

**City of Fairfield Minutes
Regular Meeting of City Council
April 28, 2025**

Council-Manager Briefing

None.

Business Meeting Call to Order

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

Prayer/Pledge of Allegiance

Councilmember Dale Paullus

Councilmember Paullus 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 Matt Davidson
Councilmember, At-Large Gwen Brill

Agenda Modifications

None.

Executive Session Requests

Councilmember Meyers, seconded by Councilmember Paullus, moved for Executive Session to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance. Roll call vote. Motion carried 7-0.

Special Presentations

1. Recognition of Terra Combs, owner of Dixie Chicks Barber Shop

Vice Mayor Kraft presented a certificate of recognition to Terra Combs, owner of Dixie Chicks Barber Shop, in response to a citizen email regarding her exemplary customer service.

2. Presentation of Service Award to Alisha Wilson, Clerk of Council

Councilmember Brill presented Clerk of Council Alisha Wilson with a certificate in recognition of 15 years of service to the City of Fairfield and commended her for her work with Mayor and Council.

3. Mayor's Youth Commission Public Utilities Presentation

Members of the Mayor's Youth Commission presented an overview of what they learned during their time with the Public Utilities Department this school year. See attached slides.

Citizen Comments

Barbara Shyer, with the National Association of Letter Carriers, announced the annual food drive on the second Saturday of May (May 10, 2025). She said it is the largest one-day food drive in the country, and all residents need to do is place food next to mailboxes or in boxes around the community. Last year, they collected around 17,000 lbs of donations in Butler County. She also suggested that, with regard to the residential tree program, the City considers supporting native plants a little more than 50% to encourage more native plantings in the City.

KT Sills, with Shared Harvest Food Bank, applauded the tremendous impact of the Letter Carriers Food Drive. She stated that 1 in 7 people experience food insecurity in the US, despite working diligently to support their family.

Niki Smith, 5753 Gray Road, stated that she is concerned about Council considering a bar or restaurant at Marsh Park, trash, noise, traffic, concerned that it will negatively impact the area.

Charlie Pierce, 5212 Cherry Mill Court, stated that there is a diamond in the middle of the community that could be taken advantage of - Mercy HealthPlex. It was a great place to go but is now vacant. He would like Council to look into the availability of taking it over and managing it or assigning it to someone else to manage. City Manager Timmer assured him that the City was staying involved and informed regarding the future of that building.

Marc Conter, 5772 Gray Road, made a formal request that the third reading be paused for the Marsh Park Master Plan to give time to digest it a bit. He requested Council to take a minute to engage the community one more time and stated that he attended many of the meetings. He recommended bringing everyone in the Lakes Community out to hear from the City directly. He stated that the City has waited a long time to get anything done and there are things that can be done in the meantime, but commercial development needs to be vetted more. He feels that the rest of the plan is great. Councilmember Meyers explained and confirmed with City Manager Timmer that all this does is move the conceptual plan forward, but no money is being appropriated and every aspect of the plan will be vetted more thoroughly, requiring specific approval to move forward. City Manager Timmer explained that any future action would be filtered through the Parks Board and Council, which is the process for all Parks projects. Councilmember Meyers stated that there is more time to fine-tune details as each step is thoroughly reviewed and approved and that this is simply the Master Plan to move things forward.

Shantel Oliver, Bibury Road, stated that everything doesn't need to be developed, which creates more noise. She said that we need mature trees for eagles and more quiet. She feels that Marsh Park is the last little gem of Fairfield, and a coffee shop or snack bar would be a better option than a bar or restaurant. She feels that the City should charge money for fishing to help keep it cleaner and protect the green space.

Tina Conter, 5772 Gray Road, stated that she feels like we are at a "Pave Paradise, put up a parking lot" point. She said that she enjoys the ambiance and enjoyed Fridays at the Lake, so she would like to see more of that. She does agree that the park could use improvements to the paths and trails.

Council Reports

Councilmember Meyers thanked Mandi and Parks team, as well as City Manager Timmer, for work at the golf course. He said the paths at South Trace were very smooth. He stated that the city is doing well financially and tax season has concluded.

Councilmember Kraft reported that the Marsh Lake Master Plan has spurred discussion and community involvement, which is a great thing, and he encourages more of that.

Councilmember Pennington reported that Public Works is currently doing infrastructure repairs, as well as brush clean-up, and reminded citizens to please be aware of workers in the right-of-way.

Councilmember Besl reported some parks stats that she felt were important for residents to know. She reported that the City has 18.5 acres per 1,000 people with 1,392 residents per park vs. 2,386 national average. She announced that the City received its 30th Tree City Award and 14th Growth Award, and commemorated the event with a tree planted at Huffman donated by Duke Energy. She also reported that paving of park parking lots will begin soon and residents should be aware of parking lot closures.

Public Hearing(s)

None.

Approval of Minutes

1. Regular Meeting Minutes - April 14, 2025

The Regular Meeting Minutes of April 14, 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 - Third Reading
- Motion - Adoption

Councilmember Besl presented the third reading of this ordinance.

Councilmember Meyers stated that he is proud of democratic process and passion of the residents regarding this topic. Marsh Lake is very important to him and his family. He is

open to any type of conversation regarding more in-depth planning of each aspect of the project. He noted that Fairfield is one of the only cities in Ohio with a Sustainability Plan, which includes Marsh Lake. He extended a special thanks to members of the Parks Board, who volunteer their time to the city and the betterment of the parks, and stated that he is eternally grateful for everything they have done. He is voting yes to move forward with the understanding that there will be much more dialogue and deeper conversation. He stated that there is nothing in the master plan about a bar, only two mentions in comments from the survey but is not a term in the plan. The term used in the plan is "flexible lease space," with a concept related to brewery or taproom.

Councilmember Kraft stated that it is important to call out the difference of opinion in the last few weeks. He understands that some residents are concerned with budget and increased traffic and noise. He stated that he supports the trail and path improvements and would like to see everyone come together to develop a plan that is best for most of the residents. He also stated that the city would maintain ownership of any lease space to maintain control over its use.

Councilmember Brill stated that her first home was in Lakes community, and it holds a special place in her heart. She said that the parks mean a great deal to her and her family and she is on Council because she cares about the community, not for self-service. She stated that it is important to her to hear what residents want and she takes all comments into consideration. She also said that not one person on Council is self-serving. Everyone wants what is best for the entire community. She explained that none of the plan is set in stone but is a work in progress. She reminded everyone to pick up after themselves when they enjoy the parks to help keep them clean.

Councilmember Leslie Besl, seconded by Dale Paullus, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 50-25. APPROVED 7-0.

- b. 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.

- Legislation - Second Reading
- Motion - Suspend Third Reading
- Motion - Adoption

Councilmember Besl presented the second reading of this ordinance.

Councilmember Leslie Besl, seconded by Adam Kraft, moved to suspend third reading. Motion Yes 7, No 0, Abstained 0. Councilmember Leslie Besl, seconded by Adam Kraft, moved to adopt. Motion Yes 7, No 0, Abstained 0.

ORDINANCE NO. 51-25. APPROVED 7-0.

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 - Third Reading
- Motion - Adoption

Councilmember Pennington presented the third reading of this ordinance.

Councilmember Debbie Pennington, seconded by Dale Paullus, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 52-25. APPROVED 7-0.

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

- Legislation - Second Reading
- Motion - Suspend Third Reading
- Motion - Adoption

Councilmember Pennington presented the second reading of this resolution.

Councilmember Debbie Pennington, seconded by Leslie Besl, moved to suspend third reading. Motion Yes 7, No 0, Abstained 0. Councilmember Debbie Pennington, seconded by Adam Kraft, moved to adopt. Motion Yes 7, No 0, Abstained 0.

RESOLUTION NO. 4-25. APPROVED 7-0.

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 7-0.

1. Community & Public Relations - Councilmember Gwen Brill

- a. Simple Motion: Motion to approve the 2025 Summer Meeting Schedule for City Council Meetings to meet only the second Monday of each month of June, July and August, with no meetings held on the fourth Monday of each month of June, July and August.

Councilmember Brill, seconded by Councilmember Davidson, moved to approve the 2025 Summer Schedule. Motion carried 7-0.

SIMPLE MOTION NO. 5-25. APPROVED 7-0.

- b. Simple Motion: Motion to appoint Councilmember Gwen Brill as the Council Representative to the Sustainability Commission.

Councilmember Meyers, seconded by Councilmember Besl, moved to appoint Councilmember Brill as the representative to the Sustainability Commission. Motion carried 7-0.

SIMPLE MOTION NO. 6-25. APPROVED 7-0.

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 Ryan Fireprotection of Ohio, LLC to construct a new building to be located on Union Centre Boulevard, and declaring an emergency.

Ryan Fireprotection, a private company headquartered in Indianapolis, Indiana is a commercial fire protection firm specializing in fire extinguishers, sprinkler systems, and various other fire protection products. The company has plans to expand services in the Ohio market and desires to construct a new 30,000 square foot facility at 5200 Union Centre Boulevard, an undeveloped site near Seward Road. The new facility would house engineers, fabricators, project managers, technicians, and back-office support roles.

Should this project proceed, the total building investment is estimated at \$8 million. The company also estimates investment of \$275,000 in new machinery and equipment. Ryan Fireprotection will relocate 47 employees from an existing facility in Sycamore Township (Hamilton County) and will create at least 15 new full-time jobs within three years of completion of construction. Anticipated total future payroll is expected to exceed approximately \$5.15 million annually.

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 6-year, 65% property tax incentive on the assessed value of the new building. The second agreement is a multi-party School Compensation Agreement. Ryan Fireprotection has agreed to compensate the Fairfield City School District and Butler Tech annually, in compliance with the City's Tax Incentive Guidelines. The Board of Education of the Fairfield City School District approved the agreement at its meeting on April 10, 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 7, No 0, Abstained 0. Councilmember Adam Kraft, seconded by None, moved to adopt. Motion Yes 7, No 0, Abstained 0.

ORDINANCE NO. 53-25. APPROVED 7-0.

- b. Ordinance affirming the designation of the Community Improvement Corporation of Fairfield as the City's agency for development in the City and authorizing a grant of \$150,000 to be made to the Community Improvement Corporation of Fairfield for public purposes, and declaring an emergency.

The Community Improvement Corporation of Fairfield ("Fairfield CIC") was established in 1967 and reorganized in 2022 to facilitate real estate-related projects within the City. The Fairfield CIC assists the City by prioritizing and executing projects within the Route 4 corridor, the Town Center, and other targeted areas for development.

The Fairfield CIC has requested a grant from the City to allow the organization to complete pre-development work related to the Hamilton wellfield site located in the Town Center and other strategic properties. The recently-approved CIP included \$150,000 for project 5DV05 for Strategic Property Predevelopment. Approval of this ordinance would affirm that the Fairfield CIC can act as a development agency on behalf of the City and provides a grant of \$150,000 from the budgeted CIP funding.

Councilmember Kraft presented the first reading of this ordinance.

Councilmember Adam Kraft, seconded by Debbie Pennington, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Adam Kraft, seconded by Dale Paullus, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 54-25. APPROVED 7-0.

- c. Ordinance to authorize the City Manager to apply for and accept a grant from the FY 2025 Housing Technical Assistance Program and declaring an emergency.

Ohio House Bill 315 created a grant program to offer financial assistance to political subdivisions in the state of Ohio to modernize regulations and processes tied to zoning efforts. There are two main grant categories: 1) zoning code updates and 2) comprehensive plan updates. Fairfield Forward, the city's comprehensive plan, is scheduled for a 5 year update and funding has been approved in the CIP for year 2025. It is anticipated this will be a very competitive grant as no matching funds are required.

Councilmember Kraft presented the first reading of this ordinance.

Councilmember Adam Kraft, seconded by Leslie Besl, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Adam Kraft, seconded by Gwen Brill, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 55-25. APPROVED 7-0.

3. Public Safety - Councilmember Dale Paullus

- a. Ordinance to authorize the City Manager to enter into a contract with Locution Systems, Inc. for the purchase of a Fire Station Alerting System and declaring an emergency.

This request is to purchase an automated dispatch and alerting system for all three firehouses. The alerting system will automatically dispatch fire companies based on the information entered by the 911 call taker. This technology is designed to reduce the processing time for initiating an emergency response while allowing the call taker to remain on the phone and gathering information.

Councilmember Paullus presented the first reading of this ordinance.

Councilmember Dale Paullus, seconded by Debbie Pennington, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Dale Paullus, seconded by Adam Kraft, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 56-25. APPROVED 7-0.

- b. A Resolution making appointments to the Butler County 9-1-1 Program Review Committee and declaring an emergency.

Ohio Revised Code Section 128.06 which provides for a County 9-1-1 Program Review Committee, has been amended relating to membership on the committee. The amendment provides that one member of the 9-1-1 Program Review Committee shall be a member of the legislative authority of a municipal corporation in the county. Said member is to be selected by the majority of the legislative authorities of municipal corporations in the county pursuant to resolutions they adopt.

Councilmember Paullus presented the first reading of this resolution.

Councilmember Dale Paullus, seconded by Adam Kraft, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Dale Paullus, seconded by Debbie Pennington, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

RESOLUTION NO. 5-25. APPROVED 7-0.

4. 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. 47-25 and all amendments thereto and declaring an emergency.

The Municipal Court has previously requested to add another part-time Deputy Clerk position to its staffing ordinance. While the additional position was recognized in a previous ordinance (39-24) the additional position was overlooked in the most recent staffing ordinance (47-25) and needs to be corrected.

Councilmember Meyers presented the first reading of this ordinance.

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

ORDINANCE NO. 57-25. 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."
- Supplemental Appropriations

Supplemental appropriation of \$12,000 is needed for the Building & Zoning Division for contractual assistance with inspections. The full-time Electrical Safety Inspector position has been vacant, and we've needed to use outside contractual assistance to cover the inspections.

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

ORDINANCE NO. 58-25. APPROVED 7-0.

- 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: \$390,000 total (Detail: \$150,000 for TED Transfer to CIC (Development); \$240,000 for Fire Station Alerting System (Fire))

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 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. 59-25. APPROVED 7-0.

- 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: \$137,850 total

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 Gwen Brill, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 60-25. APPROVED 7-0.

\$40,747 - 2025 Grounds, Entryways & Landscaping Program (Public Works)

\$45,000 - Electric Vehicle Charging Station (Public Works)

\$13,000 - Chair Lift for Aquatic Center (Parks & Recreation)

\$6,504 - Water Division-Electrical Components (Public Utilities)

\$12,599 - Water Division-Clarifier VFD Replace (Public Utilities)

\$20,000 - Seward Road Phase 4 Profile Adjustment near Norfolk and Southern RR
Tracks – Right of Way Services (Public Works)

Meeting Schedule

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

Monday, June 9 - Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Clerk Wilson read the meeting schedule.

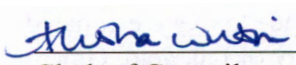
Executive Session of Council (if Needed)

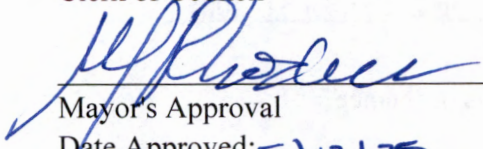
Council recessed to Executive Session at 8:20 PM

Adjournment

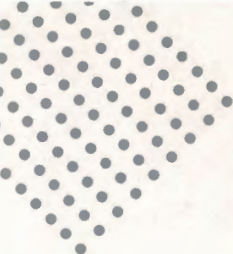
The Regular Meeting adjourned at 8:54 PM.

ATTEST:


Clerk of Council


Mayor's Approval

Date Approved: 5/12/25



FAIRFIELD

OHIO

A Year in Review of Our Time with the Public Utilities Department



Public Utilities Mission Statement

The primary objectives of the Public Utilities Department are to:

- Protect public health and safety
- Protect the environment
- Provide exceptional customer service
- Provide stable and cost-effective rates



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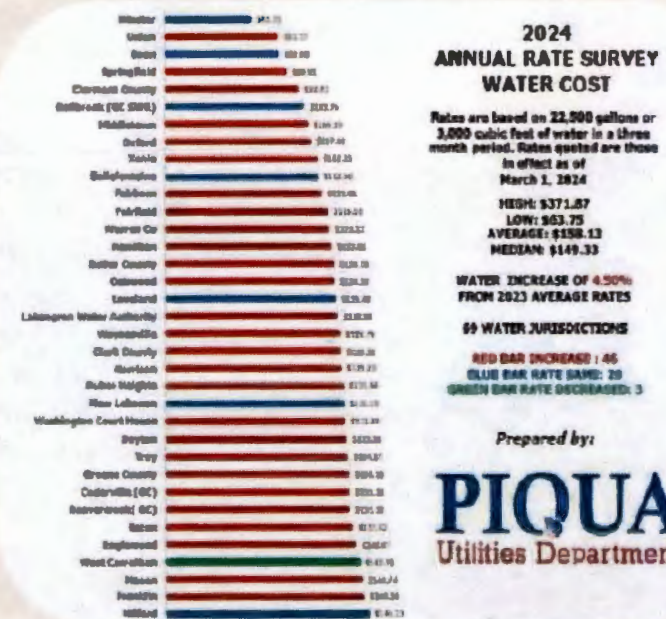
Operations



Rates

Minimum Monthly Water & Sewer Charges According to Meter Size

Meter Size	Minimum Usage	Minimum Water Charge	Minimum Sewer Charge
3/4 inch	3,000 gallons	\$17.46	\$19.80
1 inch	6,000 gallons	\$34.92	\$39.60
1 1/2 inches	10,000 gallons	\$58.20	\$66.00
2 inches	20,000 gallons	\$116.40	\$132.00
3 inches	45,000 gallons	\$261.90	\$297.00
4 inches	80,000 gallons	\$465.60	\$528.00
6 inches	180,000 gallons	\$1,047.60	\$1,188.00
8 inches	240,000 gallons	\$1,396.80	\$1,584.00



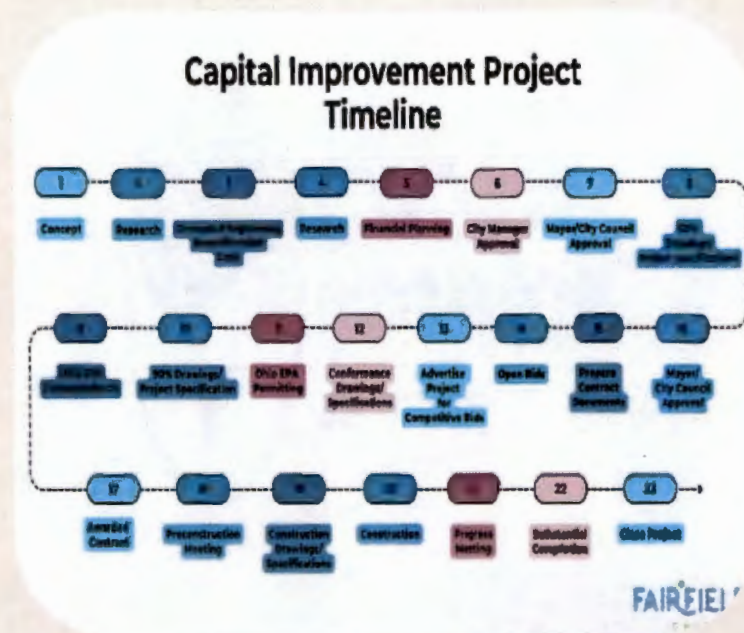
Source Water Protection

- To protect our groundwater, Fairfield is part of the **Groundwater Consortium**. The Consortium takes many steps to ensure the protection of the Great Miami Buried Aquifer:
- The Consortium has selected specific areas that need protection from contamination.
- The Consortium makes sure it has contingency plans in place in case of spills for both the short and long term
- The Consortium also takes preventative actions, including having businesses register their facilities with them.
- Working with Greater Cincinnati Water Works, the aquifer is constantly being monitored.



Capital Improvement

- The Public Utilities Department performs several Capital Improvement Project initiatives annually, in order to sustain critical assets and reinvest infrastructure. All projects are approved by the Mayor and City Council.



Water Treatment Processes

Water treatment is a process used to improve water quality for a specific use. There are seven parts to the water treatment process here in Fairfield:

1. First, water is pumped from our well field. This water comes from the Great Miami Buried Aquifer which holds 1.5 trillion gallons.
2. Next, air is added to the water in a process called aeration that removes gasses like carbon dioxide from the water
3. Thirdly, lime is added to the water, removing calcium and magnesium
4. CO₂ is added to the water to give it a stable pH
5. Sodium hypochlorite is added for water disinfection
6. Next, the water is filtered again
7. Finally, fluoride is added to the water for healthier teeth



Water Distribution

The City's Water Distribution System provides drinking water to the City's residents. The distribution system has three pressure zones. The system also has 6 water towers with a total capacity of over 8 million gallons:

Winton: 1.5 MG

Hunter: 3 MG

Mack: 0.5 MG

Seward: 1.5 MG

Seward: 0.5 MG

Port Union: 1.25 MG

The Distribution System also has over 190 miles of pipes, along with over 2000 fire hydrants which can be used to fight fires and protect the City's residents.

The System also uses a system of pumping and pressure reducing valves throughout the city to ensure constant water access for all users.



Wastewater Treatment

The journey of wastewater through a treatment plant involves several critical steps from initial entry to final release. The process ensures clean water returns to the environment.

- Pretreatment – grinding, screening, and pumping
- Primary Treatment – sludge removal
- Secondary Treatment – Activated Sludge – microorganisms' breakdown organic material in the water – Secondary Clarification – microorganisms settle releasing cleaned water
- Final Treatment – Disinfection – UV light destroys pathogenic bacteria
- Final Effluent – clean water is released into the LGMR, supporting the rivers ecosystem, preventing water pollution



