**Minutes of the Regular Council Meeting**

**September 16, 2024**

Mayor Sharon Lally called the meeting to order. The September Council Meeting was held in the Community Room at RG Cribbet Recreation Center. Those present were Hunter Boschert, Robert Ernst, Donald Kessel, Tracy Naticchioni, Jeanne Perkins and Christine Resnik.

Mayor Lally asked for a motion to appoint Ms. Kaminer as Acting Clerk for the meeting. Mr. Kessel made a motion, seconded by Mr. Boschert.

**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 August 2024. Ms. Resnik made a motion to approve the bills and bank reconciliation, and seconded by Ms. Perkins. All members present voted Aye.

**Reading of the Minutes**

Mayor Lally asked for a motion to approve the minutes from the August 19, 2024 Regular Council meeting. Mr. Ernst made a motion to approve the minutes, seconded by Mr. Boschert. All members present voted Aye. The August minutes were approved.

**Communications None**

**Committee Reports**

The Planning committee met on Wednesday, 9/11, regarding the zoning code and will present a final draft soon. Next meeting with Hamilton County is scheduled for Wednesday, October 2nd. From the Parks Committee; the basketball court is being worked on now; currently getting an estimate on concrete work; the trees on the east side are coming down; new play equipment is being planned for the east side; the dog stations have been ordered.

**Mayor’s Monthly Report**

$2,835.00 was received in Mayors Court fines, forfeitures and fees for the month of   
August 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 Mr. Ernst. All present voted Aye. The Mayor’s monthly report has been approved.

**Administrator’s Report**

**Watterson Road**: Ms. Kaminer has relayed the information, questions and concerns to Neyra Paving that we discussed at the ECC meeting about the possibility of closing Watterson. She is waiting to hear back from them because her contact asked to discuss things more fully with their project team.

**Townhomes on Wooster**: Ms. Kaminer received a partial CRA application today, but more information is needed. She briefly spoke to Craig Rassi of Maronda Homes and he stated that he will be providing the additional information soon. We will tentatively have an ordinance and attached CRA agreement presented at the October council meeting. Ms. Kaminer asked Mr. Rassi where they are estimating things starting on the first building which will contain 3 units. He stated that he expects that the construction plans will be complete in the next few weeks. They will need to be presented to Mr. Perkins for a zoning review and then they can go to the County Building Department for the issuance of a building permit. Depending on how long it takes for the building department to review and approve the plans will determine when they can begin work.

**Development at Red Bank Village**: Ordinance 12 under New Business is for an amendment to the Development Agreement at Red Bank Village for undeveloped out-lot at Red Bank Village where a proposed Chick Fil A would be located. The Planning Commission should be scheduling a meeting soon to review and approve the site plan, but this legislative action is to allow for a drive through. There is also language which Ms. Kaminer reviewed at the ECC meeting that would allow Chick Fil A to have the property leased to someone else during the life of their lease if they for whatever reason decided not to stay at that location. This would only be for the life of the lease – it would not be forever. Council would have future say so of what is located on that lot down the road. Mr. Abes can offer further comments if anyone has thought of anything else since last week’s meeting.

The amendment also has a section which allows the current car wash to change their trade name/business name if they are ever bought out by another car wash company without having to come to council for a further amendment to the development agreement.

**Police Chief Report**

Lieutenant Naticchioni presented for Chief Bronson. Lt. Naticchioni stated that the new cameras for the park and the lobby have been installed. The speed camera is on loan to the Cincinnati Sports Club to track speed on their main driveway. Officer Moore continues on light duty. Police Department participated in opening ceremonies at the Elementary school and the Junior High school. The issue with Motorola Solutions and the cruiser cameras has been resolved. The issue was between Watch Guard and Motorola Solutions. The issue of golf carts being motor vehicles was raised last month. Lt. Naticchioni confirmed that golf carts do not qualify as motor vehicles under our current ordinance.

**Fire Chief Report**

Captain Mike Rackley presented for Chief Siefke. There were 84 runs in August. 32 in the Village of Fairfax. The Department will have their annual Chili Cookoff on Saturday, October 12. The Department will look into starting CPR classes again soon.

**New Business:**

Prior to the reading of new business ordinances, Ryan Ertel of Anchor Associates addressed Council regarding the proposal of an amendment to the existing development agreement that would allow for the construction of a Chick-fil-A on the last lot at Red Bank Village. The restaurant will be drive thru only with 24 seats outside the restaurant. No indoor eating. There will also be a walk-up window to place orders.

**Ordinance 12-2024**

Ordinance 12-2024 Authorizing the Village Administrator to Execute a Further Amendment to the Development Agreement for the Planned Unit Development at Red Bank Village, 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. Ernst. Mayor Lally asked for a motion to adopt the Ordinance. Ms. Naticchioni made a motion to adopt the Ordinance, seconded by Ms. Perkins. All present voted Aye.

**Ordinance 13-2024**

Ordinance No. 13-2024 Amending Ordinance 40-2006, as Amended, Providing Employee Holidays. *First Reading.*

**Old Business: None**

**Council Discussion:**

Ms. Perkins asked if anyone has heard anything about the St. Margaret property. No one has heard anything.

**Five minutes for audience questions/comments: None**

**ADJOURN:**

Mayor Lally requested a motion to adjourn.

Motion to Adjourn: Mr. Kessel

Motion was seconded: Ms. Perkins

All present voted Aye.

The meeting was adjourned.

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Sharon Lally, Mayor Robert Doppes, Fiscal Officer