

**City of Fairfield Minutes
Regular Meeting of City Council
April 14, 2025**

Council-Manager Briefing

Mayor Rhodus called the briefing to order at 5:30 PM at the Water Treatment Plant. Councilmembers present: Leslie Besl, Debbie Pennington, Adam Kraft, Tim Meyers, Matt Davidson and Gwen Brill. Staff members present: Scott Timmer, Alisha Wilson, Laurie Murphy, Adam Sackenheim, Steve Wolterman, Jason Hunold, Matt Young, Jeremy Hamel, Diana Davenport, Mandi Brock, Steve Maynard, Tom Lakamp.

Public Utilities Director Hunold gave tour of the Water Treatment Plant.

Business Meeting Call to Order

Mayor Rhodus called the Regular Meeting to order at 07:00 PM.

Prayer/Pledge of Allegiance

Councilmember Besl 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 Kraft, moved to excuse Councilmember Paullus. Motion carried 6-0.

Agenda Modifications

None.

Executive Session Requests

None.

Special Presentations

1. Arbor Day Proclamation

Mayor Rhodus presented the annual Arbor Day proclamation to Environmental Commission member Donna Faulk. Ms. Faulk announced the tree planting at Huffman Park

and the upcoming Tree City awards.

Citizen Comments

None.

Council Reports

Councilmember Brill announced that the mobile mammogram van will be at the Community Arts Center on 6/5. She also announced the upcoming Jr. Police academy and Safety Town, which will hold 2 sessions.

Councilmember Davidson reported that the 2024 Drinking Water Quality report is available online. He also reported that the open house on Saturday was well attended by over 70 residents.

Councilmember Kraft announced that the Butler County Land Bank was awarded funds for Route 4 re-development in 2024 and work began last week at the former Mangos site, with additional re-development of other sites to begin soon.

Councilmember Pennington stated that the South Gilmore contractor is mobilizing to begin work.

Councilmember Besl reported that restrooms and drinking fountains are opened in all the parks and restroom at Waterworks Park are undergoing renovations. She also announced the splash pad opening at Harbin on Saturday, May 17.

Mayor Rhodus welcomed the new municipal judge, Zachary Zoz, who was recently sworn in.

Public Hearing(s)

None.

Approval of Minutes

1. Regular Meeting Minutes - March 24, 2025

The Regular Meeting Minutes of March 24, 2025 were approved as written and submitted.

Old Business

1. Parks & Recreation - Councilmember Leslie Besl

a. Ordinance to authorize the City Manager to approve and adopt Fairfield's Marsh Park Master Plan dated Spring, 2025

- Legislation - Second Reading

Councilmember Besl presented the second reading of this ordinance.

2. Public Works - Councilmember Debbie Pennington

- a. Ordinance to authorize the City Manager to enter into a contract with American Structurepoint, Inc. for development of the Safe Streets and Roads for All Comprehensive Action Plan

- Legislation - Second Reading

Councilmember Pennington presented the second reading of this ordinance.

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

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

1. Community & Public Relations - Councilmember Gwen Brill

- a. Ordinance to adopt new Chapter 166, Sections 166.01 and 166.02, of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio to create the Sustainability Commission.

The City of Fairfield approved and adopted a Sustainability Plan, called 'Fairfield Sustains', on September 9, 2024. The Plan will serve as a comprehensive roadmap for addressing environmental, economic, and liveability considerations in the City, and will be a catalyst for quality of life improvements for all residents. Among other things, the plan looks at energy usage in the community, open space preservation, resource protection, and economic sustainability initiatives. The creation of a Sustainability Commission will enable appointed citizens to assist in the advancement of critical Plan goals and strategies.

Creation of the Sustainability Commission will be formalized in the next update of the Codified Ordinances of the City of Fairfield, Ohio.

Councilmember Brill presented the first reading of this ordinance.

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

Councilmember Meyers stated that he could not be more proud of city, staff and council for the amount of work that has gone into the sustainability plan.

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

ORDINANCE NO. 39-25. APPROVED 6-0.

2. Parks & Recreation - Councilmember Leslie Besl

- a. Ordinance to authorize the City Manager to enter into a contract with Prodigy Building Solutions, LLC for the Parks Playing Courts Rehabilitation Project at various City parks.

This project is to renovate the existing courts at various parks. Improvements will vary based on need and will be completed through purchase orders for Prodigy and their subcontractors for the six different projects.

Oakwood Park (basketball and tennis) improvements will include acid etching existing surface new color coating of tennis and new line striping of both courts.

Winton Hills Park (basketball) will be limited to new striping and painting of poles and backboards.

Point Pleasant Park (basketball) will be limited to new striping and painting of poles and backboards.

Good Neighbors Park (basketball and tennis) will include new striping only for the basketball court. Tennis court improvements will be more extensive and include crack repair, new asphalt surface course, and fresh playing court coating. The tennis court area will be restriped for a single tennis court with ample paved area around the playing court.

Harbin Park (basketball) will include crack repair, new asphalt surface course, fresh playing court coating, and restriping. Project will also include painting of poles and backboards.

Harbin Park (tennis) will include crack repair, new asphalt surface course, fresh playing court coating, and restriping of the north court. Project will also include removal of the south court which is in much worse shape and is beyond what is recommended for rehabilitation.

At the conclusion of this project, the City will have 5 tennis courts in 4 different parks, all will be dual striped for pickleball.

Each of these projects will be performed through Prodigy Building Solutions LLC, West Chester, Ohio with contracts held with The Ohio Purchasing Council (TOP-C) of which the City of Fairfield is a member thereof, utilizing Ohio Revised Code Title I, Chapter 167, allowing for the purchase of contract items through a Regional Councils of Governments, operated by or through a governing body recognized by the State of Ohio. The Ohio Purchasing Council (TOP-C) was formed by two Ohio School Districts, Patrick Henry Local and Greeneview Local School Districts. Members of TOP-C include the City of Fairfield Local School District, the City of Hamilton Local School District, Lakota Local School District, Ross Local School District, and Middletown Local School District. Prodigy Building Solutions LLC, West Chester, Ohio has performed contractual work for all of the aforementioned entities. TOP-C Price Contract #2021-006-001B was used by Prodigy Building Solutions to provide the total cost.

Councilmember Besl presented the first reading of this ordinance.

- b. Ordinance to authorize the City Manager to execute a contract with Jerry Pate Turf and Irrigation for replacement of Golf Maintenance Equipment.

This is to purchase two new greens mowers and a new greens groomer for both South Trace and North Trace.

Councilmember Besl presented the first reading of this ordinance.

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

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

ORDINANCE NO. 40-25. APPROVED 6-0.

3. Public Safety - Councilmember Dale Paullus

- a. Ordinance authorizing the City Manager to enter into a contract with Mobilcomm, Inc., to install ten (10) new emergency weather sirens and declaring an emergency.

The City currently has 10 emergency weather sirens strategically placed around the City to notify residents and guests of impending dangerous weather. This is the only system currently in place to warn our residents of weather-related issues. That system is nearly 25 years old and has started to fail. The equipment is antiquated, and replacement parts are difficult if not impossible to find. This project will fund the purchase and installation of 10 new weather sirens and the accompanying equipment needed to operate the system. The immediate replacement of the sirens is necessary to ensure that we have a working emergency system to warn our residents and guests of dangerous weather events.

Councilmember Kraft presented the first reading of this ordinance.

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

Councilmember Adam Kraft, seconded by Tim Meyers, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 41-25. APPROVED 6-0.

- b. Ordinance to authorize the City Manager to execute a contract with Vogelpohl Fire Equipment, Inc. for the purchase of SCBA equipment for the Fire Department and declaring an emergency.

This request is to purchase twelve (12) additional Self-Contained Breathing Apparatus (SCBA) for emergency response and training. The purchase will equip all reserve apparatus with SCBA and enable the reserve apparatus to be placed in service to the community at a moment's notice. The SCBA's will also facilitate the ability to train without removing

SCBA from front-line apparatus.

Councilmember Kraft presented the first reading of this ordinance.

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

Councilmember Adam Kraft, seconded by Tim Meyers, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 42-25. APPROVED 6-0.

4. Public Utilities - Councilmember Matt Davidson

- a. Ordinance to authorize the City Manager to enter into a contract with Chemicals, Inc. USA for the purchase of bulk 12.5% Sodium Hypochlorite and declaring an emergency.

Fairfield's Water Division pumps, treats and distributes about 5.5 million gallons of drinking water each day. The Division is currently upgrading chemical treatment process related to disinfection and fluoridation, installing new chemical feed components and bulk storage containers. The chemical treatment systems are needed so that the City can comply with regulatory requirements. Currently the Division is disinfecting drinking water with use of 12.5% Sodium Hypochlorite which is being purchased in totes. The upgrade project is nearing substantial completion and the Public Utilities Department would like to secure contractual pricing for the bulk purchase of the chemical.

This contract was prepared for competitive bidding, with five (5) bids received on March 24, 2025. Public Utilities Department staff is recommending that a one (1) year contract, with City option for two (2) additional one (1)-year terms, be awarded to Chemicals Inc. USA, who provided the lowest and best bid. The bid is summarized on the attached sheet.

The current purchasing price of 12.5% Sodium Hypochlorite is \$0.34 per pound; the new contract price will be \$0.186 per pound, a decrease of 45%.

Councilmember Davidson presented the first reading of this ordinance.

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

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

ORDINANCE NO. 43-25. APPROVED 6-0.

- b. Ordinance to authorize the City Manager to enter into a contract with Univar Solutions USA, for the purchase of bulk 23-25% Hydrofluosilicic Acid (Fluoride) and declaring an emergency.

Fairfield's Water Division pumps, treats and distributes about 5.5 million gallons of drinking water each day. The Division is currently upgrading chemical treatment process related to disinfection and fluoridation, installing new chemical feed components and bulk storage containers. The chemical treatment systems are needed so that the City can comply with regulatory requirements. Currently the Division is utilizing Hydrofluosilicic Acid for the fluoridation treatment process which is being purchased in 55 gallon drums. The upgrade project is nearing substantial completion and the Public Utilities Department would like to secure contractual pricing for the bulk purchase of the chemical.

This contract was prepared for competitive bidding, with four (4) bids received on March 24, 2025. Public Utilities Department staff is recommending that a one (1) year contract, with City option for two (2) additional one (1)-year terms, be awarded to Univar Solutions USA, who provided the lowest and best bid. The bid is summarized on the attached sheet.

The current purchasing price of 23-25% Hydrofluosilicic Acid is \$0.38 per pound; the new contract price will be \$0.25 per pound, a decrease of 34%.

Councilmember Davidson presented the first reading of this ordinance.

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

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

ORDINANCE NO. 44-25. APPROVED 6-0.

- c. Resolution authorizing the City Manager to execute an agreement with the Butler County Board of Commissioners Butler County, Ohio for the purchase of water during emergency events, through a water system interconnection near Tylersville Road and declaring an emergency.

The City of Fairfield maintains public water supply interconnections with several neighboring public water systems that can be activated in the event of an emergency - such as a major water main break or major structure fire. Interconnections are one of the most essential components of a public water system for the purposes of system resiliency and redundancy.

The City recently constructed a new water system interconnection with Butler County's water system near the intersection of Tylersville Road and Seward Road. The interconnection was permitted and approved by the Ohio Environmental Protection Agency in April of 2024. This interconnection would be able to provide a source of water into Fairfield's northeast distribution zone in the event of an emergency.

The attached 'Purchase Agreement for Emergency Water Interconnection at Tylersville Road' formalizes the authorized use of the interconnection by and between the City and the County, and provides mechanisms to address notifications, water metering, water billing, and water quality.

Councilmember Davdison presented the first reading of this resolution.

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

Councilmember Matt Davidson, seconded by Gwen Brill, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

RESOLUTION NO. 3-25. APPROVED 6-0.

5. Public Works - Councilmember Debbie Pennington

- a. Ordinance to authorize the City Manager to execute a contract with Proshot Concrete, Inc. for Storm Sewer Repair – Corrugated Metal Pipe Invert Lining and declaring an emergency.

These are a 48" diameter corrugated metal pipe on Port Union Road, a 54" diameter corrugated metal pipe on Gilmore Drive, and a 72" diameter corrugated metal pipe on Gelhot Drive. These pipes are starting to fail and need lined to prevent future failures. These pipes are in poor condition and due to the size of the pipes, are in danger of causing larger sinkholes and putting the roadways above them at risk.

The City's drainage crew has routinely made repairs to storm sewers but the need for specialized methodology and equipment warrants some help from an outside contractor. We have lined pipes like these as recently as last year in two locations under the ODOT state bid.

We have solicited a proposal from Proshot Concrete under the State Bid contract to perform this work listed under the State of Ohio Department of Transportation Contract ID 313-26 Invert Maintenance Contract with permission of use granted by the Ohio Revised Code Section 5513.01(B).

Councilmember Pennington presented the first reading of this ordinance.

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

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

ORDINANCE NO. 45-25. APPROVED 6-0.

- b. Ordinance to authorize the City Manager to execute an agreement with Ohio Department of Transportation for Electric Vehicle Charging Station through OKI funding for multiple public locations and declaring an emergency.

It is necessary for City Council to authorize the City Manager to execute an agreement with ODOT to administer the construction of this project.

The City of Fairfield was awarded two grants for the installation of Electric Vehicle (EV) Charging Stations within the City.

ODOT combined the two separate grants to the City from OKI for charging stations.

Locations approved were Waterworks Park for 4 charging ports (with the infrastructure to expand to 20), the Library for 2 charging ports, the Justice Center for 4 charging ports (with the infrastructure to expand to 20), the Community Arts Center for 4 charging ports (with the infrastructure to expand to 10), and Harbin Park for 2 charging ports. OKI is supplying the match to the federal money for these locations, so they are 100% outside City funding.

The City will provide local funding for completing the engineering needed to prepare bid documents and obtain an electrical permit.

This project is programmed in the 2025-2029 Capital Improvement Program under 5PW44 – EV Charging Stations.

OKI is supplying Carbon Reduction Grant funding with no local match required. Our application considered the electric infrastructure at those locations that would allow for future expansion of the charging network to include more public chargers, charging stations for City EV's, or a combination of both. CMTA consultants were engaged by Public Works and provided preliminary engineering with future needs considered. CMTA has previously analyzed the needs and capabilities of our existing facilities as part of Fairfield Sustains.

Currently the City has two Level 2 Charging Ports at the Community Arts Center. This location was selected as it met the criteria for which the previous application was scored by the OEPA. It is a well-lit, safe location near the heavily travelled Pleasant Avenue (US 127). It is on City property which made the installation 100% eligible for funding. The previous project was a 20% match as will be this project.

It will be the City's intent to implement a fee for use like that of surrounding jurisdictions once additional chargers are brought on-line.

This project falls in line with the goals of the Fairfield Forward Comprehensive Plan and our draft Fairfield Sustains plan to promote environmental sustainability. The plan specifically mentions investigating electric vehicle charging stations.

Councilmember Pennington presented the first reading of this ordinance.

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

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

ORDINANCE NO. 46-25. APPROVED 6-0.

- c. Resolution in support of State Issue 2 Renewal of the State Capital Improvement Program on the May 6, 2025 Statewide Ballot.

Councilmember Pennington presented the first reading of this resolution.

6. Finance & Budget - Councilmember Tim Meyers

- a. Ordinance to establish salaries and hourly rates for certain Municipal Court employees of the City of Fairfield, Ohio and to authorize and limit the numbers and types of certain Municipal Court employees. To repeal Ordinance No. 39-24 and all amendments thereto and declaring an emergency.

Judge Zoz and the Court Administrator have reviewed Municipal Court staffing and have determined that an additional Full-Time Deputy Bailiff position is needed to ensure the efficient operations of the Court. In order to accommodate the request, the current ordinance needs to be amended to authorize the additional position. Additionally, an adjustment is needed to the pay range for the position of Chief Deputy Clerk to align with internal and external pay comparables.

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 6, No 0, Abstained 0.

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

ORDINANCE NO. 47-25. APPROVED 6-0.

- 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: \$1,017,136 total (Detail: \$431,136 Emergency Weather Sirens (Police); \$125,000 Storm Sewer Repair (Public Works); \$99,000 Golf Maintenance Equipment (Parks & Recreation); \$122,000 SCBA equipment (Fire); \$240,000 Parks Playing Courts Rehabilitation Project (Public Works))

Councilmember Meyers presented the first reading of this ordinance.

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

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

ORDINANCE NO. 48-25. 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."
- Non-Contractual Appropriations: \$460,893 total (see attached for detail; \$4,000 quote included in Golf Maintenance Equipment Council letter (Parks & Recreation))

Councilmember Meyers presented the first reading of this ordinance.

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

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

ORDINANCE NO. 49-25. APPROVED 6-0.

\$10,000 - Geotechnical and Testing Services Appropriation (Public Works)

\$7,500 - 2025 Streetlight Installation Program (Public Works)

\$27,000 - Crack Sealing Project (Public Works)

\$20,000 - Replacement and Repair of Playground Equipment (Public Works)

\$29,638 - Traffic Signal Upgrades – Illuminated Sign Replacement (Public Works)

\$11,475 - Harbin Park Disc Golf – Replacement Equipment (Public Works)

\$47,860 - Harbin Park Facilities Improvements – Roofs, Doors, Plumbing (Public Works)

\$31,504 - Various Parks Facilities Improvements – Roofs, Doors, Etc. (Public Works)

\$10,496 - Water Division-Well #6 Repair (Public Utilities)

\$10,778 - Grant Management Software (City Manager's Office - Sustainability)

\$23,000 - replacement fence at South Trace Golf Course (Parks & Recreation)

\$8,925 - purchase of a refrigerator at North Trace Golf Course (Parks & Recreation)

\$22,400 - removal of invasive species at Marsh Lake (Parks & Recreation)

\$140,000 - Community Arts Center Upgrades, various vendors (Parks & Recreation)

\$15,000 - Aquatic Center Upgrade (Parks & Recreation)

\$41,317 - Portable Radio Project (Fire)

Meeting Schedule

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

Monday, May 12 - Council-Manager Briefing 6:00 PM; Regular Meeting 7:00 PM

Tuesday, May 27 - Council-Manager Briefing 6:00 PM; Regular Meeting 7:00 PM

Clerk Wilson read the meeting schedule.

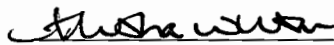
Executive Session of Council (if Needed)

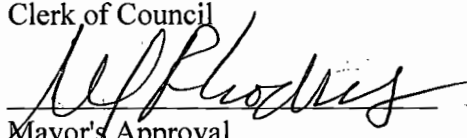
None.

Adjournment

The Regular Meeting adjourned at 7:32 PM.

ATTEST:


Clerk of Council


Mayor's Approval

Date Approved: 4/28/25