

RECORD OF PROCEEDINGS
REGULAR TRUSTEE MEETING HELD OCTOBER 14, 2020

The Fairfield Township Trustees held a Regular Trustee Meeting Wednesday, October 14, 2020, at the Administration Building, 6032 Morris Road, Fairfield Township, OH 45011, for conducting Township business. Meeting was called to order by Mrs. Hartkemeyer, Board Chairperson, at 6:30 PM.

ROLL CALL

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

INVOCATION: Pastor Cecil Day, Lighthouse Church

PLEDGE OF ALLEGIANCE

Mrs. Hartkemeyer – We’re doing something a little different this evening. We’re going to vote soon to go into executive session. I wanted to talk about what we’re doing and why we’re doing this so you’re not overly concerned about that. As you know there is a lawsuit in place right now with MI Homes. This is an opportunity tonight for the Board to meet with MI Homes and ask questions and have them understand what our concerns are. I do not see us taking any action tonight as a result of this and approving anything. If the Board thinks we should move forward with this I could see us scheduling meetings with MI Homes in the future.

Law Director, Mr. Larry Barbieri - Before any decision is made regarding this lawsuit the public will have a chance to speak.

Mr. McAbee - We’re not required to have this meeting in executive session? Correct?

Law Director, Mr. Larry Barbieri - That’s up to the Board.

Mrs. Berding - It’s not that I don’t want the public to hear this discussion. I feel a little uncomfortable talking about this right now because there is pending court action. I feel that we should have our initial discussions in executive session. I think there will be plenty of opportunities for a public discussion.

Mrs. Hartkemeyer - No deals, nothing will be made tonight because there is a litigious element to the meeting this evening. I want to do that in executive session tonight. But no action will be taken.

EXECUTIVE SESSION

Motion, made by Mrs. Hartkemeyer, second by Mrs. Berding to enter into Executive Session, in accordance with ORC 121.22 G (3) Conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action; and

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ROLL CALL

Mrs. Berding	Yes
Mr. McAbee	No
Mrs. Hartkemeyer	Yes

Adjourned into executive session at 6:45 PM

Trustee's reconvened at 7:56 PM

ROLL CALL

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

Mrs. Hartkemeyer - No action was taken as result of executive session. However, we did talk with MI Homes they did review some changes with us, and they would like to attend or specially schedule an HOA meeting with Rentschler Estates. Mrs. Vonderhaar will be reaching out to your president to set a date for that in the near future.

PRESENTATIONS

Council on Aging – Mindy Wendling, Annual report and Issue 34 renewal.

OLD BUSINESS/ITEMS FOR BOARD DISCUSSION

- Set date for ribbon cutting for playground.

Saturday October 31st at 10 AM

COMMUNICATION

Tracy Menaurd 5419 Rentschler Estates Drive – I think we should be introducing ourselves to MI. I know we're not going to change your minds. I know their going to be building houses there. We do not want it to connect to our subdivision. I think it's going to deteriorate our property. Are the new homes going to have an HOA? This is our concern. We need to make these subdivisions separate.

Mr. McAbee - The engineering office will make these determinations. We have nothing to do with that.

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Rick Fine 3713 Conley Bottom Ct - I'm here representing the residents of Rentschler Estates and the HOA Board, which I'm Treasurer of. As you may remember in 2017 the Board disapproved MI Homes at that time. Many residents of Rentschler Estates Subdivision and surrounding communities commented during the public comment period and expressed strong objections to this subdivision going in for a number of reasons.

Mike Oler 5545 Foxglove Drive – I come as a resident and President of HOA. Our concern with MI Homes is what you have planned there. I am encouraged now that MI is willing now to meet with us and the HOA, member of the Board and the whole community and present a plan to us.

Bernie Campsen 6270 Walden Creek Ct - I'm here speaking as a homeowner. It's very concerning as a homeowner in Fairfield Township that the value of homes that might be going in near Rentschler Estates.

Dave Slavoski 4356 Foxglove – Due to the process in zoning MI Homes stated here is our plans and we really can't change it. What has been lacking is communications. Let's send a list to HOA residents and ask for their top 3 priorities.

Dick Harvey 5536 Foxglove – I'm a member of the board of HOA. I just want to reiterate that these concerns should be addressed in great detail before any decision is made.

Dave Wilson, 3808 Hibiscus – I've worked in water & sewer and I'm familiar with these proceedings. I do know that if an elected official approaches another elected official and make a recommendation that will have a lot more weight than what we can do. I would like the Township to draft a letter to Mr. Wilkins as well.

FISCAL OFFICER'S RECOMMENDATIONS AND REPORTS

Ms. Schultz – We started out with our cash balance of \$21.5 million. Revenue was \$4.5 million. Expenses \$1.2. We ended with \$24.8 million. Reports were in your mailbox October 1st. We're going live with payroll next week. Your check will be through ADP. Everything went well and I'm excited. There were a couple negative numbers in September since our tax settlement wasn't received yet. There will be no negative numbers the rest of the year.

Motion made by Mr. McAbee, second by Mrs. Hartkemeyer to suspend the reading of the minutes of the Regular Trustee Meeting, August 26, 2020.
YES – Mrs. Hartkemeyer, Mr. McAbee, Mrs. Berding

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Motion made by Mr. McAbee, second by Mrs. Hartkemeyer to approve the minutes of the Regular Trustee Meeting, August 26, 2020.

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

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

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

Mr. McAbee – I wanted to ask about PES. I see we've paid 2/3rds of the bills.

Ms. Schultz - I'll check to see what is still due.

Mrs. Vonderhaar - Gave update on public works building.

RESOLUTION TO APPROVE OPEN PURCHASE ORDER BALANCES #20-148

Resolution to approve open purchase order balances.

Motion made by Mr. McAbee, second by Mrs. Berding to approve open purchase order balances.

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

*****TABLED*****

RESOLUTION TO APPOINT NICK ARMSTRONG AS FULL-TIME ZONING INSPECTOR, AT AN HOURLY RATE NOT TO EXCEED \$25.00/HOUR, WITH A ONE YEAR PROBATIONARY PERIOD #20-149

Resolution to appoint Nick Armstrong as full-time zoning inspector, at an hourly rate not to exceed \$25.00/hour, with a one-year probationary period.

Motion made by Mrs. Hartkemeyer, second by Mr. McAbee to table Resolution #20-149

YES Mrs. Hartkemeyer, Mr. McAbee

NO Mrs. Berding

RESOLUTION TO APPOINT DENISE McCOY AS A REGULAR MEMBER OF THE FAIRFIELD TOWNSHIP ZONING APPEALS BOARD #20-150

Resolution to appoint Denise McCoy as a regular member of the Fairfield Township Zoning Appeals Board.

Motion made by Mrs. Berding, second by Mrs. Hartkemeyer, to adopt Resolution #20-150

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

RESOLUTION TO APPOINT JOSEPH STATZER AS AN ALTERNATE MEMBER OF THE FAIRFIELD TOWNSHIP ZONING APPEALS BOARD FOR A TERM OF ONE YEAR EFFECTIVE IMMEDIATELY AND EXPIRING JANUARY 31, 2021

#20-151

Resolution to appoint Joseph Statzer as an alternate member of the Fairfield Township Zoning Appeals board for a term of one year effective immediately and expiring January 31, 2021.

Motion made by Mr. McAbee, second by Mrs. Berding, to adopt Resolution #20-151.

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

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RESOLUTION TO APPROVE REPAIR OF STORM SEWER PIPING ON DUST
COMMANDER DRIVE FROM T. S. GARNETT CONSTRUCTION, INC. AT A
TOTAL COST OF \$10,000 #20-152

Resolution to approve repair of storm sewer piping on Dust Commander Drive from T.
S. Garnett Construction, Inc. at a total cost of \$10,000.

Motion made by Mrs. Hartkemeyer, second by Mrs. Berding, to adopt Resolution #20-
152.

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

*****TABLED*****

RESOLUTION TO APPROVE REPAIR OF STORM SEWER PIPING ON CITATION
DRIVE AND PREAKNESS LANE FROM T. S. GARNETT CONSTRUCTION, INC.,
AT A TOTAL COST OF \$35,000 #20-153

Resolution to approve repair of storm sewer piping on Citation Drive and Preakness
Lane from T. S. Garnett Construction, Inc., at a total cost of \$35,000.

Motion made by Mrs. Hartkemeyer, second by Mr. McAbee to table Resolution #20-
153.

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

RESOLUTION TO DISPERSE \$349,545.97 FROM THE TAX INCREMENT
FINANCING FUND NUMBER 2906 FOR DISTRIBUTION OF 25 PERCENT
COLLECTION TO THE FAIRFIELD CITY SCHOOL DISTRICT #20-154

Resolution to disperse \$349,545.97 from the tax increment financing fund number 2906
for distribution of 25 percent collection to the Fairfield City School District.

Motion made by Mr. McAbee, second by Mrs. Berding, to adopt Resolution #20-154.

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

RESOLUTION TO APPROVE THE OBSERVANCE OF HALLOWEEN IN
FAIRFIELD TOWNSHIP ON SATURDAY, OCTOBER 31, 2020 #20-155

Resolution to approve the observance of Halloween in Fairfield Township on Saturday,
October 31, 2020.

Motion made by Mrs. Berding, second by Mrs. Hartkemeyer, to adopt Resolution #20-
155.

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

RESOLUTION DECLARING NUISANCE AND ORDERING ABATEMENT ON
THE PROPERTIES LISTED BELOW AND FURTHER AUTHORIZING THE
ZONING ADMINISTRATOR TO INITIATE COMPLAINT #20-156

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

Motion made by Mrs. Berding, second by Mrs. Hartkemeyer, to adopt Resolution #20-
156.

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

Mr. Goins – discussed current zoning process.

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CARES ACT FUNDING

Mrs. Vonderhaar – We’ve had 3 distributions of funds totaling \$1.47 million. There are very specific guidelines which we have followed very closely. I’ve worked very closely with the Chiefs and have contacted local townships and Butler County. There are a lot of different interpretations regarding this funding; what is acceptable and what is not. One of the largest areas of contention I’ve heard is salaries. We have put together a list of items that are eligible. We have all watched a presentation by the auditor and the main thing we heard is justify-justify-justify. I hear that most things will be favorably received. All money needs to be encumbered by November 20th and spent by the end of the year. I’ve given you a spreadsheet with these items listed.

Ms. Schultz – our auditor will be auditing these COVID expenses in January.

Mrs. Vonderhaar – we are on a time limit for the GovPilot software. Everything for zoning can be done virtually with this this new software.

Motion made by Mrs. Berding, second by Mr. McAbee to table all the Cares Funding related resolutions until October 28th meeting.

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

Mr. Barbieri, Law Director - Since this was already tabled, we will have to wait until next meeting to approve.

Motion made by Mrs. Hartkemeyer, second by Mr. McAbee to amend the agenda to go into executive session.

YES – Mrs. Hartkemeyer, Mr. McAbee

NO – Mrs. Berding

EXECUTIVE SESSION

Motion made by Mrs. Hartkemeyer, second by Mr. McAbee to enter Executive Session, in accordance with ORC 121.22 G (1), consider the appointment, employment, or compensation of a public employee or official.

Mrs. Berding – Just to clarify this is to go into executive session to talk about the proposed new hire for the zoning department which the administrator and the assistant administrator has vetted those interviewed and they have decided who they want to hire and now we are going into executive session to talk about this. Is that correct? I trust the staff in hiring new employees. We do not need to discuss in executive session or now.

Mrs. Hartkemeyer - I recommend if anyone wants to discuss this employee they reach out to Mrs. Vonderhaar.

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ROLL CALL

Mrs. Berding	No
Mr. McAbee	Yes
Mrs. Hartkemeyer	No

ANNOUNCEMENTS

- Fairfield Township Board of Trustees Meeting – Wednesday, October 28, 2020 at 6:30 PM.

BOARD MEMBER COMMENTS

Mr. McAbee – we need to review all resumes.

Mrs. Berding - We had the groundbreaking for the Police Department. They are really looking forward to having a refreshed space. Thank you to everyone that supported this.

Mrs. Hartkemeyer – I look forward to this new building and taking our Police Department to the next level. I meet with Mr. Dunaway. He works with a lot of veterans. I would like him to meet Mr. Valerius. There is a very big need for socks for our homeless veterans.

Mr. McAbee - Groundbreaking for the Veterans' Memorial is Tuesday, the 20th at 6 PM.

ANNOUNCEMENTS

- Fairfield Township Board of Trustees Meeting – Wednesday, October 28, 2020 at 6:30 PM.

Motion made by Mrs. Berding, second by Mrs. Hartkemeyer to adjourn at 9:44 P.M. All in favor.

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ROLL CALL

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

Minutes submitted by:

Shelly Schultz, Fiscal Officer

Shannon Hartkemeyer, Board Chairperson

Joe McAbee, Trustee

Susan Berding, Trustee

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