Minutes of the Council Meeting
August 17, 2026

Mayor Sharon Lally called the meeting to order at 7:00pm 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. All checks, bills and bank reconciliations had been approved for July. Ms. Wilner made a motion to approve the bills and bank reconciliations. Ms. Naticchioni seconded the motion and all members present voted Aye. July bills and bank reconciliations were approved.

Reading of the Regular Council Meeting Minutes
Mayor Lally asked if anyone had any questions. Mr. Boschert made a motion to approve the minutes which was seconded by Ms. Naticchioni. All members present voted Aye. The July meeting minutes were approved.

Communications
None

Committee Reports:
None

Mayor's Monthly Report
$7,211.00 was received for July activity. The mayor asked for a motion to approve the report which was made by Mr. Kessel. Mr. Boschert seconded the motion and all present voted Aye. The Mayor's monthly report for July was approved.

Administrator's Report
As reported at the August 10 council committee meeting, the results of the July 17, 2026 flash flood were discussed. That detailed report will be submitted to the Fiscal Officer for inclusion of the council minutes. For a quick recap:

A total in $8,562.30 in public funds were spent for the cleanup of the event including public works overtime and equipment used. No public infrastructure was damaged. Seventeen (17) residential structures were affected with water in basements being the main issue. The City of Cincinnati had 101 structures affected, but the overall total did not reach the threshold to trigger a disaster declaration to be issued by the Governor. There will not be any FEMA funds made available as a result of the event. I have had several residents reach out to me regarding flood proofing or buyouts and I have let them know the information we have received from both the County and State EMA.

Storm Event of 8/11/2026: Due to what has now been defined as a derecho (widespread straight-line windstorm that causes hurricane force winds, heavy rain and sometimes flooding) that affected Hamilton County and the tri-state area on Tuesday August 11, 2026, we had several hundred residents without power for 2-3 days. The businesses on Virginia Avenue and Red Bank Road were also without power. All power has been restored as of Friday August 14, 2026. Damage to public owned items included two umbrellas attached to picnic tables in Ziegler Park that were snapped in half as well as the bulletin board that was ripped off the wall from strong straight-line winds. Several trees and large branches came down throughout the Village, but thankfully, no one was injured. Maintenance crews assisted in removing and cutting up any trees and branches within the public rights of way and have been picking up storm damage that residents have placed to the curb, continuing through today. The police department was busy assisting with blocking of roadways where power lines were close to travel lanes. There are some trees to the rear of High Street - the area that goes down into Ziegler Park that needs to be checked and cleared but we wanted to get the public access areas cleared as a priority. That is the area that we believe the same high winds that affected the umbrellas and bulletin boards.
Capital Electric confirmed how the battery back-up systems work for traffic signals: If the power goes out for less than 2 hours, the signal should resume normal operation, but if power has been out for more than 2 hours, the signal will stay in flash until power is restored. This is how they are manufactured to help preserve the batteries and equipment. There are no UPS systems that fully operate a signal as normal after the 2-hour period. If it loses power in the middle of the day, when the intersection is supposed to be in operation, after 2 hours of no power, it will go into flash, until power is restored. If the intersection is in its flash operation time and it loses power, you won't see a difference unless you lose power past the time the intersection is supposed to go back into normal operation, again once power is restored, the intersection will resume normal operation.

Aggregation Programs: Both the electric and gas aggregation programs for the next contract period had been finalized:

- Electric: A rate of $.102 with Dynegy has been secured for September 2026-November 2027. Duke's current rate is $.107 so not much of a difference. We are not sure if Duke's rate will increase over the contract period, but the Dynegy rate is a tiny bit less for a fixed period of time.
- Gas: A rate of $.5378 with AEP has been secured for November 2026-October 2027. Duke's rate as of August is $1.109. The rate with AEP is even lower than our rate from last year ($.6499 or 18% less)

Pool Building Probable Opinion of Costs: I know I still owe council both lists of the Probably Opinion of Costs discussed at the ECC meeting, but I noticed on the newer cost estimate that it may have included some costs for public bidding, so I have requested verification from the architect before I send things out. I got an auto reply that he was on vacation last week, so I hope to have that clarification this week and I will send out the information for council to review.

Crosswalk Signage
I have left another message with Bree Millard at ODOT District 8 -their Safety Project contact - regarding the possibility of a future signalized crossing on Wooster Pike. I am

also investigating signalized crossing information for the Murray Bike Trail. Other ODOT projects were discussed: Newtown bridge is scheduled for 2028 or 2029; three others bridges (Rt. 32, Eastern Avenue, and one in the Beechmont area) are scheduled to begin June, 2027 and will not be closed during the construction.

Police Chief Report
The department has been busy with the storm clean up. Traffic control was difficult with the widespread power outage; flashing lights at the intersections with battery backup really helped. Shannon Way at Regency was a particularly dangerous intersection and citations were issued. Problem solving discussion continued.

One of our officers will be attending a bicycling safety training class to discuss the prevalence of e-bikes which can achieve speeds of up to 40mph and are causing traffic concerns for pedestrians and vehicles alike.

The Flock PTZ camera for Ziegler Park has been ordered. By the way, this Flock camera system was instrumental in solving an assault case through the data sharing with other law enforcement agencies. There are rumors about a petition circulating in the Village about Flock; all are encouraged to call with questions.

A serial thief in the Cincinnati area was apprehended while stealing from the Fairfax Walmart and is in jail. Wendy's headquarters in Dublin was contacted again because employees had locked the doors during open hours and suspected criminals were hiding out.

Fire Chief Report
Chief Mike Siefke said July run totals were 99 with 41 in the Village; numbers are higher because of the impact from the storms. A safety alert was also provided concerning use of chainsaws to help clear away tree debris. In areas near downed power lines, always assume the lines are live and leave the cleanup to the appropriate agencies.

New Business:
In review of the Fairfax map provided, Ms. Wilner asked for an explanation of a Planned Unit Development (PUD) which was given by Ms. Kaminer and expanded upon by Mr. Abes.

Old Business:
None

Council Discussion:
None

Five minutes for Resident Questions/Comments:
Mr. Dale Eisner, residing at 3678 Birkdale Lane thanked the Council for their time and their continued assurance he would not be targeted. A ballot initiative to eliminate the Flock cameras is being prepared.

ADJOURN:

Ms. Resnik made a motion to adjourn the meeting which was seconded by Ms. Naticchioni. The meeting was adjourned at 7:29pm.

Sharon Lally, Mayor

Lisa Kammerer, Fiscal Officer

JULY 17, 2026 FLASH FLOOD EVENT
REPORT PROVIDED AT ECC MEETING OF 8-10-2026

The Hamilton County EMA was provided an inventory/date of the flooding damages caused by the flash flood on July 17th. There was no public infrastructure damaged. The Village spent $$4,977.82 in Maintenance Department overtime and $3,584.48 in equipment use for a total of $8,562.30.

Several residents had flood waters or sewer backups into their homes, mostly in basements, but a few had water in the living space. No residents were displaced and no significant structural damage occurred. There was a total of 17 residential structures affected. We also had one business on Red Bank Road affected by the floods. The assessment forms completed for the EMA had to meet FEMA damage criteria as follows:

Affected: The residence had cosmetic damage only and/or was confined to a yard, porch or garage.
Minor: Most of the homes in Fairfax fell into this category. Water can be in the basement, but did not reach the first floor; or if damages to the home had to be made, they were minimal in nature to be habitable.
Major: Water entered the first floor/living space but the residence had to sustain significant damages requiring extensive repairs; the home was inhabitable for a time.
Only the Fairfax business fell into the Major category because it was closed for several days because of flood waters getting into the garage and office areas of the building, as well as a lot of inventory (flooded cars) being flooded.

The City of Cincinnati reported 101 structures affected with 8 major, 76 minor and 17 affected.

The County EMA informed us that based on criteria for the FEMA disaster assistance programs, that this event would not meet the threshold for financial assistance. This was confirmed by the State EMA per an email received on August 6, 2026 that no threshold for assistance was met.

I received an email from the resident who lives at 3981 Warren. She asked about the possibility of buyouts and stated that she would be interested. Her residence did not get any flooding during the July 2026 event, but they did have a little water in their entryway some years back during a flash flood. They purchase their home in 2003. I also received an email from the resident who lives at 3973 S. Whetzel who purchase her home in 2020. She specifically asked about FEMA FMA (Flood Mitigation Assistance) funds – not triggered by a flood event, but a FEMA program that could provide flood proofing dollars as a pre-disaster mitigation vehicle. I spoke to Steve Ferryman, Mitigation Officer for the State EMA and he told me that currently, there are no FEMA funds for this program. The last round of funding was for the 2024 fiscal year. He feels that there may be a 50/50 chance of this program being funded in the future, but it depends a lot on Congress and the political climate. He has been pushing for the State of Ohio to create a similar program to the FEMA FMA funding, and it was in the budget bill last round, but was removed by the Senate before the budget was adopted. He will keep us posted if there is ever future funding available from the State.

I have replied to both residents that there will not be any funding available in the near future.

Another resident emailed Mayor Lally who lives at 3987 Warren who requested that the Village look into floodwalls or some other structural solution. This resident purchased the home in 2024 and was not aware of the former flood study done by the US Army Corps of Engineers stating that there is no cost or feasible structural solution since Little Duck Creek in Fairfax is at the lowest elevation of that watershed. The Corps recommendation was to purchase the most flood-prone homes which the Village has done over the last 20+ years for those residents willing to sell through various FEMA programs.

To close, clean up has been completed in all public areas and 3 30-yard dumpsters provided to residents for clean-up have been picked up.

Respectfully submitted,

Jennifer Kaminer, Administrator