

RECORD OF PROCEEDINGS
REGULAR TRUSTEE MEETING HELD SEPTEMBER 22, 2021

The Fairfield Township Trustees held a Regular Trustee Meeting Wednesday, September 22, 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 7:00 PM.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

PRESENTATIONS – Chuck Goins MI Homes Final PUD Zoning Case FTZC21-2C

SITUATION OF PROPERTY

The subject property is located in the northeast portion of Fairfield Township. The property is located on the west side of Liberty Fairfield Road, north of Tonya Trail, south of Fairfield Falls Drive (Att. 1). The subject parcels are all currently zoned R-PUD. The Timber Trials R-PUD is comprised of 67.404 acres. Properties to the north are zoned R-PUD and A-1 and include the Fairfield Falls subdivision, property to the west are zoned R-PUD and A-1 and include the approved Timber Hill Subdivision and Butler County MetroParks property, property to the south are zoned B-PUD and B-2, property to the east is located in Liberty Township and are zoned R-PUD and includes the Reserves at Elk Pointe subdivision. (Att. 2).

DESCRIPTION OF REQUEST

The applicant is currently requesting approval of the Final PUD Plan for Timber Trials – Section One.

FINDINGS OF FACT

The Final PUD Plan for Timber Trials – Section One is comprised of 29.0822 acres and includes 70 single family residential lots and contains 3.987 acres of open space. The open space in Section One includes the Retention & Water Quality Pond located in the northwest area of the development the associated paved walking path, the playground area, the entrance sign/landscaping, mounding and landscaping along the northern portion of Liberty Fairfield Rd. Section One of the plan is proposed to be constructed in 3 phases over a period of 2 years.

The proposed house plans provided by the applicant include 10 options that range from 1,420 sqft to 3,067sqft. All of the options include brick or stone wainscoting (a

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minimum or 30” in height) to follow the windowsill height around all sides of the house.

Consistent with the approved Preliminary PUD Plan, the primary access to the site will be provided approximately 1,365 linear feet north of Tonya Trial and secondary access is proposed at Wesley Way. The Traffic Impact Study was submitted and approved by the Butler County Engineer’s Office and includes a Northbound left turn lane on Liberty Fairfield Road at Highlands Lane. Stormwater and drainage will be constructed to Butler County standards. Butler County Water and Sewer will provide public utilities to the site. Connections to public water will be made at Liberty-Fairfield Road, Wesley Way and on the south end of Fairfield Falls development. Public sanitary sewer can be connected into at the north end of the development. Both water and sewer utilities are of adequate size and have capacity available to serve this development.

Butler County Planning Commission

The Butler County Planning Commission held a public hearing on June 8, 2021, and recommended approval of the Timber Trials proposal and provided 18 comments.

Fairfield Township Zoning Commission

The Fairfield Township Zoning Commission held a public hearing on June 16, 2021, at the Fairfield Township Administration Building. The Zoning Commission made the recommendation, to the Fairfield Township Board of Trustees, to approve, with conditions, the request for a Zone Change from A-1 (Agricultural District) to R-PUD (Residential Planned Unit Development).

Fairfield Township Board of Trustees

The Fairfield Township Board of Trustees held a public hearing on July 28, 2021, at the Fairfield Township Administration Building. The Board of Trustees passed a resolution to approve, as recommended by the Fairfield Township Zoning Commission, the requested zone change by MI Homes.

RELEVANT SECTIONS OF THE FAIRFIELD TOWNSHIP ZONING RESOLUTION

615.7 CONDITIONS FOR APPROVAL OF THE DETAILED FINAL PUD PLAN(S).

(a) Upon receipt of the detailed Final PUD Plan(s) for each section of the Planned Unit Development landholding, the Fairfield Township Board of Trustees shall study

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and review the detailed Final PUD Plan(s) and shall approve, modify or disapprove the plan(s) on the basis of; (1) that all requirements have been satisfied, and (2) finding that the following specific conditions are fully met:

(b) That the proposed detailed Final PUD Plan(s) for the individual section(s) of the overall R-PUD or B-PUD District are in conformance with the approved Preliminary PUD Plan,.

(c) That any part of the Planned Unit Development not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved; unless approved to be left in its natural state.

(d) That any exception from the standard resolution requirements is warranted by the design and amenities, incorporated in the detailed Final PUD Plan(s), in accordance with the adopted policy of the Board of Fairfield Township Trustees.

(e) That the internal streets and thoroughfares proposed are suitable and adequate to accommodate the anticipated traffic within and through the development.

(f) That the Final PUD Plan(s) is consistent with the intent and purpose of this Resolution to promote public health, safety and general welfare of the residents of Fairfield Township, Butler County.

STAFF RECOMMENDATIONS

It is the opinion of the staff that all conditions that were placed on the PUD during the Zone Change and the Preliminary PUD process have been addressed in the plans provided or are planned to be addressed in future sections of the PUD development. Staff further believes that the Final PUD Plan is consistent with sections 615.7 of the Township Zoning Resolution and will promote public health, safety, and the general welfare of the residents of Fairfield Township. Based on the findings of fact & submitted proposal to the Fairfield Township Board of Trustees staff make the recommendation to **Approve** the Final PUD Plan.

PRESENTATION BY BRAD AUSTING, MI HOMES OF CINCINNATI

- Landscaping
- Playground
- House Plans – range from \$350,000 to \$450,000

OLD BUSINESS/ITEMS FOR BOARD DISCUSSION

- CIC Meeting – October 13th at 6:45 PM
- 2020 Census – 22,645 residents. Up 6%

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COMMUNICATION

Maria, 1891 Harvard Street – I’m a new resident of Fairfield Township and I have an amazing idea for the community. I was wondering if I could start a community garden in my neighborhood. We could show the kids how to build a garden, take care of the garden, etc. I’d like to find out what I need to do. There is a parcel across the street from my house that would be great. 1884 Harvard is the parcel.

FISCAL OFFICER’S RECOMMENDATIONS AND REPORTS

Ms. Schultz – We’ve received our 2nd tax settlement \$3.2M. As a summary we’ve received 2 advances: one for \$453,000 and one for \$777,000.

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

- Trustee Regular Meeting July 28, 2021
- Public Hearing NVR, Inc., July 28, 2021
- Public Hearing MI Homes, July 28, 2021
- Trustee Regular Meeting, August 11, 2021

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

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

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

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

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

Motion made by Mr. McAbee, second by Mrs. Hartkemeyer to approve with conditions the proposed final PUD plan for MI Homes as set forth in Zoning Case No. FTZC21-2C Final PUD.

Mrs. Hartkemeyer - What I like about this development is that it provides a wide range of housing options in different sizes.

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

RESOLUTION TO APPROVE OPEN PURCHASE ORDER BALANCES #21-130

Resolution to approve open purchase order balances.

Motion, made by Mrs. Berding second by Mrs. Hartkemeyer to adopt Resolution #21-130.

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

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RESOLUTION TO AMEND THE 2021 PERMANENT APPROPRIATIONS #21-131

Resolution to amend the 2021 Permanent Appropriations.

Mrs. Vonderhaar - These are for fund numbers 2904 and 2908 for the new TIF's and money that we had not expected has come in.

Motion, made by Mrs. Hartkemeyer second by Mrs. Berding to adopt Resolution #21-131.

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

RESOLUTION TO DISPERSE \$475,826.85 FROM THE TAX INCREMENT FINANCING FUND NUMBERS 2904, 2906 AND 2908 FOR DISTRIBUTION OF TIF MONIES COLLECTED TO THE FAIRFIELD CITY SCHOOL DISTRICT #21-132

Resolution to disperse \$475,826.85 from the tax increment financing fund numbers 2904, 2906 and 2908 for distribution of TIF monies collected to the Fairfield City School District.

Motion, made by Mrs. Berding second by Mrs. Hartkemeyer to adopt Resolution #21-132.

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

RESOLUTION AUTHORIZING THE REMOVAL, REPAIR, OR SECURANCE OF UNSECURE AND/OR UNSAFE BUILDING AT 6682 SPRINGMEADOW DRIVE

#21-133

Resolution authorizing the removal, repair, or securance of unsecure and/or unsafe building at 6682 Springmeadow Drive.

Mr. Goins - The owner of the house is unable to be located but taxes are current.

Mr. Barbieri, Law Director - If there is imminent danger, the house can be boarded up now.

Motion, made by Mrs. Berding second by Mrs. Hartkemeyer to adopt Resolution #21-133.

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

RESOLUTION AUTHORIZING SWOCA TO PROVIDE ADDITIONAL WIRELESS ACCESS OUTSIDE OF THE REMODELED POLICE DEPARTMENT AT A COST OF \$5,353.00 #21-134

Resolution authorizing SWOCA to provide additional wireless access outside of the remodeled police department at a cost of \$5,353.00

Motion, made by Mrs. Hartkemeyer second by Mrs. Berding to adopt Resolution #21-134.

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

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RESOLUTION AUTHORIZING PAYMENT FOR CONTRACT WITH GOVPILOT FOR THE IMPLEMENTATION OF IMPROVED ZONING AND WORKFLOW SOFTWARE AT AN ANNUAL COST OF \$16,668.00 #21-135

Resolution authorizing payment for contract with GovPilot for the implementation of improved zoning and workflow software at an annual cost of \$16,668.00.

Mr. McAbee - Are we agreeing to 4 more years at this cost?

Mrs. Vonderhaar - Yes, contract is for 5 years.

Mrs. Berding - We will see a resolution every year for this payment.

Ms. Schultz – this resolution covers the following 4 years so a resolution won't be needed each year. The first one should have been written for all 5 years up front as most contract resolutions are. Example – Axon contract

Motion, made by Mrs. Berding second by Mrs. Hartkemeyer to adopt Resolution #21-135.

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

RESOLUTION AUTHORIZING THE ADMINISTRATOR TO EXECUTE A COLLECTIVE BARGAINING AGREEMENT WITH FRATERNAL ORDER OF POLICE, OHIO LABOR COUNCIL, INC. #21-136

Resolution authorizing the Administrator to execute a collective bargaining agreement with Fraternal Order of Police, Ohio Labor Council, Inc.

Mr. McAbee - We're doing both groups in the resolution?

Mr. Barbieri, Law Director – Yes, for sergeants and patrol. The same union represents them both. The main highlights of the collective bargaining agreement, and I think this is a pretty good example here; the harmony here and the labor relations between the police unions, trustees, and administration. We hammered out an agreement that was good for all parties. There was a change made from to an 8.50-hour day instead of just an 8-hour day. Now there is a schedule with 4 days on and 2 days off. Instead of 5 days on and 2 days off. This is a little bit more difficult for scheduling for Chief and Captain Lanier. But it's also something both unions wanted. There are a lot of departments in the area that have gone to this. Police officers are fairly rare now and we have to compete with other townships and cities in order to maintain good morale and maintain good police officers here. Along with that there was a provision for the police chief to make lateral hires from other departments that didn't have to come in at the very bottom level. All the employees here at the township got a raise of 2% starting on April 1st. The police are going to get a 2% raise starting April 1st. Once this contract is signed there will be an additional 1% raise. I think we have a good collective bargaining agreement that will keep everything on a good keel for the next 3 years.

Motion, made by Mrs. Berding second by Mrs. Hartkemeyer to adopt Resolution #21-136.

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

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RESOLUTION DECLARING NUISANCE AND ORDERING ABATEMENT ON THE PROPERTIES LISTED BELOW AND FURTHER AUTHORIZING THE ZONING ADMINISTRATOR TO INITIATE COMPLAINT #21-137

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 #21-137.

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

ANNOUNCEMENTS

Next CIC meeting will be Wednesday, October 13th at 6:45 PM and immediately following will be Fairfield Township Board of Trustees Meeting – Wednesday, October 13th at 7 PM

BOARD MEMBER COMMENTS

- Trick or Treat will be October 31st 6 – 8 PM

Mr. McAbee – I encourage you, if you haven't already, to get on the northhamiltoncrossing.org. website to go on and comment. I encourage all the residents to take a look and comment.

Mrs. Hartkemeyer - I attended the OKI meeting. There is a \$1.2 trillion transportation bill that is being discussed right now. There is a path for replacement of The Brent Spence Bridge. Traffic is down 4% overall in the region, car traffic is down 6% and truck traffic is up 14% and rush-hour traffic is down 11%. City of Hamilton is 10th largest city in Ohio. Also attended the EMA Board meeting. We've had people from here deployed down to the hurricane. We held the 2nd out of 4th zoning listening meetings this week. We are having these scheduled during different times of the day. We want to people the opportunity to attend.

Motion made by Mrs. Berding, second by Mr. McAbee to adjourn at 8:00 P.M.

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

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Minutes submitted by:

Shelly Schultz, Fiscal Officer

Susan Berding, Trustee Chairperson

Shannon Hartkemeyer, Trustee Vice Chairperson

Joe McAbee, Trustee

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