

**City of Fairfield Minutes
Regular Meeting of City Council
February 10, 2025**

Council-Manager Briefing

6:30 PM - Energy Aggregation

Vice Mayor Adam Kraft called the briefing to order at 6:30 PM. Councilmembers present: Leslie Besl, Dale Paullus, Debbie Pennington, Adam Kraft, Tim Meyers, Matt Davidson and Gwen Brill.

Staff members present: Scott Timmer, Adam Sackenheim, Alisha Wilson, Steve Wolterman, Mandi Brock, Diana Davenport, Carol Mayhall, Steve Maynard, Ben Mann, Jason Hunold and Tom Lakamp.

Assistant City Manager Adam Sackenheim and Rich Surace with Energy Alliances presented an update on the electrical aggregation program. See attached slides.

Business Meeting Call to Order

Vice Mayor Kraft called the Regular Meeting to order at 7:07 PM.

Prayer/Pledge of Allegiance

Councilmember Adam Kraft

Vice Mayor Kraft led prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Councilmember, 1st Ward Leslie Besl
Councilmember, 2nd Ward Dale Paullus
Councilmember, 3rd Ward Debbie Pennington
Councilmember, 4th Ward Adam Kraft
Councilmember, At-Large Tim Meyers
Councilmember, At-Large Matt Davidson
Councilmember, At-Large Gwen Brill

Agenda Modifications

None.

Executive Session Requests

Councilmember Pennington, seconded by Councilmember Paullus, moved for Executive Session to discuss the purchase of property for public use, confidential information related to an applicant for economic development assistance or negotiation with other political subdivisions respecting requests for economic development assistance, and preparing for, conducting or reviewing negotiations or bargaining sessions with public employees regarding their compensation or other terms and conditions of employment. Roll call vote. Motion carried 7-0.

Special Presentations

Haylee Kraft presented City Council with letters and cards written by her 6th grade class at Sacred Heart, thanking them for their service to the City and support of their Catholic School, in honor of Catholic School week.

Citizen Comments

Vernon Click, 5953 Kingsmont Drive, addressed Council regarding energy aggregation. He received high bills and thought he was in aggregation, but he was not. He found out he had a third party supplier and was not enrolled in the program. He thinks letters should be sent to everyone to advise them of their options, even if they have a third-party supplier. Vice Mayor Kraft asked Assistant City Manager Sackenheim to step out in the hallway to discuss with him further.

Council Reports

Councilmember Brill reminded Council of the boards and commissions interviews on February 22.

Councilmember Pennington reported that the City of Hamilton gave an update that the Bilstein bridge on Holden Boulevard may open in March, weather depending.

Councilmember Besl reported that bunker renovations started at golf course South Trace and should be completed mid-April. The golf course is open during renovations.

Public Hearing(s)

1. Joint Public Hearing - Forest Fair Mall Rezoning

Vice Mayor Kraft opened the public hearing at 7:16 PM. Roll call of Planning Commission: Commissioner Medler, Commissioner O'Brein, Commissioner Hassler, Commissioner Lepsky, Commissioner Davidson, Commissioner Meyers and Commissioner Robertson all present. Clerk Wilson read the meeting notice. Development Services Director Kathman and Planning Manager Lynn presented an overview of the requested re-zoning. Ben Davis, Sr. Vice President, and Jay Smith, Vice President of Development, with Hillwood Development thanked Council for their consideration of the project and staff for all of their hard work over the last few years to help them put the project together. See attached slides. Councilmember Meyers asked about the feasibility of adding more windows to the buildings to break up the long walls, as well as what "Mixed Use" could include. Planning Manager Lynn explained that it is zoned for commercial and a PUD would be needed for a hotel or high-density residential. Councilmember Paullus asked what would happen with the Kohl's building now that the store is closing. Mr. Smith stated that it would be demolished along with the rest of the mall structure. Vice Mayor Kraft asked what the property would look like where the mall would be demolished. Hillwood stated that the parking lot will remain and the mall property will be top-soiled and seeded. Planning Commission Chair Lepsky addressed Council regarding concerns for the traffic impact study that was completed and if the numbers are correct, as well as working with Forest Park for a joint-funded district for future improvements in the area. Mayor Lawrence Hawking of Sprindale, Ohio, addressed Council and requested consideration for their

residents that are adjacent to the property. Vice Mayor Kraft closed the public hearing at 8:22 PM.

Approval of Minutes

1. Regular Meeting Minutes - January 27, 2025

The Regular Meeting Minutes of January 27, 2025 were approved as written and submitted.

Old Business

1. Community & Public Relations - Councilmember Gwen Brill

- a. Simple Motion: Formal recognition and/or approval of Council assignments and appointments dated January 1, 2025.

It is recommended that City Council recognize and approve the following Council appointments via simple motion of Council:

Vice Mayor - Adam Kraft
Community & Public Relations - Gwen Brill
Development Services - Adam Kraft
Parks, Recreation & Environment - Leslie Besl
Public Safety - Dale Paullus
Public Utilities - Matt Davidson
Public Works - Debbie Pennington
Finance & Budget - Tim Meyers

Board of Zoning Appeals - Debbie Pennington
Community Improvement Corp - Tim Meyers & Adam Kraft
OKI - Dale Paullus
OKI Alternate - Mitch Rhodus
Emergency Management Agency - Mitch Rhodus
SELF Board - Gwen Brill

Councilmember Gwen Brill, seconded by Matt Davidson, moved to remove from table.
Motion Yes 7, No 0, Abstained 0.

Councilmember Gwen Brill, seconded by Matt Davidson, moved to amend. Motion Yes 7, No 0, Abstained 0.

Councilmember Gwen Brill, seconded by Matt Davidson, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

SIMPLE MOTION NO. 1-25. APPROVED 7-0.

2. Development Services - Councilmember Adam Kraft

- a. Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1130.01(B)(2), the City of Fairfield, Ohio, Zoning Map.

Second reading held pending Planning Commission recommendation.

3. Public Utilities - Councilmember Matt Davidson

- a. Ordinance to authorize the City Manager to execute a real estate exchange agreement with the City of Hamilton, Ohio.

Councilmember Davidson presented the second reading of this ordinance.

4. Public Works - Councilmember Debbie Pennington

- a. Resolution declaring the necessity of repairing sidewalks (including aprons).

Councilmember Pennington presented the third reading of this resolution.

Councilmember Debbie Pennington, seconded by Matt Davidson, moved to adopt. Motion Yes 7, No 0, Abstained 0.

RESOLUTION NO. 1-25. APPROVED 7-0.

New Business - Motion to Read All New Business by Title Only

Councilmember Leslie Besl, seconded by Matt Davidson, moved to read all New Business by title only. Motion Yes 7, No 0, Abstained 0.

1. Finance & Budget - Councilmember Tim Meyers

- a. Ordinance to amend subsection (b), Fringe Benefit Method, of Section 163.18 OPERS Pickup of Chapter 163, Employee Provisions, of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio and declaring an emergency.

The proposed amendment is in response to review recommendations by the Ohio Public Employees Retirement System ("OPERS") to ensure ongoing compliance.

Councilmember Meyers presented the first reading of this ordinance.

Councilmember Tim Meyers, seconded by Dale Paullus, moved to suspend second and third readings. Motion Yes 7, No 0, Abstained 0.

Councilmember Tim Meyers, seconded by Matt Davidson, moved to adopt. Motion Yes 7, No 0, Abstained 0.

ORDINANCE NO. 11-25. APPROVED 7-0.

- b. Ordinance to amend Ordinance No. 158-24 entitled "An Ordinance to make estimated

appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2025, and ending December 31, 2025.”
Contractual Appropriations: \$377,711 total (see attached for detail)

Councilmember Meyers presented the first reading of this ordinance.

Councilmember Tim Meyers, seconded by Debbie Pennington, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0.

Councilmember Tim Meyers, seconded by Matt Davidson, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 12-25. APPROVED 7-0.

\$60,000.00 - Water Division - Asphalt and Concrete (Public Utilities)

\$17,711 – Annual Concrete Program contingency funds restored (Public Works)

\$300,000 - Municipal Building Security Upgrades change order (Public Works - existing contract)

- c. Ordinance to amend Ordinance No. 158-24 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2025, and ending December 31, 2025.”
Non-Contractual Appropriations: \$11,776 total (see attached for detail)

Councilmember Meyers presented the first reading of this ordinance.

Councilmember Tim Meyers, seconded by Matt Davidson, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0.

Councilmember Tim Meyers, seconded by Matt Davidson, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 13-25. APPROVED 7-0.

\$11,776 - Ross and Woodridge Roundabout Right of Way Services (Public Works)

Meeting Schedule

Monday, February 24, 2025 - Council-Manager Briefing, 5:30 PM; Regular Meeting, 7:00 PM

Monday, March 10, 2025 - Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Monday, March 24, 2025 - Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Clerk Wilson read the meeting schedule.

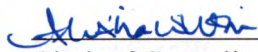
Executive Session of Council (if Needed)

Council recessed to Executive Session at 8:27 PM.

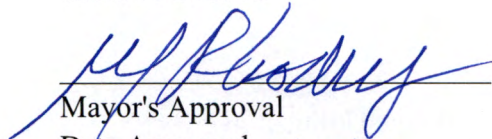
Adjournment

The Regular Meeting adjourned at 8:58 PM.

ATTEST:



Clerk of Council



Mayor's Approval

Date Approved: 2/24/25

ENERGY ALLIANCES

**SOUTHWEST OHIO'S
MOST TRUSTED
ENERGY ADVISER**



City of Fairfield
Electric Aggregation
February 10, 2025



Aggregation Timeline

- May 2023: Energy Alliances presented at Council-Manager Briefing
 - Council voted to put aggregation on Nov '23 ballot.
- November 2023: 62% of Voters approved electric aggregation.
- December 2023: Public meetings. Council voted to adopt Plan of Operations.
- February 2024: Bids presented. Council selected Dynegy as aggregation supplier.
 - Electric Aggregation Program in effect April '24 to May '25
- February 2025: Renewal Discussion

Performance



Electric Aggregation Performance Report Summary

City of Fairfield, Ohio



Bill Month	Number of Accounts	Total Volume (kWh)	Aggregation Price (\$/kWh)	Average "Price to Compare" (\$/kWh)	Total Aggregation Cost (\$)	Total Utility Cost (\$) *	Total Performance (\$)	Total Performance (%)	Avg. Performance Per Account (\$)	% of Accounts w/ Positive Performance
May-2024	12,224	11,172,894	\$0.0617	\$0.0920	\$689,369.69	\$1,028,362.19	\$338,992.51	33.0%	\$27.73	100%
Jun-2024	12,078	12,789,487	\$0.0617	\$0.0796	\$789,111.30	\$1,017,707.57	\$228,596.28	22.5%	\$18.93	100%
Jul-2024	11,831	15,575,998	\$0.0617	\$0.0794	\$961,038.12	\$1,236,632.72	\$275,594.60	22.3%	\$23.29	100%
Aug-2024	11,530	14,084,511	\$0.0617	\$0.0795	\$869,014.43	\$1,119,117.05	\$250,102.62	22.3%	\$21.69	100%
Sep-2024	11,256	12,554,173	\$0.0617	\$0.0795	\$774,595.43	\$998,566.13	\$223,970.70	22.4%	\$19.90	100%
Oct-2024	11,051	9,819,944	\$0.0617	\$0.0772	\$605,889.42	\$757,748.97	\$151,859.54	20.0%	\$13.74	99%
Nov-2024	10,875	8,644,008	\$0.0617	\$0.0778	\$533,338.32	\$672,710.63	\$139,372.31	20.7%	\$12.82	99%
Dec-2024	10,512	13,871,435	\$0.0617	\$0.0702	\$855,868.34	\$973,497.94	\$117,629.60	12.1%	\$11.19	89%
Total	11,420	98,512,450	\$0.0617	\$0.0792	\$6,078,225.04	\$7,804,343.20	\$1,726,118.16	22.1%	\$151.16	

* "Total Utility Cost (\$)" represent what those in the aggregation would have paid if they stayed with Duke's Standard Service Offer

Notes: The aggregation program began in April 2024 (May bill) and the average participant has already save over \$150 and over 22% compared to Duke's default rate. The City has save over \$1.7M as a whole.

Electric program has saved community **\$1.726M** over 8 months,
Or \$151 per account on average (vs. Duke "default" rate)



Electric Aggregation Renewal

- Sent RFP to 4 Suppliers
 - 2 Responses
 - Dynegy & Constellation

50% Renewable Rate			
	May-26	Sep-26	May-27
Supplier	12	16	24
Constellation	\$ 0.0871	\$ 0.0874	\$ 0.0876
Dynegy	\$ 0.0874	\$ 0.0920	\$ 0.0951
Traditional Rate			
	May-26	Sep-26	May-27
Supplier	12	16	24
Constellation	\$ 0.0858	\$ 0.0861	\$ 0.0862
Dynegy	\$ 0.0861	\$ 0.0907	\$ 0.0937

Current aggregation price:
\$0.0617/KWH

Duke's Default Rate for Jun '25 →
May '26 is Unknown:

- First Auction: March 18th
- Second Auction: April 15th

Duke's Estimated Rate:
\$0.097-0.10/KWH

Options to Consider

Option #1

Continue Program in May 2025

- Pro
 - Anticipated lower rate compared to a summer restart
 - No letters from Duke regarding accounts returning to Duke (only accounts on program)
- Con
 - Duke's default rate unknown

Option #2

Delay until After Duke Auction – Earliest is July 2025 Restart

- Pro
 - Duke's default rate known
- Con
 - Potentially higher rate due to delayed start
 - Potential Letter Confusion
 - Letters from Duke in April returning accounts to Duke
 - Opt-Out letters in May
 - Letters from Duke in June regarding new supplier

Next Steps

- Determine if City would like to continue program – with or without delay.
- Regardless of start date, authorize City Manager to enter into an agreement with electric supplier with a “not to exceed” price structure:
 - 2/24/2025 Council action
- May 2025 Start
 - Contract signed by first week of March
 - Opt-Out Letters Mailed in March
 - June first bill with new rate
- July 2025 Start
 - Contract signed by first week of May
 - Opt-Out Letters mailed in May
 - August first bill with new rate

Questions & Discussion



Public Hearing

Forest Fair Mall Rezoning Application

February 10, 2025

Forest Fair Mall

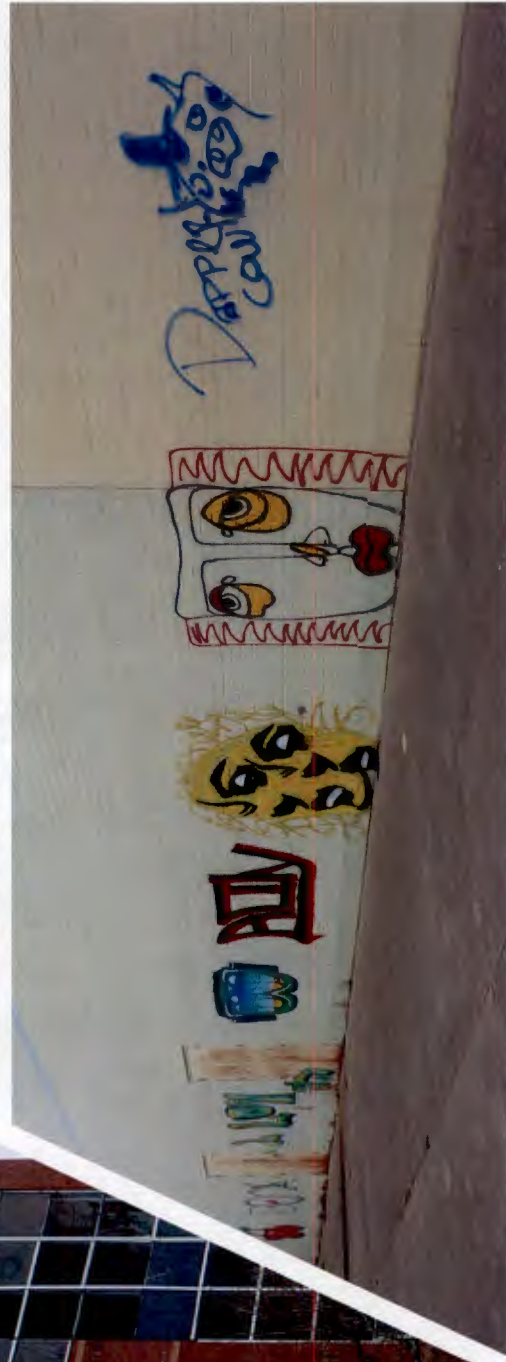


Cincinnati
Mall

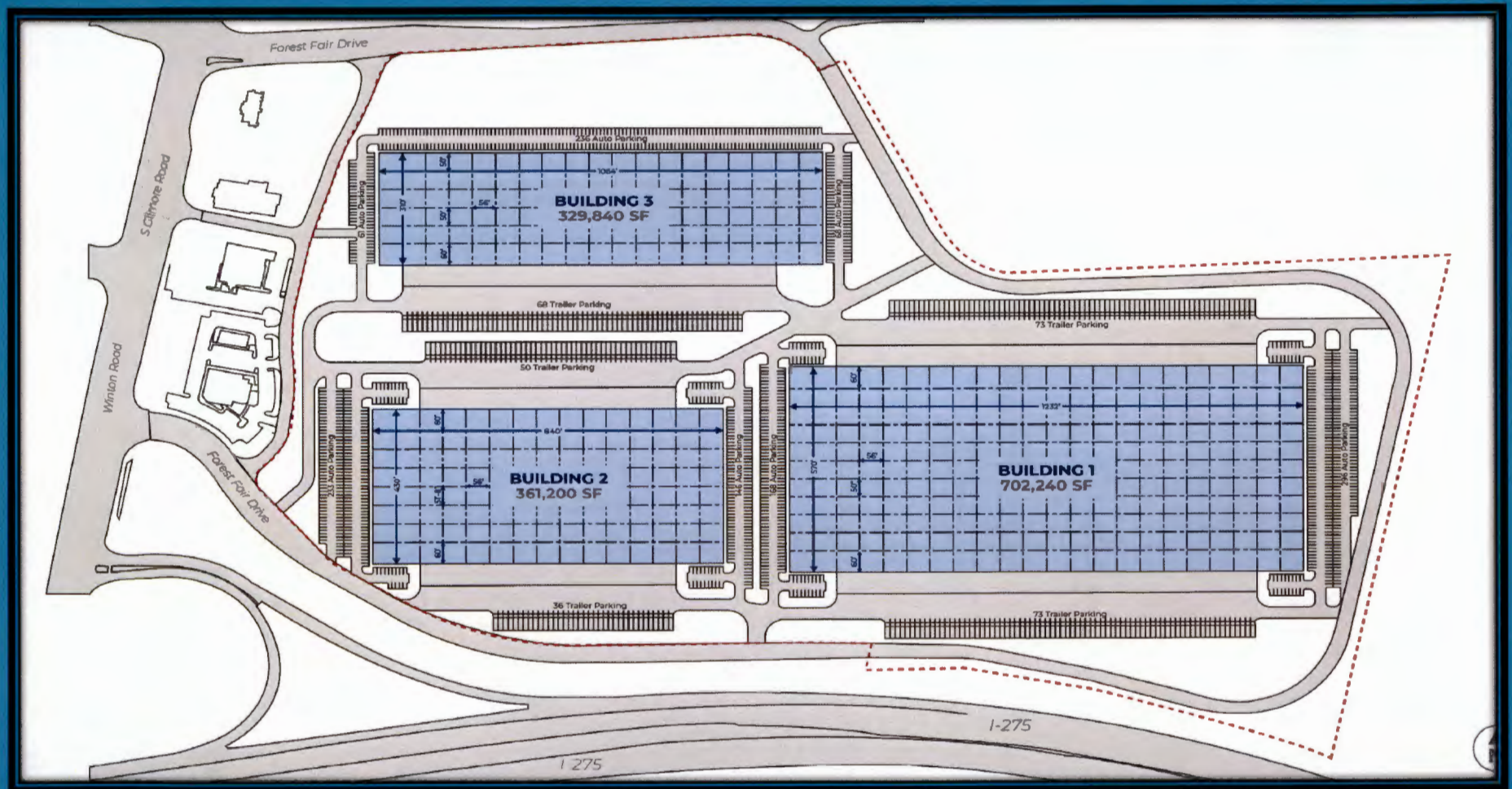


Cincinnati Mills

Forest Fair Village



2021 Proposed Site Plan





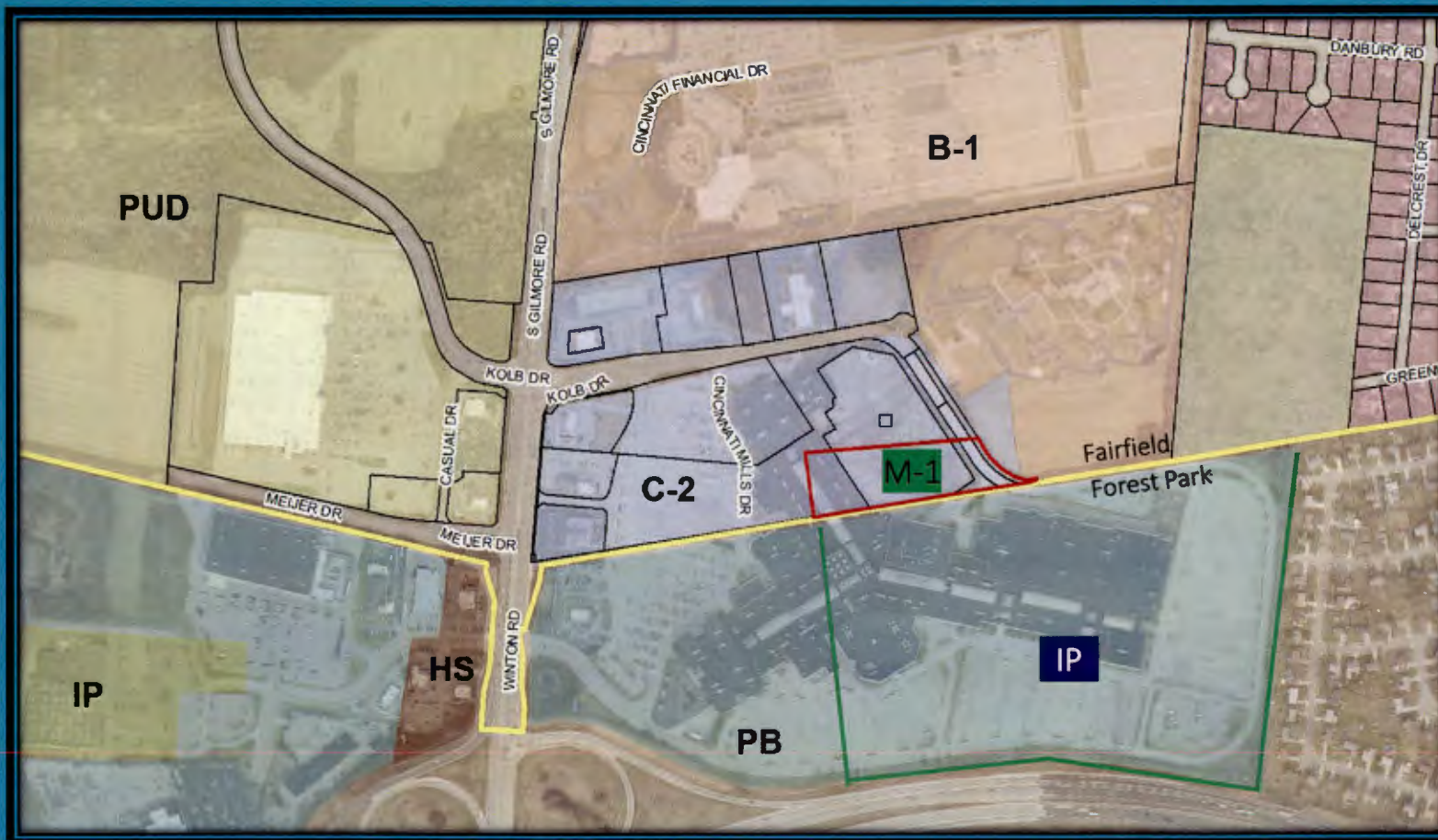
Site Issues and Challenges

- Site exists in 2 cities, 2 counties, 3 school districts
- “Dead Mall” - Vacant 1.5 million square foot building
- Blighted Property - Building and site degradation
 - interior and exterior; graffiti, trash, vandalism
 - health and safety concerns
- \$10.5 million in outstanding TIF bonds issued by the Cincinnati Port Authority
- Outstanding TIF agreement payments owed to Fairfield City School District
- \$7.9 million demolition grant time constraint
- Out of town ownership group

Rezoning Benefits

- Reputable, top-tier developer with local presence to construct and own a Class A business park, representing \$100 million investment
- Land at the front of the property will be cleared of encumbrances and available for a future mixed-use development
 - Demolition grant through Butler County Land Bank is utilized
 - 1.5 million square foot blighted building and parking garage demolished
 - \$10.5 million in outstanding bonds paid off
- Fairfield City School District TIF payments settled
- Supports and protects existing businesses in the South Gilmore corridor
- Advances other development efforts in the South Gilmore corridor

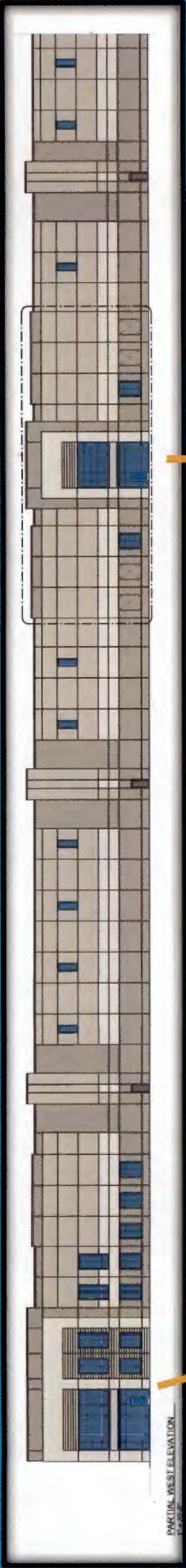




Zoning Districts
 PUD – Planned Unit Development
 B-1 – Institution & Office
 C-2 – Central Business
 M-1 – Industrial Park
 Forest Park
 PB – Planned Business
 HS – Highway Service
 IP – Industrial Park







Traffic Impact Study



Schedule

- Public Hearing – February 10 @ 7:00 PM
- Planning Commission – February 12 @ 6:00PM
- Second Reading – February 24 @ 7:00 PM
- Third Reading – March 10 @ 7:00 PM

Note: If Planning Commission delays their decision, the Council meetings will be delayed accordingly.

Comments
Or
Questions?



PARK 275 REDEVELOPMENT

FEBRUARY 10, 2025

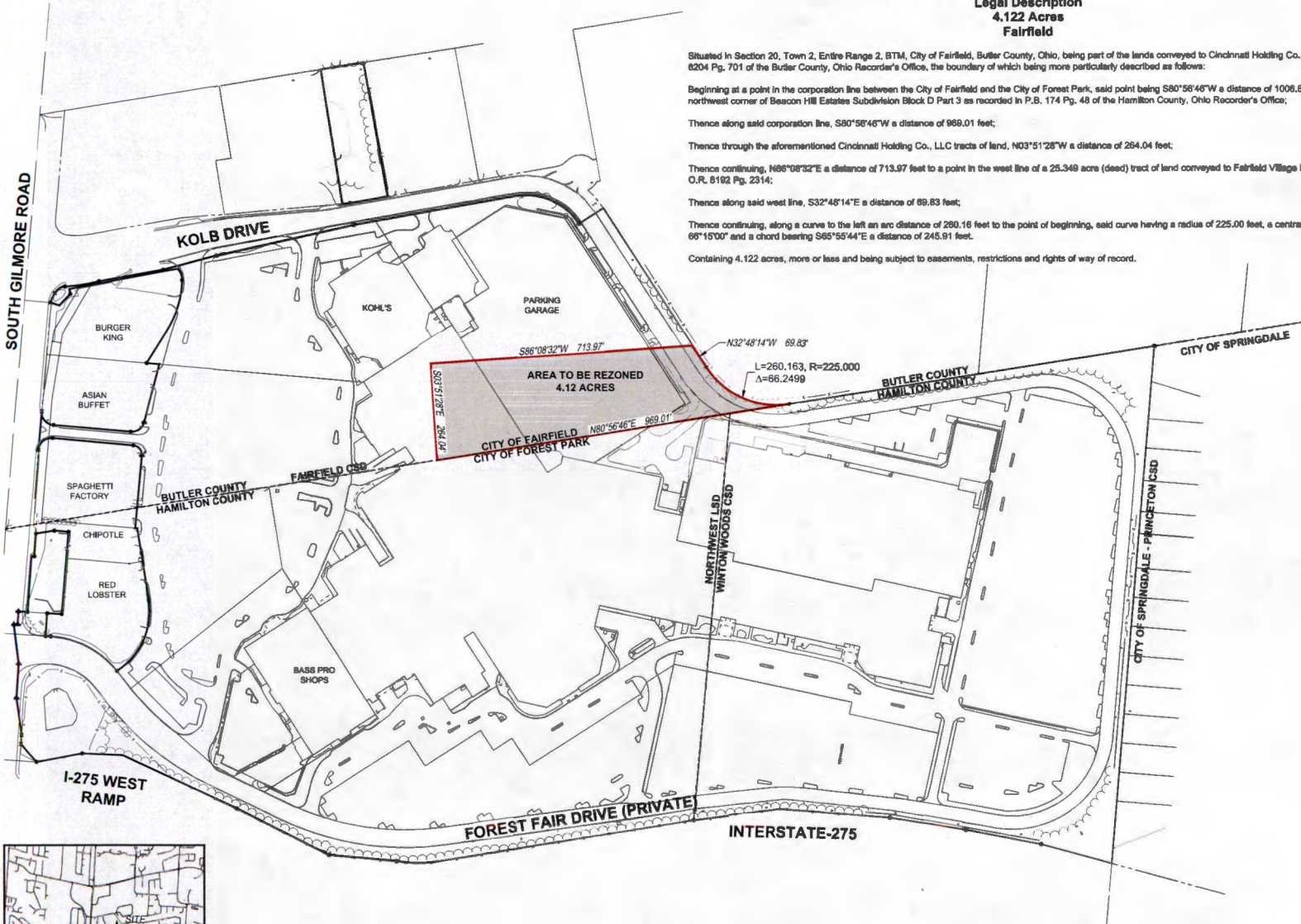
PREPARED FOR:



FAIRFIELD

OHIO





VICINITY MAP
N.T.S.

**Area to be rezoned to (M-1) Light Industrial District
Legal Description
4.122 Acres
Fairfield**

Situated in Section 20, Town 2, Entire Range 2, BTM, City of Fairfield, Butler County, Ohio, being part of the lands conveyed to Cincinnati Holding Co., LLC in O.R. 6204 Pg. 701 of the Butler County, Ohio Recorder's Office, the boundary of which being more particularly described as follows:

Beginning at a point in the corporation line between the City of Fairfield and the City of Forest Park, said point being S80°56'46"W a distance of 1008.84 feet from the northwest corner of Beacon Hill Estates Subdivision Block D Part 3 as recorded in P.B. 174 Pg. 48 of the Hamilton County, Ohio Recorder's Office;

Thence along said corporation line, S80°56'46"W a distance of 969.01 feet;

Thence through the aforementioned Cincinnati Holding Co., LLC tracts of land, N03°51'28"W a distance of 264.04 feet;

Thence continuing, N86°08'32"E a distance of 713.97 feet to a point in the west line of a 25.349 acre (deed) tract of land conveyed to Fairfield Village Realty LLC in O.R. 8182 Pg. 2314;

Thence along said west line, S32°48'14"E a distance of 69.83 feet;

Thence continuing, along a curve to the left an arc distance of 280.16 feet to the point of beginning, said curve having a radius of 225.00 feet, a central angle of 68°15'00" and a chord bearing S65°55'44"E a distance of 245.91 feet.

Containing 4.122 acres, more or less and being subject to easements, restrictions and rights of way of record.



CITY OF FAIRFIELD ZONING PLAT

PARK 275
CITY OF FOREST PARK, OH
CITY OF FAIRFIELD, OH

PARK 275
CITY OF FOREST PARK, OH
CITY OF FAIRFIELD, OH

PROJECT NO: 140906.000
DATE: 08-15-17
SHEET: 1

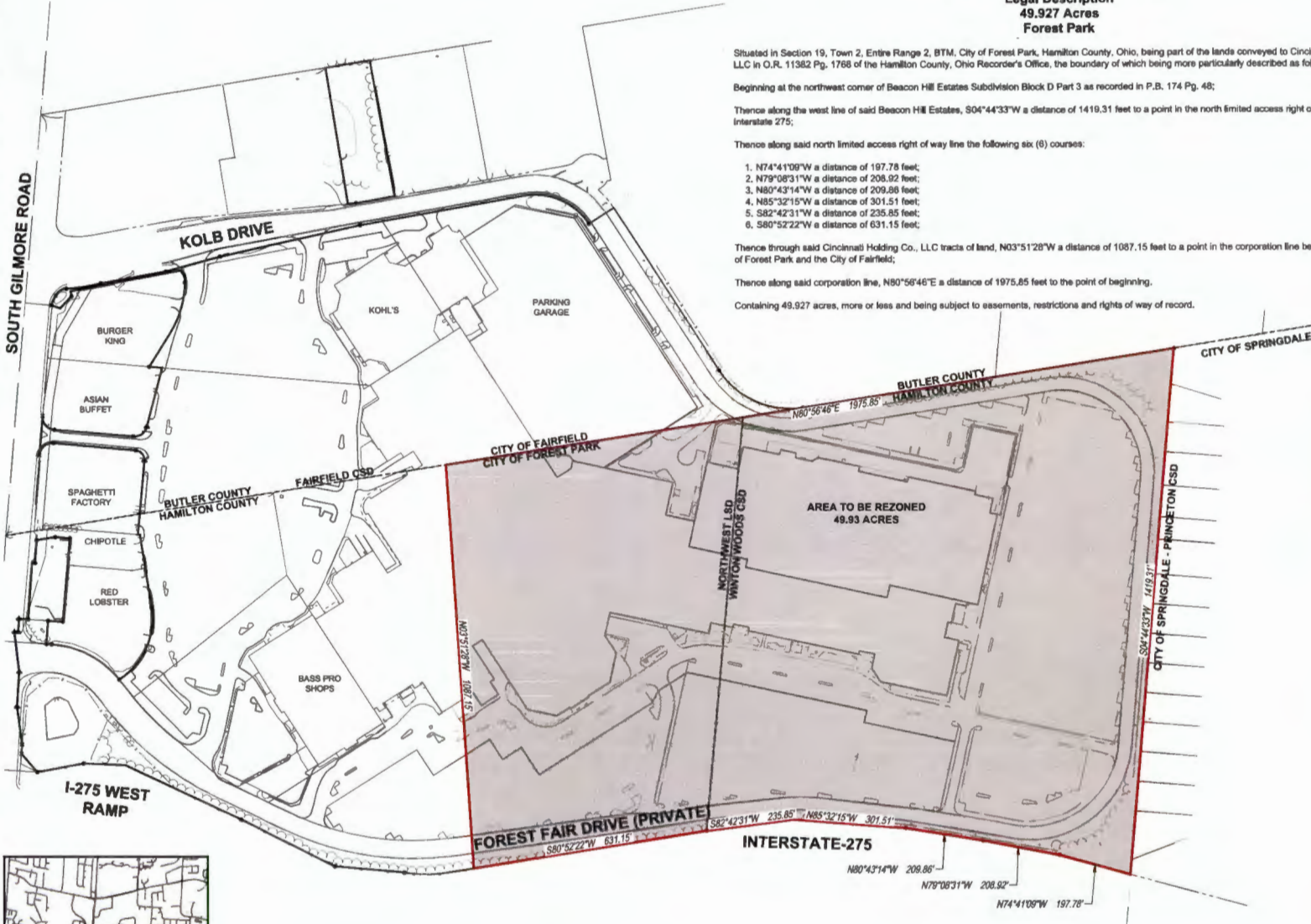
CITY OF FAIRFIELD ZONING PLAT

ZN-1b

EXISTING ZONING:
(C-2) CENTRAL BUSINESS DISTRICT

PROPOSED ZONING:
(M-1) LIGHT INDUSTRIAL DISTRICT





**Area to be rezoned to (IP) Industrial Park
Legal Description
49.927 Acres
Forest Park**

Situated in Section 19, Town 2, Entire Range 2, BTM, City of Forest Park, Hamilton County, Ohio, being part of the lands conveyed to Cincinnati Holding Co., LLC in O.R. 11382 Pg. 1766 of the Hamilton County, Ohio Recorder's Office, the boundary of which being more particularly described as follows:

Beginning at the northwest corner of Beacon Hill Estates Subdivision Block D Part 3 as recorded in P.B. 174 Pg. 48;

Thence along the west line of said Beacon Hill Estates, S04°44'33"W a distance of 1418.31 feet to a point in the north limited access right of way line of Interstate 275;

Thence along said north limited access right of way line the following six (6) courses:

1. N74°41'08"W a distance of 197.78 feet;
2. N79°08'31"W a distance of 208.92 feet;
3. N80°43'14"W a distance of 209.86 feet;
4. N85°32'15"W a distance of 301.51 feet;
5. S82°42'31"W a distance of 235.85 feet;
6. S80°52'22"W a distance of 631.15 feet;

Thence through said Cincinnati Holding Co., LLC tracts of land, N03°51'28"W a distance of 1087.15 feet to a point in the corporation line between said City of Forest Park and the City of Fairfield;

Thence along said corporation line, N80°56'46"E a distance of 1975.85 feet to the point of beginning.

Containing 49.927 acres, more or less and being subject to easements, restrictions and rights of way of record.



CITY OF FOREST PARK ZONING PLAT

PARK 275
CITY OF FOREST PARK, OH
CITY OF FAIRFIELD, OH

PARK 275
CITY OF FOREST PARK, OH
CITY OF FAIRFIELD, OH



CITY OF FOREST PARK ZONING PLAT

ZN-1a

EXISTING ZONING:
(PB) PLANNED BUSINESS DISTRICT

PROPOSED ZONING:
(IP) INDUSTRIAL PARK DISTRICT





THE KLEINGERS GROUP
www.kleingers.com
10000 W. 10th St., Suite 100
Overland Park, KS 66211
TEL: 913.241.1100

HILLWOOD
A PEROT COMPANY

CONCEPTUAL LANDSCAPE PLAN

PARK 275
CITY OF FOREST PARK, OH
CITY OF FAIRFIELD, OH

PARK 275
CITY OF FOREST PARK, OH
CITY OF FAIRFIELD, OH

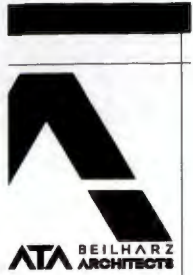
PROJECT NO: 110106.000
DATE: 08/15/17
SCALE: 1" = 50'

CONCEPTUAL LANDSCAPE PLAN

DATE: 08/15/17
ZN-4



AERIAL PERSPECTIVE RENDERING - LOOKING NORTHEAST
N.T.S.



1063 Central Avenue
Cincinnati Ohio, 45202
p: 513-241-4422 f: 513-241-5560
www.ATA-B.com

PARK 275 - BUILDING 1

CITY OF FAIRFIELD, OHIO
CITY OF FOREST PARK, OHIO

ISSUE DATE

01.14.2025

PROJECT #: 24102

DRAWN: GA CHECKED: DW

A202.1



AERIAL PERSPECTIVE RENDERING - ENLARGED - LOOKING EAST
N.T.S.



1063 Central Avenue
Cincinnati, Ohio, 45202
p: 513-241-4422 f: 513-241-5580
www.ATA-B.com

PARK 275 - BUILDING 1

CITY OF FAIRFIELD, OHIO
CITY OF FOREST PARK, OHIO

ISSUE DATE

01.14.2025

PROJECT #: 24102

DRAWN: GA CHECKED: DW

A202.2



CORNER RENDERING - BUILDING 1
N.T.S.



1063 Central Avenue
Cincinnati Ohio, 45202
p: 513-241-4422 f: 513-241-5560
www.ATA-B.com

PARK 275 - BUILDING 1

CITY OF FAIRFIELD, OHIO
CITY OF FOREST PARK, OHIO

ISSUE DATE
01.14.2025

PROJECT #: 24102
DRAWN: GA CHECKED: DW

A202.3



SOUTHSIDE PERSPECTIVE RENDERING - BUILDING 1
N.T.S.



**ATA BEILHARZ
ARCHITECTS**

1083 Central Avenue
Cincinnati Ohio, 45202
p: 513-241-4422 f: 513-241-5560
www.ATA-B.com

PARK 275 - BUILDING 1

CITY OF FAIRFIELD, OHIO
CITY OF FOREST PARK, OHIO

ISSUE DATE

01.14.2025

PROJECT #: 24102

DRAWN: GA CHECKED: DW

A202.4



MID ENTRY PERSPECTIVE RENDERING - BUILDING 1
N.T.S.



1053 Central Avenue
Cincinnati, Ohio, 45202
p: 513-241-4422 f: 513-241-5560
www.ATA-B.com

PARK 275 - BUILDING 1

CITY OF FAIRFIELD, OHIO
CITY OF FOREST PARK, OHIO

ISSUE DATE

01.14.2025

PROJECT #: 24102

DRAWN: GA CHECKED: DW

A202.5



1080 Central Avenue
Cincinnati, Ohio, 45202
p: 513-241-4422 f: 513-241-8560
www.ATA-B.com

PARK 275 - BUILDING 1

CITY OF FAIRFIELD, OHIO
CITY OF FOREST PARK, OHIO

ISSUE DATE

01.14.2025

PROJECT #: 24102

DRAWN: GA CHECKED: DW

A202.6



HIGHWAY PERSPECTIVE RENDERING
N.T.S.