



AGENDA

**FAIRFIELD TOWNSHIP BOARD OF TRUSTEES MEETING
TUESDAY, SEPTEMBER 10, 2024
8:30 A.M.**

CALL TO ORDER: Board Chairperson

Motion to appoint Dianne French Clerk Pro Tem

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

ROLL CALL: Clerk Pro Tem, Dianne French

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

INVOCATION: Pastor Cecil Day, Lighthouse Church

PLEDGE OF ALLEGIANCE

ITEMS FOR BOARD DISCUSSION

- A. Milton Road Park ARPA Funds Update

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 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:
Trustee Regular Meeting, August 13, 2024
Special Trustee Meeting, August 27, 2024
- B. Recommend motion to approve the minutes
- C. Recommend motion to approve payment of the bills by the Fiscal Office

MOTIONS – Consent Agenda Item

- A. **Motion** to allow Administrator to bid for curb and gutter work as needed for year 2025

RESOLUTIONS – Consent Agenda Items

- A. Resolution No. 24-128 approving open Purchase Order Balances
- B. Resolution No. 24-129 declaring nuisance and ordering abatement on properties

FISCAL OFFICER REPORT – Fiscal Officer

ADMINISTRATOR’S REPORT – Administrator

RESOLUTIONS

- A. Resolution No. 24-130 amending 2024 permanent appropriations
 - 1. Motion to adopt the resolution: _____; 2nd _____
 - a. Vote: _____ Berding _____ Hartkemeyer _____ McAbee
 - b. President declares motion _____.
- B. Resolution No. 24-131 authorizing new year tax rates
 - 1. Motion to adopt the resolution: _____; 2nd _____
 - a. Vote: _____ Berding _____ Hartkemeyer _____ McAbee
 - b. President declares motion _____.

COMMITTEE REPORTS

- A. TID – Trustee McAbee
- B. EMA – Trustee Hartkemeyer
- C. OKI – Trustee Hartkemeyer
- D. CLOUT – Trustee Hartkemeyer

BOARD COMMENTS

ANNOUNCEMENTS

- Food Pantry Collection for Thanksgiving – September 16-November 22, 2024, Administration Building
- Fairfield Township/Indian Springs JEDD Meeting – Thursday, September 19, 2024, 8:00 AM
- Fairfield City School Community Appreciation Night – Friday, September 20, 2024, 7:00 PM
- First Day of Autumn – Sunday, September 22, 2024
- Fairfield Township Board of Trustees Meeting – Tuesday, October 8, 2024, 7:00 PM

ADJOURNMENT

Motion to Adjourn: _____; 2nd _____

a. _____ Berding _____ Hartkemeyer _____ McAbee

b. President declares meeting adjourned _____ P.M.

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 24-128**

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: September 10, 2024

Board of Trustees

Vote of Trustees

Shannon Hartkemeyer: _____

Michael Berding: _____

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 _____, 2024.

ATTEST:

Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

Lawrence E. Barbieri, Township Assistant Law Director

Updated as of 9/14/2024		PO #	Issue Date	Account Code	Acct Amount	Curr Balance	Department	Vendor	Notes
		725-2024	8/6/24	1000-120-599-1051	\$88.00	\$0.00	GENERAL	OMNI BUSINESS FORMS INC	A-FRAME INSERTS FOR EVENTS
		745-2024	8/13/24	1000-110-221-0000	\$11,578.04	\$0.00	GENERAL	ANTHEM BLUE CROSS & BLUE SHIELD	MONTHLY MEDICAL
		746-2024	8/13/24	1000-110-221-0000	\$11,578.04	\$0.00	GENERAL	ANTHEM BLUE CROSS & BLUE SHIELD	MONTHLY MEDICAL
		747-2024	8/13/24	1000-110-221-0000	\$11,002.22	\$0.00	GENERAL	ANTHEM BLUE CROSS & BLUE SHIELD	MONTHLY MEDICAL
		749-2024	8/13/24	1000-110-221-0000	\$11,002.21	\$0.00	GENERAL	ANTHEM BLUE CROSS & BLUE SHIELD	MONTHLY MEDICAL
		776-2024	8/22/24	1000-110-221-0000	\$13,115.84	\$0.00	GENERAL	ANTHEM BLUE CROSS & BLUE SHIELD	MONTHLY MEDICAL
		791-2024	8/27/24	1000-110-224-0000	\$764.09	\$0.00	GENERAL	HUMANA HEALTH PLAN OHIO	MONTHLY VISION, DENTAL, LIFE
		793-2024	8/27/24	1000-110-224-0000	\$145.38	\$0.00	GENERAL	HUMANA HEALTH PLAN OHIO	MONTHLY VISION, DENTAL, LIFE
		793-2024	8/12/24	1000-110-360-0000	\$1,000.00	\$1,000.00	GENERAL	U. S. BANK EQUIPMENT FINANCE	COPIER CONTRACT FOR ALL BUILDINGS
		739-2024	8/12/24	1000-110-360-0000	\$1,000.00	\$1,000.00	GENERAL	BUCKEYE POWER SALES CO. INC	ANNUAL MAINTENANCE CONTRACT FOR ALL DEPTS
		756-2024	8/14/24	1000-110-360-0000	\$81.00	\$81.00	GENERAL	OMNI BUSINESS FORMS INC	POLO SHIRTS
		793-2024	8/27/24	1000-110-360-0000	\$500.00	\$0.00	GENERAL	OHIO LABOR LAW POSTER SERVICE	2025 LABOR LAW POSTERS
		736-2024	8/12/24	1000-110-360-1077	\$5,000.00	\$5,000.00	GENERAL	KENNETH J. GEIS	MONTHLY CONSULTANT CHARGES
		765-2024	8/19/24	1000-110-410-0000	\$500.00	\$500.00	GENERAL	QUALITY PUBLISHING COMPANY	MISC OFFICE PRINTING FOR ADMIN, FIRE AND POLICE
		794-2024	8/27/24	1000-110-420-0000	\$431.79	\$431.79	GENERAL	WEXONLINE	GAS FOR ALL DEPARTMENTS
		740-2024	8/12/24	1000-110-510-0000	\$2,000.00	\$2,000.00	GENERAL	FAIRFIELD CHAMBER OF COMMERCE	ANNUAL YEARLY DUES
		726-2024	8/7/24	1000-110-599-0000	\$3,017.00	\$0.00	GENERAL	QUALITY PUBLISHING COMPANY	2023 ANNUAL REPORT
		754-2024	8/14/24	1000-110-599-0000	\$2,402.88	\$2,402.88	GENERAL	HUNTINGTON CREDIT CARD	TWP SWAG ITEMS FOR EVENTS
		729-2024	8/14/24	1000-110-599-0000	\$2,845.89	\$2,845.89	GENERAL	HUNTINGTON CREDIT CARD	TWP SWAG ITEMS FOR EVENTS
		755-2024	8/8/24	1000-120-323-0000	\$293.28	\$293.28	GENERAL	BUCKEYE POWER SALES CO. INC	BATTERY REPAIR AT ADMIN BUILDING
		752-2024	8/14/24	1000-120-323-0000	\$35,000.00	\$35,000.00	GENERAL	MOBILCOMM	UPGRADE WEATHER SIRENS THROUGHOUT TOWNSHIP
		773-2024	8/20/24	1000-120-323-0000	\$1,650.00	\$1,650.00	GENERAL	TRI STATE LIQUID WASTE LTD	PUMPING OIL SEPARATOR (ADMIN)
		730-2024	8/9/24	1000-120-359-1074	\$5,000.00	\$0.00	GENERAL	DUKE ENERGY	ELECTRIC INVOICES
		764-2024	8/19/24	1000-120-359-1074	\$5,000.00	\$5,000.00	GENERAL	DUKE ENERGY	ELECTRIC INVOICES
		744-2024	8/30/24	1000-120-359-1079	\$500.00	\$500.00	GENERAL	BUTLER COUNTY WATER & SEWER DEPT.	WATER INVOICES
		745-2024	8/12/24	1000-120-599-1051	\$1,088.00	\$1,088.00	GENERAL	OMNI BUSINESS FORMS INC	TENT AND TABLECLOTH FOR CAPS
		769-2024	8/20/24	1000-120-599-1051	\$860.00	\$860.00	GENERAL	OMNI BUSINESS FORMS INC	PATRIOT DAY STAFF T-SHIRTS
		778-2024	8/22/24	1000-120-599-1051	\$1,900.00	\$1,900.00	GENERAL	OMNI BUSINESS FORMS INC	POSTCARDS FOR VARIOUS UPCOMING EVENTS
		784-2024	8/23/24	1000-120-599-1051	\$575.25	\$575.25	GENERAL	OMNI BUSINESS FORMS INC	BANNERS AND YARD SIGNS FOR PATRIOT DAY EVENT
		788-2024	8/26/24	1000-120-599-1051	\$1,500.00	\$1,500.00	GENERAL	BALLOONS-N-BEYOND LLC	BALLOON COLUMNS FOR PATRIOT DAY EVENT
		799-2024	8/26/24	1000-120-599-1051	\$2,000.00	\$2,000.00	GENERAL	TWEEDLES MINI DONUTS	DONUTS FOR PATRIOT DAY EVENT
		800-2024	8/28/24	1000-120-599-1051	\$370.00	\$370.00	GENERAL	ECONOMISE RENTAL, INC	GENERATORS FOR PATRIOT DAY EVENT
		801-2024	8/28/24	1000-120-599-1051	\$208.00	\$208.00	GENERAL	ONE STOP TOOL RENTAL INC	TENT FOR PATRIOT DAY EVENT
		802-2024	8/30/24	1000-120-599-1051	\$5,500.00	\$5,500.00	GENERAL	OMNI BUSINESS FORMS INC	A-FRAME INSERTS FOR ALL DEPARTMENTS (FOR EVENTS)
		803-2024	8/30/24	1000-120-599-1051	\$3,000.00	\$3,000.00	GENERAL	CASSETTE JUNKIES	PATRIOT DAY CONCERT
		762-2024	8/16/24	1000-130-599-1043	\$6,000.00	\$4,430.00	GENERAL	TWEEDLES MINI DONUTS	DONUTS FOR PATRIOT DAY EVENT (CORRECTED PO)
		750-2024	8/13/24	2011-330-323-0000	\$421.74	\$0.00	MOTOR VEHICLE LICENSE TAX	THE TURF TAILOR GROUNDS MAINTENANCE, LLC	BI-WEEKLY LAWN CARE FOR ZONING
		796-2024	8/28/24	2011-330-323-0000	\$1,000.00	\$1,000.00	MOTOR VEHICLE LICENSE TAX	ONE STOP TOOL RENTAL INC	VIBRATORY COMPACTOR
		794-2024	8/27/24	2021-330-420-0000	\$1,600.00	\$37.18	GASOLINE TAX	AL-JOE'S PET & GARDEN CENTERS	LAWN MOWER REPAIRS AND MISC SUPPLIES
		745-2024	8/13/24	2031-330-221-0000	\$10,929.77	\$0.00	ROAD AND BRIDGE	WEXONLINE	GAS FOR ALL DEPARTMENTS
		746-2024	8/13/24	2031-330-221-0000	\$10,929.77	\$0.00	ROAD AND BRIDGE	ANTHEM BLUE CROSS & BLUE SHIELD	MONTHLY MEDICAL
		747-2024	8/13/24	2031-330-221-0000	\$10,384.82	\$0.00	ROAD AND BRIDGE	ANTHEM BLUE CROSS & BLUE SHIELD	MONTHLY MEDICAL
		749-2024	8/13/24	2031-330-221-0000	\$10,384.82	\$0.00	ROAD AND BRIDGE	ANTHEM BLUE CROSS & BLUE SHIELD	MONTHLY MEDICAL
		776-2024	8/22/24	2031-330-221-0000	\$5,000.00	\$0.00	ROAD AND BRIDGE	ANTHEM BLUE CROSS & BLUE SHIELD	MONTHLY MEDICAL
		802-2024	8/22/24	2031-330-323-0000	\$1,000.00	\$1,000.00	ROAD AND BRIDGE	FAIRFIELD POWER EQUIPMENT	MAINTENANCE FOR FIRE AND PUBLIC WORKS
		805-2024	8/30/24	2031-330-352-1079	\$500.00	\$500.00	ROAD AND BRIDGE	BUTLER COUNTY WATER & SEWER DEPT.	WATER INVOICES
		730-2024	8/9/24	2031-330-359-1074	\$500.00	\$0.00	ROAD AND BRIDGE	DUKE ENERGY	ELECTRIC INVOICES
		764-2024	8/19/24	2031-330-359-1074	\$500.00	\$395.22	ROAD AND BRIDGE	DUKE ENERGY	ELECTRIC INVOICES
		733-2024	8/12/24	2031-330-360-0000	\$1,000.00	\$1,000.00	ROAD AND BRIDGE	U. S. BANK EQUIPMENT FINANCE	COPIER CONTRACT FOR ALL BUILDINGS
		739-2024	8/12/24	2031-330-360-0000	\$1,000.00	\$1,000.00	ROAD AND BRIDGE	BUCKEYE POWER SALES CO. INC	ANNUAL MAINTENANCE CONTRACT FOR ALL DEPTS
		798-2024	8/28/24	2031-330-360-0000	\$300.00	\$300.00	ROAD AND BRIDGE	CHARTER COMMUNICATIONS HOLDINGS, LLC	CABLE FOR PUBLIC WORKS AND STATION 212
		745-2024	8/13/24	2081-210-221-0000	\$24,665.27	\$0.00	POLICE	ANTHEM BLUE CROSS & BLUE SHIELD	MONTHLY MEDICAL
		747-2024	8/13/24	2081-210-221-0000	\$23,436.69	\$0.00	POLICE	ANTHEM BLUE CROSS & BLUE SHIELD	MONTHLY MEDICAL
		797-2024	8/28/24	2081-210-251-0000	\$500.00	\$500.00	POLICE	WIDMER'S	DRYCLEANING FOR POLICE DEPARTMENT

Updated as of 9/4/2024				Account Code	Act Amount	Curr Balance	Department	Vendor	Notes
761-2024	8/16/24	2081-210-318-0000	\$400.00	\$400.00		POLICE	OHIO PEACE OFFICERS TRAINING	TESS FLYNN FTO TRAINING	
804-2024	8/30/24	2081-210-323-0000	\$3,500.00	\$3,500.00		POLICE	FIRESTONE PAYMENT CENTER	REPAIRS AND MAINTENANCE FOR POLICE DEPARTMENT	
764-2024	8/19/24	2081-210-359-1074	\$1,800.00	\$1,800.00		POLICE	DUKE ENERGY	ELECTRIC INVOICES	
805-2024	8/30/24	2081-210-359-1079	\$1,000.00	\$1,000.00		POLICE	BUTLER COUNTY WATER & SEWER DEPT.	WATER INVOICES	
733-2024	8/12/24	2081-210-360-0000	\$1,000.00	\$1,000.00		POLICE	U. S. BANK EQUIPMENT FINANCE	COPIER CONTRACT FOR ALL BUILDINGS	
739-2024	8/12/24	2081-210-360-0000	\$1,000.00	\$1,000.00		POLICE	BUCKEYE POWER SALES CO. INC	ANNUAL MAINTENANCE CONTRACT FOR ALL DEPTS	
780-2024	8/22/24	2081-210-360-0000	\$500.00	\$500.00		POLICE	AT&T MOBILITY II, LLC	CELL PHONES FOR INVESTIGATIONS/OIC	
745-2024	8/13/24	2111-220-221-0000	\$19,368.90	\$19,368.90		FIRE	ANTHEM BLUE CROSS & BLUE SHIELD	MONTHLY MEDICAL	
738-2024	8/12/24	2111-220-251-0000	\$1,000.00	\$1,000.00		FIRE	DISTINCTIVE TOGS, LLC	UNIFORMS FOR EMS/FIRE	
768-2024	8/20/24	2111-220-323-0000	\$1,251.25	\$1,251.25		FIRE	NATIONAL HOSE TESTING SPECIALTIES, INC.	ANNUAL GROUND LADDER TESTING	
782-2024	8/22/24	2111-220-323-0000	\$300.00	\$300.00		FIRE	FAIRFIELD POWER EQUIPMENT	MAINTENANCE FOR FIRE AND PUBLIC WORKS	
805-2024	8/30/24	2111-220-359-1079	\$1,000.00	\$1,000.00		FIRE	BUTLER COUNTY WATER & SEWER DEPT.	WATER INVOICES	
733-2024	8/12/24	2111-220-360-0000	\$1,000.00	\$1,000.00		FIRE	U. S. BANK EQUIPMENT FINANCE	COPIER CONTRACT FOR ALL BUILDINGS	
739-2024	8/16/24	2111-220-360-0000	\$1,000.00	\$1,000.00		FIRE	BUCKEYE POWER SALES CO. INC	ANNUAL MAINTENANCE CONTRACT FOR ALL DEPTS	
795-2024	8/28/24	2111-220-360-0000	\$500.00	\$500.00		FIRE	BUTLER COUNTY SHERIFF	QUARTERLY BILL FOR MDTs FOR FIRE AND POLICE	
798-2024	8/28/24	2111-220-360-0000	\$500.00	\$500.00		FIRE	BUTLER COUNTY SHERIFF	BRICS ALERTING BASES FOR STATION 211	
765-2024	8/19/24	2111-220-410-0000	\$500.00	\$500.00		FIRE	QUALITY PUBLISHING COMPANY	CABLE FOR PUBLIC WORKS AND STATION 213	
743-2024	8/12/24	2111-220-519-0000	\$400.00	\$400.00		FIRE	OHIO FIRE CHIEFS ASSOCIATION, INC.	MISC OFFICE PRINTING FOR ADMIN, FIRE AND POLICE	
746-2024	8/12/24	2111-220-599-1025	\$1,000.00	\$1,000.00		FIRE	T-MOBILE USA, INC	CHIEF BERTER AND CAPTAINS MEMBERSHIPS	
749-2024	8/13/24	2191-210-221-4915	\$24,665.27	\$24,665.27		SAFETY SERVICE LEVY	ANTHEM BLUE CROSS & BLUE SHIELD	EMS/FIRE PHONES AND IPADS	
776-2024	8/22/24	2191-210-221-4915	\$23,436.69	\$23,436.69		SAFETY SERVICE LEVY	ANTHEM BLUE CROSS & BLUE SHIELD	MONTHLY MEDICAL	
791-2024	8/27/24	2191-210-223-4918	\$2,218.85	\$2,218.85		SAFETY SERVICE LEVY	ANTHEM BLUE CROSS & BLUE SHIELD	MONTHLY MEDICAL	
797-2024	8/27/24	2191-210-224-4916	\$326.67	\$326.67		SAFETY SERVICE LEVY	HUMANA HEALTH PLAN OHIO	MONTHLY VISION, DENTAL, LIFE	
731-2024	8/9/24	2191-210-323-0000	\$330.25	\$330.25		SAFETY SERVICE LEVY	HUMANA HEALTH PLAN OHIO	MONTHLY VISION, DENTAL, LIFE	
730-2024	8/9/24	2191-210-359-1074	\$2,000.00	\$2,000.00		SAFETY SERVICE LEVY	OHIO PEACE OFFICERS TRAINING	TRENT SMITH FTO TRAINING	
764-2024	8/19/24	2191-210-359-1074	\$200.00	\$200.00		SAFETY SERVICE LEVY	TREASURER STATE OF OHIO SFM/OAF	ANNUAL ELEVATOR CERTIFICATE	
728-2024	8/8/24	2191-210-360-0000	\$1,000.00	\$1,000.00		SAFETY SERVICE LEVY	DUKE ENERGY	ELECTRIC INVOICES	
766-2024	8/16/24	2191-210-360-0000	\$5,000.00	\$5,000.00		SAFETY SERVICE LEVY	SHRED-IT US JV LLC	ELECTRIC INVOICES	
766-2024	8/19/24	2191-210-360-0000	\$1,200.00	\$1,200.00		SAFETY SERVICE LEVY	BUTLER COUNTY SHERIFF	SHRED SERVICE FOR POLICE DEPARTMENT	
780-2024	8/22/24	2191-210-360-0000	\$100.00	\$100.00		SAFETY SERVICE LEVY	TREASURER STATE OF OHIO (LEADS)	QUARTERLY BILL FOR MDTs FOR FIRE AND POLICE	
781-2024	8/22/24	2191-210-360-0000	\$1,000.00	\$1,000.00		SAFETY SERVICE LEVY	AT&T MOBILITY II, LLC	ANNUAL MDT FEES FOR POLICE	
765-2024	8/14/24	2191-210-410-0000	\$500.00	\$500.00		SAFETY SERVICE LEVY	VERTICAL SYSTEMS ELEVATOR	CELL PHONES FOR INVESTIGATIONS/OIC	
760-2024	8/15/24	2191-210-420-0000	\$24,445.80	\$24,445.80		SAFETY SERVICE LEVY	QUALITY PUBLISHING COMPANY	POLICE ELEVATOR FEE	
771-2024	8/20/24	2191-210-420-0000	\$9,382.30	\$9,382.30		SAFETY SERVICE LEVY	AXON ENTERPRISES, INC.	MISC OFFICE PRINTING FOR ADMIN, FIRE AND POLICE	
775-2024	8/20/24	2191-210-420-0000	\$2,560.00	\$2,560.00		SAFETY SERVICE LEVY	KIESLER POLICE SUPPLY INC	PURCHASE TASERS AND ACCESSORIES	
794-2024	8/27/24	2191-210-420-0000	\$5,081.02	\$5,081.02		SAFETY SERVICE LEVY	MPH INDUSTRIES, INC	PURCHASE AMMUNITION FOR POLICE DEPARTMENT	
746-2024	8/13/24	2191-220-221-4919	\$19,368.90	\$19,368.90		SAFETY SERVICE LEVY	EUROOPTIC LTD	SURE SHOT HANDHELD LASER	
749-2024	8/13/24	2191-220-221-4919	\$18,406.62	\$18,406.62		SAFETY SERVICE LEVY	WEXONLINE	12 GLOCK PLATES AND OPTICS	
776-2024	8/13/24	2191-220-221-4919	\$32,094.13	\$32,094.13		SAFETY SERVICE LEVY	ANTHEM BLUE CROSS & BLUE SHIELD	GAS FOR ALL DEPARTMENTS	
791-2024	8/27/24	2191-220-222-0000	\$56.34	\$56.34		SAFETY SERVICE LEVY	ANTHEM BLUE CROSS & BLUE SHIELD	MONTHLY MEDICAL	
791-2024	8/27/24	2191-220-223-4921	\$1,543.12	\$1,543.12		SAFETY SERVICE LEVY	HUMANA HEALTH PLAN OHIO	MONTHLY MEDICAL	
								MONTHLY VISION, DENTAL, LIFE	
								MONTHLY VISION, DENTAL, LIFE	

FAIRFIELD TOWNSHIP
RESOLUTION NO. 24-129

**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

- 3675 Dust Commander Dr- Junk, Parking of Vehicles, High Grass
- 4121 Stony Brook Dr- Principally Permitted Uses (short term rental)
- 1506 Exeter Ave- Recreational Vehicle Parking, Junk, High Grass, Zoning Permit Required
- 1945 Pater Ave- High Grass
- 2929 Jamil Ct- Junk, Parking of Inoperable Vehicles, High Grass

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: September 10, 2024

Board of Trustees

Vote of Trustees

Shannon Hartkemeyer: _____

Michael Berding: _____

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 _____, 2024.

ATTEST:

Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

Lawrence E. Barbieri, Township Assistant Law Director



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

Case Date:	7/29/2024	Courtesy Notice Date:	7/29/2024
Fairfield Twp Violation #	24-123	NOV Issue Date:	8/9/2024
Address of Violation:	3675 DUST COMMANDER DR	Final NOV Issue Date:	
Complainant Name:	Lynn Stephens		
Description:	Nobody is upkeeping the property, weeds and grass are growing up over everything, junk cars in driveway and junk around house		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300082000027	3675 DUST COMMANDER DR	JOHNSON,CHARLES R AND SANDRA 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: 7/29/2024 2:03:00 PM

Required Actions:



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: 7/29/2024 2:06:00 PM

Required Actions:



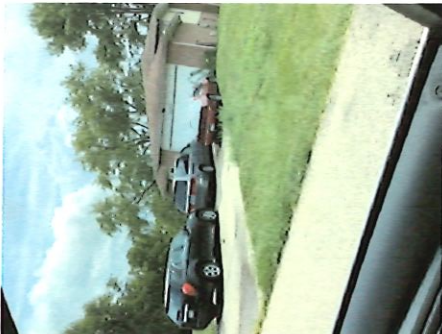
Code: 805. Parking of Inoperable Vehicles.

Status: In Violation

The parking of an inoperable vehicle within a residential district shall be prohibited, except that such vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored.

Date: 7/29/2024 2:04:00 PM

Required Actions:



Notes



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: 24-123

Date: 7/29/2024

Property Owner: JOHNSON, CHARLES R AND SANDRA L
3675 DUST COMMANDER DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300082000027

Property in Violation: 3675 DUST COMMANDER DR
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 3675 DUST COMMANDER DR. In accordance to the Fairfield Township Zoning Resolution, your property violates 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:

Comments/Notes:



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:



Code: 805. Parking of Inoperable Vehicles.

Status: In Violation

The parking of an inoperable vehicle within a residential district shall be prohibited, except that such vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored.

Required Actions:

Comments/Notes: Red vehicle missing back driver's side tire



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.

Hay Sot

7/29/2024
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: 24-123

Date: 8/9/2024

Property Owner: JOHNSON, CHARLES R AND SANDRA L
3675 DUST COMMANDER DR
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 3675 DUST COMMANDER DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300082000027

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 3675 DUST COMMANDER DR.

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:

Comments/Notes:



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:



Code: 805. Parking of Inoperable Vehicles.

Status: In Violation

The parking of an inoperable vehicle within a residential district shall be prohibited, except that such vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored.

Required Actions:

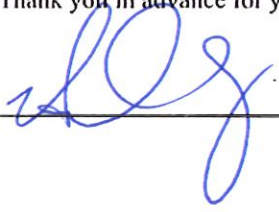
Comments/Notes: Red vehicle held in place by blocks behind tires
Grey van missing license plate



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.



8/9/2024
_____ **Date**



Case Date:	8/1/2024	Courtesy Notice Date:	8/1/2024
Fairfield Twp Violation #	24-125	NOV Issue Date:	8/13/2024
Address of Violation:	4121 STONY BROOK DR	Final NOV Issue Date:	
Complainant Name:	Yiwei Cheng		
Description:			
Disposition:	Issued NOV		
Assigned to:			

Property

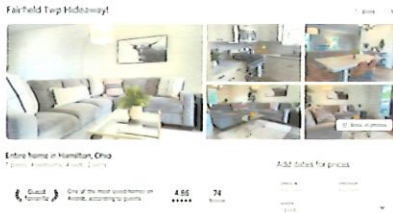
Parcel #	Address	Owner Name
A0300045000022	4121 STONY BROOK DR	SHELL,ANERA

Violations

Code: 612.1 PRINCIPAL PERMITTED USES.

Status: In Violation

(a) One-family detached dwellings, including approved modular housing. (b) Schools and colleges located not less than fifty (50) feet from any lot in any R- District or a recorded residential subdivision. (c) Neighborhood and community park land, open space; provided that any principal building or swimming pool shall be located not less than one hundred (100) feet from any lot in an R-District or a recorded residential subdivision.



Notes

Date: 8/13/2024 By: Hailey Sellet
 Note: https://www.airbnb.com/rooms/883419690006393944?adults=1&children=0&enable_m3_private_room=true&infants=0&pets=0&search_mode=regular_search&check_in=2024-08-22&check_out=2024-08-27&source_impression_id=p3_1723551489_P3EIzgWPjit6GmBS&previous_page_section_name=1000&federated_search_id=2669c84b-e7ad-406a-a186-7a686a1f6ae8



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: 24-125

Date: 8/1/2024

Property Owner: SHELL,ANERA
 3707 WARSAW AVE
 CINCINNATI, OH 45205

Parcel ID: A0300045000022

Property in Violation: 4121 STONY BROOK DR
 FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 4121 STONY BROOK DR. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s):

Code: 612.1 PRINCIPAL PERMITTED USES.

Status: In Violation

(a) One-family detached dwellings, including approved modular housing. (b) Schools and colleges located not less than fifty (50) feet from any lot in any R- District or a recorded residential subdivision. (c) Neighborhood and community park land, open space; provided that any principal building or swimming pool shall be located not less than one hundred (100) feet from any lot in an R-District or a recorded residential subdivision.

Required Actions:

Comments/Notes: Running Airbnb



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.



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: 24-125

Date: 8/13/2024

Property Owner: SHELL,ANERA
 3707 WARSAW AVE
 CINCINNATI ,OH 45205

Address in Violation: 4121 STONY BROOK DR
 FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300045000022

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 4121 STONY BROOK DR.

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

Code: 612.1 PRINCIPAL PERMITTED USES.

Status: In Violation

(a) One-family detached dwellings, including approved modular housing. (b) Schools and colleges located not less than fifty (50) feet from any lot in any R- District or a recorded residential subdivision. (c) Neighborhood and community park land, open space; provided that any principal building or swimming pool shall be located not less than one hundred (100) feet from any lot in an R-District or a recorded residential subdivision.

Required Actions:

Comments/Notes: Running Airbnb

Exterior



Fairfield Top Holiday!



Enjoy Home in Hamilton, Ohio

Add dates for prices

Over 400 reviews 4.8 (400) 485 76 4444 8/13/24

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.

8/13/2024



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

Case Date:	8/2/2024	Courtesy Notice Date:	
Fairfield Twp Violation #	24-129	NOV Issue Date:	8/2/2024
Address of Violation:	1506 EXETER AVE	Final NOV Issue Date:	
Complainant Name:			
Description:	REPEAT VIOLATION NO COURTESY SENT		
Disposition:	Send to Trustees		
Assigned to:			

Property

Parcel #	Address	Owner Name
A0300036000074	1506 EXETER AVE	MICHAEL EARNEST

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: 8/2/2024 11:00:00 AM



Code: 533 Junk **Status:** In Violation

The accumulation in groups 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: 8/2/2024 11:00:00 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: 8/2/2024 11:01:00 AM

Required Actions:



Code: 210. Zoning Permit Required

Status: In Violation

No building or other structure shall be erected, moved, added to, nor structurally altered; nor shall any building, structure, or land be established or changed in use without a permit therefore, issued by the Planning AND Zoning Administrator. Zoning permits shall be issued only in conformity with the provisions of this Resolution unless the Planning AND Zoning Administrator receives a written order from the Board of Zoning Appeals deciding an appeal, conditional use, or variance, or from the Board of Township Trustees approving a Planned Unit Development District or a Focus Area.

Date: 8/2/2024 11:01:00 AM

Required Actions:



Date: 8/2/2024 By: Hailey Sellet

Note: REPEAT VIOLATION NO COURTESY SENT

Date: 8/13/2024 By: Chuck Goins

Note: Went out to the site and talked to a gentleman who was burning some brush. He stated that the owner of the property had him cutting some grass. I provided him with a copy of the NOV and walked the property with him and showed him all of the issues. He called the property owner, 'Mike' and informed him that we were on site. I provided my number to discuss the issues further.



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: 24-129

Date: 8/2/2024

Property Owner: MICHAEL EARNEST
1506 EXETER AVE
FAIRFIELD TOWNSHIP ,OH 45015

Address in Violation: 1506 EXETER AVE
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300036000074

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 1506 EXETER AVE.

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:

Comments/Notes: HORSE TRAILER/REGULAR TRAILER PARKED ON GRSS ON SIDE OF HOUSE



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:



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:

Comments/Notes:



Code: 210. Zoning Permit Required

Status: In Violation

No building or other structure shall be erected, moved, added to, nor structurally altered; nor shall any building, structure, or land be established or changed in use without a permit therefore, issued by the Planning AND Zoning Administrator. Zoning permits shall be issued only in conformity with the provisions of this Resolution unless the Planning AND Zoning Administrator receives a written order from the Board of Zoning Appeals deciding an appeal, conditional use, or variance, or from the Board of Township Trustees approving a Planned Unit Development District or a Focus Area Overlay District application, as provided by this Resolution.

Required Actions:

Comments/Notes: ZONING PERMIT DENIED FOR SHED





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

Case Date:	8/8/2024	Courtesy Notice Date:	
Fairfield Twp Violation #	24-133	NOV Issue Date:	8/8/2024
Address of Violation:	1945 PATER AVE	Final NOV Issue Date:	
Complainant Name:	Timothy Stimetz		
Description:	Back yard vegetation		
Disposition:	Send to Trustees		
Assigned to:			

Property

Parcel #	Address	Owner Name
A0300041000025	1945 PATER AVE	JUNG,NICOLE

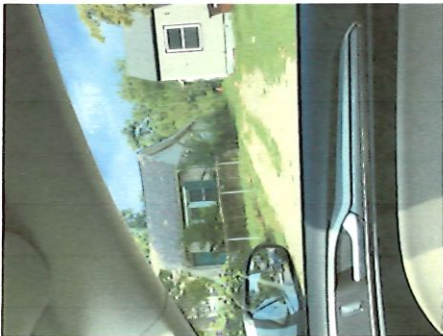
Violations

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: 8/8/2024 11:25:00 AM

Required Actions:



Notes

Date: 8/8/2024 **By:** Hailey Sellet

Note: Repeat violation. No courtesy sent



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: 24-133

Date: 8/8/2024

Property Owner: JUNG, NICOLE
1945 PATER AVE
FAIRFIELD TOWNSHIP, OH 45015

Address in Violation: 1945 PATER AVE
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300041000025

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 1945 PATER AVE.

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

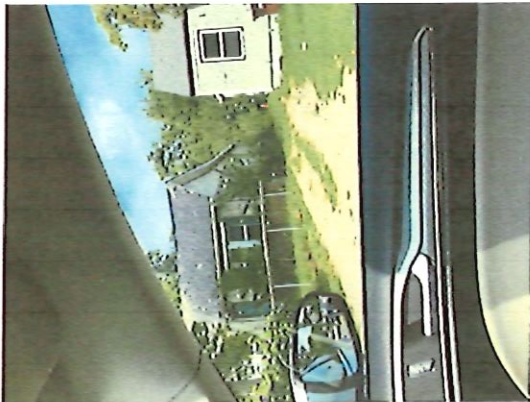
Code: 534 High grass

Status: In Violation

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

Required Actions:

Comments/Notes: Both front and back yard grass



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.

8/8/2024
Date



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

Case Date:	8/26/2024	Courtesy Notice Date:	
Fairfield Twp Violation #	24-142	NOV Issue Date:	8/26/2024
Address of Violation:	2929 JAMIL CT	Final NOV Issue Date:	
Complainant Name:	Annonomous		
Description:			
Disposition:	Issued NOV		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300144000096	2929 JAMIL CT	AMH 2014 2 BORROWER LLC

Violations

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: 8/26/2024 8:06:00 AM

Required Actions:

Code: 805. Parking of Inoperable Vehicles.

Status: In Violation

The parking of an inoperable vehicle within a residential district shall be prohibited, except that such vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored.

Date: 8/26/2024 8:43:00 AM

Required Actions: Vehicle repairs must be inside a garage not in the driveway

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: 8/26/2024 8:07:00 AM

Required Actions: REPEAT NUSIANCE PROPERTY



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: 8/26/2024 8:07:00 AM

Required Actions: Trailer on side of house, repeat violation

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: 24-142

Date: 8/26/2024

Property Owner: AMH 2014 2 BORROWER LLC
23975 PARK SORRENTO STE 300
CALABASAS ,CA 91302

Address in Violation: 2929 JAMIL CT
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300144000096

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 2929 JAMIL CT.

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

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:

Code: 805. Parking of Inoperable Vehicles.

Status: In Violation

The parking of an inoperable vehicle within a residential district shall be prohibited, except that such vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored.

Required Actions: Vehicle repairs must be inside a garage not in the driveway

Comments/Notes:

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: REPEAT NUSIANCE PROPERTY

Comments/Notes:



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: Trailer on side of house, repeat 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.

8/26/2024

Date

FAIRFIELD TOWNSHIP
RESOLUTION NO. 24-130

RESOLUTION TO AMEND THE 2024 PERMANENT APPROPRIATIONS.

WHEREAS: The Board desires to amend 2024 permanent appropriations;

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 amendment to the 2024 Permanent Appropriations, as listed on the attached 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: September 10, 2024

Board of Trustees

Vote of Trustees

Shannon Hartkemeyer: _____

Michael Berding: _____

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 _____, 2024.

ATTEST:

Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

Lawrence E. Barbieri, Township Assistant Law Director

2024 Fairfield Township Appropriations

Fund		2024 Original Appropriations	Amendment Requested On this Resolution
General	1000	\$ 3,425,500	
Motor Vehicle License Tax	2011	\$ 58,000	
Gasoline Tax	2021	\$ 414,000	
Road & Bridge Fund	2031	\$ 663,000	
Police	2081	\$ 2,465,000	
Fire	2111	\$ 2,644,000	
Safety Service Levy	2191	\$ 3,291,000	
Drug Law Enforcement	2221	\$ 22,783	
Permissive Motor Vehicle License Tax	2231	\$ 95,000	
Law Enforcement Trust	2261	\$ 439	
Enforcement & Education	2271	\$ 7,044	
Coronavirus Relief Fund/ARP funds	2272	\$ 1,300,000	\$ 185,753
Fire & Rescue, Ambulance	2281	\$ 1,555,000	
Special Assessment Lighting	2401	\$ 205,000	
JEDD City of Hamilton	2901	\$ 250,000	\$ 200,000
TIF - Storypoint	2904	\$ 825,000	
TIF - Princeton Road	2906	\$ 3,593,000	
TIF - Seward Rd	2908	\$ 554,000	
TIF - Bridgewater	2910		
One Ohio	2909	\$ 20,000	
DEA Burn	2911	\$ 14,078	
Litter Management Project	2924	\$ 4,900	
Fairfield Twp RID Capital	4903	\$ 1,400,000	
TOTALS		\$ 22,806,744	\$ 385,753

To amend appropriations for 150K received from county and bank interest

To cover payroll until settlement comes in

Fairfield Township
Resolution No. 24-131

BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES

AND CERTIFYING THEM TO THE COUNTY AUDITOR

(Board of Township Trustees)

Rev. Code, Secs. 5705.34, 5705.35

The Board of Trustees of **FAIRFIELD TOWNSHIP**, Butler County, Ohio, met in

_____ the _____ day of _____, 20_____, at the office of
(regular or special)

_____ with the following members present:

_____ moved the adoption of the following Resolution:

RESOLVED, By the Board of Trustees of **FAIRFIELD TOWNSHIP**, Butler County, Ohio

in accordance with the provisions of law has previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1, 2025; and

WHEREAS, the Budget Commission of Butler County, Ohio has certified its action thereon to the Board together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Board, and what part thereof is without, and what part within the ten mill tax limitation; therefore, be it

RESOLVED, By the Board of Trustees of **FAIRFIELD TOWNSHIP**, Butler County, Ohio, that the amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted; and be it further

RESOLVED, That there be and is hereby levied on the tax duplicate of said Township the rate of each tax necessary to be levied within and without the ten mill limitation as follows:

and be it further

RESOLVED, That the Clerk of this Board be, and he/she is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

_____ seconded the Resolution and the roll being called upon its adoption the vote resulted as follows:

Adopted the _____ day of _____, 20____.

Clerk of the Board of Township Trustees of _____
_____ Township
Butler County, Ohio.

=====

=====

CERTIFICATE OF COPY

ORIGINAL ON FILE

The State of Ohio, Butler County, ss.

I, _____, Clerk of the Board of Township Trustees of
_____ Township, in said County, and in whose custody the Files and Records of said Board
are required by the Laws of the State of Ohio to be kept, do hereby certify that the foregoing is
taken and copied from the original _____

_____ now on file with said Board, that the foregoing has been compared by me with said original document
and that the same is a true and correct copy thereof.

WITNESS my signature, this _____ day of _____, 20____

Clerk of the Board of Township Trustees of

_____ Township
Butler County, Ohio

NOTE: A copy of this Resolution must be certified to the County Auditor before the first day of
October in each year, or at such later date as may be approved by the Board of Tax Appeals.

=====

RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET
COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE
COUNTY AUDITOR. (BOARD OF TOWNSHIP TRUSTEES)

ADOPTED _____, 20____

FILED _____, 20____

TOWNSHIP CLERK

COUNTY AUDITOR

DEPUTY AUDITOR

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SCHEDULE B
LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES

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FUND	COUNTY AUDITOR'S ESTIMATE OF YIELD OF LEVY (Carry to Schedule A)	MAXIMUM RATE AUTHORIZED TO BE LEVIED
GENERAL FUND:		
Current expense levy authorized by voters on _____,20 not to exceed _____ years.		
Current expense levy authorized by voters on _____,20 not to exceed _____ years.		
TOTAL GENERAL FUND OUTSIDE 10 MILL LIMITATION	0.00	0.00
SPECIAL LEVY FUNDS:		
Levy authorized by voters on 2000(POLICE) not to exceed CONT. _____ years.	2,100,000	5.90
Levy authorized by voters on 2009(CURRENT EXPENSE) not to exceed CONT. _____ years.	2,200,000	5.00
Levy authorized by voters on 11/03/15, (SAFETY SERVICES) not to exceed CONT. _____ years.	1,750,000	3.90
Levy authorized by voters on XXX(FIRE) not to exceed _____ years.	0.00	5.00
Levy authorized by voters on _____ not to exceed _____ years.		0.00
Levy authorized by voters on _____ not to exceed _____ years.		0.00
Levy authorized by voters on _____ not to exceed _____ years.		0.00
Levy authorized by voters on _____ not to exceed _____ years.		0.00
Levy authorized by voters on _____ not to exceed _____ years.		0.00
Levy authorized by voters on _____ not to exceed _____ years.		0.00
Levy authorized by voters on _____ not to exceed _____ years.		0.00

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SCHEDULE A

SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION, AND COUNTY AUDITOR'S ESTIMATED TAX RATES

FUND	AMOUNT APPROVED BY BUDGET COMMISSION INSIDE 10 MILL LIMITATION	AMOUNT TO BE DERIVED FROM LEVIES OUTSIDE 10 MILL LIMITATION	COUNTY AUDITOR'S ESTIMATE OF TAX RATE TO BE LEVIED	
			INSIDE 10 MILL LIMIT	OUTSIDE 10 MILL LIMIT
GENERAL FUND	226,000.00		0.29	
ROAD & BRIDGE FUND	585,000.00		0.75	
CEMETERY FUND				
LIGHTING FUND				
GARBAGE & WASTE DISPOSAL DISTRICT FUND				
POLICE DISTRICT FUND		2,100,000.00		5.90
CURRENT EXPENSES		2,200,000.00		5.00
FIRE DISTRICT FUND		0.00		0.00
PUBLIC SAFETY FUND		1,750,000.00		3.90
PARK LEVY FUND				
ZONING FUND				
MISCELLANEOUS FUNDS				
GENERAL (NOTE) BOND RETIREMENT FUND				
SPECIAL ASSESSMENT BOND FUND				
TRUST FUND				
BOND FUND				
FEDERAL REVENUE FUND				
TOTAL	811,000.00	6,050,000.00	1.04	14.80