

**City of Fairfield Minutes
Regular Meeting of City Council
March 24, 2025**

Council-Manager Briefing

1. 6:00 PM - Marsh Park Master Plan

Mayor Rhodus called the briefing to order at 6:00 PM. Councilmembers present: Leslie Besl, Dale Paullus, Debbie Pennington, Adam Kraft, Tim Meyers and Gwen Brill.

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

Assistant City Manager Sackenheim and Parks & Recreation Director Brock presented the Marsh Park Master Plan. See attached slides.

Business Meeting Call to Order

Mayor Rhodus called the Regular Meeting to order at 7:00.

Prayer/Pledge of Allegiance

Councilmember Brill led in 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 Gwen Brill

Councilmembers excused included:

Councilmember, At-Large Matt Davidson

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

Agenda Modifications

None.

Executive Session Requests

Councilmember Meyers, seconded by Councilmember Brill, moved for Executive Session to discuss the compensation of a public employee or official, negotiations with public employees regarding their wages, hours and other terms and conditions of their employment, as well as

pending or imminent litigation. Roll call vote. Motion carried 6-0.

Special Presentations

1. Safe Prom and Graduation Proclamation - Fairfield Prevention Coalition

Mayor Rhodus presented the Safe Prom and Graduation proclamation to Fairfield Prevention Coalition. Students from the coalition addressed Council regarding projects they lead in the Fairfield City Schools and the community to try to prevent underage alcohol and illegal drug use.

Citizen Comments

None.

Council Reports

Councilmember Brill announced that the Fairfield Flyer will start arriving in mailboxes during the second week of April. She also announced the mobile mammogram van on June 5, as well as Safety Town and Junior Police Academy.

Councilmember Meyers congratulated Carol Mayhall at her last City Council meeting and wished her a well-deserved retirement.

Councilmember Pennington announced that the Historical Society meetings resume on April 1.

Councilmember Paullus read a letter thanking Fire personnel for the service provided to the City.

Councilmember Besl announced that North Trace will be open this weekend. She also mentioned the Harbin Park splash pad testing video on Facebook and puzzle palooza on Friday night.

Mayor Rhodus reported that the Mayors Youth Commission meeting was exciting and thanked Ben Mann for his assistance.

Public Hearing(s)

None.

Approval of Minutes

1. Regular Meeting Minutes - March 10, 2025

The Regular Meeting Minutes of March 10, 2025 were approved as written and submitted.

Old Business

None.

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

Councilmember Besl, seconded by Councilmember Paullus, 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:

Joan Hume-Cohen - Cultural Arts Advisory Commission, term expires 3/31/2028
Joseph Sackenheim - Cultural Arts Advisory Commission, term expires 3/31/2028
Amanda Kreinbrink - Cultural Arts Advisory Commission, term expires 3/31/2028
Mark Pennington - Environmental Commission, term expires 3/31/2028
Brian Yancey - Environmental Commission, term expires 3/31/2028
Gayle Willis - Environmental Commission, term expires 3/31/2028

Councilmember Brill, seconded by Councilmember Meyers, moved to approve the 2025 Boards and Commissions appointments. Motion carried 5-0. Councilmember Pennington recused herself from the vote due to a family relationship with one of the appointees.

SIMPLE MOTION NO. 4-25. APPROVED 5-0.

2. Development Services - Councilmember Adam Kraft

- a. Ordinance to authorize the City Manager to execute a Community Reinvestment Area Agreement and a Community Reinvestment Area School Compensation Agreement, which will provide property tax incentives for Core & Main, LP and GSK Seward Road, LLC, to construct a new building to be located on Seward Road and declaring an emergency.

Core & Main LP, a private company operating locally at 3165 Production Drive, is a distributor of water, wastewater, storm drainage and fire protection products to municipalities, private water companies, and professional contractors. The company began operating in Fairfield over 5 years ago in an existing building on Production Drive. Core & Main and GSK Seward Road, LLC, now propose erecting a 30,000 square foot building on Seward Road to accommodate the growth of the company.

Should this project proceed, the total building investment for the expansion is estimated at \$4.6 million. Core & Main will relocate 20 full-time existing jobs and will create at least 4 new full-time jobs within three years of completion of the building construction, for a total of 24 full-time employees. Anticipated total future payroll is expected to exceed \$2.5 million.

Approval of the ordinance would authorize the City Manager to enter into two agreements. The first is a Community Reinvestment Area (CRA) Agreement. The CRA Agreement would provide a 5-year, 45% property tax incentive on the assessed value of the new building. The second agreement is a five-party Compensation Agreement. Core & Main has agreed to compensate the Fairfield City School District and Butler Tech annually in the

amounts of 32% and 1%, respectively, of the property tax abatement each year during the life of the tax exemption, in compliance with the City's Tax Incentive Guidelines. The Board of Education of the Fairfield City School District will consider the agreement at its meeting on March 20, 2025.

Councilmember Kraft presented the first reading of this ordinance.

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

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

Councilmember Kraft thanked Core & Main for their investment in the City and recognition of local talent.

ORDINANCE NO. 28-25. APPROVED 6-0.

3. Parks & Recreation - Councilmember Leslie Besl

- a. Ordinance to authorize the City Manager to enter into a contract with Jerry Pate Turf and Irrigation for the purchase of a rough mower at South Trace

This project is to replace an outdated rough mower at the golf course with a new one.

Pricing for new mower is in accordance with current Sourcewell cooperative purchasing provisions; member ID 34142.

Councilmember Besl presented the first reading of this ordinance.

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

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

ORDINANCE NO. 29-25. APPROVED 6-0.

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

The "Marsh Park Master Plan" is a detailed strategy designed to improve and rejuvenate the park. Plan goals include but are not limited to:

- enhance the environment as a natural destination;
- promote connectivity between users and the park space;
- support community through events and programming; and
- encourage recreation with thoughtful improvements.

Implementation of the Master Plan will ensure that future generations can enjoy the park's beauty and recreational activities. This plan has been developed over the past year through collaboration between municipal officials and community members.

In February 2024, the City entered into a contract with Designing Local, Toole Design and Burgess & Niple to complete the final "Marsh Master Plan". Following months of Council and community outreach, including a community engagement event at Marsh in summer of 2024 along with Parks Board input, a Master Plan was developed.

The Master Plan is attached for reference and will contribute to the long-term vitality of our community. This is an exciting step towards creating spaces where people of all ages can come together to enjoy nature and connect.

Councilmember Besl presented the first reading of this ordinance.

4. Public Utilities - Councilmember Matt Davidson

- a. Ordinance to authorize the City Manager to enter into a contract with Prodigy Building Solutions, LLC for roofing system replacement at the Water Annex Building.

This project includes the full replacement of the building roofing system at the City's Water Treatment Plant Annex Building. The current roofing system for the building is beyond its useful life expectancy, and in need of replacement.

This project will be performed by Prodigy Building Solutions LLC, West Chester, Ohio via contracts held with The Ohio Purchasing Council (TOP-C). The City of Fairfield is a member of TOP-C, utilizing Ohio Revised Code Title I, Chapter 167, which allows 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 in 2021 by two Ohio School Districts, Patrick Henry Local and Greeneview Local School Districts. TOP-C Contract #2021-006-001B (Building and Facility Trade Equipment and Maintenance Services) was used by Prodigy Building Solutions to provide project costs. The City of Fairfield joined TOP-C via City Council Resolution #5-22, as approved 2/28/2022.

The roofing system to be installed by Prodigy Building Solutions, LLC, will include a full 30-year manufacturer warranty by Carlisle Syntec Systems. A cost estimate is attached for review.

A contractual appropriation is requested for Prodigy Building Solutions, LLC in the amount of \$328,720.00

Councilmember Brill presented the first reading of this ordinance.

Councilmember Gwen Brill, seconded by Tim Meyers, moved to suspend second and third

readings. Motion carried Yes 6, No 0, Abstained 0.

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

ORDINANCE NO. 30-25. APPROVED 6-0.

- b. Ordinance to authorize the City Manager to enter into a contract with Ovivo USA, LLC for Water Treatment Plant Clarifier Rehabilitation

The City of Fairfield Water Treatment Plant treats and distributes an average of 5.5 million gallons of drinking water per day. Water softening is the removal of calcium, magnesium, and certain other metal cations in hard water. The resulting soft water requires less soap for the same cleaning effort, as soap is not wasted bonding with calcium ions. Soft water also extends the lifetime of plumbing by reducing or eliminating scale build-up in pipes and fittings. The City's water is softened with use of slaked calcium oxide. The chemical reaction for that softening process takes place in the Water Treatment Plant's Solids Contact Clarifiers.

The clarifier tanks are equipped and operated with drive units that promote mixing which optimizes the softening process. The drive units are over 30 years old and are original to installation. In 2023, Water Division Staff had an assessment completed on the condition of the drive units and several rehabilitation recommendations were made to increase the longevity of the equipment. The Water Division would like to avoid running this equipment to failure. Replacement components included in the rehabilitation include but are not limited to: drive units, rake shafts, turbine shafts, rake guides, drain flap valves and general alignment of all components. Ovivo USA, as the OEM manufacturer of proprietary clarifier components, will supply the necessary parts. An Ovivo-qualified contractor will remove all old equipment and install the new components in accordance with applicable technical specifications.

A contractual appropriation is being requested for Ovivo USA, LLC, for critical structural repairs and equipment improvements as related to the Water Divisions Solids Contact Clarifiers. A cost proposal, an amendment to the original cost proposal, inspection report and supplier letter are included for Council review. A contractual appropriation is requested in the amount of \$547,058.00.

Councilmember Brill presented the first reading of this ordinance.

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

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

ORDINANCE NO. 31-25. APPROVED 6-0.

5. Public Works - Councilmember Debbie Pennington

- a. Ordinance to authorize the City Manager to enter into a contract with Barrett Paving Materials Inc. for the South Gilmore Road Project – Resor to Route 4

In 2024, we began construction of improvements to South Gilmore Road between Mack Road and Resor Road. Work included widening to two southbound lanes, a center two way left turn lane, asphalt resurfacing, curb replacement, new sidewalk (including sidewalk north to Planet Drive), a new mast arm traffic signal, etc.

In 2025, we will have a second phase of South Gilmore improvements between Resor Road and Parkland Hills Drive. It is our intent with this project to include a sidewalk along the west side of South Gilmore Road from Planet Drive to Boehm Drive which will create a continuous path between Route 4 and Mack Road on the west side of the road. The inclusion of this sidewalk is supported by the City's development of Fairfield Connects, the City's active transportation plan currently in development.

The City of Fairfield is working to complete the implementation of the widening improvement to the South Gilmore Road corridor. The improvement being considered is to widen South Gilmore Road from just north of Resor Road to just south of Parkland Hills Drive to allow for a five-lane section.

Plans and specifications were advertised for bid on February 7 and 14. A public bid opening was held on February 24, 2025. Six (6) bids were received, opened and publicly read. The lowest and best bidder was Barrett Paving Materials Inc.

Councilmember Pennington presented the first reading of this ordinance.

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

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

ORDINANCE NO. 32-25. APPROVED 6-0.

- b. Ordinance to authorize the City Manager to enter into a contract with Aero-Mark Company, LLC for the 2025 Pavement Marking Application Program

The City has approximately 410 lane miles of pavement within the City. As pavement markings become aged, it is necessary to re-paint them regularly with paint or the reapplication of thermoplastic. This project will also include the replacement of raised pavement marker lenses on select streets. This project is programmed in the Capital Improvement Program as 5PW09.

A bid opening was held on February 24th for which three (3) bids were received. The bid

results are attached.

The lowest and best bidder is the Aero-Mark Company, LLC of Aurora, Ohio.

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 Dale Paullus, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 33-25. APPROVED 6-0.

- c. 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

It is necessary for City Council to authorize the City Manager to execute a contract with American Structurepoint Inc. for performing a Safe Streets and Roads for All – Comprehensive Action Plan. Public Works advertised a request for proposals and received three proposals from qualified firms. Structurepoint was selected based on a quality based selection process

The City of Fairfield, Ohio was successful in receiving a Safe Streets for All (“SS4A”) Planning and Demonstration Grant in the amount of \$150,000 to develop a comprehensive safety action plan. Our city is committed to creating a safe and inclusive environment for all road users, and this grant opportunity perfectly aligns with our goals. With the funding from the SS4A grant, our aim is to formulate an action plan featuring well-defined projects and strategies aimed at preventing roadway fatalities and serious injuries within our city's boundaries.

The City of Fairfield is facing pressing roadway safety challenges that demand immediate attention. While our connectivity to major highways like Interstate 275, State Route 4, and US Route 127 offers convenient access to regional transportation networks, it also poses safety risks. The increased accessibility and traffic volume during peak travel times contribute to heightened congestion levels, amplifying the risk of crashes due to slower and erratic traffic flow. Moreover, the proximity of major highways attracts through-traffic and heavy commercial vehicles, which, due to their size, weight, and limited maneuverability, pose significant safety hazards. Analyzing data from the Fatality and Injury Reporting System Tool (FIRST) for the period of 2017 to 2021, we found 7 fatalities resulting from fatal crashes in the city, translating to a fatality rate of 3.12 per 100,000 population.

Furthermore, information from the Ohio Department of Transportation (ODOT) GIS Crash Analysis Tool (GCAT) underscores the urgency of the situation, revealing a total of 3,204 crashes reported in Fairfield between 2021 and 2023. Among these, 4 were fatal incidents, and 875 resulted in injuries, accounting for approximately 28% of all reported crashes.

Upon scrutinizing the crash statistics further, it was determined that 41% of the total crashes occurred along road segments. Moreover, a significant majority, accounting for 65% of the total crashes, were categorized as rear-end (34%), angle (17%), and sideswipe (14%) crashes, with the leading contributing factors being following too closely and failure to yield. A distressing total of 29 crashes, including 26 leading to injuries, involved vulnerable road users, such as pedestrians and cyclists.

This project is programmed in the 2025-2029 Capital Improvement plan under 5PW47 – SS4ALL – Engineering.

Councilmember Pennington presented the first reading of this ordinance.

- d. Ordinance to authorize the City Manager to enter into a contract with Best Equipment Company, Inc. for the purchase of a Pac Mac Refuse Truck and declaring an emergency

This request is for the purchase of a Pac Mac Refuse hauler to be used by the Street Division to more efficiently pick up and haul refuse from trash containers throughout the Parks system and as needed for right of way maintenance. The equipment is being purchased through Best Equipment Company based on the HGACBuy joint purchasing program pricing as referenced in the attached quotation. The City is utilizing Ohio Revised Code Section 9.48 (B)(2) allowing for the purchase of contract items through a joint purchasing program operated by or through a national or state association of political subdivisions.

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 Dale Paullus, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 34-25. APPROVED 6-0.

- e. Ordinance to authorize the City Manager to enter into a contract with Prodigy Building Solutions, LLC for the roof replacement project at the Community Arts Center and declaring an emergency

This request is for the roof replacement of the flat roof areas of the Community Arts Center with a .090 Carlisle EPDM roof membrane. This project does not include the slate roof, which is considered to be a lifetime roof. This project 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. TOP-C Price Contract #2021-006-001B was used by Prodigy Building Solutions

to provide the total cost.

Councilmember Pennington presented the first reading of this ordinance.

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

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

ORDINANCE NO. 35-25. APPROVED 6-0.

6. Finance & Budget - Councilmember Tim Meyers

- a. 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.”
- Supplemental Appropriations

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. 36-25. 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: \$3,625,142 total (Detail: \$328,720 for Water Annex Building roof (Public Utilities); \$547,058 for Water Treatment Plant clarifier rehabilitation (Public Utilities); \$1,870,000 for South Gilmore Road project (Public Works); \$110,000 for 2025 Pavement Marking Application program (Public Works); \$150,000 for Safe Streets and Roads for All comprehensive plan (Public Works); \$144,364 for purchase of refuse truck (Public Works); \$475,000 for Community Arts Center roof (Public Works); \$104,291 for purchase a rough mower at South Trace (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 Dale Paullus, moved to adopt. Motion carried

Yes 6, No 0, Abstained 0.

ORDINANCE NO. 37-25. 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: \$577,279 total (see attached for detail)

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. 38-25. APPROVED 6-0.

\$20,000 - Trip Hazard Sidewalk Repair Via Cutting funding appropriation for 2025 Sidewalk Program (Public Works)

\$12,000 - CCTV (Closed Circuit Television) Cameras for Central Traffic System (Public Works)

\$23,000 - Feasibility Study for Rehabilitation of South Trace Golf Course Ponds (Public Works)

\$60,000 - Replacement of Various Park Site Amenities (Public Works)

\$13,045 - Traffic Signal Upgrades – Illuminated Sign Replacement (Public Works)

\$74,900 - Harbin Park Shelter Replacements – Shelters #7 and #8 (Public Works)

\$74,253 - Landscaping Maintenance Award for Route 4, Patterson, etc. (Public Works)

\$37,000 - 2025 Parking Lot Maintenance Program (Sealing and Striping) Award (Public Works)

\$48,000 - Appropriation for Oakwood Park – Pedestrian Bridge Painting (Public Works)

\$21,050 - Appropriation for Traffic Signal Pole Painting (Public Works)

\$35,500.00 - Wastewater Division - UV Disinfection Equipment (Public Utilities)

\$37,931 - purchase of 2025 CAN-AM Defender Max UTV (Police)

\$60,000 - purchase of beer trailer (Parks & Recreation)

\$49,800.00 - Water Division - Fire Hydrant Re-Coating (Public Utilities)

\$40,000 - Training Room connectivity (Fire)

\$10,800.00 - Wastewater Division - Facility Grounds and Landscape (Public Utilities)

Meeting Schedule

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

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

Clerk Wilson read the meeting schedule.

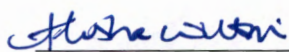
Executive Session of Council (if Needed)

Council recessed to Executive Session at 7:41 PM.

Adjournment

The Regular Meeting adjourned at 8:40 PM.

ATTEST:



Clerk of Council



Mayor's Approval



1



2



3



4

Planning Goals

1. Enhance the **environment** as a natural destination.
2. Promote **connection** between users and the park.
3. Support **community** through events and programming.
4. Encourage **recreation** with thoughtful improvements.

MARSH PARK MASTER PLAN

FAIRFIELD DESIGNING LOCAL TOOLE

5

Existing Conditions

- Great Marsh River Trail (existing)
- Great Marsh River Trail (2027)
- Existing tree cover
- 100-Year Floodplain (1% annual chance)
- 500-Year Floodplain (0.2% annual chance)



MARSH PARK MASTER PLAN

FAIRFIELD DESIGNING LOCAL TOOLE

6

Existing Conditions

Ecological Initiatives:

- Fish stocking
- Fish habitat
- Invasive species removal



MARSH PARK MASTER PLAN

FAIRFIELD DESIGNING LOCAL TOOLE

7

Existing Conditions

Ecological Initiatives:

- Fish stocking
- Fish habitat
- Invasive species removal



MARSH PARK MASTER PLAN

FAIRFIELD DESIGNING LOCAL TOOLE

8

9

10

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12



13



14



15



16



17



18



19

Southwest Area

2026-2027 Marsh Park - SW focus area - level 1 priorities

Grading / earthwork	900,000.00
Parking (120 spaces)	1,800,000.00
Neighborhood connectors	250,000.00
Combined - flex lease space & bathhouse w public SR	5,500,000.00
Flex building utilities	250,000.00
Primary fishing dock - pier	250,000.00
Upgraded boat launch	250,000.00
Signage / soft costs	400,000.00
Total	9,200,000.00

Priority amenities and conceptual costs:

Alternatives:	
Boardwalk with railing	400,000.00
Overlooks / Shelters (3)	800,000.00
Fishing docks (2)	500,000.00
Play areas	1,250,000.00
Total	3,950,000.00

MARSH PARK MASTER PLAN

FAIRFIELD DESIGNING LOCAL TOOLE DESIGN

20

Southwest Area

Priority amenities:



MARSH PARK MASTER PLAN

FAIRFIELD DESIGNING LOCAL TOOLE

21

Southwest Area

Advancement plan and timeline:

- 2025:
 - RFQ and RFP, and contract award
 - Civil engineering and architectural services
- 2026:
 - Final engineered plans, architectural design, and permitting
 - Commercial partnership activated
 - Q3/Q4 – Project advertisement and contract award
- 2027:
 - Construction



MARSH PARK MASTER PLAN

FAIRFIELD DESIGNING LOCAL TOOLE

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Southwest Area

Budgetary resources (as approved)	Budgetary resources (now needed)
• 2025: \$0	• 2025: \$650K - engineering
• 2026: \$400K – engineering	• 2026-2027: \$10.5M
• 2027: \$250K – engineering	• \$5M Parks Fund
• 2028: \$5M – construction	• \$5.5M debt-financed
• 2029: \$5.5M (debt) - construction	

MARSH PARK MASTER PLAN

FAIRFIELD DESIGNING LOCAL TOOLE

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Southwest Area

Council actions:

- Approve Marsh Master Plan – third reading will be 4/28
 - Parks Board to vote on Plan adoption 4/15
- Authorize accelerated capital expenditures



MARSH PARK MASTER PLAN

FAIRFIELD DESIGNING LOCAL TOOLE

24

