mr. McAbee second by Mrs. Hartkemeyer to adopt Resolution #23-156.

All in favor.

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RESOLUTION AUTHORIZING THE APPOINTMENT OF PART-TIME  
FIREFIGHTER/EMT BRAD WARGO TO THE FAIRFIELD TOWNSHIP FIRE  
DEPARTMENT AT AN HOURLY RATE OF \$18.50 PER HOUR WITH A 12-  
MONTH PROBATIONARY PERIOD #23-157

Resolution authorizing the appointment of part-time Firefighter/EMT Brad Wargo to the Fairfield Township Fire Department at an hourly rate of \$18.50 per hour with a 12-month probationary period.

**Motion** made by Mr. McAbee second by Mrs. Hartkemeyer to adopt Resolution #23-157.

All in favor.

RESOLUTION DECLARING NUISANCE AND ORDERING ABATEMENT ON  
THE PROPERTIES LISTED BELOW AND FURTHER AUTHORIZING THE  
ZONING ADMINISTRATOR TO INITIATE COMPLAINT #23-158

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 Mrs. Hartkemeyer to adopt Resolution #23-158.

All in favor.

**ANNOUNCEMENTS**

- Offices closed for Christmas Eve Holiday – Friday, December 22, 2023
- Offices closed for Christmas Day Holiday – Monday, December 25, 2023
- Offices closed for New Year’s Day Holiday – Monday, January 1, 2024
- Fairfield Township Special Meeting – Wednesday, December 27, 2023, 8:30 AM
- Fairfield Township Board of Trustee Meeting and Organizational Meeting – Tuesday, January 9, 2024, at 7 PM

**BOARD MEMBER COMMENTS**

**Mr. McAbee** – I’d like to wish everyone a Merry Christmas and Happy New Year.

**Mrs. Hartkemeyer** – I was talking with Administrator Mrs. Vonderhaar about doing some more strategic planning. I’d like to do a SWOT Analysis. I’d like to do that with staff in January.

**Mr. Berding** - I’d like to congratulate Ryan Berter as our next Fire Chief. I have full confidence in you. I’d like to thank you for the staff here during this difficult time for our family.

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**ADJOURNMENT**

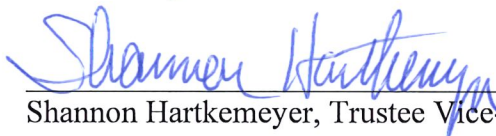
**Motion**, made by Mr. Berding, second by Mr. McAbee to adjourn.  
All in favor.

President declares meeting adjourned at 8:27  
PM.

Minutes submitted by:

  
\_\_\_\_\_  
Shelly Schultz, Fiscal Officer

  
\_\_\_\_\_  
Michael Berding, Trustee Chairperson

  
\_\_\_\_\_  
Shannon Hartkemeyer, Trustee Vice-Chairperson

  
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Joe McAbee, Trustee