

**City of Fairfield
Minutes
Regular Meeting of City Council
November 25, 2019**

Council-Manager Briefing

- A. 6:00 PM - Property & Casualty Insurance RFPs; North Route 4 Market Study; State Capital Grant - Harbin Phases Assistance 1 & 2

Mayor Miller called the briefing to order at 6:00 PM. Councilmembers present: Leslie Besl, Craig Keller, Debbie Pennington, Tim Abbott, Ron D'Epifanio and Bill Woeste. Councilmember Chad Oberson arrived at 6:15 PM. Staff members present: Mark Wendling, Alisha Wilson, Scott Timmer, Carol Mayhall, Jenny Dexter, Adam Sackenheim, Dave Butsch, Steve Maynard, Dan Wendt, Greg Kathman and Tiphonie Howard.

City Manager Mark Wendling introduced Adam Balls, the consultant that assisted with property and casualty RFP. Mr. Balls explained the two options for property and casualty insurance and Council discussed. Mr. Wendling and Mr. Kathman explained the proposed North Route 4 Market Study contract on the agenda tonight for approval and Mr. Wendling discussed the projects that would be submitted to the state for State Capital Grant funding. See attached slides.

Business Meeting Call to Order

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

Prayer/Pledge of Allegiance

Councilmember D'Epifanio led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Attendee Name	Title	Status	Arrived
Ron D'Epifanio	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	
Craig W. Keller	Council Member, 2nd Ward	Present	
Debbie Pennington	Council Member, 3rd Ward	Present	
Tim Abbott	Council Member, 4th Ward	Present	
Steve Miller	Mayor	Present	

Agenda Modifications

None.

Executive Session Requests

Councilmember Abbott, seconded by Councilmember Pennington, moved for executive session to discuss the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a public employee. Motion carried 7-0.

Special Presentations and Citizen Comments

Robert Knight, 418 Walnut Street, Hamilton - requested to know the right-of-way on Fairfield Business Center Drive in front of Foxtail Foods for public demonstration. Mayor Miller referred him to Public Works Director Dave Butsch for assistance.

Public Hearing(s)

2020 Operating Budget

Mayor Miller opened the public hearing at 7:10 PM. Clerk Wilson read the meeting notice. There were no comments. Mayor Miller closed the public hearing at 7:11 PM.

Approval of Minutes

The Regular Meeting Minutes of November 11, 2019 were approved as written and submitted.

OLD BUSINESS AND REPORTS

Community & Public Relations Committee

Leslie Besl, Chair; Debbie Pennington, Vice Chair; Craig Keller, Member

Development Services Committee

Bill Woeste, Chair; Tim Abbott, Vice Chair; Ron D'Epifanio, Member

Ordinance to adopt new sections 1143.26.1 and 1143.31 and amend various sections of the Zoning Code of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio.

Recommendation:

It is recommended that City Council have a first reading on this ordinance at the October 28, 2019 meeting and set the joint public hearing date for November 11, 2019.

Councilmember Woeste presented the second reading of this ordinance.

RESULT:	SECOND READING	Next: 12/2/2019 7:00 PM
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Motion to Amend

Motion to amend per Planning Commission recommendation.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Bill Woeste, Council Member at Large
SECONDER:	Tim Abbott, Council Member, 4th Ward
AYES:	D'Epifanio, Oberson, Woeste, Besl, Keller, Pennington, Abbott

Ordinance to Adopt the Fairfield Forward Comprehensive Plan dated November, 2019 and include it as a part of the official comprehensive plan of the City of Fairfield, Ohio pursuant to §8.01(C)(2) of the Fairfield City Charter.

Recommendation:

It is recommended that City Council has a first reading of the ordinance to adopt the Fairfield Forward Comprehensive Plan at the November 11, 2019 meeting and await a recommendation from the Planning Commission.

Councilmember Woeste presented the second reading of this ordinance.

RESULT:	SECOND READING	Next: 12/2/2019 7:00 PM
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Parks, Recreation and Environment Committee

Craig Keller, Chair; Bill Woeste, Vice Chair; Debbie Pennington, Member

Public Safety Committee

Ron D'Epifanio, Chair; Craig Keller, Vice Chair; Tim Abbott, Member

Ordinance to authorize the City Manager to execute an agreement for indigent legal representation for 2020 in the Fairfield Municipal Court with the Butler County Public Defender Commission/Butler County Board of Commissioners and declaring an emergency.

Recommendation:

It is recommended that Council adopt an ordinance to authorize the City Manager to execute the agreement for indigent legal representation for 2020 in the Fairfield Municipal Court with the Butler County Public Defender Commission/Butler County Board of Commissioners.

Councilmember D'Epifanio presented the second reading of this ordinance.

RESULT:	SECOND READING	Next: 12/2/2019 7:00 PM
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Public Works Committee

Chad Oberson, Chair; Ron D'Epifanio, Vice Chair; Bill Woeste, Member

Public Utilities Committee

Debbie Pennington, Chair; Chad Oberson, Vice Chair; Leslie Besl, Member

Finance & Budget Committee

Tim Abbott, Chair; Leslie Besl, Vice Chair; Chad Oberson, Member

NEW BUSINESS**Parks, Recreation and Environment Committee**

Craig Keller, Chair; Bill Woeste, Vice Chair; Debbie Pennington, Member

Motion to Read by Title Only

Motion to read one (1) ordinance by title only.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Craig W. Keller, Council Member, 2nd Ward
SECONDER:	Bill Woeste, Council Member at Large
AYES:	D'Epifanio, Oberson, Woeste, Besl, Keller, Pennington, Abbott

Motion to Suspend Second and Third Readings

Councilmember Keller presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Craig W. Keller, Council Member, 2nd Ward
SECONDER:	Leslie Besl, Council Member, 1st Ward
AYES:	D'Epifanio, Oberson, Woeste, Besl, Keller, Pennington, Abbott

Ordinance to authorize the City Manager to execute and file an application for financial assistance, and enter into an agreement with the State of Ohio for a State Capital grant to fund a portion of the Harbin Park Phase 1 and Phase 2 projects and declaring an emergency.

Recommendation:

It is recommended that City Council authorize the preparation of legislation, with rules suspension and emergency provision, authorizing the City Manager to execute and file an application for financial assistance, and enter into an agreement for a State Capital grant to fund a portion of the Harbin Park Phase 1 and Phase 2 projects.

ORDINANCE NO. 112-19. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Craig W. Keller, Council Member, 2nd Ward
SECONDER:	Chad Oberson, Council Member at Large
AYES:	D'Epifanio, Oberson, Woeste, Besl, Keller, Pennington, Abbott

Public Safety Committee

Ron D'Epifanio, Chair; Craig Keller, Vice Chair; Tim Abbott, Member

Motion to Read by Title Only

Motion to read one ordinance by title only.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Ron D'Epifanio, Council Member at Large
SECONDER:	Chad Oberson, Council Member at Large
AYES:	D'Epifanio, Oberson, Woeste, Besl, Keller, Pennington, Abbott

2. Motion to Remove

Councilmember D'Epifanio made a motion to remove the ordinance from the agenda due to a lack of support to pass. There was no second or vote on the motion.

Motion to Suspend Second and Third Readings

Councilmember D'Epifanio presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Ron D'Epifanio, Council Member at Large
SECONDER:	Tim Abbott, Council Member, 4th Ward
AYES:	D'Epifanio, Oberson, Woeste, Besl, Keller, Pennington, Abbott

Ordinance to authorize the City Manager to execute the application for and accept the SAFER grant award with FEMA for six (6) additional Firefighter/Paramedics and declaring an emergency.

RESULT:	DEFEATED [1 TO 6]
MOVER:	Ron D'Epifanio, Council Member at Large
SECONDER:	Chad Oberson, Council Member at Large
AYES:	D'Epifanio
NAYS:	Oberson, Woeste, Besl, Keller, Pennington, Abbott

Finance & Budget Committee

Tim Abbott, Chair; Leslie Besl, Vice Chair; Chad Oberson, Member

Ordinance to amend Ordinance No. 127-18 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, 2019, and ending December 31, 2019.”

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. 113-19. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Craig W. Keller, Council Member, 2nd Ward
AYES:	D'Epifanio, Oberson, Woeste, Besl, Keller, Pennington, Abbott

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Monday, December 2 - Regular Meeting 7:00 PM
- B. Monday, December 9 - Regular Meeting 7:00 PM
- C. Monday, December 30 - Oath of Office 6:00 PM

Executive Session of Council (if needed)

Council adjourned to Executive Session at 7:25 PM.

14. ADJOURNMENT

The Regular Meeting adjourned at 7:30 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved _____

2019 Request for Proposal Property & Casualty Insurance

City of Fairfield, Ohio





Overview

- March 2019
 - ✓ Risk Management consultant interviews
 - ✓ Adam Balls, World Risk Management selected
- August 5, 2019
 - ✓ RFP Released
 - Marsh & McLennan Agency
 - Arthur J. Gallagher & Co
 - Hylant
 - Miami Valley Risk Management Association
 - ✓ Due September 26, 2019
- November 7, 2019
 - ✓ Finalist Interviews
 - Marsh & McLennan Agency
 - Hylant
 - Miami Valley Risk Management Association

Recommendation



Miami Valley Risk Management Association

MVRMA Communities (Year Joined)



(1988)



(2004)



(1992)



(2004)



(2004)



(1993)



(1988)



(1994)



(1997)



(1988)



(1990)



(2002)



(1993)



(1991)



(1996)



(1989)



(1988)



(1988)



(1988)



(1992)

Ohio Plan vs. MVRMA 10-Year Contribution Forecast



MVRMA

Year	MVRMA Contribution	Shock Loss Contribution	Low Dividend (29%)	Low Dividend Net Contribution	Median Dividend (37.15%)	Median Dividend Net Contribution	High Dividend (45.3%)	High Dividend Net Contribution
2020	\$446,880	\$0	0	\$446,880	0	\$446,880	0	\$446,880
2021	\$435,024	\$30,000	0	\$465,024	0	\$465,024	0	\$465,024
2022	\$439,374	\$30,000	0	\$469,374	0	\$469,374	0	\$469,374
2023	\$443,768	\$30,000	0	\$473,768	0	\$473,768	0	\$473,768
2024	\$448,205	\$30,000	\$129,595	\$348,610	\$166,016	\$312,190	\$202,437	\$275,769
2025	\$434,702	\$30,000	\$126,157	\$338,545	\$161,611	\$303,091	\$197,066	\$267,636
2026	\$439,049	\$30,000	\$127,418	\$341,631	\$163,227	\$305,822	\$199,036	\$270,013
2027	\$443,440	\$30,000	\$128,693	\$344,747	\$164,860	\$308,580	\$201,027	\$272,413
2028	\$447,874		\$129,980	\$317,894	\$166,508	\$281,366	\$203,037	\$244,837
2029	\$452,353		\$126,064	\$326,289	\$161,492	\$290,861	\$196,920	\$255,433
Ten Year Cashflow - Projection Only				\$3,872,762		\$3,656,954		\$3,441,145

Note: 1% Contribution inflation factored into Contribution

includes the Prior Acts Contribution as presented

Ohio Plan

Year	Ohio Plan Premium	Plan Advantage	Net Premium
2020	\$343,873	N/A	\$343,873
2021	\$354,189	N/A	\$354,189
2022	\$364,815	N/A	\$364,815
2023	\$375,759	\$5,636	\$370,123
2024	\$387,032	\$7,741	\$379,291
2025	\$398,643	\$9,966	\$388,677
2026	\$410,602	\$12,318	\$398,284
2027	\$422,920	\$14,802	\$408,118
2028	\$435,608	\$17,424	\$418,184
2029	\$448,676	\$20,190	\$428,486
Ten Year Cashflow - Projection Only			\$3,854,040

Note - 3% Premium inflation factored into the premium

50% of the potential Plan advantage

Ohio Plan vs. MVRMA 15-Year Contribution Forecast



MVRMA

Year	MVRMA Contribution	Shock Loss Contribution	Low Dividend (29%)	Low Dividend Net Contribution	Median Dividend (37.15%)	Median Dividend Net Contribution	High Dividend (45.3%)	High Dividend Net Contribution
2020	\$446,880	\$0	0	\$446,880	0	\$446,880	0	\$446,880
2021	\$435,024	\$30,000	0	\$465,024	0	\$465,024	0	\$465,024
2022	\$439,374	\$30,000	0	\$469,374	0	\$469,374	0	\$469,374
2023	\$443,768	\$30,000	0	\$473,768	0	\$473,768	0	\$473,768
2024	\$448,205	\$30,000	\$129,595	\$348,610	\$166,016	\$312,190	\$202,437	\$275,769
2025	\$434,702	\$30,000	\$126,157	\$338,545	\$161,611	\$303,091	\$197,066	\$267,636
2026	\$439,049	\$30,000	\$127,418	\$341,631	\$163,227	\$305,822	\$199,036	\$270,013
2027	\$443,440	\$30,000	\$128,693	\$344,747	\$164,860	\$308,580	\$201,027	\$272,413
2028	\$447,874		\$129,980	\$317,894	\$166,508	\$281,366	\$203,037	\$244,837
2029	\$452,353		\$126,064	\$326,289	\$161,492	\$290,861	\$196,920	\$255,433
2030	\$456,876		\$127,324	\$329,552	\$163,107	\$293,769	\$198,889	\$257,987
2031	\$461,445		\$128,597	\$332,847	\$164,738	\$296,707	\$200,878	\$260,567
2032	\$466,059		\$129,883	\$336,176	\$166,385	\$299,674	\$202,887	\$263,173
2033	\$470,720		\$131,182	\$339,538	\$168,049	\$302,671	\$204,916	\$265,804
2034	\$475,427		\$132,494	\$342,933	\$169,729	\$305,698	\$206,965	\$268,462
15 Year Cashflow - Projection Only				\$5,553,808		\$5,155,473		\$4,757,138

Note: 1% Contribution inflation factored into Contribution

includes the Prior Acts Contribution as presented

Ohio Plan

Year	Ohio Plan Premium	Plan Advantage	Net Premium
2020	\$343,873	N/A	\$343,873
2021	\$354,189	N/A	\$354,189
2022	\$364,815	N/A	\$364,815
2023	\$375,759	\$5,636	\$370,123
2024	\$387,032	\$7,741	\$379,291
2025	\$398,643	\$9,966	\$388,677
2026	\$410,602	\$12,318	\$398,284
2027	\$422,920	\$14,802	\$408,118
2028	\$435,608	\$17,424	\$418,184
2029	\$448,676	\$20,190	\$428,486
2030	\$462,137	\$20,796	\$441,340
2031	\$476,001	\$21,420	\$454,581
2032	\$490,281	\$22,063	\$468,218
2033	\$504,989	\$22,725	\$482,265
2034	\$520,139	\$23,406	\$496,733
15 Year Cashflow - Projection Only			\$6,197,177

Note - 3% Premium inflation factored into the premium

50% of the potential Plan advantage



MVRMA Risk Exposure Worksheet

<u>Member City</u>	<u>Average Losses</u>
Kettering	\$ 63,302
Beavercreek	\$139,604
Blue Ash	\$ 90,330
Mason	\$ 22,200
Piqua	\$ 47,244
Springdale	\$ 26,734
Troy	\$ 63,225
Sidney	\$ 46,835
Fairfield	\$283,619

Questions?



North Route 4 Market Study



COUNCIL-MANAGER BRIEFING
NOVEMBER 25, 2019



Reason for the Study

1. To seek an objective analysis of the area and its potential for redevelopment
2. To identify possible mechanisms to address the area's underperformance



Objectives of the Study

1. Accurately understand the current conditions of the corridor
2. Identify opportunities to enhance the vitality of the corridor
3. Analyze the four major land uses in the area: Office, Retail, Industrial & Residential



Deliverables

1. Demographic analysis of the area as well as immediate surrounding areas
2. Definition of the competitive marketplace for each of the land use groups identified
3. Generation of potential real estate products for the area



Time Table: 90 Days



Questions

2020 State Direct Appropriation Capital Grant



3 proposed projects:

1. Harbin Park Phase 1 – Overlook Pavilion & Restroom Facilities
2. Harbin Park Phase 2 – Perimeter Loop Trail
3. Great Miami River Trail Extension

Option # 1

Harbin Park Phase 1 – Overlook Pavilion & Restroom Facility



Estimated project cost: \$950K

Total ask: \$500K



Option # 2

Harbin Park Phase 2 – Perimeter Loop Trail



Estimated project cost: \$400K

Total ask: \$200K



Option # 3

Extension of the Great Miami River Trail



Estimated project cost: \$1.1M

Total ask: \$550K

