

**RECORD OF PROCEEDINGS**  
**REGULAR TRUSTEE MEETING HELD MARCH 19, 2024**

The Fairfield Township Trustees held a Regular Trustee Meeting Tuesday, March 19, at the Administration Building, 6032 Morris Road, Fairfield Township, OH 45011, for conducting Township business. Meeting was called to order by Mrs. Hartkemeyer at 8:48 AM.

**Motion** made by Mrs. Hartkemeyer, second by Mr. Berding to appoint Dianne French Clerk Pro Tem  
All in favor.

**ROLL CALL**

Trustee Chairperson, Shannon Hartkemeyer	Present
Trustee Vice Chairperson, Michael Berding	Present
Trustee, Joe McAbee	Present

**PRESENTATION**

Final PUD Plan for McDonalds/Lorven Menards at 2866 Menards Blvd. Case No. FTC24-1C Final PUD:

<b>CASE:</b>	<b>FTZC24-1C Final PUD</b>
<b>APPLICANT:</b>	<b>McDonalds/ Lorven Menards</b>
<b>LOCATION:</b>	<b>2866 Menards Boulevard -- A0300-025-000-087</b>
<b>CURRENTLY ZONED:</b>	<b>Business Planned Unit Development (B-PUD)</b>
<b>REQUEST:</b>	<b>Final PUD Plan Approval: McDonalds</b>

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**SITUATION OF PROPERTY**

The subject property is located on the corner of Joseph Drive and Gilmore Road. The property is generally located southwest of the Princeton Road and Menards Boulevard intersection (att. 1). The property is currently zoned B-PUD (Business Planned Unit Development) (att. 2) and is currently comprised a single 1.53-acre parcel (A0300-025-000-087). Surrounding parcels to the west, east, and south are all zoned B-PUD (Business Planned Unit Development), and include the following businesses: Menards, Discount Tire, Pizza Hut, AAA. Sherwin-Williams is directly across Princeton Road, to the north, and is also zoned B-PUD (Business Planned Unit Development). Properties to the northwest across Princeton Road are zoned R-2 (Single-Family Residence District).

**DESCRIPTION OF REQUEST**

The applicant is currently requesting approval of the Final PUD plan for a standalone building to be used as McDonalds.

**BACKGROUND OF REQUEST**

On May 23, 2008 the Fairfield Township Zoning Commission held a public hearing, that

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included the subject property, where the Commission recommended approval of the zone change and Preliminary PUD (FTZC08-5C). The Fairfield Township Board of Trustees approved the recommendation of the Zoning Commission on June 10, 2008. There have been a number of Final PUDs approved in this development including Menards, Dollar Tree, Discount Tire, and several multi-tenant building that currently include AAA Travel & Insurance, El Rancho Nuevo, Lotus Nail and Spa, Pizza Hut, Bigby Coffee, Tropical Smoothie, and Teriyaki Madness. The PUD currently has an Aesthetic Criteria Plan (*The Fountains of Fairfield Township Aesthetic Criteria Plan*) that was approved in 2008. The Aesthetic Criteria Plan includes detailed architectural guidelines as well as sign guidelines.

### **FINDINGS OF FACT**

The Final PUD Plan includes the construction of a 3,694 sq. ft building and all associated site improvements. The proposed building has a setback 35 ft. from the Princeton Road ROW, setback of 50 ft from the east property line, setback of 65 ft from curb to the west, and over 150 ft from the curb to the south. Stormwater from the site is designed to be routed to the regional detention basin.

The proposed building meets and exceeds the architectural requirements outlined in the *Aesthetic Criteria Plan*. The building's proposed elevations are composed predominately of brick and includes gray metal panels and accents of brown wood grain aluminum batten systems.

The parking lot plan includes 47 parking spaces, two of those spaces being handicap accessible, this exceeds the parking requirements outlined in section 812 (1 space per 200 sqft. Plus on per two full). The proposed ingress/egresses are designed to be able to accommodate the turning radius for emergency vehicles required by the Fairfield Township Fire Department. Landscaping improvements include a variety of trees and shrubs planned throughout the site. The proposed lighting plans meets the requirements outlined in the zoning resolution.

### **RELEVANT SECTIONS OF THE FAIRFIELD TOWNSHIP ZONING RESOLUTION**

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

- (a) Upon receipt of the detailed Final PUD Plan(s) for each section of the Planned Unit Development landholding, the Fairfield Township Board of Trustees shall study and review the detailed Final PUD Plan(s) and shall approve, modify or disapprove the plan(s) on the basis of; (1) that all requirements have been satisfied, and (2) finding that the following specific conditions are fully met:
- (b) That the proposed detailed Final PUD Plan(s) for the individual section(s) of the overall R-PUD or B-PUD District are in conformance with the approved Preliminary PUD Plan,.
- (c) That any part of the Planned Unit Development not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved; unless approved to be left in its natural state.

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

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

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

### STAFF RECOMMENDATIONS

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

1. All applicable findings and conditions of case # FTZC08-5C shall remain in effect and are required to be met.
  2. The monument sign must conform to the *Fountains of Fairfield Township Aesthetic Criteria Plan*.
  3. Trustees authorize the Zoning Administrator to negotiate the minimum setback requirements, should be close to 50ft from Princeton Road ROW.
  4. Sidewalks will need to be installed along the west and south perimeter of the property to extend to the existing sidewalk on Menards Boulevard.
  5. Landscaping must be increased along the north and east side of the property, plans to be approved by the Zoning Administrator.
  6. Since the business is located in Fairfield Township, all branding, and planning documents must say Fairfield Township.
- Applicant makes presentation – Lynsey Jordan.

**Mr. Berding** - Can we accommodate the 50' setback?

**Mr. McAbee** - If you can't get to the 50' how far can you get?

**Mr. Goins** – We can revise the recommendation. We've added a sixth recommendation that there is no mention of Hamilton.

**Mr. Berding** – You can add “Trustees authorize zoning administrator to negotiate building setback with applicant.”

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**Mrs. Hartkemeyer** - Proclamation presented to Chief Timothy Thomas.

**ITEMS FOR BOARD DISCUSSION**

A. Large Vehicle Repair Process – Administrator

**Mrs. Vonderhaar** – Typically the vehicles can sometimes sit for over a month and the cost to repair is over my authority. I wanted to get some directions from the Board if there is some way to work around this or something you'd like to authorize to get the repairs moving.

**Mrs. Hartkemeyer** - Maybe for repair vehicles we can just extend the limit.

**Mrs. Vonderhaar** - I was thinking am I able to email and say we have this emergency repair.

**Mr. McAbee** - I don't see why we can't just call a special meeting.

**Mrs. Hartkemeyer** – I'm fine with a special meeting.

B. Comprehensive Plan Update – Assistant Administrator

**Mr. Goins** – Wanted to provide you with an update. We've met and discussed the kind of options that are available. I've reached out to several companies to solicit a quote for the costs from those companies to provide those services for creation of a comprehensive plan and hosting all the meetings and providing the final document. We received 3 quotes: \$100,000 from McBride Dale Clarion, \$89,300 from ZoneCo, and Stewart Land Use \$36,500. All of these quotes had the same time completion set at about 12 months. Stewart Lane Use is the most competitive among these quotes. They proposed 16 meetings in total. For this price I think this is a great deal. Jay Stewart has worked with the Township in the original creation of the vision plan more as an outside consultant. He's also worked with Bridgewater Falls Church. The Board would still have control of selecting a steering committee.

**Mr. Berding** - I like the idea of using someone we've used before. I would like to have some time to read over this before making any decisions. I appreciate and respect your opinions, Mr. Goins if you feel like this is the best company to move forward with then I'm comfortable.

**Mr. Goins** - I think he is really easy to work with. I've worked with him on a number of projects.

**Mrs. Hartkemeyer** – I like this proposal.

**Mr. McAbee** – I'd like to read this and see what other samples you have.

**Lawrence E. Barbieri, Assistant Law Director** - I'd like to say in looking at this that he would be someone, if we got into litigation, a good expert witness for zoning. He has a legal background and a lot of experience. That would be an advantage as well.

**Mrs. Hartkemeyer** - We'll look forward to seeing a resolution on that at the next meeting.

C. Letter of Support for TID Grant submittal to OKI – Administrator

**Mrs. Vonderhaar** – I've spoken with Dan Corey in depth about the letter of support for the Hampshire repairs with the roundabout outside of the campus for Butler County. In about 1 – 2 weeks we should see some drawings. They are well aware of the concerns and what this Board is asking. Greg Wilkins does not want to proceed with an OKI Grant without support of all 3 entities. We would need this passed and on the May meeting.

**Mr. McAbee** - I'd really like to see the county or state take this road back. I'd like the Board to ask Mr. Wilkins what the process is to transfer this responsibility back

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to the county.

**Mrs. Vonderhaar** – The questions specifically are will the county take it back.

**Mr. McAbee** - The upgrades to this road should not fall back to the Township.

**Mrs. Hartkemeyer** - So you're going to ask the engineer's office if we can turn that road over to somebody else and if they will pay for the widening, upgrades and improvements.

**Mrs. Hartkemeyer** – Mrs. Vonderhaar can you have those conversations with the engineer's office?

**Mrs. Vonderhaar** - Yes, I will.

D. Fire Station 211 Headquarters Update – Ken Geis

**Mr. Geis** – We put the requests for proposal for a design criteria architect or engineer out and we received 1 proposal back. It's from CDA Community Design Alliance. Mike Dingeldein is the principal there with his wife Cindy. They have done a lot of work in and around Butler County. They are the design architects for the new Lane Library. I have a lot of confidence in him. Mike walked through the building one day and observed all the damage. He's fully qualified to act as a criteria architect for a design build project. If the Board allows us to move forward the next step is to get a cost proposal from him to do the work on the project.

**Mr. McAbee** - This sounds like a good plan to me.

**Mr. Berding** - I trust the CDA. They've done a whole transformation of downtown Hamilton. It's been them. That is their work. I'm excited to work with them.

**Motion** made by Mr. McAbee, second by Mrs. Hartkemeyer to begin the process of negotiating a contract with CDA.

All in favor.

E. Three additional full-time fire employees – Administrator & Fire Chief

**Chief Thomas** – The Department has a significant need to expand the full-time staff due to the challenges with part-time staff. We currently have a number of folks graduating from paramedic school in the next several months to make them choice candidates for the Fire Department for full-time positions. We have a real concern we're going to lose a number of quality candidates if we don't move forward with some of these folks who work for us part-time. Our goal is to continue to provide staffing for the community. Our call volume continues to increase. The 3<sup>rd</sup> medic we put on is running calls on a daily basis. We currently have 6 full-time staff per day, and this would move us to 7. Our current authorized staffing level is 14.

**Chief Berter** – We ran numbers going back to 2020 and since then we've lost 42 part-time members and added 24 for a net loss of 18. Looking at our current rooster with the numbers we're seeing from Fairfield, Sharonville and Cincinnati we're looking at potentially losing between 12 – 20 additional part-time staff. We're setting on 4 – 5 part-time applications right now. The part-time numbers continue to get worse. Departments around us continue to increase their full-time staff significantly, which also hurts us in the long run. This is the direction that the department has to look at.

**Chief Thomas** - In the 2024 budget these positions were funded within the current budget.

**Mr. Berding** - I've been pretty clear for awhile that we need to add full-time firefighters. I think if we approve today we need to ask the Chief to come back later

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in the year if we need to add more. I'd like to keep as many young and seasoned firefighters with us.

**Mr. McAbee** - I've been in support of that for a long time also. I look forward to a conversation with the new fire chief on the whole situation so that we can have a plan on who we're going to pay for this now and in the future to grow our department where it should be. I think we need to have a plan to show the whole picture and not just a little at a time. I am in support.

**Mrs. Hartkemeyer** - I am in favor of moving forward with that.

### F. Pickleball Courts – Administrator

**Mrs. Vonderhaar** - I know there is a great deal of interest in pickleball courts. We don't see many people using the 2 tennis courts at the same time as we do at Vonnie Vale. We wanted to get your thoughts instead of creating new courts which would be substantially more expensive. Could we redesign the tennis courts here?

**Mr. Berding** - I would like to see courts for tennis and pickleball at both locations. Could we add to the courts?

**Mrs. Vonderhaar** - How many pickleball courts at each park?

**Mrs. Hartkemeyer** - I'd like to get some pricing. I heard 3 options: make pickleball at 1 and tennis at the other. How much would it be to convert our existing tennis courts. The other ideas were doing a ½ and ½ option. And the other option was all new.

**Mrs. Vonderhaar** - How many pickleballs courts if we add all new?

**Mr. Berding** – For 2 tennis courts we should have 3 pickleball courts.

**Mr. McAbee** - I would agree I don't want us to take the tennis courts. I would be in favor of how much space we have whether we could put the normal size pickleball courts in both spaces.

**Mr. Berding** - I would like to see pricing for 2, 3, and 4 courts. Sitework will be a big cost so while the equipment is there why not add an additional court. Are we able to incorporate some of the existing fencing? Of course, how close it is to the walking paths.

### G. Consent agenda – Will be on next agenda

**Lawrence E. Barbieri, Assistant Law Director** – We spoke about this at the last meeting and one of the things I mentioned is that if you are going to use the consent agenda you either can by motion or resolution adopt the ability to use a consent agenda. We've prepared a resolution in that regard so maybe you could look at it and have it on the next meeting.

**Motion** made by Mr. Berding, second by Mr. McAbee to move June 11<sup>th</sup> trustee meeting to June 18<sup>th</sup> immediately following our CIC meeting.

All in favor.

**Mr. Berding** - I'd like to discuss the Veterans Memorial and the next steps that they would like to see at the memorial. When we met we talked about adding 4' or 5' monuments at the 2 sidewalks that go to swing sets. Is that something they will be discussing soon or sending a representative. Is this something we need to bring up ourselves.

**Mrs. Vonderhaar** - I thought things had been handed off and I did get the recommendations and it seemed the smart thing would be to move it to Del or if there is a different process we need to use.

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**Mr. Berding** – The longer we wait the more expensive the grant will be. The money is available now to buy the 2 – 5’ monuments so we can add more veterans’ names. We have more than a dozen plaques in house now to be mounted to something we don’t have now.

**Mr. Goins** – The Hamilton Community Foundation is the organization that is going to be making all the purchases. The Township is not making the purchase for the granite.

**Mrs. Vonderhaar** - But they would authorize us to go through the Community Foundation to order.

**Mr. Berding** – Like Mr. Goins said the trustees are not authorizing pricing. We’re approving designs.

**Mr. Goins** - The Community Foundation doesn’t need approval from the trustees to purchase anything. I think they are looking to us for some direction.

**Mrs. Vonderhaar** - I wouldn’t have comfort ordering without the Board approval.

**Mr. Berding** - In the interest of progress so we don’t let this fall off our radar and to respect the wishes of the outgoing group they’ve done the work and they have forwarded it on to the Township to move forward. I would like to see it get addressed to follow up with the Community Foundation and make sure it’s being ordered. We still need to decide what is going on with the monuments. There are still a number of factors. I want it on the agenda until we get this done. Let’s not miss a step on this.

**Mr. McAbee** - I agree. I think we’ve already agreed on the concept. I thought it had already been determined how it was going to fit in with the rest.

**Mr. Goins** - The outgoing veterans group provided 2 options: one a 4’ the other was 5’ or 6’ and pricing for all of that. We’re just looking at the size of the granite and the location. We can talk to the Community Foundation to make sure they get that ordered. Then we can get back and discuss design.

**Mr. Berding** - My preference would be to have the 5’ tall monuments. If we make a 5’ tall monument those would have places for 276 veterans’ names and an additional 56 sponsorship plaques. I would hate this to be stalled since we’re only meeting once a month.

#### **COMMITTEE REPORTS**

- A. TID – Trustee Hartkemeyer, nothing at this time
- B. EMA – Trustee Hartkemeyer, nothing at this time. I attended weather spotter training
- C. OKI – Trustee Hartkemeyer, there are a couple of additional grant applications available. One of them is local government.
- D. CLOUT – Trustee Hartkemeyer, nothing at this time.
- E. OTHER – Trustees

#### **FISCAL OFFICER’S RECOMMENDATIONS AND REPORTS**

Nothing at this time.

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Recommend motion to suspend reading of the minutes of the following meeting:

A. Trustee Regular Meeting February 13, 2024.

1. **Motion** made by Mr. McAbee, second by Mrs. Hartkemeyer to suspend the reading of the minutes.  
All in favor
2. **Motion** made by Mr. McAbee, second by Mrs. Hartkemeyer to approve the reading of the minutes.  
All in favor

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

#### **DEPARTMENT SPOTLIGHT**

##### Police Department – Police Chief Chabali

The Fairfield Township Police Department is authorized at 28 fulltime sworn officers, 1 part time school resource officer, 1 auxiliary police officer, 1 part time community specialist, 2 full time records clerks, 1 part time records clerk, and 1 part time property room clerk for a total of 35 employees.

Out of the 28 authorized sworn we have 5 sergeants, three of which are assigned to patrol shifts, one is assigned to investigations and 1 is assigned to administration. We have 2 investigations detectives who also conduct all of our background checks for our candidates.

As the result of your approval of lateral hires, pay for police recruit academy costs and overall increase in the number and increased quality of recruits attending academies, we now have a total of 9 potential candidates that we are processing.

Out of the 9, we have 2 already certified candidates, 4 candidates currently attending the academy, 1 candidate waiting to take the state test, and at least 2 potential lateral hire candidates. We currently have 19 full-time sworn and 9 positions open.

Our personnel participate in the Butler County Special Weapons and Tactics Team, the Serious Traffic Accident Reconstruction Team, and the Butler County Operating a Vehicle Under the Influence of Alcohol and/or Drugs Task Force. As the result of a great working relationship with Butler Tech and Career Development Schools, we also have one School Resource Officer assigned to the school. This position is solely funded by Butler Tech.

Since the pandemic ended, we finally conducted our first Citizen Police Academy in 2023 and are currently conducting our second class. We have doubled the number of



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participants from 4 in the first class to 8 in the current class, which is a 100% increase. Darrel Prewitt, our Community Specialist and Sergeant VandeRyt worked diligently to find the right mix in the course syllabus, along with getting the word out

of the positives of attending our academy. We were finally able to conduct our first class in 2023. The academy used to be 10 weeks and now it is 6 and one additional range day is provided which is on a volunteer basis. Through word of mouth, we hope to continue increasing participation. This group's new name is CAPS, which stands for Citizens Assisting in Police Service.

#### **As it relates to crime highlights:**

Sergeant Brandon McCroskey, the lead investigator, was able to obtain charges 4 years later in 2022 for 2 suspects in the July 23, 2018, murder case of a 16-year-old female in the 700 block of Wildbranch. Both suspects eventually pled guilty to multiple charges in 2023. At the time of the incident, one suspect was 14 years-old and the second suspect was 19. Both pled guilty to Involuntary Manslaughter and both also pled to gun specifications requiring they go to prison. One was sentenced to 13 years while the other was sentenced to 4.

Our detectives were able to obtain a conviction and sentencing of 6-9 years in prison of an individual after he pled guilty to Felonious Assault and Endangering Children. This individual was arrested for tying up his stepdaughter with zip ties in August 2022.

We also have a capital murder case tentatively scheduled for later this year involving a suspect setting his father's girlfriend on fire. She eventually died from her injuries.

We are scheduled to proceed with the Walmart shooting suspect's trial later this year.

A significant amount of time is spent by our detectives investigating retail thefts investigated by our detectives. These cases are very time consuming.

#### **As it relates to training:**

Sergeant Matt Miller is on his final week of the Police Executive Leadership College course, which is a multiple week course. Captain Lanier and I will be attending his graduation this Friday.

Numerous Officers attended Advanced Roadside Impaired Driving training, which provides general knowledge related to drug impairment and prepares police officers to conduct various drug-impaired detection tests for use in drugged-driving investigations.

Every officer conducted 24 hours of mandatory Continuing Police Training Hours in 2023. This will also occur this year.

All Officers participated in Active Shooter Training conducted by Sergeant Matt Miller.

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All Officers participated in Police Jui Jitsu training conducted by Sergeant Ryan Roach.

All Officers received training in suspect identification, disorderly conduct, and obstructing official business

Officer Rich Coy conducted bike patrol training at Sinclair Community College per their request. He was able to certify 2 additional Fairfield Township Officers during that training. He is scheduled to conduct additional bike patrol training with Butler County Sherrif's Office. He will also be the lead instructor. Additionally, we will be training together with their bike patrol unit.

All employees received Sexual Harassment related training this year from Mr. Barbieri and Katie.

### **As it relates to our calls for service; overall, it continues to increase:**

In 2022, we had 12,943

In 2023, we had 14,209, which is a 9.8% increase from 2022 - we are currently on pace with 2023 or even higher

Year-to-date, we are at 1,170 versus 989 in 2023

### **As it relates to Activity:**

We had 691 arrests in 2023 versus 526 in 2022

We had 839 criminal charges in 2023 versus 627 in 2022

Our Officers issued 958 citations in 2023 versus 829 in 2022

As it relates to traffic accidents, we had 1 fatal in 2023 versus 2 in 2022; however, we also had an increase in injuries in 2023 with 118 versus 100 in 2022 in traffic accidents.

We had 390 property damage accidents in 2023 versus 331 in 2022. The reason I mention this specific statistic is because these accidents are very time-consuming requiring numerous personnel to investigate as it relates to staffing.

As it relates to Special Events:

In December we participated in our annual Walmart "Fill a Criuiser" event, which led to 1,748 lbs. of food and \$164.00 in donations

We provided security for the Veterans Day Memorial Parade and Dedication, and for the for the car show and concert

The police department, along with other departments and jurisdictions, participated in the Fairfield North Elementary School Vehicle Day.

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We participated in the Butler County Fair. The police department set up our canopy, displayed a cruiser, passed out promotional items and had great conversations with the large number of attendees who visited throughout the week.

We participated in the annual National Night Out event in the City of Fairfield. The police department also participated in the annual Touch-a-Truck event at Bridgewater Falls which had a large turnout and continues to be a great success every year.

As it relates to the Ohio Collaborative:

The department participated in the Ohio recertification process and we were deemed compliant with the designated standards established by the Ohio Collaborative Community-Police Advisory Board. The standards include Use of Force, Pursuits, Bias Free Policing, Recruitment and Hiring, Agency Wellness, Body Worn Cameras, Community Engagement, Investigation of Employee Misconduct, Response to Mass Protests and Demonstrations, Property and Evidence and Telecommunicator Standard.

As it relates to technology and equipment:

We have increased the usage of our Guardian Tracking System, which has reduced our paperwork significantly. In short, this system tracks all neighborhood complaints received and the follow-up conducted by the officers. Internal reports are also tracked on Guardian.

We routinely use our speed monitors and our speed trailer to address the numerous speeding complaints we receive in the township. These are also tracked in Guardian.

Additionally, our Flock Camera system, which was acquired in 2022, continues to be instrumental in identifying vehicles used in crimes which enhances the safety of the community. It continues to be an excellent tool in solving crime

problems. Our street patrol officers and detectives receive an alert on their cell phones, which they can then conduct follow up.

We should be receiving 2- 2024 patrol Dodge Durangos sometime in April and outfitted by May or June at the latest.

Our most recent acquisition is the Sundance reporting system. This is an incredibly robust system, which is much superior than our last. Personnel are still working through the learning curve of its countless features. We have also identified in-car printers for our marked units and will be looking at purchasing a few to test and evaluate.

Lastly: There are several purchase requests on today's agenda which I will address when we get to them.

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**Motion** made by Mr. Berding, second by Mrs. Hartkemeyer to table Resolutions #24-43 for purchase of in-car cameras and #24-44 for purchase of Body Worn Cameras for the Police Department until bids are received.  
All in favor.

**ADMINISTRATOR’S REPORT – Administrator**

Evaluations are complete. Annual Report is almost complete. Harassment training finished. Jedd Board meetings are set for the year. Johnson Grocery should be done next week. Starbucks has opened and Raising Cane’s should open around June. Tidal Wave will open this summer. Burlington Coat Factory and Crumbl Cookies and Sharkey’s Cuts for Kids will be in Bridgewater. Crumbl Cookies has opened and the other 2 should be mid-2024. Residential properties are moving rapidly. We did have a leadership meeting for the Easter event and the upcoming solar event. A postcard did go out with all of our upcoming events. State of Community Fairfield City School will be tomorrow. I have actively started looking for sponsorship for the September 7<sup>th</sup> car show. I want to give a shout out to Walmart who will be partnering with us.

**Mrs. Hartkemeyer** – Let’s make sure all our new businesses label themselves as Fairfield Township.

**Mr. Goins** - All the new playground equipment in the new Belmont Park has been installed. We’re moving forward with a parking lot concept with Butler County. Jeff and his crew have been straightening out the property substantially, improving grading and moving brush and debris. We’re also looking at some fencing quotes. We do need some fencing there. With this grant I discussed we would not exceed \$200,000. It would be nice if we could get a motion to allow us to go into contract with a fence company with an amount not to exceed \$12,000.

**Motion** made by Mr. McAbee, second by Mr. Berding to purchase fencing for Belmont Park not to exceed \$12,000.00.

All in favor.

**Mr. Bennett** – I got 3 quotes. The highest one from Mills was around \$12,000. Connaughton came in around \$7,500. Fusion came in around \$7,000. We need to move with this to get the fence installed.

**Mr. Goins** - We need to look at getting some landscaping around the park as well. We’ll still have some funds from the grant.

**Motion** made by Mr. McAbee, second by Mr. Berding to approve, deny, or approve with conditions the proposed final PUD plan for McDonalds/Lorven Menards LLC, as set forth in Zoning Case No. FTZC24-1C Final PUD.

All in favor.

**Motion** made by Mr. Berding, second by Mr. McAbee to approve the creation of three additional full-time Fire Department positions.

All in favor.

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**RESOLUTIONS**

**RESOLUTION TO APPROVE OPEN PURCHASE ORDER BALANCES #24-37**

Resolution to approve open purchase order balances.

**Motion** made by Mrs. Hartkemeyer, second by Mr. Berding to adopt Resolution #24-37.

All in favor.

**RESOLUTION APPROVING FOUR-YEAR ANNUAL MAINTENANCE CONTRACT RENEWAL FROM STRYKER FOR THE FIRE DEPARTMENT IN THE AMOUNT OF \$21,450.00 #24-38**

Resolution approving four-year annual maintenance contract renewal from Stryker for the Fire Department in the amount of \$21,450.00.

**Motion** made by Mr. McAbee, second by Mr. Berding to adopt Resolution #24-38.

All in favor.

**RESOLUTION AUTHORIZING THE ADMINISTRATOR TO EXECUTE CONTRACT WITH DELL FOR MICROSOFT 365 LICENSING AT A TOTAL COST OF \$35,556.70 #24-39**

Resolution authorizing the Administrator to execute contract with dell for Microsoft 365 licensing at a total cost of \$35,556.70.

**Motion** made by Mr. Berding, second by Mr. McAbee to adopt Resolution #24-39.

All in favor.

**RESOLUTION TO AMEND THE 2024 PERMANENT APPROPRIATIONS #24-40**

Resolution to amend the 2024 permanent appropriations.

**Motion** made by Mr. Berding, second by Mrs. Hartkemeyer to adopt Resolution #24-40.

All in favor.

**RESOLUTION APPROVING PURCHASE OF INTOX DMT INTOXIMETER FOR THE POLICE DEPARTMENT FROM INTOXIMETERS INC IN THE AMOUNT OF \$15,171.50 #24-41**

Resolution approving purchase of Intox DMT Intoximeter for the Police Department from Intoximeters Inc. in the amount of \$15,171.50.

**Motion** made by Mr. McAbee, second by Mr. Berding to adopt Resolution #24-41.

All in favor.

**RESOLUTION APPROVING PURCHASE OF EVIDENCE LOCKER FOR THE POLICE DEPARTMENT FROM PATTERSON-POPE IN THE TOTAL AMOUNT OF \$15,689.10 #24-42**

Resolution approving purchase of evidence locker for the Police Department from Patterson-Pope in the total amount of \$15,689.10.

**Motion** made by Mr. McAbee, second by Mr. Berding to adopt Resolution #24-42.

All in favor.

○ **TABLED #24-43**

Resolution approving purchase of (19) In-Car Cameras for the Police Department.

# RECORD OF PROCEEDINGS

## REGULAR TRUSTEE MEETING HELD MARCH 19, 2024

○ **TABLED #24-44**

Resolution approving purchase of (28) Body Worn Cameras for the Police Department.

**RESOLUTION DECLARING NUISANCE AND ORDERING ABATEMENT ON THE PROPERTIES LISTED BELOW AND FURTHER AUTHORIZING THE ZONING ADMINISTRATOR TO INITIATE COMPLAINT #24-45**

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

**Motion** made by Mrs. Hartkemeyer, second by Mr. McAbee to adopt Resolution #24-45.

All in favor.

### ANNOUNCEMENTS

- Hamilton-Indian Springs JEDD Meeting – Thursday, March 21, 2024, 9 AM
- Easter Egg Drop at Heroes Park – Saturday, March 30, 2024, 10 AM
- Chief Thomas Retirement Open House – Monday, April 1, 2024, 12 PM – 4 PM
- Solar Eclipse in the Park – Monday, April 8, 2024, 1:30 PM
- Fairfield Township Board of Trustees Meeting – Tuesday, April 9, 2024, 7 PM

### BOARD MEMBER COMMENTS

**Mr. Berding** – I'd like to add Executive Session ORC 121.22 G (1). I'd like to thank our staff for all the hard work especially Mr. Bennett in getting our parks ready for Spring and Chief Chabali for the work on the Department Spotlights. I want to say it's been my extreme pleasure and I think I can speak for former Trustee Berding to work with the type of man we have in Chief Thomas. He has displayed professionalism. He's been well respected throughout the whole County and region. He's been very knowledgeable to someone who had very little knowledge of fire procedures. I want to thank you for all your dedication to our community. You will be missed. You've had a major influence in life here in Fairfield Township. Thank you and wish you well.

**Mrs. Hartkemeyer** - One thing I'd like to talk about is bringing in a summer intern. One of the things I'd like to see worked on is a kind of welcome packet for new businesses coming in.

**Mrs. Vonderhaar** - This is on our 2024 to-do list.

**RECORD OF PROCEEDINGS  
REGULAR TRUSTEE MEETING HELD MARCH 19, 2024**

**EXECUTIVE SESSION**

**Motion** made by Mr. Berding, second by Mrs. Hartkemeyer to hold Executive Session pursuant to ORC 121.22 (G) (4) to discuss collective bargaining sessions with public employees concerning their compensation and other terms and conditions of employment.

All in favor.

**Motion** made by Mr. Berding, second by Mrs. Hartkemeyer to hold Executive Session pursuant to ORC 121.22 G (1) To consider the appointment, employment, or compensation of a public employee or official.

All in favor.

President convenes executive sessions at 10:35 AM

President resumes regular meeting at 10:54 AM

No Action taken.

**ADJOURNMENT**

**Motion** made by Mr. Berding, second by Mr. McAbee to adjourn at 10:55 AM.

All in favor.

**ROLL CALL**

Mrs. Hartkemeyer      Yes

Mr. Berding            Yes

Mr. McAbee            Yes

Minutes submitted by:

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Shelly Schultz, Fiscal Officer

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Shannon Hartkemeyer, Trustee Chairperson

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Michael Berding, Trustee Vice-Chairperson

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Joe McAbee, Trustee

**RECORD OF PROCEEDINGS  
REGULAR TRUSTEE MEETING HELD MARCH 19, 2024**