

**City of Fairfield
Minutes
Regular Meeting of City Council
November 11, 2024**

Council-Manager Briefing

2025 Operating Budget

Acting Mayor Kraft called the briefing to order at 5:30 PM. Councilmembers present: Leslie Besl, Debbie Pennington, Adam Kraft, Tim Meyers and Matt Davidson.

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

Staff presented the 2025 Operating Budget. See attached slides.

Business Meeting Call to Order

Acting Mayor Adam Kraft called the Regular Meeting to order at 7:00 PM.

Prayer/Pledge of Allegiance

Councilmember Tim Meyers led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Attendee Name	Title	Status	Arrived
Tim Meyers	Councilmember, At-Large	Present	
Matt Davidson	Councilmember, At-Large	Present	
Gwen Brill	Councilmember, At-Large	Excused	
Leslie Besl	Councilmember, 1st Ward	Present	
Dale Paullus	Councilmember, 2nd Ward	Excused	
Debbie Pennington	Councilmember, 3rd Ward	Present	
Adam Kraft	Councilmember, 4th Ward	Present	
Mitch Rhodus	Mayor	Absent	

Councilmember Davidson, seconded by Councilmember Meyers, moved to excuse Councilmembers Brill and Paullus. Motion carried 5-0.

Agenda Modifications

None.

Executive Session Requests

Councilmember Besl, seconded by Councilmember Pennington, moved for Executive Session to discuss confidential information related to a request for economic development assistance. Roll call vote. Motion carried 5-0.

Special Presentations

None.

Citizen Comments

None.

Council Reports

Councilmember Meyers stated that the 3rd annual Discard Day was a huge success. He expressed his appreciation for all of the City staff that coordinated and worked at this event. He announced the Parade of Lights on November 23 at 6 PM and the winter edition Fairfield Flyer coming out the week of Thanksgiving. He also noted a Journal News article published on October 31 regarding marijuana issue and stated that he is proud of the city's thoughtful approach to the issue and finding a good compromise to satisfy most people.

Councilmember Pennington gave an update regarding Gray Road. She stated that it continues to go well and on schedule.

Councilmember Besl announced that the playground at Harbin will be finished this weekend, with minor splash pad construction continuing.

Councilmember Kraft announced that the roundabout at Tylersville is open ahead of schedule and work on Rt. 4 sidewalks is going well.

Public Hearing(s)

Whispering Hill PUD Joint Public Hearing

Acting Mayor Kraft opened the public hearing at 7:13 PM. Clerk Wilson called the Planning Commission roll call. Members present: Martin Medler, Don Hassler, Scott Lepsky, Matt Davidson and Tanner Meyers. Commissioner Lepsky, seconded by Commissioner Davidson, moved to excuse Commissioners O'Brien and Robertson. Motion carried 5-0. Clerk Wilson read the meeting notice. Planning Manager Erin Lynn presented an overview of the proposed re-zoning. See attached slides. Acting Mayor Kraft closed the public hearing at 7:38 PM.

Approval of Minutes

The Regular Meeting Minutes of October 28, 2024 were approved as written and submitted.

OLD BUSINESS

Development Services

Councilmember Matt Davidson

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.

Recommendation:

It is recommended that City Council have a first reading on this item at the October 28, 2024 meeting and set the joint public hearing date for November 11, 2024.

Second reading held pending Planning Commission recommendation.

RESULT:	TABLED [UNANIMOUS]	Next: 11/25/2024 7:00 PM
AYES:	Meyers, Davidson, Besl, Pennington, Kraft	
EXCUSED:	Brill, Paullus	

Motion to Suspend Third Reading

Councilmember Davidson presented the second reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Matt Davidson, Councilmember, At-Large
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Davidson, Besl, Pennington, Kraft
EXCUSED:	Brill, Paullus

Motion to withdraw the motion to adopt

Councilmembers Davidson and Meyers expressed concerns with the proposed project and use of taxpayer money on private property. They also expressed concerns regarding the maintenance of the murals after they are finished. Law Director Wolterman suggested tabling the ordinance to give more time to consider it.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Matt Davidson, Councilmember, At-Large
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Davidson, Besl, Pennington, Kraft
EXCUSED:	Brill, Paullus

Ordinance to authorize the City Manager to execute a Restricted Fund Agreement with the Fairfield Community Foundation to establish a Fairfield public art fund for public mural and sculpture installation and maintenance, authorize a grant in the amount of \$75,000 to be made to the fund for establishing a mural program and piloting two murals in the Town Center, 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.

RESULT:	TABLED [UNANIMOUS]	Next: 11/25/2024 7:00 PM
MOVER:	Tim Meyers, Councilmember, At-Large	
SECONDER:	Leslie Besl, Councilmember, 1st Ward	
AYES:	Meyers, Davidson, Besl, Pennington, Kraft	
EXCUSED:	Brill, Paullus	

NEW BUSINESS

Councilmember Besl, seconded by Councilmember Pennington, moved to read all New Business by title only. Motion carried 5-0.

Development Services

City Manager Scott Timmer - Report

Councilmember Matt Davidson

Motion to Suspend Second and Third Readings

Councilmember Davidson presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Matt Davidson, Councilmember, At-Large
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Davidson, Besl, Pennington, Kraft
EXCUSED:	Brill, Paullus

Ordinance to authorize the City Manager to execute a Community Reinvestment Area Agreement and a Community Reinvestment Area School Compensation Agreement, which will provide property tax incentives for Pacific Manufacturing Ohio, Inc., to include an expansion to its campus by means of renovating and enlarging an existing building on Quality Boulevard, 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.

- Legislation - First Reading
- Motion - Suspend Second and Third Readings
- Motion - Adoption

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matt Davidson, Councilmember, At-Large
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Davidson, Besl, Pennington, Kraft
EXCUSED:	Brill, Paullus

Motion to Suspend Second and Third Readings

Councilmember Davidson presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Matt Davidson, Councilmember, At-Large
SECONDER:	Debbie Pennington, Councilmember, 3rd Ward
AYES:	Meyers, Davidson, Besl, Pennington, Kraft
EXCUSED:	Brill, Paullus

Ordinance authorizing the Building Superintendent to waive building permit fees in excess of \$50,000 related to the construction of a new facility for Pacific Manufacturing at 550 Quality Boulevard 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.

- Legislation - First Reading
- Motion - Suspend Second and Third Readings
- Motion - Adoption

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matt Davidson, Councilmember, At-Large
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Davidson, Besl, Pennington, Kraft
EXCUSED:	Brill, Paullus

Motion to Suspend Second and Third Readings

Councilmember Davidson presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Matt Davidson, Councilmember, At-Large
SECONDER:	Debbie Pennington, Councilmember, 3rd Ward
AYES:	Meyers, Davidson, Besl, Pennington, Kraft
EXCUSED:	Brill, Paullus

Ordinance to authorize the City Manager to execute a Development Agreement with ANL Fairfield Land, LLC relative to roadway improvements to Seward Road identified as necessary to facilitate construction of a third building in the Fairfield - Fairfield Township Joint Economic Development District, 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.

- Legislation - First Reading
- Motion - Suspend Second and Third Readings
- Motion - Adoption

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matt Davidson, Councilmember, At-Large
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Davidson, Besl, Pennington, Kraft
EXCUSED:	Brill, Paullus

Public Works

City Manager Scott Timmer - Report

Councilmember Adam Kraft

Motion to Suspend Second and Third Readings

Councilmember Besl presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Leslie Besl, Councilmember, 1st Ward
SECONDER:	Debbie Pennington, Councilmember, 3rd Ward
AYES:	Meyers, Davidson, Besl, Pennington, Kraft
EXCUSED:	Brill, Paullus

Ordinance to authorize the City Manager to execute and file the Ohio Department of Transportation –Transportation Alternative Program Grant Funding Application and Agreement for the River Road West Multi-Use Trail (Connecting the Pleasant Avenue Multi-use Trail to the Great Miami River Trail) 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 the application for financial assistance, and enter into an agreement for a grant to fund a portion of this proposed segment of Multi-Use Trail within the City of Fairfield.

- Legislation - First Reading
- Motion - Suspend Second and Third Readings
- Motion - Adoption

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Leslie Besl, Councilmember, 1st Ward
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Davidson, Besl, Pennington, Kraft
EXCUSED:	Brill, Paullus

Motion to Suspend Second and Third Readings

Councilmember Besl presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Leslie Besl, Councilmember, 1st Ward
SECONDER:	Debbie Pennington, Councilmember, 3rd Ward
AYES:	Meyers, Davidson, Besl, Pennington, Kraft
EXCUSED:	Brill, Paullus

Ordinance to authorize the City Manager to enter into a contract with Prodigy Building Solutions LLC for the Municipal Building Security Upgrades Project and declaring an emergency.

Recommendation:

It is recommended that the City Council authorize and direct the preparation of legislation authorizing the appropriation of funding in the amount of \$556,274 from the Capital Improvement Fund and the ARPA Fund. It is further recommended that the City Council authorize and direct the preparation of legislation authorizing the City Manager to enter into a contract with Prodigy Building Solutions LLC, West Chester, Ohio for this project.

- Legislation - First Reading
- Motion - Suspend Second and Third Readings

- Motion - Adoption

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Leslie Besl, Councilmember, 1st Ward
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Davidson, Besl, Pennington, Kraft
EXCUSED:	Brill, Paullus

Finance & Budget

City Manager Scott Timmer - Report

Councilmember Gwen Brill

Motion to Suspend Second and Third Readings

Councilmember Meyers presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Matt Davidson, Councilmember, At-Large
AYES:	Meyers, Davidson, Besl, Pennington, Kraft
EXCUSED:	Brill, Paullus

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.”

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.

- Legislation - First Reading
- Motion - Suspend Second and Third Readings
- Motion - Adoption

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Matt Davidson, Councilmember, At-Large
AYES:	Meyers, Davidson, Besl, Pennington, Kraft
EXCUSED:	Brill, Paullus

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.”

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.

Councilmember Meyers motioned to table this ordinance due to the corresponding ordinance being tabled.

RESULT:	TABLED [UNANIMOUS]	Next: 11/25/2024 7:00 PM
MOVER:	Tim Meyers, Councilmember, At-Large	
SECONDER:	Matt Davidson, Councilmember, At-Large	
AYES:	Meyers, Davidson, Besl, Pennington, Kraft	
EXCUSED:	Brill, Paullus	

Motion to Suspend Second and Third Readings

Councilmember Meyers presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Leslie Besl, Councilmember, 1st Ward
AYES:	Meyers, Davidson, Besl, Pennington, Kraft
EXCUSED:	Brill, Paullus

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.”

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.

- Legislation - First Reading
- Motion - Suspend Second and Third Readings
- Motion - Adoption

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Debbie Pennington, Councilmember, 3rd Ward
AYES:	Meyers, Davidson, Besl, Pennington, Kraft
EXCUSED:	Brill, Paullus

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Monday, November 25 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Monday, December 9 - Regular Meeting 6:00 PM
- C. Monday, January 13 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

Executive Session of Council (if needed)

Council recessed to Executive Session at 8:22 PM.

16. ADJOURNMENT

The Regular Meeting adjourned at 8:38 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved _____



2025 Annual Operating Budget

Christopher J. Hacker, Director of Finance
Scott W. Timmer, City Manager

Attachment: 2025 AOB Council-Manager#2 (4139 : 2025 Operating Budget)

Agenda

- Monday, October 28, 2024

- ✓ Budget Overview
- ✓ Revenue & Expenditures
- ✓ Council / Mayor / Law
- ✓ General Services
- ✓ City Manager's Office
- ✓ Finance
- ✓ Development Services
- ✓ Fire
- ✓ Police

- Monday, November 11, 2024

- ✓ Municipal Court
- ✓ Public Works
- ✓ Parks & Recreation
- ✓ Public Utilities

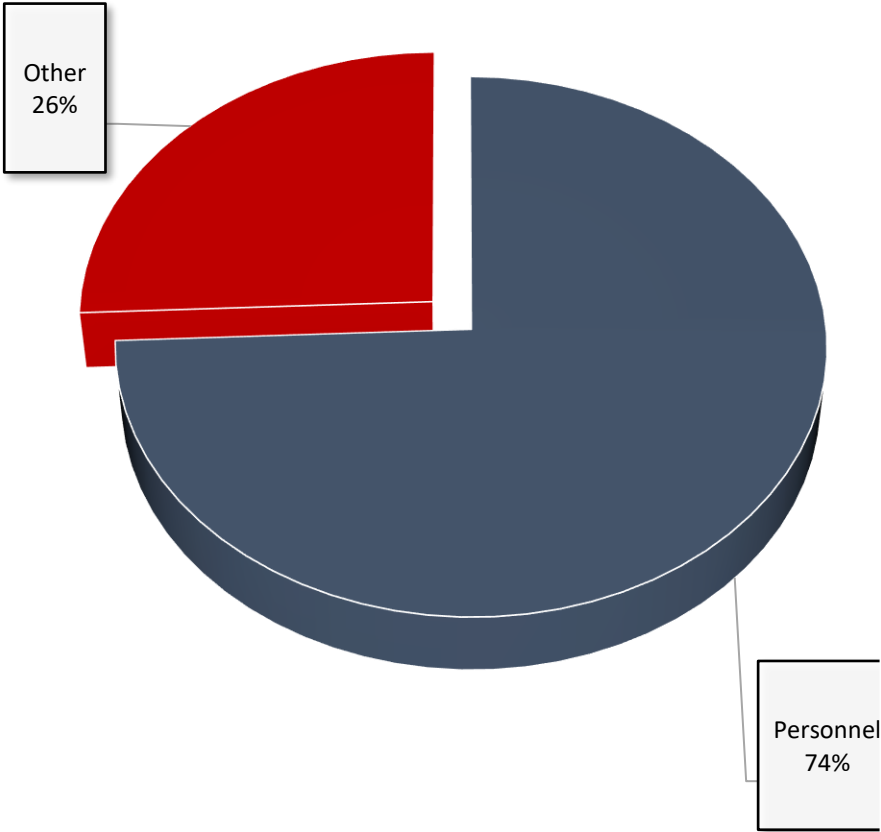


Municipal Court

Municipal Court

- Funding Sources
 - ✓ General Fund
 - ✓ Special Revenue Funds
- Expenditures
 - ✓ Municipal Court - General Fund - **\$2,097,2220**
 - Personnel – Down 1.85%
 - Non-Personnel – Up 2.69%
 - ✓ Probation Services – Special Revenue Fund - **\$467,895**
 - Personnel – Down 22.24%
 - Non-Personnel – Up 5.78
 - ✓ Other Funds – All Special Revenue Funds - **\$438,150**
 - Personnel – Up 2.14%
 - Non-Personnel – Up 0.53%

\$3,003,265 – Down 1.90%



Attachment: 2025 AOB Council-Manager#2 (4139 : 2025 Operating Budget)

2025 Revisions to Service Delivery Chart

Results in 3.89% increase across combined departmental budgets

2024 Public Works and Parks

Total Public Works and Parks	\$13,296,973
Public Works	
Personnel	\$4,326,297
Other	\$2,633,708
Parks	
Personnel	\$3,405,389
Other	\$2,931,579

2025 Public Works and Parks

Total Public Works and Parks	\$13,814,291
Public Works	
Personnel	\$5,547,946
Other	\$3,331,994
Parks	
Personnel	\$2,373,400
Other	\$2,560,951





Public Works

Public Works

- Funding Source
 - ✓ General Fund
 - ✓ Special Revenue Funds
 - ✓ Internal Service Fund

		2025 Dept Proposed	2024 Original	% Δ
PUBLIC WORKS	Personnel	5,547,946	4,326,297	28.24%
	Other	3,331,994	2,633,708	26.51%
		8,879,940	6,960,005	27.59%



Public Works – Administration & Construction Services

- Funding Source
 - ✓ General Fund
- Combined in 2021
 - ✓ 410-Public Works Administration
 - ✓ 411-Construction Services

		2025 Dept Proposed	2024 Original	% Δ
100 (GENERAL FUND) - 410 (PUBLIC WORKS ADMIN & CONSTRUCTION SERVICES)	Personnel	912,956	878,802	3.89%
	Other	203,380	199,380	2.01%
		1,116,336	1,078,182	3.54%



Public Works – Municipal Building and Garage

- Funding Sources
 - ✓ General Fund
 - ✓ Internal Service Fund

		2025 Dept Proposed	2024 Original	% Δ
100 (GENERAL FUND) - 412 (MUNICIPAL BUILDING)	Personnel	362,695	250,369	44.86%
	Other	256,154	221,154	15.83%
		618,849	471,523	31.24%
705 (MUNICIPAL GARAGE SERVICES) - 430 (FLEET MANAGEMENT)	Personnel	779,390	765,941	1.76%
	Other	528,300	484,250	9.10%
		1,307,690	1,250,191	4.60%



Public Works – Streets & Grounds

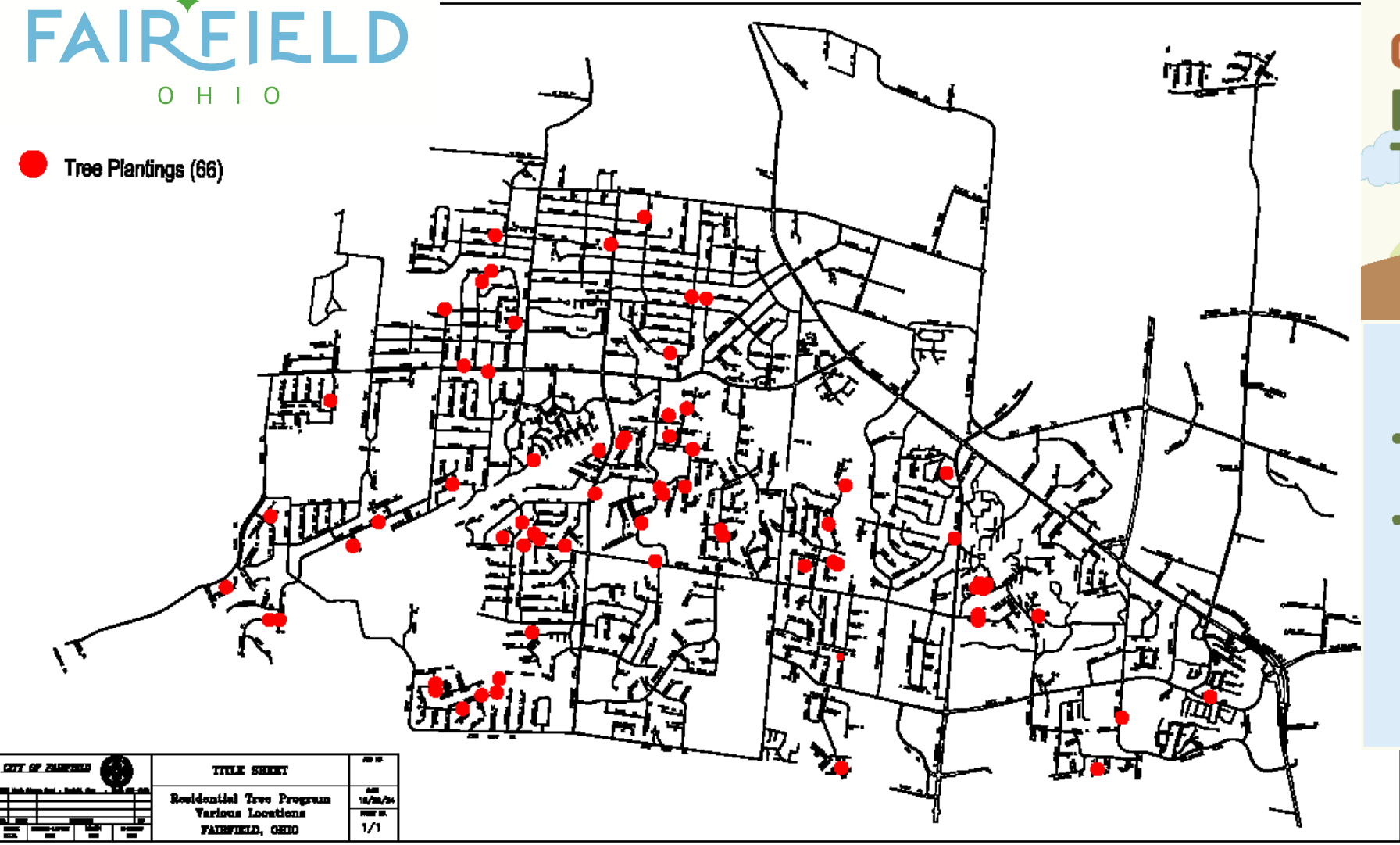
- Funding Sources
 - ✓ Special Revenue Funds
 - ✓ General Fund

		2025 Dept Proposed	2024 Original	% Δ
100 (GENERAL FUND)	Personnel	1,530,420	-	N/A
420 (STREETS & GROUNDS)	Other	-	-	0%
201 (STREET CONST, MAINT & REPAIR)	Personnel	1,386,465	1,949,297	-28.87%
420 (STREETS & TRANSPORTATION)	Other	2,344,160	1,728,924	35.58%
202 (STATE HIGHWAY IMP)	Personnel	225,000	152,175	47.86%
420 (STREETS & TRANSPORTATION)	Other	-	-	0%
212 (MUNICIPAL MOTOR VEHICLE)	Personnel	351,020	329,713	6.46%
420 (STREETS & TRANSPORTATION)	Other	-	-	0%
	Personnel	3,492,905	2,431,185	43.67%
	Other	2,344,160	1,728,924	35.58%
		5,837,065	4,160,109	40.31%





● Tree Plantings (66)



CITY OF FAIRFIELD		TITLE SHEET	NO. 10
Residential Tree Program		DATE	10/20/24
Various Locations		REVISION	1/1
FAIRFIELD, OHIO			

City of Fairfield Residential Tree Program



Let's work together to maintain Fairfield as a great "Tree City" with a thriving urban forest.

The Residential Tree Program provides the City's home owners with a 50% co-pay, up to \$200, for a tree purchased from Meyer's Garden Center & Landscaping or by Lakeview Garden Center & Landscaping.

GUIDELINES

- Tree must be purchased from Meyer's Garden Center & Landscaping (5072 Dixie Hwy) or by Lakeview Garden Center & Landscaping (6061 Pleasant Ave)
- An approved application is required prior to purchase to ensure that funds are available.
- Tree must be planted on the resident's property or (if approved by the City) in the public right-of-way.
- Each property owner may request one tree per year.

Questions? Contact the Public Works Department at public_works@fairfield-city.org or 513-867-4200.

Scan here for more information





Public Works

Attachment: 2025 AOB Council-Manager#2 (4139 : 2025 Operating Budget)

FAIRFIELD

OHIO

Attachment: 2025 AOB Council-Manager#2 (4139 : 2025 Operating Budget)

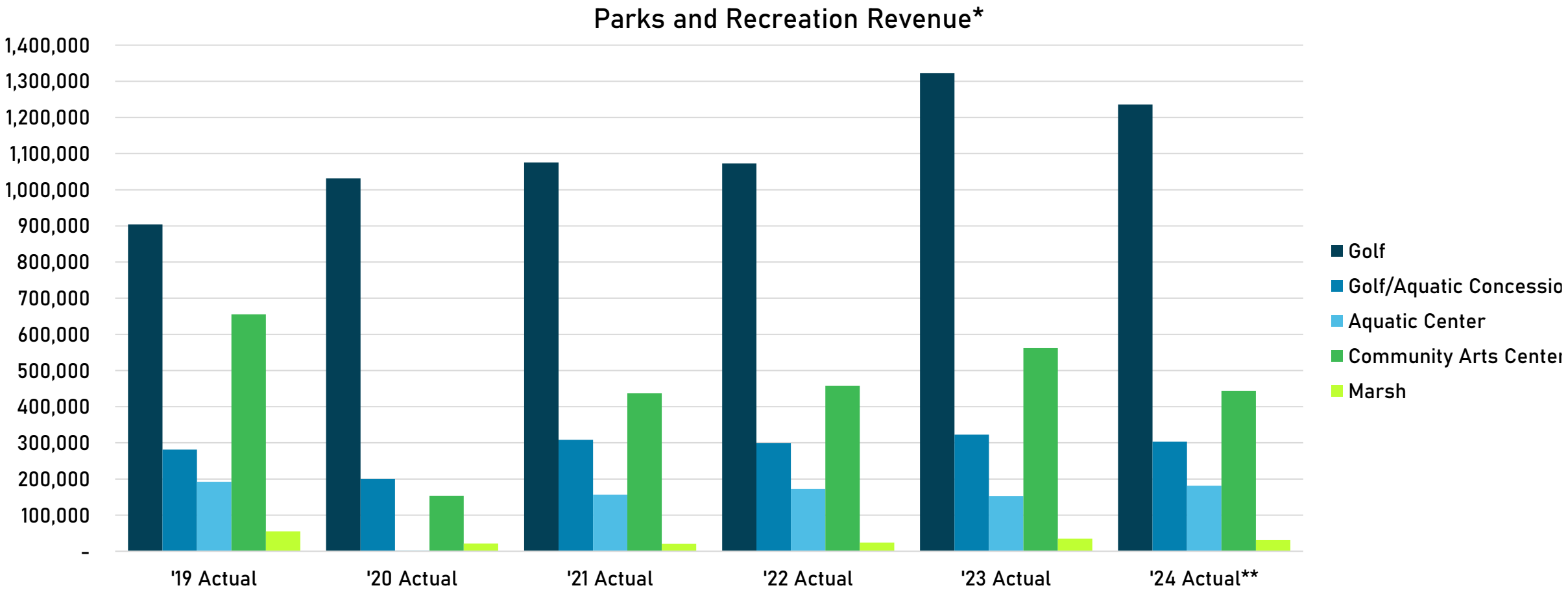


Public Works



Parks and Recreation

Parks & Recreation



* Does not include Transfers From the General Fund to Golf/Aquatic

** 2024 Revenue through September

Parks & Recreation

- Funding Source
 - ✓ General Fund
 - ✓ Enterprise Fund(s)

		2025 Dept Proposed	2024 Original	% Δ
PARKS & RECREATION	Personnel	2,373,400	3,405,389	-30.30%
	Other	2,560,951	2,931,579	-12.64%
		4,934,351	6,336,968	-22.13%



Parks & Recreation

- Funding Source
 - ✓ General Fund

		2025 Dept Proposed	2024 Original	% Δ
100 (GENERAL FUND) - 510 (PARKS & RECREATION ADM)	Personnel	820,370	1,305,826	-37.18%
	Other	493,065	757,700	-34.93%
		1,313,435	2,063,526	-36.35%
100 (GENERAL FUND) – 513 (MARSH PARK FISHING LAKE)	Personnel	69,275	39,500	75.38%
	Other	68,975	55,850	23.50%
		138,250	95,350	44.99%
100 (GENERAL FUND) - 530 (COMMUNITY ARTS CENTER)	Personnel	605,810	-	N/A
	Other	714,750	-	N/A
		1,320,560	-	N/A
100 (GENERAL FUND) - TOTAL	Personnel	1,495,455	1,345,326	11.16%
	Other	1,276,790	813,550	56.94%
		2,772,245	2,158,876	28.41%



Parks & Recreation

- Funding Source
 - ✓ Enterprise Fund

		2025 Dept Proposed	2024 Original	% Δ
640 (RECREATIONAL FACILITIES) - 511 (AQUATIC CENTER OPERATIONS)	Personnel	-	-	0.00%
	Other	327,750	289,000	13.41%
		327,750	289,000	13.41%
640 (RECREATIONAL FACILITIES) - 515 (GOLF OPERATIONS)	Personnel	424,280	352,151	20.48%
	Other	511,211	496,150	3.03%
		935,480	848,301	10.28%
640 (RECREATIONAL FACILITIES) - 520 (GOLF MAINTENANCE)	Personnel	453,665	383,788	18.21%
	Other	445,700	474,879	-6.14%
		899,365	858,667	4.74%





FAIRFIELD
OHIO

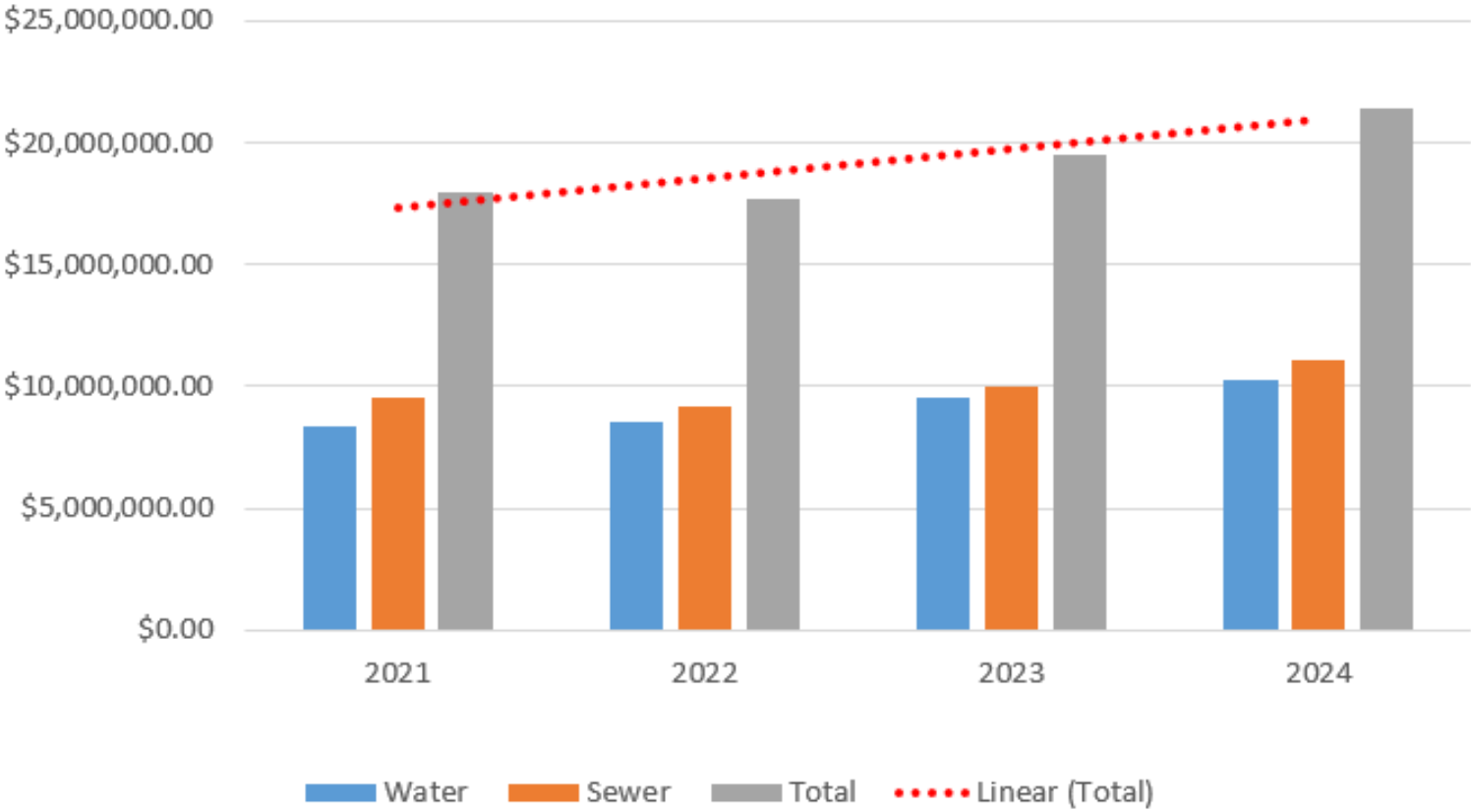
Attachment: 2025 AOB Council-Manager#2 (4139 : 2025 Operating Budget)

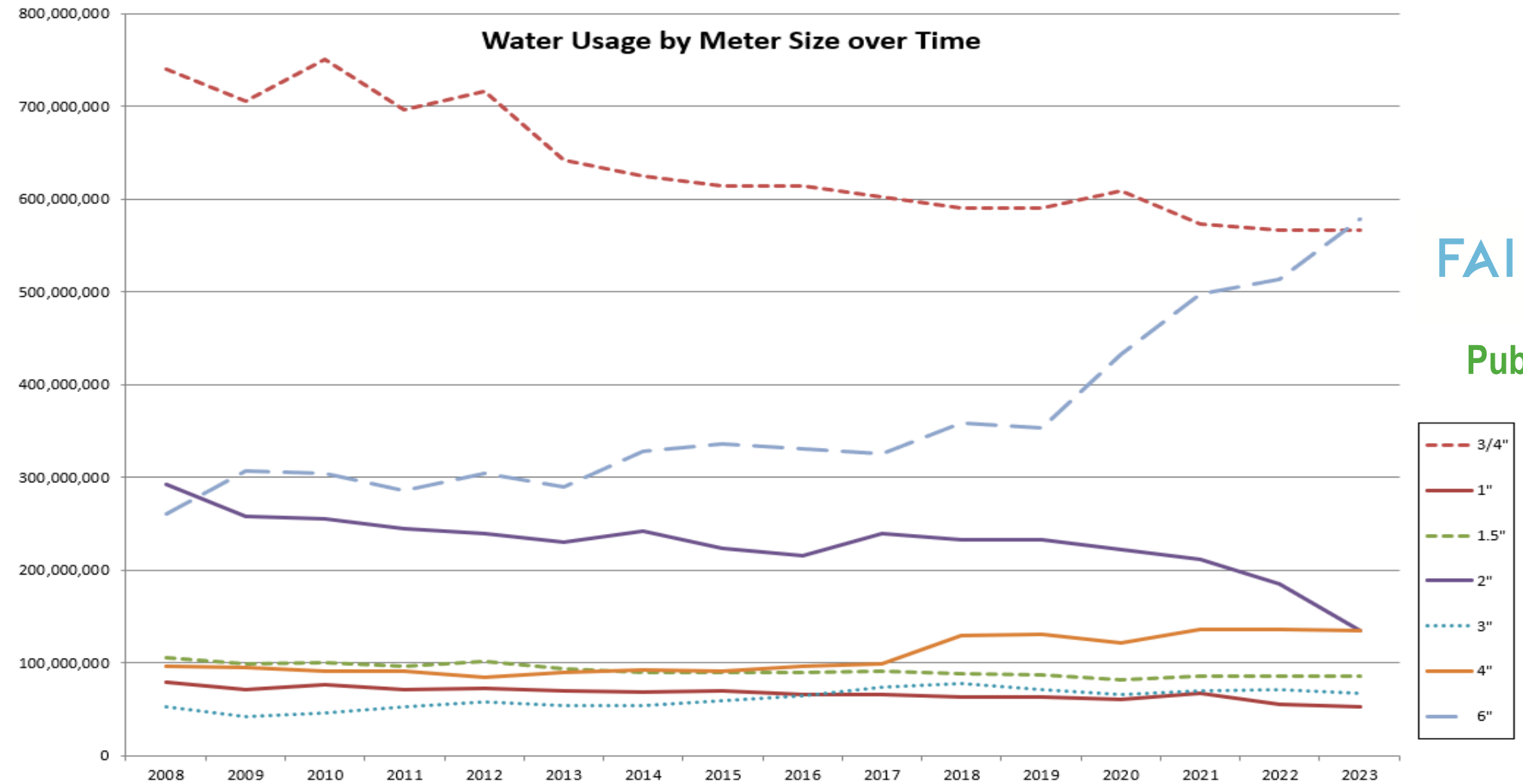


Public Utilities



Public Utilities - Revenues

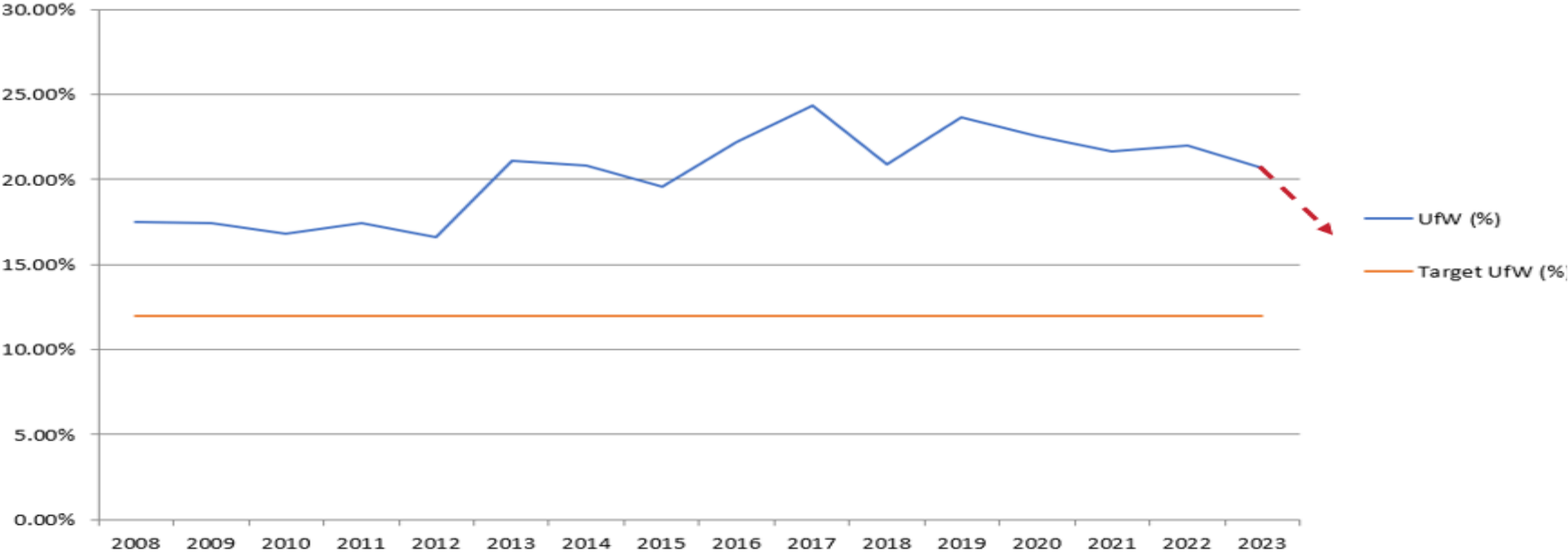






Public Utilities

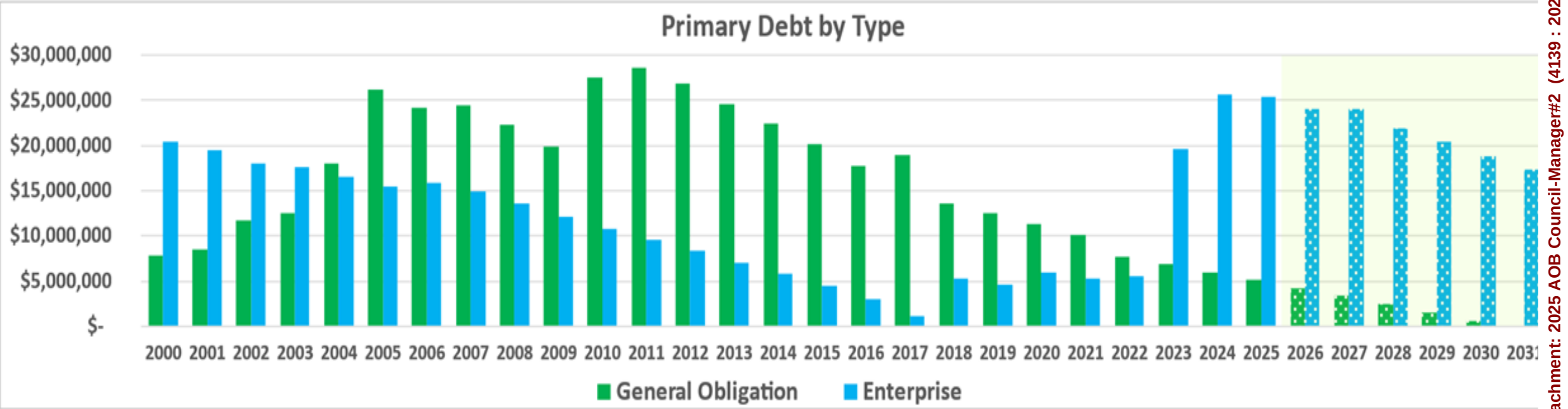
Fairfield Water Division: Unaccounted for Water (UfW) over time



Attachment: 2025 AOB Council-Manager#2 (4139 : 2025 Operating Budget)



Public
Utilities



Attachment: 2025 AOB Council-Manager#2 (4139 : 2025 Operating Budget)

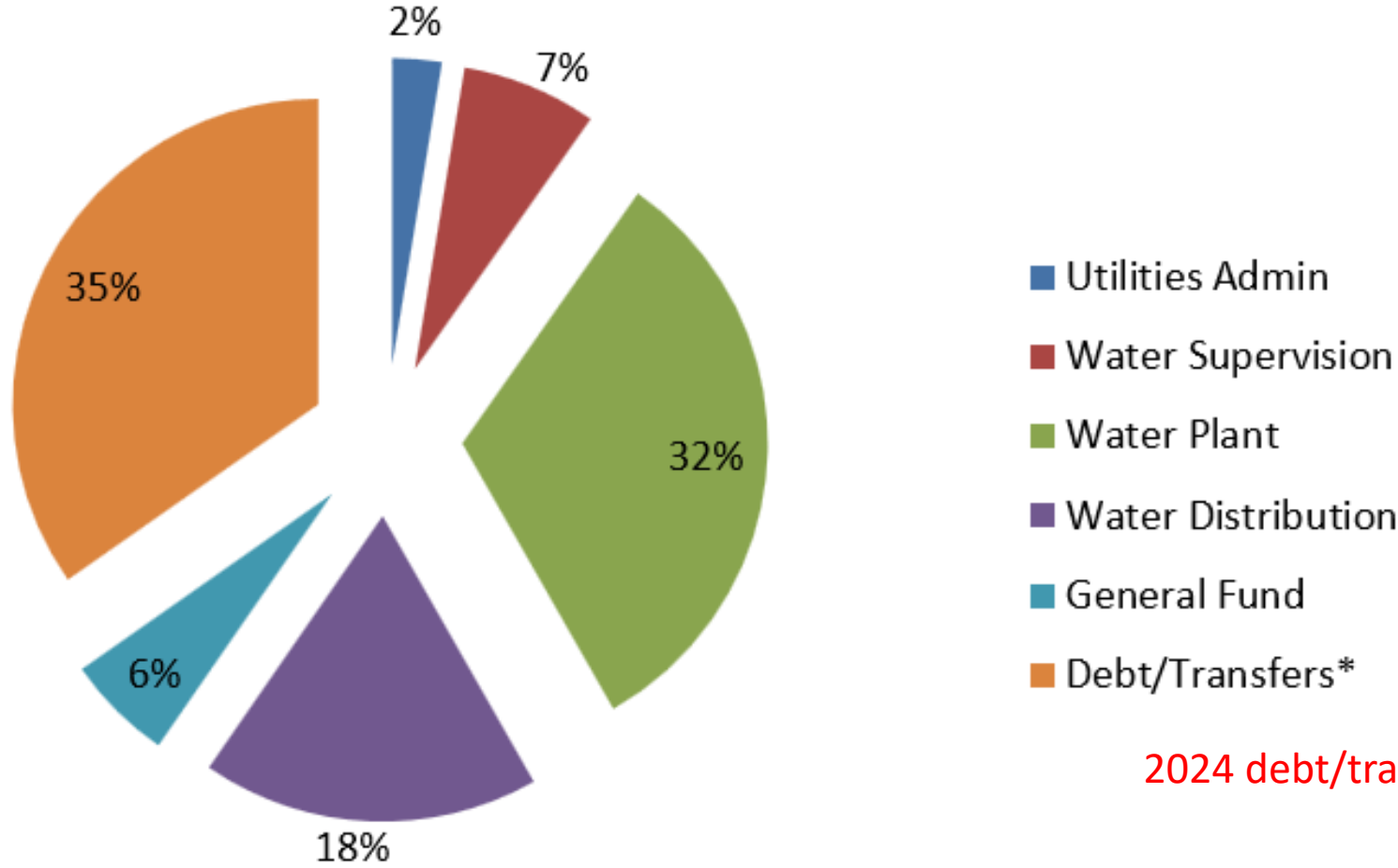
Public Utilities

- Funding Source
 - ✓ Enterprise Fund(s)

		2025 Dept Proposed	2024 Original	% Δ
PUBLIC UTILITIES - Water Revenue Fund (Fund 601)	Personnel	2,686,530	2,581,553	4.07%
	Other	6,538,304	4,907,293	33.24%
		9,224,834	7,488,846	23.18%
PUBLIC UTILITIES - Sewer Revenue Fund (Fund 620)	Personnel	2,997,750	2,986,250	0.39%
	Other	4,255,759	3,508,733	21.29%
		7,253,509	6,494,983	11.68%
PUBLIC UTILITIES	Personnel	5,684,280	5,567,803	2.09%
	Other	10,794,063	8,416,026	28.26%
		16,478,343	13,983,829	17.84%



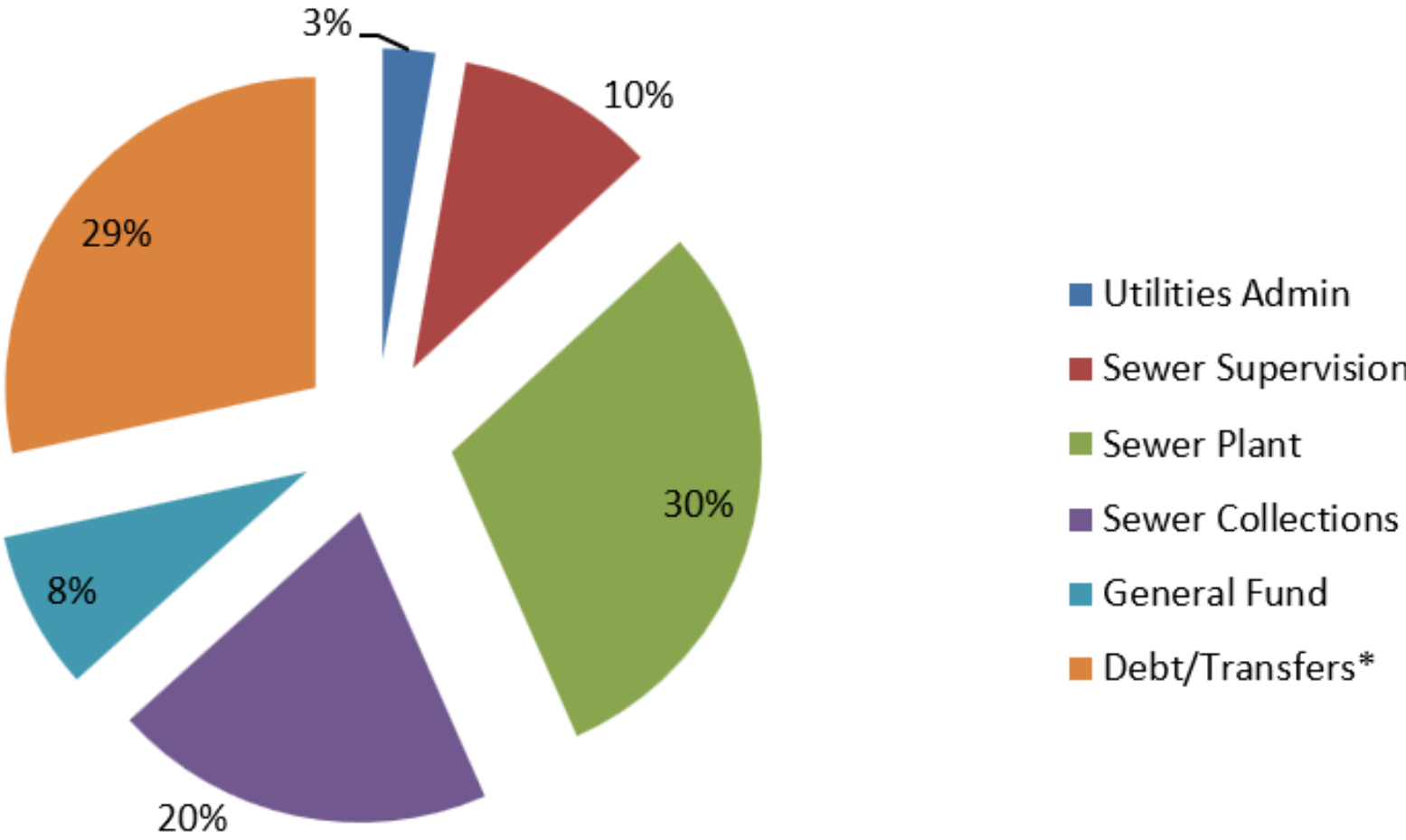
2025 Water Division Operating Budget



2024 debt/transfer: 24%

2025 Total Operating Expenses: \$ 9.2M

2025 Sewer Division Operating Budget



2025 Total Operating Expenses: \$7.1 M



Attachment: 2025 AOB Council-Manager#2 (4139 : 2025 Operating Budget)

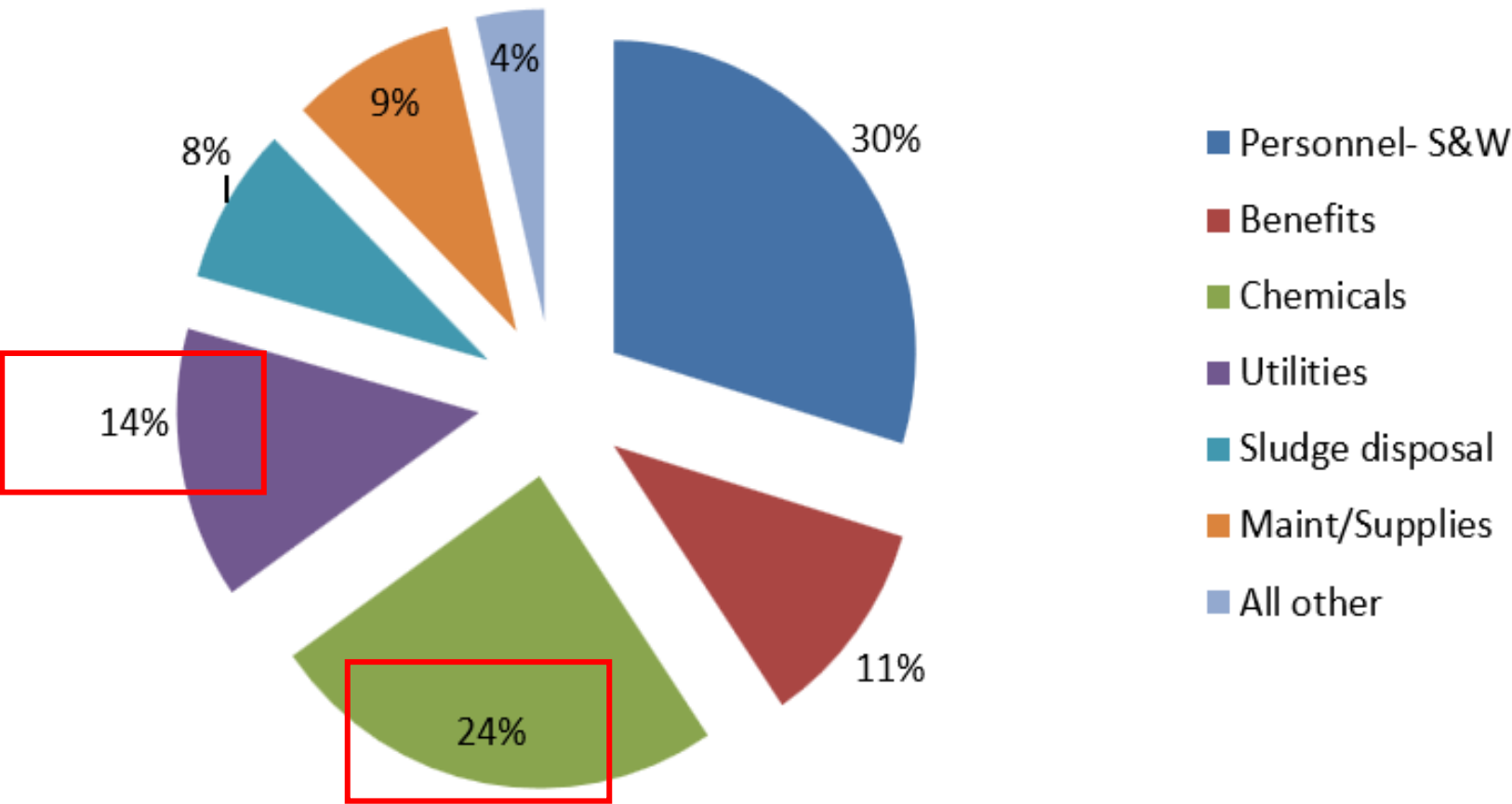
Public Utilities - Water

- Funding Source
 - ✓ Enterprise Fund(s)

		2025 Dept Proposed	2024 Original	% Δ
601 (WATER REVENUE) - 610 (PUBLIC UTILITY ADMINISTRATION)	Personnel	109,100	108,425	0.62%
	Other	130,550	122,250	6.79%
601 (WATER REVENUE) - 611 (WATER SUPERVISION)	Personnel	406,935	397,218	2.45%
	Other	776,354	693,728	11.91%
601 (WATER REVENUE) - 612 (WATER PUMPING TREATMENT)	Personnel	1,197,240	1,131,425	5.82%
	Other	1,749,700	1,455,700	20.20%
601 (WATER REVENUE) - 613 (WATER DISTRIBUTION & MAINT)	Personnel	973,255	944,485	3.05%
	Other	690,700	540,690	27.74%
PUBLIC UTILITIES - Water Revenue Fund (Excluding Debt)	Personnel	2,686,530	2,581,553	4.07%
	Other	3,347,304	2,812,368	19.02%
		6,033,834	5,393,921	11.86%



2025 Water Treatment Plant Expenses



Chemicals / Lime costs:

2024 to 2025:
+13% per PPI
\$273 → \$309 / ton

Electricity:

2024 to 2025:
+47%
\$0.041 → \$0.0595 / kWh

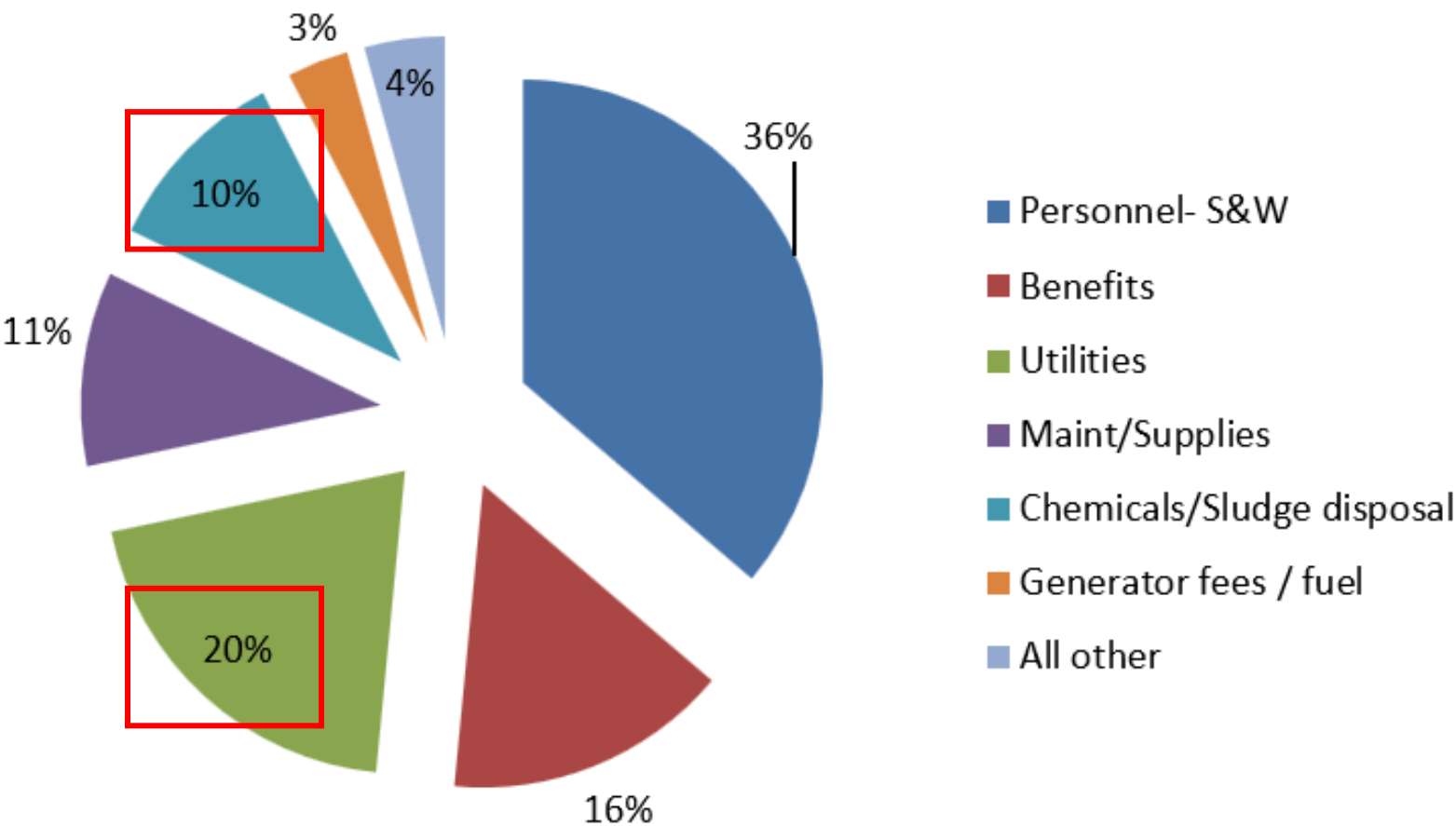
Public Utilities - Sewer

- Funding Source
 - ✓ Enterprise Fund(s)

		2025 Dept Proposed	2024 Original	% Δ
620 (SEWER REVENUE) - 610 (PUBLIC UTILITY ADMINISTRATION)	Personnel	109,100	108,425	0.62%
	Other	85,600	83,600	2.39%
620 (SEWER REVENUE) - 621 (SEWER SUPERVISION)	Personnel	508,625	520,305	-2.24%
	Other	828,620	691,619	19.81%
620 (SEWER REVENUE) - 622 (SEWER PLANT)	Personnel	1,180,900	1,205,599	-2.05%
	Other	1,037,964	883,964	17.42%
620 (SEWER REVENUE) - 623 (SEWER COLLECTION & MAINT)	Personnel	1,199,125	1,151,921	4.10%
	Other	283,200	263,750	7.37%
PUBLIC UTILITIES - Sewer Revenue Fund (Excluding Debt)	Personnel	2,997,750	2,986,250	0.39%
	Other	2,235,384	1,922,933	16.25%
		5,233,134	4,909,183	7.37%



2025 Wastewater Plant Expenses



Chemicals / Polymer

costs:
2024 to 2025:
+22%
\$1.27 → \$1.55 / lb.

Electricity:
2024 to 2025:
+47%
\$0.041 → \$0.0595 / kWh

Attachment: 2025 AOB Council-Manager#2 (4139 : 2025 Operating Budget)



1.A.a

Attachment: 2025 AOB Council-Manager#2 (4139 : 2025 Operating Budget)



FAIRFIELD PUBLIC HEARING

Whispering Hill Concept Development Plan

November 11, 2024

Planned Unit Development (PUD)

What is a Planned Unit Development?

- Deviation from the standard zoning district regulations
- Allows for creative approaches to meet unique land and/or building demands
- City Council can require additional provisions (screening, open space, signage, lighting, etc.) than may otherwise be required by the zoning code
- Concept Plan
 - Conceptual design of the overall project
 - Rezoning of the property
- Final Development Plan
 - Specific design elements of the project



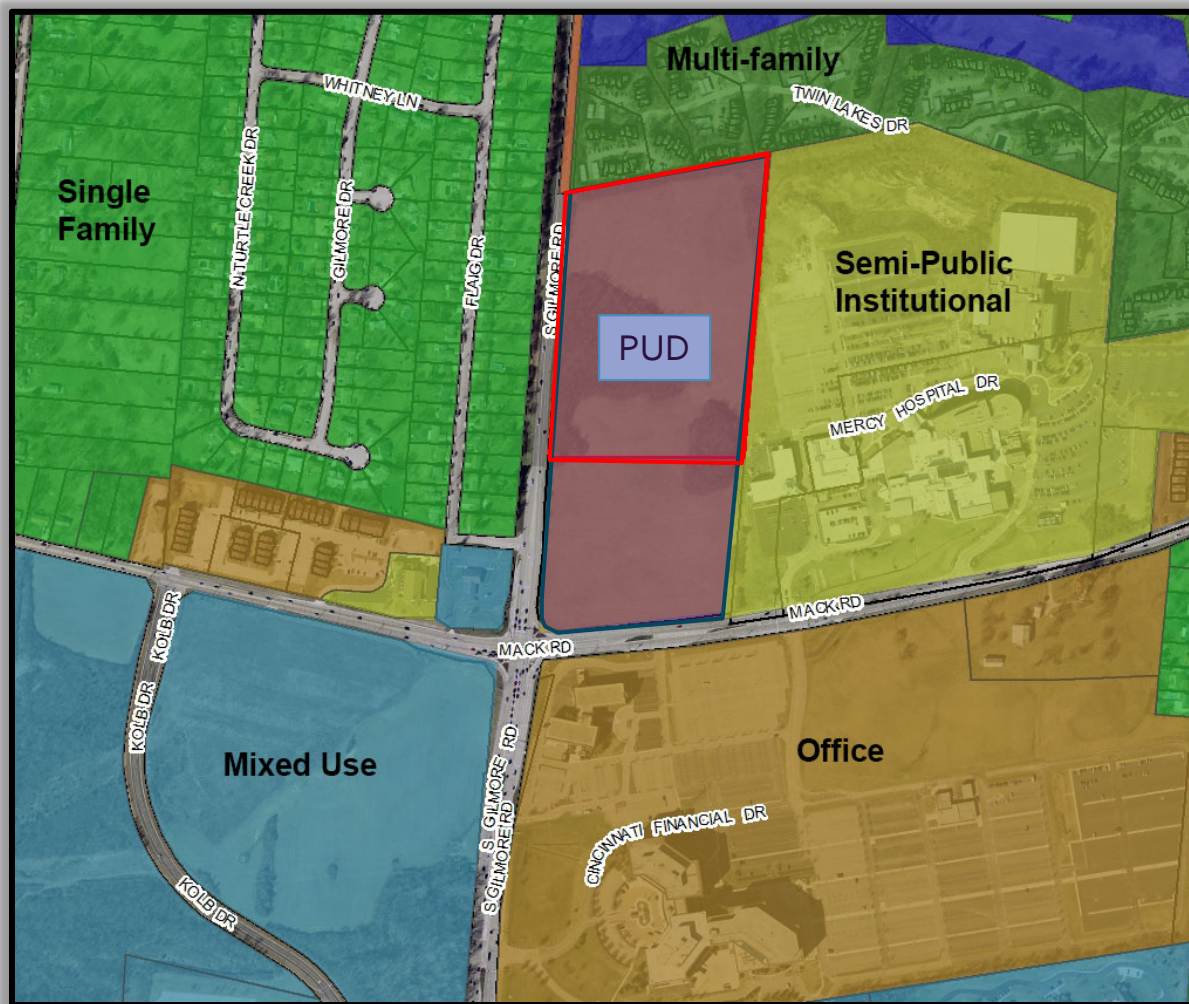


Looking northwest from Flaig Dr.



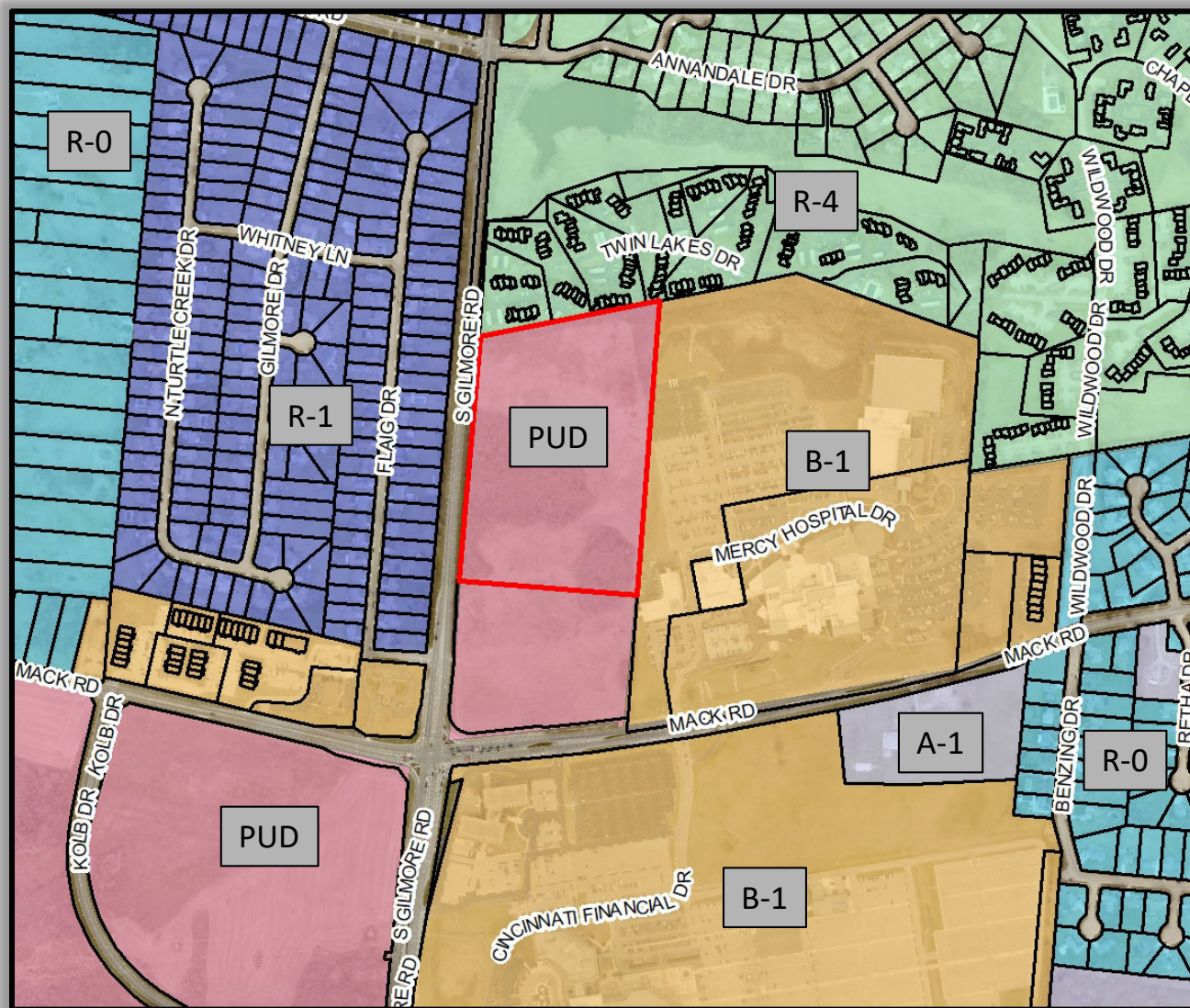
Looking southwest from Mercy Hospital

Fairfield Forward Land Use Map



Fairfield Forward
Comprehensive Plan
Future Land Use

Zoning Map



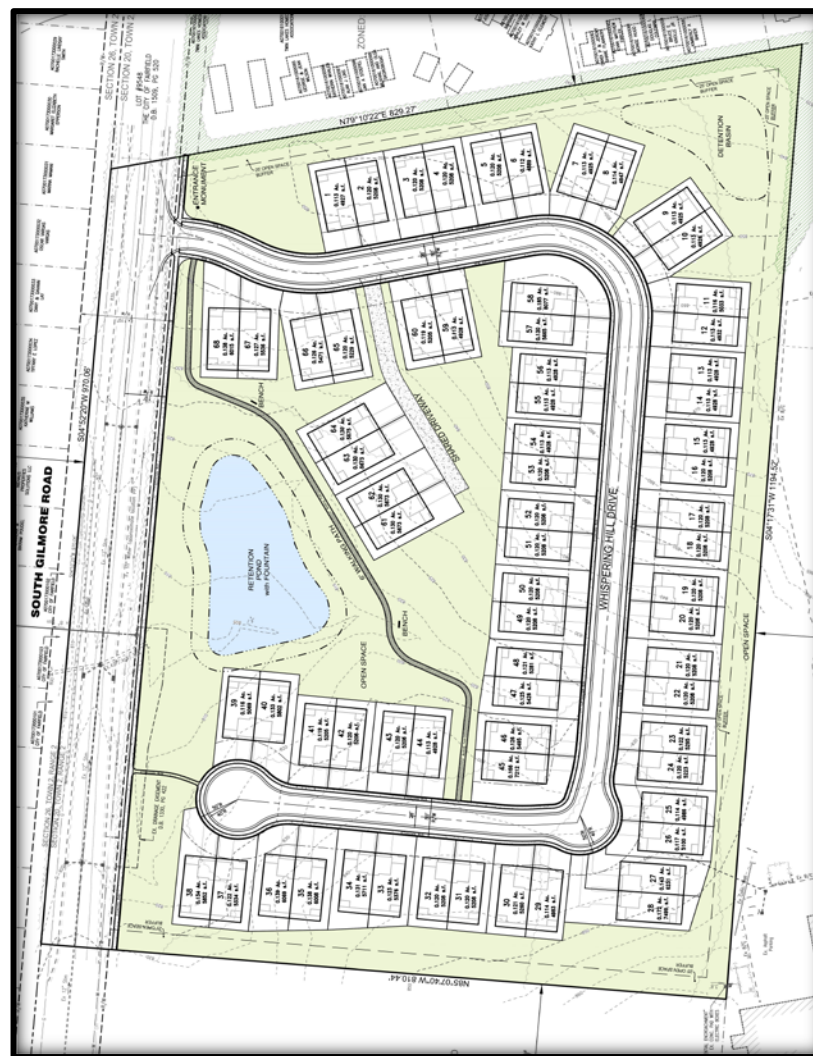
ZONING DISTRICTS

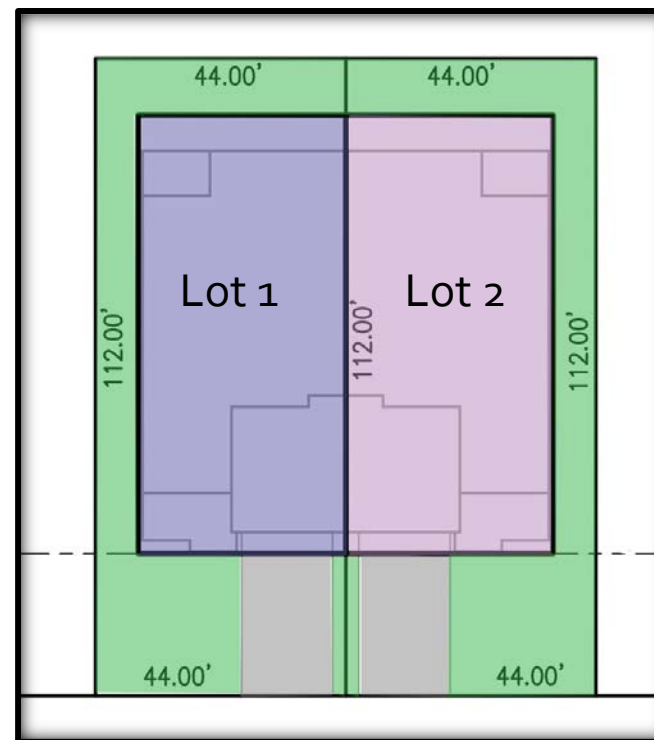
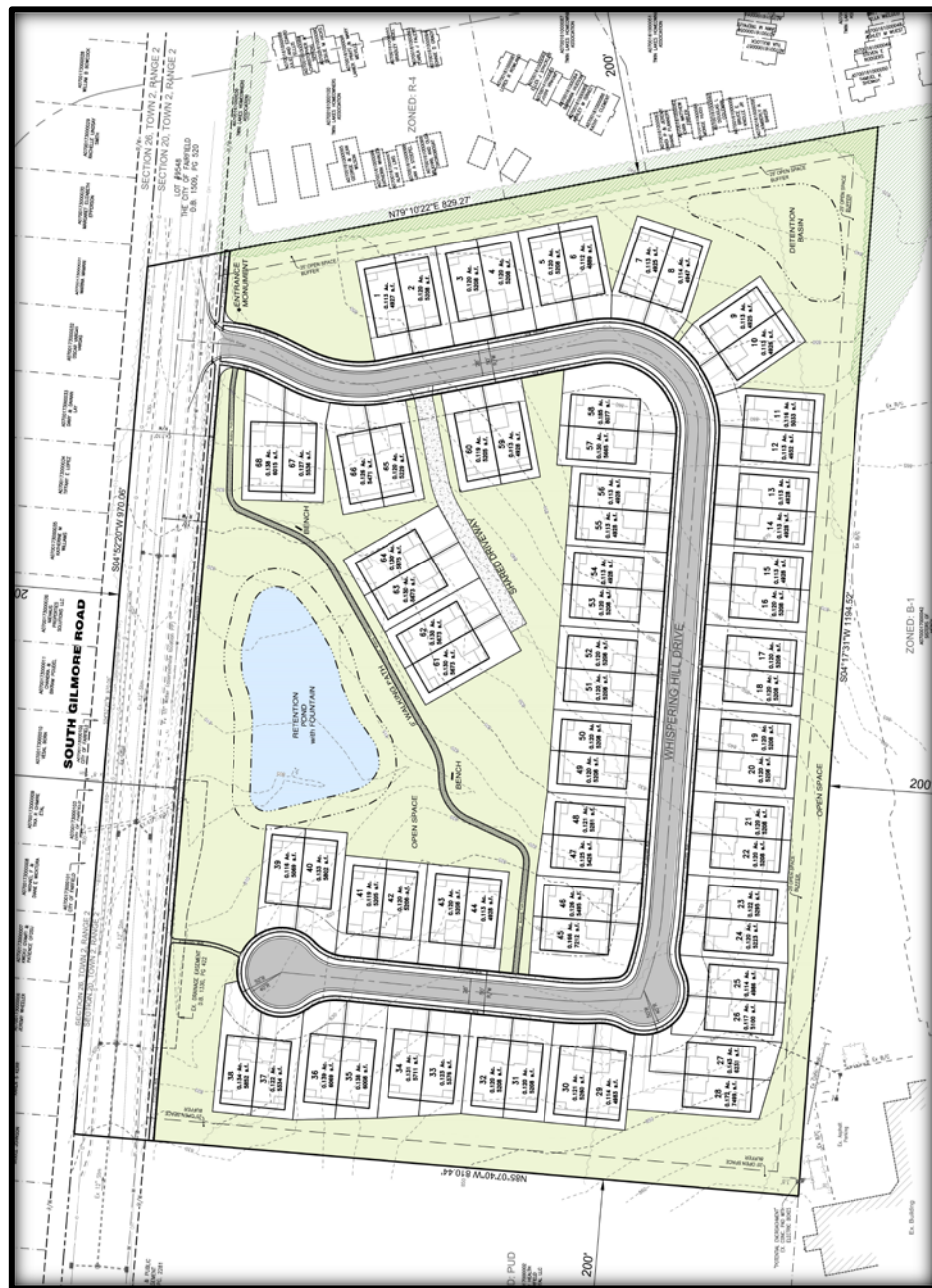
- B-1: Institutions and Office
- R-0: Single-Family
- R-1: Single-Family
- R-4: Multi-Family
- PUD: Planned Unit Development
- A-1: Agriculture & Single Family

Benzing Estates



Whispering Hill











Schedule

Public Hearing – November 11 at 7:00 PM

Planning Commission – November 13 at 6:00 PM

Second Reading – November 25 at 7:00 PM *

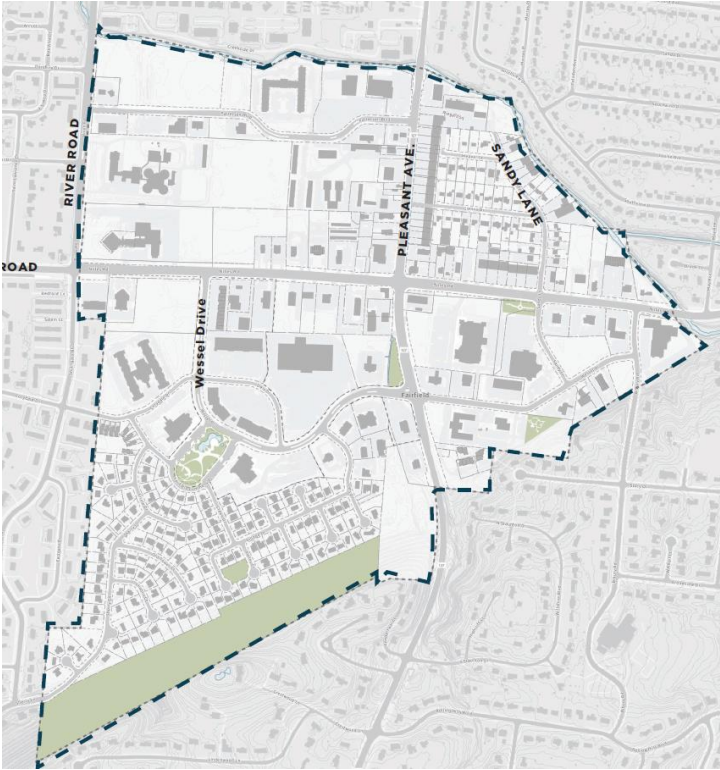
Third Reading – December 9 at 7:00 PM *

- * Dates may be delayed depending upon the outcome of Planning Commission.

QUESTIONS OR COMMENTS?



City Council
November 11, 2024



Attachment: Council Slides - November 2024 (4106 : Public Art Fund at Fairfield

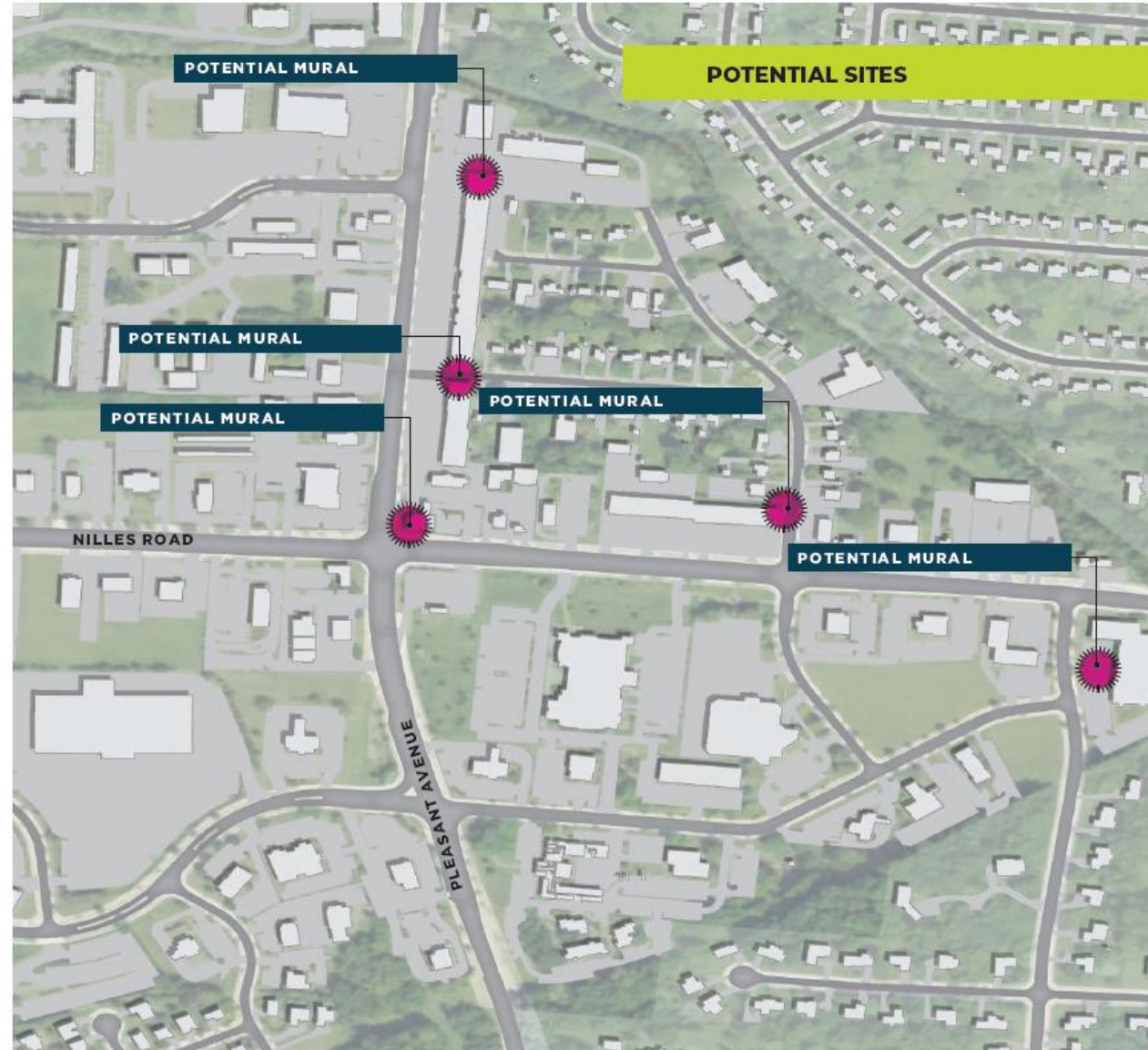


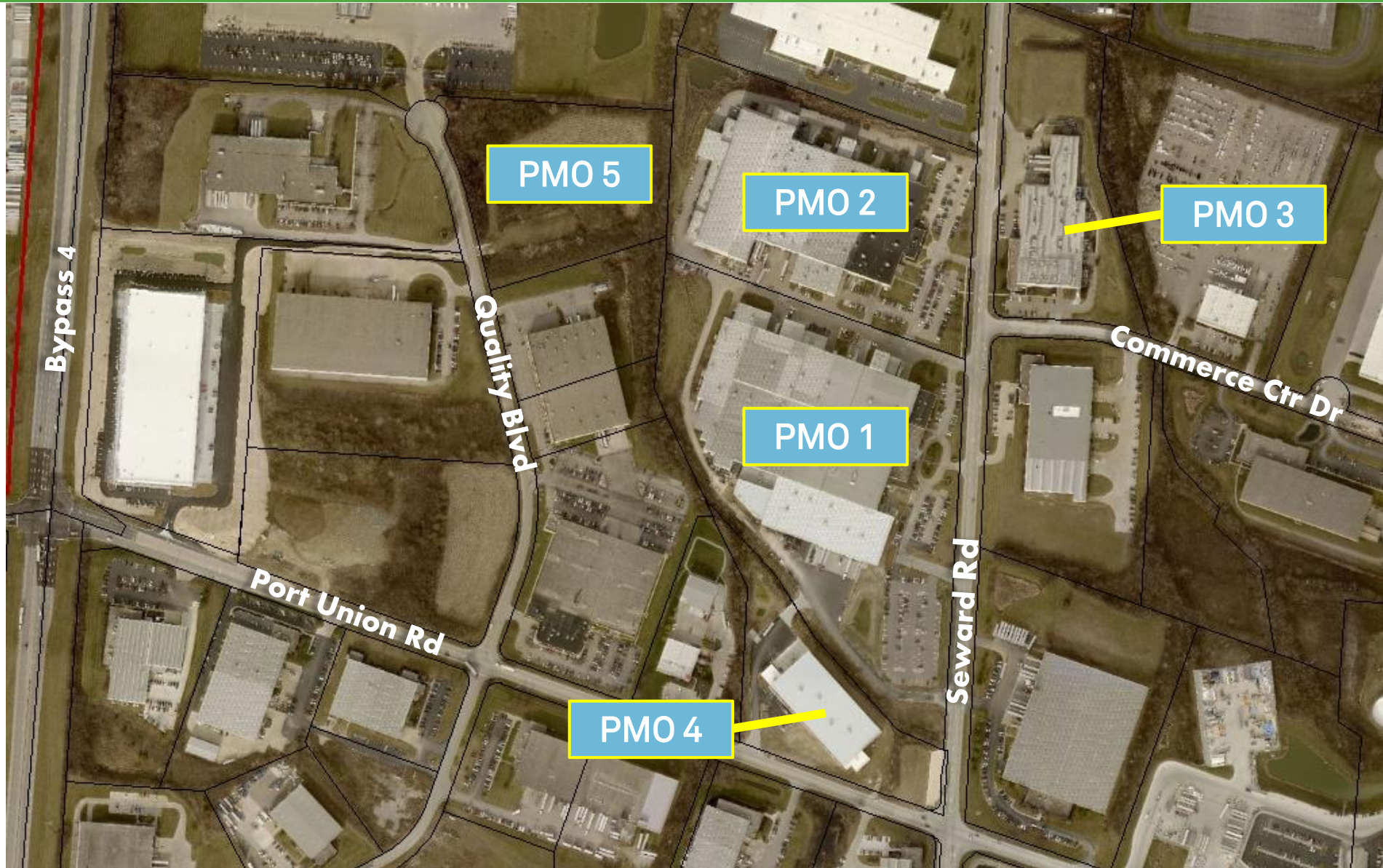


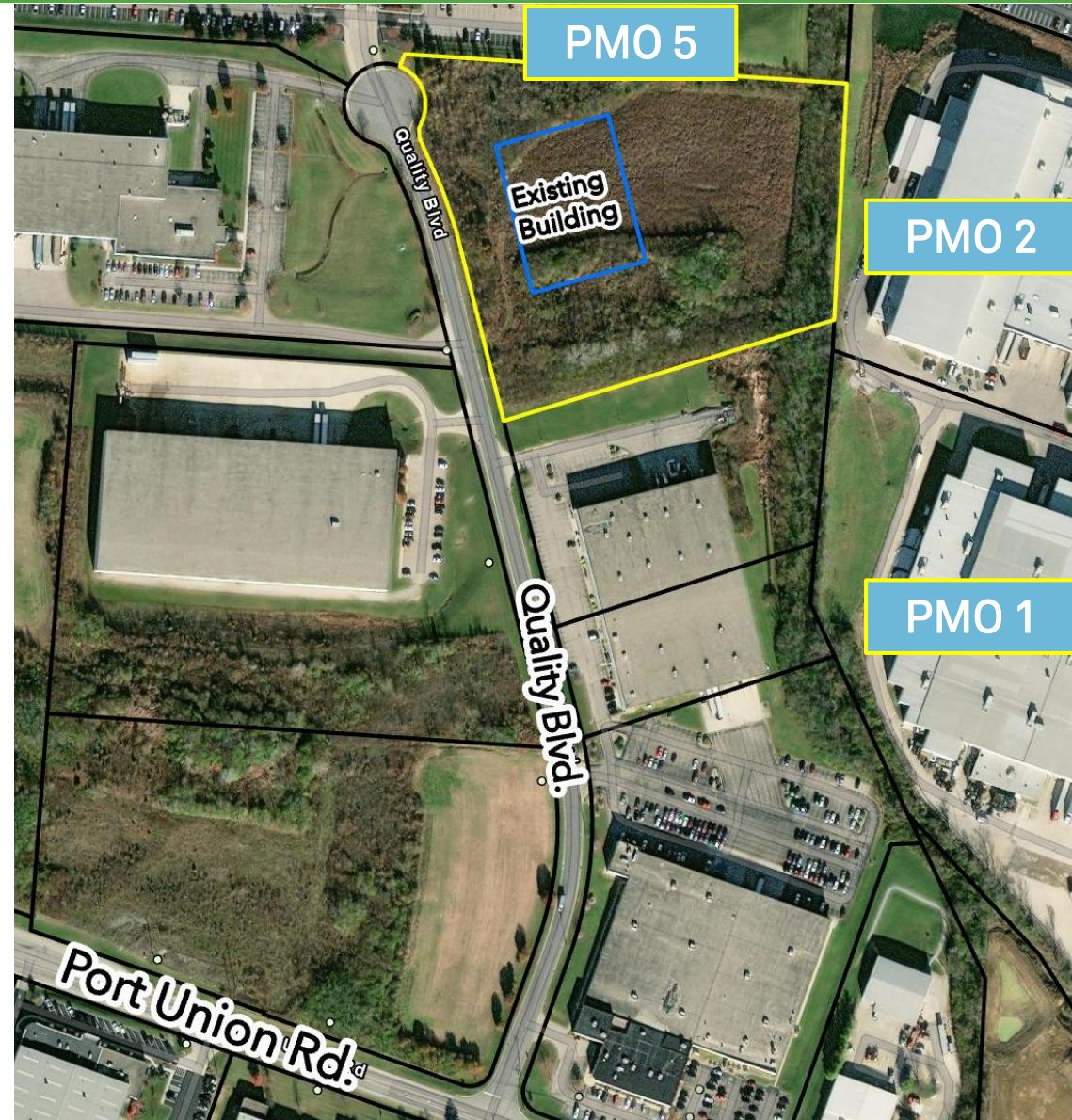
MURAL OPPORTUNITIES

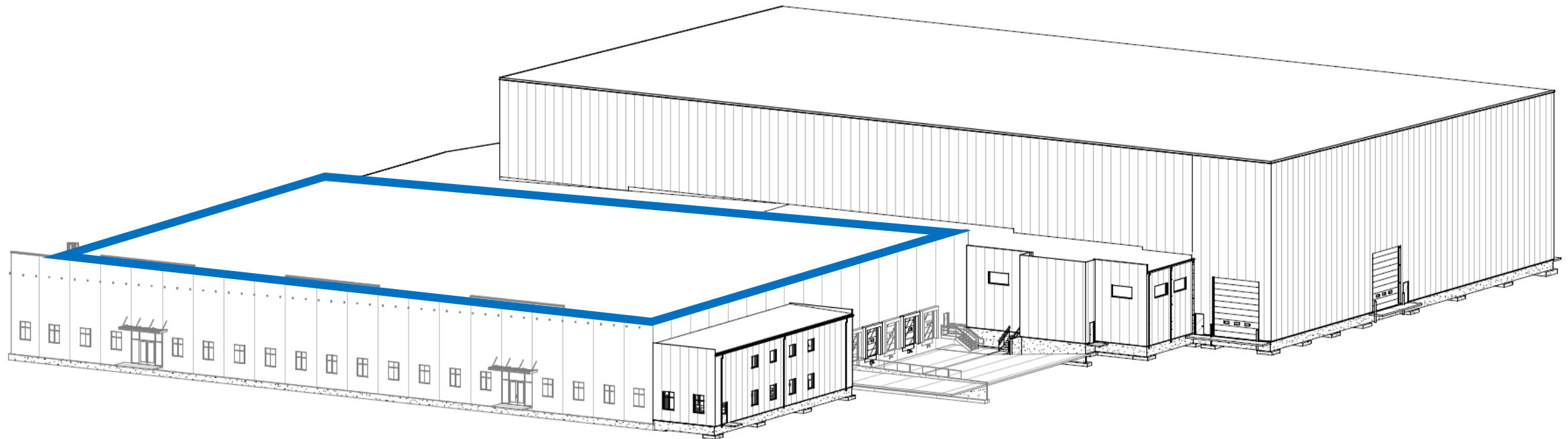
There are many additional opportunity sites for murals across the Town Center, including both public and private buildings. The city should consider developing a mural grant program and adopting mural policy guidance to shepherd the creation of new and compelling murals around the Town Center.

- Showcase the history of Fairfield and community story tell through art
- Activate blank building walls and invite color and visual interest
- Enhance the Town Center through art
- Provide color to the more neutral toned places in the city





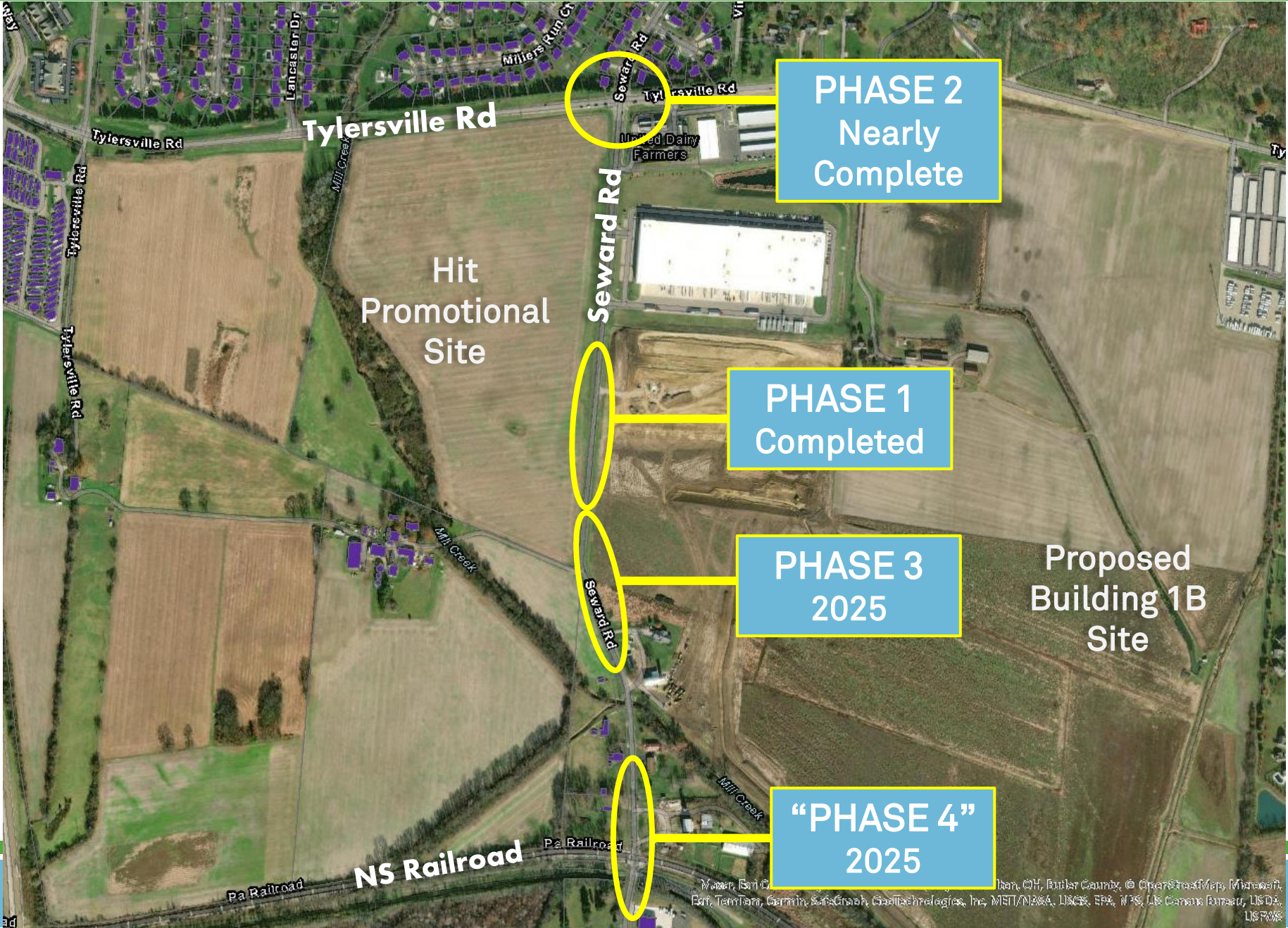




① 3D VIEW OF SW CORNER



Attachment: Council Slides - November 2024 (4106 : Public Art Fund at Fairfield





THANK YOU

Nathaniel Kaelin
Economic Development Manager
nkaelin@fairfieldoh.gov
(513) 896-8171