AGENDA

FAIRFIELD TOWNSHIP BOARD OF TRUSTEES MEETING
TUESDAY, NOVEMBER 10, 2026
7:00 P.M.

CALL TO ORDER: Board Chairperson

ROLL CALL: Fiscal Officer, Shelly Schultz

Trustee, Michael Berding _____
Trustee, Shannon Hartkemeyer_____
Trustee, Joe McAbee _____

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

A. Zone Change FTZC26-3C – Butler County Engineer's Office. Request to Change the Zoning from R-MHP (Residential Manufactured Home Park) to B-2 (General Business District) of approximately .875 acres owned by the County.

PRESENTATION

A. Life Saving Medal Awarded to Nesh Mahat

BOARD DISCUSSION

A. 2027 Budget

COMMUNICATION

This is the Portion of the meeting where you, the residents of Fairfield Township, are invited to share your thoughts with the Board. Please know that this time has been set aside from the Board to listen to you. Your comments are valued and will be taken into careful consideration. The Board will not engage in dialogue at this time. Presentations are limited to three (3) minutes each.

CONSENT 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 the removal of an item. Items removed for separate discussion will be considered after the motion to approve the Consent Agenda.

1. Motion to adopt: _____; 2nd _____
   a. Vote:_____Berding _____Hartkemeyer _____McAbee
   b. President declares motion_____.

FISCAL OFFICE BUSINESS – Consent Agenda Items

A. Recommend motion to suspend reading of the minutes of the following meeting:
   1. Trustee Regular Meeting, October 27, 2026
B. Recommend motion to approve the minutes
C. Recommend motion to approve payment of the bills by the Fiscal Office

MOTIONS – Consent Agenda Items

A. Motion to appropriate additional money, due to more revenue than anticipated, to the following funds: 2910 $100.00; 2908 $5,206.62 (Payment to Fairfield Schools from the TIF Funds).

B. Motion to accept the retirement/resignation of Robert Chabali in the Police Department as of January 1, 2027.

RESOLUTIONS – Consent Agenda Items

A. Resolution No. 26-98 Resolution Approving Open Purchase Order Balances.
B. Resolution No. 26-99 Resolution Declaring Nuisance and Ordering Abatement.

FISCAL OFFICER REPORT – Fiscal Officer

ADMINISTRATOR'S REPORT – Administrator

MOTIONS

A. Motion to authorize the Township Administrator to Sign a Request for Consent to Assignment of Fairfield Logistics Tax Increment Financing Agreement.
    1. Motion to adopt the resolution: ____; 2nd
        a. Vote: _____Berding _____Hartkemeyer _____McAbee
        b. President declares motion _____.

RESOLUTIONS

A. Resolution No. 26-97 Resolution Adopting the Fairfield Township Parking Regulations; Establishing Non-Criminal Parking Infractions Pursuant to Ohio Revised Code Chapter 4521; Authorizing Enforcement.
    1. Motion to adopt the resolution: _____; 2nd _____
        a. Vote: _____Berding _____Hartkemeyer _____McAbee
        b. President declares motion _____.

B. Resolution No. 26-100 Resolution to Approve the Requested Zone Change from R-MHP (Residential Manufactured Home Park) to B-2 (General Business District) by the Butler County Engineer's Office as Set Forth in Zoning Case No. FTZC26-3C, as Recommended by the Fairfield Township Zoning Commission.
    1. Motion to adopt the resolution: _____; 2nd _____
        a. Vote: _____Berding _____Hartkemeyer _____McAbee
        b. President declares motion _____.

C. Resolution No. 26-101 Resolution Designating Fairfield Township Roads for Bid on the Attached Paving and Retrace Estimate List (Attachment "A"), to be Certified for Funding Upon the Awarding of Contract, as Determined by the Butler County Engineer's Office, with a Cost Not to Exceed $612,804.78 Paid from the RID #4903 and the JEDD Fund #2901.
    1. Motion to adopt the resolution: _____; 2nd _____
        a. Vote: _____Berding _____Hartkemeyer _____McAbee
        b. President declares motion _____.

D. Resolution No. 26-102 Resolution to Initiate a Text Amendment to Sections 408, 411, Add New Definitions and Sections 624 FSE-O Fairgrounds Special Event Overlay District and Section 725 Special Events and Event Camping and to Change the Official Zoning Map for the Fairgrounds to A-1/FSE-O of the Fairfield Township Zoning Resolution and Dispensing with the Second Reading.
    1. Motion to adopt the resolution: _____; 2nd _____
        a. Vote: _____Berding _____Hartkemeyer _____McAbee
        b. President declares motion _____.

E. Resolution No. 26-103 Resolution Establishing and Approving the 2027 Fire Plan Review Fee Schedule.

1. Motion to adopt the resolution: _____; 2nd _____
   a. Vote: _____Berding _____Hartkemeyer _____McAbee
   b. President declares motion _____.

F. Resolution No. 26-104 Resolution Designating Fairfield Township Storm Water System for Bid on the Attached CIPP Phase 4 Estimate List (Attachment "A") to be Certified for Funding Upon the Award of Contract, as Determined by the Butler County Engineer's Office, with a Cost not to Exceed $80,533.91 Paid from the JEDD Fund #2901.

1. Motion to adopt the resolution: _____; 2nd _____
   a. Vote: _____Berding _____Hartkemeyer _____McAbee
   b. President declares motion _____.

G. Resolution No. 26-105 Resolution Authorizing the Administrator to Enter into an Agreement with Mobilcomm to Install a Locution Fire Station Alert System with PA and Distributed Speaker System in Fire Station 211 in the Amount of $64,994.52 and will be paid from the Fire Fund #2111.

1. Motion to adopt the resolution: _____; 2nd _____
   a. Vote: _____Berding _____Hartkemeyer _____McAbee
   b. President declares motion _____.

COMMITTEE REPORTS

A. Transportation Improvement District (TID) – Trustee McAbee
B. Emergency Management Agency (EMA) – Trustee Hartkemeyer
C. Ohio, Kentucky, Indian Regional Council of Government (OKI) – Trustee Hartkemeyer
D. The Coalition of Large Ohio Urban Township (CLOUT) – Trustee Hartkemeyer

BOARD COMMENTS

ANNOUNCEMENTS

- Veterans Day Holiday – Wednesday, November 11, 2026. All Township buildings will be closed.
- Walmart Grand Re-opening – Friday, November 13, 2026, at 9:00 AM.
- Veterans Day Event – Friday, November 13, 2026, at 10:00 Parade followed by event at 10:30 AM.
- PetVet Grand Opening – Saturday, November 14, 2026, from 1PM to 4PM (ribbon cutting at 1:15 PM)
- Lane Public Library Ribbon Cutting – Saturday, November 21, 2026, at noon.
- Thanksgiving Holiday – Thursday/Friday, November 26 & 27, 2026. All Township Buildings will be Closed.
- Regular Trustees Meeting – Tuesday, December 8, 2026.

EXECUTIVE SESSION

- **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;

1. Motion to go into Executive Session: ____; 2nd _____
   a. Vote:_____Berding _____Hartkemeyer _____McAbee
   b. President declares motion_____.

President convenes executive session at _____ P.M.

President resumes regular meeting at _____P.M.

ADJOURNMENT

Motion to Adjourn: _____; 2nd _____
a._____Berding _____Hartkemeyer _____McAbee
b. President declares meeting adjourned _____P.M.

STAFF REPORT TO THE
FAIRFIELD TOWNSHIP BOARD OF TRUSTEES
MEETING DATE: NOVEMBER 10, 2026

CASE:	**FTZC26-3C**
APPLICANT:	**Butler County Engineer's Office**
OWNER:	**Butler County Board of Commissioners**
LOCATION:	**1921 Fairgrove Avenue**
	A0300-026-000-108
CURRENTLY ZONED:	**R-MHP Residential Manufactured Home Park**
REQUEST:	**Zone change from R-MHP Residential Manufactured Home Park**
	To B-2 General Business District

SITUATION OF PROPERTY

The subject property is located just on south side of Ohio State Route 4 (Fairgrove Avenue), east of North Fair Avenue, west of Campbell Drive at 1921 Fairgrove Avenue. The request applies to an approximately 0.875-acre portion of parcel A0300-026-000-108, located at 1955 Fairgrove Avenue and owned by the Butler County Board of Commissioners.

The overall parcel contains approximately 4.24 acres. The submitted rezoning plat identifies the eastern approximately 0.875-acre portion as R-MHP Residential Manufactured Home Park District and the remainder as B-2 General Business District. The application identifies the existing use of the rezoning area as vacant land and an access drive serving the Butler County Engineer's Office campus.

Adjoining property to the east is zoned B-1 Neighborhood Business District. Property to the north, across Fairgrove Avenue and within the City of Hamilton, is zoned B-2 Community Business District. The adjoining properties to the west and south are associated with The Butler County Engineer's Office campus. Property to the west is zoned B-2 General Business District, and to the south, within the City of Hamilton, is zoned Office Planned Unit Development (OPD).

DESCRIPTION OF REQUEST

The applicant is requesting a zone change of approximately 0.875 acres from R-MHP Residential Manufactured Home Park District to B-2 General Business District. The requested rezoning would allow this area to be incorporated into the planned campus expansion under the same zoning classification as the adjoining campus property to the west.

The subject property consists of vacant land and an existing access drive serving the Butler County Engineer's Office campus. The requested rezoning would allow this area to be incorporated into the planned campus expansion under the same zoning classification as the adjoining campus property to the west.

FINDINGS OF FACT

The application identifies the current use of the rezoning area as vacant land and an access drive serving the campus. The applicant states that the proposed access drive would remain near the existing drive and continue providing campus access.

Based on the application documents, the existing facilities are insufficient to support the Operations Department's snow and ice removal, bridge and roadway maintenance, culvert replacement, and mowing activities. The proposed campus expansion is intended to provide additional space, equipment accommodations, and infrastructure for these services.

The floor plan identifies administrative offices, a conference room, employee support areas, heated vehicle storage, fabrication and service bays, equipment storage, and a vehicle wash bay. Proposed total building area is approximately **60,000 square feet** and a building height of **34 feet**. The plans illustrate the broader campus project and do not establish that the building would be located entirely within the rezoning area.

The Fairfield Township Board of Zoning Appeals approved the three variances for building area, building height, and rear-yard setback associated with the broader campus expansion. These approvals are separate from the zoning map amendment before the Board of Trustees.

Approved Variances

The Board of Zoning Appeals approved the following dimensional variances:

1. A variance from Section 621.4(a) to permit a ground-floor building area of approximately 60,000 square feet, exceeding the maximum permitted 50,000 square feet.
2. A variance from Section 621.6 to permit a building height of 34 feet, exceeding the maximum permitted height of 30 feet.
3. A variance from Section 621.7 to permit a rear-yard setback of 10 feet, where a minimum of 25 feet is required.

Relevant Sections of the Fairfield Township Zoning Resolution:

621. B-2 GENERAL BUSINESS DISTRICT

PURPOSE. The intent of the B-2 General Business District is to reserve certain land areas for central commercial uses which serve the general and service needs of the residents of the Township. Their locations shall accommodate the most intensive commercial and office development and shall reflect areas of sound organized development.

B-2 GENERAL BUSINESS DISTRICT

Minimum Lot Area	Minimum Lot Frontage	Minimum Front Yard Depth	Maximum Story	Minimum Side Yard Widths		Minimum Rear Yard Depth
				One	Both	
15,000 Sq. Feet	75 Feet	40 Feet	2 ½ Stories	20 Feet	50 Feet	25 Feet

621.1 PRINCIPAL PERMITTED USES.

(o) Public buildings and properties of an administrative, cultural, recreational or service type.

ZONING COMMISSION RECOMMENDATION

On October 21, 2026, the Fairfield Township Zoning Commission recommended approval to the Board of Trustees of the requested zone change for the approximately 0.875-acre portion of parcel A0300-026-000-108 from R-MHP Residential Manufactured Home Park District to B-2 General Business District. The requested rezoning is now before the Board of Trustees for consideration.

STAFF ANALYSIS

Compatibility with Surrounding Zoning and Land Uses

The requested zone change would extend the existing B-2 General Business District classification across the remaining R-MHP portion of the property. The rezoning area already provides access to the Butler County Engineer's Office campus, and the request would support its continued use as part of that campus.

The surrounding area includes business zoning and existing governmental facilities. The requested B-2 classification is compatible with this setting and would provide consistent zoning across the Township portion of the property.

Consistency with the Comprehensive Plan

The proposed B-2 General Business District is similar in its permitted uses to the Planned Business designation shown on the Comprehensive Plan's Future Land Use Map. The requested rezoning would extend existing business zoning and support expansion of an established public service facility.

The Comprehensive Plan encourages consideration of surrounding land uses, traffic safety, shared access and parking, and coordinated landscaping and lighting. The proposed integration of the rezoning area into the existing campus is generally consistent with these planning principles. Staff finds the requested zone change generally consistent with the Comprehensive Plan's future land use intent.

The Comprehensive Plan encourages consideration of surrounding land uses, traffic safety, shared access and parking, and coordinated landscaping and lighting. The proposed integration of the rezoning area into

the existing campus is generally consistent with these planning principles. Staff finds the requested zone change generally consistent with the Comprehensive Plan's future land use intent.

Permitted Use and Development Review

Section 621.1(o) of the Fairfield Township Zoning Resolution permits public buildings and properties of an administrative, cultural, recreational, or service type within the B-2 General Business District. The proposed use of the property in support of the Butler County Engineer's Office campus is consistent with this use category.

The requested zone change would establish B-2 zoning for the approximately 0.875-acre rezoning area. The associated variance application addresses proposed departures from the B-2 building size, height, and rear-yard setback requirements for the campus development.

The Board of Trustees' review concerns the suitability of the requested B-2 classification for the approximately 0.875-acre rezoning area, including the uses permitted within that district. The Board of Zoning Appeals has approved the separate dimensional variances. Approval of the rezoning would amend the zoning map. Final development remains subject to applicable requirements and the terms of the BZA approvals.

Final development review by staff, will include review of building placement, municipal and zoning boundaries, compliance with any applicable variance approvals, and other applicable site development requirements, including parking and circulation, landscaping and screening, lighting, drainage, and utilities.

STAFF RECOMMENDATION

Staff recommends that the Board of Trustees APPROVE the requested zone change from R-MHP Residential Manufactured Home Park District to B-2 General Business District for the approximately 0.875-acre portion of parcel A0300-026-000-108 as depicted on the submitted rezoning plat. This recommendation is consistent with the Zoning Commission's October 21, 2026 recommendation of approval.

The recommendation is based on the following findings:

1. The requested classification would extend existing B-2 zoning and establish consistent zoning across the Township portion of the property.
2. The rezoning would support integration of the subject area into an established public service campus.
3. Public buildings and properties of an administrative or service type are principal permitted uses under Section 621.1(o).
4. The requested classification is compatible with surrounding business zoning and governmental uses.

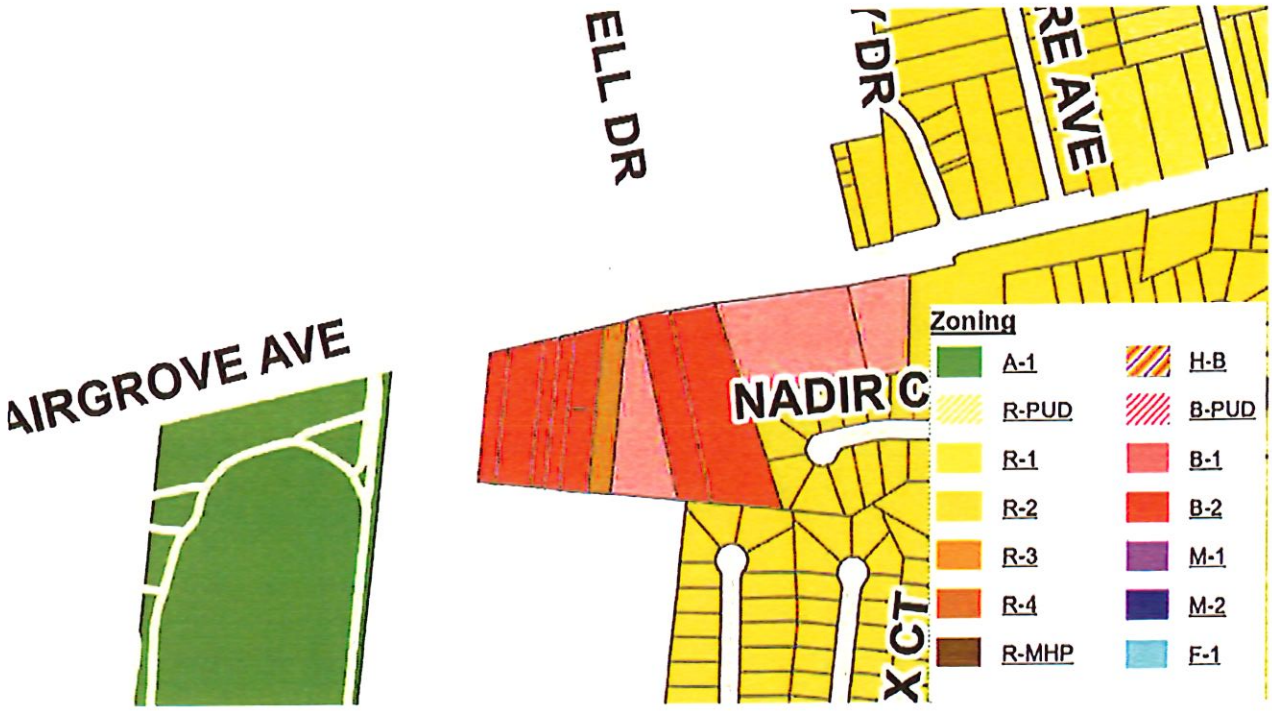
5. The proposed B-2 classification is generally consistent with the Comprehensive Plan's future land use intent.

This recommendation is limited to the zoning map amendment. The Board of Zoning Appeals has approved a maximum ground-floor building area of 60,000 square feet, a maximum building height of 34 feet, and a minimum southern rear-yard setback of 10 feet. Final development remains subject to applicable zoning requirements and the terms of those approvals.

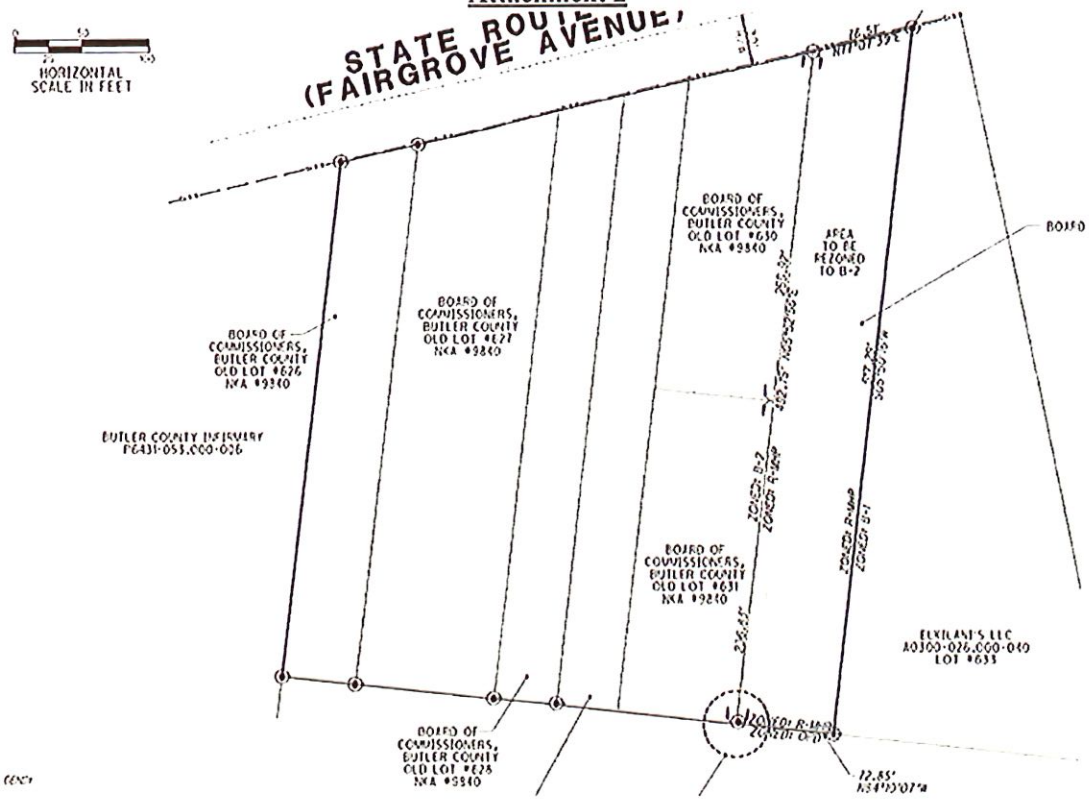
Chuck Goins

Chuck Goins
Zoning Administrator, Fairfield Township

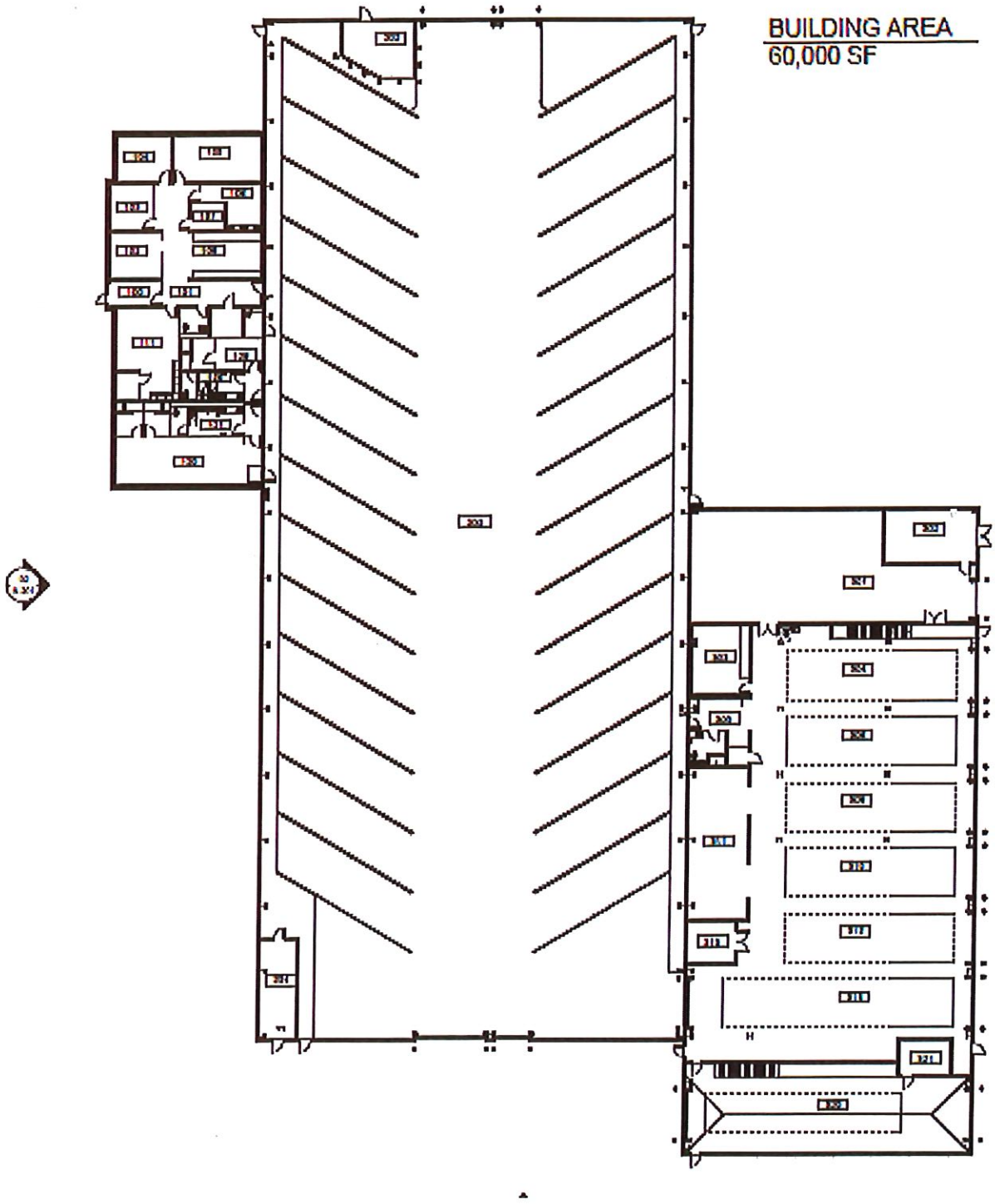
Attachment 1 (Zoning Map)



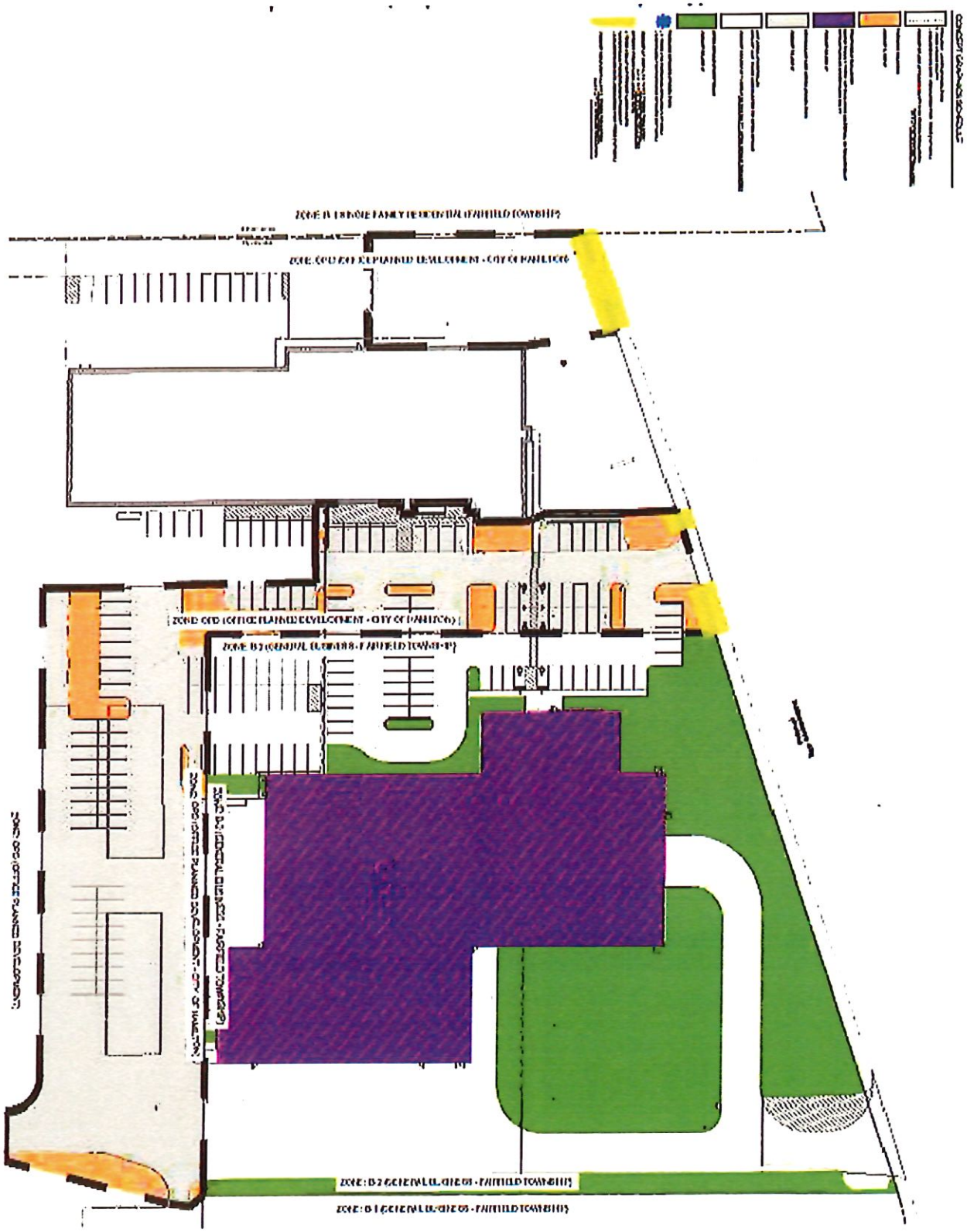
Attachment 2



Attachment 3



Attachment 4



FAIRFIELD TOWNSHIP ZONING COMMISSION

Resolution Recommending approval of a request for Zone Change from R-MHP (Residential Manufactured Home Park) to B-2 (General Business District) of approximately 0.875-acre portion in accordance with the Zoning Resolution of Fairfield Township, Ohio.

Case No. FTZC26-3C, Butler County Engineer's Office

WHEREAS: Application filed by Butler County Engineer's Office, zone change of approximately 0.875 acres from RMHP (Residential Manufactured Home Park District) to B-2 (General Business District) as provided in Article 4 of the Zoning Resolution of Fairfield Township, was filed for the following described property:

LOCATION OF SAID PROPERTY: Situated in Section 26, Town 2, Range 3, Fairfield Township, Butler County, Ohio, and R-MHP (Residential Manufactured Home Park District) better known as 1921 Fairgrove Avenue, comprised of parcel number A0300-026-000-108.

WHEREAS: Public hearing was held in conjunction herewith, on Wednesday, October 21, 2026, at 7:00 P.M., in the Fairfield Township Administration Building, 6032 Morris Road, Hamilton, OH 45011. Applicant presented the case to the Commission for their consideration; and

WHEREAS: The Zoning Commission has considered all of the evidence that was presented at the hearing.

IT IS FURTHER RESOLVED that the Commission concludes and finds that the proposed zone change would not be detrimental to adjacent properties, and would not be in conflict with the current zoning and land use plan and;

AND BE IT FURTHER RESOLVED that on the basis of the above findings, and by virtue of the authority vested in the Zoning Commission by law, the said Commission herewith recommend approval of the zone change to B-2 General Business District Plan as submitted and incorporates by reference the staff report;

BE IT FINALLY RESOLVED that a copy of this Resolution be forwarded to Fairfield Township Trustees and to the applicant, by mail, and that said copies shall constitute an official notice.

Roll Call:

Jason Austerman:	—	Michael Fannon:	—
Karla Chaney:	approve	Paul Weingartner:	approve
Robert Wilking:	—	Kenneth Lowe:	approve

Karla Chaney
Fairfield Township Zoning Commission -Chair

10-21-2026
Date

Chuck Goins
Chuck Goins, Zoning Administrator
Fairfield Township Zoning Department

10/21/2026
Date

November 5, 2026

TO: Kim Lapensee
Township Administrator

FROM: Robert Chabali
Chief of Police

SUBJECT: **Retirement Effective January 1, 2027**

Mrs. Lapensee,

Please accept this letter as formal notification that I will be retiring from the Fairfield Township Police Department, effective January 1, 2027. Based on the police levy passing November 3, the solid leadership in the agency, and family responsibilities, this is the appropriate time to retire.

It has been a privilege to work with you, your staff, the Trustees, members of the Police Department and the citizens of Fairfield Township. I am deeply grateful for your support and the support of the Trustees.

Robert Chabali
Chief of Police

FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-98

RESOLUTION APPROVING OPEN PURCHASE ORDER BALANCES.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Fairfield Township, Butler County, Ohio, as follows;

SECTION 1: The Board hereby approves the Open Purchase Order Balances, attached hereto as Exhibit "A".

SECTION 2: The Board hereby dispenses with the requirement that this Resolution be read on two separate days, pursuant to RC 504.10, and authorizes the adoption of this Resolution upon its first reading.

SECTION 3 This Resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

SECTION 4: That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

SECTION 5: This Resolution shall take effect at the earliest period allowed by law.

Adopted: November 10, 2026

Board of Trustees	**Vote of Trustees**
Michael Berding: _____	_____
Shannon Hartkemeyer: _____	_____
Joe McAbee: _____	_____

AUTHENTICATION

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this_____ day of _____, 2026.

ATTEST:

_____
Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

_____
Katherine Barbiere, Township Law Director

Updated as of 10/30/2026

PO #	Issue Date	Account Code	Acct Amount	Curr Balance	Department	Vendor	Notes
610-2026	10/22/26	1000-110-221-0000	$32,600.00	$32,600.00	GENERAL	MEDBEN MEDICAL PAYMENTS	MEDICAL - ADMIN
606-2026	10/22/26	1000-110-323-0000	$1,660.00	$1,660.00	GENERAL	THE TURF TAILOR GROUNDS MAINTENANCE, LLC	CUT VEGETATION - GILBERT CEMETARY
620-2026	10/28/26	1000-110-420-0000	$15.00	$15.00	GENERAL	BOSS AWARDS & SPORTSWEAR	NAME PLATE - NICK ARMSTRONG
623-2026	10/28/26	1000-110-420-0000	$4,020.00	$4,020.00	GENERAL	CINTAS #009	SUPPLIES - ADMIN
605-2026	10/20/26	1000-110-599-0000	$210.00	$210.00	GENERAL	AMANDA J. SAYLOR	COOKIES FOR VETERANS DAY EVENT
612-2026	10/23/26	2021-330-323-0000	$376.50	$376.50	ROAD AND BRIDGE	SWIFT INDUSTRIAL CLEANING INC	REPAIR TO PRESSURE WASHER
619-2026	10/27/26	2081-210-221-0000	$20,000.00	$9,140.30	POLICE	MEDBEN MEDICAL PAYMENTS	MEDICAL - POLICE
628-2026	10/30/26	2081-210-221-0000	$15,000.00	$8,142.47	POLICE	MEDBEN MEDICAL PAYMENTS	MEDICAL - POLICE
613-2026	10/26/26	2081-210-251-0000	$217.94	$0.00	POLICE	DOMINIC SWINNEY	UNIFORM ALLOWANCE
614-2026	11/2/26	2081-210-323-0000	$1,450.00	$1,450.00	POLICE	REFFITT'S GARAGE AND TOWING SERVICE, LLC	SERVICES FOR POLICE INVESTIGATION
617-2026	10/27/26	2081-210-323-0000	$300.00	$300.00	POLICE	FIRESTONE PAYMENT CENTER	UNIT #104 - TWO TIRE REPLACEMENTS
615-2026	10/26/26	2081-210-410-0000	$60.50	$60.50	POLICE	QUALITY PUBLISHING COMPANY	BUSINESS CARDS - MATT MILLER
608-2026	10/22/26	2111-220-221-0000	$40,000.00	$16,738.97	FIRE	MEDBEN MEDICAL PAYMENTS	MEDICAL - FIRE
626-2026	10/29/26	2111-220-221-0000	$20,000.00	$15,480.74	FIRE	MEDBEN MEDICAL PAYMENTS	MEDICAL - FIRE
622-2026	10/28/26	2111-220-323-0000	$1,986.58	$1,986.58	FIRE	FIRE APPARATUS SALES & SERVICE	REPAIRS - VEHICLE 402
624-2026	10/28/26	2111-220-323-0000	$313.59	$313.59	FIRE	FIRE APPARATUS SALES & SERVICE	REPAIRS - QUINT
607-2026	10/22/26	2111-220-360-0000	$2,150.00	$2,150.00	FIRE	SOUTHWEST OHIO COMPUTER ASSOCIATION	RUN DROP OF FIBER TO BAY - STATION 211
616-2026	10/27/26	2111-220-360-0000	$407.00	$326.12	FIRE	BETHESDA HEALTHCARE	FIRE - EAP
618-2026	10/27/26	2111-220-360-0000	$2,631.00	$2,631.00	FIRE	VOGELPOHL FIRE EQUIPMENT	ANNUAL SCBA BENCH TESTING
621-2026	10/28/26	2111-220-360-0000	$12,085.00	$12,085.00	FIRE	SOUTHWEST OHIO COMPUTER ASSOCIATION	INSTALL NEW FIBER LINES - STATION 211, APPROVED VIA RESOLUTION 26-95
625-2026	10/29/26	2111-220-420-0000	$400.00	$400.00	FIRE	MENARDS	OPERATING SUPPLIES FIRE
627-2026	10/29/26	2111-220-599-1025	$5,092.00	$5,092.00	FIRE	SOUTHWEST OHIO COMPUTER ASSOCIATION	QUARTERLY INVOICE, APPROVED VIA MOTION AT TRUSTEE MEETING 10/27/26
611-2026	10/22/26	2231-330-420-0000	$40,445.29	$40,445.29	PERMISSIVE MOTOR VEHICLE LICENSE TAX	BUTLER COUNTY ENGINEER	2026 - 2027 SALT CONTRACT - APPROVED VIA RESOLUTION 26-73
609-2026	10/22/26	2901-330-221-0000	$40,000.00	$19,645.14	JEDD - CITY OF HAMILTON I, II, III	MEDBEN MEDICAL PAYMENTS	MEDICAL - PUBLIC WORKS
629-2026	10/30/26	2908-590-360-0000	$540,853.52	$540,853.52	TIF - SEWARD ROAD	BUTLER COUNTY FINANCE AUTHORITY	TIF MONEY OWED TO SEWARD PER AGREEMENT, APPROVED VIA RESOLUTION 26-94

FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-99

RESOLUTION DECLARING NUISANCE AND ORDERING ABATEMENT ON THE PROPERTIES LISTED BELOW AND FURTHER AUTHORIZING THE ZONING ADMINISTRATOR TO INITIATE COMPLAINT.

WHEREAS: Uncontrolled vegetation, unsecured property, improper parking of vehicles, and/or refuse, junk, and debris were reported at the properties listed below; and

- **6729 Fayetta Dr** **Commercial Vehicle**

WHEREAS: The Ohio Revised Code Section 505.87 provides that, at least seven days prior to providing for the abatement, control or removal of any vegetation, garbage, refuse or debris, or securing the property, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land; and

WHEREAS: The Fairfield Township zoning resolution outlines zoning guidelines to promote public health, safety, comfort, and welfare of the residents of Fairfield Township. Violations of a provision of the resolution have been observed and proper notice has been delivered; and

WHEREAS: The Ohio Revised Code Section 505.87 provides that, if the Board of Trustees determines within twelve consecutive months after a prior nuisance determination that the same owner's maintenance of vegetation, garbage refuse, or other debris on the same land in the township constitutes a nuisance, at least four days prior to providing for the abatement, control or removal of the nuisance, the Board must send notice of the subsequent nuisance determination to the landowner and to any lienholders of record by first class mail; and

WHEREAS: In accordance with Ohio Revised Code Section 505.87, the Township Trustees have the authority to contract to abate the nuisances and have the costs incurred assessed to the property tax bills;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Fairfield Township, Butler County, Ohio, as follows;

SECTION 1: That this Board specifically finds and hereby determines that the unsecured property, inoperable vehicles, improperly stored vehicles, uncontrolled growth of vegetation and/or the refuse and debris on each of the said properties listed above constitute a nuisance within the meaning of Ohio Revised Code Section 505.87, and the Board directs that notice of this action be given to owners of the said property and lienholders in the manner required by Ohio Revised Code Section 505.87.

SECTION 2: That this Board hereby orders the owners of said property to remove and abate the nuisances within seven days after notice of this order is given to the owners and lienholders of record, and within four days after notice of this order is given to the owners and lienholders of record for properties previously determined to be a nuisance. If said nuisances are not removed and abated by the said owners, or if no agreement for removal and abatement is reached between the Township and the owners and lienholders of record within four or seven days after notice is given, the Zoning Administrator shall cause the nuisances to be removed, and the Township shall notify the County "Auditor to assess such cost-plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code Section 505.87.

SECTION 3: The Board hereby dispense with the requirement that this Resolution be read on two separate days, pursuant to RC 504.10, and authorizes the adoption of this resolution upon its first reading.

SECTION 4: This Resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

SECTION 5: That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

SECTION 6: This Resolution shall be declared an emergency and shall take effect at the earliest period allowed by law and to facilitate remediation of the nuisance throughout the growing season.

Adopted: November 10, 2026

Board of Trustees	**Vote of Trustees**
Michael Berding: _____	_____
Shannon Hartkemeyer: _____	_____
Joe McAbee: _____	_____

AUTHENTICATION

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this_____ day of _____, 2026.

ATTEST:

_____
Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

_____
Katherine Barbiere, Township Law Director

FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT
6032 MORRIS ROAD
FAIRFIELD TOWNSHIP, OHIO 45011
513-887-4400

Case Date:	10/21/2026	Courtesy Notice Date:	10/21/2026
Fairfield Twp Violation #	26-163	NOV Issue Date:	10/29/2026
Address of Violation:	6729 FAYETTA DR	Final NOV Issue Date:	
Complainant Name:	anonymous		
Description:	Commercial Vehicle/Equipment Parking		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300151000012	6729 FAYETTA DR	ERIC J HUNT

Violations

Code: 532.2 Commercial Vehicle Commercial Equipment Parking **Status:** In Violation

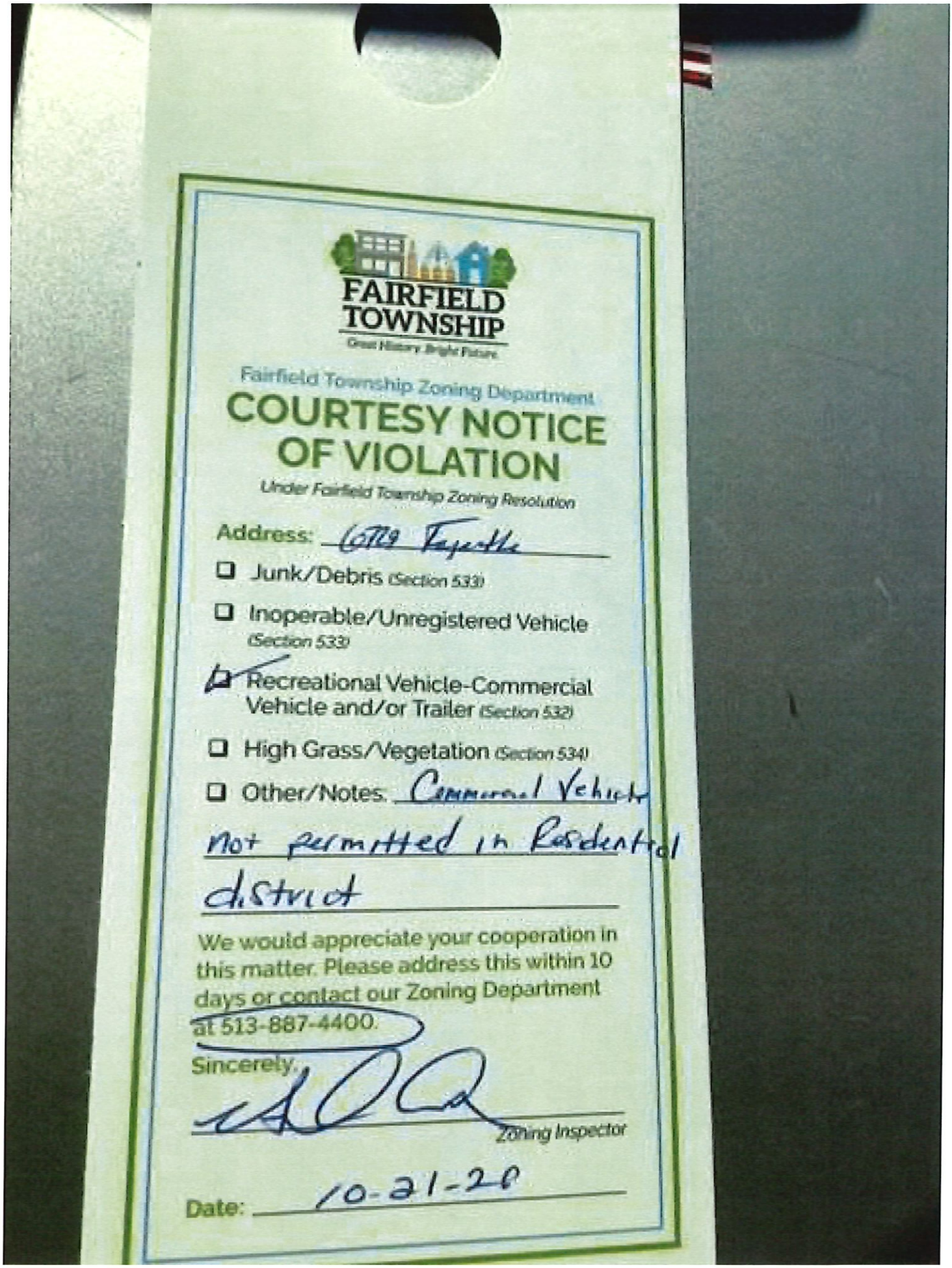
No commercial vehicles or commercial equipment, (including but not limited to commercial tractors, commercial trucks, buses, box trucks and semi-trailers) shall be parked or stored on any property within a residential zoning district other than in a completely enclosed building, except those commercial vehicles conveying the necessary tools, materials, and equipment to a premises where labor using such tools, materials, and equipment is to be performed during the actual time of parking.

Date: 10/21/2026 8:15:00 AM

Required Actions:



Notes



FAIRFIELD TOWNSHIP

Great History. Bright Future.

Fairfield Township Zoning Department

COURTESY NOTICE OF VIOLATION

Under Fairfield Township Zoning Resolution

Address: 6079 Fayette

- ☐ Junk/Debris *(Section 533)*
- ☐ Inoperable/Unregistered Vehicle *(Section 533)*
- ☑ Recreational Vehicle-Commercial Vehicle and/or Trailer *(Section 532)*
- ☐ High Grass/Vegetation *(Section 534)*
- ☐ Other/Notes: Commercial Vehicle not permitted in Residential district

We would appreciate your cooperation in this matter. Please address this within 10 days or contact our Zoning Department at 513-887-4400.

Sincerely,

Zoning Inspector

Date: 10-21-20

FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT
6032 MORRIS ROAD
FAIRFIELD TOWNSHIP, OHIO 45011
513-887-4400

NOTICE OF NUISANCE ABATEMENT VIOLATION

Under Fairfield Township Zoning Resolution and
(ORC 505.87 & 505.871)

Case Number: 26-163 Date: 10/29/2026

Property Owner: ERIC J HUNT
6729 FAYETTA DR
FAIRFIELD TOWNSHIP ,OH 45011

Address in Violation: 6729 FAYETTA DR Parcel ID: A0300151000012
FAIRFIELD TOWNSHIP, OH 45011

YOU ARE HEREBY NOTIFIED that you are in Violation of the Fairfield Township Zoning Resolution and/or sections 505.87 & 505.871 of the ORC at the property located at 6729 FAYETTA DR.

In accordance with the Fairfield Township Zoning Resolution, your property is in violation of the following section(s):

Code: 532.2 Commercial Vehicle Commercial Equipment Parking **Status:** In Violation

No commercial vehicles or commercial equipment, (including but not limited to commercial tractors, commercial trucks, buses, box trucks and semi-trailers) shall be parked or stored on any property within a residential zoning district other than in a completely enclosed building, except those commercial vehicles conveying the necessary tools, materials, and equipment to a premises where labor using such tools, materials, and equipment is to be performed during the actual time of parking.

Required Actions:

Comments/Notes:



You must remedy the situation within **TEN (10) days** before further action is taken by Fairfield Township.

Please contact at (513) 887-4400 or at with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

10/29/2026

ASSIGNMENT AND ASSUMPTION OF GOVERNMENTAL DOCUMENTS AND CONSENT

THIS ASSIGNMENT AND ASSUMPTION OF GOVERNMENTAL DOCUMENTS AND CONSENT (this "**Assignment**") is made and entered into to be effective as of November [__], 2026 (the "**Effective Date**"), by and between **FAIRFIELD LOGISTICS MASTER DEVELOPER, LLC**, an Ohio limited liability company ("**Assignor**"), and **LIT ANL FAIRFIELD PHASE 1A, LLC**, a Delaware limited liability company ("**Assignee**"), and is consented and agreed to by **FAIRFIELD TOWNSHIP**, a township located in Butler County, Ohio duly organized and validly existing under the Constitution and laws of the State of Ohio (the "**Township**"), and the **CITY OF FAIRFIELD, OHIO**, a municipal corporation duly organized and validly existing under the Constitution and laws of the State of Ohio (the "**City**").

RECITALS

(A) Al. Neyer RE, LLC, an Ohio limited liability company ("**Original Developer**"), the Township and the City entered into that certain Development Agreement dated as of April 12, 2022 (as assigned and amended from time to time, the "**Development Agreement**").

(B) The Township and Original Developer entered into that certain Fairfield Logistics Tax Increment Financing Agreement dated as of April 12, 2022, which was consented and agreed to by Fairfield Logistics II, LLC in its capacity as an Owner (as defined therein) (as assigned and amended from time to time, the "**TIF Agreement**"). The interest of Fairfield Logistics II, LLC as an Owner under the TIF Agreement is now held by CVG Seward Industrial, LLC, as successor by assignment from Fairfield Logistics II, LLC.

(C) Original Developer assigned all of its right, title and interest as the "Company" under the Development Agreement and the TIF Agreement to Assignor pursuant to that certain Assignment of Development Agreements dated as of August 1, 2023 (the "**Prior Assignment**"), which Prior Assignment was made to an Affiliate of Original Developer as permitted by Article VI, Section 6 of the Development Agreement and Section 13 (Successors; Assignment; Amendments; Township Consents) of the TIF Agreement.

(D) The Development Agreement and the TIF Agreement are hereinafter referred to as the "**Governmental Documents**".

(E) Pursuant to that certain Purchase and Sale Agreement for Membership Interests dated effective as of November [__], 2026 (the "**Purchase Agreement**") between Neyer Fairfield 1A LLC, an Ohio limited liability company, and LIT Industrial Limited Partnership, a Delaware limited partnership ("**Lion**"), Lion is acquiring all of the membership interests in Phase 1A Owner held by Neyer Fairfield 1A LLC.

(F) Article VI, Section 6 of the Development Agreement provides that no Party shall assign the Development Agreement without the written consent of the other Parties, except for assignments to Affiliates of the Company. Assignee is not an Affiliate of Assignor, and the written consent of the Township and the City is therefore required for the assignment of the Development Agreement contemplated hereby.

(G) Section 13 (Successors; Assignment; Amendments; Township Consents) of the TIF Agreement provides that the Company's right to receive payments under the TIF Agreement and the Company's obligation to make Shortfall Payments (collectively, the "**Company Rights and Obligations**") are personal to the Company and may not be assigned to a non-Affiliate without the written consent of the Township.

(H) Assignor desires to assign to Assignee, and Assignee desires to accept and assume, all of Assignor's right, title, interest and obligations under the Governmental Documents, and the Township, the City and the Owners are willing to consent to such assignment, all on the terms and subject to the conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Defined Terms

Capitalized terms used but not defined in this Assignment have the meanings given to them in the applicable Governmental Document. References to the "Company" in the Development Agreement and the TIF Agreement are references to Assignor as successor to Original Developer.

2. Assignment

2.1 Effective as of the Effective Date, Assignor hereby assigns, transfers, sets over and conveys to Assignee all of Assignor's right, title and interest as the "Company" under the Development Agreement and the TIF Agreement, including, without limitation: (a) the Company Rights and Obligations; (b) the right to receive reimbursement of Qualifying Costs, together with interest thereon from Net Statutory Service Payments pursuant to the TIF Agreement to the extent the same have not been paid to Assignor (or to the Escrow Agent for the account of Assignor) prior to the Effective Date; (c) all Cost Certificates previously submitted to, and all approvals and determinations previously issued by, the Township's Fiscal Officer under Section 8 of the TIF Agreement; (d) all Revenue Carry Over and other rights relating to the Building Revenue Target for any Building; and (e) all other rights, benefits, privileges and remedies of the Company under the Governmental Documents (collectively, the "**Assigned Rights**").

3. Assumption

3.1 Assignee hereby accepts the foregoing assignment and assumes and agrees to observe, perform and be bound by all of the covenants, agreements, liabilities and obligations of the "Company" under the Development Agreement and the TIF Agreement that arise or accrue from and after the Effective Date, including, without limitation, the obligation to make Shortfall Payments under Section 9 of the TIF Agreement with respect to any

Shortfall Invoice delivered on or after the Effective Date (collectively, the "**Assumed Obligations**").

3.2 From and after the Effective Date, Assignee shall be the "Company" for all purposes of the Development Agreement and the TIF Agreement.

4. Release of Assignor

4.1 Effective upon the Effective Date, and in reliance on the consents set forth herein, Assignor shall be released from, and Assignee shall be solely responsible for, all of the Assumed Obligations from and after the Effective Date.

5. TIF Payments; Payment Instructions

5.1 Assignor and Assignee hereby jointly instruct the Township that, from and after the Effective Date, all payments due to the "Company" under the TIF Agreement shall continue to be paid to **RIVERBEND COMMERCIAL TITLE SERVICES, LP** as designee of the Company, until further notice from the Company. Any such payment received by Assignor after the Effective Date shall be held in trust and remitted to the Escrow Agent (or to Assignee, as applicable) within ten (10) days after receipt.

6. Notices

6.1 From and after the Effective Date, the notice address of the "Company" under Article VI, Section 1 of the Development Agreement and Section 13 (Notices) of the TIF Agreement, is changed to the following:

LIT ANL FAIRFIELD PHASE 1A, LLC
c/o Clarion Partners
One Victory Park
2323 Victory Avenue, Suite 1500
Dallas, Texas 75219
Attn: Michael Williams
Email: michael.williams@clarionpartners.com

with a copy to:
Vinson & Elkins LLP
2001 Ross Avenue, Suite 3900
Dallas, Texas 75201
Attn: Russell W. Oshman
Email: roshman@velaw.com

7. Representations

7.1 Assignor represents and warrants to Assignee that: (a) Assignor is the holder of the interest of the "Company" under the Development Agreement and the TIF Agreement; (b) Assignor has not previously assigned, pledged or encumbered any of the Assigned Rights; and (c) Assignor has full power and authority to execute and deliver this Assignment.

7.2 Assignee represents and warrants to Assignor that Assignee is duly formed and validly existing under the laws of its state of formation and has full power and authority to execute and deliver this Assignment and to perform the Assumed Obligations.

8. Consents; Effectiveness

8.1 This Assignment shall not be effective unless and until it has been executed by Assignor and Assignee and the consents of the Township and the City set forth below have been executed and delivered. Upon such execution and delivery, this Assignment shall be effective as of the Effective Date.

9. Consent of Township and City

9.1 The Township, pursuant to Article VI, Section 6 of the Development Agreement and Section 13 (Successors; Assignment; Amendments; Township Consents) of the TIF Agreement, and the City, pursuant to Article VI, Section 6 of the Development Agreement, each hereby: (a) consents to the assignment of the Assigned Rights to, and the assumption of the Assumed Obligations by, Assignee as set forth herein; (b) agrees that, from and after the Effective Date, Assignee shall be the "Company" under the Development Agreement and (in the case of the Township) the TIF Agreement, and that Assignor is released from the Assumed Obligations; and (c) acknowledges the change of notice address set forth in Section 6.

9.2 Each of the Township and the City, as to itself, confirms to Assignor and Assignee that, to its knowledge as of the date of its execution hereof: (a) the Development Agreement and (in the case of the Township) the TIF Agreement are in full force and effect and have not been amended except to the extent set forth in the Tri Party Estoppel Certificate dated as of July 15, 2023; (b) no Default Notice has been delivered by it under the Development Agreement or the TIF Agreement that remains uncured, and it is not aware of any event that, with notice or lapse of time, would constitute an Event of Default by the Company thereunder; and (c) no Shortfall Invoice has been delivered to the Company that remains unpaid.

9.3 The consents set forth in this Section 9 are limited to the assignment described herein, do not amend or modify the Governmental Documents (except as herein provided), and shall not be deemed a consent to any further assignment, which shall remain subject to the terms of the applicable Governmental Document.

10. Miscellaneous

10.1 This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns. This Assignment shall be governed by and construed in accordance with the laws of the State of Ohio. This Assignment may be executed in counterparts, each of which shall be deemed an original and all of which together constitute one instrument, and signatures transmitted by electronic means shall be deemed original signatures. No official, officer, member or employee of the Township or the City shall be personally liable under this Assignment. Nothing in this Assignment amends the Governmental Documents except as expressly provided herein.

[Signature and acknowledgment pages follow]

IN WITNESS WHEREOF, the parties have executed this Assignment as of the dates of their respective acknowledgments, to be effective as of the Effective Date.

ASSIGNOR:

FAIRFIELD LOGISTICS MASTER DEVELOPER, LLC,
an Ohio limited liability company
By: Merus LLC, an Ohio limited liability company, its Sole Member

By: _____
Name: _____
Title: _____

ASSIGNEE:

LIT ANL FAIRFIELD PHASE 1A, LLC,
a Delaware limited liability company

By: _____
Name: Justin Gallagher
Title: Senior Vice President

CONSENT OF FAIRFIELD TOWNSHIP

Fairfield Township consents and agrees to the foregoing Assignment, including Section 9 thereof.

FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO

By: _____
Name: _____
Title: _____

CONSENT OF CITY OF FAIRFIELD, OHIO

The City of Fairfield, Ohio consents and agrees to the foregoing Assignment, including Section 9 thereof.

CITY OF FAIRFIELD, OHIO

By: _____
Name: _____
Title: _____

Approved as to form:

_____
Law Director, City of Fairfield

MERUS

November 3, 2025

VIA OVERNIGHT MAIL

Fairfield Township
6032 Morris Road
Fairfield Township, Ohio 45011
Attention: Township Administrator

RE: Request for Consent to Assignment of Fairfield Logistics Tax Increment Financing Agreement

To Whom It May Concern:

This letter is being delivered in connection with that certain Fairfield Logistics Tax Increment Financing Agreement dated as of April 12, 2022, as amended (the "**TIF Agreement**"), by and among Fairfield Logistics II, LLC, an Ohio limited liability company ("**Assignor**"), Fairfield Township, a township located in Butler County, Ohio duly organized and validly existing under the Constitution and laws of the State of Ohio (the "**Township**"), and Fairfield Logistics Master Developer LLC, an Ohio limited liability company, as successor-in-interest to Al. Neyer RE, LLC.

Assignor desires to assign all of its right, title, and interest in, to, and under the TIF Agreement to CVG Seward Industrial, LLC, a Delaware limited liability company ("**Assignee**"), and Assignee desires to assume the same.

The undersigned hereby consent to the assignment by Assignor to Assignee of all rights and obligations of Assignor under the TIF Agreement, effective as of recording of the deed to Assignee (the "**Effective Date**"). Effective as of the Effective Date, the undersigned acknowledge and agree that: (i) Assignor has assigned, and Assignee has assumed, all rights and obligations of Assignor under the TIF Agreement arising from and after the Effective Date, including, without limitation, Assignor's obligations to make Shortfall Payments, if any, under the TIF Agreement and (ii) Assignor is hereby released from any and all obligations and liabilities arising under the TIF Agreement to the extent accruing after the Effective Date. Except as expressly set forth herein, the TIF Agreement remains unmodified and in full force and effect.

Please confirm your consent by executing the consent signature page below and returning a countersigned copy to the undersigned. The parties agree that this consent may be executed in counterparts and delivered by electronic signature and transmission.

877 271 6400
merus1894.com

Cincinnati
302 W. 3rd Street
Suite 300
Cincinnati, OH 45202

Nashville
1222 Demonbreun Street
Suite 1200
Nashville, TN 37203

Pittsburgh
11 Stanwix Street
Suite 1050
Pittsburgh, PA 15222

Raleigh
4509 Creedmoor Road
Suite 500
Raleigh, NC 27612

If you have any questions, please contact the undersigned.

Sincerely,

FAIRFIELD LOGISTICS II, LLC
an Ohio limited liability company

By: Merus LLC, an Ohio limited liability company
Its: Manager

By: _____
Name: Stephanie P. Gaither
Title: EVP & COO, Real Estate
Date: 11/4/2025

Acknowledged and agreed to with respect to assumption:

CVG SEWARD INDUSTRIAL, LLC
a Delaware limited liability company

By: Fairfield Logistics II, LLC, an Ohio limited liability company
Its: Manager

By: Merus LLC, an Ohio limited liability company
Its: Manager

By: _____
Name: Stephanie P. Gaither
Title: EVP & COO, Real Estate
Date: 11/4/2025

Consent to Assignment and Release of Assignor:

FAIRFIELD TOWNSHIP

By: _____
Name: _____
Title: _____
Date: _____

FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-97

RESOLUTION ADOPTING THE FAIRFIELD TOWNSHIP PARKING REGULATIONS; ESTABLISHING NONCRIMINAL PARKING INFRACTIONS PURSUANT TO OHIO REVISED CODE CHAPTER 4521; AUTHORIZING ENFORCEMENT.

WHEREAS: Fairfield Township is a limited home rule township authorized to exercise limited powers of local self-government and limited police powers pursuant to Chapter 504 of the Ohio Revised Code; and

WHEREAS: Section 504.04 of the Ohio Revised Code authorizes a limited home rule township to adopt and enforce local police and other similar regulations that are not in conflict with general law; and

WHEREAS: Section 505.17 of the Ohio Revised Code authorizes a board of township trustees to adopt regulations governing vehicle parking within the township, subject to the requirements and limitations established by law; and

WHEREAS: The Fairfield Township Board of Trustees has determined that comprehensive and updated parking regulations are necessary to promote public safety, maintain reasonable access to public streets and property, provide adequate access for emergency vehicles, address long-term and improper parking, and establish consistent standards for parking within Fairfield Township; and

WHEREAS: The Fairfield Township Board of Trustees has reviewed the Fairfield Township Parking Regulations attached hereto as "Exhibit A" and incorporated herein by reference; and

WHEREAS: The Fairfield Township Board of Trustees has determined that violations of the regulations governing the standing or parking of vehicles should be treated as non-criminal parking infractions pursuant to Chapter 4521 of the Ohio Revised Code; and

WHEREAS: Section 4521.02 of the Ohio Revised Code authorizes a local authority to establish non-criminal parking infractions and requires the local authority to adopt a fine, prescribe an additional penalty for failure to timely answer, and establish the time within which a person issued a parking ticket must answer; and

WHEREAS: The Fairfield Township Board of Trustees desires to establish consistent procedures for the administration and enforcement of parking regulations within the Township and to provide residents, property owners, businesses, visitors, and law enforcement officers with clear standards regarding parking within the Township; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Fairfield Township, Butler County, Ohio, as follows;

SECTION 1: ADOPTION OF PARKING REGULATIONS. The Fairfield Township Parking Regulations attached hereto as "Exhibit A" are hereby adopted and shall be enforced in accordance with their terms and applicable law.

SECTION 2: NON-CRIMINAL PARKING INFRACTIONS. Pursuant to Section 4521.02 of the Ohio Revised Code, any violation of a provision of the Fairfield Township Parking Regulations that regulates the standing or parking of a vehicle shall constitute a non-criminal parking infraction and shall not be considered a criminal offense for any

purpose. A person who commits a parking infraction shall not be arrested as a result of the commission of the infraction.

Parking infractions shall be processed and enforced in accordance with Chapter 4521 of the Ohio Revised Code.

SECTION 3: PARKING INFRACTION FINE AND ADDITIONAL PENALTY. A person who commits a parking infraction under the Fairfield Township Parking Regulations shall be subject to a fine in an amount equal to the current fine established by the Butler County Area II Court for a substantively comparable parking violation, as established pursuant to Traffic Rule 13(C), subject to any maximum amount permitted by applicable law.

A person who fails to timely answer a parking ticket shall be subject to an additional penalty in an amount equal to the current fine established by the Butler County Area II Court for a substantively comparable parking violation, as established pursuant to Traffic Rule 13(C), subject to any maximum amount permitted by applicable law.

SECTION 4: PARKING TICKET AND ANSWER. The Ohio Uniform Traffic Ticket adopted for use by Fairfield Township shall be used for parking infractions arising under the Fairfield Township Parking Regulations and shall serve as the summons and complaint for purposes of Chapter 4521 of the Ohio Revised Code. A person issued a parking ticket shall answer the charge within fifteen (15) days after the date the parking ticket is served, unless a different period is required by applicable law.

SECTION 5: COURT AND HEARING. Parking infractions arising under the Fairfield Township Parking Regulations shall be processed and adjudicated through the Butler County Area II Court in accordance with Chapter 4521 of the Ohio Revised Code and applicable court rules and procedures. A person who denies a parking infraction shall be entitled to a hearing in accordance with applicable law.

SECTION 6: ADMINISTRATION AND ENFORCEMENT. The Fairfield Township Police Department shall administer and enforce the Fairfield Township Parking Regulations and shall have authority to make reasonable day-to-day operational decisions necessary to implement and enforce the regulations, consistent with applicable law and the policies established by the Board of Trustees. The Police Chief may exercise any authority specifically granted to the Chief under the Fairfield Township Parking Regulations.

Nothing in this Resolution shall authorize the Police Department or Police Chief to amend, repeal, or establish substantive provisions of the Fairfield Township Parking Regulations.

SECTION 7: OTHER ENFORCEMENT AUTHORITY. The issuance of a parking ticket or imposition of a parking infraction fine shall not preclude the Fairfield Township Police Department or other authorized Township official from taking any other action authorized by law or the Fairfield Township Parking Regulations, including requiring the removal of a vehicle or object that presents a hazard or obstruction to traffic, emergency access, or public safety.

Nothing in this Resolution shall limit any authority otherwise provided by law to tow, remove, immobilize, or impound a vehicle.

SECTION 9: The Board hereby dispenses with the requirement that this resolution be read on two separate days, pursuant to RC 504.10, and authorizes the adoption of this resolution upon its first reading.

SECTION 10: The Board hereby dispenses with the requirement that this resolution be read on two separate days, pursuant to RC 504.10, and authorizes the adoption of this resolution upon its first reading.

SECTION 11: This resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

SECTION 12: That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

SECTION 13: This resolution shall take effect at the earliest period allowed by law.

Adopted: November 10, 2026

Board of Trustees	**Vote of Trustees**
Michael Berding: _____	_____
Shannon Hartkemeyer: _____	_____
Joe McAbee: _____	_____

AUTHENTICATION
This is to certify that this is a resolution which was duly passed, and filed with the Fairfield Township Fiscal Officer this_____ day of _____, 2026.

ATTEST:

_____
Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

_____
Katherine Barbiere, Township Law Director

Proposed Parking Regulations Updates

The draft parking regulations have been revised this week to address questions and concerns raised at the October Trustees meeting. The principal changes address concerns about parking restrictions for roads less than 24ft, a clear 72-hour limit for recreational vehicles and personal trailers, and clarification of how parking fines are established. The regulations continue to support safe traffic movement and emergency access while accommodating reasonable temporary parking needs.

Modifications to Section 3.1 Street Parking Restrictions

Section 3.1 now allows the Trustees to address parking concerns on a case-by-case basis through a separate resolution identifying the affected street or street segment and the permitted parking side. It replaces the automatic one-side parking restriction for streets less than 24 feet wide with authority to evaluate any Township street based on its conditions. Restrictions would become enforceable after a future resolution is passed that identifies the specific roadway and appropriate signs are installed.

Updated language below.

> *3.1 Street Parking Restrictions – The Board of Township Trustees may, by separate resolution referencing these regulations, designate any Township street or street segment where parking shall be permitted on only one side of the roadway. Where fire hydrants are located on only one side of the designated street or street segment, parking shall be limited to the side opposite the fire hydrants. Where no fire hydrants are located, or where fire hydrants are located on both sides, the Board of Trustees shall designate the permitted parking side based on roadway configuration, public safety, emergency access, and recommendations from the Fairfield Township Police Chief. Each resolution shall identify the affected street or street segment and the permitted parking side. The restriction shall become enforceable upon satisfaction of applicable legal requirements and installation of appropriate traffic-control devices.*

Seventy-Two Hour Parking for RVs and Personal Trailers

Section 3.15.3 now expressly limits temporary street parking of RVs, travel trailers, boat trailers, utility trailers, and similar personal vehicles to 72 consecutive hours for loading, unloading, travel preparation or return, moving, or another legitimate temporary residential purpose. Long-term street storage is prohibited, and Chapter 4 provides a process for requesting an authorized exception.

Updated language below.

> *3.15.3 Personal Trailers and Recreational Vehicles – A personal trailer, boat trailer, utility trailer, recreational vehicle, travel trailer, or similar vehicle may temporarily occupy a public street for no more than seventy-two consecutive hours when reasonably necessary for loading, unloading, preparation for or return from travel, moving, or another legitimate temporary residential purpose. Such vehicles shall not be maintained on a public street for the purpose of long-term storage.*

Sections 3.5 and 3.15.5 clarify that repeatedly moving or repositioning vehicles to evade the limit is prohibited. Returning to the same lawful location after regular transportation use does not, by itself, establish prohibited storage or circumvention.

Clarification on fines and Law Director Guidance

Chapter 5 ties parking fines to the applicable court's fine for a substantively comparable violation under Traffic Rule 13(C), subject to statutory limits. It also establishes a 15-day response deadline and an additional penalty for failure to answer timely.

The Law Director confirmed that referencing Area II Court's fine for a substantively comparable violation is sufficient to constitute the Township's adoption of a fine. Consistent with that guidance, the resolution and Section 5.2, Fine, have been updated to specify the "current" court fine, clarifying the reference without establishing a separate Township dollar schedule.

Estimated Fines and Court Costs

Area II Court's lists a $40 fine for ordinary parking violations, plus applicable court costs. R.C. 4521.02 generally limits noncriminal parking fines to $100, excluding costs and administrative charges, and limits fines to the court's amount for a substantively comparable violation.

A total of approximately $150–$200 is a reasonable preliminary estimate including standard court costs that would apply.

PARKING REGULATIONS

Adopted: November 10, 2026

FAIRFIELD TOWNSHIP

Great History. Bright Future.

6032 Morris Road • Fairfield Township, Ohio 45011

Contents

Chapter 1: General Provisions 2
Chapter 2: Definitions 3
Chapter 3: General Prohibitions 4
Chapter 4: Temporary Parking Permits 7
Chapter 5: Enforcement and Penalties 10
Chapter 6: Authority to Tow or Impound 11

Chapter 1: General Provisions

1.1. Title – These regulations shall be known as the Fairfield Township Parking Regulations, hereinafter referred to as "these regulations" or the "Township Parking Regulations."

1.2. Purpose – These regulations are adopted pursuant to the authority granted to Fairfield Township under the Ohio Revised Code, including but not limited to R.C. 505.17, R.C. 5571.14, and the Township's authority to regulate and protect public streets, roadways, and rights-of-way in the unincorporated territory of the Township. These regulations aim to promote public health, safety, morals, comfort, prosperity, and general welfare.

1.3. Scope – The provisions of these regulations govern the parking of vehicles and the placement of storage containers or other materials on public streets and rights-of-way within Fairfield Township, including established roadways and areas where parking may affect access by public safety vehicles and equipment.

1.4. Jurisdiction – The Township Parking Regulations shall apply within the unincorporated areas of Fairfield Township, Butler County, Ohio, including all public streets, highways, and rights-of-way under the jurisdiction of the Township. These regulations shall also apply to parking on established roadways or private property only to the extent expressly authorized by applicable law or specifically provided for in these regulations.

1.5. Interpretation and Definitions – Unless otherwise expressly provided in these regulations, terms used within these regulations shall have the meanings assigned to them in Chapter 2. Terms not defined in these regulations shall be given their usual and customary meaning, unless a different meaning is required by applicable law. These regulations shall be interpreted in a manner that gives effect to their stated purpose and intent and is consistent with applicable federal and Ohio law.

1.6. Consistency With Other Laws – These regulations are intended to be consistent with and shall be administered in accordance with all applicable federal and Ohio laws, Fairfield Township resolutions, and other applicable Township regulations. Nothing in these regulations shall be construed to authorize conduct that is prohibited by applicable law or to limit any authority or requirement established by applicable law.

1.7. Conflicts – If any provision of these regulations conflicts with an applicable federal or Ohio law, the applicable federal or Ohio law shall control. If any provision of these regulations conflicts with another applicable Fairfield Township ordinance, resolution, or regulation, the provision specifically addressing the subject matter shall control to the extent permitted by law.

1.8. Severability – If any provision of these regulations is determined to be invalid or unenforceable, that determination shall not affect the validity or enforceability of the remaining provisions.

1.9. Existing Remedies – Nothing in these regulations shall limit or prevent the Township or its authorized officials from pursuing any other remedy or enforcement action authorized by law.

1.10. Administration and Enforcement – The Fairfield Township Police Department shall administer and enforce these regulations and shall have authority to make reasonable day-to-day operational decisions necessary to implement and enforce these regulations, consistent with applicable law and the policies established by the Board of Trustees. The Police Chief may exercise any authority specifically granted to the Chief under these regulations. Nothing in this section shall be construed to authorize the Police Department to amend, repeal, or establish substantive provisions of these regulations.

Chapter 2: Definitions

2.1. Scope – Unless otherwise expressly stated, the following terms shall, for the purposes of these regulations, have the meanings shown in this chapter.

2.2. Terms Not Defined – Where a term is not defined in these regulations, the term shall be given its ordinary and commonly understood meaning, unless a different meaning is required by applicable law.

2.3. Capitalization – Defined terms may be written with an uppercase or lowercase first letter without affecting their meaning.

2.4. **General Definitions:**

2.4.1. Commercial Equipment – Construction, excavation, landscaping, utility, or other equipment used primarily in connection with a business or commercial activity that is not designed primarily for ordinary highway transportation.

2.4.2. Commercial Vehicle – A vehicle designed, equipped, or used primarily for the transportation of property, materials, goods, or equipment in connection with a business or commercial activity, other than a passenger vehicle, pickup truck, or ordinary work van.

2.4.3. Dumpster – any container designed or used for the collection and hauling of waste or debris, including but not limited to roll-off containers or boxes and bin containers.

2.4.4. Person – Any natural person, firm, corporation, partnership, entity, or any group acting as a unit.

2.4.5. Property Owner – Any person having a legal or equitable interest in real property or otherwise having lawful control of the property.

2.4.6. Recreational Vehicle – A motor vehicle or trailer designed or used primarily for temporary living or recreational purposes, including motor homes, travel trailers, fifth-wheel trailers, and similar vehicles.

2.4.7. Roadway – That portion of a street or highway improved, designed, or ordinarily used for vehicular travel and parking lanes, not including the berm, sidewalk, or shoulder.

2.4.8. Semitrailer - Semitrailer means every vehicle designed or used for carrying persons or property with another and separate motor vehicle so that, in operation, a part of its own weight or that of its load, or both, rests upon and is carried by another vehicle.

2.4.9. Street or Highway – A street or highway is the entire width between the boundary lines of every way open to the use of the public for vehicular travel.

2.4.10. Township – Township refers to Fairfield Township, Butler County, Ohio.

2.4.11. Trailer – A vehicle without motive power designed or used to be drawn by a motor vehicle, including utility trailers, boat trailers, camping trailers, travel trailers, and similar vehicles, but excluding semitrailers.

2.4.12. Vehicle – "Vehicle" has the same meaning as in section 4511.01 of the Revised Code.

Chapter 3: General Prohibitions

Parking is prohibited as follows, except when it is necessary to avoid conflict with other traffic, or while obeying the directions of a police officer or a traffic control device:

3.1. Street Parking Restrictions – The Board of Township Trustees may, by separate resolution referencing these regulations, designate any Township street or street segment where parking shall be permitted on only one side of the roadway. Where fire hydrants are located on only one side of the designated street or street segment, parking shall be limited to the side opposite the fire hydrants. Where no fire hydrants are located, or where fire hydrants are located on both sides, the Board of Trustees shall designate the permitted parking side based on roadway configuration, public safety, emergency access, and recommendations from the Fairfield Township Police Chief. Each resolution shall identify the affected street or street segment and the permitted parking side. The restriction shall become enforceable upon satisfaction of applicable legal requirements and installation of appropriate traffic-control devices.

3.2. Obstruction of Traffic and Emergency Access - No vehicle shall be parked in a manner that blocks the safe passage of traffic or prevents access by emergency vehicles. A violation shall be based on the actual position of the vehicle and conditions at the location.

3.3. Fire/Police Station Prohibition – Parking is prohibited within one hundred (100) feet of any driveway or other designated point of ingress or egress used by emergency vehicles to enter or exit a Township fire or police station.

3.4. Fire Hydrant Prohibition – Parking is prohibited within ten (10) feet of any fire hydrant.

3.5. Seventy-Two (72) Hour Parking Limitation – No vehicle shall remain parked or standing at the same location on a public street for more than seventy-two (72) consecutive hours unless authorized by a temporary parking permit issued under Chapter 4 of these regulations. A vehicle must be moved at least twenty-five (25) feet from its original location before the seventy-two (72) hour period expires to constitute relocation under this section. Relocation does not authorize continuous street storage. A vehicle shall not be repeatedly moved or repositioned within the same general area for the purpose of avoiding this limitation. The purpose of this regulation is to prevent continuous long-term parking and the storage of vehicles on public streets while allowing reasonable short-term use of public street parking.

3.6. Driveways – Parking is prohibited in a manner that blocks or obstructs access to any public or private driveway. For purposes of this section, a vehicle is considered to be parked in front of a driveway only when the vehicle is positioned on the same side of the street as the driveway and directly in front of, or otherwise obstructing, the driveway. A vehicle parked across the street from a driveway is not considered to be parked in front of or blocking the driveway solely because of its location. Parking is also prohibited within 2½ feet (30 inches) of either side of the driveway. This prohibition does not apply when the property owner or lawful occupant of the premises served by the driveway has given permission for the vehicle to be parked within this 30-inch area.

3.7. Parking Near Mailboxes - No person shall park any vehicle in a manner that obstructs or interferes with access to any official mailbox by postal employees. During the hours of 8:00 a.m. through 5:00 p.m., parking is prohibited directly in front of an official mailbox or within eight (8) feet of the approach to the mailbox.

3.8. Roundabout Prohibition – Parking is prohibited within a roundabout and on any portion of a roadway that is designed, marked, or otherwise designated to channel or direct traffic into, through, or out of the roundabout. This prohibition includes, but is not limited to, approach and exit lanes, concrete medians, splitter islands, traffic islands, and other traffic-control features associated with the roundabout.

3.9. Intersection Parking – Parking is prohibited within ten (10) feet of the corner of any intersection, measured from the point where the curb lines or roadway edges of the intersecting streets meet or would meet if extended.

3.10. Curbless Streets – On any street that is not improved with curbing, parking shall not be permitted in a manner that obstructs or interferes with the normal movement of traffic on the roadway. When a shoulder, berm, or other area outside the roadway is available,

vehicles shall be parked as far off the roadway as reasonably practicable. Parking shall not be permitted where the position of the vehicle would restrict or interfere with the safe passage of traffic or emergency vehicles.

3.11. Fire Lane Prohibitions – Parking is prohibited in any area designated as a fire lane.

3.12. Dumpsters, Storage Containers, and Other Objects in Public Rights-of-Way – No dumpster, storage container, or other portable container shall be placed or maintained within any public right-of-way unless authorized by a temporary parking permit issued in accordance with these regulations.

3.13. Placement of Materials on Roadway – No person shall place, deposit, dump, or cause to be placed, deposited, or dumped any gravel, stone, soil, mud, mulch, sand, construction material, or other material upon any roadway without the authorization from the Township.

3.14. Objects in Fire Lane – The placement or maintenance of any dumpster, trailer, storage container, or other portable container in any area designated as a fire lane is prohibited.

3.15. Commercial Vehicles, Recreational Vehicles, Trailers, and Equipment – Public streets shall not be used for the long-term storage of commercial vehicles, recreational vehicles, trailers, or commercial equipment. The following provisions shall apply:

3.15.1. Passenger Vehicles, Pickup Trucks, and Work Vans – Passenger vehicles, pickup trucks, and ordinary work vans may be parked on public streets in accordance with these regulations, regardless of whether the vehicle is used for personal or commercial purposes.

3.15.2. Commercial Vehicles and Equipment – Larger commercial vehicles, commercial equipment, and similar vehicles may temporarily occupy a public street when reasonably necessary for loading or unloading, deliveries, moving, construction, repair, service, or other legitimate business activity. Such vehicles and equipment shall not be maintained on a public street for the purpose of long-term storage.

3.15.3. Personal Trailers and Recreational Vehicles – A personal trailer, boat trailer, utility trailer, recreational vehicle, travel trailer, or similar vehicle may temporarily occupy a public street for no more than seventy-two consecutive hours when reasonably necessary for loading, unloading, preparation for or return from travel, moving, or another legitimate temporary residential purpose. Such vehicles shall not be maintained on a public street for the purpose of long-term storage.

3.15.4. Commercial Trailers and Semitrailers – Commercial trailers and semitrailers may temporarily occupy a public street when reasonably necessary for loading, unloading, deliveries, construction, repair, service, or other legitimate business activity. Commercial trailers and semitrailers shall not be maintained on a public street for the purpose of long-term storage.

Vehicles and equipment permitted under this section remain subject to the seventy-two (72) hour limitation established in Section 3.5, unless otherwise authorized under these regulations.

3.15.5. Circumvention and Storage – A vehicle, trailer, recreational vehicle, or piece of equipment shall not be repeatedly moved, repositioned, or rotated among locations on public streets for the purpose of avoiding the temporary-parking limits or storage prohibitions established in these regulations. The use of a public street as a substitute for private property for the continuous storage of vehicles, trailers, recreational vehicles, or equipment is prohibited. Regular transportation use followed by a return to the same lawful parking location does not, by itself, establish prohibited storage or circumvention. Enforcement shall be based on documented parking patterns, observed movements, and other relevant circumstances.

Chapter 4: Temporary Parking Permits

4.1. Temporary Parking Permit Requirement – A person may apply to the Fairfield Township Police Department for a temporary parking permit when a vehicle, trailer, recreational vehicle, dumpster, storage container, or other object would otherwise be prohibited from being parked or placed on a public street or right-of-way under these regulations. A temporary parking permit may authorize the specified vehicle, object, location, and period identified on the temporary parking permit, subject to any conditions imposed by the Police Department. No temporary parking permit shall authorize conduct prohibited by applicable federal or Ohio law or parking that creates an unreasonable hazard or obstruction to traffic or emergency access.

4.2. Application Requirements – To obtain a Temporary Parking Permit, persons must provide the Fairfield Township Police Department with a completed application, which includes the following information:

4.2.1. The applicant's name and contact information;

4.2.2. A description of the vehicle, trailer, recreational vehicle, dumpster, storage container, or other object for which the temporary parking permit is requested;

4.2.3. The proposed location where the vehicle or object will be parked or placed;

4.2.4. The requested beginning and ending dates of the temporary parking permit; and

4.2.5. The reason for the temporary parking request.

4.3. Additional Information – The Fairfield Township Police Department may require additional information necessary to evaluate the request and determine whether the proposed parking or placement can be safely accommodated. The Police Department shall consult with the Public Works Department when the proposed placement may affect pavement,

drainage, roadway maintenance, or snow removal. The Police Department may consult with the Fire Department when additional evaluation of emergency access is necessary.

4.4. Approval Criteria – The Fairfield Township Police Department may approve a temporary parking permit when the applicant demonstrates that the vehicle or object cannot reasonably be located on the applicant's property or another lawful location outside the public street or right-of-way and that the requested temporary parking is necessary for a bona fide moving, construction, rehabilitation, repair, service, delivery, loading or unloading, travel preparation, or other legitimate temporary purpose.

In determining whether to approve a temporary parking permit, the Police Department shall consider:

4.4.1. Public safety;

4.4.2. Traffic flow and roadway conditions;

4.4.3. Access for emergency vehicles and equipment;

4.4.4. The requested duration and location;

4.4.5. The size, type, and intended use of the vehicle or object;

4.4.6. Compliance with these regulations and applicable law; and

4.4.7. Any other circumstances reasonably related to the safe and orderly use of the public street or right-of-way.

The Police Department may deny a temporary parking permit when the requested location or use would create an unreasonable hazard or obstruction to traffic or emergency access.

4.5. Temporary Parking Permit Conditions – The Fairfield Township Police Department may impose reasonable conditions on any temporary parking permit as necessary to protect public safety, maintain traffic flow, preserve emergency access, or otherwise ensure compliance with these regulations. Conditions may include, but are not limited to:

4.5.1. A specific parking or placement location;

4.5.2. Specific dates or times during which the temporary parking permit is valid;

4.5.3. Requirements for signs, barricades, or other traffic-control measures;

4.5.4. Requirements concerning the positioning, lighting, or visibility of the permitted vehicle or object; and

4.5.5. Any other reasonable condition necessary to protect public safety or facilitate the safe and orderly use of the public street or right-of-way.

4.6. Temporary Parking Permit Duration and Extensions – Each temporary parking permit shall be limited to the period reasonably necessary for the approved temporary activity and shall specify its beginning and expiration dates.

A permit holder seeking an extension shall submit the request before the permit expires and explain the continued need for the authorized placement. The Police Department shall evaluate the request based on the continued need, compliance with permit conditions, current roadway conditions, traffic flow, and emergency access.

An extension shall be approved in writing and shall identify the revised expiration date and any modified conditions. Submission of an extension request does not extend the permit. Upon expiration, the permit holder shall remove the vehicle or object unless an extension or other authorization has been approved.

4.7. Temporary Parking Permit Issuance and Display – An approved temporary parking permit shall be issued in writing and identify:

4.7.1. The permit number and permit holder's name;

4.7.2. The authorized vehicle or object;

4.7.3. The approved parking or placement location;

4.7.4. The beginning and expiration dates and any applicable time restrictions; and

4.7.5. All conditions of approval.

A copy shall be provided to the permit holder. When practicable, the permit or an identifying permit notice shall be displayed conspicuously on or near the authorized vehicle or object. The Police Department shall maintain a record of issued permits and approved extensions accessible to enforcing officers.

4.8. Revocation of Temporary Parking Permit – The Fairfield Township Police Department may revoke a temporary parking permit when:

4.8.1. The temporary parking permit holder violates any condition of the temporary parking permit or these regulations;

4.8.2. The information provided in the temporary parking permit application is determined to be false, inaccurate, or materially incomplete;

4.8.3. Circumstances arise that create an unreasonable hazard or obstruction to traffic, emergency access, or public safety;

4.8.4. The permitted vehicle or object is no longer being used for the purpose for which the temporary parking permit was issued; or

4.8.5. Revocation is otherwise reasonably necessary to protect public safety or ensure compliance with these regulations.

Upon revocation, the temporary parking permit holder shall promptly remove the vehicle or object from the public street or right-of-way, unless otherwise directed by the Police Department.

Chapter 5: Enforcement and Penalties

5.1. Parking Infractions – A violation of a provision of these regulations that regulates the standing or parking of a vehicle shall constitute a noncriminal parking infraction and shall not be considered a criminal offense for any purpose. A person who commits a parking infraction shall not be arrested as a result of the commission of the infraction. Parking infractions shall be handled in accordance with Chapter 4521 of the Ohio Revised Code.

5.2. Fine – A person who commits a parking infraction under these regulations shall be subject to a fine in an amount equal to the current fine established by the Butler County Area II Court for a substantively comparable parking violation, as established pursuant to Traffic Rule 13(C). In no event shall the fine exceed the maximum amount permitted by applicable law.

5.3. Failure to Answer – A person who is issued a parking ticket shall answer the charge within fifteen (15) days after the date the parking ticket is served. Failure to timely answer a parking ticket shall result in an additional penalty in an amount equal to the fine established by the Butler County Area II Court or juvenile court, whichever is applicable, for a substantively comparable parking violation, as established pursuant to Traffic Rule 13(C). In no event shall the additional penalty exceed the maximum amount permitted by applicable law.

5.4. Parking Ticket – A law enforcement officer may issue a parking ticket for a violation constituting a parking infraction under these regulations. The Ohio Uniform Traffic Ticket adopted by the Township shall be used for parking infractions and shall serve as the summons and complaint for purposes of Chapter 4521 of the Ohio Revised Code. The parking ticket shall identify the applicable Township regulation and contain the information required by applicable law.

5.5. Warnings – A law enforcement officer may issue a warning for a violation of these regulations in lieu of a parking ticket when, in the officer's discretion, the circumstances warrant a warning. The warning may identify the violation and provide a reasonable period of time within which to remedy the violation.

5.6. Other Remedies – The issuance of a parking ticket or imposition of a parking infraction fine shall not preclude the Fairfield Township Police Department or other authorized Township official from taking any other action authorized by law or these regulations, including requiring the removal of a vehicle or object that presents a hazard or obstruction to traffic, emergency access, or public safety.

5.7. Disposition of Parking Infractions – Parking infractions arising under these regulations shall be processed and adjudicated by the Butler County Area II Court, or juvenile court, whichever is applicable, with Chapter 4521 of the Ohio Revised Code. A person who denies a parking infraction shall be entitled to a hearing in accordance with applicable law.

Chapter 6: Authority to Tow or Impound

6.1. Authority to Tow or Impound – Pursuant to Section 4521.02(B) of the Ohio Revised Code and other applicable law, a vehicle may be towed, removed, immobilized, or impounded when authorized by applicable law or these regulations and when reasonably necessary to protect public safety, maintain traffic flow, preserve emergency access, address a vehicle that is unlawfully parked or abandoned, or enforce a lawful parking restriction. Towing or impoundment shall be conducted in accordance with applicable law and any Township policies governing vehicle removal and impoundment.

6.2. Circumstances Warranting Removal – In addition to any circumstances otherwise authorized by law, a vehicle may be towed, removed, or impounded when:

6.2.1. The vehicle is parked in a manner that creates an immediate or substantial hazard to public safety;

6.2.2. The vehicle obstructs a fire lane, fire hydrant, emergency access, or the entrance or exit of an emergency facility;

6.2.3. The vehicle obstructs or substantially interferes with the normal movement of traffic;

6.2.4. The vehicle is parked in violation of a posted or designated no-parking restriction where removal is authorized by law;

6.2.5. The vehicle has been abandoned or left unattended in violation of applicable law or these regulations; or

6.2.6. Removal is otherwise reasonably necessary to enforce these regulations or protect public safety.

6.3. Notice and Removal – When circumstances permit, a law enforcement officer shall provide notice to the owner or operator of a vehicle that is subject to removal and provide a reasonable opportunity to correct the violation before the vehicle is towed or removed. Notice and an opportunity to correct the violation shall not be required when the vehicle

presents an immediate or substantial hazard to public safety, obstructs emergency access, or when immediate removal is otherwise authorized or required by applicable law.

6.4. Towing and Storage – Vehicles removed pursuant to these regulations shall be towed by a towing service authorized by the Fairfield Township Police Department and transported to a lawful storage facility designated by the towing service or the Fairfield Township Police Department. All towing, removal, storage, and related costs shall be the responsibility of the vehicle owner or other person legally responsible for the vehicle, to the extent permitted by law. The release of an impounded vehicle shall be subject to payment of applicable charges and compliance with all requirements of the towing service and storage facility to the extent permitted or required by applicable law.

6.5. Owner Notification – When a vehicle is towed, removed, or impounded pursuant to these regulations, the Fairfield Township Police Department shall provide notice to the vehicle owner or other person entitled to notice in the manner and within the time required by applicable law.

6.6. Compliance with Law – All towing, removal, impoundment, storage, notice, release, and disposition of vehicles under these regulations shall be conducted in accordance with applicable federal and Ohio law and any applicable Township policies and procedures.

FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-100

RESOLUTION TO APPROVE THE REQUESTED ZONE CHANGE FROM R-MHP (RESIDENTIAL MANUFACTURED HOME PARK) TO B-2 (GENERAL BUSINESS DISTRICT) BY THE BUTLER COUNTY ENGINEER'S OFFICE AS SET FORTH IN ZONING CASE NO. FTZC26-3C, AS RECOMMENDED BY THE FAIRFIELD TOWNSHIP ZONING COMMISSION

WHEREAS: Butler County Engineer's Office filed an application for a rezone from R-MHP Residential Manufactured Home Park to B-2 General Business District; and

WHEREAS: The Fairfield Township Zoning Commission met and heard this case, FTZC26-3C, on October 21, 2026 and voted to recommend approval of the requested zone change from R-MHP to B-2; and

WHEREAS: On November 10, 2026, the Fairfield Township Board of Trustees held a Public Hearing to consider the request by Butler County Engineer's Office, Case No. FTZC26-3C; and

NOW, THEREFORE, BE IT RESOLVED, by the Trustees of Fairfield Township, Butler County, Ohio, as follows;

SECTION 1: The Board of Trustees does hereby approve the zone change from R-MHP to B-2 as requested by Butler County Engineer's Office, No. FTZC26-3C, for the subject property.

SECTION 2: The Board hereby dispenses with the requirement that this Resolution be read on two separate days, pursuant to RC 504.10, and authorizes the adoption of this Resolution upon its first reading.

SECTION 3: This resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

SECTION 4: That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

SECTION 5: This Resolution shall take effect at the earliest period allowed by law.

Adopted: November 10, 2026

Board of Trustees	**Vote of Trustees**
Michael Berding: _____	_____
Shannon Hartkemeyer: _____	_____
Joe McAbee: _____	_____

AUTHENTICATION
This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this_____ day of _____, 2026.

ATTEST:

_____
Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

_____
Katherine Barbiere, Township Law Director

FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-101

RESOLUTION DESIGNATING FAIRFIELD TOWNSHIP ROADS FOR BID ON THE ATTACHED PAVING AND RETRACE ESTIMATE LIST (ATTACHMENT "A"), TO BE CERTIFIED FOR FUNDING UPON THE AWARDING OF CONTRACT, AS DETERMINED BY THE BUTLER COUNTY ENGINEERS OFFICE, WITH A COST NOT TO EXCEED $612,804.78 PAID FROM THE RID #4903 AND THE JEDD FUND #2901.

WHEREAS: Butler County can receive a discount on paving roadways within the County; and

WHEREAS: Butler County has provided Fairfield Township an estimate for work on Fairfield Township roads based on desired 2027 work, with said estimate subject to change upon selection of bid by Butler County; and

WHEREAS: Butler County has requested that all Township Resolutions be completed and returned for inclusion in the county contract; and

WHEREAS: Funds will be paid directly to the vendor Butler County contracts with; and

WHEREAS: The Fairfield Township paving estimate for 2027 is $612,405.76 and the retracing estimate is $399.02; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Fairfield Township, Butler County, Ohio, as follows;

SECTION 1: The Board hereby designates 2027 Fairfield Township roads for bid as set forth on the attached paving and retrace estimate list as seen herein as attachment "A", to be certified for funding upon the awarding of contract for paving with a cost not to exceed $612,804.78 and be paid from the RID Fund #4903 and JEDD Fund #2901.

SECTION 2: The Board hereby dispenses with the requirement that this resolution be read on two separate days, pursuant to RC 504.10, and authorizes the adoption of this resolution upon its first reading.

SECTION 3 This resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

SECTION 4: That it is hereby found and determined that all formal actions of this Board concerning And relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

SECTION 5: This resolution shall take effect at the earliest period allowed by law.

Adopted: November 10, 2026

Board of Trustees	**Vote of Trustees**
Michael Berding: _____	_____
Shannon Hartkemeyer: _____	_____
Joe McAbee: _____	_____

AUTHENTICATION

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this_____ day of _____, 2026.

ATTEST:

_____

Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

_____

Katherine Barbiere, Township Law Director

		UNIT PRICE	$50.00	$76.00	$1.75	$17.50	$16.25	$214.00	$102.00	$1,325.00	$6,014.00	$3,260.00	$500.00	5.00%	1.00%	1.00%	5.00%				
		ITEM	253		254			448	614		644		802	614	802						
Fairfield Township **2027 Paving Estimate** **October 21, 2026**			Pavement Repair, 6"	Pavement Repair, 8.5"	Pavement Planing, Profile 0-1.5"	Pavement Planing, Butt Joint	Pavement Planing, Drive Apron	Surface Course Type 1, 1.5", APP	Work Zone Signs	WZ Centerline Class 2, 642	Center Line	Edge Line, 4"	Mobilization APP	Maintaining Traffic	Premium On Bid Bond	Premium On Insurance	Contingencies		Center Line	Passing Log Required	Surface Area
Road	**Start**	**Finish**	**SY**	**SY**	**SY**	**SY**	**SY**	**CY**	**EA**	**Mile**	**Mile**	**Mile**	**EA**	**LS**	**LS**	**LS**	**LS**	**COST**	**Mile**	**Y/N**	**SY**
Rentschler Estates Dr	Split	Culdesac	0	359	5126	0	0	214	0	0.000	0.000	0.000	1	4,122.67	824.53	824.53	4,122.67	$92,347.74	0.365	NO	5126
Cumberland Dr	Foxglove Dr	Rentschler Estates Dr	0	29	413	0	0	17	0	0.000	0.000	0.000	0	329.82	65.96	65.96	329.82	$7,387.96	0.059	NO	413
Cumberland Dr	Rentschler Estates Dr	Private Section	0	164	2337	0	0	97	0	0.000	0.000	0.000	0	1,868.05	373.61	373.61	1,868.05	$41,844.24	0.118	NO	2337
Conley Bottom Ct	All	All	0	172	2451	0	0	102	0	0.000	0.000	0.000	0	1,959.45	391.89	391.89	1,959.45	$43,891.69	0.147	NO	2451
Georgetown Rd	River Rd	Colerain Twp Limits	184	0	2625	0	0	109	4	0.420	0.210	0.420	0	2,039.81	407.96	407.96	2,039.81	$45,691.71	0.210	YES	2625
Hastings Ave	Princeton Rd	Dead End	61	0	0	100	100	36	0	0.000	0.000	0.000	0	711.29	142.26	142.26	711.29	$15,933.01	0.085	NO	875
Alexis Dr	Morris Rd	Winterhill Dr	0	49	701	0	0	29	0	0.000	0.000	0.000	0	560.24	112.05	112.05	560.24	$12,549.45	0.040	NO	701
Contingency														0.00	0.00	0.00	0.00	$0.00			
Hickoryview Dr	Charfield Ln	Maple Crest	0	709	10125	0	0	422	0	0.000	0.000	0.000	0	8,095.54	1,619.11	1,619.11	8,095.54	$181,340.04	0.760	NO	10126
Winterhill Dr	Forest Hill Ln	Culdesac	0	670	9570	0	0	399	0	0.000	0.000	0.000	0	7,652.68	1,530.54	1,530.54	7,652.68	$171,419.92	0.664	NO	9571
																					34225
		TOTAL	**245**	**2151**	**33348**	**100**	**100**	**1426**	**4**	**0.420**	**0.210**	**0.420**	**1**	**27339.54**	**5467.91**	**5467.91**	**27339.54**	**$612,405.76**			

		UNIT PRICE	$693.00	$506.00	2.55%	0.97%	0.61%	7.32%	
		ITEM	642		614	802			
Fairfield Township **2027 Retrace Estimate** **October 1, 2026**			Center Line	Edge Line, 4"	Maintaining Traffic	Premium On Bid Bond	Premium On Insurance	Contingencies	
Road	**Start**	**Finish**	**Mile**	**Mile**	**LS**	**LS**	**LS**	**LS**	**COST**
Georgetown Rd	River Rd	Twp Limits	0.210	0.420	9.119	3.465	2.189	26.2008	$399.02
			0.000	0.000	0	0	0	0	$0.00
		TOTAL	**0.210**	**0.420**	**9.12**	**3.47**	**2.19**	**26.20**	**$399.02**

FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-102

RESOLUTION TO INITIATE A TEXT AMENDMENT TO SECTIONS 408, 411, ADD NEW DEFINITIONS AND SECTIONS 624 FSE-O FAIRGROUNDS SPECIAL EVENT OVERLAY DISTRICT AND SECTION 725 SPECIAL EVENTS AND EVENT CAMPING AND TO CHANGE THE OFFICIAL ZONING MAP FOR THE FAIRGROUNDS TO A-1/FSE-O OF THE FAIRFIELD TOWNSHIP ZONING RESOLUTION AND DISPENSING WITH THE SECOND READING.

WHEREAS: The Board of Trustees of Fairfield Township, Butler County, Ohio, administer their own zoning resolution and enforce their own code; and

WHEREAS: A music festival is planned to occur on property owned and operated by the Fair Board of Butler County that is located within Fairfield Township. While the Fairgrounds themselves are zoned A-1 and allow for agricultural uses and certain accessory uses, a music festival is not an accessory use of the primary use of agriculture; and

WHEREAS: In the spirit of cooperation and working together with the Fair Board, the County Commissioners, and the County Sheriff, the Township Administrator recommends that the Board consider creating and adopting an Entertainment overlay district just for the Fairgrounds that would outline requirements for any special events held at the Fairgrounds that would be located on the Fairfield Township portion of the property; and

WHEREAS: The Township Administrator is also recommending changing Sections 408 and 411 of the Zoning Resolution concerning notice requirements for public hearings.

WHEREAS: The Fairfield Township Trustees agree that creating an overlay district would be the best course of action to address this issue and hereby initiate these attached text amendments.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Fairfield Township, Butler County, Ohio, as follows;

SECTION 1: That the Board of Trustees of Fairfield Township of Butler County, Ohio hereby initiate several zoning text amendments for Sections 408, 411, add new definitions and Sections 624 FSE-O Fairgrounds Special Event Overlay District and Section 725 Special Events and Event Camping and to change the Official Zoning Map for the Fairgrounds to A-1/FSE-O of the Fairfield Township Zoning Resolution as the Board believes that Amendments are in keeping with good land use planning and is not in conflict with the best interest of the Township and the public at large.

SECTION 2: **SECTION 408 NOTICE OF PUBLIC HEARING IN NEWSPAPER** shall be changed as follows:

Before holding the public hearing as enumerated in Section 408 and as otherwise required by the Ohio Revised Code, notice of such hearing shall be given by the Zoning Commission by at least ~~one publication in one or more newspapers of general circulation~~ ***a notice on the township's website*** ~~in the Township~~ at least ten (10) calendar days before the date of said hearing.

SECTION 3: **SECTION 411 PUBLIC HEARING BY THE BOARD OF TOWNSHIP TRUSTEES** shall be changed as follows:

Within thirty (30) days from receipt of the recommendation of the Zoning Commission, the Board of Township Trustees shall hold a public hearing. Notice of such public hearing ~~in a newspaper of general circulation~~ ***on the township's website*** shall be given by the Board of Township Trustees as specified in Section 409.

SECTION 4: **THE FOLLOWING DEFINITIONS** shall be added to the Resolution as follows:

ANTICIPATED PEAK ATTENDANCE. The maximum number of persons reasonably anticipated to be present within the Special Event site at any one time, including attendees, participants, performers, vendors, employees, contractors, volunteers, and other persons associated with the Special Event, but excluding on-duty law-enforcement, fire, emergency medical, and other governmental emergency-response personnel.

EVENT CAMPING. The temporary overnight occupancy of tents, recreational vehicles, campers, travel trailers, motor homes, or other portable camping units within a designated area in conjunction with an approved Special Event. Event Camping shall not include camping occurring independently of an approved Special Event.

EVENT CAMPING AREA. That portion of a Special Event site specifically designated and approved for Event Camping.

FAIRGROUNDS SPECIAL EVENT OVERLAY DISTRICT (FSE-O). An overlay zoning district established to recognize property historically operated as a fairground and to provide standards and an administrative review process for Special Events, Event Camping, and related temporary uses occurring within the district.

LARGE SPECIAL EVENT. A Special Event having an Anticipated Peak Attendance of three thousand (3,000) persons or greater.

SPECIAL EVENT. A temporary outdoor or partially outdoor gathering, activity, or use of land involving entertainment, recreation, exhibitions, festivals, concerts, performances, shows, competitions, or similar activities involving the temporary or intensified use of land. A Special Event may include temporary structures, stages, vendors, food or beverage service, parking, Event Camping, and other activities customarily associated with the event.

SPECIAL EVENT PERMIT. An administrative zoning approval issued by the Planning & Zoning Administrator authorizing a Special Event or Event Camping within a zoning district where such activity is expressly permitted subject to administrative review under this Resolution.

SECTION 5: **NEW SECTION 624** shall be added to the Resolution as follows:

624. FSE-O FAIRGROUNDS SPECIAL EVENT OVERLAY DISTRICT

PURPOSE. The purpose of the Fairgrounds Special Event Overlay District (FSE-O) is to recognize the unique characteristics of established fairground property and its historical use for fairs, exhibitions, gatherings, recreational activities, parking, camping, community events, and similar temporary activities, while establishing appropriate standards for larger and more intensive Special Events.

The FSE-O District is intended to permit Special Events and associated Event Camping through an administrative review process when such activities comply with the objective standards of this Resolution and all other applicable requirements.

The FSE-O District is further intended to retain the underlying zoning classification and regulations applicable to the property except as expressly modified by this Section.

624.1 APPLICABILITY AND DISTRICT BOUNDARIES. The FSE-O District shall apply only to property specifically designated FSE-O on the Official Fairfield Township Zoning Map.

The boundaries of the FSE-O District shall be established through the zoning amendment process and depicted on the Official Zoning Map.

The FSE-O District shall constitute an overlay district. The underlying zoning classification shall remain in effect except as expressly modified by this Section.

Where a provision of the FSE-O District conflicts with a provision of the underlying zoning district concerning a Special Event, Event Camping, or an associated temporary use permitted by this Section, the provisions of Sections 624 and 725 shall control.

624.2 PRINCIPAL PERMITTED USES.

In addition to uses otherwise permitted by the underlying zoning district, the following uses shall be permitted within the FSE-O District:

(a) Special Events;

(b) Large Special Events;

(c) Event Camping when accessory to an approved Special Event;

(d) Temporary stages, tents, structures, fencing, barricades, lighting, generators, sanitation facilities, vendor facilities, and similar temporary facilities associated with a Special Event;

(e) Temporary food, beverage, merchandise, and vendor activities associated with a Special Event;

(f) Temporary parking, loading, passenger drop-off, transportation, and circulation facilities associated with a Special Event; and

(g) Other temporary uses and activities customarily incidental and subordinate to an approved Special Event.

Special Events and Event Camping shall comply with Section 725 where applicable.

624.3 STATUTORILY EXEMPT USES AND ACTIVITIES.

Nothing in this Section or Section 725 shall be construed or enforced to prohibit or regulate any agricultural use, agricultural building or structure, agritourism activity, or other use, structure, or activity to the extent such use, structure, or activity is exempt from Township zoning authority under Chapter 519 of the Ohio Revised Code or other applicable law.

The applicability of an exemption shall be determined based upon the particular use, structure, or activity for which the exemption is claimed and applicable law.

Nothing in this Section shall be construed as creating Township zoning authority where such authority is otherwise withheld or limited by State or Federal law.

624.4 SPECIAL EVENT PERMIT REQUIRED.

(a) A Large Special Event within the FSE-O District shall require a Special Event Permit issued by the Planning & Zoning Administrator.

(b) Any Special Event involving Event Camping shall require a Special Event Permit regardless of Anticipated Peak Attendance.

(c) A Special Event having an Anticipated Peak Attendance of fewer than three thousand (3,000) persons and not involving Event Camping shall not require a Special Event Permit under this Section unless otherwise required by this Resolution.

(d) A Special Event Permit issued pursuant to this Section constitutes an administrative zoning approval and shall not constitute Conditional Use approval.

(e) Issuance of a Special Event Permit shall not relieve an applicant from obtaining any other permit, license, inspection, or approval required by applicable law.

624.5 ADMINISTRATIVE APPROVAL.

The Planning & Zoning Administrator shall approve a Special Event Permit upon determining that:

(a) A complete application has been submitted;

(b) The proposed use is permitted within the FSE-O District;

(c) The application complies with applicable requirements of Sections 624 and 725;

(d) The required Event Site Plan and supporting documentation have been submitted;

(e) The required Event Operations and Public Safety Plan has been submitted, when applicable;

(f) Required Township departmental reviews have been completed;

(g) Revisions necessary to demonstrate compliance with applicable objective requirements of this Resolution have been incorporated into the approved plans; and

(h) The application otherwise complies with applicable requirements of this Resolution.

The Planning & Zoning Administrator may approve a Special Event Permit with administrative conditions only as authorized by Section 725.13.

The Planning & Zoning Administrator shall not deny a Special Event Permit based solely upon a discretionary determination that a Special Event otherwise permitted by the FSE-O District is undesirable or inappropriate.

624.6 DENIAL.

When the Planning & Zoning Administrator determines that an application cannot be approved, the Administrator shall provide written notice identifying the provisions of this Resolution with which the application fails to comply.

The applicant may revise and resubmit the application in accordance with this Resolution.

624.7 APPEALS

A final decision, determination, or order of the Planning & Zoning Administrator under this Section may be appealed to the Board of Zoning Appeals in accordance with the applicable appeal provisions of this Resolution.

SECTION 6: **NEW SECTION 725** shall be added to the Resolution as follows:

725. SPECIAL EVENTS AND EVENT CAMPING.

The purpose of this Section is to establish standards governing Special Events and Event Camping where such uses are permitted by the applicable zoning district.

These regulations are intended to protect public health and safety; provide for adequate emergency access, traffic management, sanitation, and site operations; minimize adverse impacts upon surrounding properties; and establish review requirements appropriate to the size, duration, location, characteristics, and Anticipated Peak Attendance of an event.

Nothing in this Section shall relieve an applicant, property owner, operator, promoter, or other responsible party from obtaining any permit, license, inspection, or approval required by any Township, County, State, or Federal agency.

725.1 APPLICABILITY.

a) Section 725 establishes standards applicable to Special Events and Event Camping but does not independently establish such activities as permitted uses within a zoning district.

b) Whether a Special Event or Event Camping is permitted, conditionally permitted, or prohibited shall be determined by the applicable zoning district.

c) Within the FSE-O District, Special Events and Event Camping shall be governed by the administrative approval provisions of Section 624.

d) Event Camping shall be permitted only in conjunction with an approved Special Event and shall not independently authorize establishment of a permanent campground, Recreational Vehicle Park, manufactured home park, or residential use.

e) The Planning & Zoning Administrator may determine that multiple activities occurring on the same property or adjoining properties during substantially the same period constitute a single Special Event for purposes of determining Anticipated Peak Attendance and applicability of this Section.

725.2 ATTENDANCE CLASSIFICATIONS.

Special Events shall be classified according to Anticipated Peak Attendance as follows:

Level I: Fewer than 1,000 persons.

Level II: 1,000 to 2,999 persons.

Level III: 3,000 to 14,999 persons.

Level IV: 15,000 persons or greater.

The Planning & Zoning Administrator may require information reasonably necessary to determine compliance based upon attendance, event duration, Event Camping, alcohol

service, temporary structures, site configuration, traffic impacts, and other characteristics of the event.

725.3 APPLICATION DEADLINE.

a) An application for a Level III or Level IV Special Event, or any Special Event involving Event Camping, shall be submitted not less than one hundred twenty (120) days prior to commencement of the event.

b) An application shall not be considered complete until information required by this Section has been submitted in sufficient detail to permit review. The Planning & Zoning Administrator may require supplemental information reasonably necessary to determine compliance with this Resolution.

c) The filing deadline established by this Section does not alter any separate permit, license, approval, or inspection deadline established by another governmental agency.

725.4 SPECIAL EVENT APPLICATION AND SITE PLAN.

An application subject to this Section shall include an Event Site Plan and supporting documentation depicting or identifying, as applicable:

a) Property boundaries and jurisdictional boundaries affecting the event site;
b) Total event area;
c) Anticipated Peak Attendance and estimated total attendance;
d) Event dates and operating hours, including setup, testing, rehearsal, camping, teardown, and removal periods;
e) Stages, performance areas, tents, temporary structures, amusement or recreational areas, and principal activity areas;
f) Vehicle entrances and exits;
g) Public, employee, vendor, contractor, and other parking areas;
h) Pedestrian entrances, exits, walkways, crossings, and circulation routes;
i) Emergency vehicle entrances, fire lanes, and emergency-access routes;
j) Emergency medical service locations;
k) Security and law-enforcement locations;
l) Perimeter fencing, gates, barricades, vehicle barriers, and controlled-access points;
m) Food, beverage, alcohol-service, and vendor areas;
n) Restroom, handwashing, shower, and sanitation facilities, as applicable;
o) Potable-water facilities;
p) Refuse collection and disposal areas;
q) Exterior and temporary lighting;
r) Generators, fuel storage, propane, cooking, and similar areas;

s) Event Camping Areas;

t) Maximum number and location of tent camping sites;

u) Maximum number and location of recreational vehicle camping sites, identifying full-hookup, partial-hookup, and non-hookup sites where applicable;

v) Estimated maximum overnight camping population;

w) Internal camping-area circulation, fire lanes, emergency access, and pedestrian circulation;

x) Recreational vehicle utility, wastewater, sewage, and servicing facilities;

y) Camping check-in and controlled-access locations;

z) Emergency evacuation routes and designated shelter areas, when applicable; and

aa) Other information reasonably necessary to determine compliance with this Resolution.

725.5 EVENT OPERATIONS AND PUBLIC SAFETY PLAN

Level III and Level IV Special Events shall submit an Event Operations and Public Safety Plan.

A Special Event involving Event Camping shall also submit such Plan when required by the Planning & Zoning Administrator based upon the size, characteristics, location, or anticipated impacts of the event or camping operation.

The Plan shall address, as applicable:

a) Attendance estimates and attendance control;

b) Traffic management and vehicle circulation;

c) Parking operations;

d) Pedestrian circulation;

e) Crowd management and security;

f) Fire prevention and emergency access;

g) Emergency medical services;

h) Severe-weather monitoring and response;

i) Evacuation and shelter procedures;

j) Emergency communications and incident command;

k) Lost-child and reunification procedures when appropriate;

l) Sanitation, potable water, wastewater, and refuse disposal;

m) Event Camping operations;

n) Emergency contact information and responsible event personnel;

o) Coordination with Township Police, Fire/EMS, Public Works, and other governmental agencies; and

p) Other reasonably anticipated public-safety matters associated with the Special Event.

725.7 DEPARTMENTAL REVIEW.

Applications subject to this Section shall be provided to applicable Township and County departments for review concerning matters within their respective lawful authority.

a) **Fire/EMS.** The Fairfield Township Fire Department may review fire and emergency access, temporary structures, fire lanes, cooking operations, generators, fuel, propane, emergency medical access, evacuation, and other applicable fire and life-safety matters.
b) **Police.** The Fairfield Township Police Department may review traffic, ingress and egress, pedestrian movement, security, crowd management, emergency access, traffic-control measures, and coordination with other law-enforcement agencies.
c) **Public Works.** The Fairfield Township Public Works Department may review impacts upon Township-maintained roads, rights-of-way, drainage facilities, traffic-control devices, and other Township infrastructure.
d) Other governmental agencies may be provided the application for review when their jurisdiction or approval is implicated.
e) Departmental comments shall identify applicable requirements or recommended measures. Requirements imposed pursuant to applicable law, or this Resolution shall be incorporated into the approved plans.

725.8 PERIMETER, ACCESS, AND CROWD CONTROL.

A Special Event shall provide fencing, barricades, controlled-access points, vehicle barriers, pedestrian-control devices, or other perimeter and crowd-control measures when required by applicable law or the approved Event Site Plan based upon event characteristics.

Required emergency entrances, fire lanes, evacuation routes, and emergency-access routes shall remain unobstructed during the event.

Required perimeter and crowd-control measures shall be installed prior to commencement of the Special Event.

725.9 EVENT CAMPING.

Event Camping may be conducted as an accessory component of an approved Special Event subject to the following:

a) Event Camping shall occur only within an approved Event Camping Area.
b) The approved Event Site Plan shall establish the maximum number of tent sites, recreational vehicle sites, and other camping units.
c) Event Camping shall be limited to registered event attendees, participants, performers, vendors, employees, contractors, or other people directly associated with the Special Event.
d) Event Camping shall occur only during the approved period and shall not exceed any duration established by applicable State law, license, or other governmental approval.
e) Event Camping shall not establish any right to use the property as a permanent or independent campground, Recreational Vehicle Park, manufactured home park, or residential use.

f) Camping units shall be arranged according to the approved layout providing required separation, circulation, emergency access, and pedestrian circulation.

g) Required fire lanes and emergency-access routes should be maintained at all times.

h) Required restroom, sanitation, refuse, potable-water, and wastewater facilities shall be provided.

i) Recreational vehicle sewage or wastewater shall not be unlawfully discharged upon the ground, into a stormwater facility, or otherwise improperly disposed.

j) Generators, open flames, cooking equipment, propane, fuel storage, electrical connections, and similar activities shall comply with applicable requirements.

k) Event Camping shall comply with applicable requirements of Chapter 3729 of the Ohio Revised Code and Chapter 3701-26 of the Ohio Administrative Code, including required plan approval, licensing, and inspections.

l) Evidence of required campground licenses, plan approvals, and other governmental approvals shall be provided to the Planning & Zoning Administrator prior to occupancy and within any earlier period established by the Special Event Permit.

m) Camping units and temporary camping facilities shall be removed within the approved removal period.

725.10 FIRE AND LIFE-SAFETY REVIEW AND INSPECTION.

Special Events subject to this Section shall be subject to Fairfield Township Fire Department review and inspection to the extent authorized by applicable law.

Such review may include:

a) Pre-event plan review;

b) Pre-event site inspection;

c) Inspection following installation of temporary structures and facilities;

d) Inspection prior to opening;

e) Operational inspections during the event; and

f) Additional inspections are necessitated by changed conditions or violations.

Nothing in this Section expands or limits authority otherwise provided by applicable fire or life-safety laws.

725.11 POLICE AND TRAFFIC REVIEW

Level III and Level IV Special Events shall be reviewed by the Fairfield Township Police Department concerning impacts within the Township and matters within the Department's lawful authority.

Review may address:

a) Traffic ingress and egress;

b) Public-road impacts;

c) Parking operations;

d) Pedestrian crossings and circulation;

e) Security;

f) Crowd management;

g) Emergency vehicle access;

h) Traffic-control devices and road closures where otherwise authorized;

i) Coordination with other law-enforcement agencies; and

j) Other applicable public safety and traffic matters.

725.12 ADMINISTRATIVE APPROVAL.

For Special Events subject to administrative approval under the applicable zoning district, the Planning & Zoning Administrator shall approve the application when:

a) The use is permitted in the applicable zoning district;

b) The application and Event Site Plan comply with this Resolution;

c) Required departmental reviews have been completed;

d) Required revisions necessary for compliance have been incorporated into the approved plans;

e) Required governmental permits or approvals that must precede zoning approval have been obtained, or appropriate evidence demonstrates that such approvals will be obtained prior to operation; and

f) The application otherwise complies with applicable objective zoning requirements.

The approved Event Site Plan and Event Operations and Public Safety Plan shall become part of the Special Event Permit.

725.13 ADMINISTRATIVE CONDITIONS.

The Planning & Zoning Administrator may impose conditions only when reasonably necessary to implement or ensure compliance with an express requirement of this Resolution.

Such conditions may address:

a) Maximum Anticipated Peak Attendance;

b) Event dates and operating hours;

c) Setup and removal periods;

d) Maximum camping capacity;

e) Approved locations of activities;

f) Traffic and parking measures;

g) Emergency access;

h) Barriers and controlled-access points;

i) Lighting;

j) Sanitation and refuse;

k) Event Camping operations;

l) Property restoration; and

m) Required compliance documentation.

Conditions shall not be used to prohibit or materially restrict an otherwise permitted Special Event based upon considerations not established by this Resolution.

725.14 MODIFICATIONS.

The applicant shall notify the Planning & Zoning Administrator of material modifications to an approved Special Event.

Material modifications include:

a) An increase in approved Anticipated Peak Attendance exceeding ten percent (10%);

b) An increase in approved camping sites exceeding ten percent (10%);

c) Expansion or substantial relocation of an Event Camping Area;

d) Substantial relocation of stages, entrances, parking areas, or emergency routes;

e) Addition of activities materially affecting traffic, fire protection, emergency services, security, camping, or surrounding properties;

f) Extension of approved event dates;

g) Material changes to access, circulation, parking, or emergency-management arrangements; or

h) Other changes materially increasing the intensity or impacts of the approved Special Event.

A modification complying with Sections 624 and 725 may be approved administratively. A modification that does not comply with this shall require such additional zoning approval as may be authorized and required by this Resolution.

725.15 INSPECTIONS AND COMPLIANCE.

Authorized Township personnel may inspect the Special Event site before and during the event to the extent authorized by applicable law to determine compliance with the Special Event Permit and applicable Township regulations.

The applicant, operator, and property owner shall maintain the Special Event in substantial compliance with the approved Event Site Plan, Event Operations and Public Safety Plan, and Special Event Permit.

Violations shall be subject to the applicable enforcement provisions of this Resolution.

725.17 SITE RESTORATION.

All temporary structures, signs, fencing, camping units, refuse, equipment, temporary utility installations, and other temporary improvements associated with the Special Event shall be removed within the approved period.

The property shall thereafter be restored to a safe and orderly condition.

SECTION 7: **THE OFFICIAL FAIRFIELD TOWNSHIP ZONING MAP** would be amended to apply the designation over the Fairgrounds to say: **A-1/FSE-O – AGRICULTURAL DISTRICT/FAIRGROUNDS SPECIAL EVENT OVERLAY DISTRICT.**

SECTION 8: The Board hereby dispenses with the requirement that this resolution be read on two separate days, pursuant to RC 504.10, and authorizes the adoption of this resolution upon It's first reading.

SECTION 9: This resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

SECTION 10: That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

SECTION 11: This resolution shall take effect at the earliest period allowed by law.

Adopted: November 10, 2026

Board of Trustees	**Vote of Trustees**
Michael Berding: _____	_____
Shannon Hartkemeyer: _____	_____
Joe McAbee: _____	_____

AUTHENTICATION

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this_____ day of _____, 2026.

ATTEST: **APPROVED AS TO FORM:**

_____ _____

Shelly Schultz, Fairfield Township Fiscal Officer Katherine Barbiere, Township Law Director

FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-103

RESOLUTION ESTABLISHING AND APPROVING THE 2027 FIRE PLAN REVIEW FEE SCHEDULE.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Fairfield Township, Butler County, Ohio, as follows;

SECTION 1: The Board hereby approves the 2027 Fire Plan Review Fee Schedule, as attached hereto as Exhibit "A".

SECTION 2: The Board hereby dispenses with the requirement that this resolution be read on two separate days, pursuant to RC 504.10, and authorizes the adoption of this resolution upon its first reading.

SECTION 3 This resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

SECTION 4: That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

SECTION 5: This resolution shall take effect at the earliest period allowed by law.

Adopted: November 10, 2026

Board of Trustees	**Vote of Trustees**
Michael Berding: _____	_____
Shannon Hartkemeyer: _____	_____
Joe McAbee: _____	_____

AUTHENTICATION
This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this_____ day of _____, 2026.

ATTEST:

_____
Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

_____
Katherine Barbiere, Township Law Director

Fairfield Township Fire Department
Fire Review & System Testing Fees

Fireworks

Item	Fee
Ground Display	$75
Aerial Display	$150

Before/After Hours Services

2 hour minimum: $150

Each additional hour: $75/hr

Fire Alarm Systems

Item	Fee
New Installation	$150
Modification	$100
Re-submittal / Re-review	$75
Acceptance / Final Test	Included
Re-test after failed inspection	$75

Fire Sprinkler / Suppression Systems

Item	Fee
New Sprinkler System	$150
Sprinkler Modification	$100
Standpipe System	$100
Fire Pump Review	$150
Underground Fire Line	$150
Hood Suppression / Kitchen System	$100
Clean Agent / Special Hazard Systems	$200

Fire Safety Systems Testing

Item	Fee
Acceptance Test – 1st Test	Included
Re-test due to failed inspection	$75
Missed Scheduled Inspection	$75

Operational Permits / Special Hazards

Item	Fee
Spray Booth / Flammable Finishing	$150
Battery Energy Storage Systems (BESS)	$200

High-Piled Storage Review	$150
Hazardous Materials Permit Review	$150
Temporary LPG / Fuel Tank Review	$100

Special Events, Stuctures & Inspections

Stage Plan Review/Inspection	$200
Special Event Structures Plan Review/Inspection	$150
Tent/Membrane structures Plan Review/Inspection	$150
Emergency operations plan review	$100
Special permit fee	$100
Camp site inspection fee	$100
Re-inspections and Resubmitted/Revised Plan Reviews	$75

Enforcement Provision

- Work commenced without required permit/plan review: Double applicable fee (minimum $100).
- Additional re-inspections caused by noncompliance: $75 each.

Fee Waiver Provision

The Fire Chief and/or Fire Prevention Officer may waive fees for public entities, schools, nonprofits, or township-sponsored events when appropriate.

FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-104

RESOLUTION DESIGNATING FAIRFIELD TOWNSHIP STORM WATER SYSTEM FOR BID ON THE ATTACHED CIPP PHASE 4 ESTIMATE LIST (ATTACHMENT "A"), TO BE CERTIFIED FOR FUNDING UPON THE AWARDING OF CONTRACT, AS DETERMINED BY THE BUTLER COUNTY ENGINEERS OFFICE, WITH A COST NOT TO EXCEED $80,533.91 PAID FROM THE JEDD FUND #2901.

WHEREAS: Butler County can receive a discount on Storm Water Projects within the County; and

WHEREAS: Butler County has provided Fairfield Township an estimate for work for Fairfield Township storm water project based on desired 2027 work, with said estimate subject to change upon selection of bid by Butler County; and

WHEREAS: Butler County has requested that all Township Resolutions be completed and returned for inclusion in the county contract; and

WHEREAS: Funds will be paid directly to the vendor Butler County contracts with; and

WHEREAS: The Fairfield Township Storm Water Project estimate for 2027 is $80,533.91 and will be paid from the JEDD Fund #2901; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Fairfield Township, Butler County, Ohio, as follows;

SECTION 1: The Board hereby designates 2027 Fairfield Township Storm Water Project for bid as set forth on the attached CIPP Phase 4 estimate list as seen herein as attachment "A", to be certified for funding upon the awarding of contract for storm water restoration with a cost not to exceed $80,533.91 and will be paid from the JEDD Fund #2901.

SECTION 2: The Board hereby dispenses with the requirement that this resolution be read on two separate days, pursuant to RC 504.10, and authorizes the adoption of this resolution upon its first reading.

SECTION 3 This resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

SECTION 4: That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

SECTION 5: This resolution shall take effect at the earliest period allowed by law.

Adopted: November 10, 2026

Board of Trustees	**Vote of Trustees**
Michael Berding: _____	_____
Shannon Hartkemeyer: _____	_____
Joe McAbee: _____	_____

AUTHENTICATION
This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this_____ day of _____, 2026.

ATTEST:

_____
Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

_____
Katherine Barbiere, Township Law Director

UNIT PRICE	$175.00	$15.00	4.7%	1.30%	0.04%	0.04%	10.00%	
ITEM	834	611	624	614		802		
Fairfield Township 2026 CIPP Phase 4 10-9-2026	24" Conduit CIPP Liner APP	Clean and Video 24" Conduit	Mobilization	Maintaining Traffic	Premium On Bid Bond	Premium On Insurance	Contingencies	
	LF	LF	LS	LS	LS	LS	LS	COST
Brofield- Eastfield Ct to Bayberry Dr	365	365	3284.62	904.02	30.13	30.13	6935.00	$80,533.91
TOTAL	365	365	3284.62	904.02	30.13	30.13	6935.00	$80,533.91

FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-105

RESOLUTION AUTHORIZING THE ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH MOBILCOMM TO INSTALL A LOCUTION FIRE STATION ALERT SYSTEM WITH PA AND DISTRIBUTED SPEAKER SYSTEM IN FIRE STATION 211 IN THE AMOUNT OF $64,994.52 AND WILL BE PAID FROM THE FIRE FUND #2111.

WHEREAS: The Township built Fire Station 211 in 2000, and the station is currently undergoing needed renovations to address leaks and improve efficiency with all its mechanical systems; and

WHEREAS: Locution is a necessary fire alert system that converts computer-aided dispatch (CAD) data into a natural sounding accent-neutral synthesized voice that broadcasts emergency details to the station; and

WHEREAS: When an emergency call comes in, the system automatically triggers station lights, speakers, message boards, and even fire bay doors; and

WHEREAS: Locution also selectively alerts only the specific crews or stations needed for a particular incident, cutting down on unnecessary noise for off-duty or unrelated units; and

WHEREAS: Locution cuts down on processing and dispatch times, getting first responders out the door quicker and it minimizes the time dispatchers spend talking on live emergency radio channels.

WHEREAS: Fire Station 211 currently does not have locution and is currently operating from a mobile radio and G4 connector with 2 different frequencies, so no calls are missed.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Fairfield Township, Butler County, Ohio, as follows;

SECTION 1: The Board hereby authorizes the Administrator to enter into an agreement with Mobilcomm to install a Locution Fire Station Alert System with PA and Distributed Speaker System in Fire Station 211 in the amount of $64,994.52 and will be paid from the Fire Fund #2111.

SECTION 2: The Board approves an increase in appropriations for the Fire Fund in the amount of $64,994.52 in line item 2111-760-790-0000 Other Capital Outlay.

SECTION 3: The Board hereby dispenses with the requirement that this resolution be read on two separate days, pursuant to RC 504.10, and authorizes the adoption of this resolution upon It's first reading.

SECTION 4: This resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

SECTION 5: That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

SECTION 6: This resolution shall take effect at the earliest period allowed by law.

Adopted: November 10, 2026

Board of Trustees	**Vote of Trustees**
Michael Berding: _____	_____
Shannon Hartkemeyer: _____	_____
Joe McAbee: _____	_____

AUTHENTICATION

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this_____ day of _____, 2026.

ATTEST:

_____
Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

_____
Katherine Barbiere, Township Law Director

Mobilcomm

1211 WEST SHARON ROAD, CINCINNATI, OHIO 45240 513-595-5800

PROPOSAL FOR: Fairfield Twp Fire
ADDRESS: 6048 Morris Rd
CITY, STATE, ZIP: Fairfield Twp, Ohio 45011

SYSTEM #:
SALES TAX:
DATE: 9/24/2026
EXPIRES: 30 Days
REV: 1

ATTENTION: Captain Jordan Peters
E-MAIL: bpeters@fairfieldtwp.org
TELEPHONE: (513) 785-2298

SALES REP: Dave Morris
TELEPHONE: 513-595-5901
E-MAIL: dmorris@mobilcomm.com

QUOTE #:
PREPARED BY: Rick Swain
TELEPHONE: 513-595-5864
E-MAIL: rswain@mobilcomm.com

DESCRIPTION: **Fairfield Twp. Fire Station #211, Locution Fire Station Alert (Core) System with PA and distributed speaker system installation.**

See Scope of Work page.

No Motorola Radios are included in this quote.

Documents Included:
Scope of Work
Terms & Conditions

Note: Do Not Order from this proposal.
Customer/Design Review required prior to placing an order.

50 % Payable to Mobilcomm upon receipt of Order	$32,497.26
30 % Payable to Mobilcomm upon receipt of Equipment	$19,498.36
20 % Payable to Mobilcomm upon Completion	$12,998.90
Sales Tax is Not Included:	
Total Payable to Mobilcomm:	**$64,994.52**

ACCEPTED BY: _____ **PO #:** _____

PRINT NAME: _____ **DATE:** _____

ITEM	QTY	DESCRIPTION	SUBTOTAL	MA
A		**Locution Fire Station System & Installation**	**24,336.00**	
1	1	Prime Alert Remote Client. Full Functionality station alert dispatching		
2	1	Prime Alert Remote Client add-on module for relay switching		
3	1	Control Panel, including dual power supplies		
4	1	Station PC Assembly		
5	1	Intelligent Audio Switch		
6	1	Radio Interface Unit - Active		
7	9	Night Vision Illuminator LED - Wall or Ceiling		
8	1	Locution Project Management		
9	1	Shipping & Handling		
10	1	Install of Core Fire House Alert System		
11		NLVI-H installation in Bunks and Hallway		
B		**Building PA Amplifier & Speaker System**	**39,722.84**	
1	1	Bogen 150 Watt Vector Series Amp		
2	1	Rack Mount Kit for Power Vector Amp		
3	1	Wall Bracket		
4	3	Transformer Balanced Line Input Screw Terminal		
5	21	Ceiling Speaker		
6	2	Volume Control with Priority Override 10 w		
7	11	Volume Control 10 w		
8	2	Volume Control 35 w		
9	2	SoundSphere		
10	2	Speaker Mounting Kit		
11	2	70 Volt Line Transformer		
12	2	Beam Clamp		
13	1	100 w Speaker Attenuator		
14	6	Box Wall Speaker		
15	1	Wall Speaker		
16	1	Outdoor Horn Speaker		
17	2	Outdoor Security Strobe Light, Red		
18	2	Wall Bracket		
19	1	Lighting Control Relay 30 A Contacts 24 VDC Coil		
20	2	Wire, 1000', 1 pair Plenum, 18 ga		
21	1	Wire, 2 pair Plenum, 18 ga		
22	1	Wire, 1 pair Plenum, 16 ga		
23	1	12 Months of Onsite Service		
24	1	Misc Hardware and Cable Management		
25		Installation		

ITEM	QTY	DESCRIPTION		SUBTOTAL	MA
		* Information Only *			
C		Locution - Ongoing Support Maintenance Cost			
		NOTE: Maintenance is not included in the total price & begins after			
		the 1 Year Warranty Period has ended. (Direct With Locution)			
		Locution Maintenance(MAINT01): Includes annual maintenance for:			
1.a		* PrimeAlert Station Software Client	$359.00		
1.b		* PrimeAlert Station Software Client Add-ons	$282.00		
1.c		*Locution Station Control Panel	$493.00		
1.d		*Intelligent Audio Switch	$103.00		
1.e		*Radio Interface Unit	$128.00		
1.f		*LED Lightning (switched)	$193.00		
		Total Yearly Maint fees (after warranty period)	**$1558.00**		
		Project Management		645.00	
				SHIPPING:	**$290.68**
				SALES TAX IS NOT INCLUDED:	
				PROJECT TOTAL:	**$64,994.52**

SCOPE of WORK for:	Fairfield Twp Fire
Description of Work:	Fairfield Twp. Fire Station #211, Locution Fire Station Alert (Core)
Proposal By:	Rick Swain

Work Description	Details - Please contact Rick Swain for questions or clarification of this document	Mobilcom m	Customer	Other
Notes and Assumptions:	1) This quote is to provide a Locution Core Fire Station Fire Station Alert System and Fire House PA System including all components and installation.	X	X	
	2) Two SoundSphere speakers will be installed in the Apparatus Bays.	X		
	3) The Locution Core cabinet and PA equipment will be installed in a storage / IT room off of the Training Room.		X	
	4) A 20A 120 Volt dedicated outlet for the House Alert and PA equipment, supplying Emergency Power needs to be available within 6' of equipment.		X	
	5) A distributed speaker system will have speakers throughout the station..	X	X	
	6) Each Bunk Room will have a speaker, with a wall mounted standard volume control and a Red Night Vision Light.	X	X	
	7) Three additional Night Vision Lights will be in the Bunk Room Hallways.	X	X	
	8) Standard wall mounted Volume Controls will be installed in the 5 Admin Offices.	X	X	
	9) Priority Volume Controls, will be installed on the Training Room and Captain's Office speakers. These Volume Controls have a Page feature which will ramp it's speaker's volume up to max during an active station Alert sequence, even though the volume control may be turned down..	X	X	
	10) Strobe Lights and outdoor speakers, with inside wall mounted Volume Controls, will be installed on the outside of the Day Room-Kitchen area above the door and outside of the North front Apparatus Bay wall. (See Device Location Page)	X	X	
	11) A dry contact closure will be provided to trigger the turn on activation for the Apparatus Bay overhead lights. It is the responsibility of others to wire that closure into the customers light controller equipment.	X	X	X
	12) All Night Vision Lights, Strobe lights, Volume Control overrides and dry contact closures will be activated upon a Station Alert and will remain active for a preset time. When the timer times out they will reset and become ready for the next alert.	X	X	
	13) Customer to supply a working Motorola APX mobile radio complete with power supply and accessories, to be used as the RF Fallback Radio to keep Locution system alive during network outages. Radio should be programmed on Station 211 dedicated Talk Group.	X	X	
	14) Customer to supply a monitor receiver, for Station Monitor Traffic. (Existing Unication Pager?)	X	X	
	15) The existing antennas will be reused and are assumed to be in good working order.	X	X	
	16) Customer to supply a quality network connection within 8' of the Locution EZ-Zone cabinet.	X	X	
Prevailing Wage.	17) This quote reflects Prevailing Wage levels for normal business hours Monday through Friday.	X	X	

TERMS / CONDITIONS for:	**Fairfield Twp Fire**
Description of Work:	**Fairfield Twp. Fire Station #211, Locution Fire Station Alert (Core)**
Proposal By:	**Rick Swain**

Item Description	Details - Please contact Rick Swain for questions or clarification of this document	Mobilcomm	Customer	Other
Owner Responsibilities	**Costs associated with any of the following are excluded unless specifically listed in the proposal**			
	Cost of any required permits for zoning and/or building will be the owner(s) responsibility		X	
	Access to building is available to Mobilcomm personnel		X	
	If building or tower space is leased, permission to use the property has been obtained		X	
	Leased tower space may require load analysis and additional fees imposed by the tower owner		X	
	Electric service is available where needed or will be provided by the owner(s)		X	
	IP network requirements, if needed, are understood and agreed to by the owner's IT personnel		X	
	HEPA tents, if required, must be supplied by the owner(s)		X	
	Rental of lift platforms, if required, is not included		X	
	Mobilcomm must be informed of any known or potential hazards on the property; if hazards are present, cost for remediation will be the owner(s) responsibility.		X	
	If asbestos is present, cost for remediation will be the owner(s) responsibility		X	
	Notify Mobilcomm prior to the proposal if plenum rated cable is required for any portion of the project		X	
	Notify Mobilcomm prior to the proposal if site safety training is required and length of time to complete		X	
Assumptions	Floor space or wall space is available		X	
	Antenna & cable routing paths are available		X	
	Building ground system connection is available		X	
	A backup power plan, if required, is understood and agreed to by the owner(s)		X	
	The proposed radio coverage area is understood and agreed to by the owner(s)		X	
	An FCC license can be obtained for the required frequency(s)		X	
	Subscriber radio programming plan is understood and agreed to by the owner(s)		X	
	A site inspection and installation plan has been performed and approved by the owner(s)		X	
	All work will be performed during normal business hours		X	
Proposal	All work is proposed during normal business hours, 8:00am through 4:00pm Monday through Friday			
	After hours or weekend work is not included; if required, additional labor will be added to the final invoice			
	Prevailing wage is not included; if required, Mobilcomm must be notified before accepting this proposal			
	Title will pass upon shipment, risk of loss will pass upon delivery to purchaser's facility			
	Additional charges will apply for any material or labor not included in this document			
	This proposal is valid for 30 days; after that time, a review of the proposal is required			
	Quotations are exclusive of all installation, programming charges and applicable taxes unless expressly stated in the proposal.			
Purchase Orders	Purchase Orders, if required, must be included with the signed copy of this quotation.			
Confidential	This proposal has been prepared for use of the addressee only. This document shall not be reproduced and/or distributed to anyone other than the addressee and required personnel.			
Liability & Damages	Mobilcomm's total liability, arising from the ordered products, will be limited to the purchase price of the products with respect to which losses or damages are claimed.			
	In no event will Mobilcomm be liable for incidental or consequential damages			
Maintenance Agreement	Maintenance (if included) provides labor and parts for the time period stated at the bottom of this quotation. Please read the maintenance agreement document for additional conditions and/or restrictions that may apply to your particular equipment.			
Manufacturer's Warranty	Manufacturer's standard equipment warranty (furnished upon request) applies to all ordered equipment. Mobilcomm disclaims all other warranties with respect to the ordered products, express or implied, including the implied warranties or merchantability and fitness for a particular purpose.			
Returns	Ordered equipment may be returned for a full refund, less a 20% restocking fee, if the equipment is returned unused and undamaged, in it's original packaging, within fifteen (15) days after shipment.			
Payment Terms & Tax	If sales tax is not included, this is indicated on the proposal			
	Final payment is due within thirty (30) days after completion of the project			
	Payment by credit card on orders over $5000 will have a 3% surcharge added to the final invoice			
Acceptance	By accepting this proposal, it is assumed that you have read and understood these terms and conditions. If you do not understand this document or scope of work, please contact the person that prepared this document for clarification.			