



AGENDA

FAIRFIELD TOWNSHIP BOARD OF TRUSTEES MEETING THURSDAY, MAY 14, 2026 4:00 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

PRESENTATIONS

- A. Final Development Plan for Bridgewater Church – Motley7 Brew LLC
- B. Resolution No. 26-49 Resolution to Approve the Final Planned Unit Development Plan for 7 Brew, As Set Forth in Zoning Case FTZ26-2C Final PUD.
 1. Motion to adopt the resolution: _____; 2nd _____
 - a. Vote: _____ Berding _____ Hartkemeyer _____ McAbee
 - b. President declares motion _____.

ITEMS FOR BOARD DISCUSSION

- A. Budget
- B. Fire Station Renovations
- C. Election Results

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, April 14, 2026
- B. Recommend motion to approve the minutes

- C. Recommend motion to approve payment of the bills by the Fiscal Office

RESOLUTIONS – Consent Agenda Items

- A. Resolution No. 26-47 Resolution Approving Open Purchase Order Balances.
- B. Resolution No. 26-48 Resolution Declaring Nuisance and Ordering Abatement.

FISCAL OFFICER REPORT – Fiscal Officer

ADMINISTRATOR’S REPORT – Administrator

MOTION

- A. Motion to Appoint Kimberly Lapensee to act as Representative and Dianne French to act as Alternate Representative to the Ohio Township Association Risk Management Authority (OTARMA).
- B. Motion to Schedule the Public Hearing Date of June 23, 2026, at 7:00 PM to discuss the Fiscal Year 2027 Budget.
- C. Motion to Authorize the Township Administrator to sign a natural gas contract with a supplier to be determined only if the price does not exceed Duke Energy Ohio’s default “Gas Cost” at the time of signing for a term not to exceed 24 months.

RESOLUTIONS

- A. Resolution No. 26-45 Resolution Designating Fairfield Township Roads for Bid on the Attached 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 \$14,711.34.
 - 1. Motion to adopt the resolution: _____; 2nd _____
 - a. Vote: _____ Berding _____ Hartkemeyer _____ McAbee
 - b. President declares motion _____.
- B. Resolution No. 26-50 Resolution Authorizing the Administrator to Execute all Necessary Documents to Renew the Township’s Coverage with OTARMA through RiskSource Clark Theders Insurance Agency, at a Cost of \$242,649.00 Effective June 1, 2026 through May 31, 2027.
 - 1. Motion to adopt the resolution: _____; 2nd _____
 - a. Vote: _____ Berding _____ Hartkemeyer _____ McAbee
 - b. President declares motion _____.
- C. Resolution No. 26-51 Resolution Dispersing \$564,260.61 from the Tax Increment Financing (TIF) Districts from Fund Numbers 2904, 2906, 2908, and 2910 for Distribution of TIF Monies Collected to the Fairfield City School District.
 - 1. Motion to adopt the resolution: _____; 2nd _____
 - a. Vote: _____ Berding _____ Hartkemeyer _____ McAbee
 - b. President declares motion _____.
- D. Resolution No. 26-52 Resolution Authorizing Payment of \$536,795.52 to the Butler County Finance Authority as Outlined in the Development Agreement for the Seward Road Development Paid from the Seward Road TIF 2908.
 - 1. Motion to adopt the resolution: _____; 2nd _____
 - a. Vote: _____ Berding _____ Hartkemeyer _____ McAbee
 - b. President declares motion _____.
- E. Resolution No. 26-53 Resolution Authorizing Payment of \$19,520.06 to Basis Companies as Outlined in the Development Agreement for the Bridgewater Development Paid from the Bridgewater TIF 2910.
 - 1. Motion to adopt the resolution: _____; 2nd _____
 - a. Vote: _____ Berding _____ Hartkemeyer _____ McAbee
 - b. President declares motion _____.

F. Resolution No. 26-54 Resolution Authorizing the Township Administrator to Execute an Employment Agreement with Deyonte Tipton.

- 1. Motion to adopt the resolution: _____; 2nd _____
- a. Vote: _____ Berding _____ Hartkemeyer _____ McAbee
- b. President declares motion _____.

G. Resolution No. 26-55 Resolution Amending Article _____ of the Personnel Policy Manual for Fairfield Township (FIRST READING WITH AN OPTION TO APPROVE).

- 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

- Armed Forces Day/Police Memorial Day/Memorial Day – May 15, 2026, at 5:30 PM at Heroes Park.
- Memorial Day Observed – Monday, May 25, 2026. All township offices will be closed.
- Board of Zoning Appeals Meeting – Thursday, May 28, 2026, at 7:00 PM at the Administration building.
- Hamilton/Fairfield Township JEDD Meeting – Thursday, June 11, 2026, at 8:00 AM at the Administration building.
- Juneteenth Holiday – Friday, June 19, 2026. All township offices will be closed.
- Board of Trustees Regular Meeting – Tuesday, June 23, 2026, at 7:00 PM at the Administration building.

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; and
- ORC 121.22 (G)(2) to consider the purchase of property for public purposes, the sale of property at competitive bidding, or the sale or other disposition of unneeded, obsolete, or unfit-for-use property in accordance with section 505.10 of the revised code; and

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.

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-45**

**RESOLUTION DESIGNATING FAIRFIELD TOWNSHIP ROADS FOR BID ON THE
ATTACHED 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 \$14,711.34**

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

WHEREAS: Butler County has provided Fairfield Township an estimate for work on Fairfield Township roads based on desired 2026 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 following roads will be retraced in 2026: Tuley Road, Princeton Road, and Morris Road and will be paid from Fund #4903;

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

SECTION 1: The Board hereby designates 2026 Fairfield Township roads for bid as set forth on the attached 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 \$14,711.34.

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: May 12, 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 Barbieri, Township Law Director

**Fairfield Township
2026 Retrace Estimate
October 1, 2025**

		ITEM	642										614	802				
Road	Start	Finish	Mile	Mile	Mile	Mile	LF	LF	EA	LF	LF	EA	EA	LS	LS	LS	LS	COST
TULEY RD	TYLERSVILLE	ALSTON AVE	0.657	1.313	0.000	0.000	0	0	0	0	0	0	0	7.317	5.207	3.471	83.2017	\$1,118.10
PRINCETON RD	BYPASS 4	DEAD END	2.087	3.454	0.264	1.200	156	254	41	340	3695	0	0	54.17	38.54	25.7	615.921	\$8,277.03
MORRIS RD	TYLERSVILLE	MILLIKIN	1.962	3.727	0.000	0.000	0	100	6	130	520	4	6	34.79	24.76	16.5	395.597	\$5,316.22
		TOTAL	4.706	8.494	0.264	1.200	156,000	354	47	470	4215	4	6	96.27	68.51	45.67	1094.72	\$14,711.34

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-47**

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: May 12, 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 Barbieri, Township Law Director

Updated as of 5/4/2026	PO #	Issue Date	Account Code	Account Code	Acct Amount	Curr Balance	Department	Vendor	Notes
	275-2026	4/8/26	1000-110-221-0000	1000-110-221-0000	\$541.56	\$525.07	GENERAL	VENTEGR A INC	PHARMACY PAYMENTS FOR ALL DEPTs
	276-2026	4/8/26	1000-110-221-0000	1000-110-221-0000	\$525.07	\$84.82	GENERAL	VENTEGR A FOUNDATION	PHARMACY PAYMENTS FOR ALL DEPTs
	280-2026	4/9/26	1000-110-221-0000	1000-110-221-0000	\$84.00	\$0.00	GENERAL	MEDBEN RX LLC	CHECK 1030
	289-2026	4/8/26	1000-110-221-0000	1000-110-221-0000	\$411.39	\$0.00	GENERAL	MERCY HEALTH PHYSICIANS	CHECK 1362
	291-2026	4/8/26	1000-110-221-0000	1000-110-221-0000	\$197.51	\$0.00	GENERAL	CHMC COMMUNITY HEALTH SERVICES NETWORK	CHECK 1363
	292-2026	4/8/26	1000-110-221-0000	1000-110-221-0000	\$618.30	\$0.00	GENERAL	CINCINNATI CHILDREN'S HOSPITAL	CHECK 1364
	297-2026	4/8/26	1000-110-221-0000	1000-110-221-0000	\$175.49	\$0.00	GENERAL	MERCY HEALTH PHYSICIANS	CHECK 1369
	305-2026	4/8/26	1000-110-221-0000	1000-110-221-0000	\$40.98	\$0.00	GENERAL	NOURISH REMITTANCE ADDRESS	CHECK 1377
	306-2026	4/8/26	1000-110-221-0000	1000-110-221-0000	\$339.00	\$0.00	GENERAL	OGI ANESTHESIA LLC	CHECK 1378
	314-2026	4/9/26	1000-110-221-0000	1000-110-221-0000	\$15,000.00	\$15,000.00	GENERAL	MEDBEN MEDICAL PAYMENTS	MEDICAL PAYMENTS FOR ALL DEPARTMENTS
	316-2026	4/8/26	1000-110-221-0000	1000-110-221-0000	\$68.49	\$0.00	GENERAL	VENTEGR A FOUNDATION	CHECK 1359 - CLOSED
	318-2026	4/10/26	1000-110-221-0000	1000-110-221-0000	\$702.98	\$0.00	GENERAL	VENTEGR A FOUNDATION	CHECK 1360
	333-2026	4/9/26	1000-110-221-0000	1000-110-221-0000	\$68.49	\$0.00	GENERAL	VENTEGR A FOUNDATION	CHECK 1359
	339-2026	4/21/26	1000-110-221-0000	1000-110-221-0000	\$402.44	\$0.00	GENERAL	VENTEGR A FOUNDATION	CHECK 1020
	334-2026	4/9/26	1000-110-221-0000	1000-110-221-0000	\$711.95	\$0.00	GENERAL	VENTEGR A FOUNDATION	CHECK 1021
	335-2026	4/9/26	1000-110-221-0000	1000-110-221-0000	\$110.45	\$0.00	GENERAL	VENTEGR A FOUNDATION	CHECK 1022
	337-2026	4/9/26	1000-110-221-0000	1000-110-221-0000	\$1.53	\$0.00	GENERAL	VENTEGR A FOUNDATION	CHECK 1024
	338-2026	4/9/26	1000-110-221-0000	1000-110-221-0000	\$209.94	\$0.00	GENERAL	VENTEGR A FOUNDATION	CHECK 1025
	339-2026	4/21/26	1000-110-221-0000	1000-110-221-0000	\$54.60	\$0.00	GENERAL	VENTEGR A FOUNDATION	CHECK 1028
	340-2026	4/21/26	1000-110-221-0000	1000-110-221-0000	\$3.90	\$0.00	GENERAL	VENTEGR A FOUNDATION	CHECK 1029
	341-2026	4/21/26	1000-110-221-0000	1000-110-221-0000	\$378.39	\$0.00	GENERAL	VENTEGR A FOUNDATION	CHECK 1028
	342-2026	4/21/26	1000-110-221-0000	1000-110-221-0000	\$83.26	\$0.00	GENERAL	VENTEGR A FOUNDATION	CHECK 1084
	343-2026	4/21/26	1000-110-221-0000	1000-110-221-0000	\$83.26	\$0.00	GENERAL	VENTEGR A FOUNDATION	CHECK 1085
	347-2026	4/22/26	1000-110-221-0000	1000-110-221-0000	\$15,000.00	\$15,000.00	GENERAL	MEDBEN MEDICAL PAYMENTS	MEDICAL PAYMENTS FOR ALL DEPARTMENTS
	356-2026	4/29/26	1000-110-221-0000	1000-110-221-0000	\$20,000.00	\$19,911.29	GENERAL	MEDBEN MEDICAL PAYMENTS	MEDICAL PAYMENTS FOR ADMIN
	281-2026	4/9/26	1000-110-222-0000	1000-110-222-0000	\$67.00	\$0.00	GENERAL	MEDBEN RX LLC	CHECK 1031
	336-2026	4/9/26	1000-110-222-0000	1000-110-222-0000	\$24.23	\$0.00	GENERAL	VENTEGR A FOUNDATION	CHECK 1023
	354-2026	4/28/26	1000-110-323-0000	1000-110-323-0000	\$84.90	\$84.90	GENERAL	MASON WINLECTRIC CO.	LIGHT BULBS FOR ADMIN BUILDING
	357-2026	4/30/26	1000-110-323-0000	1000-110-323-0000	\$450.00	\$450.00	GENERAL	FIRSTONE PAYMENT CENTER	OIL CHANGE AND BATTERY CHECK FOR ZONING CAR
	326-2026	4/16/26	1000-110-360-0000	1000-110-360-0000	\$650.96	\$0.00	GENERAL	SEDGWICK CLAIMS MANAGEMENT SERVICES, INC.	ANNUAL PAYMENT FOR WORKERS COMPENSATION - APPROVED VIA RESOLUTION 26-40
	344-2026	4/21/26	1000-110-420-0000	1000-110-420-0000	\$500.00	\$500.00	GENERAL	AMAZON CAPITAL SERVICES	MISC OFFICE SUPPLIES
	349-2026	4/23/26	1000-110-420-0000	1000-110-420-0000	\$210.69	\$210.69	GENERAL	HUNTINGTON BANK	FISERV BANK FEE
	351-2026	4/27/26	1000-110-599-0000	1000-110-599-0000	\$20.92	\$0.00	GENERAL	AMANDA J. SAYLOR	COOKIES FOR ARMED FORCES EVENT
	355-2026	4/28/26	1000-110-599-0000	1000-110-599-0000	\$210.00	\$210.00	GENERAL	ROBERTS ROOFING	CLEANING RESTROOMS CONTRACT
	348-2026	4/23/26	1000-610-323-0000	1000-610-323-0000	\$3,600.00	\$3,600.00	GENERAL	CINTAS #009	REPAIR F350 - PUBLIC WORKS
	279-2026	4/9/26	1000-610-360-0000	1000-610-360-0000	\$27,000.00	\$27,000.00	GENERAL	CRONIN FORD NORTH	QUARTERLY FEES FOR DRUG TESTING - DRUGALCOHOL TESTING
	322-2026	4/14/26	2021-330-323-0000	2021-330-323-0000	\$5,000.00	\$279.71	GASOLINE TAX	MERCY OCCUPATIONAL HEALTH & URGENT CARE	ANNUAL PAYMENT FOR WORKERS COMPENSATION - APPROVED VIA RESOLUTION 26-40
	273-2026	4/17/26	2021-330-360-0000	2021-330-360-0000	\$2,000.00	\$2,000.00	GASOLINE TAX	SEDGWICK CLAIMS MANAGEMENT SERVICES, INC.	PERMA-PATCH ASPHALT
	328-2026	4/16/26	2021-330-360-0000	2021-330-360-0000	\$650.65	\$0.00	GASOLINE TAX	FERGUSON US HOLDINGS, INC	SUPPLIES FOR PUBLIC WORKS
	320-2026	4/10/26	2021-330-420-0000	2021-330-420-0000	\$850.00	\$850.00	GASOLINE TAX	VENETRA INC	PHARMACY PAYMENTS FOR ALL DEPTs
	352-2026	4/27/26	2021-330-599-0000	2021-330-599-0000	\$500.00	\$337.87	GASOLINE TAX	COMPREHENSIVE URGENT CARE LLC	CHECK 1354
	275-2026	4/8/26	2031-330-221-0000	2031-330-221-0000	\$185.71	\$178.98	ROAD AND BRIDGE	FORT HAMILTON HOSPITAL	CHECK 1367
	276-2026	4/8/26	2031-330-221-0000	2031-330-221-0000	\$178.98	\$102.95	ROAD AND BRIDGE	MEDBEN MEDICAL PAYMENTS	MEDICAL PAYMENTS FOR ALL DEPARTMENTS
	285-2026	4/8/26	2031-330-221-0000	2031-330-221-0000	\$113.90	\$0.00	ROAD AND BRIDGE	VENTEGR A FOUNDATION	CHECK 1360
	295-2026	4/8/26	2031-330-221-0000	2031-330-221-0000	\$1,310.33	\$0.00	ROAD AND BRIDGE	VENTEGR A FOUNDATION	CHECK 1023
	314-2026	4/9/26	2031-330-221-0000	2031-330-221-0000	\$15,000.00	\$15,000.00	ROAD AND BRIDGE	VENTEGR A FOUNDATION	CHECK 1024
	317-2026	4/9/26	2031-330-221-0000	2031-330-221-0000	\$9.22	\$0.00	ROAD AND BRIDGE	VENTEGR A FOUNDATION	CHECK 1025
	336-2026	4/9/26	2031-330-221-0000	2031-330-221-0000	\$411.83	\$0.00	ROAD AND BRIDGE	VENTEGR A FOUNDATION	CHECK 1027
	337-2026	4/9/26	2031-330-221-0000	2031-330-221-0000	\$0.00	\$0.00	ROAD AND BRIDGE	VENTEGR A FOUNDATION	CHECK 1028
	338-2026	4/9/26	2031-330-221-0000	2031-330-221-0000	\$3.44	\$0.00	ROAD AND BRIDGE	VENTEGR A FOUNDATION	CHECK 1029
	339-2026	4/21/26	2031-330-221-0000	2031-330-221-0000	\$2.64	\$0.00	ROAD AND BRIDGE	VENTEGR A FOUNDATION	CHECK 1084
	340-2026	4/21/26	2031-330-221-0000	2031-330-221-0000	\$17.55	\$0.00	ROAD AND BRIDGE	VENTEGR A FOUNDATION	CHECK 1085
	341-2026	4/21/26	2031-330-221-0000	2031-330-221-0000	\$25.35	\$0.00	ROAD AND BRIDGE	VENTEGR A FOUNDATION	CHECK 1376
	342-2026	4/21/26	2031-330-221-0000	2031-330-221-0000	\$29.25	\$0.00	ROAD AND BRIDGE	VENTEGR A FOUNDATION	CHECK 1377
	343-2026	4/21/26	2031-330-221-0000	2031-330-221-0000	\$18.56	\$0.00	ROAD AND BRIDGE	VENTEGR A FOUNDATION	CHECK 1378
	347-2026	4/22/26	2031-330-221-0000	2031-330-221-0000	\$21.17	\$0.00	ROAD AND BRIDGE	VENTEGR A FOUNDATION	CHECK 1382
	275-2026	4/8/26	2081-210-221-0000	2081-210-221-0000	\$3,569.52	\$3,163.27	POLICE	VENTEGR A INC	MEDICAL PAYMENTS FOR ALL DEPARTMENTS
	276-2026	4/8/26	2081-210-221-0000	2081-210-221-0000	\$2,760.17	\$342.51	POLICE	VENTEGR A FOUNDATION	PHARMACY PAYMENTS FOR ALL DEPTs
	278-2026	4/8/26	2081-210-221-0000	2081-210-221-0000	\$544.46	\$0.00	POLICE	VENTEGR A FOUNDATION	PHARMACY PAYMENTS FOR ALL DEPTs
	296-2026	4/8/26	2081-210-221-0000	2081-210-221-0000	\$0.39	\$0.00	POLICE	FAMILY ALLERGY AND ASTHMA	CHECK 1368
	302-2026	4/8/26	2081-210-221-0000	2081-210-221-0000	\$1,662.50	\$0.00	POLICE	CHILDRENS HOSPITAL MEDICAL CENTER	CHECK 1374
	304-2026	4/8/26	2081-210-221-0000	2081-210-221-0000	\$104.25	\$0.00	POLICE	MERCY HEALTH PHYSICIANS	CHECK 1376
	307-2026	4/8/26	2081-210-221-0000	2081-210-221-0000	\$4,848.66	\$0.00	POLICE	MERCY HEALTH ANDERSON HOSPITAL	CHECK 1379
	308-2026	4/8/26	2081-210-221-0000	2081-210-221-0000	\$475.00	\$0.00	POLICE	Hines & Associates Inc	CHECK 1380
	309-2026	4/8/26	2081-210-221-0000	2081-210-221-0000	\$933.80	\$0.00	POLICE	Hines & Associates Inc	CHECK 1381
	310-2026	4/8/26	2081-210-221-0000	2081-210-221-0000	\$10.63	\$0.00	POLICE	PROFESSIONAL RADIOLOGY INC	CHECK 1382
	311-2026	4/8/26	2081-210-221-0000	2081-210-221-0000	\$101.19	\$0.00	POLICE	PINPOINT BEHAVIORIAL HEALTH SOLUTIONS	CHECK 1383
	313-2026	4/9/26	2081-210-221-0000	2081-210-221-0000	\$77.90	\$0.00	POLICE	CHILDRENS HOSPITAL MEDICAL CENTER	CHECK 1385
	314-2026	4/9/26	2081-210-221-0000	2081-210-221-0000	\$50,000.00	\$50,000.00	POLICE	MEDBEN MEDICAL PAYMENTS	MEDICAL PAYMENTS FOR ALL DEPARTMENTS
	316-2026	4/8/26	2081-210-221-0000	2081-210-221-0000	\$11.85	\$0.00	POLICE	THE PHIA GROUP LLC	CHECK 1358 - CLOSED
	317-2026	4/8/26	2081-210-221-0000	2081-210-221-0000	\$280.89	\$0.00	POLICE	VENTEGR A FOUNDATION	CHECK 1359 - CLOSED
	318-2026	4/10/26	2081-210-221-0000	2081-210-221-0000	\$280.89	\$0.00	POLICE	VENTEGR A FOUNDATION	CHECK 1360

Updated as of 5/4/2026		Issue Date	Account Code	Acct Amount	Curr Balance	Department	Vendor	Notes
319-2026	4/10/26	2081-210-221-0000	\$11.85	\$0.00	POLICE	THE PHIA GROUP LLC	CHECK 1358	
331-2026	4/20/26	2081-210-221-0000	\$144,000.00	\$130,832.77	POLICE	MEDBEN ADMINISTRATORS INSURANCE AGENCY	POLICE MEDICAL INSURANCE	
333-2026	4/9/26	2081-210-221-0000	\$43.57	\$0.00	POLICE	VENTEGRA FOUNDATION	CHECK 1020	
334-2026	4/9/26	2081-210-221-0000	\$100.36	\$0.00	POLICE	VENTEGRA FOUNDATION	CHECK 1021	
336-2026	4/9/26	2081-210-221-0000	\$5,291.70	\$0.00	POLICE	VENTEGRA FOUNDATION	CHECK 1023	
337-2026	4/9/26	2081-210-221-0000	\$38.75	\$0.00	POLICE	VENTEGRA FOUNDATION	CHECK 1024	
338-2026	4/9/26	2081-210-221-0000	\$2,903.64	\$0.00	POLICE	VENTEGRA FOUNDATION	CHECK 1025	
339-2026	4/21/26	2081-210-221-0000	\$39.00	\$0.00	POLICE	VENTEGRA FOUNDATION	CHECK 1027	
340-2026	4/21/26	2081-210-221-0000	\$52.65	\$0.00	POLICE	VENTEGRA FOUNDATION	CHECK 1029	
341-2026	4/21/26	2081-210-221-0000	\$80.75	\$0.00	POLICE	VENTEGRA FOUNDATION	CHECK 1028	
342-2026	4/21/26	2081-210-221-0000	\$74.41	\$0.00	POLICE	VENTEGRA FOUNDATION	CHECK 1084	
343-2026	4/21/26	2081-210-221-0000	\$943.57	\$0.00	POLICE	VENTEGRA FOUNDATION	CHECK 1085	
347-2026	4/22/26	2081-210-221-0000	\$20,000.00	\$20,000.00	POLICE	MEDBEN MEDICAL PAYMENTS	MEDICAL PAYMENTS FOR ALL DEPARTMENTS	
271-2026	4/6/26	2081-210-251-0000	\$102.87	\$0.00	POLICE	ASHLYN FATH	UNIFORM REIMBURSEMENT	
325-2026	4/16/26	2081-210-251-0000	\$36.70	\$0.00	POLICE	MITCHELL WILLIAMS	DRYCLEANING REIMBURSEMENT	
345-2026	4/22/26	2081-210-251-0000	\$36.21	\$36.21	POLICE	MITCHELL WILLIAMS	DRYCLEANING REIMBURSEMENT	
267-2026	4/3/26	2081-210-318-0000	\$650.00	\$0.00	POLICE	UNITED TACTICAL SYSTEMS LLC	POLICE TRAINING	
350-2026	4/24/26	2081-210-318-0000	\$175.00	\$175.00	POLICE	OHIO PEACE OFFICERS TRAINING	TRAINING FOR POLICE OFFICERS	
269-2026	4/3/26	2081-210-323-0000	\$300.00	\$300.00	POLICE	HUNTINGTON CREDIT CARD	TRI-STATE PUBLIC SAFETY PURCHASE FOR POLICE DEPARTMENT	
332-2026	4/21/26	2081-210-323-0000	\$863.25	\$0.00	POLICE	VALVOLINE LLC	PD OIL CHANGE/UNPAID INVOICES/NEVER RECEIVED	
346-2026	4/22/26	2081-210-323-0000	\$1,514.06	\$1,514.06	POLICE	CRONIN FORD NORTH	REPAIRS TO #007 POLICE VEHICLE	
268-2026	4/3/26	2081-210-360-0000	\$23.00	\$0.00	POLICE	HUNTINGTON CREDIT CARD	GUTH LABS PURCHASE FOR POLICE DEPARTMENT	
270-2026	4/6/26	2081-210-360-0000	\$650.00	\$650.00	POLICE	HUNTINGTON CREDIT CARD	PEPPERBALL INSTRUCTOR/ARMORER CERTIFICATION FOR POLICE	
326-2026	4/16/26	2081-210-360-0000	\$3,439.15	\$0.00	POLICE	SEDGWICK CLAIMS MANAGEMENT SERVICES, INC.	ANNUAL PAYMENT FOR WORKERS COMPENSATION - APPROVED VIA RESOLUTION 26-40	

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-48**

**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

- | | |
|----------------------|--|
| • 2697 Lenox Ave- | Building Permit, Junk and Debris |
| • 3010 Canal Rd- | No Living Quarters in Vehicle, Vehicle Parking |
| • 6387 Walden Ponds- | Vegetation |
| • 7525 Vinnedge Rd- | Recreational Vehicle Parking |
| • 6320 Sara Ct- | Vegetation |

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: May 12, 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 Barbieri, Township Law Director



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

Case Date:	4/17/2026	Courtesy Notice Date:	
Fairfield Twp Violation #	26-053	NOV Issue Date:	4/17/2026
Address of Violation:	2697 LENOX AVE	Final NOV Issue Date:	
Complainant Name:			
Description:	Repeat nuisance property Resident built an unpermitted fence in their front yard Resident extended the fence beyond their property and completely across property owned by Fairfield Township, Our crews cannot maintain the vegetation due to fence.		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300037000193	2697 LENOX AVE	AFFORDABLE HOUSING IN 513 INC

Violations

Code: 712. Fences as Accessory Uses.

Status: In Violation

712. Fences as Accessory Uses. Fences are permitted as accessory uses in all districts provided they are not located within any street right-of-way or within the front yard. On corner lots, shall not project beyond the minimum front yard setback requirement. It is the responsibility of the property owner to maintain the fence in a safe manner in good condition in compliance with Section 518. 1. All fence construction shall require a Zoning Certificate issued from the Fairfield Township Planning and Zoning Department prior to the start of said construction. 2. Fences in residential districts are limited to a maximum of 6 feet and a minimum of 4 feet in height. 3. No fences in residential districts shall be made or constructed with barbed, electric, or any other material or configuration designed to cause any degree of harm. 4. Fences in non-residential districts shall be limited to a maximum of 8 feet and a minimum of 4 feet in height. 99 5. Persons or entities in non-residential and non-agriculturally zoned areas seeking to make or construct a fence barbed, electric, or any other material or configuration designed to cause any degree of harm or discomfort to any living thing must acquire approval from the Board of Zoning Appeals prior to construction.

Date: 4/17/2026 1:44:00 PM

Required Actions: 712. Fences as Accessory Uses. Fences are permitted as accessory uses in all districts provided they are not located within any street right-of-way or within the front yard

All fence construction shall require a Zoning Certificate issued from the Fairfield Township Planning and Zoning

Fence on township property

Junk and debris on property



Code: 533 Junk

Status: In Violation

The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents.

Date: 4/17/2026 1:49:00 PM

Required Actions:

Notes

Date: 4/17/2026
Note: Repeat nuisance

By: Nick Armstrong

47204/17/2026 01:46:26 PM
2697 LENOX AVE
Repeat nuisance property
04/17/2026 01:45:00 PM
Zoning Department
RAC-2026-00053
New

147104/17/2026 01:31:11 PM
2697 LENOX AVE
04/17/2026 01:02:00 PM
Zoning Department
RAC-2026-00052
New

61212/15/2022 04:01:45 PM
2697 LENOX AVE
Veg, Junk and Debris
07/19/2022 02:39:00 PM
Zoning Department
RAC-2022-00234
Closed

72612/15/2022 04:01:34 PM
2697 LENOX AVE
10/25/2022 11:26:00 AM
Zoning Department
RAC-2022-00349
Closed

43103/25/2022 09:01:57 AM
2697 LENOX AVE
Trash, Junk And Debris
Debris on Property
10/05/2021 12:00:00 AM
Zoning Department
RAC-2021-281
Closed

26810/22/2021 12:12:52 PM
2697 LENOX AVE
Trash, Junk and Debris
10/05/2021 02:39:00 PM
Zoning Department

Date: 4/22/2026
Note: Owner replied to email

By: Nick Armstrong



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: 26-053

Date: 4/17/2026

Property Owner: AFFORDABLE HOUSING IN 513 INC
350 S C ST
HAMILTON ,OH 45013

Address in Violation: 2697 LENOX AVE
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300037000193

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 2697 LENOX AVE.

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

Code: 712. Fences as Accessory Uses.

Status: In Violation

712. Fences as Accessory Uses. Fences are permitted as accessory uses in all districts provided they are not located within any street right-of-way or within the front yard. On corner lots, shall not project beyond the minimum front yard setback requirement. It is the responsibility of the property owner to maintain the fence in a safe manner in good condition in compliance with Section 518. 1. All fence construction shall require a Zoning Certificate issued from the Fairfield Township Planning and Zoning Department prior to the start of said construction. 2. Fences in residential districts are limited to a maximum of 6 feet and a minimum of 4 feet in height. 3. No fences in residential districts shall be made or constructed with barbed, electric, or any other material or configuration designed to cause any degree of harm. 4. Fences in non-residential districts shall be limited to a maximum of 8 feet and a minimum of 4 feet in height. 99 5. Persons or entities in non-residential and non-agriculturally zoned areas seeking to make or construct a fence barbed, electric, or any other material or configuration designed to cause any degree of harm or discomfort to any living thing must acquire approval from the Board of Zoning Appeals prior to construction.

Required Actions: 712. Fences as Accessory Uses. Fences are permitted as accessory uses in all districts provided they are not located within any street right-of-way or within the front yard

All fence construction shall require a Zoning Certificate issued from the Fairfield Township Planning and Zoning

Fence on township property

Junk and debris on property

Comments/Notes:



Township →
Property



Code: 533 Junk

Status: In Violation

The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents.

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.

4/17/2026

Date



Case Date:	4/9/2026	Courtesy Notice Date:	
Fairfield Twp Violation #	26-032	NOV Issue Date:	4/14/2026
Address of Violation:	3010 CANAL RD	Final NOV Issue Date:	
Complainant Name:			
Description:	Resident states someone is living in the camper, on the parcel behind his house.		
Disposition:			
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300024000030	3010 CANAL RD	ARM T INC

Violations

Code: 532.1 Parking of Vehicles **Status:** In Violation

Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited. On all tracts in residential districts, all open off-street parking areas shall be graded, and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobblestone or similar hard surface approved by the Zoning Inspector.

Date: 4/13/2026 3:32:00 PM

Required Actions:



Code: 532.5 No living quarters in vehicle **Status:** In Violation

No living quarters shall be maintained, or any business conducted, in said vehicle, while vehicle is so parked.

Date: 4/13/2026 3:33:00 PM

Required Actions: Reports of people residing in a camper

This is the second notice of violation

Notes

Date: 4/9/2026
Note: Mr. Thompson 513-925-2289

By: Nick Armstrong

513.885.3611

Michael Thompson
'mthompson25171906@gmail' <mthompson25171906@gmail>

Note: Michael Thompson (513-805-2112) **Possible Number
inspected and took photos on 4/9
Note: Email to Property Owner

Good afternoon Mr. Thompson,

I have your email from previous communication in regard to your property at 3010 Canal Rd. We again are receiving complaints that someone is living out of a camper on the camper on the far back side of this property.

Would there be a good time to set a up a call with you? Or could you please call the number listed below?

Thank you in advance.



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: 26-032

Date: 4/14/2026

Property Owner: ARM T INC
5190 DEE ALVA DR
FAIRFIELD ,OH 45014

Address in Violation: 3010 CANAL RD
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300024000030

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 3010 CANAL RD.

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

Code: 532.1 Parking of Vehicles

Status: In Violation

Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited. On all tracts in residential districts, all open off-street parking areas shall be graded, and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobblestone or similar hard surface approved by the Zoning Inspector.

Required Actions:

Comments/Notes:



Camper on Canal Rd

Code: 532.5 No living quarters in vehicle

Status: In Violation

No living quarters shall be maintained, or any business conducted, in said vehicle, while vehicle is so parked.

Required Actions: Reports of people residing in a camper

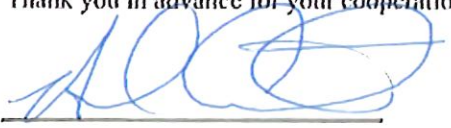
This is the second notice of violation

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.

A handwritten signature in blue ink, appearing to be "AOC", is written over a horizontal line.

4/13/2026

Date



Case Date:	3/24/2026	Courtesy Notice Date:	4/13/2026
Fairfield Twp Violation #	26-024	NOV Issue Date:	4/23/2026
Address of Violation:	6387 WALDEN PONDS CIR	Final NOV Issue Date:	
Complainant Name:			
Description:			
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300144000106	6387 WALDEN PONDS CIR	POWELL,DWAYNE

Violations

Code: 712. Fences as Accessory Uses. **Status:** In Violation

712. Fences as Accessory Uses. Fences are permitted as accessory uses in all districts provided they are not located within any street right-of-way or within the front yard. On corner lots, shall not project beyond the minimum front yard setback requirement. It is the responsibility of the property owner to maintain the fence in a safe manner in good condition in compliance with Section 518. 1. All fence construction shall require a Zoning Certificate issued from the Fairfield Township Planning and Zoning Department prior to the start of said construction. 2. Fences in residential districts are limited to a maximum of 6 feet and a minimum of 4 feet in height. 3. No fences in residential districts shall be made or constructed with barbed, electric, or any other material or configuration designed to cause any degree of harm. 4. Fences in non-residential districts shall be limited to a maximum of 8 feet and a minimum of 4 feet in height. 99 5. Persons or entities in non-residential and non-agriculturally zoned areas seeking to make or construct a fence barbed, electric, or any other material or configuration designed to cause any degree of harm or discomfort to any living thing must acquire approval from the Board of Zoning Appeals prior to construction.

Date: 4/1/2026 11:03:00 AM

Required Actions:

Code: 534 High grass **Status:** In Violation

Grass and weeds on all properties shall be kept at less than eight (8) inches in height.

Date: 4/13/2026 3:35:00 PM

Required Actions: weeds on all properties shall be kept at less than eight (8) inches in height.

Fence must be repaired to a good, working, safe condition





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

Courtesy Notice of Violation

Under Fairfield Township Zoning Resolution
(ORC 505.87 & 505.871)

Case Number: 26-024

Date: 4/13/2026

Property Owner: POWELL,DWAYNE
6387 WALDEN PONDS CIR
FAIRFIELD TOWNSHIP ,OH 45011

Parcel ID: A0300144000106

Property in Violation: 6387 WALDEN PONDS CIR
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 6387 WALDEN PONDS CIR. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s):

Code: 712. Fences as Accessory Uses.

Status: In Violation

712. Fences as Accessory Uses. Fences are permitted as accessory uses in all districts provided they are not located within any street right-of-way or within the front yard. On corner lots, shall not project beyond the minimum front yard setback requirement. It is the responsibility of the property owner to maintain the fence in a safe manner in good condition in compliance with Section 518. 1. All fence construction shall require a Zoning Certificate issued from the Fairfield Township Planning and Zoning Department prior to the start of said construction. 2. Fences in residential districts are limited to a maximum of 6 feet and a minimum of 4 feet in height. 3. No fences in residential districts shall be made or constructed with barbed, electric, or any other material or configuration designed to cause any degree of harm. 4. Fences in non-residential districts shall be limited to a maximum of 8 feet and a minimum of 4 feet in height. 99 5. Persons or entities in non-residential and non-agriculturally zoned areas seeking to make or construct a fence barbed, electric, or any other material or configuration designed to cause any degree of harm or discomfort to any living thing must acquire approval from the Board of Zoning Appeals prior to construction.

Required Actions:

Comments/Notes: It is the responsibility of the property owner to maintain the fence in a safe manner in good condition in compliance with Section 518.

Code: 534 High grass

Status: In Violation

Grass and weeds on all properties shall be kept at less than eight (8) inches in height.

Required Actions: weeds on all properties shall be kept at less than eight (8) inches in height.

Fence must be repaired to a good, working, safe condition

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.

[Handwritten signature in blue ink]

4/13/2026

Date



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: 26-024

Date: 4/23/2026

Property Owner: POWELL,DWAYNE
6387 WALDEN PONDS CIR
FAIRFIELD TOWNSHIP ,OH 45011

Address in Violation: 6387 WALDEN PONDS CIR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300144000106

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 6387 WALDEN PONDS CIR.

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

Code: 712. Fences as Accessory Uses.

Status: In Violation

712. Fences as Accessory Uses. Fences are permitted as accessory uses in all districts provided they are not located within any street right-of-way or within the front yard. On corner lots, shall not project beyond the minimum front yard setback requirement. It is the responsibility of the property owner to maintain the fence in a safe manner in good condition in compliance with Section 518. 1. All fence construction shall require a Zoning Certificate issued from the Fairfield Township Planning and Zoning Department prior to the start of said construction. 2. Fences in residential districts are limited to a maximum of 6 feet and a minimum of 4 feet in height. 3. No fences in residential districts shall be made or constructed with barbed, electric, or any other material or configuration designed to cause any degree of harm. 4. Fences in non-residential districts shall be limited to a maximum of 8 feet and a minimum of 4 feet in height. 99 5. Persons or entities in non-residential and non-agriculturally zoned areas seeking to make or construct a fence barbed, electric, or any other material or configuration designed to cause any degree of harm or discomfort to any living thing must acquire approval from the Board of Zoning Appeals prior to construction.

Required Actions:

Comments/Notes: It is the responsibility of the property owner to maintain the fence in a safe manner in good condition in compliance with Section 518.

Code: 534 High grass

Status: In Violation

Grass and weeds on all properties shall be kept at less than eight (8) inches in height.

Required Actions: weeds on all properties shall be kept at less than eight (8) inches in height.

Fence must be repaired to a good, working, safe condition

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.

4/23/2026

Date



Case Date:	3/17/2026	Courtesy Notice Date:	3/17/2026
Fairfield Twp Violation #	26-020	NOV Issue Date:	4/16/2026
Address of Violation:	7525 VINNEDGE RD	Final NOV Issue Date:	
Complainant Name:			
Description:	RV in driveway		
Disposition:	Send to Trustees		
Assigned to:			

Property

Parcel #	Address	Owner Name
A0300083000053	7525 VINNEDGE RD	RAMHAP CHRISTOPHER T

Violations

Code: 532.4 Recreational Vehicle, trailer, watercraft parking **Status:** In Violation
 No recreational vehicle, utility trailer, camper or watercraft shall be parked in any front yard, unless such item is a minimum of fifty (50) feet from any Right of Way. Recreational vehicles and trailers in the front, rear or side yards must follow setback requirements for accessory structures in this Resolution.

Date: 3/17/2026 11:01:00 AM

Required Actions: minimum of fifty (50) feet from any Right of Way.

RV~ camper not permitted in driveway



Notes



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: 26-020

Date: 4/16/2026

Property Owner: RAMHAP CHRISTOPHER T
7525 VINNEDGE RD
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 7525 VINNEDGE RD
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300083000053

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 7525 VINNEDGE RD.

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

Code: 532.4 Recreational Vehicle, trailer, watercraft parking

Status: In Violation

No recreational vehicle, utility trailer, camper or watercraft shall be parked in any front yard, unless such item is a minimum of fifty (50) feet from any Right of Way. Recreational vehicles and trailers in the front, rear or side yards must follow setback requirements for accessory structures in this Resolution.

Required Actions: minimum of fifty (50) feet from any Right of Way.

RV~ camper not permitted in driveway

Comments/Notes: minimum of fifty (50) feet from any Right of Way.



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.

4/16/2026



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

Courtesy Notice of Violation

Under Fairfield Township Zoning Resolution
(ORC 505.87 & 505.871)

Case Number: 26-020

Date: 3/17/2026

Property Owner: RAMHAP CHRISTOPHER T
7525 VINNEDGE RD
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300083000053

Property in Violation: 7525 VINNEDGE RD
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 7525 VINNEDGE RD. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s):

Code: 532.4 Recreational Vehicle, trailer, watercraft parking

Status: In Violation

No recreational vehicle, utility trailer, camper or watercraft shall be parked in any front yard, unless such item is a minimum of fifty (50) feet from any Right of Way. Recreational vehicles and trailers in the front, rear or side yards must follow setback requirements for accessory structures in this Resolution.

Required Actions: minimum of fifty (50) feet from any Right of Way.

RV- camper not permitted in driveway

Comments/Notes: minimum of fifty (50) feet from any Right of Way.



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 [redacted] with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.



Case Date:	4/14/2026	Courtesy Notice Date:	4/14/2026
Fairfield Twp Violation #	26-040	NOV Issue Date:	5/4/2026
Address of Violation:	6320 SARA CT	Final NOV Issue Date:	
Complainant Name:	Albert Slaughter		
Description:	Vegetation		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300154000011	6320 SARA CT	JACKSON,RAISHAUNA L

Violations

Code: 534 High grass **Status:** In Violation

Grass and weeds on all properties shall be kept at less than eight (8) inches in height.

Date: 4/14/2026 11:13:00 AM

Required Actions: BACK OF PROPERTY IS NOT BEING MAINTAINED.
 GRASS BETWEEN THE FENCE LINE.
 WEEDS BETWEEN THE FENCE.

2nd notice, if not fully cut in 10 days further action will be taken to maintain the grass and asses the property tax




Notes

Date: 4/27/2026 **By:** Nick Armstrong

Note: Grass was cut, neighbor called and said the back was not cut well 'bad haircut'. From what I could see from another street it looked like one section was not cut in far corner, perhaps a patio.

Difficult to determine, will send another letter and try to establish a dialog


Fairfield Township Zoning Department

COURTESY NOTICE OF VIOLATION

Under Fairfield Township Zoning Resolution 2020

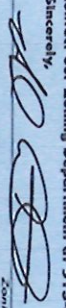
For the Address: 6320 SPAIN CT

- Junk/Debris (Section 532)
- Inoperable/Unregistered Vehicle (Section 532)
- Recreational Vehicle-Commercial Vehicle and/or Trailer (Section 532)
- High Grass/Vegetation (Section 534)

Other/Notes: GRASS 5'

OVER 5'

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: 4-14-26



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: 26-040

Date: 5/4/2026

Property Owner: JACKSON, RAISHAUNA L
6320 SARA CT
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 6320 SARA CT
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300154000011

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 6320 SARA CT.

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

Code: 534 High grass

Status: In Violation

Grass and weeds on all properties shall be kept at less than eight (8) inches in height.

Required Actions: BACK OF PROPERTY IS NOT BEING MAINTAINED.
GRASS BETWEEN THE FENCE LINE.
WEEDS BETWEEN THE FENCE.

2nd notice, if not fully cut in 10 days further action will be taken to maintain the grass and assess the property tax

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.

5/4/2026

Page 1 of 2

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-49**

**RESOLUTION TO APPROVE THE FINAL PLANNED UNIT DEVELOPMENT PLAN FOR
7 BREW, AS SET FORTH IN ZONING CASE FTZC26-2C FINAL PUD**

WHEREAS: Motley 7Brew, LLC filed an application, on April 24, 2026, for final development plan approval that includes the construction of 520sqft building and related site improvements on 0.795 acres in the Bridgewater Church PUD in a Business Planned Unit Development (B-PUD) zoning district; and

WHEREAS: On March 10, 2026, the Fairfield Township Board of Trustees held a Public Hearing and passed a resolution that approved the zone change from A-1 to B-PUD and approved a major change to the preliminary PUD, which included the subject property, Case No. FTZC26-1C; and

WHEREAS: The Board of Trustees concludes that the detailed Final PUD Plan is in accordance with the requirements outlined in section 615 of the Fairfield Township Zoning Resolution, and

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

SECTION 1: The Board hereby approves the Final Development Plan for 7Brew as submitted by Motley 7Brew, LLC

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: May 14, 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 Barbieri, Township Law Director

FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-50

RESOLUTION AUTHORIZING THE ADMINISTRATOR TO EXECUTE ALL NECESSARY DOCUMENTS TO RENEW THE TOWNSHIP'S COVERAGE WITH OTARMA THROUGH RISKSOURCE CLARK-THEREDERS INSURANCE AGENCY, AT A COST OF \$242,649.00 EFFECTIVE JUNE 1, 2026, THRU MAY 31, 2027.

WHEREAS: Fairfield Township has received coverage for liability, property damage and other potential losses as set forth in the documents attached hereto and designated Exhibit A; and

WHEREAS: The Township desires to renew said coverage for the year beginning June 1, 2026, and effective through May 31, 2027; and

WHEREAS: The Township desires to renew said coverage in accordance with the coverages and costs set forth on the attached Exhibit A; and

WHEREAS: This payment will be taken out of Fund No.'s 1000, 2031, 2081 and 2111;

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 sign all necessary documents to renew Coverage for the Township with OTARMA through RiskSource Clark-Theders Insurance Agency, for a total payment of \$242,649.00 for the policy period June 1, 2026, through May 31, 2027, attached hereto as Exhibit "A".

SECTION 2: The Fiscal Officer is hereby authorized to make payments for this coverage from the General Fund 1000 (\$35,562.39), the Permissive Motor Vehicle License Fund 2031 (\$41,634.39), the Police Fund 2081 (\$81,142.89) and the Fire Fund 2111 (\$84,309.33).

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 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 take effect at the earliest period allowed by law.

Adopted: May 12, 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 Barbieri, Township Law Director

2026 Risk Insurance

	All	General	Fire	Roads	Parks	Police	Totals
Net Operating Expend	\$ 27,391.00	\$ 8,217.30	\$ 8,217.30	\$ 4,108.65	\$ -	\$ 6,847.75	\$ 27,391.00
Ambulances	\$ 425.00	\$ -	\$ 425.00	\$ -	\$ -	\$ -	\$ 425.00
Fungi	\$ 150.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 150.00
Other	\$ 1,150.00	\$ 230.00	\$ 230.00	\$ 230.00	\$ 230.00	\$ 230.00	\$ 1,150.00
Firefighters	\$ 583.00	\$ -	\$ 583.00	\$ -	\$ -	\$ -	\$ 583.00
GL Excess Liability	\$ 7,873.00	\$ 1,574.60	\$ 1,574.60	\$ 1,574.60	\$ 1,574.60	\$ 1,574.60	\$ 7,873.00
Wrongful Acts	\$ 5,894.00	\$ 1,473.50	\$ 1,473.50	\$ 1,473.50	\$ -	\$ 1,473.50	\$ 5,894.00
POL Excess	\$ 1,562.00	\$ 390.50	\$ 390.50	\$ 390.50	\$ -	\$ 390.50	\$ 1,562.00
Law Enforcement Ops	\$ 19,148.00	\$ -	\$ -	\$ -	\$ -	\$ 19,148.00	\$ 19,148.00
LEL Excess	\$ 5,076.00	\$ -	\$ -	\$ -	\$ -	\$ 5,076.00	\$ 5,076.00
Total	\$ 69,252.00	\$ 11,915.90	\$ 12,923.90	\$ 7,807.25	\$ 1,834.60	\$ 34,770.35	\$ 69,252.00
Automobile Liability	\$ 24,698.00	\$ 591.86	\$ 5,486.65	\$ 6,217.58	\$ -	\$ 12,401.91	\$ 24,698.00
Auto Excess/Med	\$ 6,693.00	\$ 66.93	\$ 3,748.08	\$ 1,472.46	\$ -	\$ 1,405.53	\$ 6,693.00
Automobile Physical	\$ 68,936.00	\$ 572.00	\$ 41,215.00	\$ 15,590.00	\$ -	\$ 11,559.00	\$ 68,936.00
Property	\$ 61,665.00	\$ 5,523.50	\$ 16,581.50	\$ 5,958.50	\$ 14,978.00	\$ 18,623.50	\$ 61,665.00
Additional Property	\$ 12,124.00	\$ 548.60	\$ 4,354.20	\$ 4,838.60	\$ -	\$ 2,382.60	\$ 12,124.00
Totals	\$ 174,116.00	\$ 7,302.89	\$ 71,385.43	\$ 34,077.14	\$ 14,978.00	\$ 46,372.54	\$ 174,116.00
Credits		\$ (468.00)		\$ (225.00)			
Totals	\$ 243,368.00	\$ 18,750.79	\$ 84,309.33	\$ 41,659.39	\$ 16,812.60	\$ 81,142.89	\$ 243,368.00

	Liability Insur	Property Insur	Total	Credits	Total
General Fund	\$ 11,915.90	\$ 7,302.89	\$ 19,218.79	\$ (469.00)	\$ 18,749.79
Fire	\$ 12,923.90	\$ 71,385.43	\$ 84,309.33	\$ -	\$ 84,309.33
Roads	\$ 7,807.25	\$ 34,077.14	\$ 41,884.39	\$ (250.00)	\$ 41,634.39
Parks	\$ 1,834.60	\$ 14,978.00	\$ 16,812.60	\$ -	\$ 16,812.60
Police	\$ 34,770.35	\$ 46,372.54	\$ 81,142.89	\$ -	\$ 81,142.89
Total	\$ 69,252.00	\$ 174,116.00	\$ 243,368.00	\$ (719.00)	\$ 242,649.00

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-51**

RESOLUTION DISPERSING \$564,260.61 FROM THE TAX INCREMENT FINANCING (TIF) DISTRICTS FROM FUND NUMBERS 2904, 2906, 2908 AND 2910 FOR DISTRIBUTION OF TIF MONIES COLLECTED TO THE FAIRFIELD CITY SCHOOL DISTRICT.

WHEREAS: Under the TIF Agreements Fairfield Township signed an agreement with the Fairfield City School District to distribute a percentage amount of the TIF collection to them for each tax settlement: and

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 following payments for distribution of the collection of payment amount in lieu of taxes to the Fairfield City School District:
- \$359,385.86 to 2001 TIF Zone By-Pass 4/Princeton Road Tax Increment Financing Fund No. 2906 at 25%,
 - \$38,327.11 to Gilmore Rd/StoryPoint Tax Increment Financing Fund No. 2904 at a rate of 25%,
 - \$123,537.93 to Seward Rd Tax Increment Financing Fund No. 2908 at a rate of 62.3%; and
 - \$43,009.71 for TIF Bridgewater Tax Increment Financing Fund No. 2910 at a rate of 62.3%.

SECTION 2: The Trustees of Fairfield Township do hereby dispense with the requirement that this resolution be read on two separate days, pursuant to RC 504.10, and do authorize 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: May 12, 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 Barbieri, Township Law Director

TAX SETTLEMENT CASH POSTING

Fund	Amount	Description	Account
General	109,073.87	Property Tax Revenue	1000-101-0000
Police	1,016,166.42	Property Tax Revenue	2081-101-0000
Fire	1,064,185.74	Property Tax Revenue	2111-101-0000
Road/Bridge	376,116.88	Property Tax Revenue	2031-101-0000
Safety Service	942,515.49	Property Tax Revenue	2191-101-0000
General	(1,659.69)	Tax Collection Fees	1000-110-314-0000
Police	(15,289.39)	Tax Collection Fees	2081-210-314-0000
Fire	(16,093.45)	Tax Collection Fees	2111-220-314-0000
Road/Bridge	(5,723.07)	Tax Collection Fees	2031-330-314-0000
Safety Service	(12,753.11)	Tax Collection Fees	2191-110-314-0000
General	(4,977.94)	Health Fund Distribution	1000-110-314-4910
General	-	Election Fees	1000-110-314-4909
Twp. Nuisance	-	Assessment Zoning Dept	1000-891-1031
Gasoline Tax	-	FF Twp Street Imp	2021-891-1050
Special Asses Lighting	101,112.89	FF Twp Street Light	2401-601-0000
Bridgewater TIF	69,036.45	Bridgewater TIF	2910-807-0000
TIF - Princeton Rd	1,437,543.43	ByPass 4/Princeton TIF	2906-807-0000
TIF - Seward Rd	735,090.75	Seward Rd TIF	2908-807-0000
TIF - Gilmore Rd	153,308.43	StoryPoint TIF	2904-807-0000

5,947,653.70

Fairfield City Schools - TIF Payment for 2025 (paid in 2026)

	Fund 2906 TIF - Princeton Rd 25%	Fund 2908 TIF - Seward Rd Make whole (62.3% for 2024)	Fund 2904 TIF - StoryPoint 25%	Fund 2910 TIF - Bridgewater Make whole (62.3% for 2024)
Amount Sent to Meyer	1,437,543.43	735,090.75	153,308.43	69,036.45
	1,437,543.43	586,795.52	153,308.43	69,036.45
	359,385.86	198,295.23	38,327.11	43,009.71

TOTAL \$ 564,260.60

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-52**

**RESOLUTION AUTHORIZING PAYMENT OF \$536,795.52 TO THE BUTLER COUNTY FINANCE
AUTHORITY AS OUTLINED IN THE DEVELOPMENT AGREEMENT FOR THE SEWARD ROAD
DEVELOPMENT PAID FROM THE SEWARD ROAD TIF 2908.**

WHEREAS: The Fairfield Township Board of Trustees entered into a multi-party Agreement to enhance the Economic Development of the Township, the County and the region for the Seward Road area (Resolution No. 23-110); and

WHEREAS: This project will bring additional jobs and increased revenue to the Township;

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

SECTION 1: The Board hereby authorizes payment of \$536,795.52 to the Butler County Finance Authority for the Infrastructure improvements set forth in the Development Agreement (Res. No. 23-110) which is attached hereto and incorporated herein by reference.

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: May 12, 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

\$1,040,000
Butler County Port Authority
Special Obligation TIF Revenue Bonds, Series 2023
(Fairfield Roadway Project) (Tax-Exempt)

Date: April 27, 2026

To: Butler County Port Authority, Attn: Joshua Smith
Frost Brown Todd, Attn: Patrick Woodside
Fairfield Township, Attn: Kim Lapensee and Shelly Schultz
Geis Consulting Group, Attn: Ken Geis
Fairfield Logistics Master Developer, Attn: Jessica Chung
Keating Muething & Klekamp, Attn: Andrew Spoor
Cuyahoga River Capital, Attn: Ryan Stefan, Mike Armagno, and Matt DeGrandis
Argent Institutional Trust Company, Attn: Cheri Scott-Geraci

From: The Incentive Review Group

Subject: Administrator's Semi-Annual Report for April 15, 2026

INTRODUCTION

The Butler County Port Authority (the “**Port**”) issued the \$1,040,000 Special Obligation TIF Revenue Bonds, Series 2023 (Fairfield Roadway Project) (Tax-Exempt) (the “**Bonds**”) pursuant to a Trust Agreement dated as of August 1, 2023 (the “**Original Indenture**”) as amended by the First Supplement to the Trust Agreement dated as of September 1, 2024 (the “**Supplement**”) and together with the Original Indenture, the “**Indenture**”) on August 16, 2023. The Bonds were issued to finance certain improvements to Seward Road, and Tylersville Road at its intersection with Seward Road, located in Fairfield Township (the “**Township**”) necessary to support the operation of the Development. The Development is an industrial park in the Township anticipated to contain approximately 850,000 square feet to 1,400,000 square feet of warehouse, distribution center, and/or light manufacturing buildings being developed by Fairfield Logistics Master Developer, LLC (the “**Developer**”).

The parcels comprising the Development are subject to service payments in lieu of taxes (the “**Statutory Service Payments**”) in an amount equal to the amount of real property taxes that would have been paid on the parcels had an exemption not been granted pursuant to the Township’s Resolution No. 18-154 (the “**TIF Resolution**”). The Bonds are to be repaid by the Pledged Revenues, which are primarily comprised of the net Statutory Service Payments and any property tax rollback payments (collectively, the “**Township-Received Payments**”) available after the payment of the compensation owed to the Fairfield City School District Board of Education (the “**School District**”) and the Butler Technology and Career Development Schools (the “**JVSD**” and together with the School District, the “**School Districts**”) pursuant to the School Compensation Agreement dated as of April 12, 2022 (the “**School Compensation Agreement**”).

Any term used and not defined herein is used with the meaning given in Section 1: Definitions of the Indenture.

DISCLOSURES

The Cooperative Agreement requires that an entity designated as the administrator completes certain tasks with respect to the Bonds. The Incentive Review Group (the “Administrator”) has agreed to act as the administrator pursuant to the Administration Agreement dated as of August 1, 2023 (the “Administration Agreement”). The Cooperative Agreement and Administration Agreement require the Administrator to prepare and deliver a copy of the Administrator’s Semi-Annual Report to the Township, the Issuer, the Trustee, and any Holders by April 15 and October 15 of each year. Each Administrator’s Semi-Annual Report is required to contain the following information:

Reporting Requirement #1: The amount of Township-Received Payments, all of which shall be transferred by the Township to the Trustee pursuant to the Cooperative Agreement.

Reporting Requirement #2: The amount owed to each of the School Districts, the Developer, and the Township under the School Compensation Agreement and the TIF Agreement.

Reporting Requirement #3: The balance of all accounts and funds held under the Indenture.

This report is intended to meet the requirements of the Administrator’s Semi-Annual Report for April 15, 2026 and contains the required information in the order listed above.

REPORTING REQUIREMENT #1: TOWNSHIP-RECEIVED PAYMENTS

The Township-Received Payments are equal to the Statutory Service Payments provided for in the Tax Increment Financing Agreement dated April 12, 2022 (the “TIF Agreement”), less any fees charged by the County, and the Property Tax Rollback Payments. According to the Butler County Auditor, net Statutory Service Payments in the amount of \$735,090.75 were collected and remitted to the Township for the first settlement of Tax Year 2025 (collection year 2026). Of this amount, \$536,795.52 will be remitted to the Trustee as Township-Received Payments and \$198,295.23, representing the net Statutory Service Payments produced by the Duke Realty Parcel (PIN A0300007000030T), will be retained by the Township. No Property Tax Rollback Payments were received. As a result, the Township-Received Payments for the second settlement of Tax Year 2025 are equal to \$536,795.52. Table 1 provides a summary of the allocation between the Duke Realty Parcel service payments and the Township-Received Payments.

Table 1: Summary of Township-Received Payments

Parcel	TIF Period	TIF Incremental Value	Gross Service Payments	Auditor Fees	Net Service Payments
Duke Realty Payments:					
A0300007000030T	N/A	\$19,810,020.00	\$200,532.98	(\$2,237.75)	\$198,295.23
Duke Realty Payments		\$19,810,020.00	\$200,532.98	(\$2,237.75)	\$198,295.23
Township-Received Payments					
A0300007000035T	Initial	\$22,076,070.00	\$223,471.84	(\$2,493.72)	\$220,978.12
A0300007000036T	Initial	\$31,465,770.00	\$318,521.76	(\$3,554.39)	\$314,967.37
A0300007000037T	Initial	\$128,010.00	\$859.62	(\$9.59)	\$850.03
Township-Received Payments		\$53,669,850.00	\$542,853.22	(\$6,057.70)	\$536,795.52

As further described in the TIF Agreement, the Township-Received Payments must be allocated between the Initial Period Service Payments and the Residual Period Service Payments. The Initial Period Service Payments are the Statutory Service Payments attributable to each parcel for the first ten years commencing with the first year that the parcel has any improvement value appearing on the tax records of the County. The Residual Period Service Payments are the Statutory Service Payments attributable to each parcel for the remaining term of the TIF exemption on such parcel. As shown in Table 1, the Township-Received Payments for the first half of Tax Year 2025 are Initial Period Service Payments.

REPORTING REQUIREMENT #2: ALLOCATION OF TOWNSHIP-RECEIVED PAYMENTS

The Township-Received Payments are to be remitted to the Trustee by May 15 and November 15 of each year. Once remitted to the Trustee, the Township-Received Payments are deposited to the Revenue Fund. In accordance with Section 4(b) of the Indenture, the amounts on deposit in the Revenue Fund are to be allocated to the School District Payments, Bond expenses, reimbursements to the Developer for Qualifying Costs, and Township payments on each Interest Payment Date (i.e., June 1 and December 1). As described above, Township-Received Payments of \$536,795.52 will be remitted to the Trustee for deposit in the Statutory Service Payment Account of the Revenue Fund. The Township-Received Payments are expected to be allocated as shown in Table 2. The amounts shown in Table 2 are further described herein.

Table 2: June 1, 2026 Allocation Summary

Township-Received Payments to be Remitted	\$536,795.52
(1) School District Payments	\$193,246.39
(2) Bond Expenses	\$55,750.86
(3) Amount payable to the Developer	\$260,958.50
(4) Amount payable to the Township	\$26,839.78
Remaining Township-Received Payments	\$0.00

School District Payments:

The School Compensation Agreement provides for the School District and JVSD to be paid School District Payments from the Township-Received Payments. The School District Payments owed to the School District are equal to (i) from the Initial Period Service Payments received by the Township, an amount equal to the product of (a) the Initial Period Service Payments received by the Township attributable to the immediately preceding tax year, multiplied by (b) 36%, multiplied by (c) the ratio of the School District millage divided by the Combined School District millage (i.e., the sum of the School District millage and the JVSD millage) (the “Initial Period School Compensation”) and (ii) from Residual Period Service Payments received by the Township, an amount equal to the product of (a) the Residual Period Service Payments received by the Township attributable to the immediately preceding tax year, multiplied by (b) the ratio of the School District millage divided by the total effective millage (the “Residual Period School Compensation”).

As shown in Table 3, the Initial Period School Compensation payable on June 1, 2026 is equal to \$183,202.98. There is no Residual Period School Compensation owed at this time. As a result, the total School District Payment owed to the Fairfield City School District is \$183,202.98.

Table 3: Fairfield City School District Compensation

	Net Service Payments	Allocation Percentage	School District Millage	Combined Millage ^[1]	School District Compensation
Initial Period Parcels – Class II	\$535,945.49	36%	35.230060	37.160060	\$182,919.54
Initial Period Parcels – Class I	\$850.03	36%	24.239603	26.169603	\$283.44
Residual Period Parcels – Class II	\$0.00	100%	35.230060	57.844579	\$0.00
Total	\$536,795.52				\$183,202.98

^[1] For the Initial Period Service Payments, the millage shown represents the sum of the School District and JVSD millage. For the Residual Period Service Payments, the amount shown represents the total effective millage.

The School District Payments owed to the JVSD are equal to (i) from the Initial Period Service Payments received by the Township, an amount equal to the product of (a) the Initial Period Service Payments received by the Township attributable to the immediately preceding tax year, multiplied by (b) 36%, multiplied by (c) the ratio of the JVSD millage divided by the Combined School District millage (the “Initial Period JVSD Compensation”) and (ii) from Residual Period Service Payments received by the Township, an amount equal to the product of (a) the Residual Period Service Payments received by the Township attributable to the immediately preceding tax year, multiplied by (b) the ratio of the JVSD millage divided by the total effective millage (the “Residual Period JVSD Compensation”).

As shown in Table 4, the Initial Period JVSD Compensation payable on June 1, 2026 is equal to \$10,043.41. There is no Residual Period JVSD Compensation owed at this time. As a result, the total School District Payment owed to the Butler Technology and Career Development Schools is \$10,043.41.

Table 4: Butler Technology and Career Development Schools Compensation

	Net Service Payments	Allocation Percentage	JVSD Millage	Combined Millage ^[1]	JVSD Compensation
Initial Period Parcels – Class II	\$535,945.49	36%	1.930000	37.160060	\$10,020.84
Initial Period Parcels – Class I	\$850.03	36%	1.930000	26.169603	\$22.57
Residual Period Parcels – Class II	\$0.00	100%	1.930000	57.844579	\$0.00
Total	\$536,795.52				\$10,043.41

^[1] For the Initial Period Service Payments, the millage shown represents the sum of the School District and JVSD millage. For the Residual Period Service Payments, the amount shown represents the total effective millage.

Bond Expenses:

The Township-Received Payments remitted to the Trustee will be used to pay the Bond expenses payable on June 1, 2026. As shown in Table 5, Bond expenses due on June 1, 2026 of \$55,750.86 are expected to be paid from the Township-Received Payments. Each of these expenses are described in the following subsections.

Table 5: June 1, 2026 Bond Expenses

Amount required to be deposited to the Rebate Fund	\$0.00
Amount to be deposited to the Debt Service Fund:	
Interest payment due on June 1, 2026	\$31,292.75
Principal payment due on June 1, 2026	\$20,000.00
<i>Subtotal: Amount to be deposited to the Debt Service Fund</i>	<i>\$51,292.75</i>
Amount to be deposited to the Administrative Expense Fund:	
Port's fee for prior years and one half of Bond Year 2026 ^[1]	\$8,837.50
One half of the Administrator's fee for Bond Year 2026	\$3,750.00
One half of the Trustee's fee for Bond Year 2026	\$1,500.00
<i>Subtotal: Amount to be deposited to the Administrative Expense Fund</i>	<i>\$14,087.50</i>
Amount to be deposited to the Debt Service Reserve Fund	\$0.00
Additional amounts to be deposited to the Administrative Expense Fund	\$0.00
Less Available Funds:	
Available balance of the Statutory Service Payment Account	(\$2,150.06)
Available balance of the Administrative Expense Account	(\$2,462.50)
Available balance of the Debt Service Reserve Fund	(\$5,016.83)
<i>Subtotal: Available funds</i>	<i>(\$9,629.39)</i>
Total Bond Expenses payable on June 1, 2026	\$55,750.86

^[1] Includes the unpaid Port fees for Bond Years 2023 through 2025.

Rebate Fund: The Trustee shall transfer to the Rebate Fund, the amount required pursuant to Section 4(e) of the Indenture. As of the date of this report, the Administrator is not aware of any required deposits to the Rebate Fund.

Debt Service Fund: The Trustee shall transfer to the Debt Service Fund, the amount sufficient to pay debt service on the Bonds on June 1, 2026. The debt service payable on June 1, 2026 is comprised of an interest payment of \$31,292.75, which represents six months of interest on the outstanding Bonds of \$995,000.00 at an interest rate of 6.29%, and a principal payment of \$20,000.00. The Township-Received Payments required to fund these amounts are reduced by the amount on deposit in the Statutory Service Payment Account and the excess on deposit in the Debt Service Reserve Fund.

Administrative Expense Fund: The Trustee shall transfer to the Administrative Expense Fund, 50% of the amount of Scheduled Administrative Expenses due and payable on December 1, 2026. The Scheduled Administrative Expenses for Bond Year 2026 are comprised of the Port's fee of \$2,350.00, the Administrator's fee of \$7,500.00, and the Trustee's fee of \$3,000.00. In addition, the Port's unpaid fees for Bond Years 2023 through 2025 totaling to \$7,662.50 must be transferred to the Administrative Expense Fund. The Township-Received Payments required to fund these amounts are reduced by the amount on deposit in the Administrative Expense Fund.

Debt Service Reserve Fund: The Trustee shall transfer to the Debt Service Reserve Fund the amount sufficient to restore the amount therein to the Debt Service Reserve Requirement. Pursuant to Section 1 of the Indenture, as amended, the Debt Service Reserve Requirement is equal to \$43,780.40. As of March 31, 2026, the balance of the Debt Service Reserve Fund was \$48,797.23. As a result, the Debt Service Reserve Fund is fully funded, and no amounts are required to be deposited on June 1, 2026.

Additional Amount to the Administrative Expense Fund: The Trustee shall transfer to the Administrative Expense Fund, an amount necessary to pay unscheduled administrative expenses due or expected to become due prior to June 1, 2026. As of the date of this report, the Administrator has no knowledge of any unscheduled administrative expenses expected to become due prior to June 1, 2026.

Developer Reimbursement for Qualifying Costs:

Pursuant to the TIF Agreement, the Developer may be reimbursed for eligible Public Infrastructure Improvements not otherwise reimbursed from proceeds of the Bonds (the "Qualifying Costs"), plus interest on those Qualifying Costs from the date they were incurred at the annual rate of 7.00%. To receive reimbursement for the Qualifying Costs, a Cost Certificate must be filed by the Developer and approved by the Township's Fiscal Officer.

Pursuant to the Cost Certificate dated as of June 23, 2023, and approved by the Township on July 11, 2023, Qualifying Costs in the amount of \$15,124,406.73 were incurred. Based on discussions with the Developer's counsel, interest is calculated on the Qualifying Costs commencing with the approval date of

the Cost Certificate. Interest in the aggregate amount of \$3,275,204.93 will have accrued on the Qualifying Costs through June 1, 2026.

As further described in the TIF Agreement, to the extent that there are Township-Received Payments representing Initial Period Service Payments available following the payment of the School District Payments, the Bond expenses, and a portion of the amount due to the Township as described below, they shall be paid to the Developer in an amount up to the Qualifying Costs plus the interest accrued through the payment date. To date, the Developer has received payments for Qualifying Costs totaling \$623,087.51. As a result, Qualifying Costs in the aggregate amount of \$17,776,524.15 (\$15,124,406.73 + \$3,275,204.93 – \$623,087.51 = \$17,776,524.15) will be outstanding as of June 1, 2026.

As shown in Table 6 and described herein, there are expected to be Initial Period Service Payments of \$260,958.50 available following the required payments on June 1, 2026. As a result, the Developer is expected to receive a reimbursement of \$260,958.50 for Qualifying Costs on June 1, 2026.

Table 6: Reimbursement of Qualifying Costs	
Qualifying Costs outstanding as of December 1, 2025	\$17,175,385.65
Accrued interest on the Qualifying Costs through June 1, 2026 ^[1]	\$601,138.50
<i>Total Qualifying Costs as of June 1, 2026</i>	<i>\$17,776,524.15</i>
Qualifying Costs to be paid on June 1, 2026	\$260,958.50
Total Qualifying Costs owed after June 1, 2026	\$17,515,565.65

^[1] Calculated as the sum of the accrued interest owed on the Qualifying Costs outstanding from December 1, 2025 to June 1, 2026.

Township Payments:

Pursuant to the TIF Agreement, to the extent that there are Township-Received Payments representing Initial Period Service Payments available following the payment of the School District Payments and the Bond expenses, an amount up to 5.00% of the total Initial Period Service Payments received by the Township may be returned to the Township prior to the reimbursement of Qualifying Costs to the Developer. As described above, Initial Period Service Payments of \$536,795.52 were received by the Township, resulting in a payment of Initial Period Service Payments of up to \$26,839.78 to the Township. As shown in Table 2, there are sufficient funds to make the full payment of \$26,839.78 to the Township on June 1, 2026.

REPORTING REQUIREMENT #3: FUND BALANCES

Table 7 provides the fund balances as of March 31, 2026. A reconciliation of the cash inflows and outflows to the funds and accounts held by the Trustee from the issuance of the Bonds through March 31, 2026 is included as Exhibit 1, attached hereto.

Table 7: Fund Balances as of March 31, 2026

Administrative Expense Fund	\$2,462.50
Capitalized Interest Account	\$0.00
Debt Service Fund	\$0.00
Debt Service Reserve Fund	\$48,797.23
Minimum Service Payment Account	\$0.00
Project Fund	\$18,121.93
Rebate Fund	\$0.00
School District Payment Account	\$0.00
Statutory Service Payment Account ^[1]	\$2,150.06

^[1] Does not include the Township-Received Payments to be remitted for the first settlement of Tax Year 2025.

**Butler County Port Authority
Fairfield Roadway Project**

Exhibit 1: Account Activity Through March 31, 2026

Administrative Expense Fund - 14085079687	2023	2024	2025	2026
Beginning balance	\$0.00	\$2,600.00	\$5,200.00	\$2,462.50
Additional proceeds:				
Deposit from Developer for Supplement fees	\$0.00	\$500.00	\$0.00	\$0.00
Transfers:				
From the Capitalized Interest Account - 14085079657	\$13,100.00	\$0.00	\$0.00	\$0.00
From the Statutory Service Payment Account - 14085079637	\$0.00	\$13,100.00	\$7,762.50	\$0.00
From the Project Fund - 14085079627	\$3,000.00	\$0.00	\$0.00	\$0.00
To the Debt Service Fund - 14085079706	(\$3,000.00)	\$0.00	(\$3,000.00)	\$0.00
Disbursements:				
Administrator fee	(\$7,500.00)	(\$7,500.00)	(\$7,500.00)	\$0.00
Trustee fee	(\$3,000.00)	(\$3,500.00)	\$0.00	\$0.00
Investment income	\$0.00	\$0.00	\$0.00	\$0.00
Ending balance	\$2,600.00	\$5,200.00	\$2,462.50	\$2,462.50

Capitalized Interest Account - 14085079657	2023	2024	2025	2026
Beginning balance	\$0.00	\$260.18	\$0.92	\$0.00
Additional proceeds:				
Deposit of Bond proceeds	\$31,997.96	\$0.00	\$0.00	\$0.00
Transfers:				
To the Administrative Expense Fund - 14085079687	(\$13,100.00)	\$0.00	\$0.00	\$0.00
To the Debt Service Fund - 14085079706	(\$18,897.96)	(\$272.19)	(\$0.92)	\$0.00
Disbursements	\$0.00	\$0.00	\$0.00	\$0.00
Investment income	\$260.18	\$12.93	\$0.00	\$0.00
Ending balance	\$260.18	\$0.92	\$0.00	\$0.00

Debt Service Fund - 14085079706	2023	2024	2025	2026
Beginning balance	\$0.00	\$0.00	\$0.00	\$0.00
Additional proceeds	\$0.00	\$0.00	\$0.00	\$0.00
Transfers				
From the Capitalized Interest Account - 14085079657	\$18,897.96	\$272.19	\$0.92	\$0.00
From the Statutory Service Payment Account - 14085079637	\$0.00	\$65,143.81	\$110,415.08	\$0.00
From the Administrative Expense Fund - 14085079687	\$3,000.00	\$0.00	\$3,000.00	\$0.00
Disbursements				
Debt service on the Bonds	(\$18,897.96)	(\$65,416.00)	(\$110,416.00)	\$0.00
Trustee fee	(\$3,000.00)	\$0.00	(\$3,000.00)	\$0.00
Investment income	\$0.00	\$0.00	\$0.00	\$0.00
Ending balance	\$0.00	\$0.00	\$0.00	\$0.00

Debt Service Reserve Fund - 14085079697	2023	2024	2025	2026
Beginning balance	\$0.00	\$44,304.40	\$46,515.25	\$48,389.68
Additional proceeds:				
Deposit of Bond proceeds	\$43,780.40	\$0.00	\$0.00	\$0.00
Transfers	\$0.00	\$0.00	\$0.00	\$0.00
Disbursements	\$0.00	\$0.00	\$0.00	\$0.00
Investment income	\$524.00	\$2,210.85	\$1,874.43	\$407.55
Ending balance	\$44,304.40	\$46,515.25	\$48,389.68	\$48,797.23

Minimum Service Payment Account - 14085079647	2023	2024	2025	2026
Beginning balance	\$0.00	\$0.00	\$0.00	\$0.00
Additional proceeds	\$0.00	\$0.00	\$0.00	\$0.00
Transfers	\$0.00	\$0.00	\$0.00	\$0.00
Disbursements	\$0.00	\$0.00	\$0.00	\$0.00
Investment income	\$0.00	\$0.00	\$0.00	\$0.00
Ending balance	\$0.00	\$0.00	\$0.00	\$0.00

Project Fund - 14085079627	2023	2024	2025	2026
Beginning balance	\$0.00	\$14,598.03	\$17,274.47	\$17,970.57
Additional proceeds:				
Deposit of Bond proceeds	\$937,379.24	\$0.00	\$0.00	\$0.00
Transfers:				
To the Administrative Expense Fund - 14085079687	(\$3,000.00)	\$0.00	\$0.00	\$0.00
Disbursements:				
Requisition for project costs	(\$800,000.00)	\$0.00	\$0.00	\$0.00
AL Neyer LLC	(\$5,000.00)	\$0.00	\$0.00	\$0.00
Butler County Port Authority	(\$11,151.11)	\$0.00	\$0.00	\$0.00
DA Davidson & Co	(\$20,800.00)	\$0.00	\$0.00	\$0.00
Frost Brown Todd LLC	(\$30,000.00)	\$0.00	\$0.00	\$0.00
The Incentive Review Group	(\$5,000.00)	\$0.00	\$0.00	\$0.00
Keating Muething & Klekamp PLL	(\$20,000.00)	\$0.00	\$0.00	\$0.00
Thompson Hine LLP	(\$15,000.00)	\$0.00	\$0.00	\$0.00
Walter Haverfield LLP	(\$15,000.00)	\$0.00	\$0.00	\$0.00
Schroeder Maudrell Barbieri & Powers LLP	(\$7,500.00)	\$0.00	\$0.00	\$0.00
Investment income	\$9,669.90	\$2,676.44	\$696.10	\$151.36
Ending balance	\$14,598.03	\$17,274.47	\$17,970.57	\$18,121.93

Rebate Fund - 14085079667	2023	2024	2025	2026
Beginning balance	\$0.00	\$0.00	\$0.00	\$0.00
Additional proceeds	\$0.00	\$0.00	\$0.00	\$0.00
Transfers	\$0.00	\$0.00	\$0.00	\$0.00
Disbursements	\$0.00	\$0.00	\$0.00	\$0.00
Investment income	\$0.00	\$0.00	\$0.00	\$0.00
Ending balance	\$0.00	\$0.00	\$0.00	\$0.00

School District Payment Account - 14085079677	2023	2024	2025	2026
Beginning balance	\$0.00	\$0.00	\$0.00	\$0.00
Additional proceeds	\$0.00	\$0.00	\$0.00	\$0.00
Transfers	\$0.00	\$0.00	\$0.00	\$0.00
Disbursements	\$0.00	\$0.00	\$0.00	\$0.00
Investment income	\$0.00	\$0.00	\$0.00	\$0.00
Ending balance	\$0.00	\$0.00	\$0.00	\$0.00

Statutory Service Payment Account - 14085079637	2023	2024	2025	2026
Beginning balance	\$0.00	\$0.00	\$63,794.62	\$1,629.09
Additional proceeds:				
Deposit of Statutory Service Payments	\$0.00	\$311,852.50	\$1,072,174.67	\$0.00
Transfers:				
To the Debt Service Fund - 14085079706	\$0.00	(\$65,143.81)	(\$110,415.08)	\$0.00
To the Administrative Expense Fund - 14085079687	\$0.00	(\$13,100.00)	(\$7,762.50)	\$0.00
Disbursements:				
School District Compensation	\$0.00	(\$106,486.59)	(\$365,938.66)	\$0.00
JVSD Compensation	\$0.00	(\$5,780.31)	(\$20,044.23)	\$0.00
Township Compensation		(\$6,373.18)	(\$62,828.17)	\$0.00
Payment of Qualifying Costs to the Developer	\$0.00	(\$53,846.42)	(\$569,241.09)	\$0.00
Investment income	\$0.00	\$2,672.43	\$1,889.53	\$520.97
Ending balance	\$0.00	\$63,794.62	\$1,629.09	\$2,150.06

**Butler County Port Authority
Fairfield Roadway Project**

Exhibit 2: Annual Debt Service Charges

Tax Year	Collection Year	Bond Year	Debt Service			Administrative Expenses				Available Funds	Net Expenses
			Principal	Interest	Total	IRG	Port	Trustee	Total		
2022	2023	12/1/2023	\$0	\$18,898	\$18,898	\$7,500	\$2,600	\$3,000	\$13,100	(\$31,998)	\$0
2023	2024	12/1/2024	\$0	\$65,416	\$65,416	\$7,500	\$2,600	\$3,500	\$13,600	(\$9,068)	\$69,948
2024	2025	12/1/2025	\$45,000	\$65,416	\$110,416	\$7,500	\$2,463	\$3,000	\$12,963	(\$8,138)	\$115,240
2025	2026	12/1/2026	\$45,000	\$61,957	\$106,957	\$7,500	\$2,350	\$3,000	\$12,850	(\$9,629)	\$110,177
2026	2027	12/1/2027	\$50,000	\$59,126	\$109,126	\$7,500	\$2,219	\$3,000	\$12,719		\$121,845
2027	2028	12/1/2028	\$55,000	\$55,824	\$110,824	\$7,500	\$2,081	\$3,000	\$12,581		\$123,405
2028	2029	12/1/2029	\$60,000	\$52,364	\$112,364	\$7,500	\$1,919	\$3,000	\$12,419		\$124,783
2029	2030	12/1/2030	\$65,000	\$48,276	\$113,276	\$7,500	\$1,756	\$3,000	\$12,256		\$125,532
2030	2031	12/1/2031	\$70,000	\$44,187	\$114,187	\$7,500	\$1,581	\$3,000	\$12,081		\$126,269
2031	2032	12/1/2032	\$75,000	\$39,784	\$114,784	\$7,500	\$1,388	\$3,000	\$11,888		\$126,672
2032	2033	12/1/2033	\$80,000	\$35,795	\$115,795	\$7,500	\$1,200	\$3,000	\$11,700		\$127,495
2033	2034	12/1/2034	\$65,000	\$30,960	\$95,960	\$7,500	\$1,063	\$3,000	\$11,563		\$107,523
2034	2035	12/1/2035	\$30,000	\$27,413	\$57,413	\$7,500	\$981	\$3,000	\$11,481		\$68,894
2035	2036	12/1/2036	\$30,000	\$25,316	\$55,316	\$7,500	\$906	\$3,000	\$11,406		\$66,723
2036	2037	12/1/2037	\$35,000	\$23,381	\$58,381	\$7,500	\$813	\$3,000	\$11,313		\$69,694
2037	2038	12/1/2038	\$40,000	\$20,963	\$60,963	\$7,500	\$713	\$3,000	\$11,213		\$72,175
2038	2039	12/1/2039	\$40,000	\$18,383	\$58,383	\$7,500	\$613	\$3,000	\$11,113		\$69,495
2039	2040	12/1/2040	\$45,000	\$15,803	\$60,803	\$7,500	\$494	\$3,000	\$10,994		\$71,796
2040	2041	12/1/2041	\$50,000	\$12,739	\$62,739	\$7,500	\$363	\$3,000	\$10,863		\$73,601
2041	2042	12/1/2042	\$55,000	\$9,353	\$64,353	\$7,500	\$200	\$3,000	\$10,700		\$75,053
2042	2043	12/1/2043	\$105,000	\$5,160	\$110,160	\$0	\$0	\$0	\$0	(\$43,780)	\$66,380
			\$1,040,000	\$736,511	\$1,776,511	\$150,000	\$28,300	\$60,500	\$238,800	(\$102,614)	\$1,912,698

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-53**

**RESOLUTION AUTHORIZING PAYMENT OF \$19,520.06 TO BASIS COMPANIES
AS OUTLINED IN THE DEVELOPMENT AGREEMENT FOR THE BRIDGEWATER
DEVELOPMENT PAID FROM THE BRIDGEWATER TIF 2910.**

WHEREAS: The Fairfield Township Board of Trustees entered into a multi-party Agreement to enhance the Economic Development of the Township, the County and the region in 2020 (Resolution 20-190); and

WHEREAS: This project will bring additional jobs and increased revenue to the Township;

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

SECTION 1: The Board hereby authorizes payment of \$19,520.06 to the Basis Companies for the Infrastructure improvements set forth in the Development Agreement (Res. 22-166) which is attached hereto and incorporated herein by reference.

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: May 12, 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

Calculation for Bridgewater TIF (Fund 2910) Payment for 2025 paid in 2026
1ST half of tax settlement 2025 69,036.45

Payment to Fairfield City Schools (UAN) 43,009.71

Total minus payment to schools

 26,026.74

Total to Basis Bridgewater (75%) 19,520.06

	<u>Vendor</u>	<u>Payment Date</u>	<u>Payment Amount</u>
Total Payments to Bridgewater TIF Developer	Basis Bridgewater	11/19/2024	11,205.28
		5/6/2025	6,747.71
			19,520.06

Total paid to date (pay up to 500K)

 37,473.05

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-54**

**RESOLUTION AUTHORIZING THE TOWNSHIP ADMINISTRATOR TO EXECUTE
AN EMPLOYMENT AGREEMENT WITH DEYONTE TIPTON.**

WHEREAS: Deyonte Tipton was hired on 04/29/2024 as an employee of the Fairfield Township Police Department; and

WHEREAS: Effective 04/20/2026, Deyonte Tipton submitted his voluntary resignation.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Fairfield Township, Butler County, Ohio, that:

- Section 1.** The Board of Trustees hereby accepts the resignation of Deyonte Tipton and Authorizes the Township Administrator to Execute an Employment Agreement effective April 20, 2026.
- Section 2.** The Board of Township Trustees hereby authorizes and directs the Township Fiscal Office to expend such funds in accordance with the terms set forth in the agreement.
- Section 3.** Upon majority vote does hereby dispense with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of this Resolution upon its first reading.
- Section 4.** Finds and determines that all formal actions of this Board concerning and relating to the passage of this resolution were taken in open meetings of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal actions were taken in meetings open to the public, in compliance with all legal requirements, including (without limitation) Ohio Revised Code §121.22, except as otherwise permitted thereby.
- Section 5.** This Resolution shall take effect and be enforced from and after the earliest period allowed by law.

Adopted: May 12, 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 Barbieri, Township Law Director

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-55**

**RESOLUTION AMENDING ARTICLE IV, V, AND VI OF THE PERSONNEL POLICY
MANUAL FOR FAIRFIELD TOWNSHIP**

WHEREAS: Fairfield Township currently has a Personnel Policy Manual which was last revised on October 14, 2025; and

WHEREAS: The Fairfield Township Board of Trustees believes it is necessary to revise the current Articles IV, V, AND VI of the Personnel Policy Manual to amend language regarding Wages and Benefits, Absences and Leaves, and Employee Conduct; and

WHEREAS: The Board desires to amend Article IV, V, AND VI of the Personnel Policy Manual as set forth in the attached revised Personnel Policy Manual designated as Exhibit A and incorporated herein by reference.

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

SECTION 1: The Board of Trustees hereby authorizes amendment to Articles IV, V, and VI of the Personnel Policy Manual. The attached revised Personnel Policy Manual is hereby approved and supersedes and replaces all prior Personnel Policy Manuals.

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: May 12, 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 Barbieri, Township Law Director