

RECORD OF PROCEEDINGS
REGULAR TRUSTEE MEETING HELD FEBRUARY 14, 2023

The Fairfield Township Trustees held a Regular Trustee Meeting Tuesday, February 14, 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

PLEDGE OF ALLEGIANCE

PRESENTATIONS

RESOLUTION AUTHORIZING THE APPOINTMENT OF FULL-TIME POLICE OFFICER JUAN SANTOS CLAROS HENRIQUES WHO IS CERTIFIED BY OHIO PEACE OFFICERS TRAINING COUNCIL, AT AN HOURLY RATE OF \$27.02 PER HOUR WITH A 12-MONTH PROBATIONARY PERIOD #23-22

Resolution authorizing the appointment of full-time police officer Juan Santos Claros Henriques who is certified by Ohio Peace Officers Training Council, at an hourly rate of \$27.02 per hour with a 12-month probationary period.

Motion made by Mr. McAbee, second by Mrs. Hartkemeyer to adopt Resolution #23-22.

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

Swearing in Ceremony – Chief Chabali, of Juan Santos Claros Henriques

Veterans Memorial Committee – Update Fred Valerius

AurGroup Credit Union – Our first corporate sponsorship for \$10,000

Fairfield Community Foundation – Katie Braswell, Vice President, update.

The Fairfield Community Foundation was incorporated in 1999 as a not for profit by a group of dedicated Fairfield and Fairfield Township residents. In July 2022, the foundation became an affiliate of the Hamilton Community Foundation.

Electric Aggregation – Dan Deters, update. Dynegy will be the preferred electricity supplier at a fixed rate of 6.840 cents.

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PUBLIC HEARINGS

- Third Amendment to the Hamilton-Indian Springs Joint Economic Development District (JEDD) contract.

Motion made by Mrs. Hartkemeyer and second by Mr. McAbee to open the public hearing regarding the approval of the Third Amendment to the Hamilton-Indian Springs Joint Economic Development District (JEDD) contract.

All in favor.

- **Mr. Ken Geis** - Presentation regarding Joint Economic Development District – A joint Economic Development District (JEDD) creates a partnership between a municipality and a township, with the goal of developing township land. Each JEDD comes with an income tax that is split between the township and municipality, based on what services they each provide. Each JEDD is unique in how it is structured, as different services are offered by each participating entity. The City of Hamilton has three JEDD’s. JEDD 1 and 11 are located at Bridgewater Falls. JEDD 111 is located south of Bridgewater Falls, southwest of State Route 129 and Bypass 4. The Third Amendment to the Joint Economic Development District will promote economic development in Fairfield Township, the City of Hamilton, Butler County, and the State of Ohio.

- Oath given by Law Director
- Comments from Public – Are local, small business companies allowed to get assistance.

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

Motion made by Mr. McAbee, second by Mrs. Hartkemeyer to open public hearing regarding the creation of the City of Fairfield-Fairfield Township Joint Economic Development District 1.

All in favor.

- **Mr. Ken Geis** – Presentation City of Fairfield-Fairfield Township Joint Economic Development District 1

The City of Fairfield has entered into multi-jurisdictional agreements with two neighboring townships (Fairfield and West Chester) to facilitate economic development projects. Within the JEDD areas, businesses and employees are subject to municipal income taxes administered by the city. Effective December 15, 2022, business and

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employees working within the JEDD are required to pay municipal incomes. A 1.5% tax shall be due on net profits and or qualifying wages earned within the JEDD. The JEDD encompasses <75 acres of Fairfield Township on the east side of Seward Road. There are currently two affected addresses:

1. 7950 Seward Road, Hamilton, OH 45011
2. 8200 Seward Road, Hamilton, OH 45011

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

OLD BUSINESS

- Strategic Planning – Trustee Shannon Hartkemeyer Update.

Mr. Berding - It seems to me, given the comments, we should look at compensation of the employees. I would definitely like to see a 5-year plan.

Mrs. Hartkemeyer - I would like to continue our marketing and branding efforts.

Mr. McAbee - I'd like to see a citizens' group involved to see what they think.

Resolution 23-15 Tabled from January 10, 2023, Trustee Meeting. Reappointing Joseph Statzer as a member of the Fairfield Township Board of Zoning Appeals effective February 14, 2023.

Motion made by Mr. McAbee, second by Mrs. Hartkemeyer to adopt Resolution 23-15. All in favor.

ITEMS FOR BOARD DISCUSSION

- ODOT US Bike Route Signage Project – Administrator Julie Vonderhaar
ODOT has initiated a statewide signage initiative. ODOT is asking all surrounding areas to participate in this project. ODOT intends to purchase and install signage for designated bike routes. We would have 14 locations and 28 signs. We would maintain the signs after that.

Mr. Berding - What is the cost every year to maintain these signs?

Mr. Bennett – There isn't a lot of maintenance for these signs.

- Fire Department Issues – Chief Thomas - Pay Increase for part-time staff.
Staffing continues to be an ongoing issue. We made our last pay adjustment in 2016. We are now at the bottom of pay scale again. We are trying to draw additional staffing and keep our people. Many of our people have full-time jobs. We're hoping if we can increase our funds, we can add some additional part-time staff. We have funds available to increase our staff. We did apply for a SAFER Grant to hire additional staff but did not receive it. Last year we spent over \$140,000 on overtime. My

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recommendation to the Board is to hire 3 additional personnel.

Mrs. Hartkemeyer - I think we need to definitely look at increasing wages. Can we apply for the SAFER Grant again this year?

Chief Thomas - We will be better prepared for next year.

Mrs. Hartkemeyer - I would definitely like to see it this year.

Chief Thomas - I will do my best to get a grant submitted.

Motion, made by Mr. McAbee, second by Mrs. Hartkemeyer to authorize to proceed with the hiring of 3 full-time additional fire personnel.

All in favor.

Motion made by Mr. McAbee, second by Mr. Berding to increase staff from 12 to 14.

All in favor.

Motion made by Mr. McAbee, second by Mr. Berding to increase pay for part-time employees by \$3.00 per hour effective March 1, 2023.

All in favor.

Chief Thomas - On behalf of the Fire Department and the citizens thank you very much.

- CIC Meeting – Set meeting date.

Meeting date will be March 14, 2023 at 7 PM.

- Set date for Public Hearing for Zoning Text Amendment – Chuck Goins

Today I'm presenting you the resolution that was passed by the Fairfield Township Zoning Commission and their recommendations to approve the Zoning Text Amendment. With the receipt of that we have 30 days to have a public hearing.

Motion made by Mr. McAbee, second by Mr. Berding to accept the resolution and set March 14 at 7 PM for Public Hearing for Zoning Text Amendment.

All in favor.

COMMUNICATION

- **Maria Tangi** – Five Points Community Garden Update
- **Linda Bonham** – 2547 Canal Road. Discussion of North Hamilton Crossing. I would like to ask that you place in your minutes your position on this.

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COMMITTEE REPORTS DISCUSSION

TID – Trustee McAbee – Update on North Hamilton Crossing. We agreed we would follow the ODOT regulations and keep the project moving. I would encourage everyone in Fairfield Township to go to the website <https://northhamiltoncrossing.org/> to make your opinion known. We don't want them to take the farmland from the Bonham's. The Board should support the Bonham's.

Mrs. Hartkemeyer - I can't support something that would not meet the needs of your family.

Mr. Berding - I'm not opposed to the Hamilton Crossing. I'm opposed to it going through the Bonham Farm without the family's consent and agreeable compensation. I can work with the law director to work on a legal statement and bring it to the next meeting opposing this going through the Bonham Farm.

Motion made by Mr. McAbee, second by Mr. Berding that the Board opposes The North Hamilton Crossing going through the Bonham Farm.

All in favor.

Mr. McAbee - We can have the Administrator deliver our statement to Dan Corey, director of the Butler County TID and Allen Messer, Hamilton's Assistant Director of Engineering.

Mr. McAbee – There was some comment at the end of the meeting about the City of Fairfield may look for some money for right-of-way at Tylersville and Seward Road. They apparently are going to have us pay for a round-a-bout.

EMA – Trustee Hartkemeyer – Nothing at this time.

OKI – Trustee Hartkemeyer - Carbon update and EV charging stations.

CLOUT – Trustee Hartkemeyer – Fairfield Township is now the 24th largest township in Ohio. There might be a meeting for the Southwest region coming up.

OTHER – Trustee Hartkemeyer – I've been serving on a Butler County Task Force for housing initiatives to help people. There is a possibility of a crisis stabilization center being put behind the board of elections. This would be a 24-hour, short term residential program that offers patients and family a cooling off period from a particular crisis. This would be put into an existing facility. Technically this is in the City of Hamilton but very close to Fairfield Township. I'd like to have a meeting with our Chiefs and Doctor Rasmussen to talk about how this works for Fairfield Township. I've asked Mrs. Vonderhaar to set up a meeting.

DEPARTMENT SPOTLIGHT

Zoning – Chuck Goins

419 zoning certificates 2022. There have been significant residential and commercial improvements in the township. We issued certificates for 56 single family homes, and 33 multi-family units. Residential developments have really been moving forward over the past couple years. Casey's is well under way on construction; they are planning to

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open in March. Tidal Way Auto Spa is moving forward; we're reviewing the zoning plans right now. Starbucks looks like they are moving forward on their plans. Update on Johnson's; they are still hung-up in Butler County Building Department. They are hopeful they will get their final approval this month. Christian Brothers received their final PUD in early 2022. We still haven't heard anything from them. We did review and approved a remodel for Target. Looks like they will be doing a little interior and exterior facelift. There is a lot of development going on Seward Road. The 312,000 square foot building is complete. The 500 square foot building is scheduled for this year.

Property Maintenance – A lot of zoning violations. I do want to thank Nick Armstrong for all his work. He has been a huge asset in the office. He has a way of convincing angry property owners that it's a good idea to address their issues. We received 364 property and zoning violations in 2022. We resolved 360 of them.

FISCAL OFFICER'S RECOMMENDATIONS AND REPORTS –

Ms. Shelly Schultz - Financial statements have been filed with the auditor of state and online. ADP wages are being updated for unemployment.

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

- A. Public TIF Hearing, December 13, 2022
- B. Organizational Meeting, January 10, 2023
- C. Trustee Meeting, January 10, 20223

All in favor.

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

- A. Public TIF Hearing, December 13, 2022
- B. Organizational Meeting, January 10, 2023
- C. Trustee Meeting, January 10, 20223

All in favor.

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

All in favor.

ADMINISTRATOR'S REPORT – JULIE VONDERHAAR

- Economic Development Updates

Paving came in and Jurgensen was awarded at approximately \$760,000.

Morton won salt bid at \$85.92/ton.

We're working on finalizing the annual report, medium flags and finalizing events.

Humana is on track to have the best year in rebates.

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MOTIONS

Motion made by Mr. McAbee, second by Mrs. Hartkemeyer to accept the resignation of Kimberly Owens from the Fire Department.

All in favor.

Motion made by Mr. Berding, second by Mr. McAbee to accept the resignation of Jamison Mays from the Police Department.

All in favor.

Motion made by Mr. Berding, second by Mr. McAbee to authorize Administrator to sign an aggregation agreement with a supplier suggested by Energy Alliance at a rate not to exceed 7.5 per k WH.

All in favor.

RESOLUTION TO APPROVE OPEN PURCHASE ORDER BALANCES #23-23

Resolution to approve open purchase order balances.

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

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

RESOLUTION AUTHORIZING THE ADMINISTRATOR TO EXECUTE AGREEMENT WITH THE BUTLER COUNTY EMERGENCY MANAGEMENT COOPERATIVE PROGRAM, AT A TOTAL COST OF \$8,833.89 #23-24

Resolution authorizing the Administrator to execute agreement with the Butler County Emergency Management Cooperative Program, at a total cost of \$8,833.89.

Mrs. Hartkemeyer - This is a very good value to the Township and the County.

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to adopt Resolution #23-24.

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

RESOLUTION APPROVING THE 2023 ANNUAL INVOICE PAYMENT IN THE AMOUNT OF \$14,760.00 TO MIAMI VALLEY REGIONAL CRIME

LABORATORY #23-25

Resolution approving the 2023 annual invoice payment in the amount of \$14,760.00 to Miami Valley Regional Crime Laboratory.

Mrs. Vonderhaar - This is used by the police for their crime scene investigations.

Motion made by Mr. McAbee, second by Mr. Berding to adopt Resolution #23-25.

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

RESOLUTION AUTHORIZING THE ADMINISTRATOR TO APPLY FOR THE HAZARD MITIGATION ASSISTANCE (HMA) GRANT PROGRAM FOR 3010 CANAL ROAD

#23-26

Resolution authorizing the Administrator to apply for the Hazard Mitigation Assistance

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(HMA) Grant Program for 3010 Canal Road.

Mrs. Vonderhaar - This is a large parcel but has 6 residential units and located on 5 acres.

Mr. Goins - This is a grant opportunity. This is a problematic piece of property for a number of reasons. The houses are in varying levels of disrepair. There is high volume of calls for response to the police and fire departments. This opportunity is an acquisition and demolition project. At this point we can apply for the funds. The funds are pretty much going to be given to us. We're going to have to purchase the property from the property owner. They have an opportunity to deny the offer. The property will be appraised. If they deny the offer, there is no negotiation. The project wouldn't happen. We will be funded for anything we spend up to that point from the grant funds. If we go forward that is go/no-go point. If they do accept the offer, then we'll acquire the property and there is a 10% match for funds. The total project cost is \$487,712. Butler County land bank thinks there may be some money available. At this point I just need approval to move forward with this project. This will be returned to a green space. Funds will be available immediately.

Motion made by Mrs. Hartkemeyer, second by Mr. Berding to adopt Resolution #23-26.

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

RESOLUTION APPROVING THE THIRD AMENDMENT TO THE HAMILTON-INDIAN SPRINGS JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT
#23-27

Resolution approving the Third Amendment to the Hamilton-Indian Springs Joint Economic Development District Contract.

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to adopt Resolution #23-27.

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

RESOLUTION APPROVING THE FIRST AMENDMENT TO THE CITY OF FAIRFIELD AND FAIRFIELD TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT
#23-28

Resolution approving the First Amendment to the City of Fairfield and Fairfield Township Joint Economic Development District Contract.

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to adopt Resolution #23-28.

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

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RESOLUTION AUTHORIZING THE POLICE CHIEF TO HIRE ANITA SNYDER AS PART-TIME POLICE CLERK AT AN HOURLY RATE OF \$19.10, WITH A 12-MONTH PROBATIONARY PERIOD #23-29

Resolution authorizing the Police Chief to hire Anita Snyder as part-time Police Clerk at an hourly rate of \$19.10, with a 12-month probationary period.

Motion made by Mr. McAbee, second by Mr. Berding to adopt Resolution #23-29.
YES – Mr. Berding, Mrs. Hartkemeyer, Mr. McAbee

RESOLUTION APPROVING REPLACEMENT OF THE WATER LINE AT HEROES PARK FROM CURRY & SONS CONSTRUCTION COMPANY AT A TOTAL COST OF \$35,000.00 #23-30

Resolution approving replacement of the water line at Heroes Park from Curry & Sons Construction Company at a total cost of \$35,000.00

Mr. Bennett – We received notification from Butler County Environmental Services that we had a high usage of water. They came and located the leak. One is underneath the concrete pad, where the concession stand is there is another approximately 30 – 40 feet out from that. The water line is plastic all the way to the building. Plastic and copper will be used to replace.

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to adopt Resolution #23-30.

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

RESOLUTION AWARDING PARAMEDIC TUITION PAYMENT TO FIREFIGHTER/EMT DRAKE OROS AT A COST NOT TO EXCEED \$10,000.00 #23-31

Resolution awarding Paramedic Tuition payment to Firefighter/EMT Drake Oros at a cost not to exceed \$10,000.00.

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to adopt Resolution #23-31.

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

RESOLUTION AUTHORIZING THE ADMINISTRATOR TO SIGN THE SIGN INSTALLATION AND MAINTENANCE AGREEMENT BETWEEN THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION AND FAIRFIELD TOWNSHIP #23-32

Resolution authorizing the Administrator to sign the sign Installation and Maintenance agreement between the State of Ohio, Department of Transportation and Fairfield Township.

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to adopt Resolution #23-32.

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

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RESOLUTION ACCEPTING THE STATE OF OHIO BODY-WORN CAMERA GRANT TO BE USED TOWARD THE PURCHASE OF FIVE (5) BODY-WORN CAMERAS FOR THE POLICE DEPARTMENT #23-33

Resolution accepting the State of Ohio Body-Worn Camera Grant to be used toward the purchase of five (5) body-worn cameras for the Police Department.

Motion made by Mr. Berding, second by Mr. McAbee to adopt Resolution #23-33.
YES – Mr. Berding, Mrs. Hartkemeyer, Mr. McAbee

RESOLUTION DECLARING NUISANCE AND ORDERING ABATEMENT ON THE PROPERTIES LISTED BELOW AND FURTHER AUTHORIZING THE ZONING ADMINISTRATOR TO INITIATE COMPLAINT #23-34

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 #23-34.

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

ANNOUNCEMENTS

- Offices closed for President’s Day Holiday – Monday, February 20, 2023
- Fairfield Township Board of Zoning Appeals Public Hearing – Thursday, February 23, 2023, at 7 PM
- Fairfield Township Board of Trustees Meeting – Tuesday, March 14, 2023, at 7 PM

BOARD MEMBER COMMENTS

- **Mr. McAbee** – Zoning appeals case.
- **Mrs. Hartkemeyer** – Annual Township calendar.
- **Mr. Berding** – Happy Valentine’s Day

ADJOURNMENT

Motion made by Mr. McAbee, second by Mrs. Hartkemeyer to adjourn at 9:57 PM.
All in favor.

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Minutes submitted by:

Shelly Schultz, Fiscal Officer

Michael Berding, Trustee Chairperson

Shannon Hartkemeyer, Trustee Vice-Chairperson

Joe McAbee, Trustee

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