

**City of Fairfield Minutes
Regular Meeting of City Council
December 9, 2024**

Council-Manager Briefing

None.

Business Meeting Call to Order

Mayor Rhodus called the Regular Meeting to order at 6:00 PM.

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 Matt Davidson
Councilmember, At-Large Gwen Brill

Agenda Modifications

None.

Executive Session Requests

Councilmember Leslie Besl, seconded by Adam Kraft, moved for Executive Session to discuss the employment or compensation of a public employee or official, pending or imminent litigation and confidential information regarding an applicant for economic development assistance. Roll call vote. Motion carried Yes 7, No 0, Abstained 0.

Special Presentations

1. Proclamation in honor of Dave Hensley, Electrical Inspector

Mayor Rhodus presented a proclamation in honor of Dave Hensley, Electrical Inspector for the City of Fairfield Development Services Department, in the Building and Zoning Division. Mayor Rhodus honored Dave's 26 years of perfect attendance and exemplary career.

2. Police Department Oath of Office

Mayor Rhodus administered the ceremonial oath of office to Officer Cameron Roberts. Chief Maynard welcomed Officer Roberts to the City's Police Department.

3. Environmental Commission "Friends of the Forest" Award Presentation

The Environmental Commission presented a Friends of the Forest Award to Alex Maier for his hundreds of hours maintaining trails in the City's parks.

4. **Miami University College Promise Presentation**

Miami University presented the College Promise program, a partnership program with the local school district and Miami University regional campuses. See attached slides.

Citizen Comments

None.

Council Reports

Councilmember Meyers commended staff on successful implementation of the new agenda management system, CivicClerk.

Councilmember Pennington commented that Gray Road water main will be tied in on Tuesday, which will result in a water shut-off for a period of time. The road may re-open early if weather permits the contractor to continue working.

Public Hearing(s)

1. **2025 Operating Budget**

Mayor Rhodus opened the 2025 Operating Budget hearing at 7:39 PM. Clerk Wilson read the meeting notice. There were no comments. Mayor Rhodus closed the public hearing at 7:40 PM.

2. **Joint Public Hearing - Jungle Jim's Rezoning**

Mayor Rhodus opened the Jungle Jim's Rezoning Hearing at 7:40 PM. Clerk Wilson called the Planning Commission roll call. Commissioners present were Don Hassler, Melissa O'Brien, Matt Davidson, Martin Medler, Tanner Meyers and Doug Robertson. Commissioner Medler, seconded by Commissioner Davidson, moved to excuse Commissioner Lepsky. Motion carried 6-0. Clerk Wilson read the meeting notices. Planning Manager Erin Lynn presented an overview of the re-zoning request. See attached slides. Mayor Rhodus closed the public hearing at 7:54 PM.

Approval of Minutes

1. **Regular Meeting Minutes - November 25, 2024**

The Regular Meeting Minutes of November 25, 2024 were approved as written and submitted.

Old Business

1. **Development Services**

- a. Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1130.01(B)(2), the City of Fairfield, Ohio, Zoning Map by approving

the concept plan for the Whispering Hill Planned Unit Development.

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

Ordinance No. 150-24. Approved 7-0.

- b. Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 130.01(B)(2), the City of Fairfield, Ohio, Zoning Map.

Second reading of this ordinance was held pending Planning Commission recommendation.

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

Councilmember Leslie Besl, seconded by Dale Paullus, moved to Read all New Business by title only. Motion Yes 7, No 0, Abstained 0.

1. Development Services

- a. Ordinance to authorize the City Manager to execute a Job Creation Incentive Grant Economic Development Agreement with Schneider Electric USA, Inc.; Schneider Electric IT Corporation; and Schneider Electric IT Mission Critical Services, Inc. for the creation of new jobs and payroll at its facility on Union Centre Boulevard, and declaring an emergency.

Economic Development Manager Nathaniel Kaelin presented an overview of the project. Schneider Electric is a Fortune Global 500 company headquartered in France that specializes in energy management and automation. Schneider Electric has operated a manufacturing operation within 225,000 square feet of leased space at 5855 Union Centre Boulevard in Fairfield since 2018. The Fairfield facility currently has 169 employees and an annual payroll exceeding \$9.25 million. Schneider Electric now plans to make substantial investments to the Fairfield facility in response to changes in technology and consumer markets.

Should this project proceed, the total investment is estimated at \$25 million, including \$9 million in building improvements and \$16 million in machinery and equipment. Schneider will retain and increase wages for the existing 169 full-time jobs and will create at least 100 new full-time jobs within three years of completion of construction, for a total of 269 full-time employees. Anticipated total future payroll is expected to equal or exceed approximately \$15.1 million.

Approval of the ordinance would authorize the City Manager to enter into a Job Creation Incentive (JCI) agreement. The JCI agreement would provide the company with an annual grant of up to 36% of the new municipal income tax collected from the increased payroll at the site for a term of eight years. Fairfield City Council established the structure for the JCI program as part of the City of Fairfield Tax Incentive Guidelines approved in December 2023. The proposed agreement aligns with and is the first JCI agreement proposed following these guidelines.

Councilmember Matt Davidson, seconded by Tim Meyers, moved to suspend second and third readings. Motion Yes 7, No 0, Abstained 0.

Councilmember Matt Davidson, seconded by Debbie Pennington, moved to adopt. Motion Yes 7, No 0, Abstained 0.

Ordinance No. 151-24. Approved 7-0.

- b. Ordinance to authorize the City Manager to execute, accept and administer a grant from the Ohio Department of Transportation (ODOT) Office of Jobs and Commerce and a grant from the Ohio Department of Development (ODOD) 629 Roadway Development program for improvements to Seward Road at the railroad crossing, and declaring an emergency.

Economic Development Manager Kaelin presented an overview of the project. The City of Fairfield and Fairfield Township entered into agreements in April 2022 related to the speculative industrial park development known as Fairfield Logistics Center. The agreements established a Joint Economic Development District (JEDD) to share revenues from the park and committed the parties to various road improvements identified as part of a traffic study commissioned by Al Neyer, the project developer.

Three phases of road improvements were identified. The first phase encompassed the widening of Seward Road to three lanes in the vicinity of the development; this work was completed last year. The second phase encompasses the roundabout at Seward and Tylersville Roads; this work is wrapping up. The third phase includes softening two back-to-back curves on Seward and adding a lefthand turn lane; this work is scheduled for construction next year.

A fourth phase of improvements has now been identified in order to advance construction of a third building targeted for a specific tenant at the Fairfield Logistics Center site. The proposed improvements include reconstruction of Seward Road north and south of the Norfolk Southern Railroad crossing, providing a gentler approach on either side of the railroad tracks. As part of the project, wider shoulders would also be constructed similar to the other improved sections of Seward Road.

Due to the direct benefit of the Phase 4 roadway improvements to the proposed third building tenant, staff requested state economic development support to complete the improvements. The city has been offered two grants towards the Phase 4 improvements:

- \$200,000 – Ohio Department of Transportation (ODOT) Office Jobs & Commerce
- \$250,000 – Ohio Department of Development (ODOD) 629 Roadway Development

Total estimated construction costs for Phase 4 are estimated at \$537,000, meaning the grants are estimated to fund approximately 83% of the total project construction costs. Al Neyer will also contribute \$55,000, roughly 10% of the estimated project cost, and contribute towards any overages. Design and engineering of Phase 4 is the responsibility of Al Neyer and is currently underway.

Approval of the ordinance will authorize the City Manager to execute grant agreements and any related documents with ODOT and ODOD. Construction is anticipated to be completed next year in coordination with Phase 3.

Councilmember Matt Davidson, seconded by Adam Kraft, moved to suspend second and third readings. Motion Yes 7, No 0, Abstained 0.

Councilmember Matt Davidson, seconded by Tim Meyers, moved to adopt. Motion Yes 7, No 0, Abstained 0.

Ordinance No. 152-24. Approved 7-0.

- c. Ordinance to authorize the City Manager to execute a Utility Easement agreement for Wawa Redevelopment and declaring an emergency.

Developer BW OH Dixie Symmes LLC has purchased 6 lots at the northwest corner of Dixie Highway and Symmes Road and is preparing the site for a Wawa gas station and convenience store. As part of the redevelopment, several old easements must be vacated and new easements created. A draft easement document has been created to accomplish this. New easements being granted by the owner include a 15 foot sanitary sewer easement and a 20 foot by 20 foot storm sewer easement. The City agrees to relinquish all rights and interests in an existing 10 foot sewer easement, a 5 foot utility easement, and a utility grant. Several City departments have reviewed the easements as part of the site plan approval process, including Public Utilities, Public Works, and Development Services. Approval of the ordinance would authorize the City Manager to execute and record this Utility Easement document.

Councilmember Matt Davidson, seconded by Tim Meyers, moved to suspend second and third readings. Motion Yes 7, No 0, Abstained 0.

Councilmember Matt Davidson, seconded by Gwen Brill, moved to adopt. Motion Yes 7, No 0, Abstained 0.

Ordinance No. 153-24. Approved 7-0.

2. Public Safety

- a. Ordinance to authorize the City Manager to enter into a Mutual Police Aid Agreement with Forest Park and Springdale and declaring an emergency.

This agreement clarifies the authority of other jurisdictions as it relates to providing

mutual aid in times of emergency. Specifically, allowing for the immediate response of outside jurisdictions to an emergency without the specific request of the jurisdiction suffering the emergency. Furthermore, it provides on duty law enforcement officers that observe crimes in progress outside their jurisdictional boundaries, the authority to make arrests according to established law.

Councilmember Dale Paullus, seconded by Matt Davidson, moved to suspend second and third readings. Motion Yes 7, No 0, Abstained 0.

Councilmember Dale Paullus, seconded by Matt Davidson, moved to adopt. Motion Yes 7, No 0, Abstained 0.

Ordinance No. 154-24. Approved 7-0.

- b. Ordinance to authorize the City Manager to execute the Assistance to Firefighters Grant Application and Agreement for personal protective equipment (PPE) for all firefighters and declaring an emergency.

It is recommended for City Council to authorize the City Manager to execute an Assistance to Firefighters (AFG) grant application for financial assistance. This project is estimated at approximately \$280,000 in 2024 dollars based on a proposal from Fleet911 (February 2025). This proposal is to secure AFG funding for the purchase of 71 additional sets of firefighting turnout gear to address the increasing cancer risk among firefighters. The department's emergency responses have risen steadily, averaging 7-9% annually, exposing personnel to carcinogens, which are known to contribute to the high incidence of cancer in firefighters. This highlights the need for a second set of personal protective equipment (PPE) to reduce these exposures, comply with NFPA 1851 guidelines, and ensure operational readiness. It emphasizes the significant long-term health benefits of this investment, which will improve firefighter safety, comply with national standards, and enhance the department's ability to deliver effective services while reducing the financial and emotional costs associated with occupational cancer. The proposal is aligned with the department's mission to prioritize firefighter health and safety, and it supports broader efforts to mitigate cancer risks in the fire service.

The project, if approved, will be included in the 2025 CIP. If approved, FEMA would be funding 90% of the project cost.

Councilmember Dale Paullus, seconded by Matt Davidson, moved to suspend second and third readings. Motion Yes 7, No 0, Abstained 0.

Councilmember Dale Paullus, seconded by Adam Kraft, moved to adopt. Motion Yes 7, No 0, Abstained 0.

Ordinance No. 155-24. Approved 7-0.

3. Public Works

- a. Ordinance to authorize the City Manager to enter into a contract with Insight Pipe Contracting, LLC for the 2024 Storm Sewer Lining project and declaring an emergency.

This project is in the Capital Improvements Program for 2024-2028 as 4PW53 Storm Sewer Lining (Various). The project will line approximately 1,100' of various diameter storm sewers (from 12" to 24") on Becker, Hicks, Sigmon Way, Oak, Tree, Homeward, and Production. These corrugated metal pipes were installed in the early 1980's and are approximately 40 years in age.

This polymer-based liner is expected to extend the useful life of the existing pipe for thirty to fifty years.

This project is part of a cooperative effort between Wastewater and Public Works to perform culvert and storm sewer inspections. The City's Wastewater Division has expertise in video inspection and will continue to aid in the maintenance and rehabilitation of the storm sewers by Public Works by providing video inspections from time to time.

The ability to schedule and bid storm sewer lining as opposed to an emergency repair will save the City of Fairfield considerable amounts in construction cost. The potential to identify pipe failures before they occur is even more important as a public safety measure.

A public bid opening was held on November 18, 2024. Three (3) bids were received, opened and publicly read. The lowest and best bidder was Insight Pipe Contracting, LLC.

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

Councilmember Adam Kraft, seconded by Debbie Pennington, moved to adopt. Motion Yes 7, No 0, Abstained 0.

Ordinance No. 156-24. Approved 7-0.

4. Finance & Budget

- a. Ordinance to amend Section 163.01 Vacations of Chapter 163, Employee Provisions, of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio and declaring an emergency.

The City is revamping its vacation policy to streamline the process and bring it in line with modern HR practices. The new system, permanent accrual, will replace the current method, offering a more predictable and consistent approach. This change is

common among governmental agencies and is already in place for one of the City's bargaining units. This modification is expected to simplify the vacation accrual process for both employees, Payroll and HR, making it easier to plan and track time off.

Councilmember Gwen Brill, seconded by Tim Meyers, moved to suspend second and third readings. Motion Yes 7, No 0, Abstained 0.

Councilmember Gwen Brill, seconded by Tim Meyers, moved to adopt. Motion Yes 7, No 0, Abstained 0.

Ordinance No. 157-24. Approved 7-0.

- b. An Ordinance to make estimated appropriations for the expenses and expenditures of the City of Fairfield, Ohio, during the period beginning January 1, 2025, and ending December 31, 2025.

The proposed budget represents this coming year's plan for generating revenues and funding expenditures sufficient to implement specific programs, functions, and activities during the 2025 fiscal year. The budget is the City's primary fiscal planning document. Its major goal is to provide sound fiscal administration. City expenditures, which include the departmental budgets, debt service and fund transfers as contained in the 2025 Operating Budget presented at the Council-Manager Briefings on October 28, and November 11, 2024, total \$98,959,789, and estimated revenues for this period total \$112,898,475.

Councilmember Gwen Brill, seconded by Tim Meyers, moved to suspend second and third readings. Motion Yes 7, No 0, Abstained 0.

Councilmember Gwen Brill, seconded by Tim Meyers, moved to adopt. Motion Yes 7, No 0, Abstained 0.

Ordinance No. 158-24. Approved 7-0.

- c. Ordinance to amend Ordinance No. 166-23 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, 2024, and ending December 31, 2024." - Supplemental Appropriations.

At the end of each fiscal year, the Finance Department analyzes all Personnel and Other Fixed cost line items to determine adequacy for fiscal year end. Supplemental appropriations are requested to ensure no unauthorized expenditures occur during closeout.

Councilmember Gwen Brill, seconded by Debbie Pennington, moved to suspend second and third readings. Motion Yes 7, No 0, Abstained 0.

Councilmember Gwen Brill, seconded by Adam Kraft, moved to adopt. Motion Yes 7, No 0, Abstained 0.

Ordinance No. 159-24. Approved 7-0.

- d. Ordinance to amend Ordinance No. 166-23 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, 2024, and ending December 31, 2024.”

Contractual appropriations: \$133,596 for 2024 Storm Sewer Lining (Public Works)

It is recommended that Contractual Appropriations in the amount of \$133,596 for 2024 Storm Sewer Lining (Public Works) be approved. See previous contract ordinance for more detail.

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

Councilmember Gwen Brill, seconded by Tim Meyers, moved to adopt. Motion Yes 7, No 0, Abstained 0.

Ordinance No. 160-24. Approved 7-0.

- e. Ordinance to amend Ordinance No. 166-23 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, 2024, and ending December 31, 2024.”

Non-Contractual Appropriations: \$74,450 total (see attached for detail)

It is recommended that Contractual Appropriations in the amount of \$74,450 for the following five projects from the IT Division and Public Utilities Department be approved.

Councilmember Gwen Brill, seconded by Tim Meyers, moved to suspend second and third readings. Motion Yes 7, No 0, Abstained 0.

Councilmember Gwen Brill, seconded by Tim Meyers, moved to adopt. Motion Yes 7, No 0, Abstained 0.

Ordinance No. 161-24. Approved 7-0.

\$35,000 - IT Division - Video Surveillance and Security Equipment

\$10,000 - IT Division - Network Management Systems

\$14,850 - Water Division - Spare Programmable Logic Controll

\$2,000 - Water Division Well 8 Wireless Communication Components

\$12,600 - Wastewater Division Broadview Pump Station Instrumentation Replacement

Meeting Schedule

Monday, January 13 - Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Monday, January 27 - Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Monday, February 10 - 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 7:18 PM.

Adjournment

The Regular Meeting adjourned at 8:15 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved:



Miami University Regionals

The City of Fairfield College Promise

Proposal: City of Fairfield College Promise

What:

Provide free 2-year or 4-year degrees from Miami Regionals to Fairfield City School District students who are City of Fairfield residents with financial need that are Pell-Grant eligible.

Why:

Increase access, student success, college-going rates, degree attainment, and impact economic development

How:

Fairfield City partners will cover the remaining cost of tuition and fees for any Fairfield HS student with demonstrated financial need (after grants and scholarships including Miami Regionals)

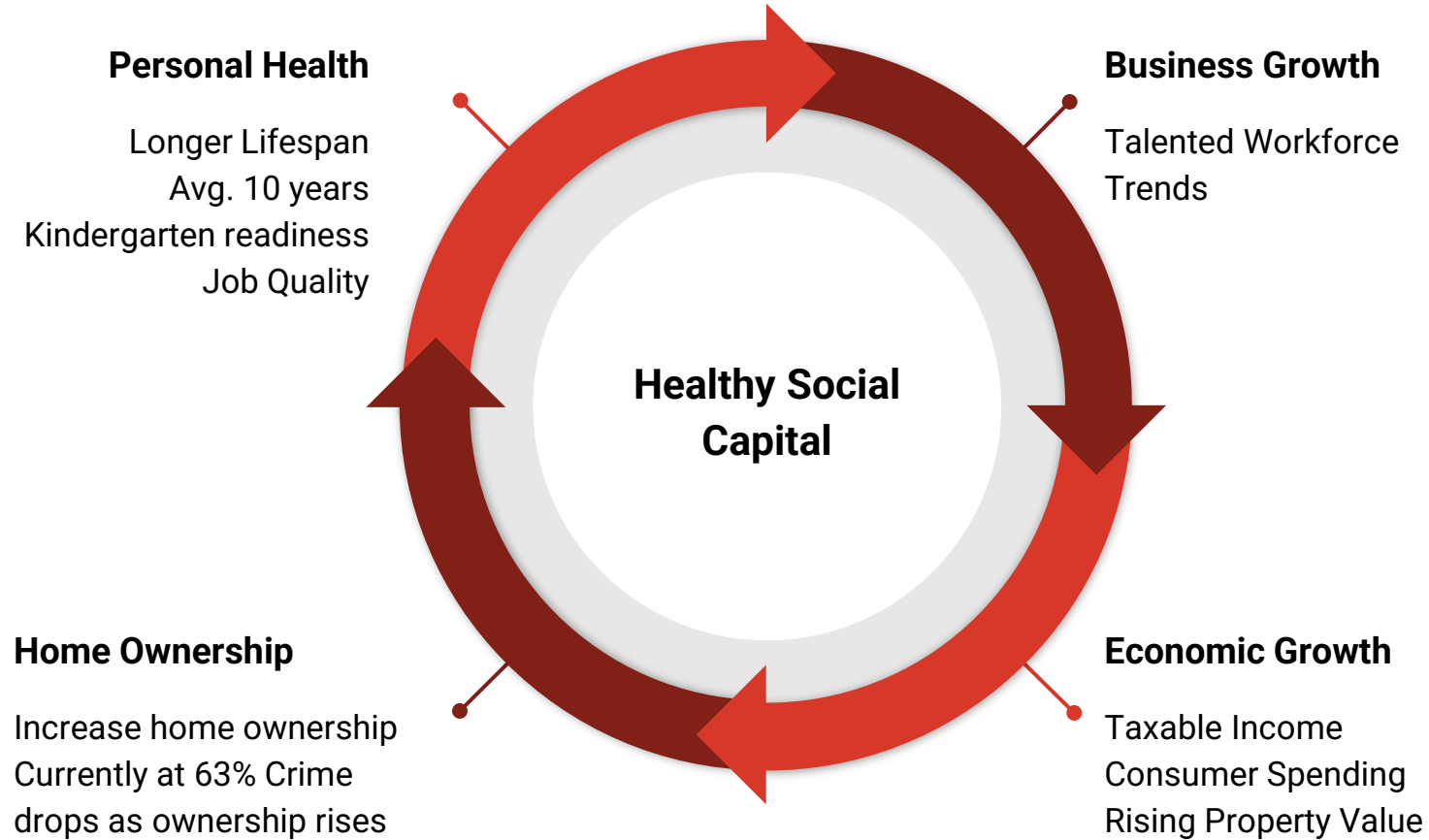
Impact: Economic Development

		Median Household Income	Bachelor Degree
1	Fairfield	\$67,182 (\$37,076*)	30.1%
2	Middletown	\$47,116 (\$25,374*)	15.8%
3	Hamilton	\$50,034 (\$25,566*)	16%
4	West Chester	\$130,364 (\$46,493*)	52%
5	Mason	\$110,833 (\$53,660*)	60%

- **Average Starting Salaries**
 - Miami University Regionals degree - \$54,650
 - High School Diploma - \$25,000
- **Lifetime Earnings**
 - Bachelor degree \$2.3 mil
 - High School Diploma \$1.3 mil

*Per capita

Impact: Economic Development



The City of Fairfield College Promise

Proposed Requirements

- Fairfield Resident
- Fairfiled HS Graduate
 - attended grades 9-12
 - 2.5 HS GPA
- Full-time Degree Seeking Students
 - maintain 2.0 GPA at Miami
- Pell eligible
- Recommendations
 - Enroll in TRIO at Miami
 - Successfully complete 1 Miami CCP course in HS

Program Details

- Beginning with Fall 2025 entry
- Includes tuition and fees
- Grants and University scholarships applied first
 - Pell Grants
 - Merit Scholarships
 - CCP scholarships
 - 3rd party scholarships
- Covers last remaining balances
- Awarded Fall and Spring
- 4 year (8 semester) limit





Estimated Costs

Timeline	Cohort	Students	Estimated Cost	Fairfield Community Foundation	City of Fairfield
2025-2026	1	5	\$17,500	\$8,750	\$8,750
2026-2027	1 and 2	10	\$35,000	\$17,500	\$17,500
2027-2028	1 , 2, and 3	15	\$52,500	\$26,500	\$26,500
2028-2029	1, 2, 3, 4	20	\$70,000	\$35,000	\$35,000
Each continuing year	4 ongoing cohorts each year	20	\$70,000	\$35,000	\$35,000

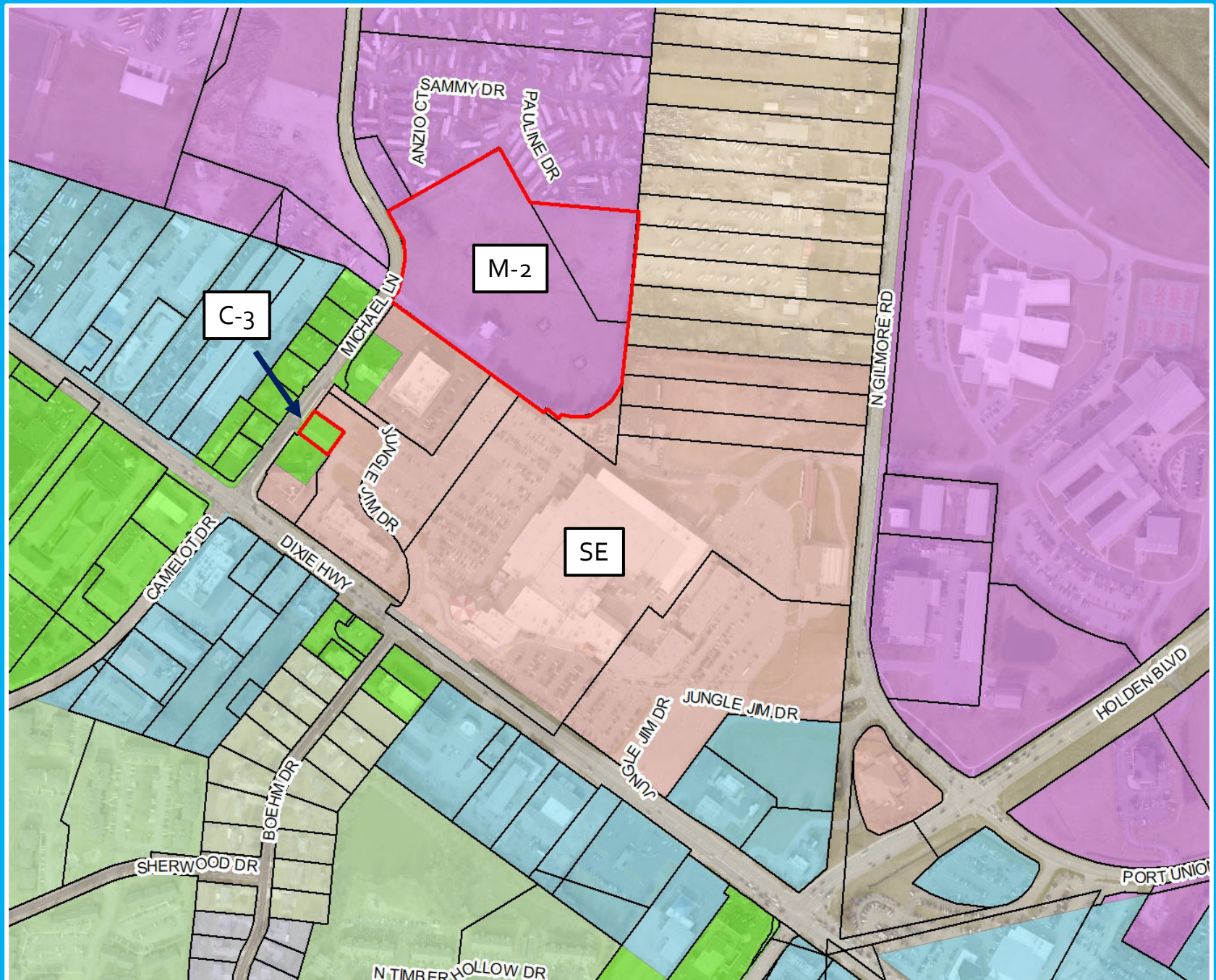


Thank you!

FAIRFIELD PUBLIC HEARING

Rezoning from C-3 & M-2 to SE

December 9, 2024



Schedule

Public Hearing – December 9, 2024
at 7:00 PM

Planning Commission – December
11, 2024 at 6:00 PM

Second Reading – January 13, 2025
at 7:00 PM

Third Reading – January 27, 2025 at
7:00 PM

QUESTIONS OR
COMMENTS?