

**City of Fairfield
Minutes
Regular Meeting of City Council
October 15, 2024**

Council-Manager Briefing

Marsh Park

Vice Mayor Brill called the briefing to order at 6:00 PM. Councilmembers present: Leslie Besl, Dale Paullus, Debbie Pennington, Adam Kraft, Tim Meyers and Gwen Brill.

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

Staff and consultants from Designing Local presented the proposed Marsh Park plan. See attached slides.

Business Meeting Call to Order

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

Prayer/Pledge of Allegiance

Councilmember Leslie Besl 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	Excused	
Gwen Brill	Councilmember, At-Large	Present	
Leslie Besl	Councilmember, 1st Ward	Present	
Dale Paullus	Councilmember, 2nd Ward	Present	
Debbie Pennington	Councilmember, 3rd Ward	Present	
Adam Kraft	Councilmember, 4th Ward	Present	
Mitch Rhodus	Mayor	Absent	

Councilmember Kraft, seconded by Councilmember Pennington, moved to excuse Councilmember Davidson. Motion carried 6-0.

Agenda Modifications

None.

Executive Session Requests

Councilmember Besl, seconded by Councilmember Meyers, moved for executive session to discuss the status of negotiations with public employees. Roll call vote. Motion carried 6-0.

Special Presentations

None.

Citizen Comments

None.

Council Reports

Councilmember Meyers - asked if anyone was permitted to enter into the Parade of Lights. Parks and Recreation Director Brock stated that anyone can enter, just contact April Osborne.

Councilmember Kraft - Public Works is getting equipment ready for leaf pickup and winter weather, attending training and competitions. Discard Day is Saturday, October 19 at the Aquatic Center.

Councilmember Pennington - Gray Road water improvement project is off to a good start

Councilmember Besl - thanks to Public Works Department assistance, golf course paths are getting new pavement. Trick-or-Treat on the Green is Thursday, October 24 from 6-8 PM.

Public Hearing(s)

None.

Approval of Minutes

The Regular Meeting Minutes of September 23, 2024 were approved as written and submitted.

OLD BUSINESS

Development Services

Councilmember Matt Davidson

Ordinance to amend Sections 1170.03 and 1190.08 of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio to adopt a Planning and Zoning Fee Schedule for various types of applications that undergo administrative, Planning Commission, Board of Zoning Appeals and City Council review and to repeal Ordinance Number 54-80.

Recommendation:

It is recommended that City Council hold three readings on this ordinance and make it effective on January 1, 2025.

Councilmember Pennington presented the third reading of this ordinance.

ORDINANCE NO. 123-24. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Debbie Pennington, Councilmember, 3rd Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Davidson

NEW BUSINESS

Councilmember Besl, seconded by Councilmember Paullus, moved to read all New Business by title only. Motion carried 6-0.

Community & Public Relations

Councilmember Tim Meyers

Simple Motion: Motion to approve the December 2024 meeting schedule as follows: Monday, December 9, 2024: 6:00 PM - Regular Meeting; Monday, December 23, 2024: No Meeting.

Recommendation:

It is recommended that Council, via simple motion, approve the following meeting schedule for December 2024:

Monday, December 9, 2024
6:00 PM - Regular Meeting

Monday, December 23, 2024
No Meeting

SIMPLE MOTION NO. 16-24 APPROVED 6-0.

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

Public Safety

City Manager Scott Timmer - Report

Councilmember Dale Paullus

Motion to Suspend Second and Third Readings

Councilmember Paullus presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Debbie Pennington, Councilmember, 3rd Ward
AYES:	Meyers, Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Davidson

Ordinance to authorize the City Manger to execute an agreement for indigent legal representation for 2025 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 2025 in the Fairfield Municipal Court with the Butler County Public Defender Commission/Butler County Board of Commissioners. Rules suspension and the emergency clause are requested so that the agreement can be in place and reimbursement by the State of Ohio can be obtained in accordance with state agencies.

ORDINANCE NO. 124-24. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Adam Kraft, Councilmember, 4th Ward
AYES:	Meyers, Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Davidson

Motion to Suspend Second and Third Readings

Councilmember Paullus presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Leslie Besl, Councilmember, 1st Ward
AYES:	Meyers, Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Davidson

Ordinance to authorize the City Manager to enter into a contract with Rossman Enterprises Inc. dba MagneGrip for the purchase and installation of vehicle exhaust systems for the City's firehouses 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 \$235,000.00 for this purchase. The Assistance to Firefighters Grant will reimburse the City 90% of the cost of the equipment and installation.

ORDINANCE NO. 125-24. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Leslie Besl, Councilmember, 1st Ward
AYES:	Meyers, Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Davidson

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:	Adam Kraft, Councilmember, 4th Ward
AYES:	Meyers, Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Davidson

Ordinance to authorize the City Manager to enter into a collective bargaining agreement with the International Union of Operating Engineers Local #20, AFL-CIO for wages, hours, and terms and conditions of employment for the period of March 1, 2023 through February 28, 2026, inclusive, and declaring an emergency.

ORDINANCE NO. 126-24. APPROVED 6-0.

Councilmember Meyers thanked staff and bargaining union partners for their hard work in coming to an agreement to move forward. Vice Mayor Brill concurred with his statements.

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

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:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Davidson

Ordinance to authorize the City Manager to execute a contract for professional services with Secure Cyber Defense, LLC and declaring an emergency

Recommendation:

It is recommended that City Council authorize and direct the preparation of legislation authorizing the City Manager to enter into a contract with Secure Cyber for professional services.

ORDINANCE NO. 127-24. APPROVED 6-0.

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

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:	Adam Kraft, Councilmember, 4th Ward
AYES:	Meyers, Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Davidson

Ordinance providing for the issuance of \$59,179.88 of bonds by the City of Fairfield, Ohio, to pay part of the cost of sidewalk repair in the City, and declaring an emergency.

Recommendation:

It is necessary for Council to authorize the issuance of Sidewalk Special Assessment bonds for 2024 in the amount of \$59,179.88.

It is recommended that City Council authorize and direct preparation of legislation to authorize the issuance of bonds for the repair of sidewalks against lots that benefited from the improvements. The legislation will require the emergency clause as unpaid assessments were certified to the County Auditor.

ORDINANCE NO. 128-24. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Davidson

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:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Davidson

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.

ORDINANCE NO. 129-24. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Adam Kraft, Councilmember, 4th Ward
AYES:	Meyers, Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Davidson

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:	Debbie Pennington, Councilmember, 3rd Ward
AYES:	Meyers, Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Davidson

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.

ORDINANCE NO. 130-24. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Davidson

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Monday, October 28 - Council-Manager Briefing, 5:30 PM; Regular Meeting 7:00 PM
- B. Monday, November 11 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, November 25 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

Executive Session of Council (if needed)

Council recessed to Executive Session at 7:19 PM.

16. ADJOURNMENT

The Regular Meeting adjourned at 7:36 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved _____

MARSH PARK MASTER PLAN

FAIRFIELD
CITY OF OPPORTUNITY

DESIGNING
LOCAL

TOOLE
DESIGN
BURGESS & NIPLE

HISTORY

The City first leased a portion of the Martin Marietta / Dravo Quarry for the Thomas O. Marsh Park property in 1978. Throughout the years, the park has grown in size to 146-acre, including the 60-acre lake.

Marsh Park serves as a crucial recreational area for the community, offering a blend of natural elements and outdoor activities.

In 2016, the City completed its first Master Plan for the site, which laid the foundation for future development, improvement, and community engagement.

In recent years, City Council has prioritized Marsh Park due to its importance as a significant asset for the City, highlighting the intrinsic value of the property, its natural beauty, and potential for development.

TIMELINE

February 11, 2023 – City Strategic Offsite identifies Marsh Park Master Plan as key strategic initiative.

February 26, 2024 – Funding approved by City Council to hire Designing Local to facilitate Marsh Park Master Plan.

April 30, 2024 – City staff and Designing Local held a project kick-off meeting.

May 27 - June 26, 2024 – The park planning team hosted a public survey, gathering a total of 838 responses. The survey was advertised via social media, websites, and word of mouth.

June 18, 2024 – Community Engagement event at Marsh Park. Approximately 75 community members came and gave their input.

Fall 2024 – Plan Development/Refinement.

Attachment: Council Presentation 2024_1015 (4109 : Marsh Park)



The vision for Marsh Park is to create
a premier **recreational** destination
that provides the **community** with a
meaningful **connection** to a unique
natural **environment**.



Planning Goals

1. Enhance the **environment** as a natural destination.
2. Promote **connection** between users and the park.
3. Support **community** through events and programming.
4. Encourage **recreation** with thoughtful improvements.



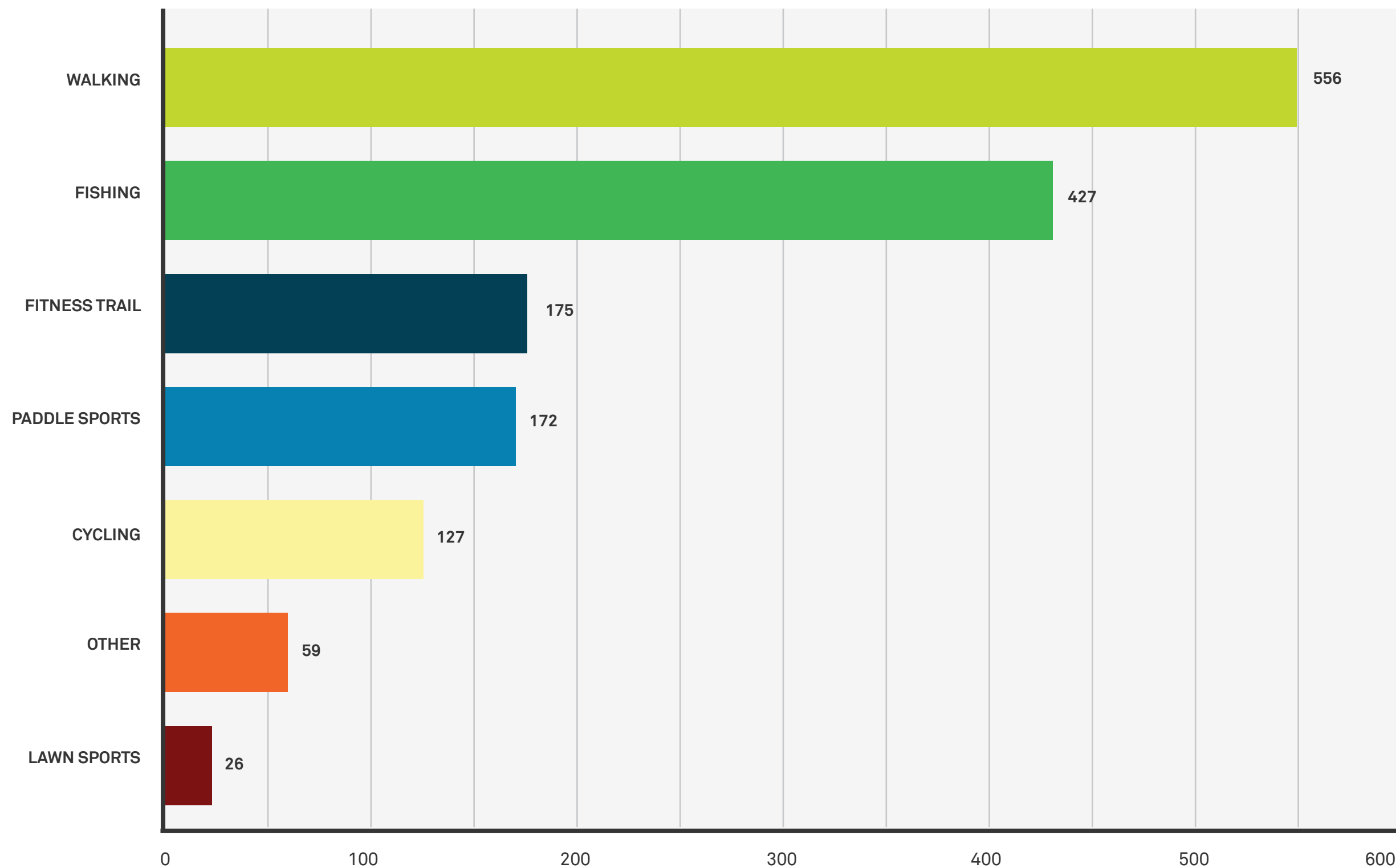
Where do you live? (Online Survey)

AUGUSTA
 EMERALD LAKE PLEASANT RUN FARM
 GRAY ROAD WATERWORKS PARK
 RIVERDALE WINTON
 FAIRFIELD LAKES MONASTERY
 NEIGHBORHOOD
 WILDWOOD HARBIN PARK RESOR
 VILLAGE GREEN ROLLING HILLS SYMMES
 ARBOR CREST
 LINDENWALD FURMANDALE
 HAMILTON PLEASANT MUSKOPF MACK
 ROSS LINDALE

Attachment: Council Presentation 2024_1015 (4109 : Marsh Park)

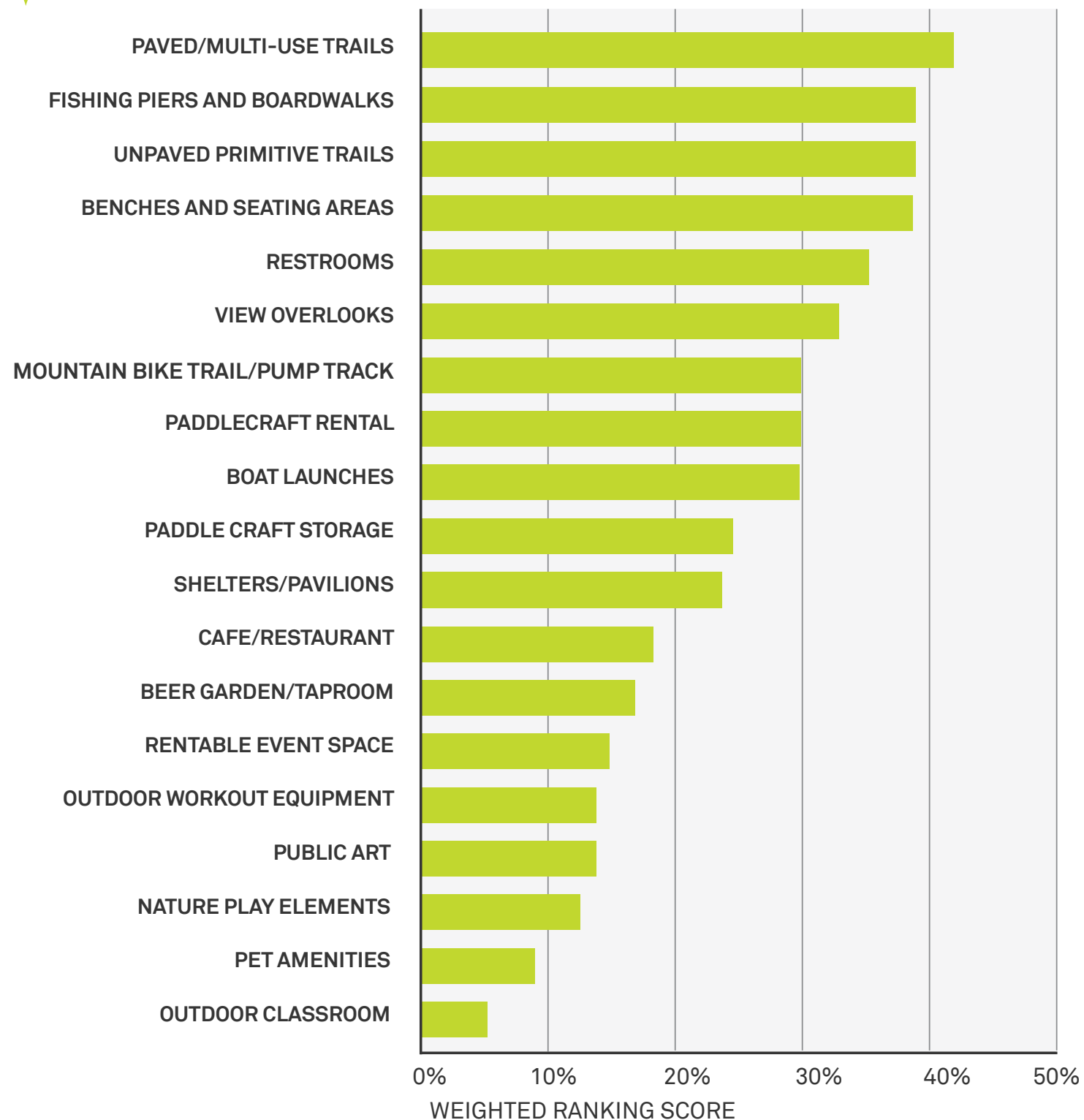


What activities have you done in Marsh Park? (Online Survey)

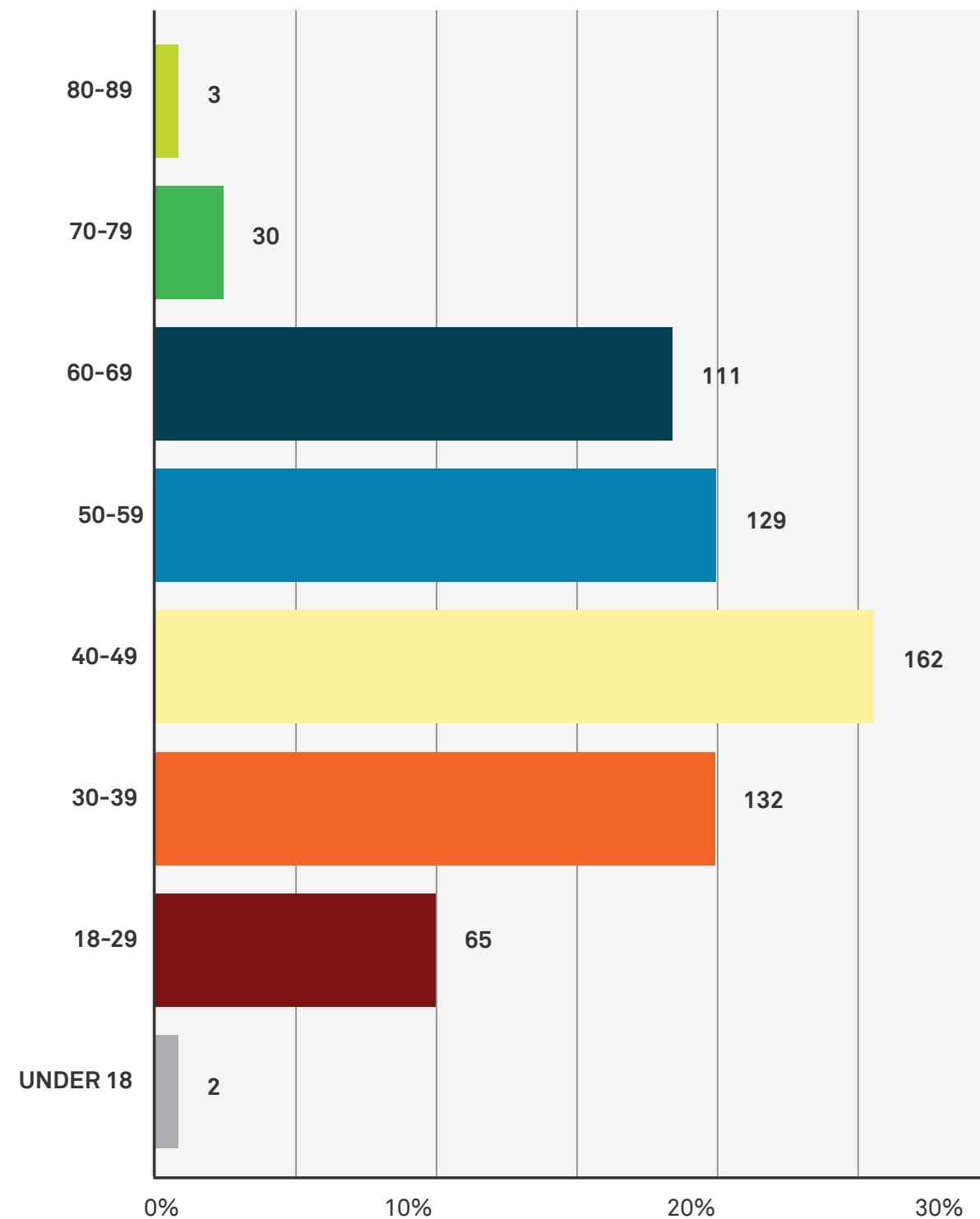


Attachment: Council Presentation 2024_1015 (4109 : Marsh Park)

What amenities would you most like to see in Marsh Park?



What is your age? (Online Survey)



Attachment: Council Presentation 2024_1015 (4109 : Marsh Park)





Attachment: Council Presentation 2024_1015 (4109 : Marsh Park)

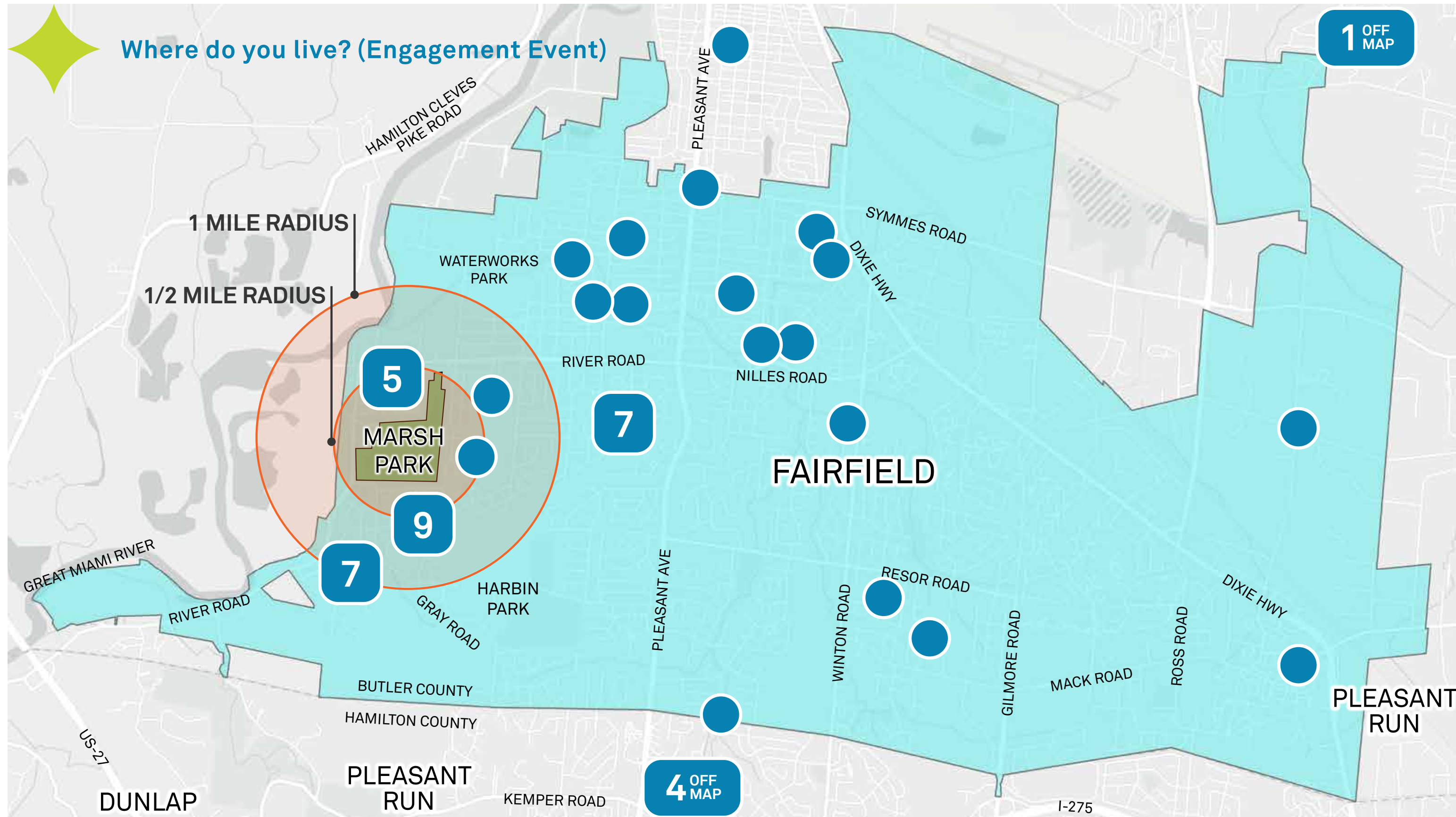
MARSH PARK MASTER PLAN

OCTOBER 15, 2024

FAIRFIELD
CITY OF OPPORTUNITY

**DESIGNING
LOCAL**

TOOLE
DESIGN
BURGESS & NIPLE



Attachment: Council Presentation 2024_1015 (4109 : Marsh Park)



Existing Conditions

- - - - - Great Miami River Trail (existing)
- Great Miami River Trail (2027)
- Existing tree cover
- ////// 100-Year floodplain (1% annual chance)
- ////// 500-Year floodplain (0.2% annual chance)



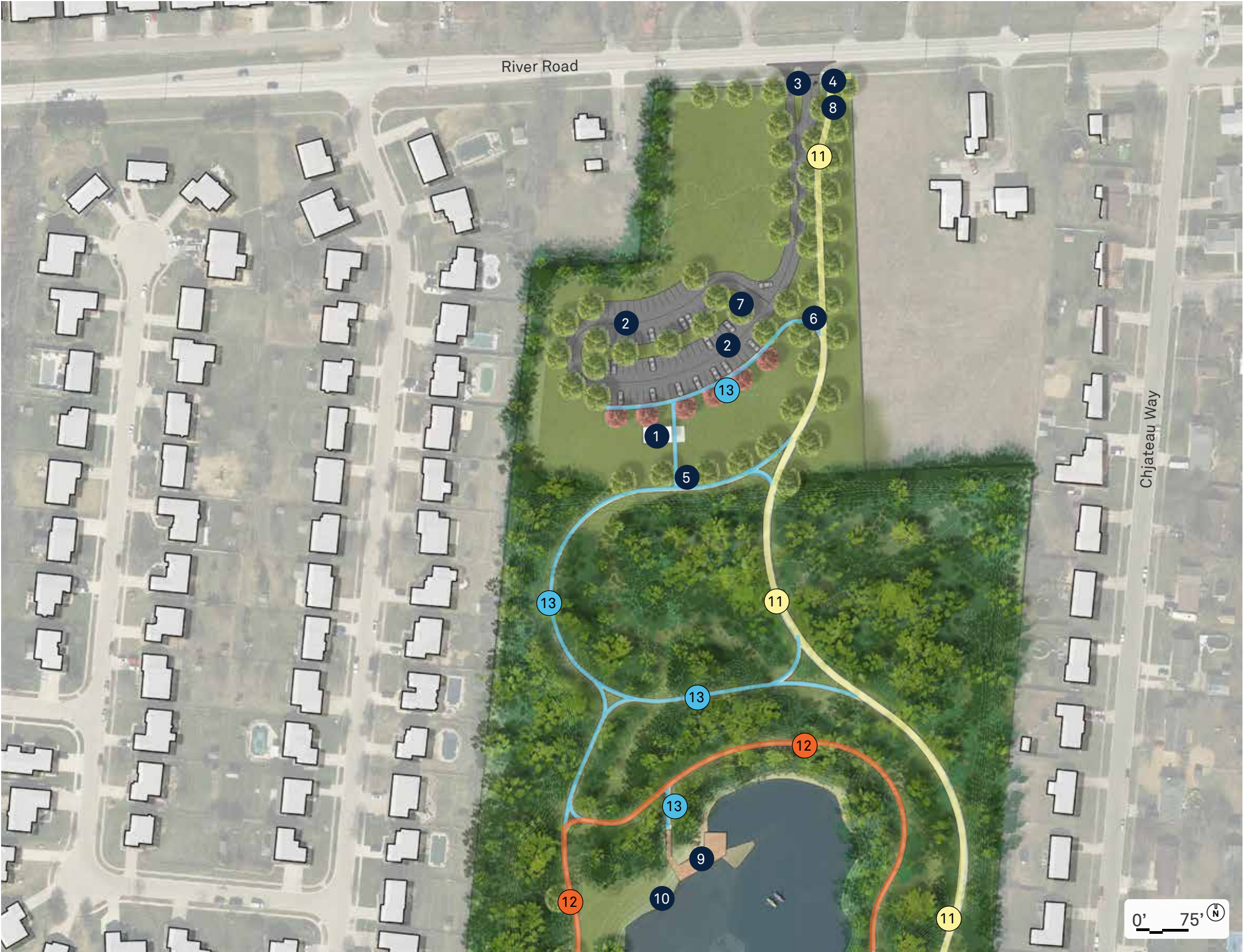
Attachment: Council Presentation 2024_1015 (4109 : Marsh Park)



Overall Site Amenities

- 1a Parking (120 spaces)
- 1b Parking (120 spaces, 12 trailer spaces)
- 1c Parking (80 spaces)
- 2 Nature-based play and recreation areas
- 3a Boat launch (vehicular)
- 3b Boat launch (ADA)
- 3c Boat launch (at-shore; typical of 2 locations)
- 4 Fishing boardwalk (typical of 5 locations)
- 5 Overlook area (typical of 5 locations)
- 6a Reservable shelter (see also 7a): Adjacent to
- 6b Reservable shelter: within 200' of parking
- 6c Reservable shelter: within 600' of parking
- 6d Reservable shelter: Adjacent to parking
- 7a Public restroom (see also 6a): 6-7 stalls total
- 7b Public restroom: 6-7 stalls total
- 7c Private restroom
- 300'/500' distance from public restrooms





ELEMENT	
1	Reservable shelter
2	Parking area (79 spaces)
3	Secondary vehicular entry with sign
4	Trail entry
5	Bike racks and pump/repair station
6	Trailhead kiosk sign
7	Location sign
8	Trail wayfinding sign
9	Boardwalk with benches
10	Secondary boat launch (at-shore)
11	Great Miami River Trail
12	Shared use path (8' width)
13	Walking trail (6' width)

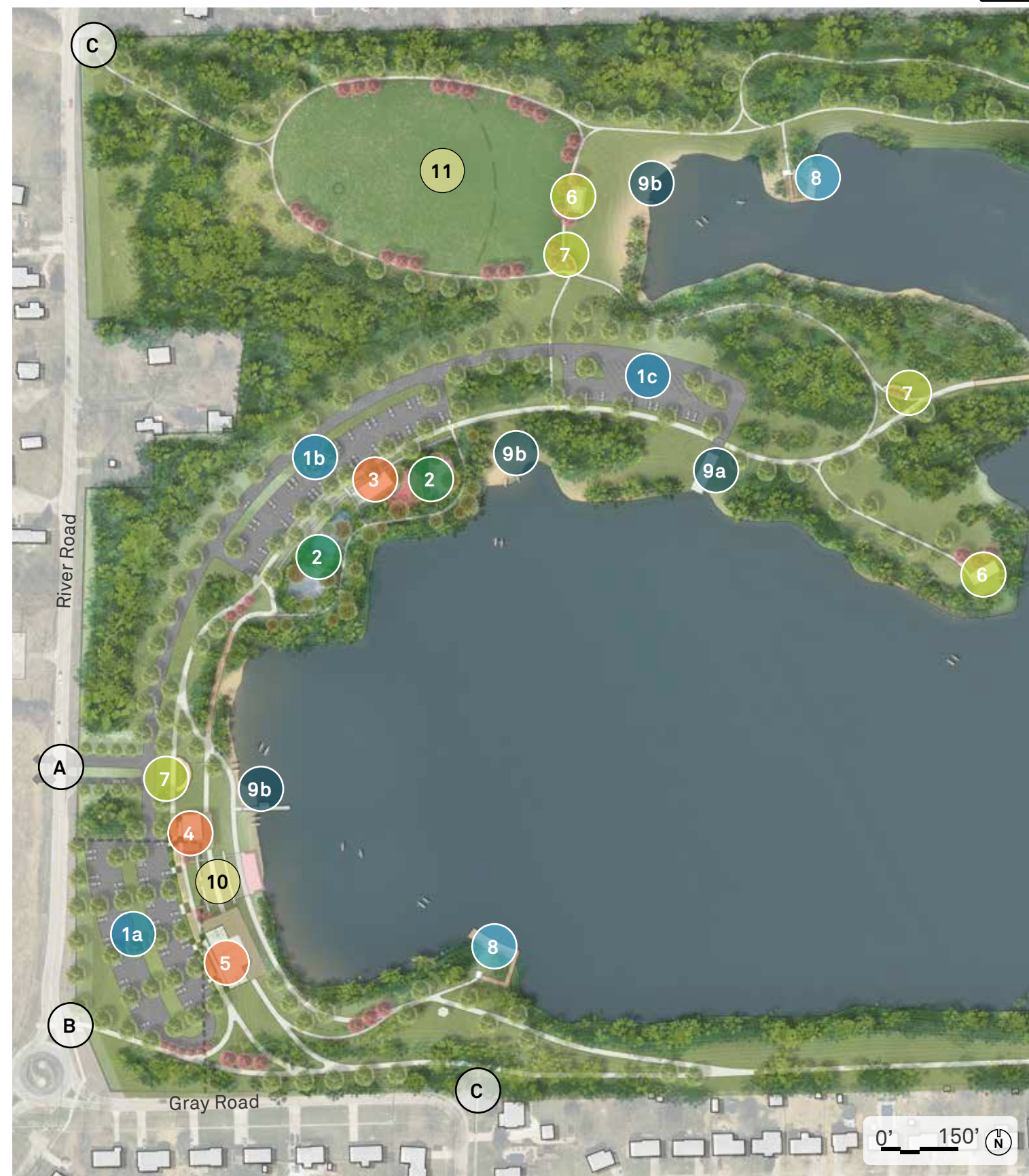
Attachment: Council Presentation 2024_1015 (4109 : Marsh Park)





Southwest Area

- (A)** Vehicular entry
- (B)** Great Miami River Trail access point
- (C)** Neighborhood pedestrian access point
- 1a** Parking (120 spaces)
- 1b** Parking (90 spaces)
- 1c** Parking (30 spaces; 12 trailer spaces)
- 2** Nature-based play and recreation areas
- 3** Shelter with public restroom
- 4** Baithouse with public restroom
- 5** Restaurant space with private restroom
- 6** Reservable Shelter structure (capacity for 15-30 people; typical of 2 locations)
- 7** Overlook area (seating capacity for 15-30 people; typical of 2 locations)
- 8** Fishing pier/boardwalk (capacity for 12-15 people)
- 9a** Vehicular boat launch
- 9b** Secondary boat launch (typical of three locations)
- 10** Amphitheater area and event space
- 11** Great lawn (4 acres)



Attachment: Council Presentation 2024_1015 (4109 : Marsh Park)



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Attachment: Council Presentation 2024_1015 (4109 : Marsh Park)







General Paths and Trails (not dependent on other phases)

PROJECT	MAGNITUDE OF COST	COMPONENTS
Great Miami River Trail (2027)	Funded through federal grant	From River Road to Existing trail, including realignment.
Earthwork and grading	\$75,000 - \$100,000	5,000 cubic yards of earthwork.
Bridge	\$1,200,000 - \$1,500,000	320' span bridge.
Shared-use paths (11')	\$800,000 - \$1,000,000	5,600' length 11' width paved trail.
Shared-use paths (8')	Funding secured	3,750' length 8' width paved trail.
Boardwalk with railing	\$250,000 - \$400,000	200' length boardwalk.
Walking trails (6')	\$700,000 - \$950,000	9,000' length 6' width paved walking trail.
Gravel path (6')	\$100,000 - \$150,000	2,400' length 6' width gravel walking trail.
Wayfinding and signage	\$250,000	Monument entry sign and directional signage.
Soft costs	\$650,000	Engineering, permitting, & mobilization.

\$4,025,000 - \$5,000,000

Total Cost



General Projects (independent of other projects)

PROJECT	MAGNITUDE OF COST	COMPONENTS
Earthwork and grading	\$50,000 - \$75,000	5,000 cubic yards of earthwork.
Parking and drive alignment	\$650,000 - \$900,000	Access drive and parking (42,000 SF).
Amphitheater (capacity 500-600 people)	\$250,000 - \$400,000	Seat walls, retaining walls, lighting and site amenities.
Overlooks (five locations)	\$1,000,000 - \$1,500,000	Overlooks with stone walls and seating.
Monoslope shelter and associated construction (three locations)	\$750,000 - \$1,200,000	24' x 42' shelter (15-20 people).
Fishing pier/boardwalk (Five locations)	\$600,000 - \$800,000	8' width minimum; railings with variable height; capacity 10-15 people each.
Trail adjustment/alignment	\$100,000 - \$150,000	Connection to existing trails, paths.
Wayfinding and signage	\$500,000	Entry monument sign and trail signage.

\$3,900,000 - \$5,525,000

Total Cost



Event Space, Leasable Flex Space, and Parking		
PROJECT	MAGNITUDE OF COST	COMPONENTS
Earthwork and grading	\$200,000 - \$300,000	20,000 cubic yards of earthwork.
Parking and drive alignment	\$750,000 - \$1,000,000	Access drive and parking (50,000 SF).
Utilities for Leasable flex space	\$400,000 - \$500,000	Water and sanitary hookups, service lines.
Leasable flex space	\$3,000,000 - \$6,000,000	Restaurant, decks, patios, and site furnishings.
Baithouse/restroom building	\$1,000,000 - \$1,500,000	2,000 SF building with restroom (6-7 stalls) and basement storage.
Wayfinding and signage	\$250,000	Directional and trail signage.
Soft costs	\$700,000	Engineering, permitting, & mobilization.
\$6,300,000 - 10,250,000		Total Cost

Container restaurant (Leasable Flex Space Alternative)	\$750,000 - \$1,000,000	Container restaurant/furnishings; allows for future expansion
Pad with utilities for vendor (Leasable Flex Space Alternative)	\$150,000 - \$250,000	6,000 SF pad; allows for future expansion.



Attachment: Council Presentation 2024_1015 (4109 : Marsh Park)

Recreation Area Access and Parking		
PROJECT	MAGNITUDE OF COST	COMPONENTS
Earthwork and bank stabilization	\$400,000 - \$500,000	40,000 cubic yards of earthwork (average 3' depth).
Parking & drive alignment(^ note, below)	\$1,000,000 - \$1,250,000	Access drive and parking (70,000 SF).
Nature-based play/recreation areas	\$1,000,000 - \$1,250,000	Two separate play/recreation areas (8,000 sf each).
Shelter/restroom building	\$500,000 - \$750,000	Restroom (6-7 stalls); shelter seats 15-20 people.
Trail adjustment/alignment	\$100,000 - \$150,000	Connection to existing trails, paths.
Wayfinding and signage	\$500,000	Monument entry sign and directional signage.
Soft costs	\$700,000	Engineering, permitting, & mobilization.
\$4,200,000 - 5,100,000		Total Cost



Boat Launch Access and Parking

PROJECT	MAGNITUDE OF COST	COMPONENTS
Earthwork and grading	\$100,000 - \$150,000	10,000 cubic yards of earthwork.
Parking & drive alignment	\$600,000 - \$750,000	Access drive and parking (40,000 SF).
Great lawn	\$50,000 - \$75,000	+/-4.0 acres.
Vehicular boat launch	\$150,000 - \$250,000	Boat launch includes coffer dam, concrete installation.
Trail adjustment/alignment	\$100,000 - \$150,000	Connection to existing trails, paths.
Soft costs	\$450,000	Engineering, permitting, & mobilization.

\$1,450,000 - \$1,825,000

Total Cost



THANK YOU!