Minutes of the Council Meeting
July 20, 2026

Mayor Sharon Lally called the meeting to order at 7:01pm in the Council Chambers of the Municipal Building. Councilmembers in attendance were Hunter Boschert, Don Kessel, Tracy Naticchioni, Jeanne Perkins, Christine Resnik, and Jennifer Wilner.

Reading of the Bills and Bank Reconciliation
Mr. Kessel stated that the Finance Committee met and that all checks and bills had been approved for June. The bank reconciliations were approved as well. Ms. Resnik made a motion to approve the bills and bank reconciliations. Ms. Naticchioni seconded the motion and all members present voted Aye. June bills and bank reconciliations were approved.

Reading of the Regular Council Meeting Minutes
Mayor Lally asked if everyone had reviewed the June minutes and if anyone had questions. Ms. Perkins made a motion to approve the minutes which was seconded by Mr. Kessel. All members present voted Aye. The June meeting minutes were approved.

Communications
The Police Department received a thank you note from the Clark family, residing at 3923 Germania. This family was vacationing in Scotland and said they were able to relax knowing that our officers were looking after their home.

Councilmembers addressed a letter to Golden Hands Bakery in recognition of their City Beat's Best of Cincinnati award which commended them on the success as well as their community involvement and the excellence they bring to Fairfax. Mr. Boschert presented the framed copy to Ms. Karen Cruz, bakery owner. Mayor Lally also commented on Ms. Cruz' t-shirt which is co-branded with the Cincinnati Bengals; shirts are available for purchase in the shop and include various player names.

Committee Reports:
Ms. Naticchioni stated that the Park Committee met in June. Spotlights have been placed at the basketball courts. The Committee is looking into putting in a sidewalk from parking lot to stage. Shelter drawings are expected to be available for the next meeting.

Mayor's Monthly Report
$9,285.75 was received for June activity. The mayor asked for a motion to approve the report which was made by Ms. Naticchioni. Mr. Boschert seconded the motion and all present voted Aye. The Mayor's Monthly Report for June was approved.

Administrator's Report

Under New Business: Ord. 9-2026 Authorizing and Agreement of Cooperation with Hamilton County pursuant to future Community Block Grant funding for program years 2027, 2028 and 2029.

Flash Flood Event: July 17, 2026

We are currently working with the Hamilton County Emergency Management Agency on data collection/flood damage assessments in both the residential and business areas of the village. Data may change a bit as more information comes in.

RESIDENTIAL AREA OF VILLAGE

South Whetzel: drain line backups in basements of 5-6 homes. Warren Ave: 2 homes (near Bancroft) had water on first floor from creek flooding; 7-8 had water in yard, garage/shed. Simpson: water in basement for 1, possibly 2 homes. Bedford: 1 home with some water on 1st floor; 3-4 others had water in basements. Murray: 3 homes with water in basement.

BUSINESS AREA OF VILLAGE

One business, Hacker Automotive on Red Bank Rd had loss of vehicles and some water in the garage portion of the building. Red Bank Road south of Colbank flooded. The railroad tracks west of Red Bank Rd flooded. US Army Corp of Engineers made contact today to get this information. We were informed that they will be investigating the flood control project in the City of Cincinnati where there were some issues. It appears that the culvert in Fairfax functioned properly, but the sheer height of the water coming downstream was very high and resulted in the roadway flooding as well as the Hacker Automotive and railroad issue. Fair Lane and Ford Circle had roadway flooding due to storm sewer overflows. No flooding from the creek in that area and we have not received any information that businesses in that area were affected. The parking lot area near Med Vet had some flooding, but nothing got into any buildings.

LITTLE DUCK CREEK AND DUCK CREEK Ms. Kaminer explained the difference between Little Duck Creek and Duck Creek which can be confusing due to the similarity in names. They are two completely different creeks. Using the digital display, she demonstrated on the zoning map these two waterways. Duck Creek runs along Red Bank Road and comes out of the City of Cincinnati, running through Madison Road and the Oakley area. This creek is near our business district. In contrast, Little Duck Creek comes out of Madeira and the City of Cincinnati near the Bramble Park area and affects our residential floodplain. One creek does not affect the other. Both creeks eventually converge at the southern portion of Fairfax near the Linwood area and then go to the Little Miami River. It is possible for one creek to have flooding issues and the other none at all. Additional discussion with Councilmembers occurred as questions were posed and answered. Of particular interest was the damage in the residential area. Ms. Kaminer shared that over the years, a total of twenty-eight (28) homes in this floodplain area were sold voluntarily to the Village. Using some federal grant money along with Village funds, these homeowners seriously affected by previous floods were offered buy-outs. As far as that occurring with this incident, many criteria must be met, including a disaster declaration by the Governor, before FEMA funding is deemed appropriate. Councilmember Wilner thanked the Fairfax Civic Association for bringing water, cards and cleaning materials to the neighborhood households.

Police Chief Report

Chief Bronson shared detail sheets with Councilmembers, stating that it has been very busy weeks recently. He explained that creeks are monitored closely with special interest in Madeira as that water hits Fairfax. The PD works with Jenny to get the word out on social media and officers go out to advise residents to move cars. Unfortunately, this one came up so suddenly that there wasn't a lot that could be done.

In other news, we had a full team in marked cars at Walmart on July 15 as we got wind of a planned Teen Takeover. Two groups of teenagers appeared as spotters but left without incident. The homeless encampment on Wooster Road gets a lot of complaints but is actually in Columbia Township; the mayor has notified Columbia Township Administrator. Discussion continued on the topics of Wendy's, safety at the intersection of Murray and Belmont, and enforcement of the municipal parking lot.

Fire Chief Report

Chief Mike Siefke said that June had a total of 83 runs with 35 in the Village. Obviously, Friday was a very busy day for every one of us. Otherwise, no news: all equipment is in service, facilities and staffing are in good order. Mr. Boschert commented that several fire hydrants were out of service during the flood clean-up; Chief will follow up with GCWW.

Additional information concerning dumpster locations was provided by Ms. Kaminer. She also explained the Village Communicator System which is used for weather and other types of alerts. Residents are encouraged to sign up through the website.

New Business:

Resolution No. R14-2026

Authorizing the Adoption of the Village of Fairfax 2027 Budget. Mayor Lally asked for a motion to approve. Mr. Kessel did so and Ms. Naticchioni seconded the motion. All voted Aye; Resolution R14-2026 was adopted.

Resolution No. R15-2026

Modifying the Compensation for the Code Official. The mayor asked for a motion to approve which was given by Ms. Perkins and seconded by Ms. Wilner. All voted Aye, the resolution was adopted.

Ordinance No. 9-2026

Authorizing the Village Administrator to Enter into an Agreement of Cooperation with Hamilton County, Ohio Pursuant to Provisions of the Housing and Community Development Act of 1974, as Amended, and Declaring an Emergency. At the mayor's request, Ms. Resnik motioned to suspend the three readings which was seconded by Mr. Kessel. All voted Aye. Mayor Lally then requested a motion to adopt the ordinance. Mr. Boschert did so and Mr. Kessel seconded the motion. All voted Aye. Ordinance 9-2026 was adopted.

Old Business:

Resolution No. R13-2026

Resolution Declaring the Necessity of Levying a Tax Outside the Ten Mill Limitation, Requesting the Hamilton County Board of Elections to Place the Question of the Tax on the November 3, 2026 Ballot, and Declaring an Emergency. Mayor Lally asked for a motion to suspend the three readings which was made by Ms. Naticchioni and seconded by Ms. Perkins. All present voted Aye. The mayor then requested a motion to adopt the resolution. Ms. Wilner did so and Ms. Resnik seconded it. All voted Aye. Resolution R13-2026 was adopted.

Ordinance No. 7-2026

Adopting a New Zoning Code for the Village of Fairfax. Mayor Lally requested a motion to adopt the ordinance which was given by Ms. Perkins and seconded by Mr. Kessel. All voted Aye.

Council Discussion:
None

Five minutes for Resident Questions/Comments:

Mr. Dale Eisner, residing at 3678 Birkdale Lane followed up to the crosswalk inquiry at Wooster Pike & Birkdale which is part of the ODOT repaving project. Ms. Kaminer continues to work with them to get more information. He also thanked the Police Department who has responded to his concern over contractor noise and marijuana usage. Finally, he said he's been talking about the pitfalls of Flock cameras to other residents who are also surprised by how this collected data is being shared.

ADJOURN:
Ms. Resnik made a motion to adjourn the meeting which was seconded by Mr. Kessel. Mayor Lally called for a vote and all voted Aye.

The meeting was adjourned at 7:53pm.

Sharon Lally, Mayor

Lisa Kammerer, Fiscal Officer