

**RECORD OF PROCEEDINGS
REGULAR TRUSTEE MEETING HELD DECEMBER 8, 2021**

The Fairfield Township Trustees held a Regular Trustee Meeting Wednesday, December 8, 2021, at the Administration Building, 6032 Morris Road, Fairfield Township, OH 45011, for conducting Township business. Meeting was called to order by Mrs. Berding, Trustee Chairperson, at 7:00 PM.

ROLL CALL

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

INVOCATION: Pastor Joe French, Indian Springs Church

PLEDGE OF ALLEGIANCE

RESOLUTION AUTHORIZING THE APPOINTMENT OF FULL-TIME POLICE OFFICER RYAN C. ROACH WHO IS CERTIFIED BY OHIO PEACE OFFICERS TRAINING COUNCIL, AT AN HOURLY RATE OF \$34.27 PER HOUR WITH A 12-MONTH PROBATIONARY PERIOD #21-158

Resolution authorizing the appointment of full-time police officer Ryan C. Roach who is certified by Ohio Peace Officers Training Council, at an hourly rate of \$34.27 per hour with a 12-month probationary period.

Motion, made by Mrs. Berding second by Mrs. Hartkemeyer to adopt Resolution #21-158.

YES – Mrs. Berding, Mrs. Hartkemeyer

ABSENT – Mr. McAbee

- Swearing in of Police Officer Ryan C. Roach

Mrs. Hartkemeyer – Tonight is Trustee Berding’s last meeting in case we don’t have the meeting on the 22nd as Trustee; we have a proclamation for you. You have been an outstanding asset to the Fairfield Township community. On behalf of everyone we’re going to miss you.

PRESENTATIONS

- **Johnson Grocery Final PUD Zoning Case FTZC21-1C**

SITUATION OF PROPERTY

The subject property, 4001 and 4005 Hamilton Mason Road, is located on the south side of Hamilton Mason Road, east of Merlin Road and west of Ashwood Knolls Drive (Att. 1). The property is comprised two parcels totaling 4.08-acres. The parcels are currently zoned B-PUD, Business Planned Unit Development. Properties to the north, east, and west of the subject property are zoned R-1, property to the south is zone A-1 (Agricultural District) (Att. 2).

RECORD OF PROCEEDINGS
REGULAR TRUSTEE MEETING HELD DECEMBER 8, 2021

DESCRIPTION OF REQUEST

The applicant is currently requesting approval of the Final PUD plan for the Johnson's Grocery development.

BACKGROUND OF REQUEST

Butler County Planning Commission

On February 9, 2021, the Butler County Planning Commission heard the case and recommended approval of the proposed zone change and preliminary PUD plan and included 22 comments pertaining to land-use, access and circulation, exterior appearance, storm water and site drainage, septic system.

Fairfield Township Zoning Commission

The Fairfield Township Zoning Commission held a public hearing on March 17, 2021. The Zoning Commission made the recommendation, to the Fairfield Township Board of Trustees, approval of the proposed zone change and preliminary PUD plan and, (Zone Change from R-1 (Suburban Residential District) to B-PUD (Business Planned Unit Development District)) and included 12 conditions.

Fairfield Township Board of Trustees

The Fairfield Township Board of Trustees held a public hearing on April 20, 2021. The Board of Trustees passed a resolution (21-60), on April 28, 2021, to approve the zone change and preliminary PUD, as recommended by the Fairfield Township Zoning Commission.

CONDITIONS PLACED ON PUD

1. Any major change in use and/or layout of the property will require Board approval.
2. Applicant shall meet all federal, state, and local requirements including those outlined by the Butler County Planning Commission.
3. Prohibit any automotive fuel sales now or in the future.
4. Meet the 25% Common Open Space Requirement excluding land within the proposed public right of way.
5. Applicant shall modify entry to ensure adequate apparatus access that meets the design criteria provided to the applicant and subject to the approval by the Fire Chief.
6. All site lighting shall be directed downward, with no light source visible from road.
7. Façade and design guidelines shall be included approved by the Township Trustees including the following.
8. Applicant shall screen all of the exterior utility units.

RECORD OF PROCEEDINGS
REGULAR TRUSTEE MEETING HELD DECEMBER 8, 2021

9. Monument sign shall have piers utilizing stone and brick material consistent with building and shall not exceed 6 ft in overall height, shall be externally illuminated, and meet all guidelines, approved by the Zoning Administrator.
10. The applicant will continue to operate during the hours listed below:
 - a. 6AM - 9PM during winter hours
 - b. 6AM - 10PM during summer hours
11. Improve landscaping plan, including additional planting along the east and west property lines, to be approved by the Zoning Administrator.
12. Applicant shall satisfy all access and circulation issues mentioned in the Butler County Staff Report prior to the submittal of the Final PUD, including the following:
 - a. The internal circulation and parking lot layout seems confusing and potentially excessive. We recommend the applicant consider reconfiguring the circulation to provide clearer access routes, consolidate impervious area, and eliminate potential vehicular conflict points.
 - b. Handicap parking looks awkward. Recommend spaces stay in alignment with adjacent parking spaces, with sidewalk and curb ramp to remain in front of parking stalls.
 - c. Although passenger vehicles are shown queuing for drive-thru, a turning radius template has not been provided verifying radius is adequate for a passenger vehicle. A turning template should also be provided for vehicle exiting drive-thru to verify there isn't a conflict with adjacent parking stall. Consider also providing truck templates based on anticipated delivery vehicle size to ensure adequate access.
 - d. In general, the proposed driveway location seems appropriate; however, sight distance along Hamilton-Mason Road must be verified prior to Final PUD.
 - e. Provide right-of-way dedication per the County Thoroughfare Plan, across frontage of all PUD parcels.

FINDINGS OF FACT

The Final PUD Plan for Johnson's Grocery is comprised of 3.291 acres and includes the one commercial lot and contains 1.1 acres of open space which exceed the required 25 %. The open space includes a retention pond and landscaping throughout the site.

Consistent with the approved PUD Plan, the applicant's plan includes the construction of a 4,164 square foot single story retail building which includes 1,000 square feet reserved for a drive thru (Att. 3). The proposed location of the building would be setback approximately 75 feet from the newly dedicated right of way per the thoroughfare plan and 126 feet from the center of Hamilton Mason Rd, 104.2 feet from

RECORD OF PROCEEDINGS
REGULAR TRUSTEE MEETING HELD DECEMBER 8, 2021

the eastern property line and approximately 52 feet from the western property line. The new building would be composed primarily of brick and stone veneer on all four sides. In addition, the façade will include aluminum and glass on the west, south and east elevations (Att.4). Lighting plans include 2 (two) carriage lights on 6' tall poles along Hamilton Mason Road, 2 (two) RSX LED flood lights on 12' tall poles used in the vicinity of the parking lot, and 8 (eight) LED wall pack lights on the building. Plans show all exterior utility units, and the dumpster are to be screened. All Ingress and egress improvements in the plan includes the elimination of the current undefined entrance to be replaced by one lane designated for entering the site and two turning lanes for exiting the site. The design has been reviewed and approved for sight distance requirements by the Butler County Engineer's Office. Parking lot plans include 19 (nineteen) standard parking spaces and 2 (two) handicap accessible parking spaces. Paving marking and directional signage have been included to improve internal traffic flow. The plan includes the removal of the existing Johnson's building after the completion of the proposed building. Plans include the installation of approximately 350' of 6 ft. tall privacy fence. Landscaping improvements are planned throughout site including a landscaping around the monument sign, in and around the detention basins, additional trees throughout the site, and a mounded berm along with five Norway Spruce along the western property line.

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

**RECORD OF PROCEEDINGS
REGULAR TRUSTEE MEETING HELD DECEMBER 8, 2021**

Resolution 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 Final PUD plans. 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 recommendation to **Approve** the Final PUD Plan.

Carl Hartman, applicant – I concur with the report and hope you do too.

Motion made by Mrs. Berding, second by Mrs. Hartkemeyer to approve final PUD for Johnson Grocery consistent with staff report and the findings of fact.

YES – Mrs. Berding, Mrs. Hartkemeyer

ABSENT – Mr. McAbee

- **Leesman Engineering Final PUD Zoning Case FTZC21-5C**

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 Gilmore Road intersection (att. 1). The property is currently zoned B-PUD (Business Planned Unit Development) (att. 2) and is currently comprised a single 1.52-acre parcel (A0300-025-000-094). The properties to the north, south and west are also zoned B-PUD (Business Planned Unit Development). The property across Gilmore Road to the east is zone M-1 (Light Industrial District).

DESCRIPTION OF REQUEST

The applicant is currently requesting approval of the Final PUD plan for the multi-tenant building.

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

RECORD OF PROCEEDINGS
REGULAR TRUSTEE MEETING HELD DECEMBER 8, 2021

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 detailed architectural guidelines as well as sign guidelines.

FINDINGS OF FACT

The Final PUD Plan includes the construction of a +/- 9,400 sq. ft retail building that includes Tropical Smoothie and 4 additional store front components. The plan has the proposed building oriented towards Gilmore Road and has a setback 85 ft. from the Gilmore Road ROW, a setback of 54 ft from the curb on Joseph Drive, and setbacks of 70 ft from the property line to the west and 66 ft from the property line to the north. The planned open space is 28%. which is over the required 20% for the PUD. 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 includes parapets that screen HVAC units and provide varying heights along the building's elevations, cantilevered canopies, stone pilasters, and glass storefronts. The exterior materials include brick veneer, manufactured stone veneer, exterior insulating finishing systems (EIFS), and aluminum/glass storefront systems. The plan includes a drive through lane on the south of the building and a fenced-in outdoor seating area in the front of the building. The proposed sign currently exceeds the allowable size outlined in the *Aesthetic Criteria Plan*, which limits outlot signs to 7 feet in height and 12 feet in width. The proposed monument sign is 9 ft 9.25 in. tall by 12 ft. 3.25 in. wide monument sign is proposed, which includes space for 5 tenants, to be located approximately 12 ft from the Gilmore Road ROW. Wall signs are proposed for each of the tenants.

Parking lot plan includes 49 parking spaces, two of those spaces being handicap accessible, this meets the parking requirements outlined in section 812 of 1 space per 200 sq ft of floor area plus one space per employee (9,400 sq ft requires 47 spaces). The two proposed ingress/egresses are designed to be able to accommodate the turning radius for emergency vehicles required by the Fairfield Township Fire Department. Lighting will be composed of ten parking lot lights on 15 ft tall poles around the parameter of the parking lot, there will also be that will be a series of 2-way exterior lights installed on each of the stone pilasters. Landscaping improvements include a variety of trees and shrubs planned throughout the site.

RECORD OF PROCEEDINGS
REGULAR TRUSTEE MEETING HELD DECEMBER 8, 2021

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

RELEVANT SECTIONS OF THE FOUNTAINS OF FAIRFIELD TOWNSHIP AESTHETIC CRITERIA PLAN

Outlot Ground Signs

A maximum of one (1) ground sign per outlot is permitted within the development.

- All signs shall have brick or masonry piers or bases.
- All signs shall have foundation planting.
- Sign panels shall be internally illuminated with Plexiglass faces.
- **The maximum sign height shall be 7 feet.**
- **The maximum sign width shall be 12 feet.**
- The maximum sign area per face shall be 50 square feet.
- The minimum sign setback shall be 10 feet.

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

RECORD OF PROCEEDINGS
REGULAR TRUSTEE MEETING HELD DECEMBER 8, 2021

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 recommendation to **Approve** the Final PUD Plan with the following conditions.

1. All applicable findings and conditions of case # FTZC08-5C shall remain in effect and are required to be met.
2. The ground sign and dumpster enclosure shall meet the requirements outlined in the *The Fountains of Fairfield Township Aesthetic Criteria Plan*) and Zoning Resolution, to be approved by the Zoning Administrator.

Comments – Tim Dwyer, Leesman Engineering, 4820 Glenway Ave., Cincinnati, OH 45238 The only thing we would like to request tonight is the to make sure we have the allowable square footage of the sign. Being off the main path we would like a little larger sign.

Mrs. Berding - What size sign are you asking for?

Tim Dwyer – We’re asking for a 7 x 12-foot sign.

Chuck Goins – I think you’re asking for a 9’ x 9” x 12-foot.

Mrs. Hartkemeyer - Is this something that can go through this Board or back to the BZA?

Chuck Goins - This Board can approve that.

Tim Dwyer - The other item was the dumper location. We’re still looking to find a better location than we currently have right now.

Mrs. Hartkemeyer - Will they be covered? An enclosure around them?

Tim Dwyer – Yes.

Mr. Barbieri, Law Director – Chuck you say the ground sign and dumpster enclosure shall meet the requirements outlined in the *The Fountains of Fairfield Township Aesthetic Criteria Plan*) and Zoning Resolution, to be approved by the Zoning Administrator. Are you saying the ground sign should be the same size as outlined in the aesthetics?

Chuck Goins - Yes, that’s what I am saying.

Mr. Barbieri, Law Director - Because if they approve this subject to the conditions in your recommendations the sign would be smaller than the one he is asking for. Is that fair?

Chuck Goins - Yes, that’s correct. If you would be interested in entertaining his request, we could amend my report.

RECORD OF PROCEEDINGS
REGULAR TRUSTEE MEETING HELD DECEMBER 8, 2021

Mr. Barbieri, Law Director – No, you don't want to amend your report. I think they are going to move to approve subject to your conditions which means they get a smaller sign. Or move to approve with your conditions with the exception to accept the sign they are requesting.

Mrs. Berding - What are your thoughts about the size of the sign? It's 2' x 9" taller.

Chuck Goins – I haven't seen the proposal from them for the small sign. I think it's a reasonable criteria to follow the standard. I think it would be reasonable to require the standard.

Mrs. Berding - So what you are saying is all the other businesses in the area are holding to the standard.

Chuck Goins – Yes, with the exception of the larger monument signs which were included in the preliminary for Menards and also address the other users in the area.

Mr. Barbieri, Law Director - I think they need to approve the final PUD plan one way or the other. Then as part of your job you have some discretion. Or the Trustees can just agree right now to make it larger. Either way.

Mrs. Berding - I think it's a great plan. I tend to lean a little bit more towards let's stick with the standard size sign. That's what all the other business there have done. I think at your discretion Chuck if you determine that is okay to adjust the size of the sign, I think that would be fine based on your experience.

Mrs. Hartkemeyer - It's not that far off the road and people are going to see that as they come down here. I find approving what we have. If you want to adjust, I can go along with that too.

Motion made by Mrs. Berding, second by Mrs. Hartkemeyer to approve final PUD plans subject to conditions set forth in the staff report.

YES – Mrs. Berding, Mrs. Hartkemeyer

ABSENT – Mr. McAbee

OLD BUSINESS/ITEMS FOR BOARD DISCUSSION

- Trustee Meeting – December 22, 2021

Mrs. Berding - I would propose we keep it on the calendar since we can always cancel.

Mrs. Hartkemeyer - In the event something comes up we can always meet as needed.

Mrs. Berding - If we do meet it would be emergency action that the Board would have to make. Barring any emergencies, we will probably cancel that meeting.

- Discuss Similar Use Determination Request

Chuck Goins – I wanted to bring up similar use determination. It's a use that isn't specifically addressed in the zoning resolution and it closely resembles another use which is permitted with respect to the type of activities. The proposed use is to be

RECORD OF PROCEEDINGS REGULAR TRUSTEE MEETING HELD DECEMBER 8, 2021

reviewed by the board of trustees in an administrative capacity. The board of trustees has the approval authority to determine whether or not a proposed use is similar to a permitted use. And, whether a proposed use may be permitted in a particular zoning district. We've had a couple people discussing the protentional to bring a similar use before the Board. I've never heard one since I've been here.

Mr. Barbieri, Law Director – Just to give a little more explanation people ask for a use variance and a use variance will go to the board of zoning appeals. That's not heard by the trustees. A similar use would be if you allow a school and they request a day care and you say that's a similar use. That makes it a principal permitted use and you don't need a variance. But its up to the trustees to determine if it's a similar use. As opposed to a variance that goes before the BZA.

Mrs. Berding - This is perfect, thank you.

Chuck Goins - We're going to accept and process based on the required documents for a variance. This does not require a public hearing. This is just an administrative review.

- 2022 Permanent Appropriations and Capital Projects

Ms. Schultz reviewed.

Mrs. Berding – We did as a Board discuss whether we should do temporary or permanent appropriations. What we've decided and with the recommendation of the fiscal officer we will do permanent appropriations. This doesn't mean they can't be changed. Doing temporary and then making them permanent requires an awful lot of work for our fiscal officer and probably our administrator also.

Ms. Schultz - I did check with several other townships and most all of them do permanents in December. It's pretty standard practice to do permanents.

Mr. Michael Berding - I do appreciate that the Board gave me an opportunity to weigh in on the budgeting process. I'm perfectly happy with what you pass tonight.

COMMUNICATION

- **Maria Tangi** , 1891 Harvard Street – Update on Community Garden.
- **Michael Berding**, 4161 Millikin Road – I want to thank the police chief and fire chief for all your help. We had security in the schools this week

FISCAL OFFICER'S RECOMMENDATIONS AND REPORTS

Ms. Schultz – Nothing to report at this time.

Motion made by Mrs. Berding, second by Mrs. Hartkemeyer to suspend the reading of the minutes of the Trustee Regular Meeting October 13, 2021.

YES – Mrs. Hartkemeyer, Mrs. Berding

ABSENT – Mr. McAbee

RECORD OF PROCEEDINGS
REGULAR TRUSTEE MEETING HELD DECEMBER 8, 2021

Motion made by Mrs. Berding, second by Mrs. Hartkemeyer to approve the minutes of the Trustee Regular Meeting October 13, 2021.

YES – Mrs. Hartkemeyer, Mrs. Berding

ABSENT – Mr. McAbee

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

YES – Mrs. Hartkemeyer, Mrs. Berding

ABSENT – Mr. McAbee

Motion made by Mrs. Berding, second by Mrs. Hartkemeyer to accept resignation of Logan Debord from the Fire Department.

YES – Mrs. Berding, Mrs. Hartkemeyer

ABSENT – Mr. McAbee

RESOLUTION TO APPROVE OPEN PURCHASE ORDER BALANCES #21-157

Resolution to approve open purchase order balances.

Motion, made by Mrs. Hartkemeyer second by Mrs. Berding to adopt Resolution #21-157.

YES – Mrs. Berding, Mrs. Hartkemeyer

ABSENT – Mr. McAbee

RESOLUTION TO AUTHORIZE 1% PAY RAISES FOR NON-CONTRACT EMPLOYEES

#21-159

Resolution to authorize 1% pay raises for non-contract employees.

Motion, made by Mrs. Berding second by Mrs. Hartkemeyer to adopt Resolution #21-159.

Mrs. Berding - Typically we give our non-contracted employees raises on par with our contracted employees. 2% were previously given and the new contract came in at 3%.

YES – Mrs. Berding, Mrs. Hartkemeyer

ABSENT – Mr. McAbee

RESOLUTION TO AUTHORIZE 1% PAY RAISE FOR JULIE VONDERHAAR

#21-160

Resolution to authorize 1% pay raise for Julie Vonderhaar.

Motion, made by Mrs. Berding second by Mrs. Hartkemeyer to adopt Resolution #21-160.

YES – Mrs. Berding, Mrs. Hartkemeyer

ABSENT – Mr. McAbee

RECORD OF PROCEEDINGS
REGULAR TRUSTEE MEETING HELD DECEMBER 8, 2021

RESOLUTION ADOPTING THE 2022 PERMANENT APPROPRIATIONS BY ATTACHED FUND TOTALS FOR FISCAL YEAR COMMENCING JANUARY 1, 2022 #21-161

Resolution adopting the 2022 permanent appropriations by attached fund totals for fiscal year commencing January 1, 2022.

Motion, made by Mrs. Hartkemeyer second by Mrs. Berding to adopt Resolution #21-161.

YES – Mrs. Berding, Mrs. Hartkemeyer

ABSENT – Mr. McAbee

RESOLUTION AUTHORIZING THE APPOINTMENT OF PART-TIME FIREFIGHTERS/EMT CHAD COMARATA TO THE FAIRFIELD TOWNSHIP FIRE DEPARTMENT AT AN HOURLY RATE OF \$15.50 PER HOUR WITH A 12-MONTH PROBATIONARY PERIOD #21-162

Resolution authorizing the appointment of part-time firefighters/EMT Chad Comarata to the Fairfield Township Fire Department at an hourly rate of \$15.50 per hour with a 12-month probationary period

Motion, made by Mrs. Berding second by Mrs. Hartkemeyer to adopt Resolution #21-162.

YES – Mrs. Berding, Mrs. Hartkemeyer

ABSENT – Mr. McAbee

RESOLUTION TO AUTHORIZE THE SALE OR AUCTION OF VEHICLES (VALUE GREATER THAN \$2,500) WHICH ARE OBSOLETE, UNFIT OR UNNEEDED FOR PUBLIC USE #21-163

Resolution to authorize the sale or auction of vehicles (value greater than \$2,500) which are obsolete, unfit or unneeded for public use.

Motion, made by Mrs. Berding second by Mrs. Hartkemeyer to adopt Resolution #21-163.

YES – Mrs. Berding, Mrs. Hartkemeyer

ABSENT – Mr. McAbee

RESOLUTION TO AUTHORIZE THE SALE OR AUCTION OF POLICE DEPARTMENT VEHICLE EQUIPMENT (VALUE GREATER THAN \$2,500) WHICH ARE OBSOLETE UNFIT OR UNNEEDED FOR PUBLIC USE #21-164

Resolution to authorize the sale or auction of Police Department vehicle equipment (value greater than \$2,500) which are obsolete, unfit or unneeded for public use.

Motion, made by Mrs. Hartkemeyer second by Mrs. Berding to adopt Resolution #21-164.

YES – Mrs. Berding, Mrs. Hartkemeyer

ABSENT – Mr. McAbee

RECORD OF PROCEEDINGS
REGULAR TRUSTEE MEETING HELD DECEMBER 8, 2021

RESOLUTION AUTHORIZING THE ADMINISTRATOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING FOR DISPATCH SERVICES WITH THE BUTLER COUNTY SHERIFF'S DEPARTMENT, AT A TOTAL COST OF \$225,000.00 FOR 2022 #22-165

Resolution authorizing the Administrator to execute the memorandum of understanding for dispatch services with the Butler County Sheriff's Department, at a total cost of \$225,000.00 for 2022.

Mrs. Vonderhaar - There is a not to increase of 3% per year.

Motion made by Mrs. Berding, second by Mrs. Hartkemeyer to amend total cost of \$225,000.00 to \$202,122.89 and to attach documentation and to authorize Police Chief to sign agreement.

YES – Mrs. Berding, Mrs. Hartkemeyer

ABSENT – Mr. McAbee

RESOLUTION ON THE HARBORING OF FREQUENT AND HABITUAL BARKING DOGS, A MINOR MISDEMEANOR #21-166

Resolution on the harboring of frequent and habitual barking dogs, a minor misdemeanor.

Mr. Barbieri, Law Director - There are a lot of townships throughout the state that deal with barking dogs. Some of the resolutions include a lot more information. I talked to the Chief about this, and he just wanted a simple resolution for the habitual barking dogs that people were complaining about all the time that they could take some action. This resolution is similar to a number of townships in the area.

Mrs. Hartkemeyer - How is this different than what we have now?

Chief Chabali - Right now we have nothing. This at least provides if we knock on the door, we can request compliance and we can issue a citation. And this makes it a misdemeanor.

Motion, made by Mrs. Berding second by Mrs. Hartkemeyer to adopt Resolution #21-166.

YES – Mrs. Berding, Mrs. Hartkemeyer

ABSENT – Mr. McAbee

RECORD OF PROCEEDINGS
REGULAR TRUSTEE MEETING HELD DECEMBER 8, 2021

AN EMERGENCY RESOLUTION TO ACCEPT THE MATERIAL TERMS OF THE ONE OHIO SUBDIVISION SETTLEMENT PURSUANT TO THE ONE OHIO MEMORANDUM OF UNDERSTANDING AND CONSISTENT WITH THE TERMS OF THE JULY 21, 2021 NATIONAL OPIOID SETTLEMENT AGREEMENT #21-167

An emergency resolution to accept the material terms of the One Ohio Subdivision Settlement pursuant to the One Ohio Memorandum of Understanding and consistent with the terms of the July 21, 2021 National Opioid Settlement Agreement.

Mrs. Vonderhaar – Ohio has an \$808 million agreement with the three largest distributors of opioids that puts us in the front line to receive monetary relief. We could potentially receive up to \$160,000.

Motion, made by Mrs. Berding second by Mrs. Hartkemeyer to adopt Resolution #21-167.

YES – Mrs. Berding, Mrs. Hartkemeyer

ABSENT – Mr. McAbee

RESOLUTION DECLARING NUISANCE AND ORDERING ABATEMENT ON THE PROPERTIES LISTED BELOW AND FURTHER AUTHORIZING THE ZONING ADMINISTRATOR TO INITIATE COMPLAINT #21-168

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

Motion, made by Mrs. Hartkemeyer second by Mrs. Berding to adopt Resolution #21-168.

YES – Mrs. Berding, Mrs. Hartkemeyer

ABSENT – Mr. McAbee

ANNOUNCEMENTS

- Offices closed to observe the Christmas Holidays – Friday, December 24th & Monday, December 27th
- Offices closed to observe the New Year Holiday – Friday, December 31st
- Fairfield Township Organizational Meeting – Wednesday, January 5, 2022 at 7 PM
- Fairfield Township CIC Meeting – Wednesday, January 12, 2022 at 6:30 PM
- Fairfield Township Board of Trustees Meeting – Wednesday, January 12, 2022 at 7 PM

BOARD MEMBER COMMENTS

Mrs. Hartkemeyer – I'd like to give a special thanks to Bridgewater Falls who sponsored the tree lighting ceremony. They did a lovely job. Thanks to all our staff who participated.

I have been appointed again to serve on the Indiana, Kentucky and Ohio Regional Transportation Board by the Butler County Township Association.

And again I wanted to thank Trustee Berding; you will be missed.

RECORD OF PROCEEDINGS
REGULAR TRUSTEE MEETING HELD DECEMBER 8, 2021

Mrs. Berding – I can't go without saying thank you. I want to thank all the department heads. Chuck thank you very much for all the improvements you've made in zoning. We are so much more organized. Wanted to thank our Fiscal Officer for also helping me and helping me understand our complexities of our finances. Mrs. Vonderhaar you've done an excellent job. The level of professionalism among our departments is such an improvement. Mr. Bennett I really appreciate all of his offers such as riding in a snowplow. The roads couldn't be in better shape. All of our parks look great. The level of professionalism among his department has been outstanding. Our Board has accomplished so much. I want to thank everyone and appreciate having this opportunity and to thank the residents for voting me back in and supporting me.

Motion made by Mrs. Hartkemeyer, second by Mrs. Berding to adjourn at 8:24 P.M.
YES – Mrs. Berding, Mrs. Hartkemeyer
ABSENT – Mr. McAbee

Minutes submitted by:

Shelly Schultz, Fiscal Officer

Susan Berding, Trustee Chairperson

Shannon Hartkemeyer, Trustee Vice Chairperson

Joe McAbee, Trustee

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