

RECORD OF PROCEEDINGS
REGULAR TRUSTEE MEETING HELD OCTOBER 27, 2021

The Fairfield Township Trustees held a Regular Trustee Meeting Wednesday, October 27, 2021, at the Administration Building, 6032 Morris Road, Fairfield Township, OH 45011, for conducting Township business. Meeting was called to order by Mrs. Berding, Trustee Chairperson, at 7:07 PM.

ROLL CALL

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

INVOCATION: Pastor Mark Wilson, North Fairfield Baptist Church

PLEDGE OF ALLEGIANCE

PRESENTATIONS

- Veterans Day Update – Fred Valerius

OLD BUSINESS/ITEMS FOR BOARD DISCUSSION

Mrs. Berding – Typically in December we cancel or reschedule some of our meetings. I wanted to get your thoughts this year on what we should do with our schedules.

Currently the meetings are the 2nd and 4th Wednesdays of the month.

Mrs. Hartkemeyer - I like the idea of moving it to November 17th.

Mrs. Berding – I’m available the 17th. Should we move to then?

Mr. McAbee - So we would cancel the 2 scheduled meeting in November and reschedule one for the 17th.

Mrs. Berding – What would you like to do for December? We can certainly do both.

Mr. McAbee - I’d say we would want to leave those for right now.

COMMUNICATION

Kelly Crout, Butler County Soil & Water, 1802 Princeton Road - The District is a subdivision of the state of Ohio, and is assisted by the Butler County Commissioners, the Ohio Soil & Water Conservation Commission, and the Ohio Department of Agriculture through the Division of Soil and Water Conservation. Technical assistance for conservation practices is provided without charge by the Butler SWCD through the United States Department of Agriculture, Natural Resource Conservation Service (NRCS) personnel. The objectives of the Butler SWCD include:

- Reduce soil erosion loss on both urban and agricultural lands.

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- Improve water quality by serving as a resource base for water quality data and educating the public concerning storm water management and erosion control.
- To increase both the rural and urban communities' awareness of the value, need, and ways of conserving our natural resources.
- Promote woodland and wildlife management by local landowners.
- Conduct a strong informational and educational program in the schools and with the general public.
- Provide adequate funding, personnel and equipment to meet the future needs of district operations.

Throughout the coming months, we plan to remove honeysuckle, label storm drains, clean up a stream, and collect stream biology samples. We have volunteer events that are suitable for all ages.

Michael Berding, 4161 Millikin Road – Wanted to give the trustees a quick update. Butler Tech has recently opened a CDL testing site. This will reduce the wait time from 4 – 6 months to 3 – 4 days. Hopefully this will help the supply chain in the state of Ohio. I think this is another example of the way Butler Tech has been solving problems. I've asked Butler Tech to look into opening up classes at night for our high school students that work during the day and maybe adding some programs for our fire, police and welding. Also, new guidelines for K thru 12 from the Ohio Department of Health has reduced the policy for quarantine. Unmasked and unvaccinated students and staff members can remain in class after in-school exposure to the virus if they wear a mask for 14 days under new state guidance. I've learned a lot in the last few months walking around our Township; people love it here. I think that says a lot to the 3 trustees. I think you've all done a great job and I think you have some good people working for you.

FISCAL OFFICER'S RECOMMENDATIONS AND REPORTS

Ms. Schultz – At the last meeting I was asked to review the video we had with NVR homes to confirm about rental properties vs. no rental properties between Bob Evans and Speedway.

Transcript: “Larry – Township does not have the authority to restrict them from renting it out, the HOA can do that and I think as part of the final plan there can be an agreement for an HOA regulation that will restrict rentals, we can do that but the township can't legally say on the zoning change resolution that we can restrict rentals. We cannot put it in the resolution but we can ask them for a commitment and then you can vote.

Paul/ Representative from Ryan Homes -The intent is for it to be owner occupied. Currently when we sign with a developer, the developer will draft HOA documents which would then be allowed to say rental or no rental. Currently I can make sure that we commit as Ryan Homes to say that we can agree that there will be no rentals and we can draft the document to say there will be no rentals. We don't currently have a developer under contract.

Dave Welsh, experienced Developer, not the developer that will do this project – the developer does draw up the declaration in the HOA documents but they are in concert

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with Ryan homes while doing so. If Ryan homes says this cannot be a rental community and that needs to be in the documents, I am sure as the developer they will agree to do that. And the other thing that Paul didn't clarify is that Ryan homes will not build a home unless they have a contract to build the home, they build no spec houses. Everyone that walks in there will be an owner and owner occupied intended. If Ryan homes goes to the developer and says "we need this to be an owner-occupied community and that needs to be in the HOA documents", as a developed I see no reason why they would not do that.

*Joe to Paul (Ryans homes rep) – "so will you do that, commit that you will tell the developer that is what you want?" Paul says - **100%**. Joe says – "that you want a zero rental community?" Paul says – **I can do that, YES!**"*

Motion made by Mrs. Berding, second by Mr. McAbee to suspend the reading of the minutes of the Trustee Regular Meeting September 8, 2021.

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

Motion made by Mr. McAbee, second by Mrs. Berding to approve the minutes of the Regular Trustee Meeting September 8, 2021.

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

RESOLUTION TO APPROVE OPEN PURCHASE ORDER BALANCES #21-143

Resolution to approve open purchase order balances.

Motion, made by Mrs. Hartkemeyer second by Mr. McAbee to adopt Resolution #21-143.

Ms. Schultz – I wanted to let you know I made a column on this form that now tells you what the purchase order is for.

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

RESOLUTION TO AUTHORIZE PAYMENT FOR THE INDIGENT CREMATION OF A TOWNSHIP RESIDENT TO WEBSTER FUNERAL HOME IN THE AMOUNT OF \$1,000 #21-144

Resolution to authorize payment for the indigent cremation of a township resident to webster funeral home in the amount of \$1,000.

Motion, made by Mr. McAbee second by Mrs. Hartkemeyer to adopt Resolution #21-144.

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

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RESOLUTION APPROVING THE THREE-YEAR ANNUAL MAINTENANCE CONTRACT FOR THE FIRE DEPARTMENT FROM STRYKER IN THE AMOUNT OF \$22,783.47 #21-145

Resolution approving the three-year annual maintenance contract for the Fire Department from Stryker in the amount of \$22,783.47.

Motion, made by Mrs. Hartkemeyer second by Mrs. Berding to adopt Resolution #21-145.

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

RESOLUTION DECLARING NUISANCE AND ORDERING ABATEMENT ON THE PROPERTIES LISTED BELOW AND FURTHER AUTHORIZING THE ZONING ADMINISTRATOR TO INITIATE COMPLAINT #21-146

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 #21-146.

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

ANNOUNCEMENTS

- Treat Street – This weekend at Bridgewater Falls.
- Trick-or-Treat – Will be this Sunday, October 31st, 6 – 8 PM.
- Fairfield Township Board of Trustees Meeting – Wednesday, November 17th at 7 PM.

EXECUTIVE SESSION

Motion, made by Mrs. Berding, second by Mrs. Hartkemeyer to enter into Executive Session, accordance with ORC 121.22 G (8) To consider confidential information related to negotiations with other political subdivisions respecting request for economic development assistance.

President convenes Executive Session at 7:51 PM.

President resumes regular meeting at 8:16 PM.

ROLL CALL

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

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No action will be taken this evening as a result of Executive Session.

Motion made by Mrs. Berding, second by Mrs. Hartkemeyer to adjourn at 8:16 P.M.
YES – Mrs. Berding, Mr. McAbee, Mrs. Hartkemeyer

Minutes submitted by:

Shelly Schultz, Fiscal Officer

Susan Berding, Trustee Chairperson

Shannon Hartkemeyer, Trustee Vice Chairperson

Joe McAbee, Trustee

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