

Steve Miller
Mayor

Mark Scharringhausen
Council Member at Large

Chad Oberson
Council Member at Large

Bill Woeste
Council Member at Large



Leslie Besl
Council Member, 1st Ward

Dale Paullus
Councilmember, 2nd Ward

Terry Senger
Councilmember, 3rd Ward

Tim Abbott
Council Member, 4th Ward

**CITY OF FAIRFIELD CITY COUNCIL
REGULAR MEETING AGENDA
MONDAY, DECEMBER 13, 2021 7:00 PM
5350 PLEASANT AVENUE, FAIRFIELD, OH 45014**

Guidelines for Citizen Comments: Thank you for your interest and participation in city government. Fairfield City Council's Guidelines for Citizen Comments describe the rules for addressing City Council. The guidelines are posted in the Council Chambers.

ADA Notice: The City of Fairfield is pleased to provide accommodations to disabled individuals or groups and encourage full participation in city government. Should special accommodations be required, please contact the Clerk of Council at 867-5383 at least 48 hours in advance of the meeting.

- 1. COUNCIL-MANAGER BRIEFING**
 - A. None.
- 2. BUSINESS MEETING CALL TO ORDER**
- 3. PRAYER/PLEDGE OF ALLEGIANCE**
- 4. ROLL CALL**
- 5. AGENDA MODIFICATIONS**
- 6. EXECUTIVE SESSION REQUESTS**
- 7. SPECIAL PRESENTATIONS AND CITIZEN COMMENTS**
 - a. Proclamation in honor of Donald Kuelto - Linda Rosenberger, sister
 - b. Presentations to Councilmembers Scharringhausen, Oberson and Woeste
- 8. PUBLIC HEARING(S)**
- 9. APPROVAL OF MINUTES**
 - a. Regular Meeting held December 6, 2021
- 10. OLD BUSINESS AND REPORTS**

A. COMMUNITY & PUBLIC RELATIONS COMMITTEE

Dale Paullus, Chair; Leslie Besl, Vice Chair; Terry Senger, Member

B. DEVELOPMENT SERVICES COMMITTEE

Bill Woeste, Chair; Tim Abbott, Vice Chair; Mark Scharringhausen, Member

C. PARKS, RECREATION AND ENVIRONMENT COMMITTEE

Leslie Besl, Chair; Dale Paullus, Vice Chair; Tim Abbott, Member

D. PUBLIC SAFETY COMMITTEE

Mark Scharringhausen, Chair; Terry Senger, Vice Chair; Dale Paullus, Member

E. PUBLIC WORKS COMMITTEE

Chad Oberson, Chair; Mark Scharringhausen, Vice Chair; Bill Woeste, Member

F. PUBLIC UTILITIES COMMITTEE

Terry Senger, Chair; Chad Oberson, Vice Chair; Leslie Besl, Member

G. FINANCE & BUDGET COMMITTEE

Tim Abbott, Chair; Bill Woeste, Vice Chair; Chad Oberson, Member

1. Ordinance to adopt new Subsection 181.09(A)(4) of Chapter 181, Income Tax, of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio relative to required tax filings.

- Legislation - Second Reading

11. NEW BUSINESS

Motion to read all New Business by title only.

A. DEVELOPMENT SERVICES COMMITTEE

Bill Woeste, Chair; Tim Abbott, Vice Chair; Mark Scharringhausen, Member

1. Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1141.02, the City of Fairfield, Ohio, Zoning Map by approving the concept plan for the 5846 Pleasant Avenue Planned Unit Development.

- Legislation - First Reading
- Set Joint Public Hearing - Monday, January 10, 2022

B. PUBLIC SAFETY COMMITTEE

Mark Scharringhausen, Chair; Terry Senger, Vice Chair; Dale Paullus, Member

1. Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Speedway LLC, dba Speedway 9609, 4511 Pleasant Avenue, Fairfield, OH 45014 (Permit Class C1, C2 & D6).

2. Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Speedway LLC, dba Speedway 3389, 7300 Dixie Highway, Fairfield, OH 45014 (Permit Class C1, C2 & D6).
3. Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Speedway LLC, dba Speedway 5010, 5161 Dixie Highway, Fairfield, OH 45014 (Permit Class C1, C2 & D6).

C. FINANCE & BUDGET COMMITTEE

Tim Abbott, Chair; Bill Woeste, Vice Chair; Chad Oberson, Member

1. Ordinance to Amend Ordinance no. 109-20 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, 2021 and ending December 31, 2021." - Supplemental Appropriations
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption

12. MEETING SCHEDULE

- A. Monday, December 27th - Oath of Office, 12:00 PM
- B. Monday, January 10th - Regular Meeting, 7:00 PM
- C. Monday, January 24th - Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

13. EXECUTIVE SESSION OF COUNCIL (IF NEEDED)

14. ADJOURNMENT

**City of Fairfield
Minutes
Regular Meeting of City Council
December 6, 2021**

Council-Manager Briefing

A. None.

Business Meeting Call to Order

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

Prayer/Pledge of Allegiance

Councilmember Woeste led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Attendee Name	Title	Status	Arrived
Mark Scharringhausen	Council Member at Large	Present	
Chad Oberson	Council Member at Large	Present	
Bill Woeste	Council Member at Large	Present	
Leslie Besl	Council Member, 1st Ward	Present	
Dale Paullus	Councilmember, 2nd Ward	Present	
Terry Senger	Councilmember, 3rd Ward	Present	
Tim Abbott	Council Member, 4th Ward	Present	
Steve Miller	Mayor	Present	

Agenda Modifications

None.

Executive Session Requests

None.

Special Presentations and Citizen Comments

a. Parade of Lights Awards Presentation

Parks and Recreation Director Tiphannie Mays presented the 2021 Parade of Lights Awards. The community award winners were Fairfield City School District in first place and BHI General Contracting in second place. The city department winner was the Police Department. Director Mays thanked everyone for their participation in the event and her staff for all of their hard work in making it a great event for the community.

Minutes Acceptance: Minutes of Dec 6, 2021 7:00 PM (Approval of Minutes)

Public Hearing(s)

None.

Approval of Minutes

The Regular Meeting Minutes of November 22, 2021 were approved as written and submitted.

OLD BUSINESS AND REPORTS**Community & Public Relations Committee**

Dale Paullus, Chair; Leslie Besl, Vice Chair; Terry Senger, Member

Development Services Committee

Bill Woeste, Chair; Tim Abbott, Vice Chair; Mark Scharringhausen, Member

Parks, Recreation and Environment Committee

Leslie Besl, Chair; Dale Paullus, Vice Chair; Tim Abbott, Member

Public Safety Committee

Mark Scharringhausen, Chair; Terry Senger, Vice Chair; Dale Paullus, Member

Public Works Committee

Chad Oberson, Chair; Mark Scharringhausen, Vice Chair; Bill Woeste, Member

Public Utilities Committee

Terry Senger, Chair; Chad Oberson, Vice Chair; Leslie Besl, Member

Finance & Budget Committee

Tim Abbott, Chair; Bill Woeste, Vice Chair; Chad Oberson, Member

NEW BUSINESS

Councilmember Besl, seconded by Councilmember Paullus, moved to read all New Business by title only. Motion carried 7-0.

Development Services Committee

Bill Woeste, Chair; Tim Abbott, Vice Chair; Mark Scharringhausen, Member

Motion to Suspend Second and Third Readings

Councilmember Woeste presented the first reading of this ordinance.

Minutes Acceptance: Minutes of Dec 6, 2021 7:00 PM (Approval of Minutes)

RESULT: CARRIED [UNANIMOUS]
MOVER: Bill Woeste, Council Member at Large
SECONDER: Tim Abbott, Council Member, 4th Ward
AYES: Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Ordinance to authorize the Acting City Manager to execute a Community Reinvestment Area Agreement and a Community Reinvestment Area School Compensation Agreement, which will provide property tax incentives for SPCP Development, LLC for the construction of two speculative industrial buildings at the Seward Pointe property at 8551 Seward Road, and declaring an emergency.

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this ordinance and pass as an emergency.

ORDINANCE NO. 147-21. APPROVED 7-0.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Bill Woeste, Council Member at Large
SECONDER: Chad Oberson, Council Member at Large
AYES: Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Finance & Budget Committee

Tim Abbott, Chair; Bill Woeste, Vice Chair; Chad Oberson, Member

Ordinance to adopt new Subsection 181.09(A)(4) of Chapter 181, Income Tax, of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio relative to required tax filings.

Recommendation:

It is recommended that City Council adopt legislation adding language as 181.091(A)(4) of the Income Tax Ordinance.

Councilmember Abbott presented the first reading of this ordinance.

RESULT: FIRST READING Next: 12/13/2021 7:00 PM

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

RESULT: CARRIED [UNANIMOUS]
MOVER: Tim Abbott, Council Member, 4th Ward
SECONDER: Bill Woeste, Council Member at Large
AYES: Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

An Ordinance to make estimated appropriations for the expenses and expenditures of the City of Fairfield, Ohio during the period beginning January 1, 2022 and ending December 31, 2022.

ORDINANCE NO. 148-21. APPROVED 7-0.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Tim Abbott, Council Member, 4th Ward
SECONDER: Chad Oberson, Council Member at Large
AYES: Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

RESULT: CARRIED [UNANIMOUS]
MOVER: Tim Abbott, Council Member, 4th Ward
SECONDER: Terry Senger, Councilmember, 3rd Ward
AYES: Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Ordinance to Amend Ordinance no. 109-20 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, 2021 and ending December 31, 2021." - Supplemental Appropriations

Recommendation:

It is necessary for City Council to pass appropriations to reconcile accounts. It is recommended that City Council authorize and direct the preparation of legislation amending the annual operating budget.

ORDINANCE NO. 149-21. APPROVED 7-0.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Tim Abbott, Council Member, 4th Ward
SECONDER: Chad Oberson, Council Member at Large
AYES: Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

RESULT: CARRIED [UNANIMOUS]
MOVER: Tim Abbott, Council Member, 4th Ward
SECONDER: Bill Woeste, Council Member at Large
AYES: Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Ordinance to amend Ordinance No. 109-20 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, 2021, and ending December 31, 2021."

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt the appropriations listed above.

ORDINANCE NO. 150-21. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Chad Oberson, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Monday, December 13 - Regular Meeting 7:00 PM
- B. Monday, December 27 - Oath of Office Ceremony
- C. Monday, January 10 - Regular Meeting 7:00 PM

Executive Session of Council (if needed)

None.

14. ADJOURNMENT

The Regular Meeting adjourned at 7:35 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved_____

Minutes Acceptance: Minutes of Dec 6, 2021 7:00 PM (Approval of Minutes)



City Council Ordinance
Regular Meeting - December 13, 2021

Submitted by: Jake Burton,
 Submitting Department: Finance

Subject:

Amendments to the Codified Ordinance Section 181 - Income Tax

Legislation Title:

Ordinance to adopt new Subsection 181.09(A)(4) of Chapter 181, Income Tax, of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio relative to required tax filings.

Recommendation:

It is recommended that City Council adopt legislation adding language as 181.091(A)(4) of the Income Tax Ordinance.

Background/Synopsis:

As the Income Tax Division reviewed operations during 2021 and looked for opportunities of improvement within the division, one of the items recommended were changes in income tax filing requirements as it relates to retirees within the City of Fairfield.

On October 25, 2021, we began waiving late fees for retirees who did not realize they were required to file on an annual basis since they no longer have taxable income. We implemented this administratively as our ordinance gives the Tax Administrator this authorization, as we worked toward implementing changes within our Tax Ordinance as it relates to filing requirements for retirees. We have now completed those changes, and legislation is being brought before Council to amend the Tax Ordinance.

Adding the language below as 181.091(A)(4) of the Income Tax Ordinance would exempt City of Fairfield residents who are fully retired and over the age of 65 with no taxable income from the City's mandatory filing requirement after they file a written statement with the Tax Administrator.

(4) Any resident individual taxpayer who is fully retired, is over the age of 65 years old and has no taxable income as defined in Section 181.02(a)(22) may be exempted from the requirement of filing an annual City income tax return after they file a written statement with the Tax Administrator confirming they have no source of income other than pension, social security, interest or dividends. If the taxpayer earns taxable income in any year after filing the written statement with the Tax Administrator, the taxpayer shall file an annual City income tax return.

There is the possibility that a retired resident begins earning taxable income again, and does not file with the City, however, the City receives and reviews gambling winnings reports as well as the "State Tape" containing all Fairfield residents who file a State of Ohio tax return. We will also be saving time and money sending out non-filing notices to the retirees who do not have taxable

income and therefore do not pay Fairfield local income tax.

Financial Impact:

This amendment in Chapter 181 will have no anticipated financial impacts to the City.

Emergency Provision Explanation:

N/A

Rule Suspension Requested:

No

Emergency Provision Needed:

No

Attachments:

1. 181.091-Ord
2. 181.091 Exhibit A-Ord

ORDINANCE NO. _____

ORDINANCE TO ADOPT NEW SUBSECTION 181.091(A)(4) OF
CHAPTER 181, INCOME TAX, OF ORDINANCE NO. 166-84, THE
CODIFIED ORDINANCES OF FAIRFIELD, OHIO RELATIVE TO REQUIRED
TAX FILINGS.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. New Subsection 181.091(A)(4) of Chapter 181, Income Tax, of Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio, is hereby adopted as shown in the attached Exhibit "A" which is incorporated herein by reference.

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed _____
Mayor's Approval

Posted _____

First Reading _____ Rules Suspended _____

Second Reading _____

Third Reading _____

ATTEST:

Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2021\Section 181.091-Ord

Attachment: 181.091-Ord (3038 : Amendments to the Codified Ordinance Section 181 - Income Tax)

EXHIBIT "A"

181.091 RETURN AND PAYMENT OF TAX.

(A) (1) An annual return with respect to the income tax levied on Municipal Taxable Income by the Municipality shall be completed and filed by every taxpayer for any taxable year for which the taxpayer is subject to the tax, regardless of whether or not income tax is due.

(2) The Tax Administrator shall accept on behalf of all nonresident individual taxpayers a return filed by an employer, agent of an employer, or other payer located in the Municipality under Section 181.051(C) of this Chapter when the nonresident individual taxpayer's sole income subject to the tax is the qualifying wages reported by the employer, agent of an employer, or other payer, and no additional tax is due to the Municipality.

(3) All resident individual taxpayers, eighteen years of age and older, shall file an annual municipal income tax return with the Municipality, regardless of income or liability.

(4) ANY RESIDENT INDIVIDUAL TAXPAYER WHO IS FULLY RETIRED, IS OVER THE AGE OF 65 YEARS OLD AND HAS NO TAXABLE INCOME AS DEFINED IN SECTION 181.02(a)(22) MAY BE EXEMPTED FROM THE REQUIREMENT OF FILING AN ANNUAL CITY INCOME TAX RETURN AFTER THEY FILE A WRITTEN STATEMENT WITH THE TAX ADMINISTRATOR CONFIRMING THEY HAVE NO SOURCE OF INCOME OTHER THAN PENSION, SOCIAL SECURITY, INTEREST OR DIVIDENDS. IF THE TAXPAYER EARNS TAXABLE INCOME IN ANY YEAR AFTER FILING THE WRITTEN STATEMENT WITH THE TAX ADMINISTRATOR, THE TAXPAYER SHALL FILE AN ANNUAL CITY INCOME TAX RETURN.

[NO FURTHER CHANGES TO THIS SECTION.]



City Council Ordinance
Regular Meeting - December 13, 2021

Submitted by: Erin Lynn, Planning Manager
 Submitting Department: Development Services

Subject:

5846 Pleasant Avenue Rezoning

Legislation Title:

Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1141.02, the City of Fairfield, Ohio, Zoning Map by approving the concept plan for the 5846 Pleasant Avenue Planned Unit Development.

Recommendation:

It is recommended that City Council have a first reading on this item at the December 13, 2021 meeting and set the joint public hearing date for January 10, 2022.

Background/Synopsis:

The property currently consists of six lots, five of which have direct frontage on Pleasant Avenue. The applicant is proposing to build a residential development consisting of 10 single-family lots. The development will consist of eight buildable lots, one open space lot, and one lot with an existing house that that will remain. The sizes and dimensions of the lots are smaller than the minimum size permitted in Fairfield. One street with a cul-de-sac is proposed.

Financial Impact:

None. This is a land use decision.

Emergency Provision Explanation:

NA

Rule Suspension Requested:

No

Emergency Provision Needed:

No

Attachments:

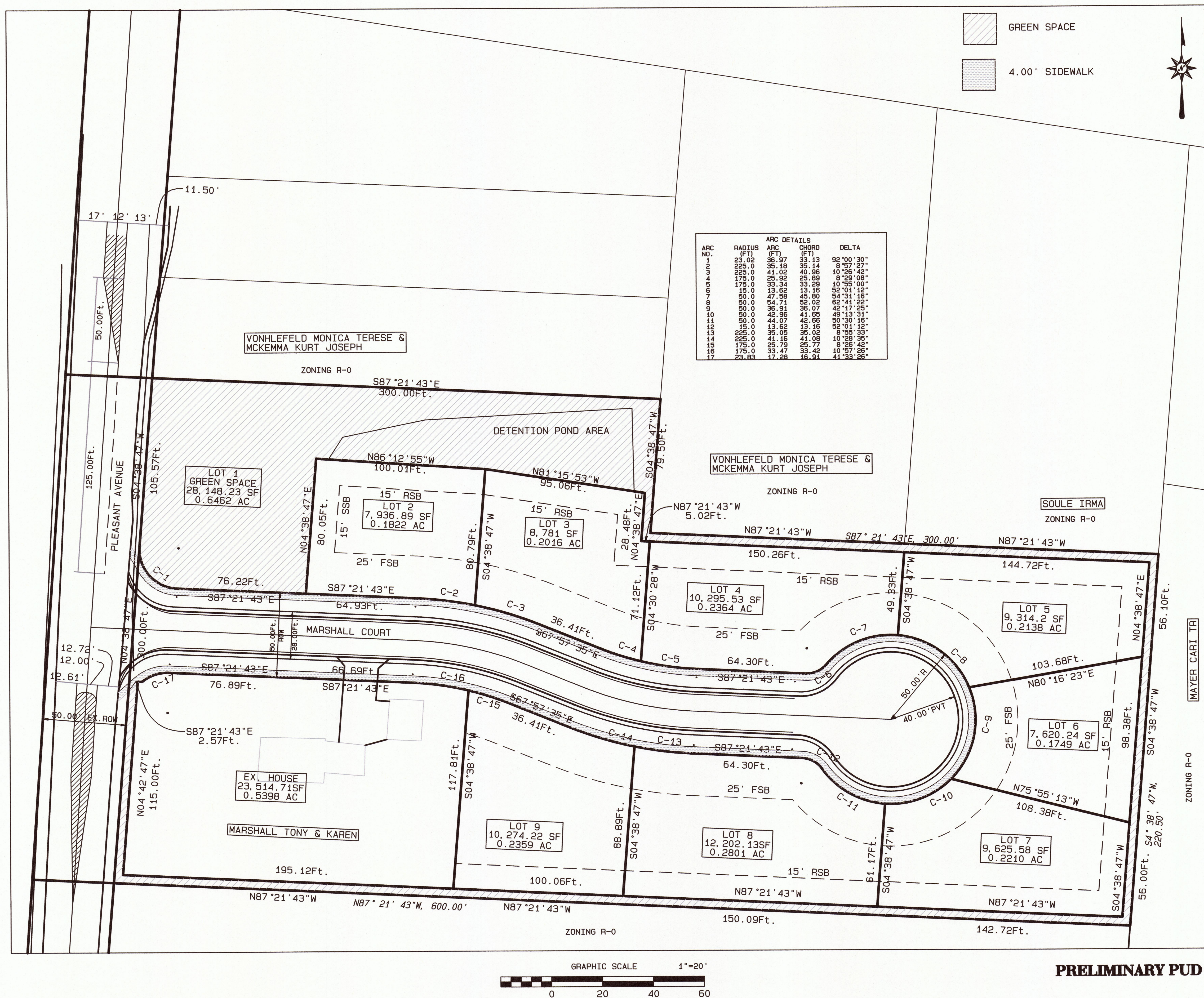
1. 5846 Pleasant Ave PUD_aerial map
2. 5846 PLEASANT PUD site plan_11.22.21
3. 5846 Pleasant Ave PUD-Ord

5846 Pleasant Avenue Subdivision PUD Request

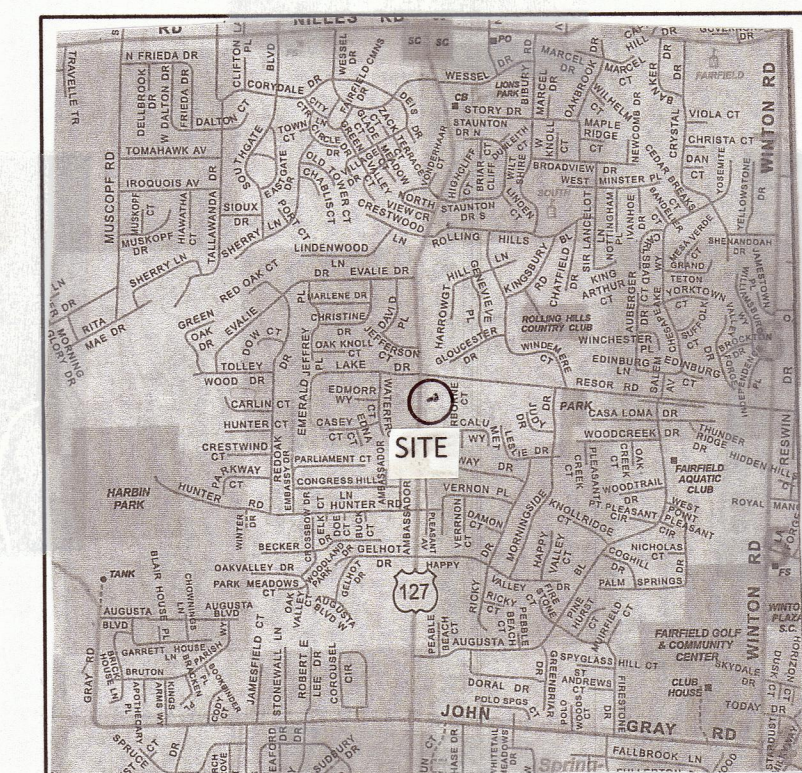
11.A.1.a



Attachment: 5846 Pleasant Ave PUD_aerial map (3042 : 5846 Pleasant Avenue Rezoning)



CONCEPT PUD PLAN 5846 PLEASANT AVENUE SUBDIVISION



VICINITY MAP (N. T. S.)

GENERAL NOTES:

1. NO FEMA FLOOD PLAIN EXISTS AT THE SITE
2. EXISTING RESIDENCE AND GARAGE BUILDING TO REMAIN
3. SUBDIVISION TO BE BUILT IN ONE PHASE
4. CONSTRUCTION IS PLANNED FOR 2022
5. ALL UTILITIES TO BE INSTALLED UNDERGROUND
6. CONCRETE SIDEWALKS TO BE INSTALLED BOTH SIDES OF THE STREET
7. WATER AND SEWER TO BE PROVIDED BY THE CITY OF FAIRFIELD
8. UTILITIES SUCH AS ELECTRIC AND CABLE TO BE INSTALLED BY DUKE ENERGY
9. ALL CONSTRUCTION WORK TO BE PERFORMED IN ACCORDANCE WITH THE CITY OF FAIRFIELD REGULATIONS
10. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED FOR MAINTAINANCE OF THE SUBDIVISION
11. A MINIMUM 5' GREEN SPACE HAS BEEN PROVIDED AROUND THE PERIMETER OF THE SUBDIVISION TOGETHER WITH A LARGE LOT DEDICATED AS GREEN SPACE IN THE FRONT NORTHWEST CORNER OF THE SITE.
12. PROPOSED ZONING= R-PUD, EXISTING ZONING= R-0

PROJECT SUMMARY

TOTAL PARCEL AREA= 3.525 ACRES
TOTAL NO. OF LOTS = 9
MINIMUM FRONTAGE AT BUILDING LINE= 68'
MINIMUM LOT AREA = 7,500 SQ. FT. (0.17 ACRES)
GREEN SPACE = 0.659 ACRES (18.03%)
OVERALL DENSITY = 2.51 LOTS/ACRE
EX. ZONING= R-0
PROPOSED ZONING = R-PUD

STREET DATA AND BUILDING SETBACKS

PROPOSED 5846 PLEASANT AVENUE SUBDIVISION
DEDICATED RIGHT OF WAY = 0.6509 ACRES
STREET LENGTH = 478.27 L. F.

EXISTING PLEASANT AVENUE DEDICATED
RIGHT OF WAY WITHIN PARCEL LIMITS= 0.3419 ACRES
ROAD LENGTH = 299.82 L. F.

SETBACK DATA:
FRONT YARD SETBACK (FSB) = 25'
BACK YARD SET BACK (BSB) = 15'
SIDE YARD SET BACK (SSB) MINIMUM = 7.5'
SIDE YARD SET BACK (SSB) TOTAL = 15'

PROPOSED PLEASANT AVENUE LEFT TURN LANE STRIPING PARAMETERS:

DECELERATION LENGTH = 50'
STOPPING AND STORAGE LENGTH= 125'
MINIMUM LANE WITH = 11'

OWNERS:

TONY AND KAREN MARSHALL
5846 PLEASANT AVENUE
FAIRFIELD, OHIO 45140



11/17/21

DRAWING REV.: DATE: 11-17-21 Sheet 1 of 1	5846 PLEASANT AVENUE SUBDIVISION 5846 PLEASANT AVENUE FAIRFIELD, OHIO 45150	ULTRA TECHNIC SERVICES, INC. 6531 WEST CHESTER ROAD WEST CHESTER, OHIO 45069 TEL.: 513-755-7879, FAX: 513-755-8923 E-MAIL: AKOMOLEDE@AOL.COM	Designed By: OGA Drawn By: OGA Checked By: - Approved By: -	TONY AND KAREN MARSHALL 5846 PLEASANT AVENUE FAIRFIELD OHIO 45140 TEL.: 859-393-5159
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ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCE NO. 166-84, THE CODIFIED ORDINANCES OF FAIRFIELD, OHIO, SECTION 1141.02, THE CITY OF FAIRFIELD, OHIO, ZONING MAP BY APPROVING THE CONCEPT PLAN FOR THE 5846 PLEASANT AVENUE PLANNED UNIT DEVELOPMENT.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The official Zoning Map of the City of Fairfield, Ohio, which is incorporated into Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio, Section 1141.02, is hereby amended by changing the zoning classification of the 3.5 acres of land on the east side of Pleasant Avenue, approximately 200 feet south of Resor Road, located at 5846 Pleasant Avenue and being lots 3128, 3129, 3130 (2 parts), 3131 and 3132 of the City of Fairfield from its present R-O, One-Family Residence District, classification by approving the concept plan for the 5846 Pleasant Avenue Planned Unit Development, a copy of which plan, including the written terms and conditions which constitute a material part thereof, is on file in the office of the Clerk of Council and which are incorporated herein by reference.

Section 2. The Director of Development Services is hereby directed to change the official Zoning Map of the City of Fairfield, Ohio in accordance with this ordinance.

Section 3. This ordinance shall take effect at the earliest period allowed by law.

Passed _____ Mayor's Approval _____

Posted _____

First Reading _____ Rules Suspended _____

Second Reading _____

Third Reading _____

ATTEST:

Clerk of Council

Attachment: 5846 Pleasant Ave PUD-Ord (3042 : 5846 Pleasant Avenue Rezoning)

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2021\5846 Pleasant Ave PUD-Ord

Attachment: 5846 Pleasant Ave PUD-Ord (3042 : 5846 Pleasant Avenue Rezoning)



City Council Action Item
Regular Meeting - December 13, 2021

Submitted by: Alisha Wilson, Clerk
 Submitting Department: Clerk

Subject:

Speedway 9609 Liquor Permit

Legislation Title:

Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Speedway LLC, dba Speedway 9609, 4511 Pleasant Avenue, Fairfield, OH 45014 (Permit Class C1, C2 & D6).

Recommendation:

It is recommended that City Council request, by simple motion, that **no hearing be held** on the liquor permit application in the name of Speedway LLC, dba Speedway 9609, 4511 Pleasant Avenue, Fairfield, OH 45014 (Permit Class C1, C2 & D6).

Background/Synopsis: The City of Fairfield is in receipt of an application from the Ohio Division of Liquor Control for a C1, C2 & D6 permit for the above liquor permit applicant. Background checks from the Building and Zoning Division and Police Department are attached for Council and staff's review.

Financial Impact: No financial impact.

Rule Suspension Requested:

Emergency Provision Needed:

Attachments:

1. Speedway9609.LiquorPermit

DEPARTMENTAL CORRESPONDENCE

City
of
Fairfield



TO Steve Maynard, Police Chief
Greg Kathman, Development Services Director

FROM Alisha Wilson, Clerk of Council *AW*

SUBJECT Request for Background Check – Liquor Permit

DATE 11/22/21

Attached is a liquor permit application in the name of Speedway LLC, dba Speedway 9609, 4511 Pleasant Avenue, Fairfield, OH 45014 (Permit Classes: C1, C2 & D6).

Please complete the necessary background check and submit your findings to me no later than 11:00 AM on Monday, December 6, 2021.

This item will be added to Council's Regular Meeting agenda of Monday, December 13, 2021.

Thank you for your assistance.

c: Don Bennett, Acting City Manager
File

Attachment: Speedway9609.LiquorPermit (3048 : Speedway 9609 Liquor Permit)

NOTICE TO LEGISLATIVE
AUTHORITYOHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

84189940115		STCK		SPEEDWAY LLC	
PERMIT NUMBER		TYPE		DBA SPEEDWAY 9609	
ISSUE DATE				4511 PLEASANT AV	
05 17 2021				FAIRFIELD OHIO 45014	
FILING DATE					
C1 C2 D6					
PERMIT CLASSES					
09	011	A	F26676		
TAX DISTRICT			RECEIPT NO.		

FROM 11/16/2021

PERMIT NUMBER		TYPE	
ISSUE DATE			
FILING DATE			
PERMIT CLASSES			
TAX DISTRICT		RECEIPT NO.	



MAILED 11/16/2021

RESPONSES MUST BE POSTMARKED NO LATER THAN. 12/17/2021

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

A STCK 8418994-0115

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title) - ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council☐ Township Fiscal OfficerCLERK OF FAIRFIELD CITY COUNCIL
5350 PLEASANT AV
FAIRFIELD OHIO 45014

Office Hours
8:00 a.m. - 5:00 p.m.
For Questions call
(614) 644-3156

Ohio Department of Commerce - Division of Liquor Control
6606 Tussing Road, Reynoldsburg, Ohio 43068-9005
<http://www.com.ohio.gov/liqr>



APPLICATION FOR CHANGE OF LLC MEMBERSHIP INTERESTS
PROCESSING FEE \$100.00

CAUTION: ALLOW 10 TO 12 WEEKS FOR PROCESSING

PERMIT HOLDER REQUESTS APPROVAL OF THE DIVISION OF LIQUOR CONTROL OF THE FOLLOWING

Permit Holder Name: Speedway LLC		Permit Premises Address: Every Location in Ohio
Liquor Permit Number(s):	Federal Tax ID Number: F026210 AK	

Email Address:

l	i	c	e	n	s	i	n	g	@	s	p	e	e	d	w	a	y	.	c	o	m
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Attorney's Name, Address and Telephone Number (If represented):
Richard Blau e o Gray Robinson, P.A., 401 E. Jackson Street, Suite 2700, Tampa, FL 33602; 813-273-5000

Please be advised that any social security numbers provided to the Division of Liquor Control in this application may be released to the Ohio Department of Public Safety, the Ohio Department of Taxation, the Ohio Attorney General, or to any other state or local law enforcement agency if the agency requests the social security number to conduct an investigation, implement an enforcement action, or collect taxes.

PLEASE COMPLETE ALL AREAS OF SECTION A & B BELOW

Section A - PREVIOUS List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

NAME	SOCIAL SECURITY # OR FEDERAL TAX ID #	OFFICE HELD	INTEREST	BIRTHDATE
1) MPC Investment LLC	FEIN	Member	☐ Managing Member ☐ Voting interest _____ ☒ Membership interest 100 %	N A
2) Timothy T. Griffith	SSN	President	☒ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
3) Glenn M. Plumby	SSN	Executive Vice President	☒ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
4) David E. Ball	SSN		☒ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	

Section B - REVISED List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

NAME	SOCIAL SECURITY # OR FEDERAL TAX ID #	OFFICE HELD	INTEREST	BIRTHDATE
1) SEI Speedway Holdings, LLC	FEIN	Member	☐ Managing Member ☐ Voting interest _____ ☒ Membership interest 100 %	N A
2) Timothy T. Griffith	SSN	President	☒ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
3) Glenn M. Plumby	SSN	Executive Vice President	☒ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
4) David E. Ball	SSN	General Counsel Secretary	☒ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	



Office Hours
8:00 a.m. - 5:00 p.m.
For Questions call
(614) 644-3156

Ohio Department of Commerce - Division of Liquor Control
6606 Tussing Road, Reynoldsburg, Ohio 43068-9005
<http://www.com.ohio.gov/licr>

APPLICATION FOR CHANGE OF LLC MEMBERSHIP INTERESTS

PROCESSING FEE \$100.00

CAUTION: ALLOW 10 TO 12 WEEKS FOR PROCESSING

PERMIT HOLDER REQUESTS APPROVAL OF THE DIVISION OF LIQUOR CONTROL OF THE FOLLOWING:

Permit Holder Name: Speedway LLC		Permit Premises Address: Every Location in Ohio
Liquor Permit Number(s):	Federal Tax ID Number:	

Email Address:

l	i	c	e	n	s	i	n	g	@	s	p	e	e	d	w	a	y	.	c	o	m
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Attorney's Name, Address and Telephone Number (If represented):

Richard Blau & n GrayRobinson, P.A., 401 E. Jackson Street, Suite 2700, Tampa, FL 33602; 813-273-5000

Please be advised that any social security numbers provided to the Division of Liquor Control in this application may be released to the Ohio Department of Public Safety, the Ohio Department of Taxation, the Ohio Attorney General, or to any other state or local law enforcement agency if the agency requests the social security number to conduct an investigation, implement an enforcement action, or collect taxes.

PLEASE COMPLETE ALL AREAS OF SECTION A & B BELOW

Section A - **PREVIOUS** List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

NAME	SOCIAL SECURITY # OR FEDERAL TAX ID #	OFFICE HELD	INTEREST	BIRTHDATE
1) Carina Eckard Duffy	SSN:	Treasurer	☒ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
2)			☐ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
3)			☐ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
4)			☐ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	

Section B - **REVISED** List of managing members and all persons with a 5% or greater membership or voting interest in the LLC -

NAME	SOCIAL SECURITY # OR FEDERAL TAX ID #	OFFICE HELD	INTEREST	BIRTHDATE
1) Carina Eckard Duffy	SSN:	Treasurer	☒ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
2)			☐ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
3)			☐ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
4)			☐ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	

FAIRFIELD

O H I O

DEPARTMENTAL CORRESPONDENCE

Date: 11/23/2021

To: Alisha Wilson, Clerk of Council

From: Greg Kathman, Development Services Director 

Subject: Liquor Permit Application

The business at 4511 Pleasant Avenue in the name of Speedway, LLC, and doing business as Speedway 9609, is in the C-2, Central Business zoning district. The current use as a convenience store is a permitted use within the C-2 zoning district. The consumption of alcohol on-site would require Conditional Use approval from the Planning Commission.

Attachment: Speedway9609.LiquorPermit (3048 : Speedway 9609 Liquor Permit)



Attachment: Speedway9609.LiquorPermit (3048 : Speedway 9609 Liquor Permit)

NAME OF ESTABLISHMENT Speedway LLC

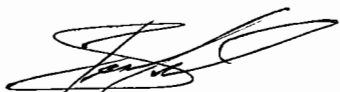
ADDRESS DBA Speedway 9609

4511 Pleasant Ave

Fairfield, OH 45014

- | | YES | NO |
|---|--------------------------|-------------------------------------|
| 1. Is there a conviction record of the applicant, any partner, member, officer director, manager or any shareholder owning 5% or more of the capital stock, for felonies or other crimes relating to his ability to operate a liquor establishment? | ☐ | ☒ |
| 2. Is there a prior unfavorable enforcement record of applicant and/or operation in disregard for laws, regulations or local ordinances? | ☐ | ☒ |
| 3. Is there misrepresentation of material fact by applicant in making application to the Department? | ☐ | ☒ |
| 4. Is there an inability of law enforcement authorities and of authorized agents of the Department to gain ready entrance to the permit premise; or location of permit premise at such distance from the road or street as to be isolated from police or other observation? | ☐ | ☒ |
| 5. Will the place substantially and adversely interfere with the public decency, sobriety, peace, or good order of the neighborhood in which it is located? | ☐ | ☒ |
| 6. Will the place substantially and adversely interfere with the normal orderly conduct of a church, library, public playground, school or township park? | ☐ | ☒ |
| 7. Will the granting or transferring of a permit substantially interfere with the morals, safety, or welfare of the public? | ☐ | ☒ |
| 8. Will there be adverse effects of saturation of the area in relation to the number of existing permits, and will there be any adverse conditions in the area? | ☐ | ☒ |

REMARKS:



Stephen B. Maynard
Chief of Police

HEARING REQUESTED: Yes ☐ No ☒

Date: December 3, 2021

Attachment: Speedway9609.LiquorPermit (3048 : Speedway 9609 Liquor Permit)



City Council Action Item
Regular Meeting - December 13, 2021

Submitted by: Alisha Wilson, Clerk
Submitting Department: Clerk

Subject:

Speedway 3389 Liquor Permit

Legislation Title:

Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Speedway LLC, dba Speedway 3389, 7300 Dixie Highway, Fairfield, OH 45014 (Permit Class C1, C2 & D6).

Recommendation:

It is recommended that City Council request, by simple motion, that **no hearing be held** on the liquor permit application in the name of Speedway LLC, dba Speedway 3389, 7300 Dixie Highway, Fairfield, OH 45014 (Permit Class C1, C2 & D6).

Background/Synopsis: The City of Fairfield is in receipt of an application from the Ohio Division of Liquor Control for a C1, C2 & D6 permit for the above liquor permit applicant. Background checks from the Building and Zoning Division and Police Department are attached for Council and staff's review.

Financial Impact: No financial impact.

Rule Suspension Requested:

Emergency Provision Needed:

Attachments:

1. Speedway3389.LiquorPermit

DEPARTMENTAL CORRESPONDENCE

City
of
Fairfield



TO Steve Maynard, Police Chief
Greg Kathman, Development Services Director

FROM Alisha Wilson, Clerk of Council *AW*

SUBJECT Request for Background Check – Liquor Permit

DATE 11/22/21

Attached is a liquor permit application in the name of Speedway LLC, dba Speedway 3389, 7300 Dixie Highway, Fairfield, OH 45014 (Permit Classes: C1, C2 & D6).

Please complete the necessary background check and submit your findings to me no later than 11:00 AM on Monday, December 6, 2021.

This item will be added to Council's Regular Meeting agenda of Monday, December 13, 2021.

Thank you for your assistance.

c: Don Bennett, Acting City Manager
File

Attachment: Speedway3389.LiquorPermit (3049 : Speedway 3389 Liquor Permit)

NOTICE TO LEGISLATIVE
AUTHORITYOHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

84189940080		STCK	SPEEDWAY LLC	
PERMIT NUMBER		TYPE	DBA SPEEDWAY 3389	
ISSUE DATE		7300 DIXIE HWY		
05 17 2021		FAIRFIELD OHIO 45014		
FILING DATE				
C1 C2 D6		PERMIT CLASSES		
09	011	A	F26677	
TAX DISTRICT			RECEIPT NO.	

FROM 11/16/2021

PERMIT NUMBER		TYPE
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT		RECEIPT NO.



MAILED 11/16/2021

RESPONSES MUST BE POSTMARKED NO LATER THAN. 12/17/2021

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

A STCK 8418994-0080

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title) - ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council☐ Township Fiscal OfficerCLERK OF FAIRFIELD CITY COUNCIL
5350 PLEASANT AV
FAIRFIELD OHIO 45014

Office Hours
8:00 a.m. - 5:00 p.m.
For Questions call
(614) 644-3156

Ohio Department of Commerce - Division of Liquor Control
6606 Tussing Road, Reynoldsburg, Ohio 43068-9005
<http://www.com.ohio.gov/liqr>



APPLICATION FOR CHANGE OF LLC MEMBERSHIP INTERESTS
PROCESSING FEE \$100.00

CAUTION: ALLOW 10 TO 12 WEEKS FOR PROCESSING

PERMIT HOLDER REQUESTS APPROVAL OF THE DIVISION OF LIQUOR CONTROL OF THE FOLLOWING

Permit Holder Name: Speedway LLC		Permit Premises Address: Every Location in Ohio
Liquor Permit Number(s):	Federal Tax ID Number: F026210 AK	
Email Address: licensing@speedway.com		

Attorney's Name, Address and Telephone Number (If represented):
Richard Blau & Gray Robinson, P.A., 401 E. Jackson Street, Suite 2700, Tampa, FL 33602; 813-273-5000

Please be advised that any social security numbers provided to the Division of Liquor Control in this application may be released to the Ohio Department of Public Safety, the Ohio Department of Taxation, the Ohio Attorney General, or to any other state or local law enforcement agency if the agency requests the social security number to conduct an investigation, implement an enforcement action, or collect taxes.

PLEASE COMPLETE ALL AREAS OF SECTION A & B BELOW

Section A - PREVIOUS List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

NAME	SOCIAL SECURITY # OR FEDERAL TAX ID #	OFFICE HELD	INTEREST	BIRTHDATE
1) MPC Investment LLC	FEIN	Member	☐ Managing Member ☐ Voting interest _____ ☒ Membership interest 100%	N/A
2) Timothy F. Griffith	SSN	President	☒ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
3) Glenn M. Plumby	SSN	Executive Vice President	☒ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
4) David E. Ball	SSN		☒ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	

Section B - REVISED List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

NAME	SOCIAL SECURITY # OR FEDERAL TAX ID #	OFFICE HELD	INTEREST	BIRTHDATE
1) SEI Speedway Holdings, LLC	FEIN	Member	☐ Managing Member ☐ Voting interest _____ ☒ Membership interest 100%	N/A
2) Timothy F. Griffith	SSN	President	☒ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
3) Glenn M. Plumby	SSN	Executive Vice President	☒ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
4) David F. Ball	SSN	General Counsel Secretary	☒ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	

Attachment: [Speedway3389.LiquorPermit \(3049 : Speedway 3389 Liquor Permit\)](#)



DEPARTMENTAL CORRESPONDENCE

Date: 11/23/2021

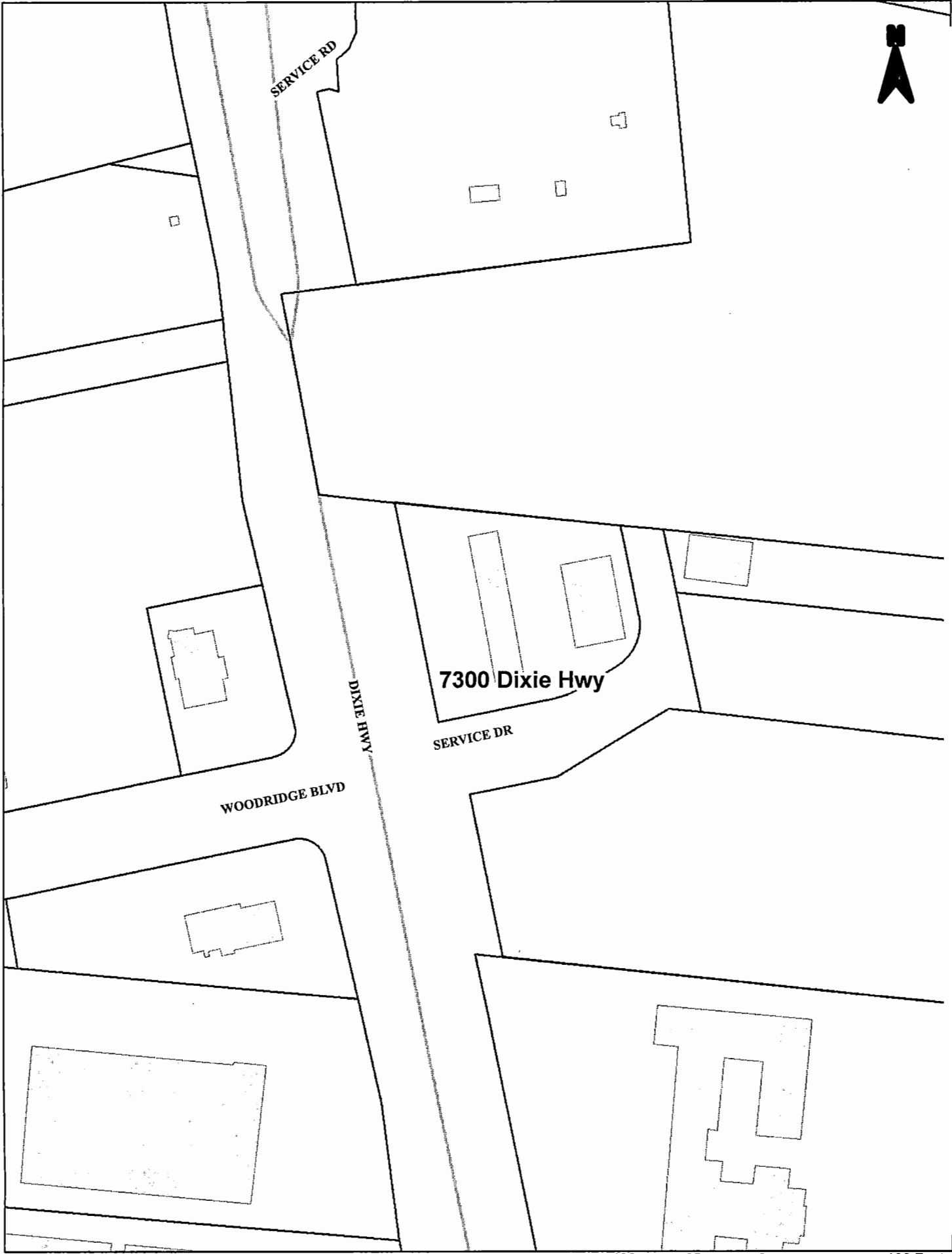
To: Alisha Wilson, Clerk of Council

From: Greg Kathman, Development Services Director 

Subject: Liquor Permit Application

The business at 7300 Dixie Highway in the name of Speedway, LLC, and doing business as Speedway 3389, is in the C-3A, General Business Zoning District Modified. The current use as a convenience store is a permitted use within the C-3A zoning district. The consumption of alcohol on-site would require Conditional Use approval from the Planning Commission.

Attachment: Speedway3389.LiquorPermit (3049 : Speedway 3389 Liquor Permit)



Attachment: Speedway3389.LiquorPermit (3049 : Speedway 3389 Liquor Permit)

NAME OF ESTABLISHMENT Speedway LLC

ADDRESS DBA Speedway 3389

7300 Dixie Hwy

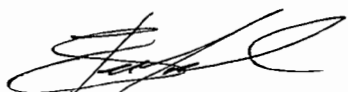
Fairfield, OH 45014

YES

NO

1. Is there a conviction record of the applicant, any partner, member, officer director, manager or any shareholder owning 5% or more of the capital stock, for felonies or other crimes relating to his ability to operate a liquor establishment? ☐ YES ☒ NO
2. Is there a prior unfavorable enforcement record of applicant and/or operation in disregard for laws, regulations or local ordinances? ☐ YES ☒ NO
3. Is there misrepresentation of material fact by applicant in making application to the Department? ☐ YES ☒ NO
4. Is there an inability of law enforcement authorities and of authorized agents of the Department to gain ready entrance to the permit premise; or location of permit premise at such distance from the road or street as to be isolated from police or other observation? ☐ YES ☒ NO
5. Will the place substantially and adversely interfere with the public decency, sobriety, peace, or good order of the neighborhood in which it is located? ☐ YES ☒ NO
6. Will the place substantially and adversely interfere with the normal orderly conduct of a church, library, public playground, school or township park? ☐ YES ☒ NO
7. Will the granting or transferring of a permit substantially interfere with the morals, safety, or welfare of the public? ☐ YES ☒ NO
8. Will there be adverse effects of saturation of the area in relation to the number of existing permits, and will there be any adverse conditions in the area? ☐ YES ☒ NO

REMARKS:



Stephen B. Maynard
Chief of Police

HEARING REQUESTED: Yes ☐ No ☒

Date: December 3, 2021

Attachment: Speedway3389.LiquorPermit (3049 : Speedway 3389 Liquor Permit)



City Council Action Item
Regular Meeting - December 13, 2021

Submitted by: Alisha Wilson, Clerk
Submitting Department: Clerk

Subject:

Speedway 5010 Liquor Permit

Legislation Title:

Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Speedway LLC, dba Speedway 5010, 5161 Dixie Highway, Fairfield, OH 45014 (Permit Class C1, C2 & D6).

Recommendation:

It is recommended that City Council request, by simple motion, that **no hearing be held** on the liquor permit application in the name of Speedway LLC, dba Speedway 5010, 5161 Dixie Highway, Fairfield, OH 45014 (Permit Class C1, C2 & D6).

Background/Synopsis: The City of Fairfield is in receipt of an application from the Ohio Division of Liquor Control for a C1, C2 & D6 permit for the above liquor permit applicant. Background checks from the Building and Zoning Division and Police Department are attached for Council and staff's review.

Financial Impact: No financial impact.

Rule Suspension Requested:

Emergency Provision Needed:

Attachments:

1. Speedway5010.LiquorPermit

DEPARTMENTAL CORRESPONDENCE

City
of
Fairfield



TO Steve Maynard, Police Chief
Greg Kathman, Development Services Director

FROM Alisha Wilson, Clerk of Council *aw*

SUBJECT Request for Background Check – Liquor Permit

DATE 11/22/21

Attached is a liquor permit application in the name of Speedway LLC, dba Speedway 5010, 5161 Dixie Highway, Fairfield, OH 45014 (Permit Classes: C1, C2 & D6).

Please complete the necessary background check and submit your findings to me no later than 11:00 AM on Monday, December 6, 2021.

This item will be added to Council's Regular Meeting agenda of Monday, December 13, 2021.

Thank you for your assistance.

c: Don Bennett, Acting City Manager
File

Attachment: Speedway5010.LiquorPermit (3050 : Speedway 5010 Liquor Permit)

NOTICE TO LEGISLATIVE
AUTHORITYOHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

84189940085		STCK	SPEEDWAY LLC DBA SPEEDWAY 5010 5161 DIXIE HWY FAIRFIELD OHIO 45014
PERMIT NUMBER		TYPE	
ISSUE DATE			
05 17 2021			
FILING DATE			
C1 C2 D6			
PERMIT CLASSES			
09	011	A	F26678
TAX DISTRICT		RECEIPT NO.	

FROM 11/16/2021

PERMIT NUMBER		TYPE
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT	RECEIPT NO.	



MAILED 11/16/2021

RESPONSES MUST BE POSTMARKED NO LATER THAN. 12/17/2021

IMPORTANT NOTICEPLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

A STCK 8418994-0085

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title) - ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council☐ Township Fiscal OfficerCLERK OF FAIRFIELD CITY COUNCIL
5350 PLEASANT AV
FAIRFIELD OHIO 45014

Office Hours
8:00 a.m. - 5:00 p.m.
For Questions call
(614) 644-3156

Ohio Department of Commerce - Division of Liquor Control
6606 Tussing Road, Reynoldsburg, Ohio 43068-9005
<http://www.com.ohio.gov/liqr>



APPLICATION FOR CHANGE OF LLC MEMBERSHIP INTERESTS
PROCESSING FEE \$100.00

CAUTION: ALLOW 10 TO 12 WEEKS FOR PROCESSING

PERMIT HOLDER REQUESTS APPROVAL OF THE DIVISION OF LIQUOR CONTROL OF THE FOLLOWING

Permit Holder Name: Speedway LLC		Permit Premises Address: Every Location in Ohio
Liquor Permit Number(s):	Federal Tax ID Number:	F026210 AK
Email Address: licensing@speedway.com		

Attorney's Name, Address and Telephone Number (If represented):
Richard Blau & Gray Robinson, P.A., 401 E. Jackson Street, Suite 2700, Tampa, FL 33602; 813-273-5000

Please be advised that any social security numbers provided to the Division of Liquor Control in this application may be released to the Ohio Department of Public Safety, the Ohio Department of Taxation, the Ohio Attorney General, or to any other state or local law enforcement agency if the agency requests the social security number to conduct an investigation, implement an enforcement action, or collect taxes.

PLEASE COMPLETE ALL AREAS OF SECTION A & B BELOW

Section A - PREVIOUS List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

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1) MPC Investment LLC	FEIN	Member	☐ Managing Member ☐ Voting interest _____ ☒ Membership interest 100%	N/A
2) Timothy F. Griffith	SSN	President	☒ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
3) Glenn M. Plumby	SSN	Executive Vice President	☒ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
4) David E. Ball	SSN		☒ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	

Section B - REVISED List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

NAME	SOCIAL SECURITY # OR FEDERAL TAX ID #	OFFICE HELD	INTEREST	BIRTHDATE
1) SEI Speedway Holdings, LLC	FEIN	Member	☐ Managing Member ☐ Voting interest _____ ☒ Membership interest 100%	N/A
2) Timothy F. Griffith	SSN	President	☒ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
3) Glenn M. Plumby	SSN	Executive Vice President	☒ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
4) David F. Ball	SSN	General Counsel Secretary	☒ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	

Office Hours
8:00 a.m. - 5:00 p.m.
For Questions call
(614) 644-3156

Ohio Department of Commerce - Division of Liquor Control
6606 Tussing Road, Reynoldsburg, Ohio 43068-9005

<http://www.com.ohio.gov/licr>

APPLICATION FOR CHANGE OF LLC MEMBERSHIP INTERESTS
PROCESSING FEE \$100.00

CAUTION: ALLOW 10 TO 12 WEEKS FOR PROCESSING



PERMIT HOLDER REQUESTS APPROVAL OF THE DIVISION OF LIQUOR CONTROL OF THE FOLLOWING:

Permit Holder Name: Speedway LLC		Permit Premises Address: Every Location in Ohio
Liquor Permit Number(s):	Federal Tax ID Number:	

Email Address

l i c e n s i n g @ s p e e d w a y . c o m

Attorney's Name, Address and Telephone Number (If represented):

Richard Blau & Gray Robinson, P.A., 401 E. Jackson Street, Suite 2700, Tampa, FL 33602; 813-273-5000

Please be advised that any social security numbers provided to the Division of Liquor Control in this application may be released to the Ohio Department of Public Safety, the Ohio Department of Taxation, the Ohio Attorney General, or to any other state or local law enforcement agency if the agency requests the social security number to conduct an investigation, implement an enforcement action, or collect taxes.

PLEASE COMPLETE ALL AREAS OF SECTION A & B BELOW

Section A - PREVIOUS List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

NAME	SOCIAL SECURITY # OR FEDERAL TAX ID #	OFFICE HELD	INTEREST	BIRTHDATE
1) Carina Eckard Duffy	SSN:	Treasurer	☒ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
2)			☐ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
3)			☐ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
4)			☐ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	

Section B - REVISED List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

NAME	SOCIAL SECURITY # OR FEDERAL TAX ID #	OFFICE HELD	INTEREST	BIRTHDATE
1) Carina Eckard Duffy	SSN:	Treasurer	☒ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
2)			☐ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
3)			☐ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	
4)			☐ Managing Member ☐ Voting interest _____ ☐ Membership interest _____	

FAIRFIELD

O H I O

DEPARTMENTAL CORRESPONDENCE

Date: 11/23/2021

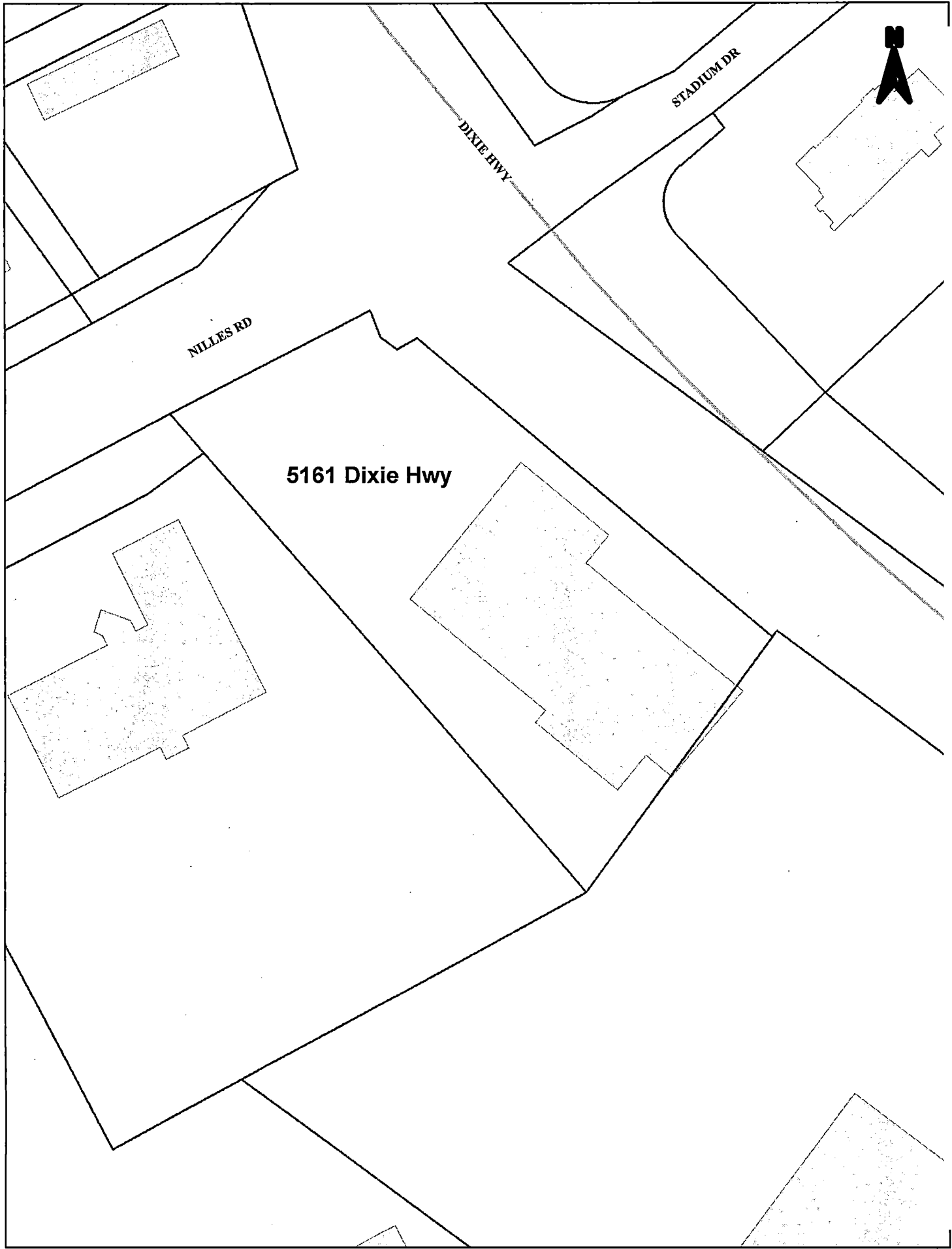
To: Alisha Wilson, Clerk of Council

From: Greg Kathman, Development Services Director *GK*

Subject: Liquor Permit Application

The business at 5161 Dixie Highway in the name of Speedway, LLC, and doing business as Speedway 5010, is in the C-3, General Business Zoning District. The current use as a convenience store is a permitted use within the C-3 zoning district. The consumption of alcohol on-site would require Conditional Use approval from the Planning Commission.

Attachment: Speedway5010.LiquorPermit (3050 : Speedway 5010 Liquor Permit)



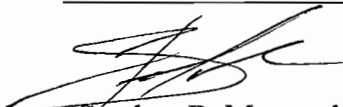
Attachment: Speedway5010.LiquorPermit (3050 : Speedway 5010 Liquor Permit)

NAME OF ESTABLISHMENT Speedway LLC
 ADDRESS DBA Speedway 5010
5161 Dixie Hwy
Fairfield, OH 45014

YES NO

- | | | |
|---|--------------------------|-------------------------------------|
| 1. Is there a conviction record of the applicant, any partner, member, officer director, manager or any shareholder owning 5% or more of the capital stock, for felonies or other crimes relating to his ability to operate a liquor establishment? | ☐ | ☒ |
| 2. Is there a prior unfavorable enforcement record of applicant and/or operation in disregard for laws, regulations or local ordinances? | ☐ | ☒ |
| 3. Is there misrepresentation of material fact by applicant in making application to the Department? | ☐ | ☒ |
| 4. Is there an inability of law enforcement authorities and of authorized agents of the Department to gain ready entrance to the permit premise; or location of permit premise at such distance from the road or street as to be isolated from police or other observation? | ☐ | ☒ |
| 5. Will the place substantially and adversely interfere with the public decency, sobriety, peace, or good order of the neighborhood in which it is located? | ☐ | ☒ |
| 6. Will the place substantially and adversely interfere with the normal orderly conduct of a church, library, public playground, school or township park? | ☐ | ☒ |
| 7. Will the granting or transferring of a permit substantially interfere with the morals, safety, or welfare of the public? | ☐ | ☒ |
| 8. Will there be adverse effects of saturation of the area in relation to the number of existing permits, and will there be any adverse conditions in the area? | ☐ | ☒ |

REMARKS:


 Stephen B. Maynard
 Chief of Police

HEARING REQUESTED: Yes ☐ No ☒

Date: December 3, 2021

Attachment: Speedway 5010 Liquor Permit (3050 : Speedway 5010 Liquor Permit)



City Council Ordinance
Regular Meeting - December 13, 2021

Submitted by: Jake Burton,
 Submitting Department: Finance

Subject:

Supplemental Appropriations

Legislation Title:

Ordinance to Amend Ordinance no. 109-20 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, 2021 and ending December 31, 2021." - Supplemental Appropriations

Recommendation:

It is necessary for City Council to pass appropriations to reconcile accounts. It is recommended that City Council authorize and direct the preparation of legislation amending the annual operating budget.

Background/Synopsis:

At the end of each fiscal year, the Finance Department analyzes all Personnel and other line items to determine adequacy for fiscal year end. Supplemental appropriations are requested to ensure no unauthorized expenditures occur during closeout. The majority of these supplemental appropriations were included at the December 6, 2021 Council meeting; however, additional appropriations are necessary and being sought in the following funds:

From: Unappropriated General Fund	\$100,000
To: 10012527-27100 – Transfer To	\$100,000
<i>(Fund 705 – Municipal Garage Services)</i>	

The 2021 Annual Operating Budget included \$200,000 for Transfers from the General Fund to the Municipal Garage Services Fund. An Additional \$100,000 is necessary to ensure the Municipal Garage Services Fund ends the 2021 fiscal year with a positive fund balance.

From: Unappropriated Sewer Revenue Fund	\$75,000
To: 62021227-275000 – Refunds	\$75,000

This line item is used to pay refunds to Butler County Dept. Environmental Services for Fairfield customers on Butler County Sewer. There was a supplemental appropriation of \$480,000 at the October 12, 2021 Council meeting, however, additional funds are needed due to continued significant increased water and sewer revenues related to customers on Butler County Sewer.

Financial Impact:

Supplemental appropriations are required in the following amounts: General Fund - \$100,000,

Sewer Revenue Fund - \$75,000. Total requested: \$175,000.

Emergency Provision Explanation:

These supplemental appropriations will allow budget adjustments to be effective for the Fiscal Year 2021 Budget.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

Yes

Attachments:

1. Supplemental-Ord2

ORDINANCE NO. _____

ORDINANCE TO AMEND ORDINANCE NO. 109-20 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, 2021, AND ENDING DECEMBER 31, 2021."

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. Ordinance No. 109-20, the 2021 Appropriation Ordinance, is hereby amended in the following respects:

From:	Unappropriated General Fund	\$100,000
To:	10012527-27100 – Transfer To (Fund 705 – Municipal Garage Services)	\$100,000
From:	Unappropriated Sewer Revenue Fund	\$75,000
To:	62021227-275000 Refunds	\$75,000

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	
Third Reading	_____	

ATTEST:

Clerk of Council

Attachment: Supplemental-Ord2 (3044 : Supplemental Appropriations)

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2021\Supplemental-Ord

Attachment: Supplemental-Ord2 (3044 : Supplemental Appropriations)