**Minutes of the Regular Council Meeting**

**June 17, 2024**

Mayor Sharon Lally called the meeting to order. The June Council Meeting was held in the Fairfax Municipal Building – Council Chambers. Those present were Hunter Boschert, Donald Kessel, Tracy Naticchioni, Jeanne Perkins and Christine Resnik. Robert Ernst was absent.

**Reading of the Bills and Bank Reconciliation**

Mayor Lally asked for the reading of the bills and bank reconciliation. Mr. Kessel stated that the bills had been paid and bank statement had been reconciled for the month of May 2024. Ms. Resnik made a motion to approve the bills and bank reconciliation, and seconded by Mr. Kessel. All members present voted Aye.

**Reading of the Minutes**

Mayor Lally asked for a motion to approve the minutes from the May 20, 2024 Regular Council meeting. Mr. Kessel made a motion to approve the minutes, seconded by Ms. Perkins. All members present voted Aye. The May minutes were approved with one change.

**Communications**

Police Chief Bronson sent a letter of appreciation to Hamilton County Police Association President Rich Wallace for the Honor Guard participation in the Memorial Day Services on May 27th. Chief Bronson thanked the Honor Guard for an impeccable display of respect for our country. He specifically thanked Stephen Watt – Mariemont Police Department; Brian Weidele – Delhi Township Police Department; Matt Roades – Fairfax Police Department.

**Committee Reports**

The Planning committee is expected to receive a rough draft of the zoning code from Hamilton County at their July meeting, or at the latest the August meeting. The revised code would then go through legal review. The Parks Committee will meet Wednesday, June 19th.

**Mayor’s Monthly Report**

$4,854.00 was received in Mayors Court fines, forfeitures and fees for the month of
May 2024. Mayor Lally asked for a motion to approve the Mayor’s Monthly Report. Mr. Kessel made a motion to accept the Mayor’s Monthly Report, seconded by Ms. Naticchioni. All present voted Aye. The Mayor’s monthly report has been approved.

**Administrator’s Report**

**Resolution R8-2024** is to update the Village’s Community Reinvestment Area resolution that was originally established in 2008. Last year the CRA laws changed allowing for up to a 75% abatement for commercial developments without school board approval. Notice must still be given to the school board, but their approval is not required. The development for the townhomes on Wooster Pike is requesting a 75% abatement and the school board is aware of this from meetings the Mayor and Mrs. Kaminer had with them earlier this year. Council needs to first update our resolution and the next step would be to formalize a CRA agreement with Maronda Homes that will be attached to an ordinance, possibly at the July council meeting. Any CRA is supposed to be negotiated and ratified before any building of the project begins. We are still hearing that it will be mid-late summer when the first building of 3 townhomes will be started. Permits from MSD had been submitted for additional sewer branches and we heard recently that bids for that work have been issued by the developer.

**DeBra-Kuempel potential lease:** Mrs. Kaminer provided council with a draft copy of a lease put together by Dinsmore & Shohl for a potential lease agreement with DeBra-Kuempel for creating parking on our property off of Germania. One of the main questions is how much does the Village wish to charge for the lease. Lease payments are usually calculated by a certain dollar amount per square foot.

Just for an example, the total square footage of the actual parking area is 6,160 SF. If $1 per SF was charged that would be $6,160 per year and $513.33 per month. Suggestions from Dinsmore for other ways to go about charging rent are listed in the last item below.

Summary of changes:

* Section 10.1: added no work vans as suggested.
* Section 12.1: added language that Tenant will be required to obtain any and all necessary floodplain permits
* Section 16: added language limiting all of landlord’s liability to any damage caused to anyone/any property on the Premises as a result of the Premises being located in a floodplain (the very last sentence).
* Premises: updated the premises to include everything up and until the creek as discussed. Also included language in the maintenance section that Tenant is responsible for all landscaping at the Premises.
* There are a couple ways you could go about charging rent: (i) you could charge a dollar amount per square feet (this is typical in commercial leases); (ii) you could charge a monthly fee per parking space (i.e. $20 per parking space); or (3) a flat rate rental fee. Additionally, with any of those options we can add a percent escalation to account for inflation.

The first **Friday movie** night was held on June 14, 2024. We had about 50-60 people attend. The weather was very nice for the event. Thank you to the Fairfax Civic Association who had a concession stand at the event. We learned that not many people went to the concession once the movie started, so we can plan better for the July 19 movie night.

 **Police Chief Report**

Chief Bronson stated that the portable speed signs are on Watterson and Bancroft in visible mode. No statistics at this time. The Police Department has received one complaint regarding the new blue light security poles at the Castrucci dealership. Street light outages have been reported to Duke Energy. A vehicle was stolen from Elder Street. Car was unlocked and the key fob was in the car. It was recovered in Cincinnati District 3 area and was used in several crimes. Chief Bronson provided Council with update on incident that occurred at Bramble Park on June 15th. Hamilton County Communication Center monthly report and the Fairfax PD’s monthly report were both made available for review.

**Fire Chief Report**

Chief Siefke stated there were 79 total calls in the District, with 38 being in the Village of Fairfax. The Department is continuing their work on fire hydrants and should be finished by the end of June. Chief Siefke reminded everyone about the heat and the importance of staying hydrated and to stay out of the heat as much as possible.

**New Business:**

**Ordinance 6-2024**

Ordinance No. 6-2024 Providing for Employee Incentive Pay and Declaring an Emergency. Mayor Lally asked for a motion to suspend the three readings. Mr. Kessel made a motion to suspend the three readings, seconded by Ms. Resnik. Mayor Lally asked for a motion to adopt the Ordinance. Ms. Naticchioni made a motion to adopt the Ordinance, seconded by Mr. Kessel. All present voted Aye.

**Ordinance 7-2024**

Ordinance No. 7-2024 Providing for the Use of Petty Cash for the Operation of a Concession Stand at Ziegler Park and Declaring an Emergency. Mayor Lally asked for a motion to suspend the three readings. Ms. Resnik made a motion to suspend the three readings, seconded by Ms. Perkins. Mayor Lally asked for a motion to adopt the Ordinance. Ms. Naticchioni made a motion to adopt the Ordinance, seconded by Mr. Kessel. All present voted Aye.

**Resolution R8-2024**

Resolution R8-2024 Amending Resolution R3-2008, Establishing a Community Reinvestment Area for the Village of Fairfax, Ohio and Declaring an Emergency. Mayor Lally asked for a motion to suspend the three readings. Mr. Kessel made a motion to suspend the three readings, seconded by Mr. Boschert. Mayor Lally asked for a motion to adopt the Resolution. Mr. Kessel made a motion to adopt the Ordinance, seconded by Ms. Perkins. All present voted Aye.

**Old Business:**

**Ordinance 5-2024**

Ordinance No. 5-2024 Amending and Supplementing the General Code of the Village of Fairfax, Ohio, which Prohibits the Cultivation, Processing, or Retail Dispensing of Marijuana for Medical Purposes in the Village of Fairfax, Also to Prohibit Adult Use Cannabis Operators in the Village of Fairfax. *Second Reading.*

**Council Discussion:** **None**

**Five minutes for audience questions/comments:**

Resident Gloria Daley commented that years ago she could not have bees in the Village of Fairfax and the ordinance at the time actually prohibited any kind of agriculture in the Village.

Mandi Beecroft, Branch Manager at the Mariemont Public Library, attended the Council meeting and informed Council that the branch was for all residents of Fairfax too and if the residents or Council ever had any needs, they are welcome to reach out to her. She will be attending meetings periodically.

**ADJOURN:**

Mayor Lally requested a motion to adjourn.

Motion to Adjourn: Mr. Kessel

Motion was seconded: Mr. Boschert

All present voted Aye.

The meeting was adjourned.

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Sharon Lally, Mayor Robert Doppes, Fiscal Officer