

**RECORD OF PROCEEDINGS
REGULAR TRUSTEE MEETING HELD MARCH 10, 2026**

The Fairfield Township Trustees held a Regular Trustee Meeting Tuesday, March 10, 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

PUBLIC HEARINGS

- A. Case FTZC25-3C – Public Hearing in connection with an update to the Fairfield Township Comprehensive plan. Motion made by Mr. Berding, second by Mrs. Hartkemeyer to open Public Hearing Case FTZC25-3C 2025 Fairfield Township Comprehensive Plan.

All in favor.

2025 Fairfield Township Comprehensive Plan

Executive Summary

What is the Fairfield Township Comprehensive Plan?

The Fairfield Township Comprehensive Plan is a long-term policy guide that establishes a unified vision for the future of our community. The Plan guides long-term growth and development by outlining goals and recommendations for land use, zoning, housing, pedestrian connections, infrastructure and economic development strategies. The Plan is used by Township staff, the Zoning Commission and the Township Trustees as a decision-making guide for steering future development and improvements.

The Planning Process.

The Fairfield Township Comprehensive Plan was first created in 2009 utilizing a citizen steering committee. This 2025 Plan update utilized a second appointed Steering Committee members representing a cross-section of the community in order to provide balanced and thoughtful input. Additional citizen input was gained from a public open house event and on-line citizen survey responses. The intended planning horizon for this document is through 2035 and amendments to the Plan may be considered as Township conditions may change in the future.

Chapter 2 Summary: Land Use

A land use plan integrates both existing and future land use to create a cohesive framework for managing growth and development. This Plan also serves as a decision-making guide for future rezoning and other zoning related applications. By addressing these aspects, the Plan ensures that new developments are compatible with existing uses, reducing potential conflicts, and promoting a more organized, functional, and sustainable community. Additionally, this integrated approach can help

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identify areas that may require zoning resolution updates or strategic infrastructure improvements to accommodate future growth effectively. The Future Land Use Map specifically outlines the desired vision for how land should be utilized moving forward. It involves a projection of how an area could evolve over time, taking into account factors such as population growth, infrastructure development, and economic trends. In a land use plan, the future land use section often includes recommended zoning changes, and areas for new development. This aspect of the Plan aims to guide future growth in a manner that aligns with the Township's needs and long-term objectives, such as creating balanced and stable neighborhoods and promoting a growing and sustainable tax revenue base.

Chapter 3 Summary: Housing Plan

The Housing Plan for Fairfield Township aims to provide a diverse range of residential dwelling options to meet the needs of all residents across the entire age spectrum. A key goal is to encourage the development of Planned Unit Developments (PUDs), which offer flexibility in design and may allow for a mix of housing types, including single-family homes and townhouses. These developments will create cohesive, well-designed neighborhoods that incorporate open spaces, upgraded community amenities, and efficient public infrastructure. The planning process also emphasized the need to provide for additional types of housing products targeting both younger and older residents. The Plan recommends the adoption of architectural design guidelines on future residential development.

Chapter 4 Summary: Focus Area Plans

This Comprehensive Plan update utilizes focus area planning as an approach to analyze and discuss future strategies and establish a vision for specific areas of interest in the Township. This Plan features four focus areas involving detailed discussion and brainstorming to determine recommend growth related policy and action items to achieve the vision for each area.

Five Points District. The Five Points District is comprised of an area located in the southwest portion of the Township. The Plan suggests exploring the redevelopment of this area with a goal of transforming the Five Points district into a vibrant, mixed-use destination that integrates small- scale businesses, restaurants, entertainment uses, and smaller office spaces.

Princeton Road Corridor Revitalization. The redevelopment and refinement of the Princeton Road corridor area is a pivotal component of the overall Plan vision. Ensuring the proper mix of permitted land uses is critical to this corridor's successful evolution. Strategic placemaking and architectural design standards will be integral to the success of this area, as will upgraded signage, landscaping and community branding improvements along the corridor.

Gilmore Road Mixed-Use District. The Gilmore Road Mixed-Use District presents an opportunity to create a comprehensively planned mixed use development hub featuring healthcare and office as the predominant anchors with limited retail and restaurant uses reserved for the parcels with road frontage.

Route 4 Gateway Area. The Route 4 Gateway Area is an older commercial hub that also serves as one of the primary gateways into the Fairfield Township community. The Plan calls for the transformation of this aging commercial area into a more relevant district featuring new commercial development

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opportunities and an enhanced community gateway represents a key opportunity for revitalization and community enhancement.

Chapter 5 Summary: Township Connectivity Plan

The long-term goal is to create a cohesive network of walkways and bike paths that not only connect key destinations but also promote safety and convenience for pedestrians and cyclists alike. The Plan features a Township Connections Map that identifies and prioritizes those critical gaps in the sidewalk and trail system while prioritizing the connection of those key destination points.

Chapter 6 Summary: Plan Implementation

The Plan provides an Implementation Schedule Chart grouped by chapter. This chart also features an implementation timeframe column identifying targeted windows of time that the respective Plan goal or recommendation should be explored. The assigned implementation timeframe provides the prioritization of the many Plan recommendations and goals.

Motion made by Mr. McAbee, second by Mr. Berding to close Public Hearing Case FTZC25-3C 2025 Fairfield Township Comprehensive Plan.

All in favor.

- B. Case FTZC26-1C – Public Hearing to consider a request by Bridgewater Church to rezone approximately 10.92 acres located at 3100 Princeton Road from A-1 to B-PUD and to consider a preliminary development plan.

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to open Public Hearing Case FTZC26-1C to consider a request by Bridgewater Church to rezone approximately 10.92 acres located at 3100 Princeton Road from A-1 to B-PUB and to consider a preliminary development plan.

All in favor.

APPLICANT:	Bridgewater Church
LOCATION:	3100 Princeton Road A0300-022-000-044
CURRENTLY ZONED:	A-1 Agricultural District
REQUEST:	Zone change from A-1 Agricultural District To B-PUD- Business Planned Unit Development District and approval of the Preliminary PUD Plan

SITUATION OF PROPERTY

The subject property is located on the north side of Princeton Road, generally located west of State Route By-Pass Route 4 and north of State Route 129 at 3100 Princeton Road (att. 1). The subject property is Parcel number: A0300-022-000-044 and is located in Section 20, Town 2, Range 3, in Fairfield Township, Butler County, Ohio. The parcel is approximately 10.92 acres and are currently zoned A-1 (Agricultural District). Properties to the north are zoned R-1, properties to the east are zoned B-1, properties to the south are zoned M-1, and properties to the west are zoned B-PUD (att. 2).

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DESCRIPTION OF REQUEST

The applicant is requesting a zone change for 10.92 acres of parcel A0300-022-000-044 from A-1 (Agricultural District) to B-PUD (Business Planned Unit Development). The applicant is also requesting a major change to the approved Preliminary PUD Plan. The proposal includes a change to the outside boundaries the existing B-PUD to incorporate the 10.92 acres into the PUD.

FINDINGS OF FACT

Recent history

In 2020, the Fairfield Township Board of Trustees approved the zone change of 10.751 acres (att. 3), east of the subject property, from A-1 to B-PUD and approved the Preliminary Development Plan, which included the Bridgewater Church B-PUD Building & Sign Design Guidelines. Also in 2020, the Final Development Plan for Casey's was approved. In 2022, the Fairfield Township Board of Trustees approved a zone change and major modification to the PUD, which included an additional 3.33 acres to the PUD (att. 4). Later in 2022, Final Development Plans were approved for Starbucks and Tidal Wave Carwash. In 2023 Final Development Plans for Raising Canes were approved. On February 18, 2026, the Zoning Commission held a public hearing to consider this proposal and provided a recommendation to the Board of Trustee to approve with conditions.

Current Request

The general intent of applicant's current request, to rezone of the 10.92 acres and modify the boundaries of the existing Preliminary PUD Plan, is to increase the developable area along Princeton Road and to create more room and flexibility for potential users. Based on the applicant's justification, the increased size of the development has the potential to increase functionality and marketability of the development while meeting the requirements that have already been outlined in the design guidelines. At this time the applicant currently only has plans to develop a single 0.67 acre lot located in the southeast of the development, west of the existing Big O Tires.

The submitted plan includes an extension of the wooded conservation easement that acts as a natural screening and buffer zone along the northern property line to lessen the impact on the existing homes in the residential district. The buffer is planned to taper down to a minimum of 55 ft and would include a series of buffer mounds along the northeastern part of the property that does not currently have existing screening or vegetation. The current proposal shows 20 ornamental trees, placed 15' apart to act as a buffer. The Bridgewater Church B-PUD Building & Sign Design Guidelines will direct all future development in this area.

PUD Waiver for the existing church

The applicant is requesting a waiver to be incorporated into the B-PUD plan, which states that the church be allowed to expand its normal and customary principal and accessory church uses, buildings or structures, as permitted by right, and under the A-1 zoning district regulations.

Relevant Sections of the Fairfield Township Zoning Resolution:

617.2 DESIGN STANDARDS. Unless otherwise specified below, the design standards for area, coverage, yard requirements, parking and screening for a proposed Planned Unit Development in the B-PUD District shall be governed by the standards of the "B" zoning district(s) most similar in nature and function to the proposed B-PUD District use(s). Exceptions to these standards may be granted by the Board of Fairfield Township Trustees. Standards for public improvements shall be governed by applicable ordinances and laws of the township.

(a) MINIMUM LOT AREA. The tract of land to be developed on a planned unit basis shall be a minimum

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of three (3) acres.

(b) YARD REQUIREMENTS. The perimeter of the lot shall maintain a minimum of fifty (50) feet for side and rear yard setback requirements. A minimum of twenty (20) feet is required between unattached buildings, and a minimum of fifty (50) feet is required between residential zoning districts and all commercial buildings. No structure shall be allowed closer than twenty (20) feet from a public right-of-way.

(c) LOT COVERAGE. The total lot coverage of a Business-Planned Unit Development shall be no more than eighty (80) percent for projects under 10 acres and sixty-five (65) percent for all other projects; Percentages shall be calculated for the total development area.

(d) COMMON OPEN SPACE. There shall be reserved, within the tract to be developed on a planned unit basis, a minimum percentage of land area of the entire tract for use as common open space. This minimum percentage of land area shall be 20% for all tracts. This common open space shall not consist of isolated or fragmented pieces of land, which would serve no useful purpose. Included in this common open space may be such uses as pedestrian walkways, parkland, open areas, drainage ways, and other lands of essentially open character, exclusive of off-street parking area and street rights-of-way. Maintenance of this common space shall be the responsibility of the commercial management entity of the development and/or the developer.

(e) PARKING AND LOADING REQUIREMENTS. Parking and loading requirements shall be calculated as per Section 812 of these regulations for each intended use in the development. The total number of required spaces may be reduced if the Board of Fairfield Township Trustees determines that all uses can adequately be served by shared parking spaces. Loading requirements may be varied as deemed appropriate by the Fairfield Township Trustees if provisions are adequately addressed through a shared facility, however, no uses shall address their loading needs from the front of the structure.

(f) HEIGHT REQUIREMENTS. No structure shall exceed three (3) stories or forty (40) feet in height unless specifically approved by the Board of Trustees

(g) SCREENING. A landscaped and/or mechanical screen shall be provided at the rear and side lot lines of the project as approved by the Board of Fairfield Township Trustees.

Relevant Sections of the Fairfield Township Vision Plan

The Future Land Use Map shows the property reserved as Public/Semi Public

The Public / Semi-Public land use classification identifies those areas that have existing public based land uses and facilities. These include Township and County facilities such as fire station stations, the Township Administration building and other facilities owned and used by a public entity. The ideal location for these uses include where they currently reside, as well as along major arterials or collectors or where they meet the future needs of Township residents.

Vision Plan Updates: This land use designation was likely assigned to this area as a “holding zone” due to the fact that when the Vision Plan was approved the Township was not aware of any interest from the church for development of the site.

STAFF COMMENTS

As outlined in the Zoning Resolution, Planned Unit Developments are “designed to provide flexibility to use sites efficiently and to create innovative projects with many amenities.” PUDs often incorporate cluster development,

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preserved open space, enhanced buffering, architectural/aesthetic guidelines, pedestrian connectivity, amenities, and stormwater improvements. PUD plans provide greater ability for the Township and the developer to take into consideration the overall quality and character of the Township's vision as well as the compatibility of the surrounding neighborhoods. The zone change and major change to the preliminary PUD plan, in general, provides a continuation of the commercial corridor along Princeton Road. By utilizing the previous agreements made in the preliminary PUD and by continuing the protective screening buffer at the north of the property the applicant continues to work to reduce the impact to existing residential homes. The initial proposed plan requested a reduction to the minimum required open space from 20% to 11%. The applicant has since updated the plans to include 20% open space. The Fairfield Township Zoning Commission recommended **approval with conditions**, including the following conditions:

1. Approve waiver for the church to be permitted to expand its normal and customary principal and accessory church uses, buildings or structures, as permitted in the A-1 (Agricultural District) in the Fairfield Township Zoning Resolution and maintain current aesthetic standards.
2. Landscaping plans along the northeast property line to be approved by Township Zoning staff, incorporate trees in lieu of mounds.
3. Plans should clearly show the required 20% open space on the submitted to the Fairfield Township Trustees.

The applicant has agreed to all of the conditions recommended by the Zoning Commission. The waiver request by the applicant for the church to be permitted to expand its normal and customary principal and accessory church uses, buildings or structures, as permitted in the A-1 (Agricultural District) is a critical exception for the application to move forward and one that staff deems reasonable and appropriate.

The zone change to a B-PUD of the 10.92 acres of the property if approved would not be an endorsement of the precise location of uses configuration of parcels or engineering feasibility which are to be reviewed in the subsequent preparation of the Detailed Site Development Plans.

STAFF RECOMMENDATION

Based on the facts, the Fairfield Township Zoning Resolution, the Fairfield Township Vision Plan & the submitted proposal, staff makes the recommendation to **approve with conditions** (conditions listed below) the zone change to a B-PUD and approve a preliminary plan.

ACTION:

The Fairfield Township Trustees can either **approve, approve with conditions, or deny**, the applicant's request for a zone change from A-1 to B-PUD and the preliminary development plan as proposed.

Should the Zoning Commission recommend the **approval** of the applicant's request, the following conditions should be considered:

1. Approve waiver for the church to be permitted to expand its normal and customary principal and accessory church uses, buildings or structures, as permitted in the A-1 (Agricultural District) in the Fairfield Township Zoning Resolution and maintain current aesthetic standards.
2. Landscaping plans along the northeast property line to be approved by Township Zoning staff, incorporate trees in lieu of mounds.
3. Plans should clearly show the required 20% open space on the submitted to the Fairfield Township Trustees.

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COMMENT

- James Brown 3551 Betsy Ross Drive – Mr. Stewart is this comprehensive plan going to be vetted against your comprehensive plan since your putting that in place?

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to close public hearing Case FTZC26-1C. All in favor.

ITEMS FOR BOARD DISCUSSION

A. Pickleball Courts – Mrs. Lapensee stated we have met with the community foundation over the last couple weeks to discuss fundraising for the pickle ball courts. The cost of renovation will be approximately \$110,000. This is a very old estimate and we're trying to get updates for a new one. The main point is that this leaves us a gap of about \$50,000 to fund. So, we've looked at identifying donors that we can ask to sponsor each different pickle ball court. I wanted to let you know that the contractor has given us a deadline of the end of March to commit to the project, or they can't guarantee that the work can be done by the end of the year, which is when the grant expires. We have already signed the fund agreement necessary to set up the funds with the community foundation which will be a permanent restricted fund that will be used for multiple park purposes. The community foundation told us that they can either invest these funds in the market or in a money market account. There will be a clear expectation of each donor which eliminates the need for us to develop our own legal documents.

Mr. Goins – In addition the community foundation has committed \$25,000 towards the project and with the \$34,000 that we have from Nature Works bond we'll have \$50,000 - \$59,000 at our disposal to use for the project. This will not require any funds from the township at this point. We have been in discussion with the contractor and the community foundation, and they've agreed to have two phases of the project: Phase A: the township will need to execute both funds back to the township in a reimbursable fashion. Phase B: project will be managed by the community foundation and they're confident that they'll receive the rest of the funds within the next month or so. So that will give us the opportunity if we have a contract ready later this month we have an opportunity to get the project moving.

Mr. Berding – So it's my understanding at the meeting today that the community foundation has identified the donors. Discussions have started but they need to have the one-on-one conversations. We've identified four additional donors that would be sufficient to supply the balance needed to get the project paid for. All by private dollars, no township dollars whatsoever. But we're going to have a special meeting later this month to give the administrator the authority to sign the contracts with the vendor to build or to renovate the courts to put in the 4 pickleball courts. So again, the money's been identified and we'll have to have a special meeting to give the administrator that authority to sign those contracts. So, is there a date later this month when the trustees are available for just a quick 5-minute meeting that we could have? We just must get the resolutions made up and ready to go. We must have it done by the 30th. So, we could have it on Tuesday, which is what the 24th?

Mr. McAbee – Just so I understand we're still looking for \$60,000.

Mr. Berding – It's going to be \$50,000.

Mr. McAbee - They anticipate having those commitments or the money by the end of the month.

Mr. Berding – We'll have the commitments by the end of the month.

Mr. McAbee - This board is willing to go on that.

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Mr. Berding – I'm confident. I'm one of them. I anticipate that we would have to make an appropriation for our portion at least appropriate the money so that the foundation can reimburse us. So, we have the donors identified but at this meeting we'd probably have to appropriate half of the project. I think it's going to be under 2 separate contracts. The Community Foundation is going to have 1 contract and we're going to have another. That's just the way the vendor is working it out for us to save us a little bit of money 2 separate contracts but it's going to be 100% privately funded. No taxpayer money is going to be spent. \$25,000 from the Community Foundation and \$34,000 from the parks grant. That gets us around \$60,000 and 4 other donors donating \$12,500 each.

Mr. McAbee – And we're still talking about hanging a sign or something on each of the 4 courts.

Mr. Berding – Yes, and it would also have to be the 5 courts. Mr. McAbee could you get together with Mrs. Lapensee when you're available that week.

Mr. McAbee – It would be helpful to me to know when the paperwork is finished. All we need is 24-hour notice to do it on the 30th or 31st.

Mr. Berding – We can have Mrs. Lapensee send us a text message when the documents are ready and we can send her back some dates when we're available.

Mr. McAbee – What part would be in our contract.

Mr. Goins – We're just dividing the scope of the work basically in half. But some of the items that are going to be included are leveling low spots of the courts. Removing the old posts covering the old post, removing acrylic, painting the lines, pickleball nets. This vendor is a part of Sourcewell, so it's not required to go out to bid.

Mr. McAbee – So this will be out of commission all summer long.

Mr. Berding – We will identify the dates. We've talked to staff about putting signage in advance so that users would see that it would be closed for a certain period so they can make arrangements to go someplace else. I'm happy that we've had a great conversation with Community Fund and they're working very hard.

Mr. McAbee – Excellent \$25,000 that's a heck of a donation.

- B. Future planning for Township operations – Mrs. Lapensee stated for me to plan the outcomes of what may be of the spring levies I would like to have your permission to put on the agenda next month some discussion about what we may or may not do with our budget. She stated that if we must make cuts or if we have to increase revenues in some way, shape, or form, I think we should probably discuss that at our next meeting.

Mr. Berding – Yes, let's put this on next month's agenda.

- C. North Hamilton Crossing Project – Hampshire intersection/Princeton Road, Mrs. Lapensee stated to move forward with secured funding for the Princeton Road Project we are going to have to support the North Hamilton Crossing project in the form of a letter. I sent emails out earlier today with two different resolutions. One is basically just a letter of support, and the other one is a letter of support with conditions plus a commitment to funding Princeton Road. So, if you could just tell me which way you're leaning. It's either we give the letter of support, and we move forward with nothing, or we give them a letter of support, and we agree to certain conditions. One of them is a funding request so we must agree to provide \$2 million in funding towards the widening of the project. So, it would be a three-lane project with sidewalks on the north side and curb and gutter, and it would cost roughly somewhere around \$5.5 million. If we go forward and apply for an OKI grant, which the county has

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agreed to help us with, we could get 80% of the funds and the \$2 million would be our 20% match to that.

Mr. McAbee – The director asked for possible new projects for the whole county. Apparently, there is some money in the budget for that. I had asked for some help years ago to help widen and make it a safer stretch of road and it didn't score well enough. I brought that up again and I had a conversation with the director. Kim came to the TID yesterday and she had a conversation with him and the engineer and a representative from Hamilton. So, I don't know if everybody's up to date on what came out of that or not. They're looking for support and we have not supported the North Hamilton Crossing for 2 very good reasons and one of those seems to have been settled staying off the Bonham property. The second one was what happens on the east end. What does it look like to us. What does it mean to us. I still have reservations about it because they still don't know. I also pointed out to the director that we have a small zone change tonight off Princeton Road. We've got the 91 acres, probably one of the most important tracks of land in central Butler County at the Gilmore Road site. This will be interesting to see how it developed. So, I'm sort of torn between a letter of support and wait and see. If they're expecting us to come with \$2 million, which we don't have. I don't know if Kim got to go down to the OKI session today, but they've opened applications for paving and things like that at the OKI level so maybe we can get some help from them on paving Princeton Road. Maybe not widening it but at least paving it.

Mrs. Hartkemeyer – I've very pleased that the North Hamilton Crossing Project is not going to interfere with the Bonham Farm. I think all 3 of us shared commonality in that if Bonham's weren't for that then we couldn't support that either. So, I think that was a definite win for Fairfield Township and for our residents over there. I think that expanding Princeton Road is something we've spoken of for many years, and I think we all agree that it needs to be done at some point, especially with the increased traffic, especially from this crossing and then from the development that could be happening over on some of those corridors over there. The concern that I have is paying for it because I think there is some money in the TIF that could be used for that, but I think we have that allocated for the firehouse right now. So, I don't know with that \$2 million we are going to have to make a choice. Is there a way that we can somehow make the fire improvements happen along with this widening project. I'd love to say let's do both, but I think that we've got some constraints that we need to consider and we really need to hash through that and decide what it is that we want to do. I know we're not really debt averse but there might be an occasion where we would want to take debt if we do choose to move forward with one or both of those projects. If this is the time in fact to do it. I think there are some time constraints when this would have to be submitted.

Mrs. Lapensee - The OKI application would have to be submitted in May and then the ODOT application is due this month on the 20th.

Mrs. Hartkemeyer – that would be if we want to do the widening project, right?

Mrs. Lapensee - The plan is planning dollars only.

Mrs. Hartkemeyer – I think that the other thing too is that this is a situation where if we do and do it we can't change our mind and say ok never mind. This is something we must commit to.

Mr. Berding – I think there are 2 separate things one is a letter of commitment to the Hamilton Crossing and the other is the Princeton Road project. I think now that theirs is at least conversations discussing their support for the Princeton Road project, they are saying

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that they are in favor of that and they're helping us get the grant project. I am at least in favor of supporting the North Hamilton project as they do have some sort of resolution for us to address Princeton. It may not be the greatest resolution because we would have to pay for part of that project, maybe 20%, but at least it's them saying we understand that there's a need and we would support that. So that's enough for me to support the North Hamilton projection because we also know that it's going to be 5, 10, 15 years before they make it over to Princeton Road on that project. So maybe that gives us time to get a better foundation for our financial situation to undertake that project. Maybe we don't undertake the Princeton Road project until we have a firm hold on our finances. I also believe that if we commit to doing the Princeton project now, we do have the TIF money available. Although we wanted to earmark that for the new firehouse in May, the residents may tell us a different story and then we must have a conversation. Do we renovate a fire station where the residents say we're not going to give you money to staff that. I think the first step is will we support the North Hamilton Crossing project? We must decide that as a board. Do we send a letter of support saying okay we support this project as an areawide project. And I think because they now have recognized that we need their help with Princeton Road I am in favor of at least approving that project. I still have reservations but at least they've recognized what our issues are. And now the Princeton Road project again that's another conversation that we need to decide. Do we want them to apply for us to get those planning funds knowing that if we get the grant we're going to have to commit to the nearly \$2 million to do that project. I need to know and understand what the priority for the TIF money is. It is fixing the fire station or is it widening Princeton Road? If the TIF money can be spent one way, then are you then committed to when we do the repair we might have to go out and borrow the money. Is it fixing the fire station or widening Princeton Road? There's a lot of uncertainty involved with when do we do Princeton Road and then when you know what funds do we commit to the fire station? Those are questions I'd love to have discussions about.

Mr. McAbee – There is no way of knowing if we'd get the money.

Mrs. Lapensee – The ODOT funds application is due March 20th. So that locks you in for funds for planning. The next step is construction and if ODOT gives you money they would like you to build it. If they give you planning money they want you to build it. So, you can't just take one without the other. You must take both.

Mrs. Hartkemeyer – I think they would need money this year. Dan Corey led me to believe that there would be an amount \$500,000 – \$600,000.

Mrs. Lapensee – ODOT always required money up front.

Mr. McAbee – So we would provide the money, and they would pay us back the planning money?

Mrs. Lapensee – No, they combine them, but they want your share at the time that they're paying bills. So, they'll go out and hire a consultant that's on their list and then they'll say, "Well, it's going to cost \$750,000." So, what they'll do is they'll pay, say one request comes in at \$150,000. They're going to take \$750,000 from us and whatever the share is they'll take our money and their money and put it together and then pay the contractor and do that down the line.

Mr. Berding – Is there an opportunity to ask the TID to postpone asking for funds?

Mr. McAbee - To me the thought would be to try to get on the list, get in line and see.

Mrs. Lapensee - When did they say that the infrastructure money was going to go back to its normal levels because right now it's increased because of that infrastructure bill that was passed. They're trying to get as many projects in as they can while we have increased

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funding and then in 2028 it's going to go back to its normal level.

Mr. McAbee – they don't know that it won't be extended but there's no commitment to extend it. If we had to use the TIF money to move that project along as much as it hurts me to say that would make me think that I would borrow the money to repair the fire station based on a yes vote in May so we could continue to staff the building. The other thing I think needs to happen and I don't know when the next Hamilton Indian Spring JEDD meeting is but if we could try to get some support from the JEDD board itself which is still the city and us, they get .75 cents of every dollar collected over there on that side if they would share some money and again I don't know how all the details would shake out but I think that is a conversation to see if there is any interest in that. I would be in favor of that, borrowing the money, at least most of the money to repair the fire station. It needs to happen and it needs to happen now. If we can't keep the staff, we need then I'm not in favor of fixing the fire station. If I must choose between staff and the station, I'll pick staff.

Mr. Berding – I'm happy to hear that you are committed to the Princeton Road project. I agree the infrastructure is very important. I think as we develop that Gilmore Road corridor it's going to be important to have Princeton Road adjusted. I think if I remember correctly when we had some discussions that there would be some sort of walkability potentially along Princeton Road. Maybe a bike path or something where pedestrians could walk to connect them. It's a possibility not guaranteed once you start going curb and gutter.

Mr. McAbee – Part of that is what needs to happen is we need to find out what we can do and what it would really cost. That's part of the planning. Maybe we will leave room for the bike trail but don't do the bike trail because of money.

Mr. Berding – If we're getting .80 cents on the dollar to do a project, we can make it safer. I think we have resolutions later to approve and the letter of support.

Mrs. Lapensee – We would have to add it. I did draft 2 of them. One is just a letter of support and then the other 1 is a letter of support with all the conditions that the Butler County Transit Authority Improvement District would like.

Mr. McAbee – We are just talking about the Princeton Road project were they also looking for some type of money commitment for the roundabout?

Mrs. Lapensee – No, not currently, just Princeton Road. Just know that the City of Hamilton would like us, strongly encourages us to contribute to that project and they would like a third.

Mrs. Hartkemeyer – Then I think we need to mention Mr. McAbee's point that JEDD is getting Hamilton 75% versus the 25% that we're getting. So, I think they need to be reminded of that for sure.

Motion made by Mr. Berding, second by Mr. McAbee to amend the agenda to include the Resolution 26-37 and the resolution title reads "Resolution to pledge support for the City of Hamilton and The North Hamilton Crossing Project and commit funds not to exceed \$2,000,000.00 for the Princeton Road Project."

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

COMMUNICATION

Barbara Holland, 6921 Morris Road – I want to thank you for knocking my mailbox over in the snow. I want to thank you for coming back and putting it back on. I brought this up at the last meeting. Coming out of the church, Canes and the car wash. I need to turn left to come home. It's bad. I requested if you could check and see if they can put a left turn signal there because you can't see up that

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hill when they're coming at you. You can see 2 cars and then there's a dead spot. I think we need to do a survey. We need to check on that cause it's bad. I go around the block to keep from turning left.

Denise McCoy, 6673 Spring Meadow Drive – At the February meeting a presentation was given by the Fairfield Coalition concerning educating students about misuse of opioid prescriptions. The board donated \$10,000.00 to the coalition but the township was given over \$90,000.00 for the cause. I would like to suggest to donate the entire amount to the coalition. Fairfield City Schools is a school district for Fairfield Township. Essentially, the township would be investing in the lives of students in our very own community. During the discussion Trustee Hartkemeyer stated that the funds could be used to fix signs, and I do agree that the signs do need to be fixed. But instead of spending tens of thousands of dollars to fix 3 electronic signs I would like to recommend that the signs be converted into illuminated cabinet signs.

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. Mr. Berding made a motion to approve Consent Agenda; Mrs. Hartkemeyer seconded the motion. 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 February 3, 2026.
 - 2. Trustee Special Meeting February 3, 2026.
 - 3. Trustee Regular Meeting February 10, 2026.
- B. Recommend motion to approve the minutes
- C. Recommend motion to approve payment of the bills by the Fiscal Office.
- D. Motion to accept the resignation of Kenneth Rust from the Fairfield Township Fire Department.

RESOLUTIONS – Consent Agenda Items

- A. Resolution No. 26-30 Approving open purchase order balances.

FISCAL OFFICER REPORT – Shelly Schultz, Fiscal Officer

FISCAL OFFICERS REPORT – MARCH 1, 2026

CHECKING ACCOUNT BALANCE	\$1,059,181.69
CHECKING ACCOUNT BALANCE – MEDICAL	\$212,678.90
JEDD REVENUE RECEIVED YTD (Hamilton)	\$146,029.25

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JEDD REVENUE RECEIVED YTD (Fairfield)	\$56,406.41
INVESTMENT ACCOUNT BALANCE (2.95%) Interest Earned in FEBRUARY	\$14,427,566.43 \$33,419.07
GRANT MONEY RECEIVED	\$0.00
EMS BILLING RECEIPTS TO DATE	\$103,282.42
REVENUE TO DATE (22.657%)	\$4,609,959.73
REVENUE BUDGETED FOR 2026	\$20,323,548.00
EXPENDITURES TO DATE (25.579%)	\$6,168,965.96
APPROPRIATIONS FOR 2026	\$23,891,268.00
PAYMENTS MADE IN FEBRUARY	\$1,000,669.37
MAJOR FUND BALANCES	
1. GENERAL	\$4,797,002.29
2. ROAD AND BRIDGE FUND	\$527,735.20
3. POLICE FUND	\$208,358.57
4. FIRE LEVY FUND	\$2,139,699.59
5. SAFETY SERVICES FUND	\$164,246.35
6. FIRE RESCUE, AMBULANCE, EMS FUND	\$404,374.41
7. JEDD FUND (HAMILTON)	\$2,210,020.30
8. JEDD FUND (FAIRFIELD)	\$107,150.51
9. TIF (STORYPOINT)	\$639,237.51
10. TIF (PRINCETON)	\$1,858,103.93
11. TIF (SEWARD)	\$597,165.04
12. TIF (BRIDGEWATER)	\$5,984.33
13. RESIDENTIAL IMPROVEMENT DISTRICT (RID)	\$1,175,260.33
TOTAL ALL FUNDS	\$15,608,943.43

CIC audit is starting so please be aware of things that come to your mailbox that need to be done. I will not be available for the April meeting, so Kim is going to handle it.

RESOLUTIONS

ADMINISTRATOR'S REPORT, Mrs. Kim Lapensee

MOTION

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- A. **Motion** made by Mr. McAbee, second by Mr. Berding, to authorize the Administrator to submit a Capital Grant Request to the State of Ohio for funding the fire station improvements. Chuck has been working on a grant that is due Thursday for that. Then we were told to apply under emergency infrastructure. The roll call vote was as follows: Mr. McAbee – ‘aye’, Mr. Berding - ‘aye’, and Mrs. Hartkemeyer - ‘aye’. Motion passes.
- Mrs. Hartkemeyer – I did speak with Senator Lang’s office and Representative Mullin regarding this, so they are expecting this. It’s kind of a long shot because they are focused more on business improvement opportunities, but I think in economic development we might get it we might not. But I think it makes sense to put the shot up and just ask the question. The worst they’ll say is no. Thank you staff.
- Mr. Berding – I think we could also talk to Representative Hall since he is a Tech firefighter graduate.
- Mr. Goins – We’re asking for \$2 million.
- Mr. Berding – If they grant us a percentage are there strings attached. Will we have to complete a certain amount of work.
- Mrs. Lapensee – Yes, but I think you have 2 years to complete it.
- Mr. Berding – If they say we’re going to give you \$1.5 million of the \$2 million ask we must do the \$2 million worth of work?
- Mrs. Lapensee – I don’t think that’s how it works.
- B. **Motion** to authorize the administrator to sign an Electric Aggregation Contract with a price not to exceed 10.1 cents per kWh and a term not to exceed 24 months (May 2028 end date) with a supplier to be determined based on pricing at the time of the contract execution.
- The roll call vote was as follows: Mr. McAbee – ‘aye’, Mr. Berding - ‘aye’, and Mrs. Hartkemeyer - ‘aye’. Motion passes
- Mrs. Lapensee stated there was a memo in your packet that Energy Alliance has put together For us, they kind of gave a little rundown on their analysis of where the rates are right now and where they think they’re going to be.
- The roll call vote was as follows: Mr. McAbee – ‘aye’, Mr. Berding - ‘aye’, and Mrs. Hartkemeyer - ‘aye’. Motion passes
- Mr. Berding – This will be a good deal for the residents that are already in the aggregate. They won’t have to reenroll.
- Mrs. Lapensee – The good thing about the aggregation program too is you can always go to the PUCO’s website and shop the rates. They have all the different rates that are available and you can get on and off the plan any number of times you want to do it. There’s no set amount of time you must stay on it or must be off of it. You can go back and forth as many times as you want. Right now, the aggregation rate is lower than Duke’s rate. We were notified last week that Duke is going to seek another increase in their rates.
- Mr. Berding – I know a resident that reached out to me that they had someone come to their door, different energy company, and asked to see their electric bill. I will caution all our residents not to give out your electric bill to anybody coming to your door asking to see it.
- Mr. McAbee – You can get your electricity from anybody you want.

RESOLUTIONS

- A. Resolution 26-31 – A Resolution to approve, as recommended by the Fairfield Township Zoning Commission, the proposed update to the Fairfield Township Comprehensive Plan as set forth in

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Zoning Case No. FTZC25-3C. The roll call vote was as follows: Mrs. Hartkemeyer made a motion to approve Resolution #26-31, Mr. Berding seconded the motion. The roll call vote was as follows: Mrs. Hartkemeyer – ‘aye’, Mr. Berding - ‘aye’, and Mr. McAbee - ‘aye’. Motion passes.

- B. Resolution No. 26-32 – A Resolution to approve as recommended by the Fairfield Township Zoning Commission the requested zone change and the major change to the approved preliminary PUD by Bridgewater Church as set forth in Zoning Case No. FTZC26-1C. The roll call vote was as follows: Mr. Berding made a motion to approve Resolution #26-32, Mrs. Hartkemeyer seconded the motion. The roll call vote was as follows: Mr. Berding – ‘aye’, Mrs. Hartkemeyer - ‘aye’, and Mr. McAbee - ‘aye’. Motion passes.
- C. Resolution No. 26-33 – A Resolution appointing Paul Weingartner, Michael Fannon and Kenneth Lowe as members of the Fairfield Township Zoning Commission to fill vacant, unexpired terms. The roll call vote was as follows: Mr. McAbee – ‘aye’, Mr. Berding - ‘aye’, and Mrs. Hartkemeyer - ‘aye’. Motion passes.
- D. Resolution No. 26-34 – A Resolution appointing Kane Barger and Jason Purviance as members of the Fairfield Township Board of Zoning appeals to fill vacant, unexpired terms. The roll call vote was as follows: Mrs. Hartkemeyer– ‘aye’, Mr. Berding - ‘aye’, and Mr. McAbee - ‘aye’. Motion passes.
- E. Resolution No. 26-35 – A Resolution authorizing the Chief of Police to execute a mutual aid agreement for law enforcement. The roll call vote was as follows: Mrs. Hartkemeyer – ‘aye’, Mr. Berding - ‘aye’, and Mr. McAbee - ‘aye’. Motion passes.
Chief Chabali – This is a little bit different than the one that we’ve had just because it’s updated. Chief Pat Carr from Trenton has taken the lead. He hasn’t presented to all the jurisdictions. So not everybody has signed it yet. It’s minor changes that will occur; page 8 states a minimum \$3 million for indemnity. Larry Barbieri, Assistant Attorney, believes that it should be changed to the maximum. On Page 9 indicated that document discusses insurance limits. Fairfield Township is a member of a risk pool which is technically not insurance but that should not matter according to him for us to move forward. This is just minor stuff.
- F. Resolution No. 26-36 – A Resolution authorizing the payment of funds to Barrett Paving for the 2026 paving program in the amount of \$281,988.45 paid from the RID fund 4903. The roll call vote was as follows: Mr. Berding – ‘aye’, Mrs. Hartkemeyer - ‘aye’, and Mr. McAbee - ‘aye’. Motion passes.
Mrs. Lapensee stated they are supposed to start next month with repairs. The county awards the contract, and we just directly pay Barrett after the work is done.
- G. Resolution 26-37 – A Resolution to pledge support for the City of Hamilton and the North Hamilton Crossing Project and commit funds not to exceed \$2,000,000.00 for the Princeton Road Project. The roll call vote was as follows: Mr. Berding – ‘aye’, Mrs. Hartkemeyer - ‘aye’, and Mr. McAbee - ‘aye’. Motion passes.

COMMITTEE REPORTS

- A. Transportation Improvement District (TID) – Trustee McAbee – The TID did pass a resolution to start the process for the Princeton Road widening and for the roundabout on the West side of the North Hamilton Crossing. So, we’re submitting and will submit now for both of those. Everything else is on track. There is one more large amount of funding that we’ve applied for. Mr. Berding - Mr. Corey presented at the engineers’ office dinner. He talked a lot about the

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Millikin Road interchange. It's going to be one of those diamond interchanges with a roundabout at Butler Warren and a roundabout at Cincinnati-Dayton. Liberty Township is looking to be more industrial and commercial than residential.

- B. Emergency Management Agency (EMA) – Trustee Hartkemeyer – Nothing to report.
- C. Ohio, Kentucky, Indian Regional Council of Government (OKI) – Trustee Hartkemeyer – Meeting is this Thursday.
- D. The Coalition of Large Ohio Urban Township (CLOUT) – Trustee Hartkemeyer – Nothing to report. But they are looking to get more involved with this property tax issue.

BOARD COMMENTS

Mrs. Hartkemeyer – Can we look at adding the comprehensive plan year 1 and year 2 and all of those things to the annual business calendar. Is there anything we need to add to March and April to see if there is anything to add for planning purposes for our next meeting?

Mr. Berding – We do need to add CIC meeting. I'm looking to hearing Mrs. Lapensee at the state of the schools address tomorrow. It's going to be awesome. I do want to thank Trustee McAbee and Trustee Hartkemeyer for the work you did to put the Heroes Park playground in. It's just so amazing to see all the families out there using that park. They would never have gone and used the park that we had before. Any kind of warm weather there's dozens and dozens of families out there. So, I personally want to thank you both because you both had an integral part of that before my time as a trustee.

ANNOUNCEMENTS

- State of the Community Schools – Wednesday, March 11, 2026, at 11 AM.
- Butler Tech Aviation Center Ribbon Cutting – Monday, March 16, 2026, at 10 AM
- Goodwill Grand Opening/Ribbon Cutting – Thursday, April 2, 2026, at 9:30 AM.
- Regular Trustees Meeting – Tuesday, April 14, 2026, at 7 PM at the Administration Building.
- Special Meeting – To be determined.

Motion to move to Executive Session pursuant to ORC 121.22 (G) (1) to consider the discipline, appointment, employment or compensation of a public employee or official, and ORC 121.22 (G) (2) to consider the purchase of property for public purposes, the sale of property at competitive bidding, or the sale or other disposition of unneeded, obsolete, or unfit-for-use property in accordance with section 505.10 of the revised code: and, ORC 121.22 (G) (8) a motion to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance; the request for economic development assistance involves public infrastructure improvements or the extension of utility services that are directly related to an economic development project and an executive session is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project.

Michael Berding made a motion to go into Executive Session, Mrs. Hartkemeyer seconded the motion. The roll call vote was as follows: Mr. Berding – 'aye', Mrs. Hartkemeyer 'aye', and Mr. McAbee – 'aye'.

Motion passes.

President convenes Executive Session at 9:02 PM.

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President resumes regular meeting at 9:37 PM

ROLL CALL

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

No action will be taken at this time.

ADJOURNMENT

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to adjourn at 9:38 PM
All in favor.

Minutes submitted by:

Shelly Schultz, Fiscal Officer

Michael Berding, Trustee Chairperson

Shannon Hartkemeyer, Trustee Vice-Chairperson

Joe McAbee, Trustee