

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

Council-Manager Briefing

None.

Business Meeting Call to Order

Vice Mayor Adam Kraft called the Regular Meeting to order at 7:00 PM.

Prayer/Pledge of Allegiance

Councilmember Davidson led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Councilmember, 1st Ward Leslie Besl
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

Councilmembers excused included:

Councilmember, 2nd Ward Dale Paullus

Councilmember Davidson, seconded by Councilmember Meyers, moved to excuse Councilmember Paullus. Motion carried 6-0.

Agenda Modifications

None.

Executive Session Requests

Councilmember Davidson, seconded by Councilmember Meyers, moved for Executive Session to discuss the appointment of a public official. Roll call vote. Motion carried 6-0.

Special Presentations

1. Mid-American Soccer Classic (MASC) - John Harmon, Fairfield Optimist Club

John Harmon addressed Council regarding the annual MASC tournament. The dates this year are April 4-6. They will host 384 teams across 62 divisions, with ages ranging from 8 to 18 years old. He thanked the City for their support of the tournament and assistance in planning and hosting.

2. **Danny Crank, Butler County Recorder**

Butler County Recorder Danny Crank explained the new property alert system available to County residents through the Recorder's Office.

Citizen Comments

None.

Council Reports

Councilmember Brill announced the Community blood drive, brush collection program April-October and the residential tree program. More information on each of these is available in the Fairfield Flyer.

Councilmember Davidson announced the open house for the Water Treatment Plant. He also wished a Happy 7th birthday to his daughter, Lennox.

Councilmember Pennington announced the Fairfield Crystal Classic this weekend at Fairfield High School. She also thanked West Elementary first grade for the opportunity to read to the class. She announced that construction resumed on Route 4 sidewalk project.

Councilmember Besl reminded everyone to continue to vote for Best of Butler County. She also announced that Marsh Lake will be stocked this weekend for upcoming season.

Councilmember Kraft commented that he attended the REDI Cincinnati Conference. He offered congratulations to Schneider Electric and Pacific Manufacturing for awards they received.

Public Hearing(s)

None.

Approval of Minutes

All of the Special Meeting Minutes and Regular Meeting Minutes were approved as written and submitted.

1. Special Meeting Minutes - February 22, 2025
2. Regular Meeting Minutes - February 24, 2025
3. Special Meeting Minutes - March 1, 2025

Old Business

1. **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.

Councilmember Kraft presented the third reading of this ordinance.

Councilmember Adam Kraft, seconded by Matt Davidson, moved to adopt. Motion Yes 6, No 0, Abstained 0.

ORDINANCE NO. 20-25. APPROVED 6-0.

- b. Ordinance to authorize the City Manager to execute a Development Agreement with the Fairfield City School District Board of Education, Cincinnati Holding Company LLC, and a Hillwood development entity relative to the redevelopment of the former Forest Fair Mall property on Cincinnati Mills Drive and declaring an emergency.

Councilmember Kraft presented the second reading of this ordinance.

Councilmember Adam Kraft, seconded by Gwen Brill, moved to suspend third reading. Motion Yes 6, No 0, Abstained 0.

Councilmember Adam Kraft, seconded by Gwen Brill, moved to adopt. Motion Yes 6, No 0, Abstained 0.

Councilmember Meyers commented that these votes signify the next steps towards progress and he is looking forward to it.

ORDINANCE NO. 21-25. APPROVED 6-0.

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

Councilmember Besl, seconded by Councilmember Pennington, moved to read all New Business by title only. Motion carried 6-0.

1. Community & Public Relations - Councilmember Gwen Brill

- a. Simple Motion: Motion to approve the following 2025 Boards/Commissions Appointments effective April 1, 2025:

Anthony Rawe - Board of Zoning Appeals, term expires 3/31/30
Carol Mayhall - Civil Service Commission, term expires 3/31/28
Megan Murray - Parks & Recreation Board, 1st Ward Seat, term expires 3/31/28
Mindy Muller - Parks & Recreation Board, 4th Ward Seat, term expires 3/31/28
Don Hassler - Planning Commission, 2nd Ward Seat, term expires 3/31/29
Scott Lepsky - Planning Commission, 4th Ward Seat, term expires 3/31/29
William Biddinger - Income Tax Board of Review, term expires 3/31/27
Carl Wildow - Income Tax Board of Review, term expires 3/31/27

Councilmember Brill, seconded by Councilmember Davidson, moved to approve the 2025 Boards and Commissions appointments, effective April 1, 2025. Motion carried 6-0.

SIMPLE MOTION NO. 3-25. APPROVED 6-0.

2. Public Works - Councilmember Debbie Pennington

- a. Ordinance to authorize the City Manager to enter into a contract with Choice One Engineering for Right of Way research for Route 4.

It is necessary for City Council to authorize the City Manager to enter into a contract with Choice One Engineering to survey, research, and develop right of way plans with the attached scope of services. This will aid in the design of future improvements and in making development requirements and approvals based on right of way location.

The surveying and engineering is scheduled in the existing Capital Improvement Program for 2025 as 5PW40. It is recommended that this be engineered this year to make the information available for future capital projects as well as in making administrative decisions.

Choice One performed a similar project on Pleasant Avenue between John Gray and Patterson for use on future design projects and to update the City's Geographic Information System with the best available data.

Staff reviewed qualifications from Choice One, Arcadis, American Structurepoint, Fishbeck, LJB, and Strand Associates to perform the necessary engineering work. Choice One was considered the best qualified firm for this professional service. They have performed well for the design of a variety of engineering projects for the City over the last several years and it was in the City's interest to select them for this important project.

Councilmember Pennington presented the first reading of this ordinance.

Councilmember Debbie Pennington, seconded by Leslie Besl, moved to suspend second and third readings. Motion Yes 6, No 0, Abstained 0.

Councilmember Debbie Pennington, seconded by Leslie Besl, moved to adopt. Motion Yes 6, No 0, Abstained 0.

ORDINANCE NO. 22-25. APPROVED 6-0.

- b. Ordinance to authorize the City Manager to execute a contract with Fishbeck for preliminary design of a replacement structure for the Augusta Boulevard Bridge and declaring an emergency.

It is necessary for City Council to authorize the City Manager to enter into the attached agreement with Fishbeck to design the improvements to replace the Augusta Boulevard Bridge located between Greenbriar Drive and Firestone Drive.

The 23 municipal bridges in the City have been inspected annually by an ODOT consultant at no cost to the City. This bridge is a multiplate (corrugated metal) arch structure built by the developer and accepted by the City in 1978. Recent inspections have shown deterioration and a sinkhole formed in the pavement in early 2025 that was repaired by Public Works.

Councilmember Pennington presented the first reading of this ordinance.

Councilmember Debbie Pennington, seconded by Matt Davidson, moved to suspend second and third readings. Motion Yes 6, No 0, Abstained 0.

Councilmember Debbie Pennington, seconded by Gwen Brill, moved to adopt. Motion Yes 6, No 0, Abstained 0.

ORDINANCE NO. 23-25. APPROVED 6-0.

- c. Ordinance to authorize the City Manager to enter into a contract with Neyra Paving for the proposed sidewalk along east side of Route 4 (between Donald and Hicks) and declaring an emergency.

There is a need for sidewalks to connect the east side of Route 4 between Donald Drive and Hicks Boulevard. This project will provide a sidewalk in compliance with current American with Disabilities Act (ADA) regulations. The path will create a continuous sidewalk along Route 4 where none currently exists on the east side of the road. The project will create a continuous paved path on the east side of Route 4 from Nilles to Symmes. It will also start a sidewalk along Donald Drive with the intent of it connecting to Crossroads Middle School in the future.

Councilmember Pennington presented the first reading of this ordinance.

Councilmember Debbie Pennington, seconded by Leslie Besl, moved to suspend second and third readings. Motion Yes 6, No 0, Abstained 0.

Councilmember Debbie Pennington, seconded by Leslie Besl, moved to adopt. Motion Yes 6, No 0, Abstained 0.

ORDINANCE NO. 24-25.

3. Finance & Budget - Councilmember Tim Meyers

- a. Resolution to approve and adopt the City of Fairfield, Ohio 2025-2029 Capital Improvement Program.

The Capital Improvement Program provides City Council with a comprehensive five-year plan of capital improvements and expenditures to be undertaken by the City of Fairfield. It is presented annually in accordance with Fairfield City Charter Article VI, Section

6.02(A)(6) to members of Fairfield City Council.

The total amount programmed for capital spending in the 2025-2029 Capital Improvement Program budget is approximately \$151.2 million. The Capital Improvement Program Budget was presented at the February 24, 2025 Council-Manager briefing to review each department's 2025 capital projects.

Councilmember Meyers presented the first reading of this resolution.

Councilmember Tim Meyers, seconded by Gwen Brill, moved to suspend second and third readings. Motion Yes 6, No 0, Abstained 0.

Councilmember Tim Meyers, seconded by Gwen Brill, moved to adopt. Motion Yes 6, No 0, Abstained 0.

RESOLUTION NO. 2-25. APPROVED 6-0.

- b. Ordinance authorizing the issuance of not to exceed \$4,758,000 of various purpose bond anticipation notes, series 2024, 2025 renewal, by the City of Fairfield, Ohio, in anticipation of the issuance of bonds, and declaring an emergency.

The issuance of the \$4,758,000 in BANs is a renewal of the Water Distribution Division System Improvements.

Councilmember Meyers presented the first reading of this ordinance.

Councilmember Tim Meyers, seconded by Debbie Pennington, moved to suspend second and third readings. Motion Yes 6, No 0, Abstained 0.

Councilmember Tim Meyers, seconded by Gwen Brill, moved to adopt. Motion Yes 6, No 0, Abstained 0.

ORDINANCE NO. 25-25. APPROVED 6-0.

- 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."
Contractual Appropriations: \$2,164,669 total (Detail: \$1,475,000 for Annual Concrete Curb and Sidewalk Program (Public Works - existing contract); \$215,000 for Route 4 sidewalk (Public Works); \$120,000 for Route 4 Right-of-Way Research (Public Works); \$54,669 for August Blvd. Bridge design (Public Works); \$300,000 for Forest Fair Mall Development Agreement (Development Services))

Councilmember Meyers presented the first reading of this ordinance.

Councilmember Tim Meyers, seconded by Gwen Brill, moved to suspend second and third readings. Motion Yes 6, No 0, Abstained 0.

Councilmember Tim Meyers, seconded by Matt Davidson, moved to adopt. Motion Yes 6, No 0, Abstained 0.

ORDINANCE NO. 26-25. APPROVED 6-0.

\$1,475,000 - 2024-2026 Concrete Curb Program and Concrete Sidewalk Program
Construction Appropriation for 2025 (Public Works - existing contract)

- d. 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: \$169,322 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 Yes 6, No 0, Abstained 0.

Councilmember Tim Meyers, seconded by Debbie Pennington, moved to adopt. Motion Yes 6, No 0, Abstained 0.

ORDINANCE NO. 27-25. APPROVED 6-0.

\$18,282.00 - Materials to upgrade the water main on Wittenberg Drive (Public
Utilities - Water Division)

\$6,100 - Well / Pump Flow Testing (Public Utilities - Water Division)

\$34,940 - Emergency Drainage Repair near 1190 Hicks Boulevard (Public Works)

\$40,000 - Fire hose and firefighting equipment purchase (Fire Department)

\$70,000 - Personal Protective Clothing (Fire Department)

Meeting Schedule

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

Monday, April 14 - Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Monday, April 28 - Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Clerk Wilson read the meeting schedule.

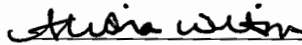
Executive Session of Council (if Needed)

Council recessed to Executive Session at 7:40 PM.

Adjournment

The Regular Meeting adjourned at 7:58 PM.

ATTEST:



Clerk of Council



Mayor's Approval

Date Approved: 3/24/25