

RECORD OF PROCEEDINGS
REGULAR TRUSTEE MEETING HELD NOVEMBER 8, 2022

The Fairfield Township Trustees held a Regular Trustee Meeting Tuesday, November 8, 2022, at the Administration Building, 6032 Morris Road, Fairfield Township, OH 45011, for conducting Township business. Meeting was called to order by Mrs. Hartkemeyer 7:00 PM.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

RESOLUTION AUTHORIZING THE APPOINTMENT OF FULL-TIME FIREFIGHTER PARAMEDIC, KENNETH RUST TO THE FAIRFIELD TOWNSHIP FIRE DEPARTMENT, AT AN HOURLY RATE OF \$19.25 ON A 24/48 SHIFT WITH A 12-MONTH PROBATIONARY PERIOD #22-144

Resolution authorizing the appointment of full-time Firefighter Paramedic, Kenneth Rust to the Fairfield Township Fire Department, at an hourly rate of \$19.25 on a 24/48 shift with a 12-month probationary period

Motion made by Mr. McAbee, second by Mr. Berding to adopt Resolution #22-144.
YES – Mrs. Hartkemeyer, Mr. Berding, Mr. McAbee

RESOLUTION AUTHORIZING THE APPOINTMENT OF FULL-TIME FIREFIGHTER PARAMEDIC, CHRISTOPHER SIMPSON TO THE FAIRFIELD TOWNSHIP FIRE DEPARTMENT, AT AN HOURLY RATE OF \$21.24 ON A 24/48 SHIFT WITH A 12-MONTH PROBATIONARY PERIOD #22-145

Resolution authorizing the appointment of full-time Firefighter Paramedic, Christopher Simpson to the Fairfield Township Fire Department, at an hourly rate of \$21.24 on a 24/48 shift with a 12-month probationary period.

Motion made by Mr. Berding, second by Mr. McAbee to adopt Resolution #22-145.
YES – Mrs. Hartkemeyer, Mr. Berding, Mr. McAbee

- Mrs. Hartkemeyer - SWEARING IN CEREMONY

- Chief Thomas - BADGE PINNING CEREMONY

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PRESENTATIONS

- Butler County RTA Presentation – Mrs. Shawn Cowan
- Bridgewater Church JEDD/TIF – Mr. Ken Geis
- Neighborhood Housing Services – Ms. Lorie DiStaola, Executive Director

Motion made by Mr. McAbee, second by Mrs. Hartkemeyer to send letter of support to Neighborhood Housing Services.

All in favor.

ALL BUSINESS/ITEMS FOR BOARD DISCUSSION

- Fairfield Township/Fairfield City JEDD – Township Member

Larry Barbieri, Law Director - This is for the JEDD for Neyer property. City of Fairfield has just appointed their member and Fairfield Township has to appoint a member and then they will go ahead and adopt by laws and adopt the resolution to tax in the JEDD.

Motion made by Mr. McAbee, second by Mrs. Hartkemeyer to appoint Mr. Michael Berding.

All in favor.

COMMUNICATION

- **Maria Tangi** – Community Garden update.

FISCAL OFFICER’S RECOMMENDATIONS AND REPORTS

Ms. Schultz – 2023 appropriations are ready, and I’ll be sending to you next week. Please review and get back to me.

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

- a. Regular Trustee Meeting, October 11, 2022
- b. Special Trustee Meeting, October 17, 2022

All in favor.

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

- a. Regular Trustee Meeting, October 11, 2022
- b. Special Trustee Meeting, October 17, 2022

All in favor.

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

All in favor.

Mrs. Vonderhaar - No new information on Morris Road drainage issues. There isn't much Kleingers can do to change the situation. Dredging the pond would cost up to \$200,000 and create a huge mess because the surface area of the pond is the surface area.

Mr. McAbee – Kelinger is going to do the report and send us the information and recommend not to do anything?

Mrs. Vonderhaar - I was not going to spend \$7,500 to hear that we're not going to do anything. I would not do that with the Board's permission. I heard what they said, and I don't think its necessary to spend that money.

Mrs. Hartkemeyer – So to get that in writing from them it's going to cost us \$7,500?

Mrs. Vonderhaar – Correct.

Mr. McAbee - So for \$7,500 they are going to do some actual data or something right? They're not just going to write us a letter and say they already told us.

Mrs. Vonderhaar – They told us there wasn't going to be a lot of in depth and there wasn't a lot they could do, and it was complicated. Yes, I did hear there was going to be a letter.

Mr. McAbee - In July a motion was made and seconded and passed to hire the engineer.

Mrs. Vonderhaar – Correct. The two things that came out of it were not feasible, so we did not proceed at that time.

Mr. McAbee - Those two things were? It won't do any good because the surface of the pond is the surface of the pond.

Mrs. Vonderhaar – Yes and we have already applied for a grant and that will take up to one year to receive the funding and that may not solve the problem, but it would capture the water behind the neighbor's yard into their property and put in a catch basin that may capture some water and run a pipe out to the road and that may capture some water that is going thru the neighbors backyard into their property.

Mr. McAbee - Can I get a copy of that application?

Mrs. Vonderhaar – Of course.

Mr. McAbee - This is the first I've heard of this much detail. How much money are

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you asking for?

Mrs. Vonderhaar - I've reported and sent every single email for grants that we applied for to the Board. I can print a copy of that would help.

Mr. McAbee – It would be nice to see that.

Mrs. Vonderhaar – It was sent.

Mr. McAbee – I've had some contact with the HOA. They're not as done with this as I understand. They are not happy about somebody cleaning the pond out.

Mrs. Vonderhaar - They don't have the money.

Mr. McAbee - It sounds to me like we're still washing that down into the new lot. There's a lot of debris coming out of that 42" pipe.

Mrs. Vonderhaar - I've been told it's been doing that for 100 + years.

Mr. McAbee - It's not just that neighborhood that is draining there.

Mrs. Vonderhaar - So why would you build a house there?

Mr. McAbee – I don't know why they gave the permit. To me that is not my responsibility.

Mrs. Vonderhaar - That is the conversation that Mr. Geis and I had. They are going to contact the county administrators, and they realize they need to involve the commissioners because that is who approves those permits not us.

Mr. McAbee – We need to slow down the water. What about a smaller pipe?

Mrs. Vonderhaar - I'm not an engineer and I can't tell you.

Mr. McAbee - \$7,500 is not a lot of money the way we spend money. I think we should have the engineer see if there is anything that can help.

Mr. Berding – My recollection was even if we try to slow the water out of the retention pond it would flood the basements behind where the retention pond is. It would cause more problems. The retention pond is functioning the exact way it was designed to function. It was designed to collect all the water from that neighborhood and flow into that property that was vacant and then funnel across the road. That is exactly what is happening right now, but someone built a house which has now created hardship for that homeowner. What was explained to me by putting a smaller pipe or raising a collection shoot would not solve the problem. It would create more problems upstream. What I am hearing is that we asked the engineer to give us their opinion. We were going to hire them to do an in-depth analysis. But they are saying save your money there is nothing we can do without affecting homes upstream. It would not alleviate the problem downstream. I'm comfortable not spending the \$7,500 just to get a letter based on the conversation we have gone ahead and done the research and came up with the same conclusion we told you on November 8th. I think the homeowners are taking a smart approach by going to the county to say you approved us for building a home there now

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what resolutions do you have for us. I'm comfortable with that. I recall getting a document that any township is not responsible for drainage on private property. We don't have the authority. I'm okay with the homeowners taking the next steps to find a resolution. While they do that we can step back and see if they need anything from us. We can offer support to the county or the commissions.

Mrs. Vonderhaar – I did offer that to them, and they were very complimentary of support that staff has given. They left on very positive terms with us. They are very happy with Fairfield Township on what we can and cannot do.

Motion to set public hearing for JEDD proposal with the City of Hamilton on the Bridgewater Church property.

Motion dies due to lack of second.

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to authorize Administrator to send notice of the Bridgewater property TIF to Fairfield City School District.

All in favor.

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to set Public Hearing for Bridgewater property TIF on December 13th at 7 PM.

All in favor.

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to approve new Park and Street Naming Policy as submitted.

YES – Mrs. Hartkemeyer, Mr. Berding

NO – Mr. McAbee

RESOLUTION TO APPROVE OPEN PURCHASE ORDER BALANCES #22-146

Resolution to approve open purchase order balances.

Motion made by Mr. McAbee, second by Mr. Berding to adopt Resolution #22-146.

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

RESOLUTION AUTHORIZING CRACK SEAL TO BE PURCHASED AT A PRICE NOT TO EXCEED \$10,000 #22-147

Resolution authorizing crack seal to be purchased at a price not to exceed \$10,000.

Motion made by Mr. Berding, second by Mr. McAbee to adopt Resolution #22-147.

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

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RESOLUTION TO APPROVE THE PHYSICAL FITNESS AND WELLNESS
PROGRAM POLICY FOR THE FAIRFIELD TOWNSHIP POLICE DEPARTMENT
#22-148

Resolution to approve the Physical Fitness and Wellness Program policy for the Fairfield Township Police Department.

Chief Chabali - This policy was reviewed and approved by Mr. Barbieri. This addresses the fitness room that we have. It also addresses the voluntary physical fitness testing that ties into the Township's Health and Wellness Program.

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to adopt Resolution #22-148.

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

RESOLUTION ORDERING THE REMOVAL AND DEMOLITION OF AN
UNSECURE AND UNSAFE BUILDING AT 6767 LESTER AVENUE #22-149

Resolution ordering the removal and demolition of an unsecure and unsafe building at 6767 Lester Avenue.

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to adopt Resolution #22-149.

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

RESOLUTION TO AUTHORIZE THE DEBT SERVICE PAYMENT OF \$382,681.25
TO BANK OF NEW YORK MELLON FOR THE VARIOUS PURPOSE GENERAL
OBLIGATION REFUNDING BONDS FOR THE WEST SIDE OF PRINCETON
ROAD PROJECT #22-150

Resolution to authorize the debt service payment of \$382,681.25 to Bank of New York Mellon for the various purpose general obligation refunding bonds for the west side of Princeton Road Project.

Motion made by Mr. McAbee, second by Mr. Berding to adopt Resolution #22-150.

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

RESOLUTION TO AUTHORIZE DEBT SERVICE PAYMENT OF \$264,775.00 TO
US BANK FOR THE VARIOUS PURPOSE GENERAL OBLIGATION REFUNDING
BONDS FOR THE EAST SIDE OF PRINCETON ROAD #22-151

Resolution to authorize debt service payment of \$264,775.00 to US Bank for the various purpose general obligation refunding bonds for the East Side of Princeton Road.

Motion made by Mr. McAbee, second by Mr. Berding to adopt Resolution #22-151.

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

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RESOLUTION TO AUTHORIZE DEBT SERVICE PAYMENT OF \$390,103.22 TO PNC BANK FOR VARIOUS PURPOSE GENERAL OBLIGATION REFUNDING BOND FOR THE BYPASS 4 WIDENING #22-152

Resolution to authorize debt service payment of \$390,103.22 to PNC Bank for various purpose general obligation refunding bond for the Bypass 4 Widening.

Motion made by Mrs. Hartkemeyer, second by Mr. Berding to adopt Resolution #22-152.

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

RESOLUTION TO AUTHORIZE DEBT SERVICE PAYMENT OF \$527,437.04 TO HUNTINGTON BANK FOR REPAYMENT OF \$5 MILLION-DOLLAR GENERAL OBLIGATION BOND THAT WAS USED FOR CONSTRUCTION OF PUBLIC WORKS BUILDING, REMODEL OF THE POLICE STATION AND IMPROVEMENTS TO GILMORE ROAD #22-153

Resolution to authorize debt service payment of \$527,437.04 to Huntington Bank for repayment of \$5 million-dollar general obligation bond that was used for construction of Public Works building, remodel of the Police Station and improvements to Gilmore Road.

Motion made by Mr. Berding, second by Mrs. Hartkemeyer to adopt Resolution #22-153.

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

RESOLUTION DESIGNATING FAIRFIELD TOWNSHIP ROADS FOR BID ON THE ATTACHED PAVING ESTIMATE LIST (ATTACHMENT “E”), TO BE CERTIFIED FOR FUNDING UPON THE AWARDING OF CONTRACT, AS DETERMINED BY THE BUTLER COUNTY ENGINEERS OFFICE, WITH A COST NOT TO EXCEED \$813,168.84 #22-154

Resolution designating Fairfield Township roads for bid on the attached paving estimate list (Attachment “e”), to be certified for funding upon the awarding of contract, as determined by the Butler County Engineers Office, with a cost not to exceed \$813,168.84.

Motion made by Mr. Berding, second by Mr. McAbee to adopt Resolution #22-154.

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

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RESOLUTION DECLARING NUISANCE AND ORDERING ABATEMENT ON THE PROPERTIES LISTED BELOW AND FURTHER AUTHORIZING THE ZONING ADMINISTRATOR TO INITIATE COMPLAINT #22-155

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

Motion made by Mr. McAbee, second by Mr. Berding to adopt Resolution #22-155.

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

ANNOUNCEMENTS

- Veterans Day Observance Program – Thursday, November 10, 2022, Mini-Parade at 11 AM
- Ceremony Program at Community Christian Church at 11:30 AM
- Offices closed to observe the Veterans Day Holiday – Friday, November 11, 2022
- Zoning Commission Work Session Meeting – Wednesday, November 16, 2022, at 7 PM
- Offices closed to observe the Thanksgiving Day Holiday – Thursday, November 24, 2022, and Friday, November 25, 2022
- Holiday Lights – Friday, November 25, 2022 – 7 PM – 9 PM at Bridgewater Falls Lifestyle Center
- Fairfield Township Board of Trustees Meeting – Tuesday, December 13, 2022 at 7 PM

BOARD MEMBER COMMENTS

- **Mr. McAbee** – TID update
- **Mr. Berding** – Appreciation for police. Looking forward to parade. Had fun at Halloween. Hope everyone has a good Veterans Day.
- **Mrs. Hartkemeyer** - Cannot be at Veterans Day ceremony due to being OKI.

EXECUTIVE SESSION

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

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

- President convenes executive session at 8:53 PM
- President resumes regular meeting at 9:02 PM

No action taken.

ROLL CALL

Mrs. Hartkemeyer – Yes

Mr. Berding – Yes

McAbee – Yes

ADJOURNMENT

- Motion made by Mrs. Hartkemeyer, second by Mr. Berding to adjourn at 9:02 PM.

All in favor.

Minutes submitted by:

Shelly Schultz, Fiscal Officer

Shannon Hartkemeyer, Trustee Chairperson

Michael Berding, Trustee Vice-Chairperson

Joe McAbee, Trustee

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