

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
TUESDAY, OCTOBER 13, 2020 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. 5:30 PM - Police Department Staffing
- 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. Purple Heart City Ceremony
- 8. PUBLIC HEARING(S)**
- 9. APPROVAL OF MINUTES**
 - a. Regular Meeting held September 28, 2020
- 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

1. Ordinance to authorize the City Manager to execute the FY 2021 Community Development Block Grant (CDBG) application and agreement with Butler County, Ohio.

- Legislation - Second Reading

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

1. Ordinance to approve and adopt the Fairfield Connects-Citywide Active Transportation Plan as part of the City of Fairfield, Ohio Comprehensive Plan.

- Legislation - Hold Second Reading pending Planning Commission recommendation

F. PUBLIC UTILITIES COMMITTEE

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

1. Ordinance to amend subsection 921.03(g), Expansion and Water Tap Fees, section 921.08, Water Rates, and subsections 925.05(e)(2) Sewer Expansion Fees and 925.08(b)(1) Sewer User Rates of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio.

- Legislation - Second Reading

G. FINANCE & BUDGET COMMITTEE

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

11. NEW BUSINESS

A. COMMUNITY & PUBLIC RELATIONS COMMITTEE

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

1. Simple Motion: Motion to approve the December 2020 Meeting Schedule for City Council Meetings.

B. FINANCE & BUDGET COMMITTEE

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

1. Ordinance to amend Ordinance No. 119-19 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, 2020, and ending December 31, 2020.” - Supplemental Appropriations
 - Motion - Read by Title Only (Optional)
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
2. Ordinance to amend Ordinance No. 119-19 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, 2020, and ending December 31, 2020.”

Non-Contractual Appropriations: \$23,500 for High Service Pump 5 Rebuild; \$49,000 for Primary Clarifier Tank 1 and 2 Overhaul - Wastewater Plant; \$34,275 for Raw Water Well 8 - installation of casing liner and screen.

 - Motion - Read by Title Only (Optional)
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption

12. MEETING SCHEDULE

- A. Monday, October 26th - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Monday, November 9th - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, November 23rd - 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
September 28, 2020**

Council-Manager Briefing

Redevelopment Strategy

Mayor Miller called the briefing to order at 6:00 PM. Councilmembers present: Leslie Besl, Dale Paullus, Terry Senger, Tim Abbott, Mark Scharringhouse and Bill Woeste.

Staff members present: Mark Wendling, Alisha Wilson, Greg Kathman, Nathaniel Kaelin, Dan Wendt, Scott Timmer, Steve Maynard, Erin Lynn, Lynda McGuire, Tiphonie Howard, Adam Sackenheim, Ben Mann and Steve Wolterman.

Development Services Director Greg Kathman and Economic Development Manager Nathaniel Kaelin presented the Redevelopment Strategy. 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 Scharringhouse 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

Executive Session Requests

Minutes Acceptance: Minutes of Sep 28, 2020 7:00 PM (Approval of Minutes)

Councilmember Abbott, seconded by Councilmember Woeste, moved for executive session to discuss the status of collective bargaining with public employees. Motion carried 7-0.

Special Presentations and Citizen Comments

- a. Elderly Services Program Update - Jennifer Roth, Butler County Advisory Council for Elderly Services

Jennifer Roth presented an update of the Elderly Services Program and requested the community's support for the upcoming levy.

Public Hearing(s)

None.

Approval of Minutes

The Regular Meeting Minutes of September 14, 2020 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

Motion to amend per clarification memo

Councilmember Woeste presented the third reading of this ordinance.

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

Ordinance to amend Section 1113.01 of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, to adopt an amended Design, Construction and Materials Specification Handbook, 2020 Sixth Edition.

Recommendation:

It is recommended that Council hold a first reading on August 10, schedule a joint public hearing with Planning Commission for August 24, and await a written recommendation from Planning Commission.

ORDINANCE NO. 77-20. 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

Parks, Recreation and Environment Committee

Minutes Acceptance: Minutes of Sep 28, 2020 7:00 PM (Approval of Minutes)

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

Ordinance to authorize the release of the maintenance bond and accept the public improvements for the Palomino Estates Subdivision.

Recommendation:

It is recommended that City Council authorize and direct preparation of legislation accepting these public improvements.

ORDINANCE NO. 78-20. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Oberson, Council Member at Large
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

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

Development Services Committee

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

Motion to Read by Title Only

Motion to read one ordinance by title only.

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

Ordinance to authorize the City Manager to execute the FY 2021 Community Development Block Grant (CDBG) application and agreement with Butler County, Ohio.

Recommendation:

It is recommended that City Council authorize the City Manager to execute the FY 2021 Community Development Block Grant application, which is due to Butler County by November 6, 2020.

Councilmember Woeste presented the first reading of this ordinance.

RESULT: **FIRST READING** **Next: 10/13/2020 7:00 PM**

Public Safety Committee

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

Motion to Read by Title Only

Motion to read one ordinance by title only.

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

Motion to Suspend Second and Third Readings

Councilmember Scharringhausen presented the first reading of this ordinance.

RESULT: **CARRIED [UNANIMOUS]**
MOVER: Mark Scharringhausen, Council Member at Large
SECONDER: Dale Paullus, Councilmember, 2nd Ward
AYES: Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Ordinance to authorize the City Manager to execute an agreement for indigent legal representation for 2021 in the Fairfield Municipal Court with the Butler County Public Defender Commission/Butler County Board of Commissioners.

Recommendation:

It is recommended that Council adopt an ordinance to authorize the City Manager to execute the agreement for indigent legal representation for 2021 in the Fairfield Municipal Court with the Butler County Public Defender Commission/Butler County Board of Commissioners.

ORDINANCE NO. 79-20. APPROVED 7-0.

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

Public Works Committee

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

Motion to Read by Title Only

Motion to read two ordinances by title only.

Minutes Acceptance: Minutes of Sep 28, 2020 7:00 PM (Approval of Minutes)

RESULT: CARRIED [UNANIMOUS]
MOVER: Chad Oberson, Council Member at Large
SECONDER: Dale Paullus, Councilmember, 2nd Ward
AYES: Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Ordinance to approve and adopt the Fairfield Connects-Citywide Active Transportation Plan as part of the City of Fairfield, Ohio Comprehensive Plan.

Recommendation:

It is recommended that the City Council has a first reading of the ordinance to adopt the Fairfield Connects Plan at the September 28th meeting and hold the second reading until a recommendation from the Planning Commission is made at their October 14th meeting.

Councilmember Oberson presented the first reading of this ordinance.

RESULT: FIRST READING Next: 10/13/2020 7:00 PM

Ordinance to authorize the City Manager to execute an Ohio Public Works Commission (OPWC) Issue 1 - Grant Application and Agreement for 2022 Street Improvement Program and declaring an emergency.

Recommendation:

It is recommended that City Council authorize the preparation of legislation authorizing the City Manager to execute and file the application for financial assistance, and enter into an agreement with the Ohio Public Works Commission (OPWC) for a grant to fund a portion of the 2022 Street Improvement Program.

ORDINANCE NO. 80-20. APPROVED 7-0.

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

Motion to Suspend Second and Third Readings

Councilmember Oberson presented the first reading of this ordinance.

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

Public Utilities Committee

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

Motion to Read by Title Only

Motion to read one ordinance by title only.

Minutes Acceptance: Minutes of Sep 28, 2020 7:00 PM (Approval of Minutes)

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

Ordinance to amend subsection 921.03(g), Expansion and Water Tap Fees, section 921.08, Water Rates, and subsections 925.05(e)(2) Sewer Expansion Fees and 925.08(b)(1) Sewer User Rates of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio.

Recommendation:

It is recommended that City Council authorize an amendment of the rates charged for water expansion and water service under Chapter 921.08 (appendices A to E) of the Codified Ordinances of the City of Fairfield, Ohio, as well as an amendment of the rates charged for sewer expansion and sewer service under Chapter 925.05(e), and Chapter 925.08(b) and Tables A to D of the Codified Ordinances of the City of Fairfield, Ohio.

Councilmember Senger presented the first reading of this ordinance.

RESULT: FIRST READING Next: 10/13/2020 7:00 PM

Finance & Budget Committee

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

Motion to Read by Title Only

Motion to read three ordinances by title only.

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 providing for the issuance of \$85,704.63 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 2019 in the amount of \$85,704.63.

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. 81-20. APPROVED 7-0.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Tim Abbott, Council Member, 4th Ward
SECONDER: Bill Woeste, 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: Dale Paullus, Councilmember, 2nd Ward
AYES: Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Ordinance to amend Ordinance No. 119-19 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, 2020, and ending December 31, 2020.”

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. 82-20. 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. 119-19 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, 2020, and ending December 31, 2020.”

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. 83-20. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Bill Woeste, 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:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Tuesday, October 13th - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Monday, October 26th - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, November 9th - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

Executive Session of Council (if needed)

Council recessed to Executive Session at 7:30 PM. Council returned from Executive Session at 7:50 PM.

Councilmember Abbott, seconded by Councilmember Woeste, moved to amend the agenda to consider the recommendation of the fact finder in negotiations with the AFSCME Local 3646 bargaining unit. Motion carried 7-0.

Councilmember Abbott, seconded by Councilmember Besl, moved to approve and accept the Fact Finding Report and Recommendation in 2019-MED-11-1252 City of Fairfield and American Federation of State, County and Municipal Employees Local 3646 and directing the City Manager to submit the Employer Certification of Fact Finding Vote to SERB and the Representative of the AFSCME bargaining unit. Motion carried 7-0.

SIMPLE MOTION NO. 15-20. APPROVED 7-0.

14. ADJOURNMENT

The Regular Meeting adjourned at 7:52 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved_____

Minutes Acceptance: Minutes of Sep 28, 2020 7:00 PM (Approval of Minutes)

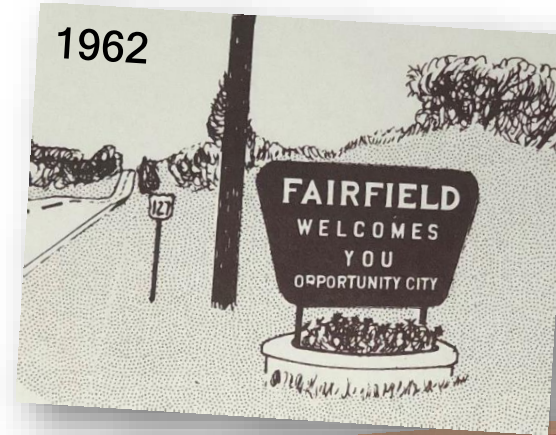
Redevelopment Strategy

Council-Manager Briefing
September 28, 2020

Fairfield Development History

- ▶ 1955: City of Fairfield Incorporated
 - ▶ “City of Opportunity”

- ▶ 1950s - 2000s: New Development
 - ▶ Available land
 - ▶ Good infrastructure
 - ▶ Skilled workforce



Fairfield Development History

- ▶ **Current Situation: Mature Community**
 - ▶ Decreasing amount of undeveloped land
 - ▶ Aging building inventory
 - ▶ Changing real estate environment (evolving demographics, technology, etc.)

Ideally, market forces identify opportunities and redevelopment occurs. This does not always happen, however.



Laying the Groundwork

- ▶ **Fairfield Forward Comprehensive Plan**
 - ▶ Resident Input:
 - ▶ “Target blighted areas for redevelopment, including north Route 4”
 - ▶ “Promote redevelopment of blighted and underutilized properties”
 - ▶ Route 4 Area - Goal 1: Promote Revitalization
 - ▶ Create public-private partnerships for redevelopment
 - ▶ Acquire underperforming properties for future development
 - ▶ Town Center Area - Goal 5: Promote Revitalization
 - ▶ Renew efforts to reduce curb cuts
 - ▶ Use public-private partnerships



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Minutes Acceptance: Minutes of Sep 28, 2020 7:00 PM (Approval of Minutes)

Laying the Groundwork

▶ North Route 4 Market Analysis

▶ Relevant Findings:

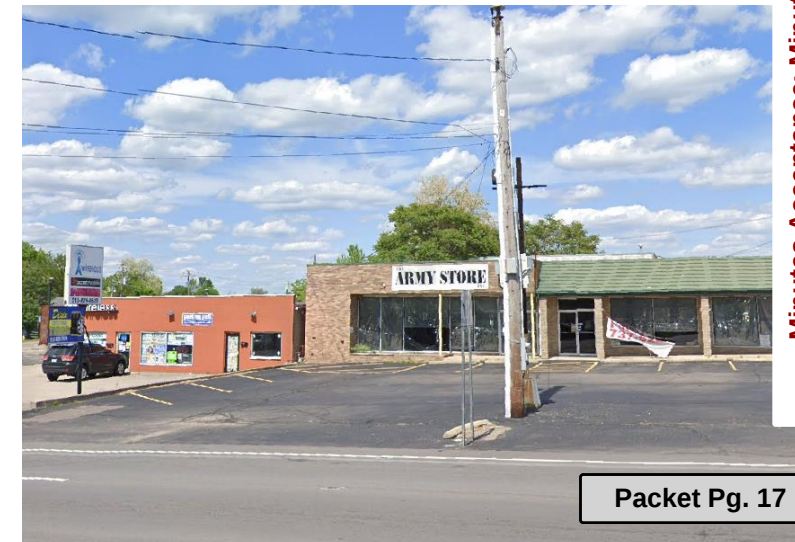
- ▶ Existing retail base is adequate to serve need and demographics
- ▶ Commercial properties face significant competition in region
- ▶ Need for public-private collaboration to enhance properties

▶ Recommendation: Strategic Intervention

- ▶ The **City may have to serve as a market intermediary to demolish obsolescent improvements and consolidate parcels** for future unspecified commercial redevelopment. Even if such actions by the City are speculative in nature, **removing inappropriate improvements and/or dilapidated or obsolescent structures from the landscape is a much better alternative than allowing these buildings to languish on the landscape.**



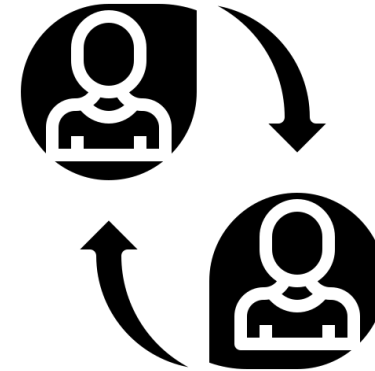
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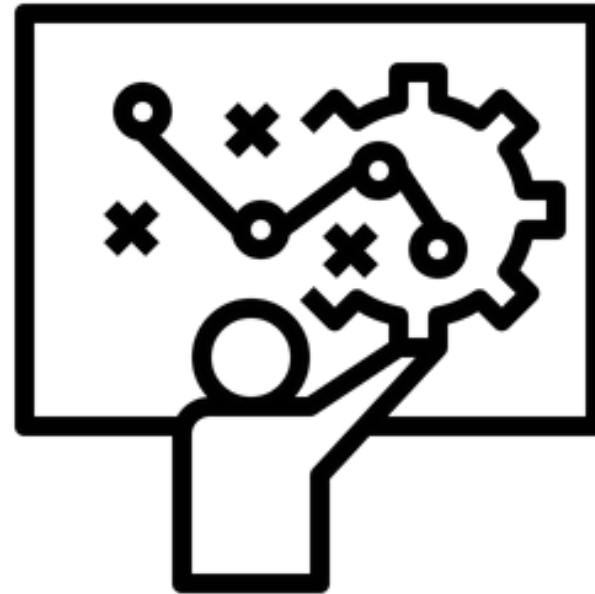
Laying the Groundwork

- ▶ **Redevelopment Interviews**
(Silverton, Montgomery, Hamilton, Delhi Twp., etc.)
 - ▶ Findings:
 - ▶ Many municipalities are active in redevelopment activities
 - ▶ Redevelopment funds and TIFs are common funding tools
 - ▶ CICs and land banks can be helpful partners
 - ▶ Recommendations:
 - ▶ Think of budget as a three-legged stool: 1. general/operating, 2. capital improvement, 3. redevelopment/job creation
 - ▶ Setting aside resources for redevelopment leads to future community vitality
 - ▶ Recognize wider benefit of action instead of profit from land sale



Redevelopment Goals

- 1) Blight Removal
- 2) Control Strategic Properties
- 3) Recruit Business
- 4) Create Jobs



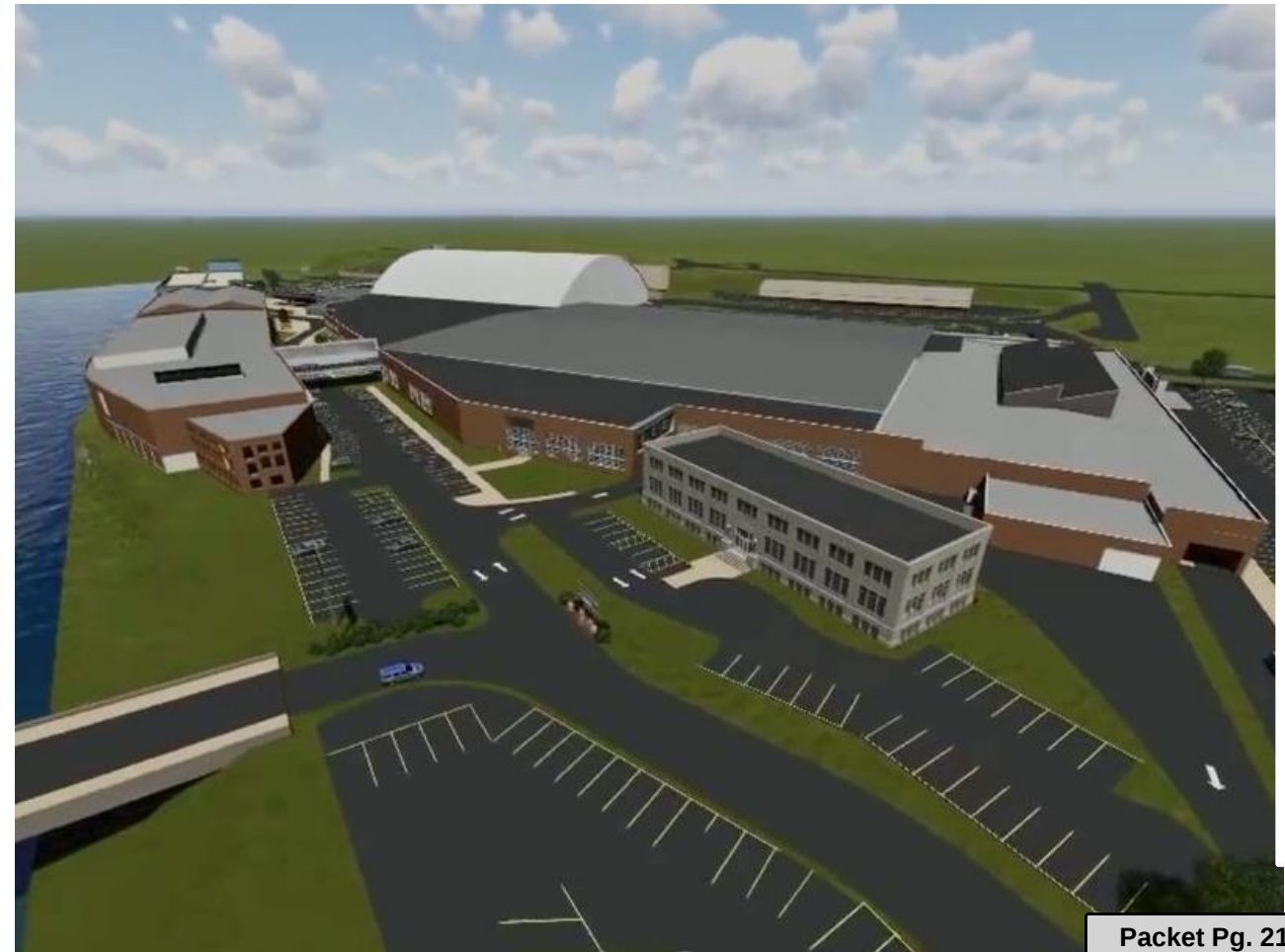
Example Projects

- ▶ **Montgomery Quarter (Montgomery)**
 - ▶ City acquired two former car dealerships and surrounding property with TIF and city redevelopment funds
 - ▶ Issued RFP and selected developers
 - ▶ \$150 million redevelopment advancing with office, retail, restaurants, hotel, and housing components



Example Projects

- ▶ **Champion Paper (Hamilton)**
 - ▶ City acquired former paper mill to control future use of site
 - ▶ Advanced environmental studies and remediation to facilitate reuse
 - ▶ Attracted Spooky Nook Sports to develop sports and conventions space at the site



Example Projects



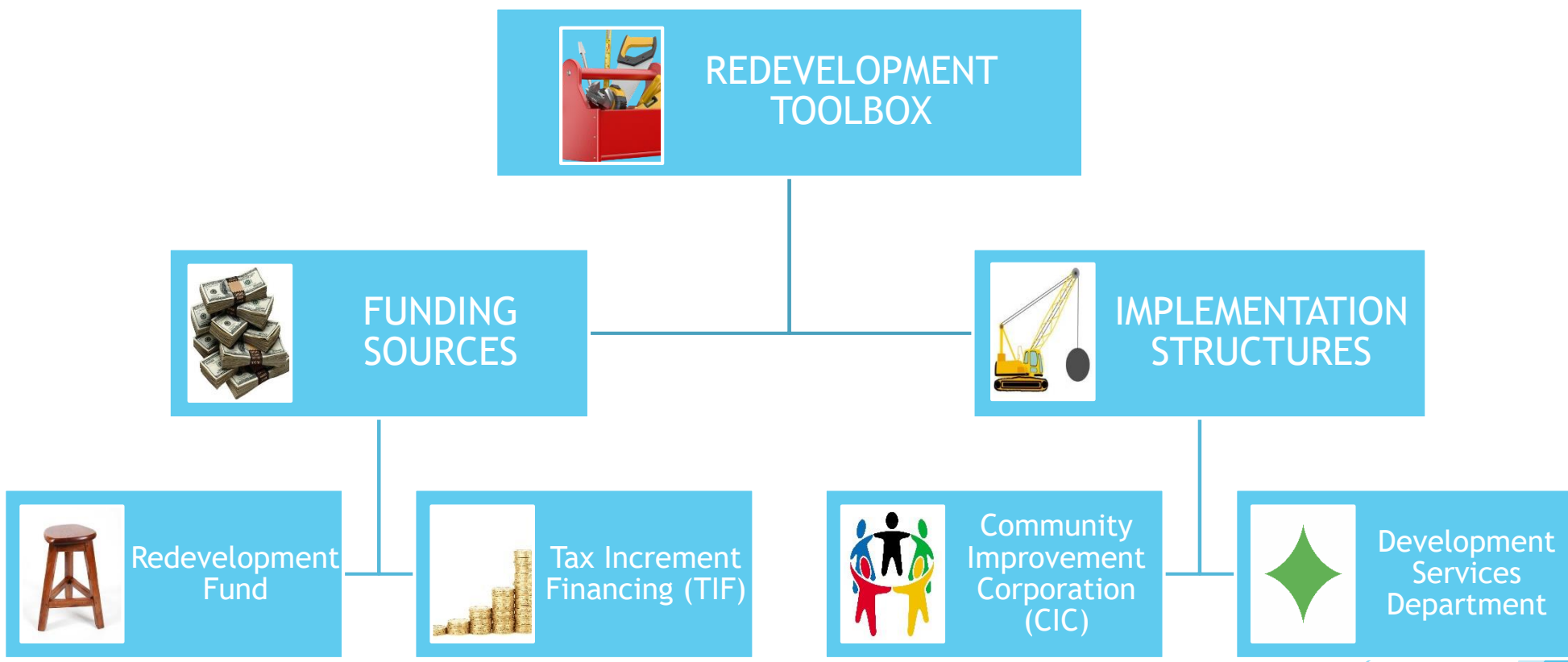
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- ▶ **Paideia Redevelopment (Silverton)**
 - ▶ Village acquired four underutilized properties to consolidate with the former Paideia school property
 - ▶ Demolished buildings and sold to a developer
 - ▶ Redevelopment advancing with 60,000 SF commercial building on Montgomery Road and housing behind



Minutes Acceptance: Minutes of Sep 28, 2020 7:00 PM (Approval of Minutes)

Redevelopment Tools



Funding Sources



Funding Need

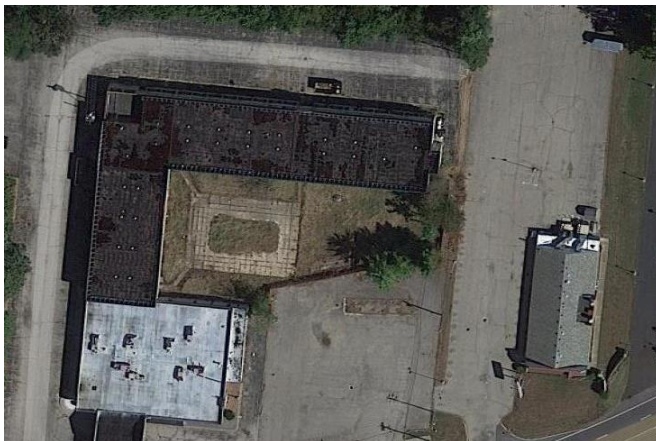
Example Costs of Property



Auto Arena/Goodyear Tire
Sold for \$525,000 (2017) - 1.1 acres



Rieght Sq. 5128-38 Pleasant
Listed for \$575,000 - 0.5 acres



Budget Inn/Pearl's Diner site
Listed for \$1.85 million - 5.4 acres



Head Shed Salon & Spa
Listed for \$350,000 - 0.3 acres

Funding Need

Example Costs of Property



Raising Cane's/5120 Dixie Strip Center

Sold for \$390,775 (2016) - 0.9 acres



Aldi Supermarket/Fair Plaza

Sold for \$850,000 (2018) - 2.2 acres

Funding Need

Example Costs of Property



531 High Street - Hamilton

Purchased by city for \$358,000 and resold for car wash for \$350,000

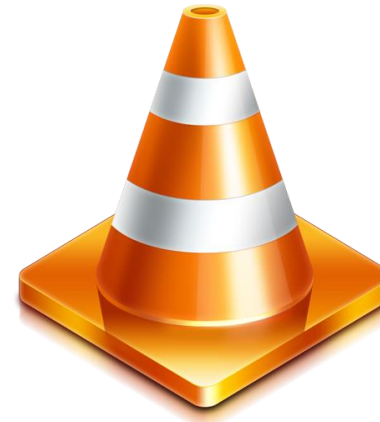


335 Main Street - Hamilton

Purchased by city for \$365,000 to control redevelopment

Tax Increment Financing (TIF) Districts

- ▶ Mechanism to capture property taxes from increased property valuation
- ▶ Enabled by Ohio Revised Code 5709
- ▶ Funds can be used for public improvements:
 - ▶ Infrastructure (roads, utilities, etc.)
 - ▶ Property acquisition
 - ▶ Demolition and environmental remediation
- ▶ Provide long-term impact



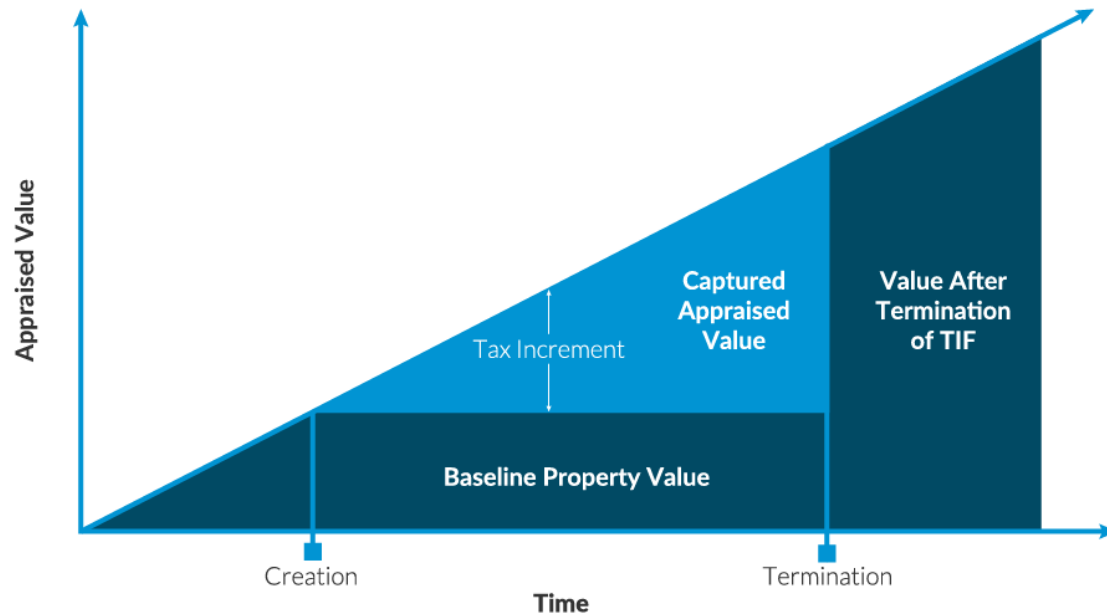
TIF Districts

- ▶ Tax rates do NOT increase in a TIF district
- ▶ All government entities (e.g. city, county, schools, library, parks) continue to receive same level of property tax based on baseline property values
- ▶ Local school district can be “kept whole” on new revenue
- ▶ District can be established for up to 30 years



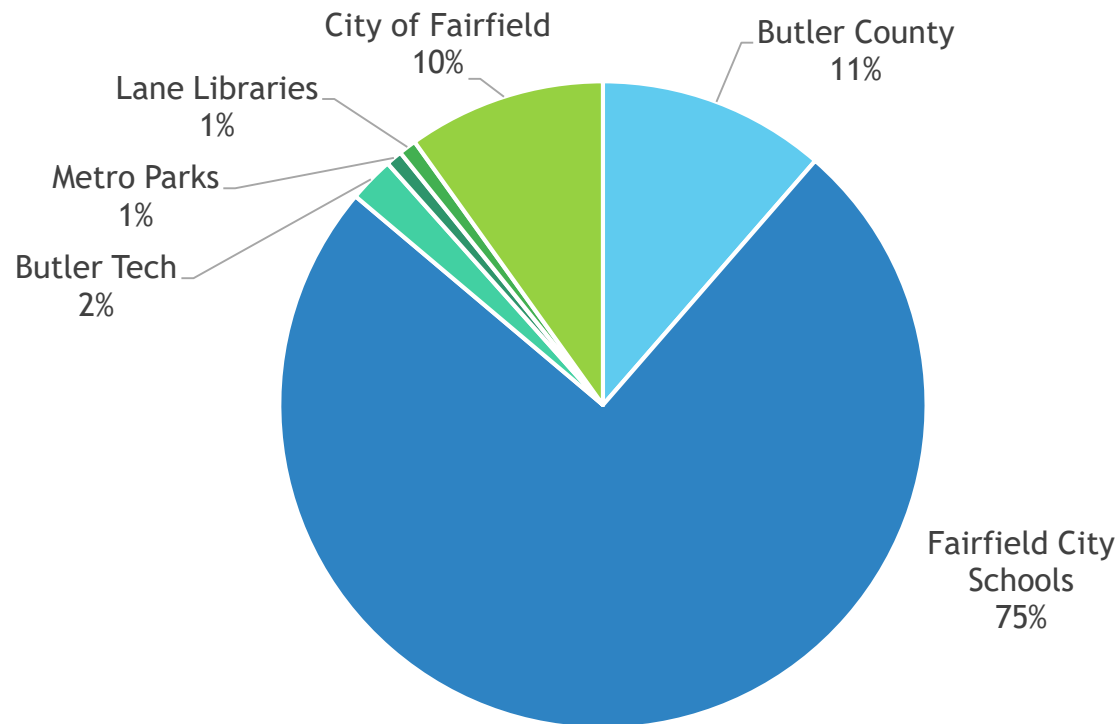
TIF Districts

- ▶ Baseline property values are “frozen” with creation of a TIF
- ▶ Increased value (the increment) becomes basis for TIF service payments



TIF Districts

Current property tax distribution in the City of Fairfield



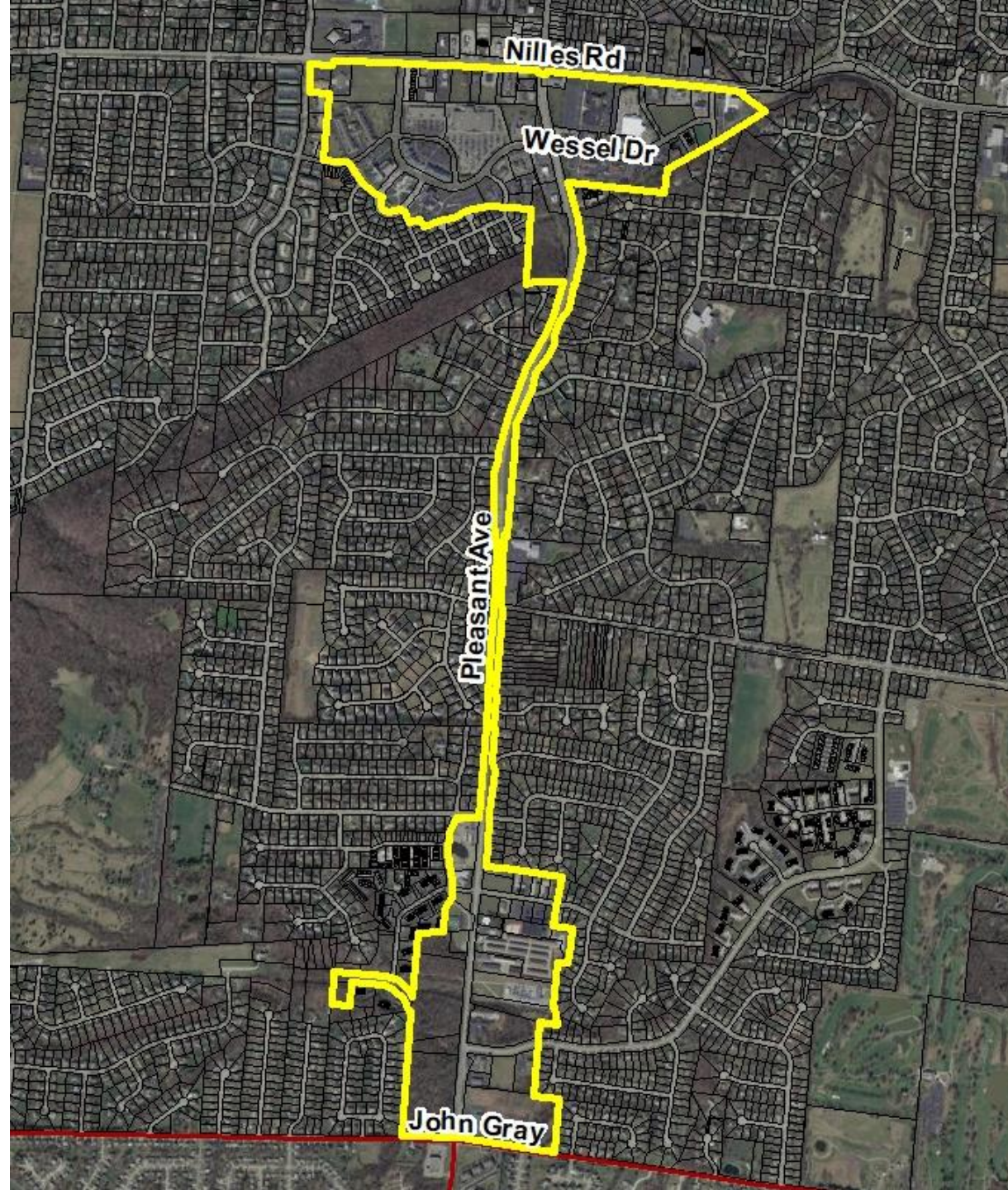
TIF Districts

- ▶ **Establish TIF Districts in Targeted Areas**
 - ▶ North Town Center (existing)
 - ▶ South Town Center (proposed)
 - ▶ Northeast Area (proposed)
- ▶ **Proposed Approach**
 - ▶ Include properties with planned or potential investment
 - ▶ Capture the 2020 reappraisal cycle
 - ▶ Realize long-term impact as funds accumulate

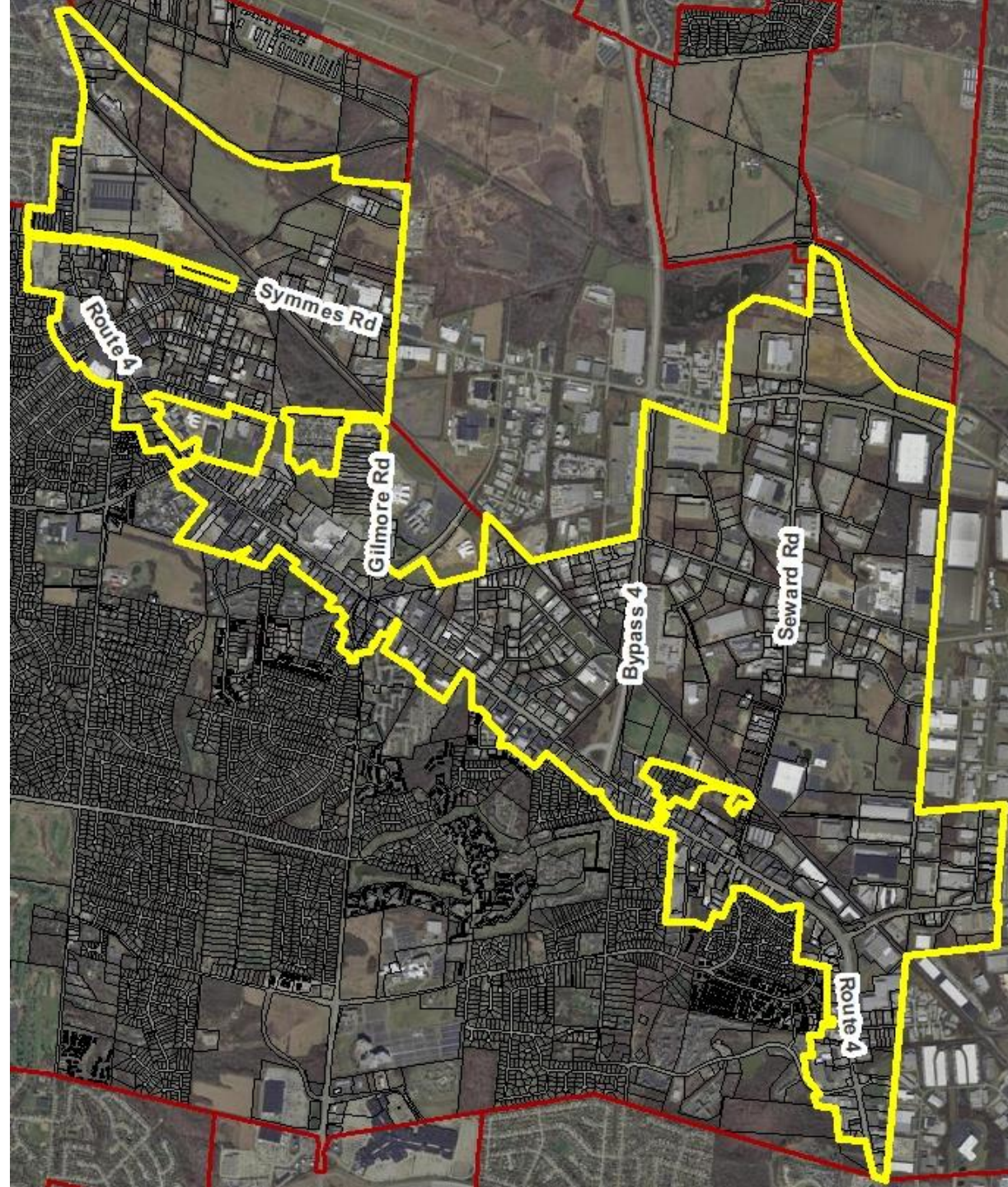
Existing North Town Center TIF District



Proposed South Town Center TIF District



Proposed Northeast Area TIF District



Northeast Area TIF District

▶ Near Term Investments to Capture

- ▶ TownePlace Suites
- ▶ Panera Bread
- ▶ Zips Car Wash
- ▶ Fischer Group expansion
- ▶ Jungle Jim's expansion
- ▶ Budget Inn redevelopment
- ▶ Fairfield Commerce Park



Timeline & Next Steps

South Town Center & Northeast Area TIF Districts

- ▶ Notice to property owners, Fairfield City Schools, and Butler Tech
 - ▶ Early October
- ▶ Public Information Meeting
 - ▶ Late October
- ▶ Ordinance considered by City Council
 - ▶ November 9th (tentative)
- ▶ Filing with county/state and creation of special fund



Redevelopment Fund

- ▶ **Establish Job Creation & Redevelopment Fund**
 - ▶ Establish city fund account to deposit and accrue funds for redevelopment activities
 - ▶ Current redevelopment budget line loses unspent balance each year
 - ▶ Allows for quicker action as TIF funds accrue
 - ▶ Provides flexibility
 - ▶ TIF funds must be spent within the district on specific eligible expenses



Redevelopment Fund

- ▶ **Set Goal for Annual City Participation**
 - ▶ Proposed: \$425,000, ~\$10/per capita
 - ▶ For comparison, Kettering budgets ~\$500,000/year, or ~\$9 per capita
 - ▶ Other cities invest amounts larger and smaller



Implementation Structures



Community Improvement Corporation (CIC)

- ▶ Non-profit corporation created for economic development purposes
- ▶ Enabled by Ohio Revised Code 1724
- ▶ Historically assisted with industrial development
- ▶ Can be designated to work on behalf of a municipality



CLCs

▶ Capabilities

- ▶ Property acquisition, holding, demolition, remediation, etc.
- ▶ Transfer of property for redevelopment
- ▶ Providing financing, such as short-term bridge loans

▶ Benefits

- ▶ Flexibility for property transfers
- ▶ Different open meeting and competitive bidding requirements
- ▶ Potential to move faster than city government



CICs

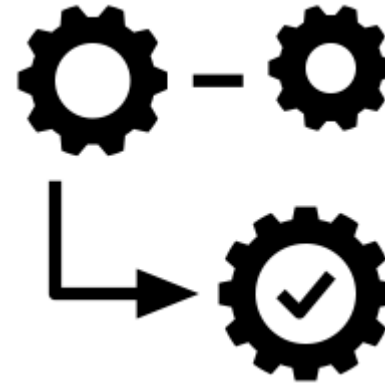
- ▶ **Reactivate existing Fairfield CIC**
 - ▶ Expand role to include redevelopment activities
 - ▶ Re-evaluate board position composition
 - ▶ Increase city involvement in CIC activities
- ▶ **Proposed Approach**
 - ▶ Use CIC as a vehicle to facilitate certain projects or transactions
 - ▶ Leverage CIC provisions in Ohio Revised Code (ORC)



Development Services Roles

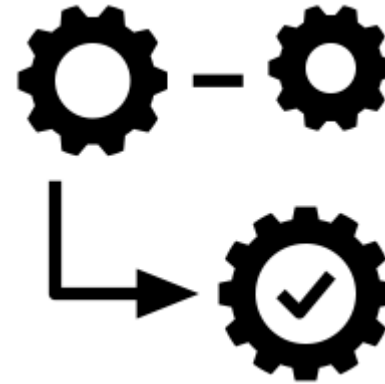
- ▶ **Overall coordination of Redevelopment Strategy**
 - ▶ Track market opportunities and challenges
 - ▶ Identify target properties and projects
 - ▶ Strategize funding and implementation approaches
 - ▶ Ensure alignment with community and council priorities

- ▶ **Coordination with partners and funding agencies**
 - ▶ Butler County Land Bank
 - ▶ Butler County Port Authority
 - ▶ State and federal agencies



Development Services Roles

- ▶ **Serve as CIC “staff”**
 - ▶ Coordinate hiring of outside contractors
 - ▶ Real estate brokers
 - ▶ Legal counsel
 - ▶ Contractors
 - ▶ Consultants (e.g. environmental)
 - ▶ Manage property holdings
 - ▶ Recruit developers and/or businesses
 - ▶ Negotiate redevelopment opportunities



Next Steps

- ▶ **TIF District Legislation**
 - ▶ Public notice - early October
 - ▶ Public meeting - late October
 - ▶ Ordinance considered by Council - November 9th
- ▶ **Job Creation & Redevelopment Fund Legislation**
- ▶ **2021 Budgeting Process**
- ▶ **CIC Reorganization**



Discussion



City Council Ordinance
Regular Meeting - October 13, 2020

Submitted by: Erin Lynn,
 Submitting Department: Development Services

Subject:

2021 Community Development Block Grant

Legislation Title:

Ordinance to authorize the City Manager to execute the FY 2021 Community Development Block Grant (CDBG) application and agreement with Butler County, Ohio.

Recommendation:

It is recommended that City Council authorize the City Manager to execute the FY 2021 Community Development Block Grant application, which is due to Butler County by November 6, 2020.

Background/Synopsis:

A sidewalk is proposed adjacent to the Fairfield Public Works Department facility along both Holden Boulevard and North Gilmore Road. The purpose of this project is to provide a safe walking route for students attending the freshman and high schools. Currently students walk either along the roadway shoulder or in the grass. The proposed sidewalk will end at the entrances to the freshman and high schools. In the opposite direction the sidewalk will connect to an existing sidewalk to the south on Holden Boulevard, which continues across Route 4 and into a large residential neighborhood.

The Community Development Block Grant (CDBG) is a source of funding to support areas that are designated as Low to Moderate Income (LMI) such as the area surrounding the schools. The proposed sidewalk meets the national objective of benefitting a low to moderate income neighborhood.

This project also supports one of the goals established in the Fairfield Forward Comprehensive Plan: "Provide for safe non-motorized routes to schools and other activity centers."

Financial Impact:

The requested grant allocation is for \$125,000, which 10% of the estimated amount of funding Butler County is expected to receive from the U.S. Department of Housing and Urban Development (HUD). The CDBG Cooperation Agreement between the City of Fairfield and Butler County entitles the City to no less than 10% of the CDBG funds the County receives in that program year.

Emergency Provision Explanation:

NA

Rule Suspension Requested:

No

Emergency Provision Needed:

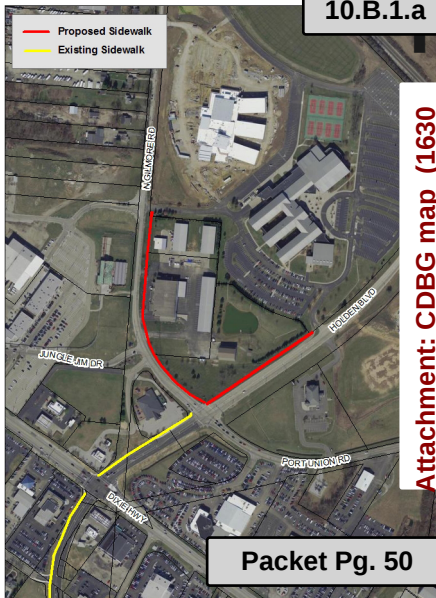
No

Attachments:

1. CDBG map
2. CDBG-Ord

10.B.1.a

- Proposed Sidewalk
- Existing Sidewalk



Attachment: CDBG map (1630)

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO
EXECUTE THE FY 2021 COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) APPLICATION AND AGREEMENT
WITH BUTLER COUNTY, OHIO.

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

Section 1. The City Manager is hereby authorized to execute the FY 2021 Community Development Block Grant (CDBG) application and agreement with Butler County, Ohio in accordance with the application and agreement on file in the office of the City Manager.

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\2020\CDBG-Ord

Attachment: CDBG-Ord (1630 : 2021 Community Development Block Grant)



City Council Ordinance
Regular Meeting - October 13, 2020

Submitted by: Ben Mann,
 Submitting Department: Public Works

Subject:

Adoption of Fairfield Connects - Citywide Active Transportation Plan

Legislation Title:

Ordinance to approve and adopt the Fairfield Connects-Citywide Active Transportation Plan as part of the City of Fairfield, Ohio Comprehensive Plan.

Recommendation:

It is recommended that the City Council has a first reading of the ordinance to adopt the Fairfield Connects Plan at the September 28th meeting and hold the second reading until a recommendation from the Planning Commission is made at their October 14th meeting.

Background/Synopsis:

The City consultant, MKSK, along with staff from both the Public Works Department and the Development Department along with the City Manager's Office participated in the Fairfield Connects project. Fairfield Connects included public involvement, a planning process, planning level documents and cost estimates for an active transportation plan that focuses on sidewalk and multi-use path interconnectivity. It is a citywide plan focusing on centers of activity and points of interest. The final product is designed to work in conjunction with the "Fairfield Forward" comprehensive plan update which was adopted on December 2, 2019.

The project was scheduled in the Capital Improvement Program for 2019. It was a cumulative effort of a nearly year-long process to develop a companion piece to Fairfield Forward that focused on connectivity for walking, running, and biking.

During the public outreach component of the comprehensive plan update, sidewalk and trail connectivity were major themes repeated at every community engagement event. Residents stated they want pedestrian connections to activity centers such as parks and the town center, between neighborhoods, and to the Great Miami River Trail.

Additional public outreach was performed with Fairfield Connects that included a survey that had wide participation, public meetings, and the utilization of a steering committee.

A low resolution copy of the plan is attached. A high resolution copy of the plan is available in the Council office.

Financial Impact:

None at this time.

Emergency Provision Explanation:

None requested.

Rule Suspension Requested:

No

Emergency Provision Needed:

No

Attachments:

1. 2020 Fairfield Connects Final Report - Low resolution
2. Fairfield Connects-Ord



FAIRFIELD CONNECTS

CONNECTIVITY MASTER PLAN

INTRODUCTION

Why Create the Fairfield Connects Plan?

The Fairfield Connects Connectivity Master Plan was developed as a response to the input and concerns of community residents and stakeholders made evident during the Fairfield Forward Comprehensive Plan process. During that process, as the community developed goals and objectives for the plan and as they assessed priorities for the plan’s recommendations, improved connectivity for bicyclists and pedestrians quickly rose to the top. Thus, it became a focal point for the City of Fairfield to develop the Fairfield Connects Plan to better respond in a more detailed effort to the concerns of the citizens. Relevant goals from the comprehensive plan include: developing safe pedestrian routes along Route 4, ensuring walkability within the Town Center area, designing pedestrian and bicycle facilities along major corridors, and improving pedestrian and bicycle mobility for day-to-day and commuter activity.

The City of Fairfield solicited a consulting team to assist in the development of a connectivity master plan for the city. This plan was developed to be a guiding document for the city as it moves forward towards improving overall connectivity within the community. The Fairfield Connects Plan will assist city leadership and staff as they gather and procure resources to implement a vision for a connected city.

Acknowledgments

The city wishes to thank the following people for this collaborative effort between the community, the steering committee, elected officials, city staff, and the consulting team.

Mayor + City Council

Steve Miller, Mayor
Bill Woeste, Vice Mayor
Tim Abbott
Leslie Besl
Chad Oberson
Dale Paullus
Mark Scharringhausen
Terry Senger

City Staff

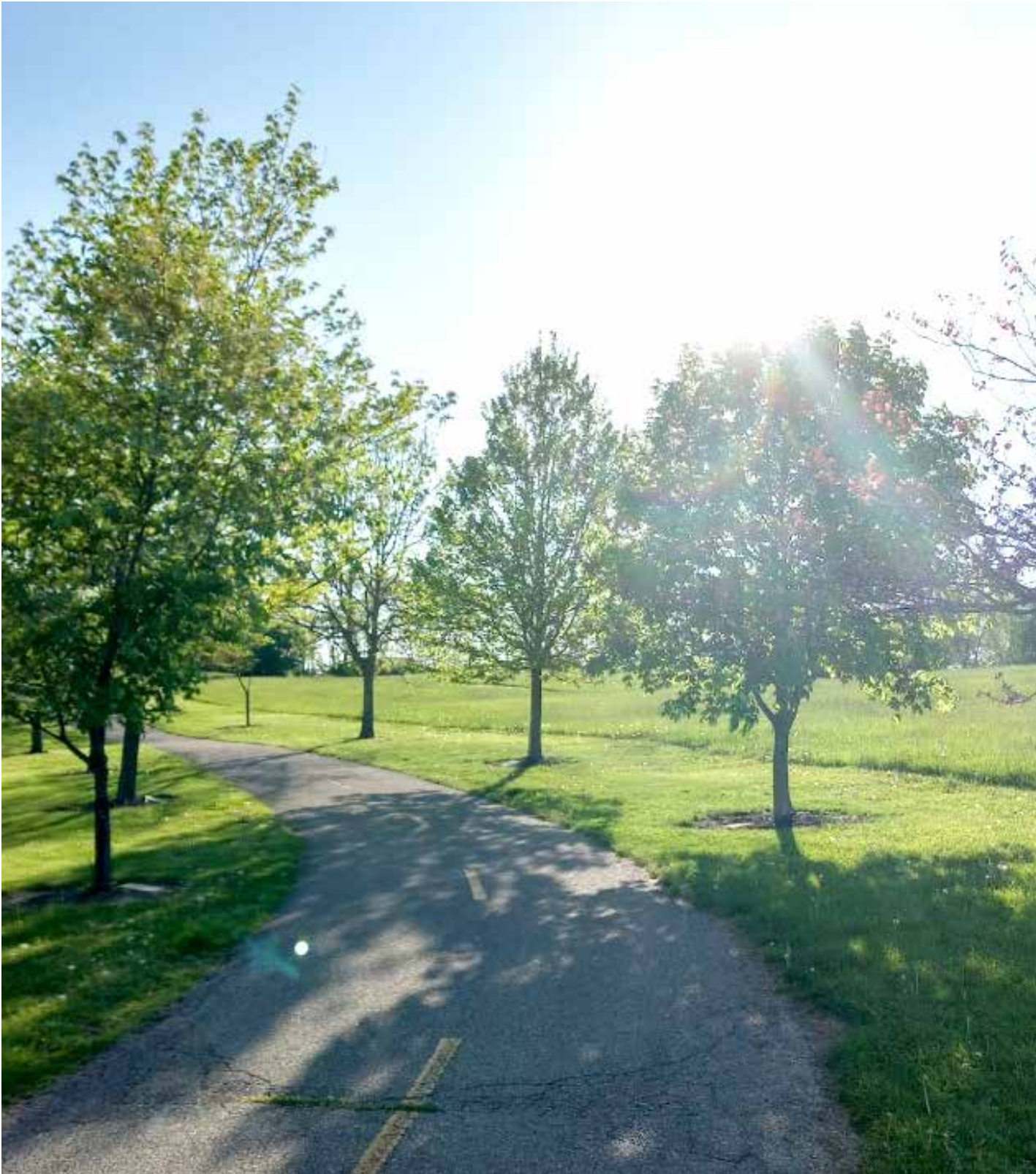
Mark Wendling, City Manager
Dan Wendt, Assistant City Manager
Greg Kathman, Development Services Director
Tiphanie Howard, Parks and Recreation Director
Erin Lynn, Planning Manager
Ben Mann, Public Works Director
Nick Dill, Acting City Engineer

Steering Committee

Roseanna Hale
Melissa Hays
Jason Jones
Jim Klosterman
Joe Penney
Gwen Ritchie
David Sheehan
Bill Westerbeck

Consultants

MKSK
LJB, Inc.



Pathway in Harbin Park

TABLE OF CONTENTS

SECTION 1: EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

GOALS OF THE PLAN

EXISTING CONNECTIVITY NETWORK

COMPREHENSIVE CONNECTIVITY PLAN

SECTION 2: ENGAGEMENT SUMMARY

ENGAGEMENT PROCESS

SURVEY RESULTS

SECTION 3: CONNECTIVITY PLAN

FACILITY TYPES

SAFETY MECHANISMS FOR CONNECTIVITY.....

EXISTING CONNECTIVITY NETWORK

COMPREHENSIVE CONNECTIVITY PLAN

MAJOR ROUTE DETAILS

SECTION 4: IMPLEMENTATION STRATEGY

SUMMARY OF IMPLEMENTATION STRATEGY

IMPLEMENTATION FRAMEWORK TABLE

FUNDING SOURCES & STRATEGY

1

2

3

4

5

6

7

8

10

11

13

14

15

16

33

34

36

39

1

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

GOALS OF THE PLAN

EXISTING CONNECTIVITY NETWORK

COMPREHENSIVE CONNECTIVITY PLAN

EXECUTIVE SUMMARY

Purpose of this Plan

The Fairfield Connects Plan focused on macro-level routing strategies that would develop stronger linkages between neighborhoods, schools, and other community destinations such as the Town Center, parks, and commercial destinations. As part of this effort, the project team (consisting of City of Fairfield staff, MKSK, and LJB Inc.) conducted an analysis of existing conditions within the community, explored best practices and common facility types that could help to improve active transportation connectivity, and determined which corridors and connections would make desirable routes linking key areas within Fairfield.

Process

Development of the Fairfield Connects Plan began in September of 2019 and lasted through Summer of 2020. The project team engaged with the public using different techniques, including receiving 1,148 responses to our online survey. The process included a project steering committee and city leadership to ensure considerable feedback was received on the plan as it was developed. More information on the engagement process can be found in Section 2 of this plan.

Facility Types

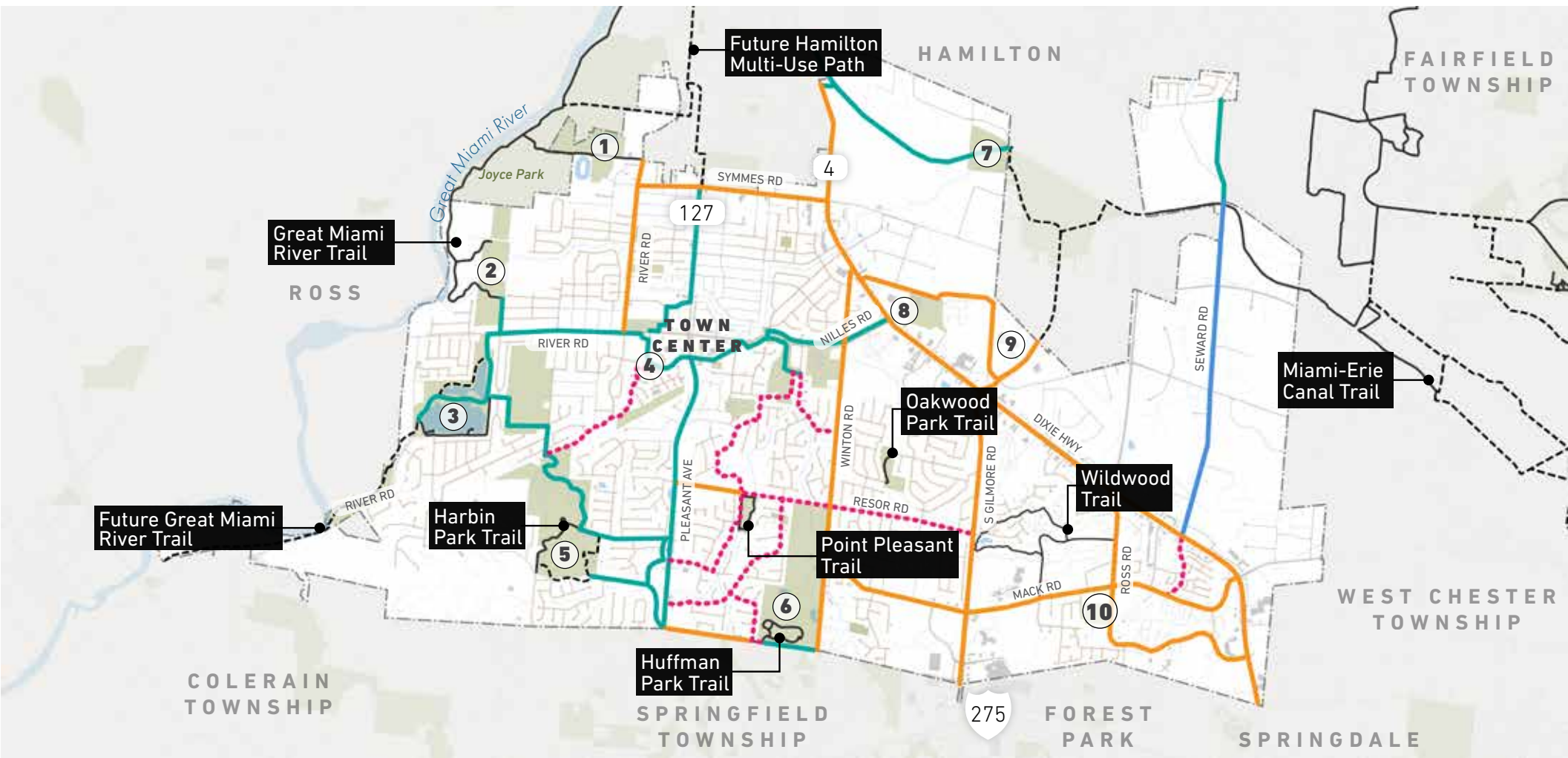
Based on prior experience of the project team, regional and national best practices, the project team focused on four different facility types to improve connectivity in Fairfield. These included multi-use paths, sidewalks, shared lanes, and bicycle lanes. These facilities proved most effective at fitting into the context and physical setting of the city and are facility typologies that have been previously funded by regional and state entities. More information on these facility types can be found in Section 3 of this plan.

Major Routes

As the connectivity plan was developed, the project team referred to community input to help determine the major destinations and corridors that needed primary focus. While this plan includes recommended improvements to smaller gaps in the connectivity network (small sidewalk gaps), most of the plan focuses on developing major connectivity routes throughout the community that integrate the prominent locations, neighborhoods, and destinations of Fairfield. The major routes are shown below. More detailed information can be found in Section 3 of this plan.

Community Destinations

- ① Grange Park
- ② Waterworks Park
- ③ Thomas O Marsh Park
- ④ Village Green Park
- Community Arts Center
- Lane Public Library
- ⑤ William Harbin Park
- ⑥ Huffman Park
- ⑦ Gilmore Ponds Preserve Metropark
- ⑧ Fairfield Stadium
- ⑨ Fairfield Senior High School
- ⑩ Gilbert Farms Park



GOALS OF THE PLAN

The goals of this plan are to improve connectivity for non-motorized travel between various places in and near the City of Fairfield. This plan describes the importance and benefits of improved connections using sidewalks, crossings, trails, pathways and other opportunities to make it more inviting, convenient and safe to walk or bicycle. Expected results from these investments, based on case studies from similar cities, include: an improved quality of life, higher property values, increased business activity, fewer vehicle emissions, fewer and less severe pedestrian/bicycle injuries, improved health outcomes for residents of all ages including those with physical impairments, and a potential reduction in vehicle congestion. The overall goals of the plan are illustrated below.



CONNECT TO PARKS



CONNECT TO TOWN CENTER



CONNECT TO EXISTING TRAILS



CONNECT NEIGHBORHOODS



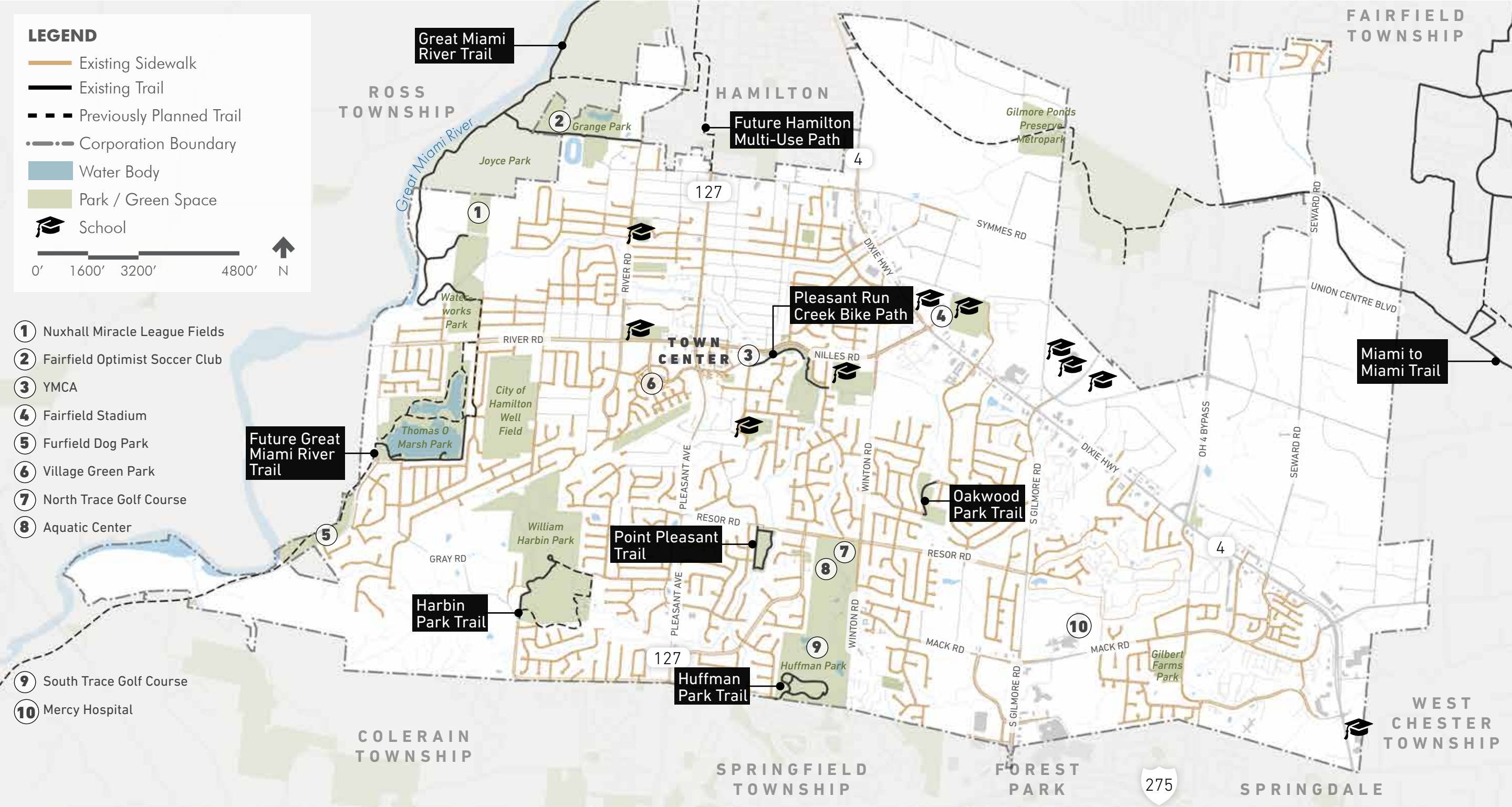
CONNECT TO MAJOR DESTINATIONS



IMPROVE PUBLIC HEALTH

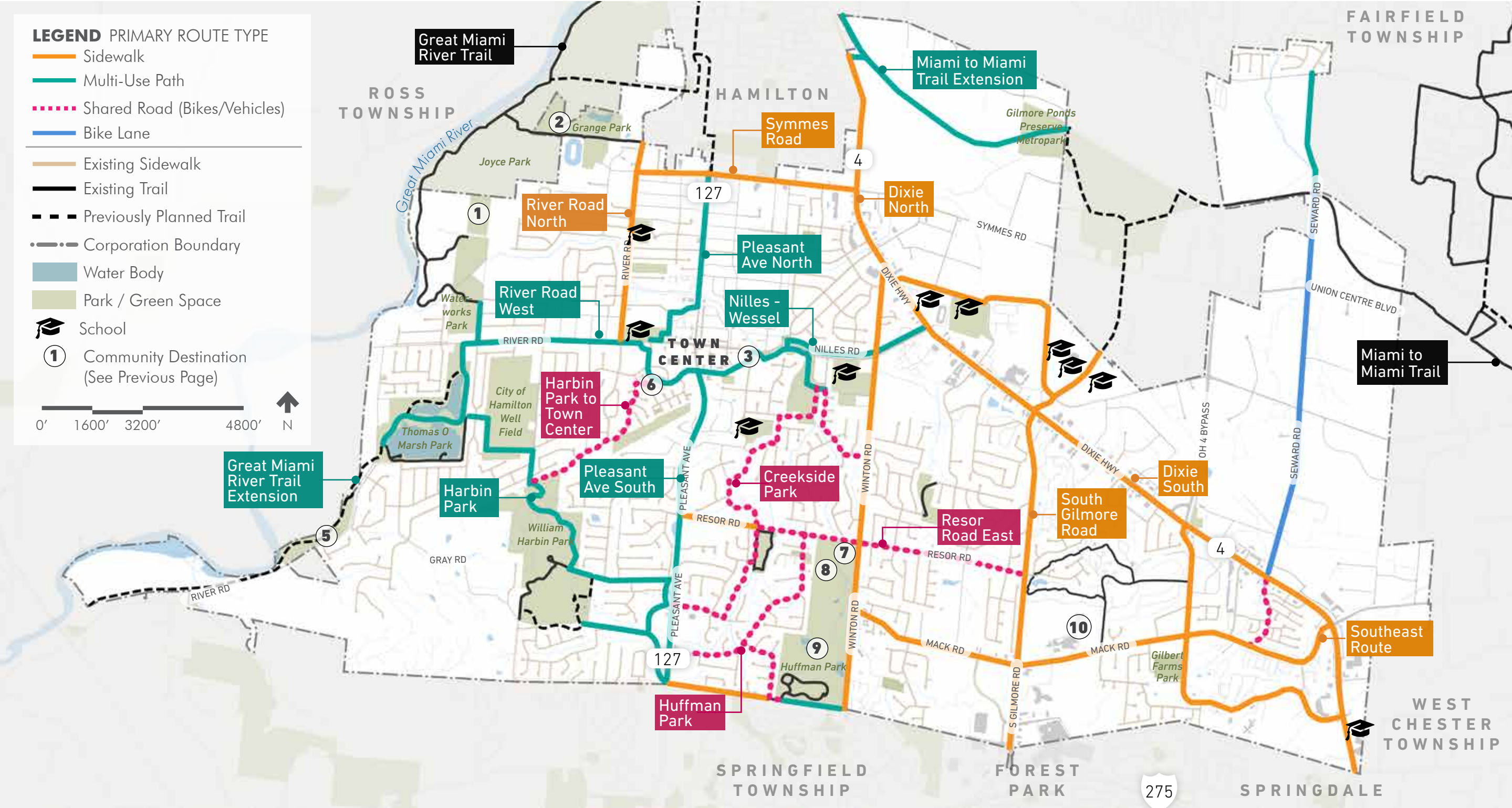
EXISTING CONNECTIVITY NETWORK

One of the initial tasks of the plan was to take an inventory of the existing connectivity network within Fairfield. The map below shows the existing connectivity options in Fairfield and how they relate to parks and prominent community destinations. Previously planned trails (from other studies and regional organizations) within or with a potential to impact the City of Fairfield were also reviewed. Currently, the city is lacking a comprehensive trail network. The trails that do exist are mostly isolated to individual parks and do not connect multiple areas within the city. Sidewalk connectivity covers most of the community. However, gaps exist that prevent the city from being truly walkable. The Great Miami River Trail and the Miami to Miami Trail are also noted on here because they offer connections to other communities and promote future economic development opportunities for Fairfield.



COMPREHENSIVE CONNECTIVITY PLAN

The map below depicts the primary routes of the connectivity plan. This map shows that the primary facility type is for each route, however, each route may contain multiple facility types in order to make the connection work. The goal of this routing is to promote better connectivity between the Town Center, neighborhoods, parks, schools, shopping areas, and regional trails. More details on the specific routes can be found in Section 3 of this document where individual examinations of the primary routes are provided.



2 ENGAGEMENT RESULTS

ENGAGEMENT PROCESS

SURVEY RESULTS

PUBLIC OPEN HOUSE | 03.03.2020

ENGAGEMENT PROCESS

Community Engagement Process

Community input for this plan was gathered during the Fairfield Forward planning process. This plan focused on a specific topic, connectivity, and the project team facilitated public engagement efforts solely on this topic. Community and stakeholder engagement occurred throughout the plan's development. The project team gathered initial thoughts on prominent connections, met with community stakeholders and leaders to assess goals, solicited feedback on specific connectivity questions, and conducted a review with the public of the major routes and facility types selected.

Techniques

Initial Engagement:

City of Fairfield staff attended two community events, the Farm-R-Treat, and the opening of the Furfield Dog Park to gather input from community residents. The engagement centered on asking citizens simply where they lived, where they'd like to have improved connectivity to, and how they get there (the routing). This confirmed for the project team what the major destinations were for city residents and where the primary routing should be located.

Steering Committee:

The steering committee for this project included representatives from multiple city departments and leadership, as well as representatives from key community stakeholder groups such as residents, workers, and schools. The committee convened multiple times throughout this process and provided critical input and guidance to the project team as they developed and refined the plan's routing and overall strategy.

City Council:

The City Council not only authorized development of this plan as a response to the feedback from the Fairfield Forward plan, they also provided direction on the plan after draft recommendations were developed. Their feedback focused on ensuring the project team properly developed cost analysis and implementation strategies that would help guide future decision making.

General Public:

The general public was eager to provide feedback and guidance to the project team. In addition to well attended local community events that featured the plan, many residents provided input through an on-line survey. The online survey generated almost 1,200 responses and showed general consensus among project goals, facility types, and major route priorities. A more advanced routing plan was showcased at a public open house on March 3rd, 2020 for review and input.

Online Survey:

The goal of the online survey, which was initiated in the early stages of the process, was to gain feedback and understanding on more detailed topics related to connectivity in Fairfield. It was already understood that connectivity was important to residents. However, the project team wanted to gain more detailed input on how to make it happen in a manner that best suited the community. The survey asked questions related to destinations respondents would like better connectivity to, how they would use the trails and improved connectivity network, and what types of facilities they would feel most comfortable using. Lastly, it asked them to prioritize the major routes that had been identified at that time and offer input on any routes they felt were missing. Some highlights from the survey can be found on the following pages.



Public Works Director Ben Mann presents to the public the initial recommendations of the connectivity plan on March 3rd, 2020.

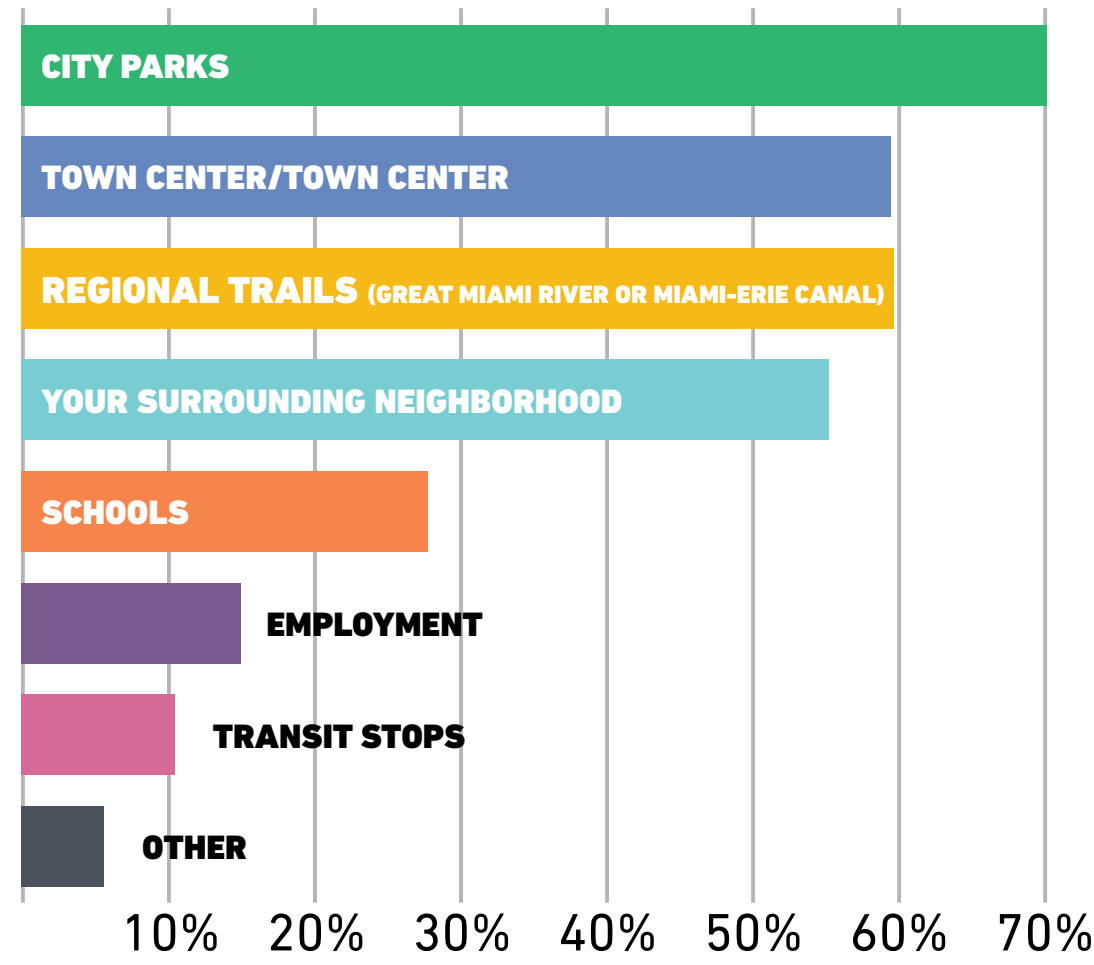


The steering committee included city staff, residents, and representatives from the Fairfield City School District.

SURVEY RESULTS

Question 1

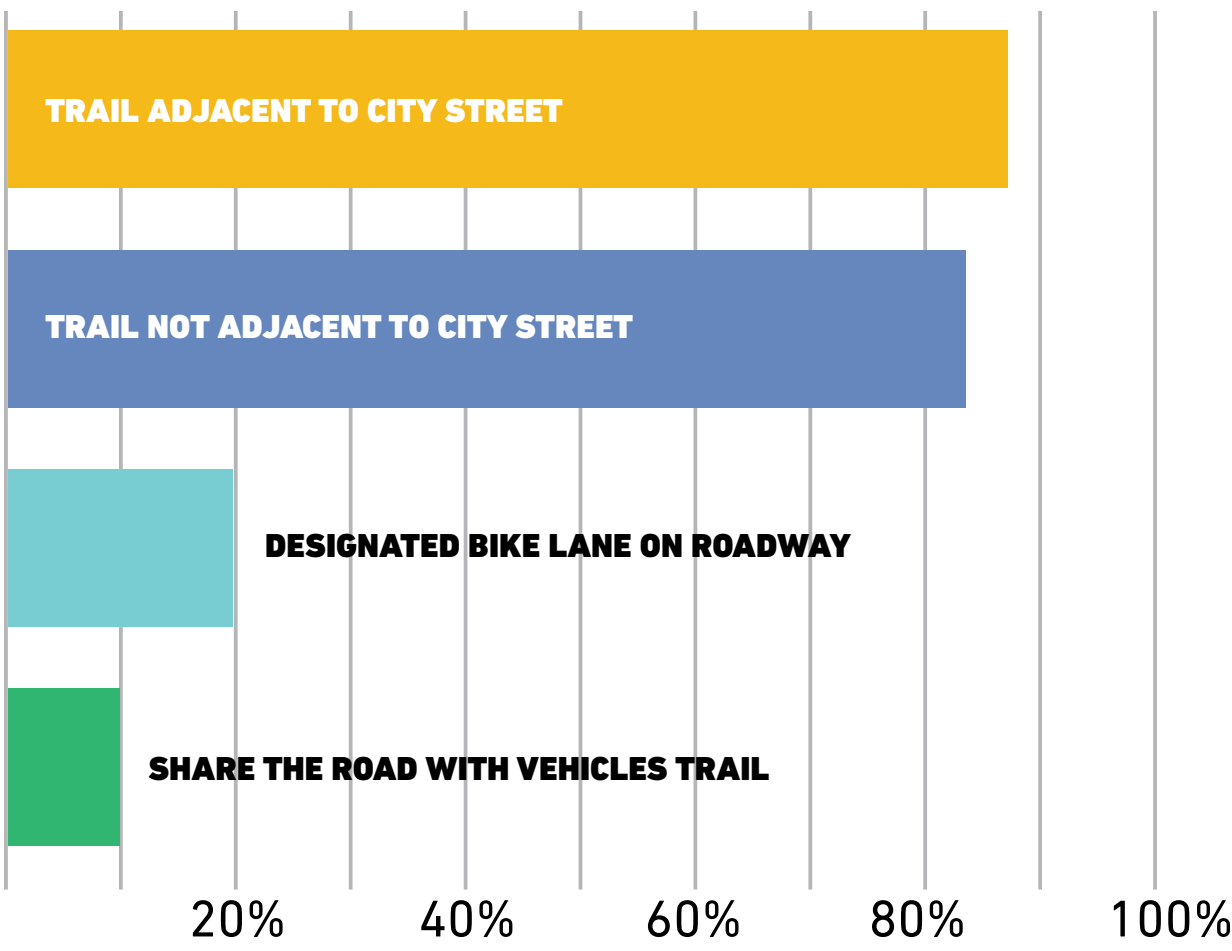
What areas or places in Fairfield are most important for you to be able to access via walking or bicycling? (check all that apply)



The 'other' responses can be found in the appendix of this document.

Question 2

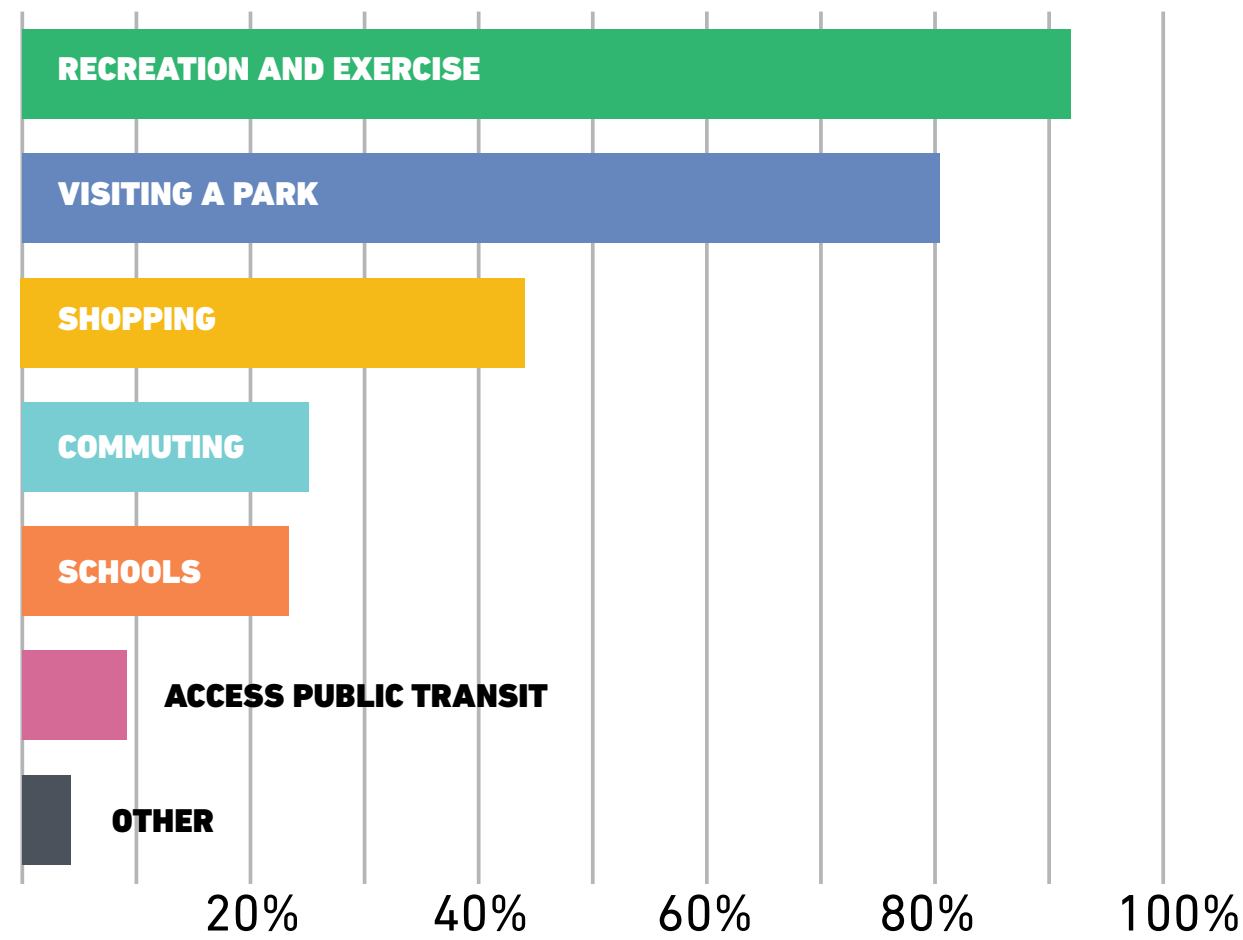
If it were available, which of the following on-road or off-road pedestrian facilities would you use in Fairfield? (Check all that apply)



SURVEY RESULTS

Question 3

If a complete trail network existed within the City, what types of activities or destinations would you use it for in Fairfield? (Check all that apply)



The 'other' responses can be found in the appendix of this document.

Question 4

Referencing the map, rate the overall public benefit of each connectivity option on a scale of 1 to 5. This diagram depicts various connectivity options between neighborhoods and major destinations in Fairfield.



Scoring Results

1. River Road (West)	3.89
2. Pleasant Avenue Route	3.84
3. Harbin Park Route	3.83
4. Dixie Highway Route	3.79
5. Nilles Road Route	3.68
6. River Road (North)	3.64
7. Resor Road Route	3.40
8. South Gilmore Route	3.33
9. Creekside Park Route	3.24
10. Huffman Park Route	3.17

There were additional resident concerns about lack of connections in the southeastern portion of the city, which prompted the addition of a southeast route as seen in the final connectivity plan.

3 CONNECTIVITY PLAN

FACILITY TYPES

SAFETY MECHANISMS

EXISTING CONNECTIVITY NETWORK

COMPREHENSIVE CONNECTIVITY PLAN

MAJOR ROUTE DETAILS

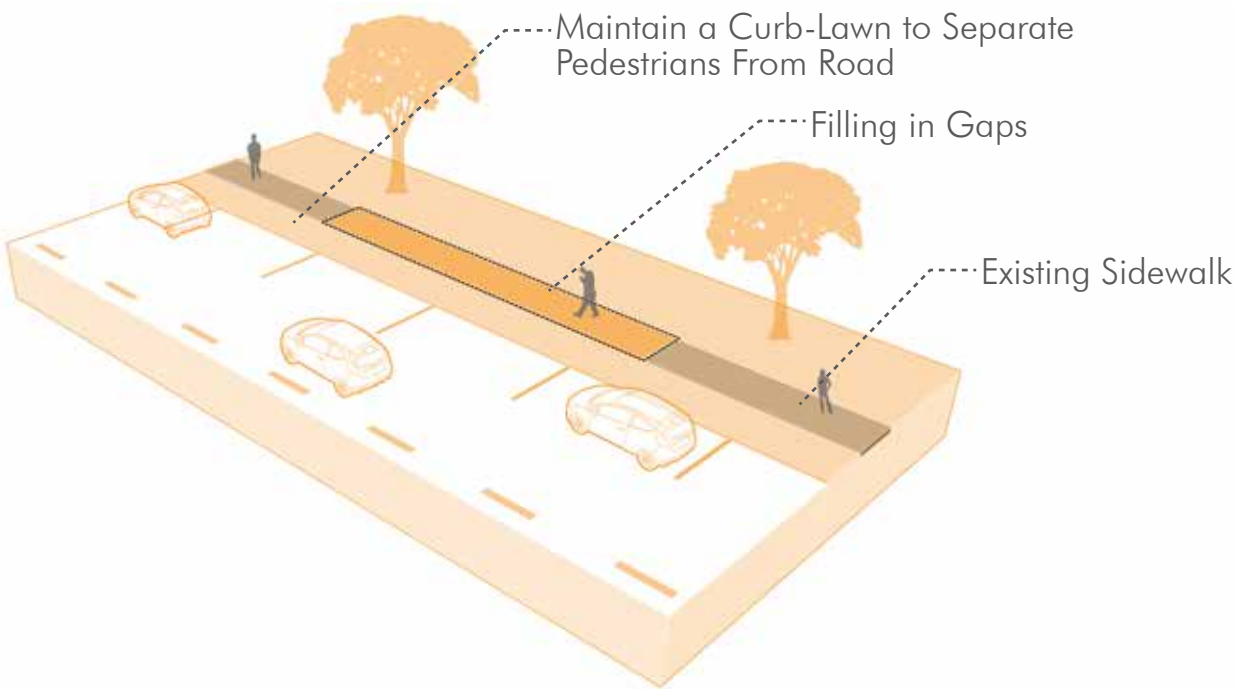
GREAT MIAMI RIVER TRAIL

FACILITY TYPES

Based upon best practices from similar cities, and industry standards, different facilities types were evaluated for their applicability. Based upon input from the steering committee and the public, project team experience and knowledge, and a desire to have the plan be simple, four facility types were selected: sidewalks, multi-use paths, bike lanes, and a shared road. These facilities are described in greater detail below.

SIDEWALK

- Dedicated space for pedestrians
- Provides basic connectivity throughout a community
- Minimum of 5 feet wide. In high use zones such as around schools, business districts and near parks, 7-10 feet wide is recommended



Best Practices:



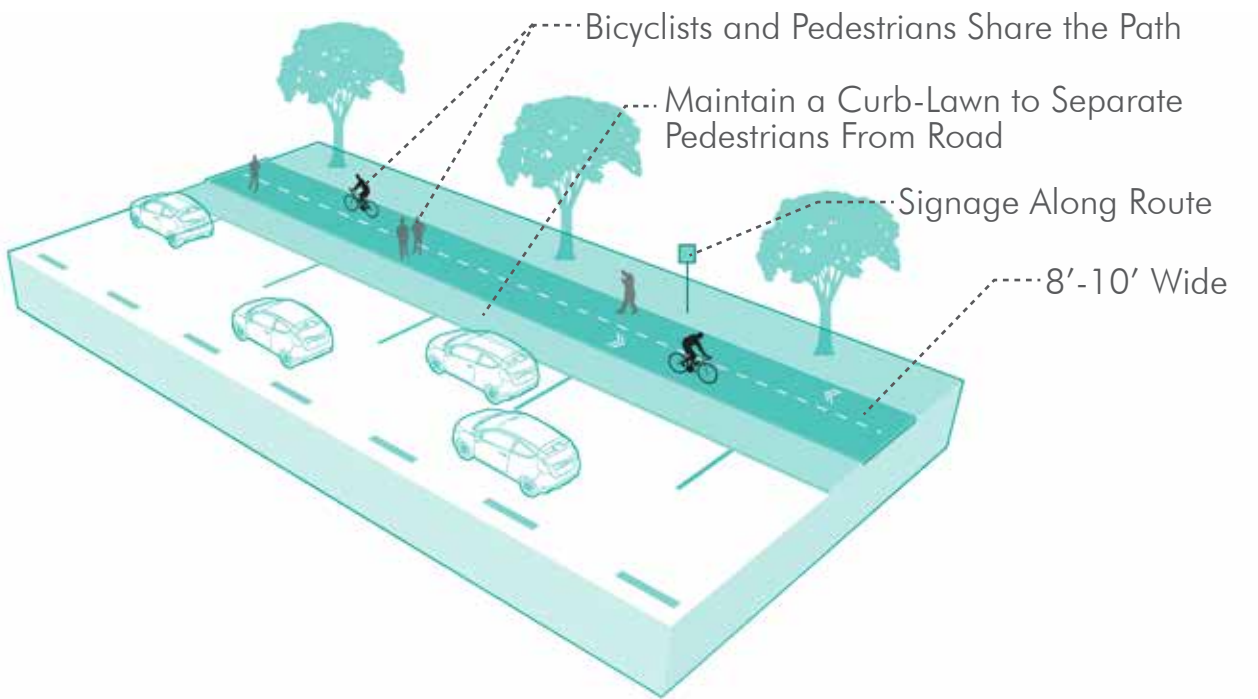
South Gilmore Road approaching Route 4.



Augusta Boulevard near Pleasant Avenue.

MULTI-USE PATH

- Gives equal priority to bike riders and pedestrians
- Often, in lieu of sidewalk and on road bike facility
- Provides safe separation for non-motorized transportation
- Used adjacent to roads and in park settings
- Two-way movement on one side of road



Best Practices:



The path is safely separated from the roadway.

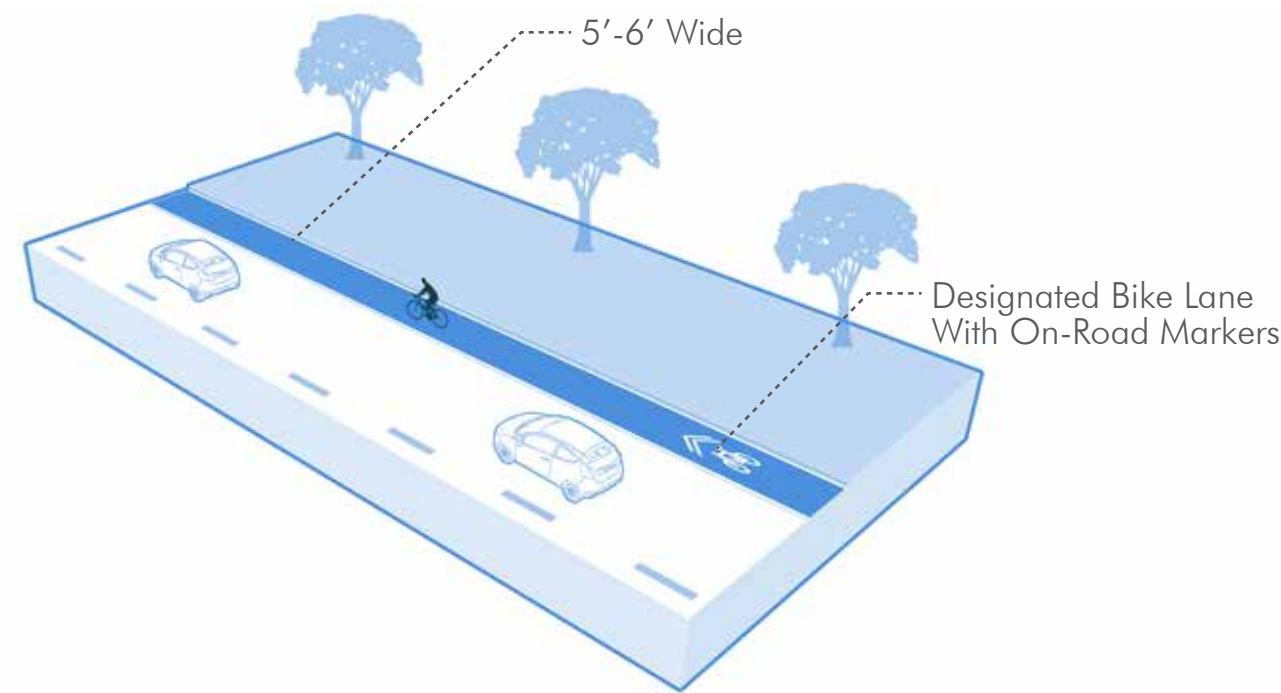


Multi-use paths serve bikes and pedestrians alike.

FACILITY TYPES

BIKE LANE

- Creates a dedicated space on road for bikes
- Striping, on-road markers, and physical barriers can be used to keep bicyclists and automobiles separated
- Creates a separate designated space will provide more comfort for riders of different experience levels
- Implemented when there is no space for a multi-use path



Best Practices:



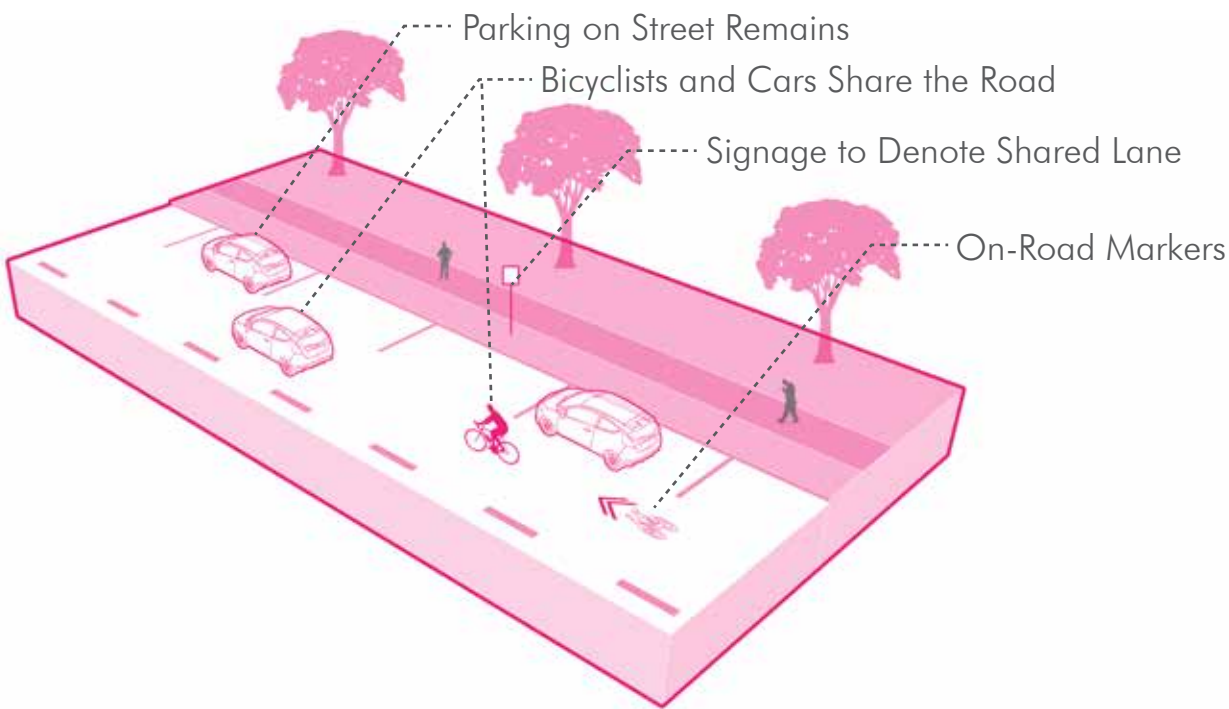
Bike lane with clear signage and on road marking.



Separation of bicyclists and automobiles is crucial.

SHARED ROAD

- Gives equal priority to bike riders and motorists
- Does not remove parking or travel lanes
- Applied to streets with low traffic volumes and low speeds
- Traffic calming measure
- Designated routes identified with on-road markers and signage
- Keeps on street parking, where it exists already



Best Practices:



On road markings need to be clear.



Low volume streets make this ideal for families.

SAFETY MECHANISMS

Other tools, listed below, will be helpful for implementing the vision set out in this Connectivity Plan. These tools will help in creating better safety for all users and increasing an understanding of the connectivity network through signage. These tools should be implemented in conjunction with the construction of new facilities to ensure that each route is operating correctly from day one.



Signalized Crossings

- Creates a safe space for crossing roadways for pedestrians and bicyclists.
- Most needed on busier streets or ones with less than desirable visibility.



Signage

- Informs users of direction and distance to destinations.
- Makes it clear to motorists to be aware of other modes of transportation in use on this route.



Rapid Flashing Beacons

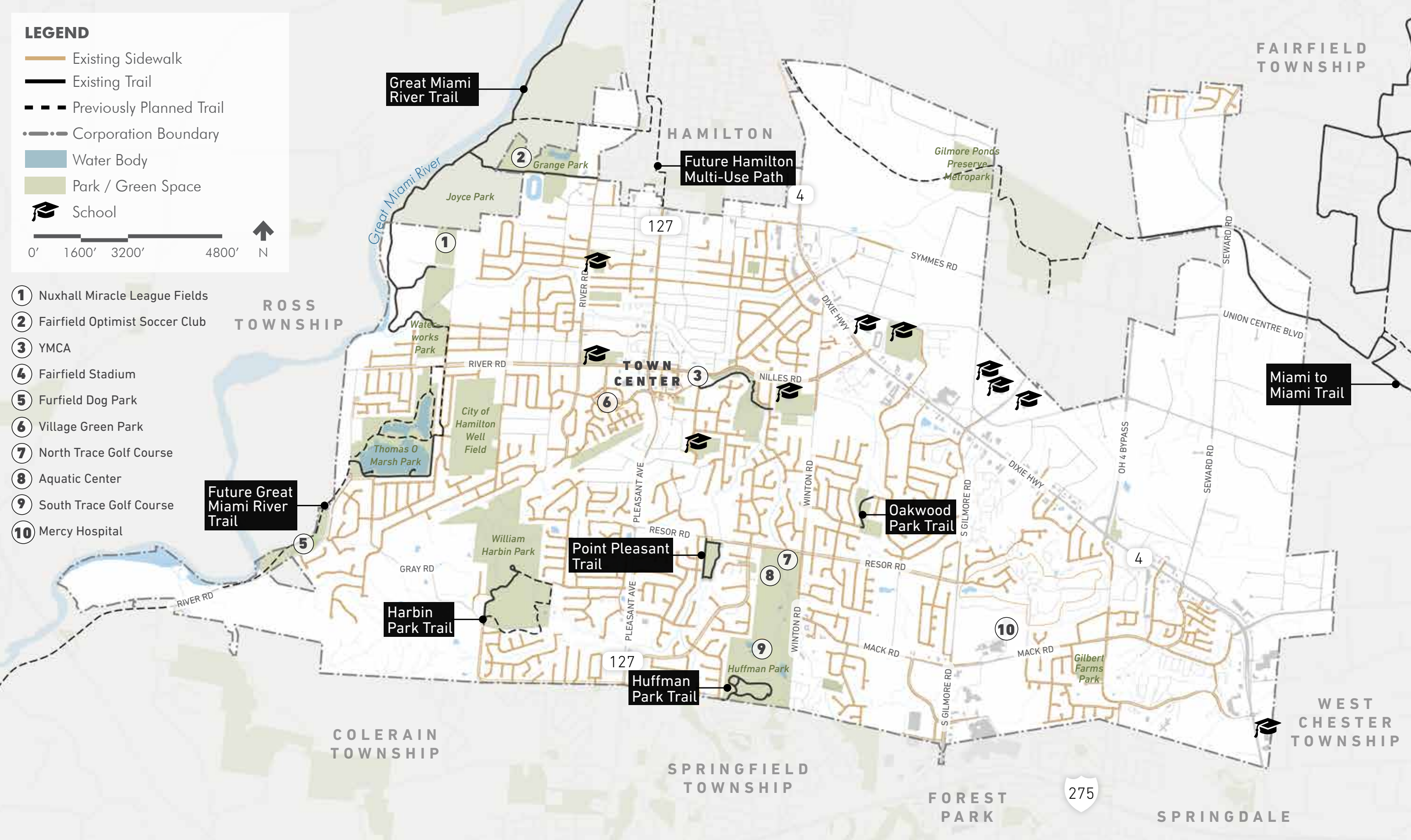
- Lower cost solution for pedestrian and bicycle crossings.
- Allows for mid-block crossings, if needed.
- Increases visibility for crossing and encourages yielding behavior by drivers.



Crosswalks

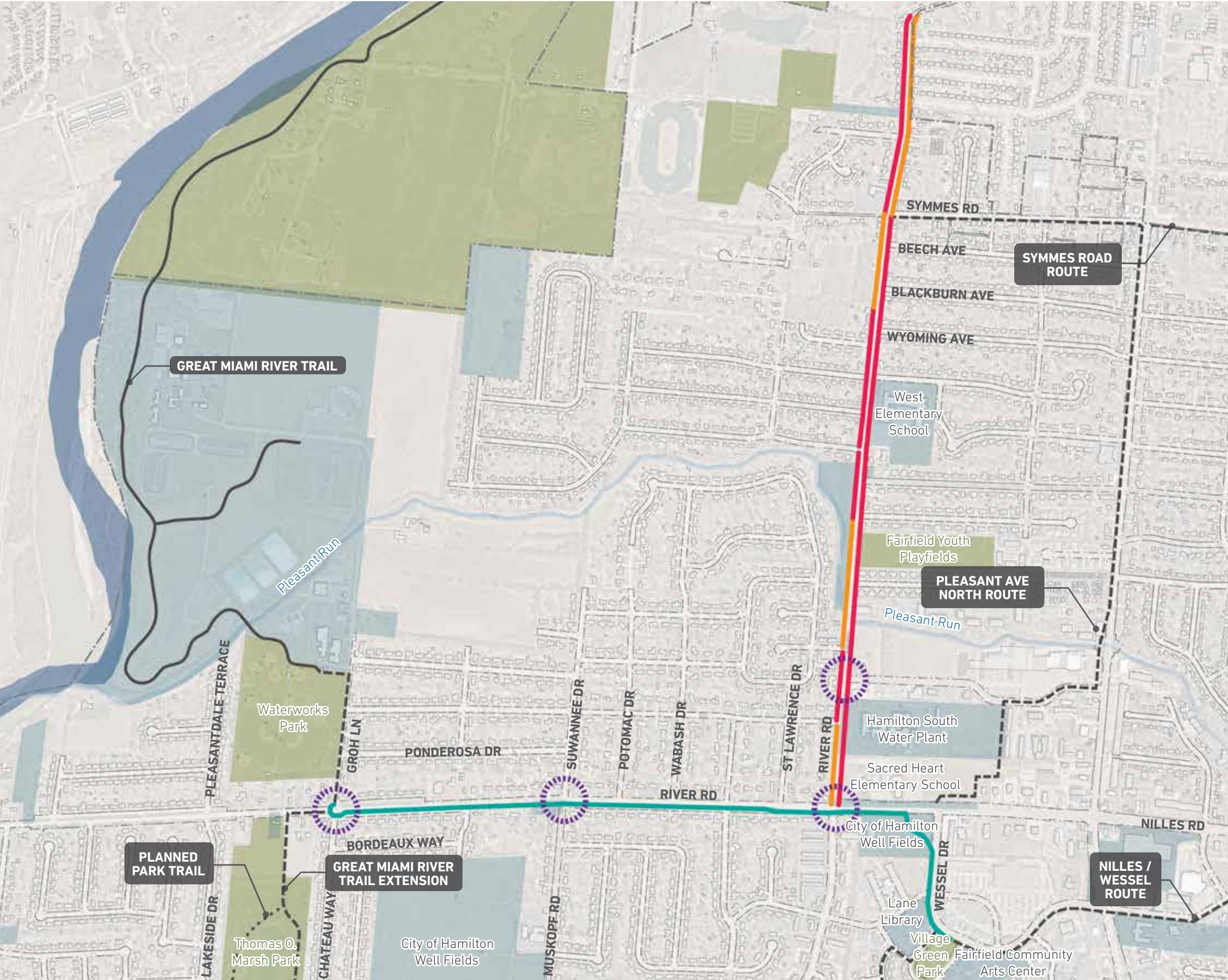
- Lower cost solution for pedestrian crossings.
- Increases visibility for crossing and encourages yielding behavior by drivers.
- For major crossings, different materials or colors may be used.

EXISTING CONNECTIVITY NETWORK





MAJOR ROUTES



RIVER ROAD WEST AND RIVER ROAD NORTH

Facility Type:

River Road West: Multi-Use Path
River Road North: Sidewalk

Notes (River Road West)

- Route serves as primary connection from Great Miami River Trail into the center of Fairfield.
- Brings riders from Great Miami regional trail into Town Center area, promoting tourism and economic development.
- Due to its integration into the regional trail network, this route should be off-road as much as possible in order to attract a diverse ridership.

Notes (River Road North)

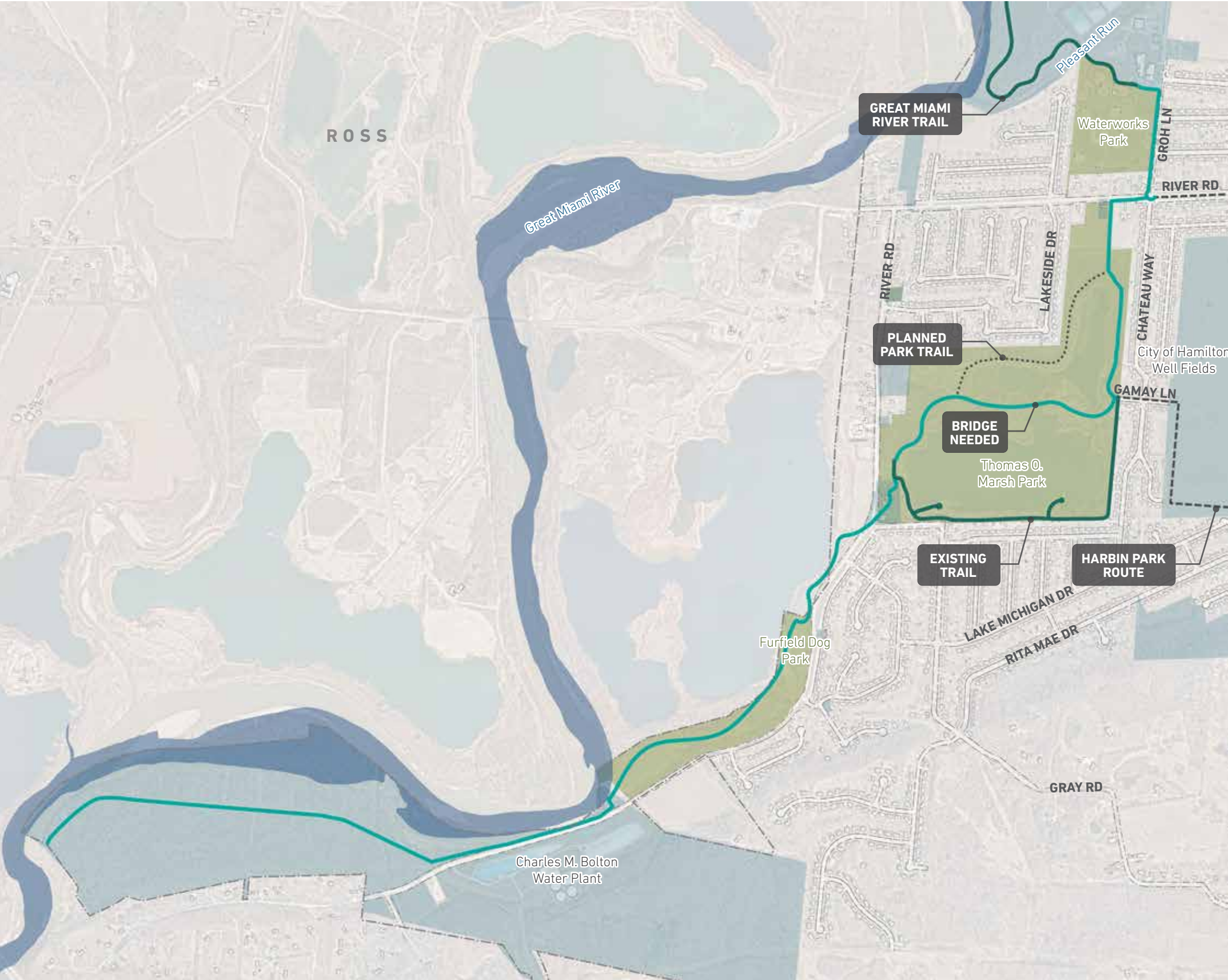
- Filling in the sidewalk gaps along this road provides enhanced connectivity to local schools and neighborhoods.

LEGEND

- Proposed Multi-Use Path
- Proposed Sidewalk
- Existing Sidewalk
- Existing Multi-Use Path
- Planned Park Trail
- Other Major Route
- ⊙ Signalized Crossing
- Publicly-Owned Parcel
- Park / Green Space



MAJOR ROUTES



GREAT MIAMI RIVER TRAIL EXTENSION

Facility Type:
Multi-Use Path

Notes

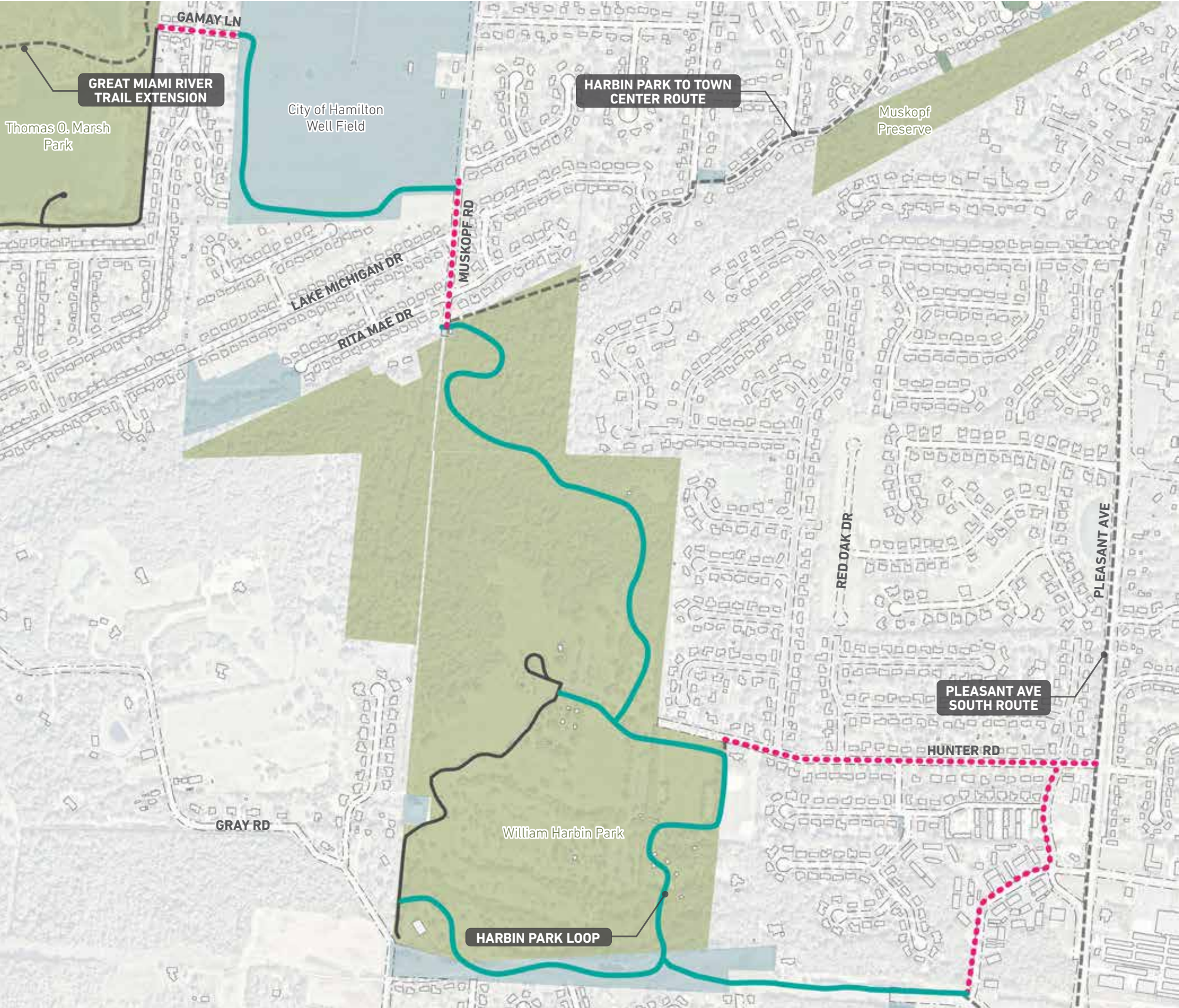
- This route focuses on the Great Miami River Trail (GMRT) as it aligns through the City of Fairfield.
- This highlights the part of the larger GMRT that the City of Fairfield will be spearheading through implementation.
- This will be a multi-use path to keep consistency with the majority of the regional GMRT.
- The Groh Lane segment may be built as part of GMRT or as part of River Road West. For the purposes of this plan, it is included with GMRT funding.
- Exact route layout at the southern end to be coordinated with Hamilton County and GCWW.

LEGEND

- Proposed Multi-Use Path
- Existing Multi-Use Path
- Planned Park Trail
- Other Major Route
- ⊙ Signalized Crossing
- Publicly-Owned Parcel
- Park / Green Space



MAJOR ROUTES



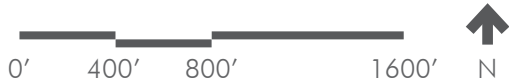
HARBIN PARK

Facility Type:
Multi-Use Path and Shared Road

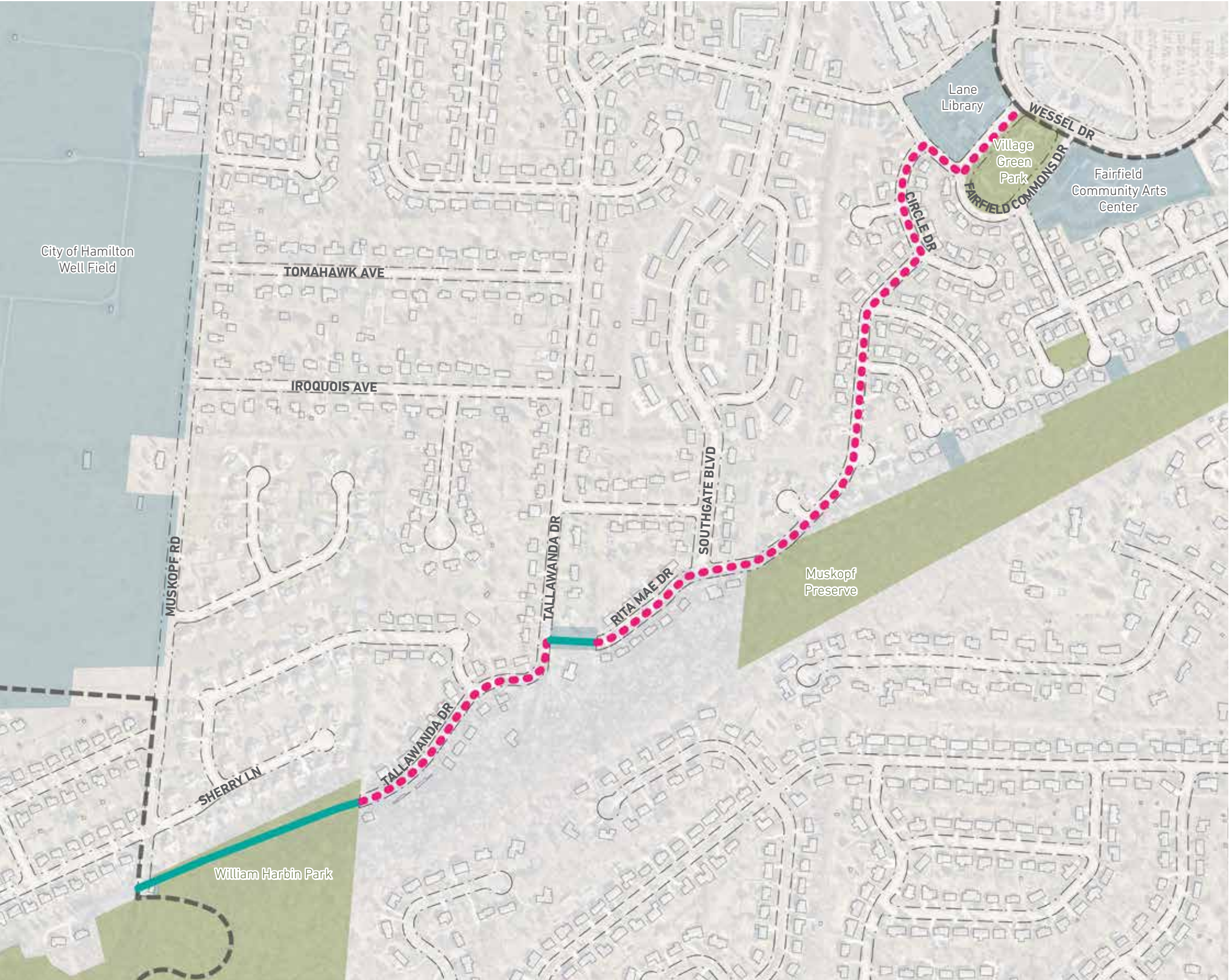
- Notes**
- Route connects from Pleasant Avenue through Harbin Park to Marsh Park.
 - This route aligns through a Hamilton well field. Use of this property for the route will require a partnership with the City of Hamilton.
 - This route is primarily a multi-use path. However, on some neighborhood roads it is simpler to use a shared road facility to make connections.
 - This route connects to the Great Miami River Trail.

LEGEND

- Proposed Shared Road
- Proposed Multi-Use Path
- Existing Multi-Use Path
- Other Major Route
- Publicly-Owned Parcel
- Park / Green Space



MAJOR ROUTES



HARBIN PARK TO TOWN CENTER

Facility Type:

Multi-Use Path and Shared Road

Notes

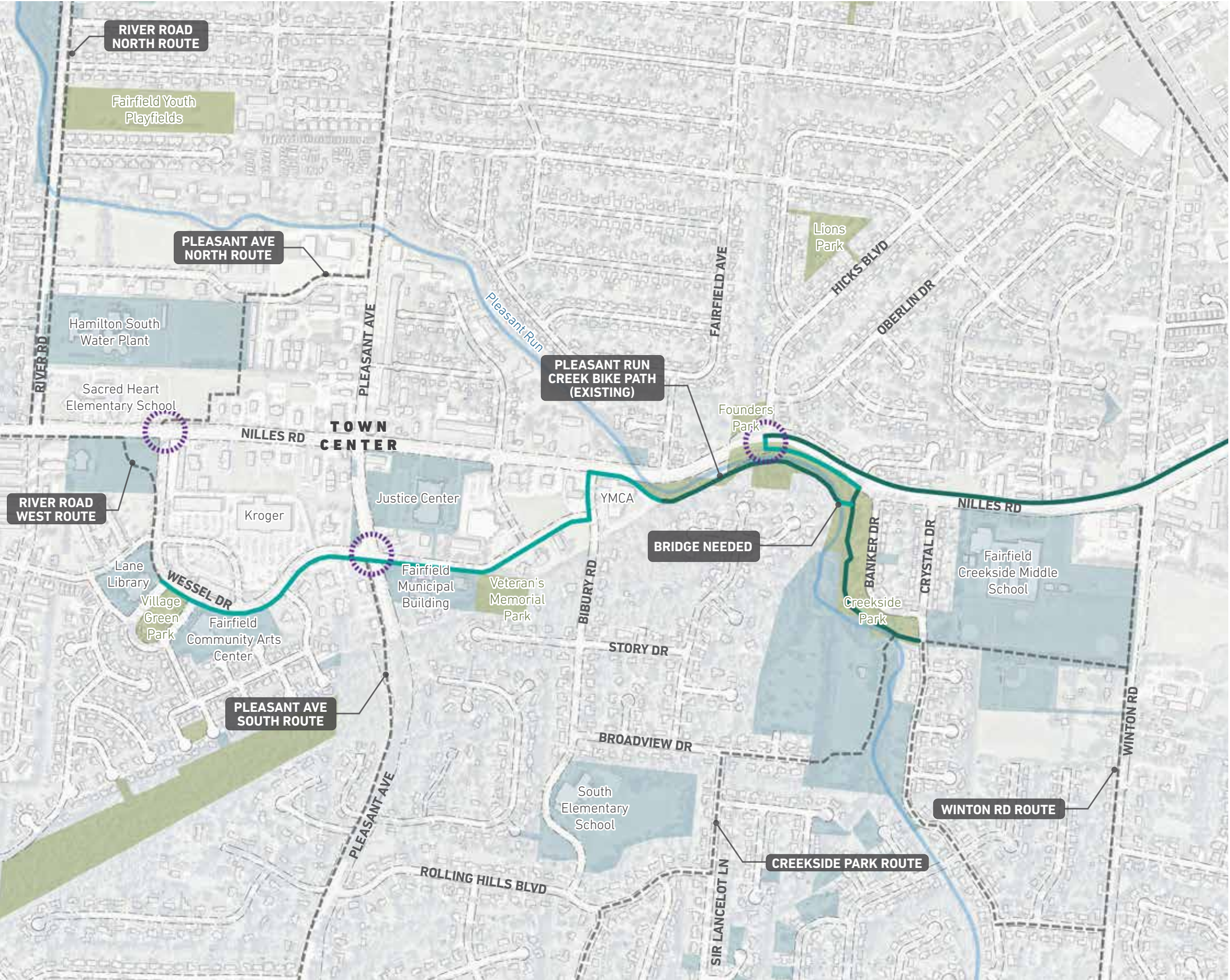
- Connection from the bottom of Harbin Park to the Village Green Park.
- This connection utilizes low-volume, low-speed residential streets to provide a more direct connection to the Village Green Park and Town Center for many residential neighborhoods.
- Multi-use paths are used to bridge the gaps along the trail where subdivisions or streets do not connect directly.

LEGEND

- Proposed Shared Road
- Proposed Multi-Use Path
- Other Major Route
- Publicly-Owned Parcel
- Park / Green Space



MAJOR ROUTES



NILLES - WESSEL

Facility Type:

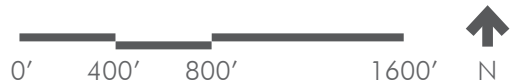
Multi-Use Path

Notes

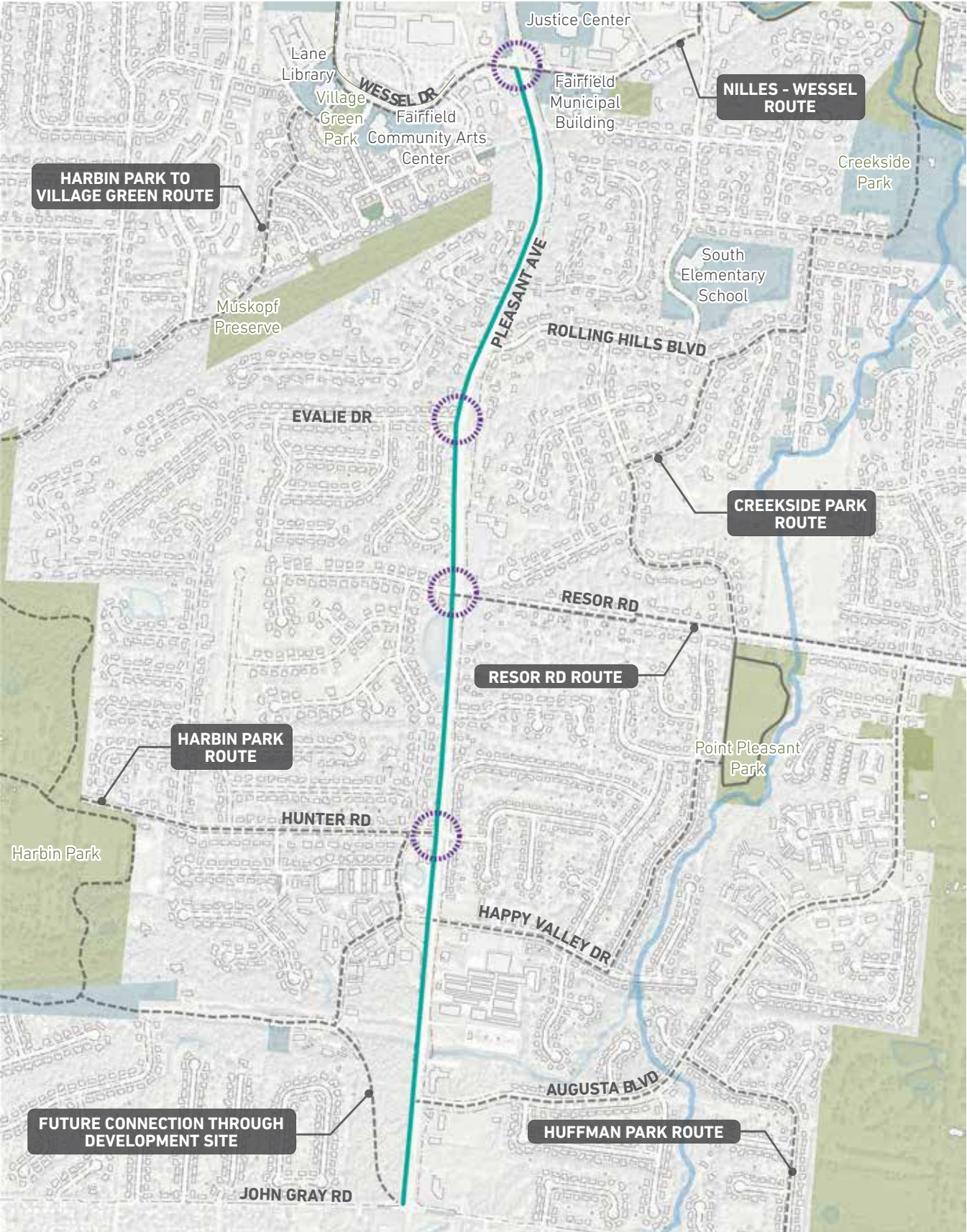
- Route connects from the River Road West Route through the Town Center Area and East to Route 4 (Dixie Highway).
- Along the route is the YMCA, Creekside Park, and Creekside Middle School.
- The multi use path proposed replaces the existing sidewalk on the south and west sides of Wessel Drive.
- The path utilizes the existing wide sidewalk on the north side of Nilles Road across from Creekside Park as it makes its way east to Route 4.

LEGEND

- Proposed Multi-Use Path
- Existing Multi-Use Path
- - - Other Major Route
- ⊙ Signalized Crossing
- Publicly-Owned Parcel
- Park / Green Space



MAJOR ROUTES



PLEASANT AVE SOUTH

Facility Type:

Multi-Use Path

Notes

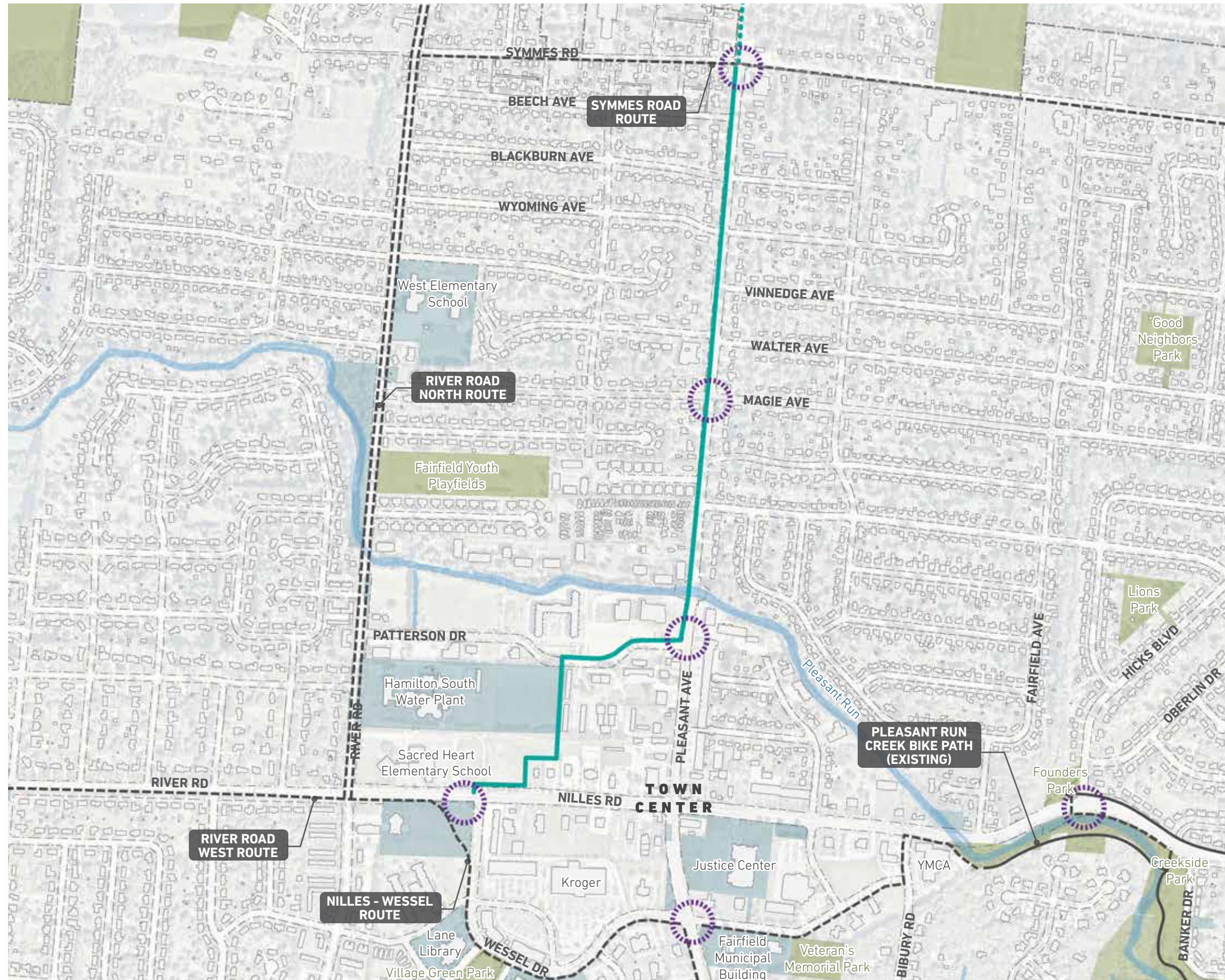
- This route has topographical challenges, dense vegetation, and right-of-way limitations.
- This is a primary north-south connection within the city that interconnects many neighborhoods, parks, and the Town Center.
- Upon full build-out, this route will play a key interconnecting role between multiple other routes.
- It will be necessary to coordinate with the developer of the property on the northwest corner of John Gray Road and Pleasant Avenue to determine the exact route. Ideally this would include a direct connection to Harbin Park.

LEGEND

- Proposed Multi-Use Path
- Existing Multi-Use Path
- Other Major Route
- ⊙ Signalized Crossing
- Publicly-Owned Parcel
- Park / Green Space



MAJOR ROUTES



PLEASANT AVE NORTH

Facility Type:

Multi-Use Path

Notes

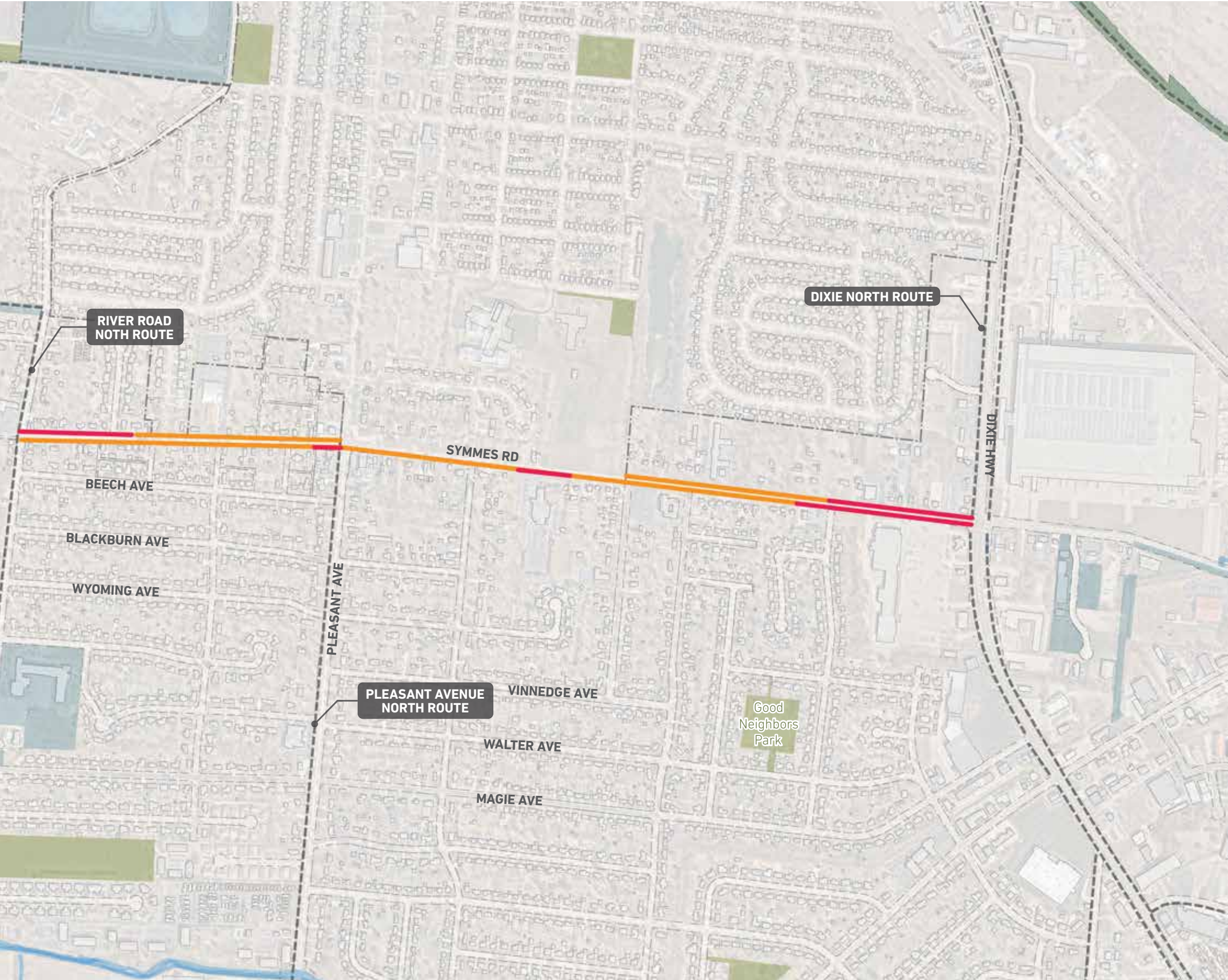
- This route connects the Town Center area north along Pleasant Avenue to the boundary with the City of Hamilton.
- This route will connect to a proposed City Hamilton multi-use path in the along Pleasant Avenue at the corporation limit.

LEGEND

- Proposed Multi-Use Path
- Proposed Multi-Use Path in Other Jurisdiction
- Existing Multi-Use Path
- Other Major Route
- ⊙ Signalized Crossing
- Publicly-Owned Parcel
- Park / Green Space



MAJOR ROUTES



SYMMES ROAD

Facility Type:

Sidewalk

Notes

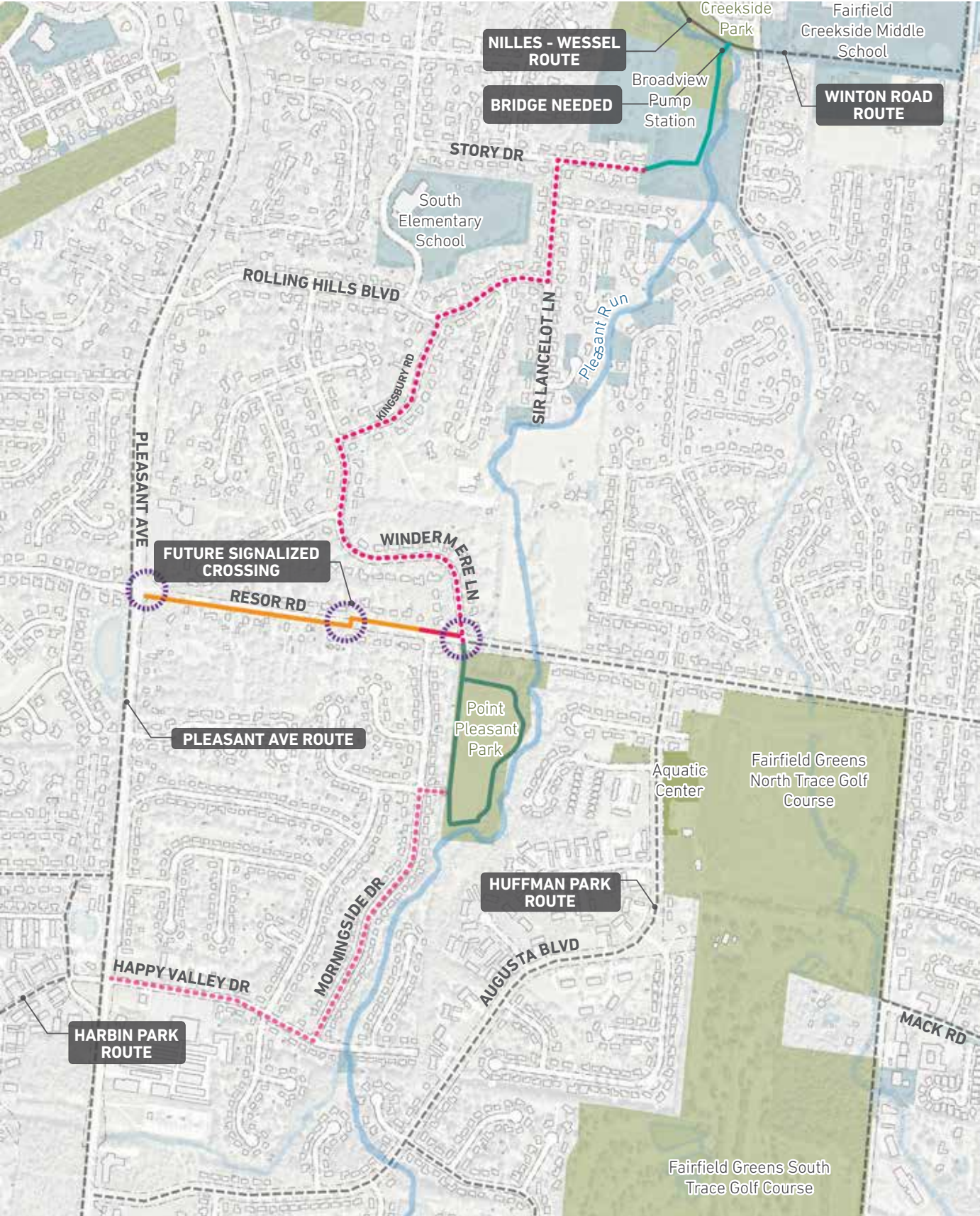
- This route provides another east-west connection from Dixie Highway (Route 4) to River Road West. This helps to better connect multiple areas of the city.
- Employment areas east of Dixie Highway will now be better connected with neighborhoods west of Dixie Highway.
- This route will focus on completing the sidewalk network by filling in the gaps between existing sidewalks.
- Coordination will be required with the City of Hamilton to complete the north side of the sidewalk.

LEGEND

- Proposed Sidewalk
- Existing Sidewalk
- Other Major Route
- Publicly-Owned Parcel
- Park / Green Space



MAJOR ROUTES



CREEKSIDE PARK AND RESOR ROAD WEST

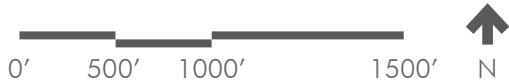
Facility Type:
 Creekside Park: Multi Use Path and Shared Road
 Resor Road West: Sidewalk

- Notes (Creekside)**
- Creekside Park Route extends through residential areas to Pleasant Avenue at Happy Valley Drive.
 - Facility is primarily a shared road on low volume, low speed neighborhood streets, with a short section of multi-use path in Point Pleasant Park.

- Notes (Resor)**
- Resor Road Route helps fill in a prominent gap in the sidewalk network that will connect residential areas to the Pleasant Avenue Route.
 - The route has a steep slope and difficult sight lines.

LEGEND

- Proposed Shared Road
- Proposed Sidewalk
- Existing Sidewalk
- Proposed Multi-Use Path
- Existing Multi-Use Path on Major Route
- Other Major Route
- Signalized Crossing
- Publicly-Owned Parcel
- Park / Green Space



MAJOR ROUTES



HUFFMAN PARK

Facility Type:

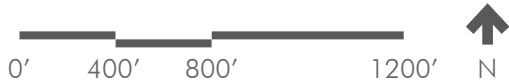
Shared Road

Notes

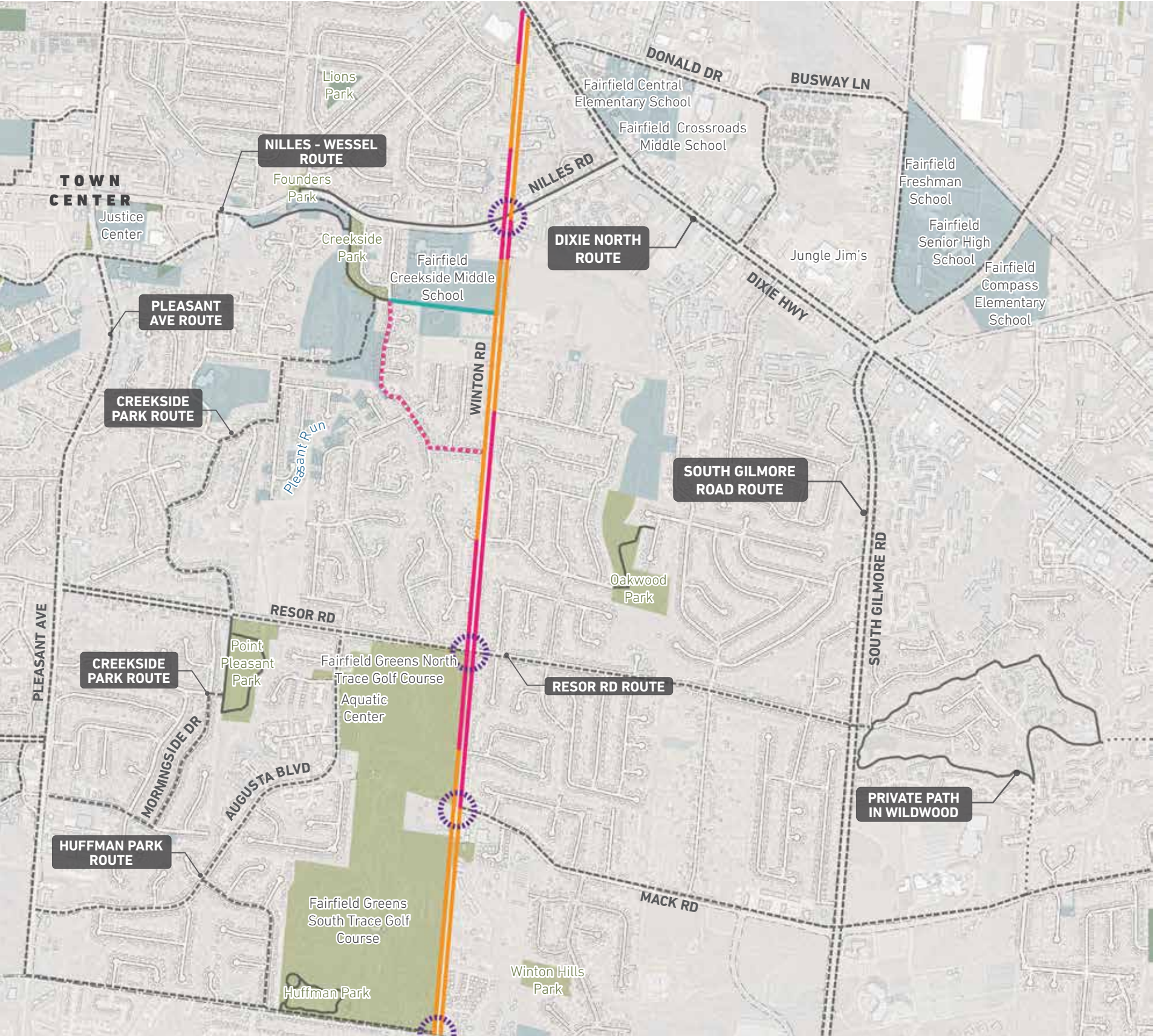
- Huffman Park Route connects the Resor Road East Route to Pleasant Avenue via Augusta Boulevard and to Huffman Park.
- This route promotes better connectivity to the aquatic center and nearby neighborhoods.

LEGEND

- Proposed Shared Road
- Proposed Sidewalk
- Existing Sidewalk
- Proposed Multi-Use Path
- Existing Multi-Use Path
- Other Major Route
- Signalized Crossing
- Publicly-Owned Parcel
- Park / Green Space



MAJOR ROUTES



WINTON ROAD

Facility Type:

Sidewalk

Notes

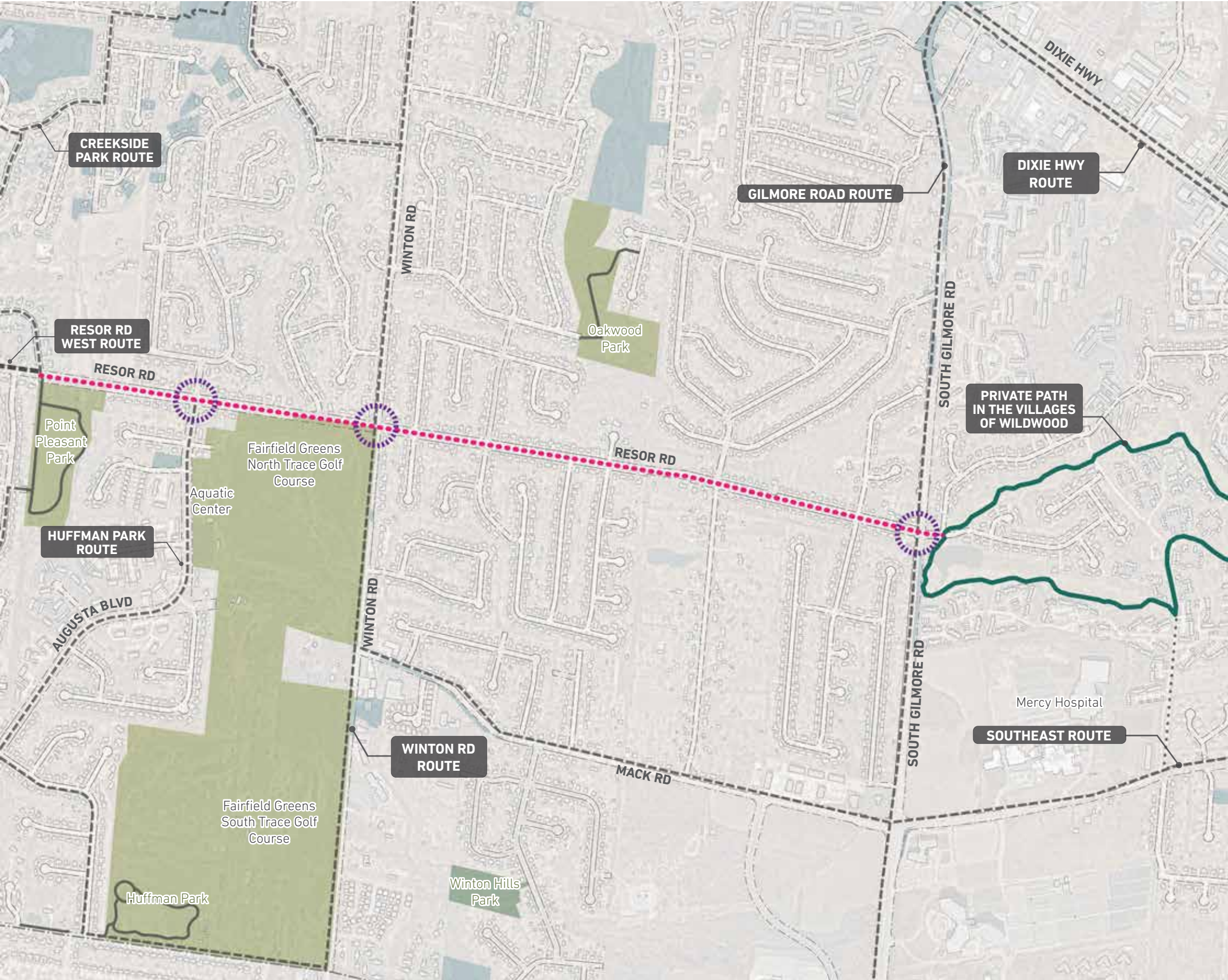
- It is important to ensure complete sidewalk connectivity on a major collector road like Winton Road.
- This route promotes better connectivity throughout the city as it directly connects to multiple other routes that provide connections to schools, the Town Center and parks.
- With the development of property along Mack Road, consider routing through Winton Hills Park for additional connections.

LEGEND

- Proposed Shared Road
- Proposed Sidewalk
- Existing Sidewalk
- Proposed Multi-Use Path
- Existing Multi-Use Path
- Existing Shared Road
- Other Major Route
- Signalized Crossing
- Publicly-Owned Parcel
- Park / Green Space



MAJOR ROUTES



RESOR ROAD EAST

Facility Type:

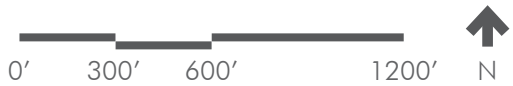
Shared Road and Multi-Use Path

Notes

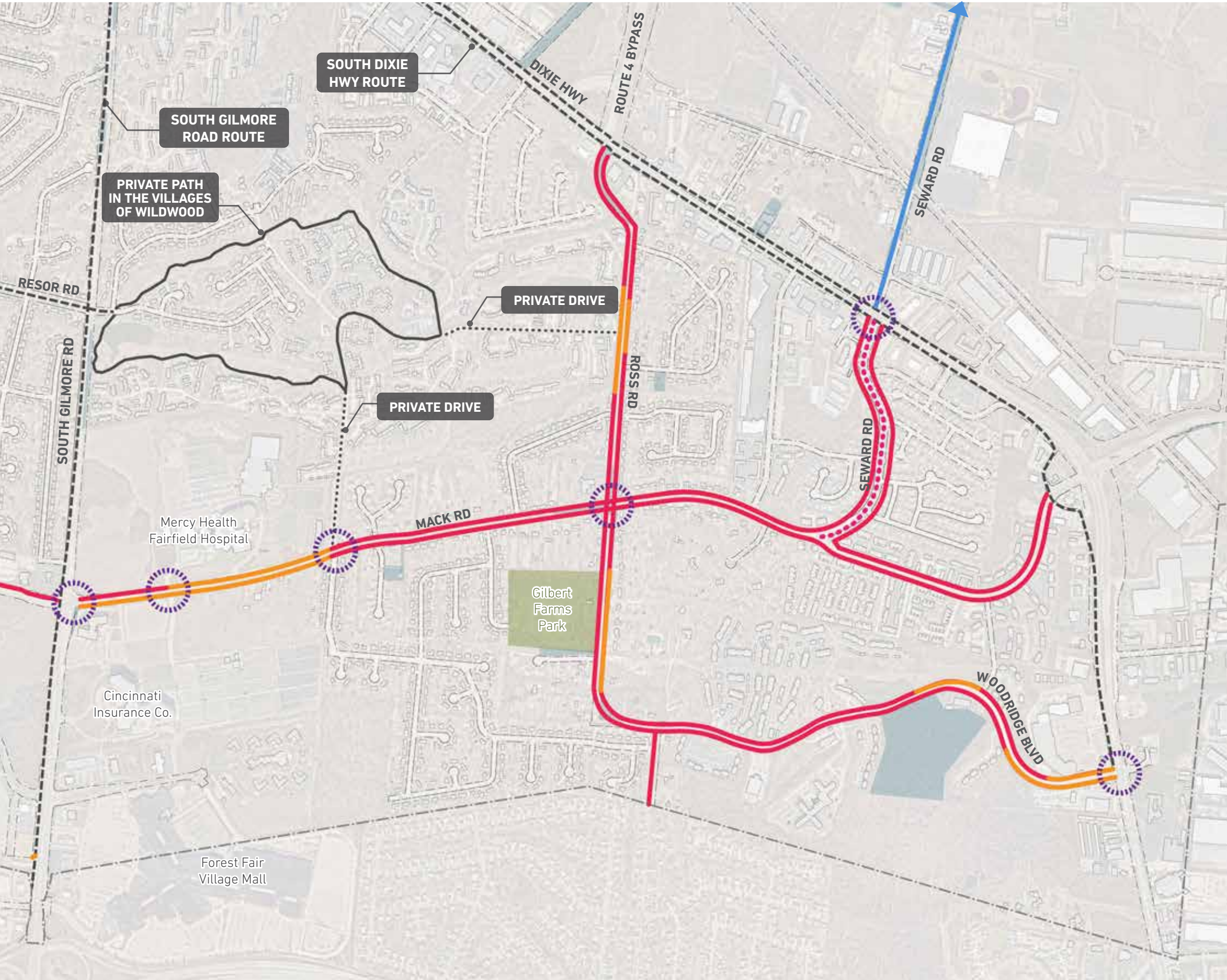
- This shared road connection from Point Pleasant Park east to The Villages of Wildwood and its trail network provides the east side neighborhoods with a connection to the routes on the west side of Fairfield.
- This important connection links the eastern side of the city to the Great Miami River Trail.
- This route will tie in to the existing path system at Wildwood. That path is privately owned area and thus not under city maintenance or management.
- Note that sidewalks do exist along this route for pedestrian connectivity. The inclusion of this facility in the plan was to improve bicycle connectivity to this part of the city.
- A multi-use path is not feasible due to the high number of driveways it would cross thus creating conflict points.

LEGEND

- Proposed Shared Road
- Existing Multi-Use Path on Major Route
- Existing Multi-Use Path
- Existing Shared Road
- Other Major Route
- Signalized Crossing
- Publicly-Owned Parcel
- Park / Green Space



MAJOR ROUTES



SOUTHEAST ROUTE

Facility Type:

Sidewalk and Shared Road

Notes

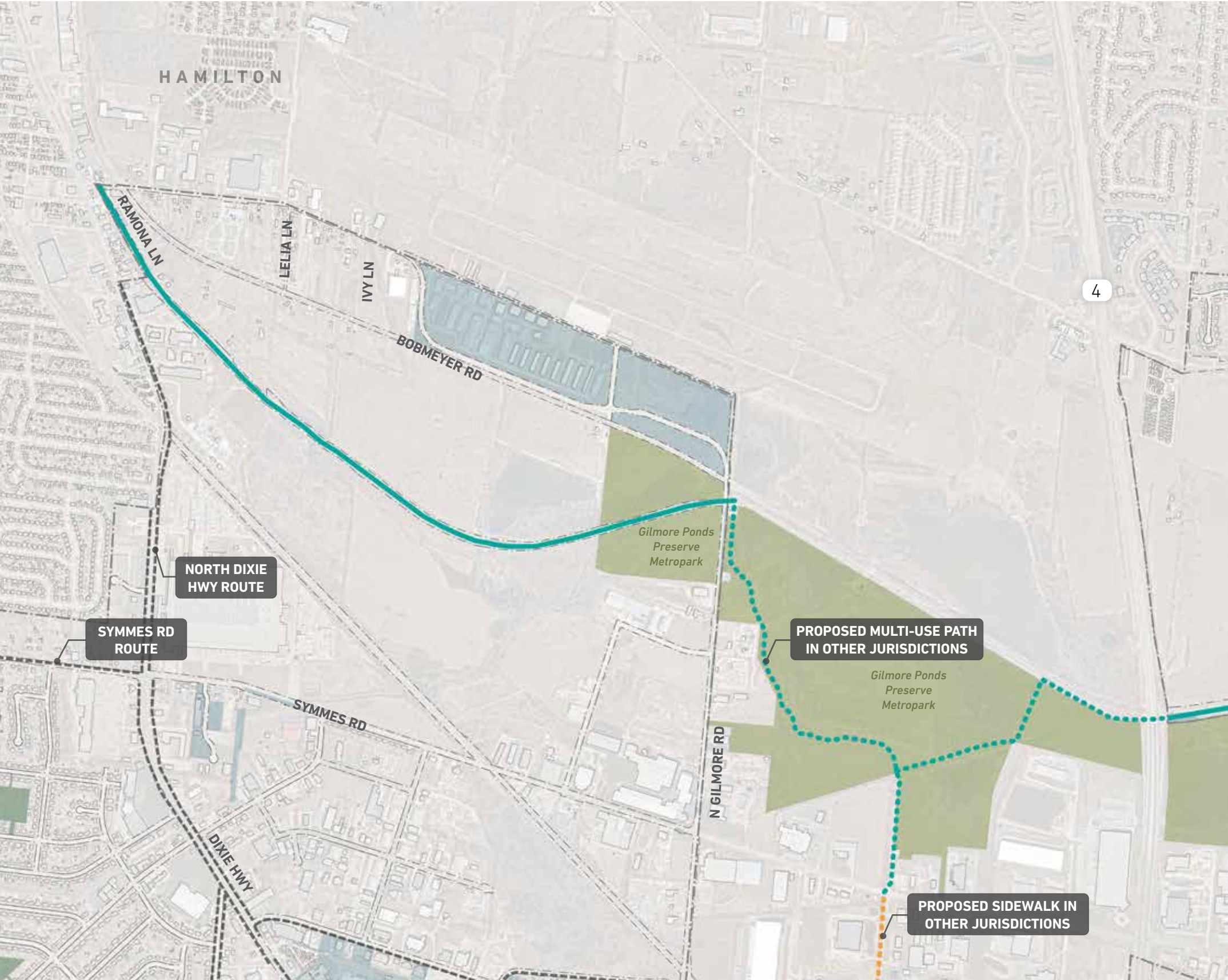
- There are many apartments complexes and subdivisions in the southeastern portion of Fairfield.
- These residential areas would benefit from a completed sidewalk network to promote walkability to Dixie Highway and other routes and community destinations.
- Bike lanes extend to the Miami to Miami trail.

LEGEND

- Proposed Shared Road
- Proposed Bike Lane
- Proposed Sidewalk
- Existing Sidewalk
- Existing Multi-Use Path
- Existing Shared Road
- Other Major Route
- Signalized Crossing
- Publicly-Owned Parcel
- Park / Green Space



MAJOR ROUTES



MIAMI TO MIAMI TRAIL EXTENSION

Facility Type:

Multi-Use Path

Notes

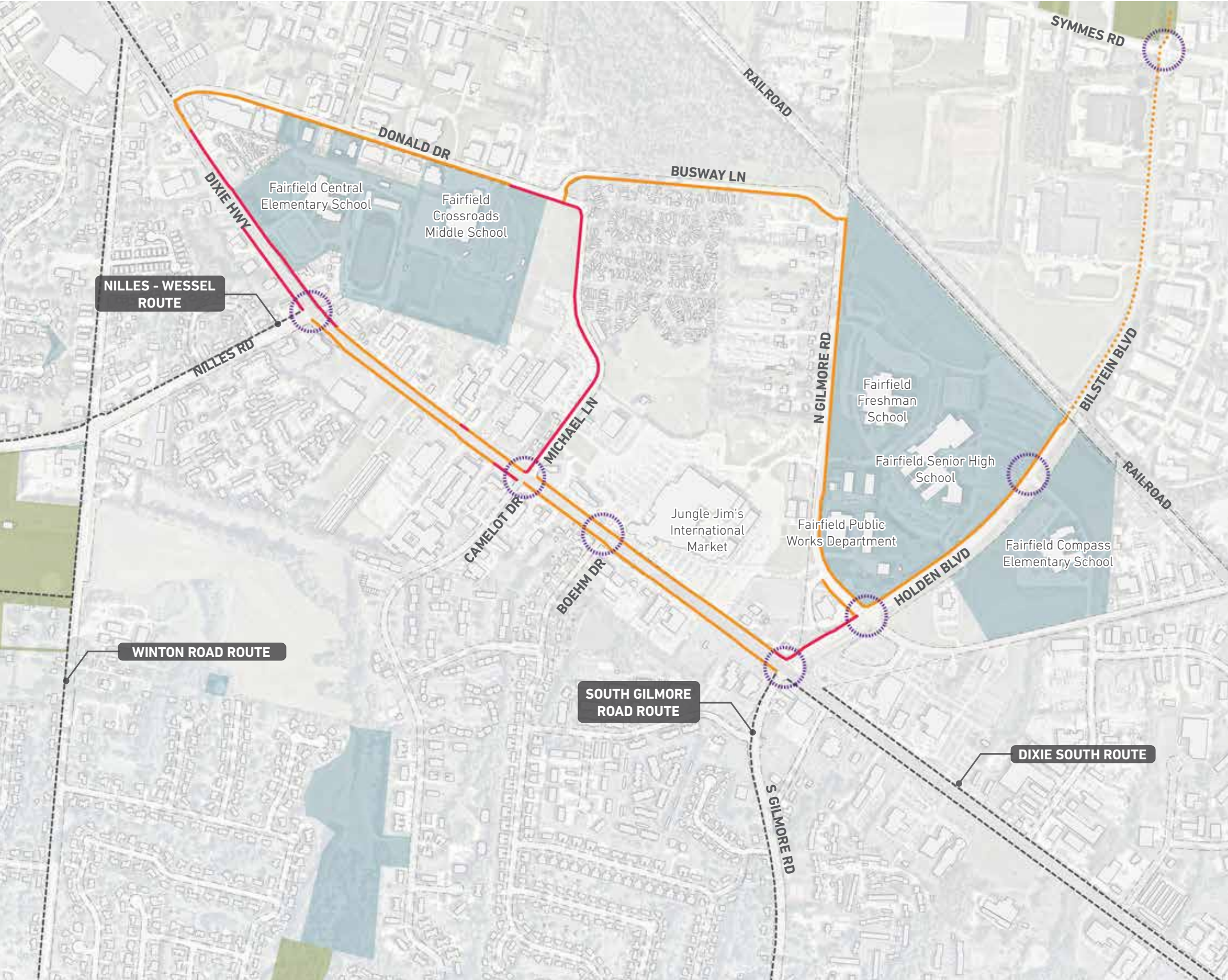
- The Miami to Miami trail is similar to the Great Miami River Trail Extension. This route highlights Fairfield’s opportunity to connect to a major regional trail network.
- This route uses former Maimi-Erie Canal right-of-way to connect from the Fairfield-Hamilton border at Bobmeyer Road and Dixie Highway to Gilmore Ponds Preserve Metropark.

LEGEND

- Proposed Multi-Use Path
- ... Proposed Multi-Use Path in Other Jurisdiction
- ... Proposed Sidewalk in Other Jurisdiction
- - - Other Major Route
- Publicly-Owned Parcel
- Park / Green Space



MAJOR ROUTES



DIXIE NORTH

Facility Type:

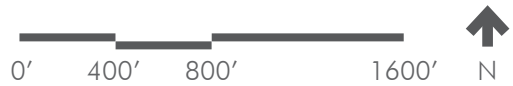
Sidewalk

Notes

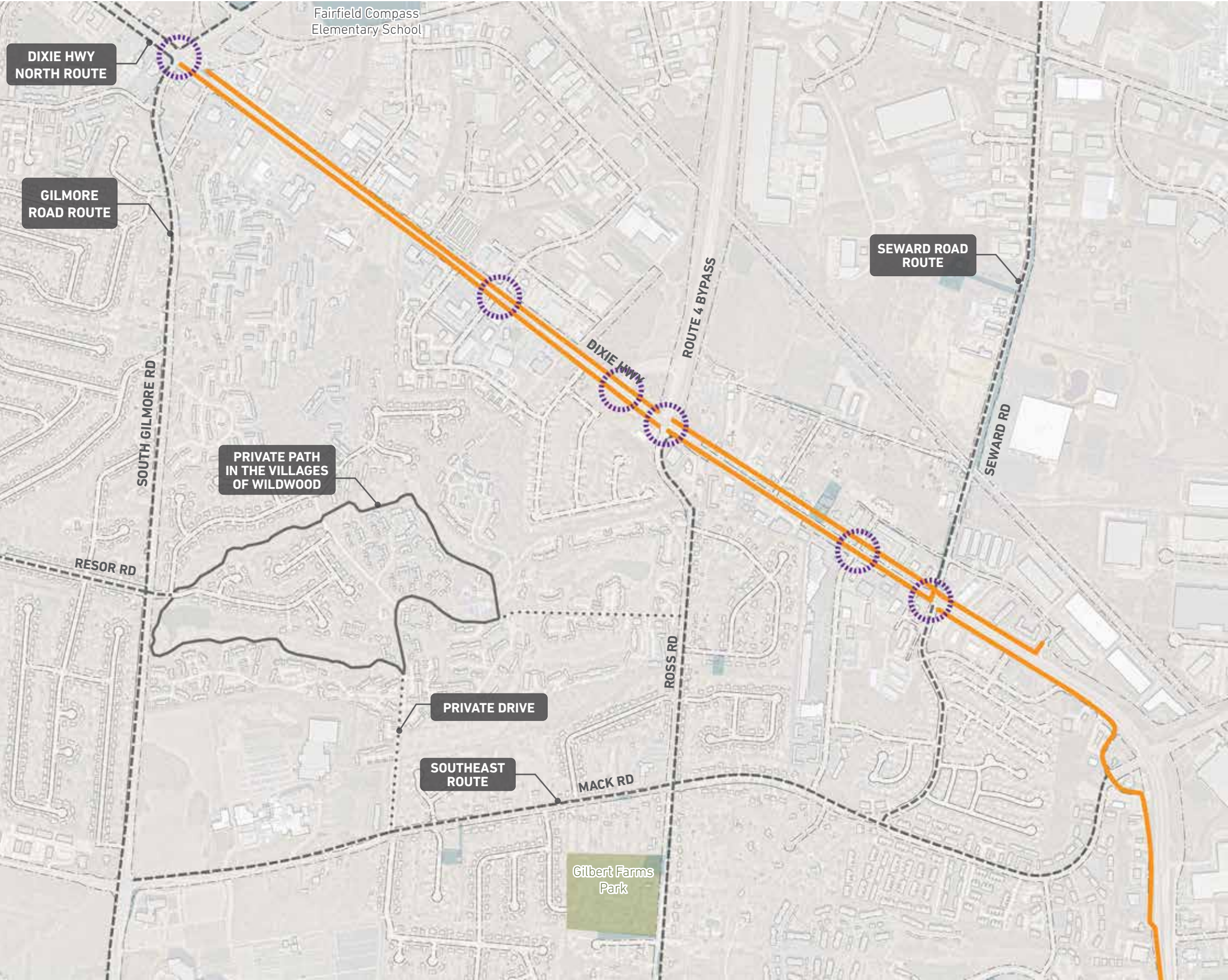
- The Dixie North Route provides more complete connectivity around Dixie Highway and the various Fairfield City School District campuses.
- This route focuses on completing gaps in the sidewalk network and providing safe pedestrian routes, particularly for students.
- This route will require the city to coordinate with the City of Hamilton for the Bilstein Boulevard portion.
- North of Donald Drive, there are few remaining sidewalk gaps that exist on Dixie Highway. There should be a continuous path to the City of Hamilton.

LEGEND

- Proposed Sidewalk
- - - Proposed Sidewalk in Other Jurisdiction
- Existing Sidewalk
- Other Major Route
- ⊙ Signalized Crossing
- Publicly-Owned Parcel
- Park / Green Space



MAJOR ROUTES



DIXIE SOUTH

Facility Type:

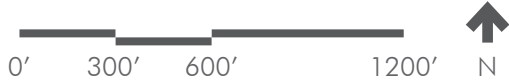
Sidewalk

Notes

- The Dixie South Route promotes continued pedestrian connectivity along Dixie Highway south of Gilmore Road.
- Completing the sidewalk network in this area will likely require involvement from the private sector when commercial properties are redeveloped.
- At Dixie Highway and Seward Road, the plan provides a pedestrian connection for hotel guests on the north side of Dixie Highway to safely cross the road to businesses, restaurants, and retail on the south side of Dixie Highway.

LEGEND

- Proposed Sidewalk
- Existing Multi-Use Path
- Existing Shared Road
- Other Major Route
- ⊙ Signalized Crossing
- Publicly-Owned Parcel
- Park / Green Space



MAJOR ROUTES



SOUTH GILMORE ROAD

Facility Type:

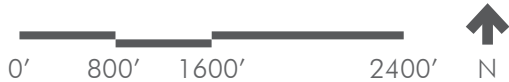
Sidewalk

Notes

- Similar to Pleasant Avenue and Winton Road, the Gilmore Road route serves as a primary arterial road and a north-south axis for the community.
- Having a complete sidewalk network will allow for community residents and workers to walk between neighborhoods, parks, schools, and commercial and employment destinations.
- The area around South Gilmore Road and Mack Road is a major employment center with additional development opportunities.

LEGEND

- Proposed Sidewalk
- Existing Sidewalk
- Existing Multi-Use Path
- Existing Shared Road
- Other Major Route
- ⦿ Signalized Crossing
- Publicly-Owned Parcel
- Park / Green Space



4 IMPLEMENTATION STRATEGY

SUMMARY OF IMPLEMENTATION STRATEGY

IMPLEMENTATION FRAMEWORK TABLE

FUNDING SOURCES & STRATEGY

MARSH PARK

IMPLEMENTATION STRATEGY

Implementation Framework

Critical to this connectivity plan is the evaluation of the proposed routes and the formulation of an implementation strategy. This strategy provides a clear comparison among the routes to determine which routes should take priority for targeted monetary resources. The framework, outlined below, focuses on identifying the basic characteristics of each route, how well it meets the goals of the community, what challenges may be faced during construction, and preliminary cost estimates. The implementation strategy also covers high-level policy recommendations that should be further investigated but offer potential to improve the connectivity of Fairfield and promote the safety and well-being of users. Lastly, the strategy covers some of the primary funding sources that will be crucial to implementing this plan. These facilities cannot be locally funded in their entirety; smaller efforts such as filling in sidewalk gaps may be funded through purely local sources, but trails and more comprehensive routes will require outside resources that need to be procured.

Implementation Framework Characteristics:

Facility Types:

Defines which facilities are used to complete the route. Multiple facility types may be required while other routes may only use one type. This information was very important in evaluating costs for each route.

Description:

A brief description of the route that explains the areas which it connects and why the route is critical to the plan.

Goals Met:

This category states which goals of the plan have been achieved. If a route is meeting multiple goals of the plan, it will likely increase its priority ranking.

Contributing Factors to Implementation:

This category recognizes aspects of the route that are facilitating the implementation of the route. An example could be a wide right-of-way, which provides space to build the facility, or a relatively flat road that will make construction easier.

Barriers to Implementation:

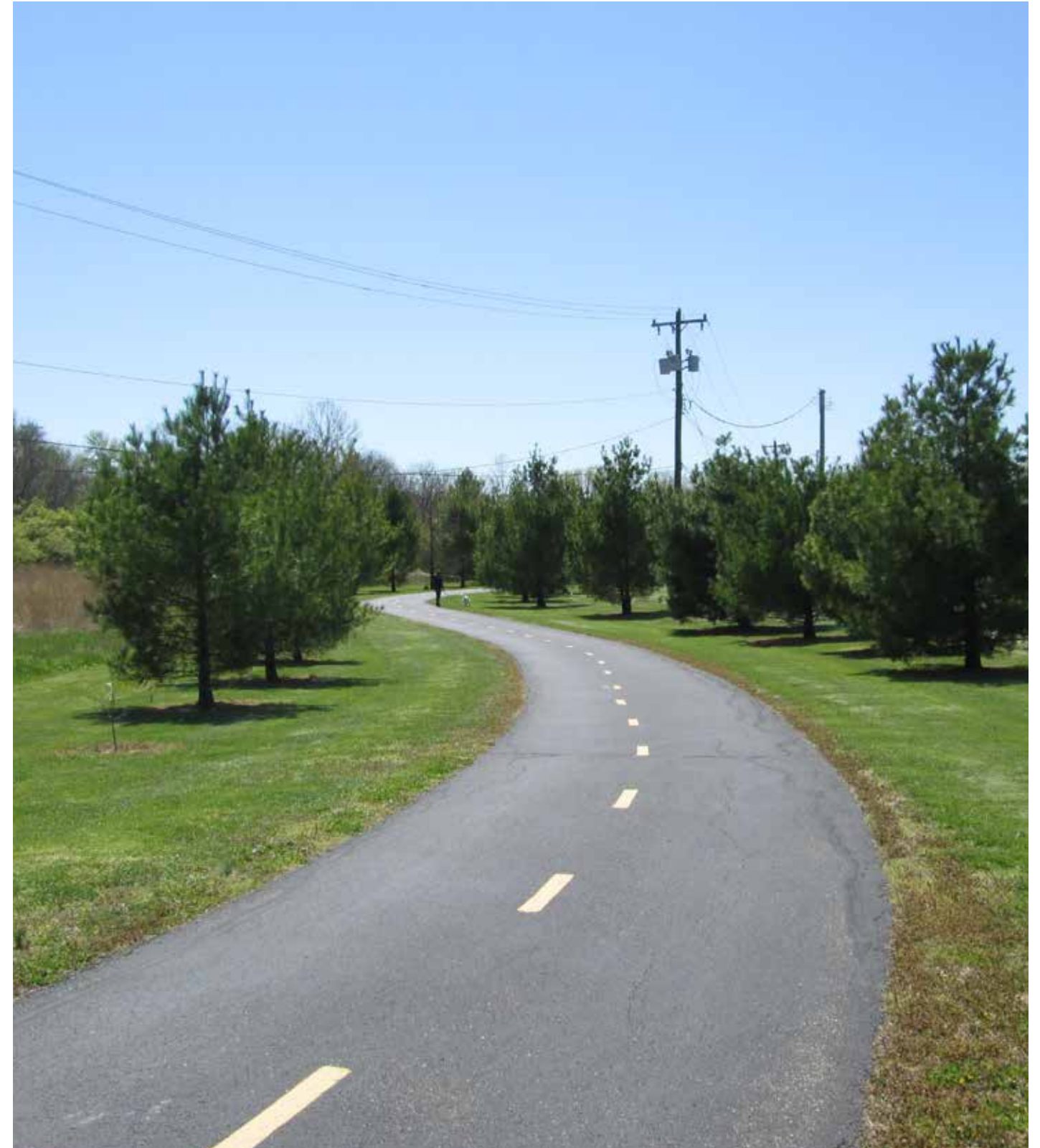
There will be limitations and issues faced during the implementation of this plan. This category identifies what issues may exist today such as elevation changes, limited right-of-way, and utility pole locations. An honest assessment of each route will need to be conducted in order to accurately represent the feasibility and priority level for each.

Preliminary Cost Estimate:

Based on the understanding that had been developed for each route, a range of costs for the construction of each route has been provided. Each one of the routes will need further detailed studies and refined cost estimates. However, this is a starting point which should assist city leadership and staff to understand the overall magnitude of such an investment and better prepare them to pursue outside funding assistance.

Priority Level:

Based on feedback and evaluation of the various characteristics for each route, a recommendation for the priority of each route has been developed. This priority will provide general guidance on when the city should construct that route.



Great Miami River Trail in Waterworks Park.

IMPLEMENTATION FRAMEWORK

Note- the cost estimates included in this framework table are an engineer’s construction estimate. They include a 20% contingency and a 15% inflation adjustment as implementation will occur over a long time span.

ROUTE	FACILITY TYPES	DESCRIPTION	GOALS MET	CONTRIBUTING FACTORS TO IMPLEMENTATION	BARRIERS TO IMPLEMENTATION	PRELIMINARY COST ESTIMATE	PRIORITY
RIVER ROAD WEST	Multi-Use Path	Connects Town Center to Great Miami River Trail in both Waterworks Park and Marsh Park	» Connect to Major Destinations » Connect to Town Center » Connect to Existing Trail » Connect to Parks	» Existing green-strip within right-of-way provides room for multi-use path	» Intersection at River Road and Groh Lane » Areas along route without green strip	\$397,000	HIGH
RIVER ROAD NORTH	Sidewalk	Connects neighborhoods to West Elementary, Town Center, and Joyce Park	» Connect to Major Destinations » Connect Neighborhoods » Connect to Town Center » Connect to Parks	» Flat area for the route » Much of it is existing sidewalk	» Creek crossing at Pleasant Run between the Fairfield Youth Playfields and the Hamilton South Water Plant will be challenging	\$438,000	LOW
GREAT MIAMI RIVER TRAIL EXTENSION	Multi-Use Path	An extension of the regional trail south to Hamilton County	» Connect to Existing Trails » Improve Public Health » Connect to Parks	» Much of the route is on public property » Mostly flat area for the route » Regional support to complete Great Miami River Trail	» Coordination with GMRT network. » Marsh Park has challenges with ponds and wetlands	\$3,721,000	HIGH
HARBIN PARK	Multi-Use Path Shared Road	Connects Harbin Park to Marsh Park and Pleasant Avenue	» Connect to Parks » Improve Public Health	» Well field site is flat and largely undeveloped » Shared road segments are easy to implement	» Topography in Harbin Park is steep	\$1,715,000	MEDIUM
HARBIN PARK TO TOWN CENTER	Shared Road Multi-Use Path	Connects Harbin Park to Village Green	» Connect Neighborhoods » Connect to Town Center » Connect to Parks	» Flat area for the route » Shared road is low investment » Multi-use path located on city owned parcels	» Community support	\$115,000	MEDIUM
NILLES / WESSEL	Multi-Use Path	Connects Town Center area to Creekside Park, Creekside Middle School and Dixie Highway	» Connect to Town Center » Connect to Major Destinations » Connect to Parks	» Flat along most of route » Existing segments of multi-use paths	» Bridge is required over Pleasant Run Creek to connect to Creekside Park from trail behind YMCA	\$989,000	MEDIUM
PLEASANT AVENUE SOUTH	Multi-Use Path	Connects neighborhoods and other routes to Town Center	» Connect Neighborhoods » Connect to Town Center	» Widespread community support for this critical connection	» Slopes adjacent to road » Property acquisition or easements needed » Possible need for retaining walls	\$3,991,000	HIGH

IMPLEMENTATION STRATEGY

IMPLEMENTATION FRAMEWORK

ROUTE	FACILITY TYPES INCLUDED	DESCRIPTION	GOALS MET	CONTRIBUTING FACTORS	BARRIERS TO IMPLEMENTATION	PRELIMINARY COST ESTIMATE	PRIORITY
PLEASANT AVENUE NORTH	Multi-Use Path	Connects Town Center to neighborhoods to the north and City of Hamilton	» Connect Neighborhoods » Connect to Town Center	» Flat area for the route » Existing sidewalk in interim	» Property ownership » Pleasant Run Creek crossing » Utility poles » High number of driveways	\$962,000	LOW
SYMMES ROAD	Sidewalk	Connects Dixie Highway to northern neighborhoods	» Connect Neighborhoods » Connect to Major Destinations	» Flat area for the route » Filling in gaps of sidewalk network	» Utility poles » Numerous driveways	\$664,000	MEDIUM
CREEKSIDE PARK	Shared Road Multi-Use Path	Connects from Creekside Park through neighborhoods to Pleasant Avenue	» Connect Neighborhoods » Connect to Parks	» Shared road primarily » Multi-use path located on publicly owned property	» Creek crossing will be challenging	\$593,000	LOW
RESOR ROAD WEST	Sidewalk	Connects neighborhoods to Pleasant Avenue	» Connect Neighborhoods » Connect to Parks	» Strong community support	» Slopes adjacent to road » Meeting driveway elevations » Right-of-way is limited	\$472,000	MEDIUM
HUFFMAN PARK	Shared Road	Connects neighborhoods with Pleasant Avenue, Resor Road, Huffman Park and the aquatic center	» Connect Neighborhoods » Connect to Parks	» Shared road on wide street (Augusta Boulevard)	» Connection on John Gray to Huffman Park	\$775,000	LOW
WINTON ROAD	Sidewalk	Connects neighborhoods to Creekside Middle School, Dixie Highway, Huffman Park and other routes	» Connect Neighborhoods » Connect to Major Destinations » Connect to Parks	» Filling in gaps of existing sidewalk » Mostly wide right-of-way	» Slopes adjacent to road » Utility poles	\$2,049,000	MEDIUM
RESOR ROAD EAST	Shared Road	Provides bicycle connection from east side to west side of the city	» Connect Neighborhoods » Connect to Parks	» Shared lane easier to implement » Strong community support	» Resor Road traffic	\$44,000	MEDIUM

IMPLEMENTATION STRATEGY

Attachment: 2020 Fairfield Connects Final Report - Low resolution (1627 : Adoption of Fairfield Connects - Citywide Active Transportation Plan)

IMPLEMENTATION FRAMEWORK

ROUTE	FACILITY TYPES INCLUDED	DESCRIPTION	GOALS MET	CONTRIBUTING FACTORS	BARRIERS TO IMPLEMENTATION	PRELIMINARY COST ESTIMATE	PRIORITY
SOUTH GILMORE ROAD	Sidewalk	Provides sidewalk connections between Route 4, neighborhoods, and major employers like Mercy Health	» Connect Neighborhoods » Connect to Major Destinations	» Filling in gaps in largely complete sidewalk network	» Slopes adjacent to road » Utility poles	\$649,000	MEDIUM
SOUTHEAST ROUTE	Sidewalk Shared Road	Promotes walkability in southeast portion of city	» Connect Neighborhoods » Connect to Major Destinations » Connect to Parks	» Filling in gaps in largely complete sidewalk network » Strong community support	» Connections from this area to the major corridors around it	\$637,000	MEDIUM
MIAMI TO MIAMI TRAIL	Multi-Use Path	Fairfield’s segment of the Miami to Miami Trail connecting the Fairfield-Hamilton border to Gilmore Ponds Preserve Metropark	» Improve Public Health » Connect to Existing Trails	» Publicly owned right-of-way » Regional support to complete Miami to Miami trail	» Strong competition for regional funding	\$892,000	MEDIUM
DIXIE HIGHWAY NORTH	Sidewalk	Completing the sidewalk network on Dixie Highway north of Gilmore Road. Connecting schools with surrounding area	» Connect to Major Destinations » Connect Neighborhoods	» Support and desire from Fairfield City School District » Wide right-of-way » Largely complete sidewalk network » Strong community support	» Property ownership » Access management » Zoning code not conducive to sidewalk construction	\$4,074,000	HIGH
DIXIE HIGHWAY SOUTH	Sidewalk	Developing a sidewalk network south of Gilmore Road on Dixie Highway	» Connect to Major Destinations	» Wide right-of-way » Strong community support » Support from schools to improve walking conditions for students	» Frequent driveway/parking access points » Willing property owners » Zoning code not conducive to sidewalk construction » Open ditches vs. enclosed sewer system	\$3,079,000	HIGH
SEWARD ROAD NORTH	Multi-Use Path	Multi-Use path connecting Miller’s Run subdivision to Miami to Miami Trail	» Connect to Existing Trail » Connect Neighborhoods	» Wide right-of-way » Easy, direct connection to major existing trail	» Likely dependent on development on sites adjacent to Seward Road.	\$170,000	MEDIUM
SEWARD ROAD SOUTH	Bike Lane	Bike lanes along Seward Road providing connections to employment opportunities	» Connect to Major Destinations	» Room for bike lanes on existing road. » Support for improved connectivity to local employers	» Minimal barriers	\$141,000	LOW

IMPLEMENTATION STRATEGY

IMPLEMENTATION STRATEGY

Policy Recommendations

Create a Complete List of Necessary Facilities:

This document is a comprehensive overview of all sidewalks, multi-use paths, and bike lanes within the city, but it is not exhaustive. It is recommended that city staff identify and maintain a complete list of all active transportation facilities that the city would pursue building itself or require to be built by a developer. This complete list shall be approved with this plan and detailed in the city's GIS System. Future updates to this list should be reviewed in tandem with the periodic review of the comprehensive plan.

Define Responsibility of Maintenance:

The city has existing law requiring that property owners are responsible for the maintenance and repair of public sidewalk upon their property. It is recommended that the city revise and clarify ordinances related to sidewalk maintenance and repair responsibility (and other related ordinances) to include asphalt multi-use paths, concrete multi-use paths, and wide sidewalks. The repair, paving, and replacement of multi-use trails will generally be the responsibility of the city while sidewalks (including wide sidewalks) will generally be the responsibility of the property owner. Repaving of asphalt multi-use trails will be the responsibility of the city, while routine day-to-day maintenance (general upkeep) for all paved paths, regardless of width or material, will be the responsibility of the property owner.

Revise Ordinances Relating to New Development:

It is recommended that the city revise and clarify ordinances related to the requirement of constructing new sidewalk for public use along public streets to include provisions for constructing multi-use trails and/or sidewalks consistent with this plan. This may not be limited to just new public streets, but potentially could include public or private sidewalk/trail connections constructed as part of new development and redevelopment. New development should also

be encouraged to connect private sidewalk to public paths to increase opportunities for healthy activities.

Fairfield codified ordinances currently require sidewalks be installed along public roads in most areas of the city. There are, however, several areas specifically exempted from these requirements. These existing sidewalk exceptions should be reviewed. At a minimum, the exemptions for State Route 4, Symmes Road, Holden Boulevard, and North Gilmore Road should be removed from Fairfield Codified Ordinance 1184.01.

Establish a Fee:

The city should consider a mechanism to impose a fee associated with new development under certain circumstances, such as in an area where the paved path should be constructed at a later date as a more comprehensive project. The city should establish a fee based on the length and type of required paved path to be paid to an Active Transportation Fund.

Establish Standard Construction Practices:

The Fairfield Connects Plan recommends the zoning code and all ordinances be reviewed to ensure that the widths, pavement thicknesses, and material types are consistent throughout the city. The minimum width for sidewalks will be 5 feet, but will be wider if adjacent to curb, walls, etc. The minimum width will be 10 feet for the Great Miami River Trail (the multi-use trail from Fairfield to Piqua) and the Miami to Miami Trail (the multi-use trail connecting the Little Miami Scenic Trail to the Great Miami River Trail). Other multi-use trails may be 8 to 10 feet in width but will be subject to staff recommendations as each route will have unique conditions.

Work with Local Schools, Neighboring Jurisdictions, and Other Organizations:

The city should work with local public and private schools to provide safe connections to schools. Bus stops for Fairfield City Schools will be considered

when connecting to neighborhoods. Funding through the Safe Routes to Schools program will be investigated by the city for eligible projects.

The city will work with neighboring jurisdictions to promote regional connectivity whenever possible. Effort should be made to coordinate funding applications, to create inter-jurisdictional connections, and to ensure that Fairfield and the surrounding jurisdictions are working cooperatively toward a common goal. By working with Tri-State Trails, MetroParks of Butler County, and the adjacent cities and townships, the city will be able to make use of pooled resources and shared values.

Develop Bicycle Friendly Policies and Regulations:

The Fairfield Connects Plan recommends that the city review existing ordinances pertaining to bicycle riding on streets, sidewalks, and multi-use paths to ensure that city regulations encourage the public to be more active and to consider biking as a safe and viable transportation opportunity.

The city should develop practices to utilize both public and private opportunities to fund and encourage pedestrian and bicycle activity. This may include providing bike racks, benches, wayfinding, etc.

Create a Trail Priority Policy:

The priority of funding routes for construction will depend on a multitude of factors, including, but not limited to, the prioritization matrix included in the Fairfield Connects Plan. The regional trails (Great Miami River Trail and the Miami to Miami Trail) will likely be given higher priority based on availability of more outside funding opportunities and a greater number of anticipated initial users. Major internal routes such as River Road West and Pleasant Avenue South (for example) may be constructed (in whole or in part) if other development projects, construction

projects, or funding priorities are introduced.

Seize Funding Opportunities:

It is recommended that City staff utilize all practical outside funding options to assist in the construction of sidewalks and multi-use paths shown in the Fairfield Connects Plan. Primary outside funding options include Community Development Block Grants (CDBG), Ohio Public Works Commission grants (OPWC), Ohio Kentucky Indiana Regional Council of Governments funding (OKI), Ohio Department of Transportation funding (ODOT), and Ohio Department of Natural Resources funding (ODNR). The grants and funding from these organizations generally require a substantial local match, typically at least 20 percent of the project cost. Projects may also be funded in conjunction with large roadway projects involving multiple modes of transportation.

Create Active Transportation Fund:

In order for the city to fund the required matches for projects or the entire cost of routes that may not be eligible for outside assistance, the city should create an Active Transportation Fund within the annual operating budget so that project resources can accumulate over time. In addition to annual appropriations, the city should consider opportunities for allocating other revenues such as development fees and charitable contributions in order to achieve specific project goals.

FUNDING SOURCES & STRATEGY

Funding Strategy

The city should pursue a capital improvement program that seeks to implement these recommended routes according to the priorities established in the plan and/or in coordination with other public infrastructure upgrades planned within these right-of-way corridors. Including these improvements as part of larger roadway, bridge or public utility infrastructure projects may allow for reduced construction costs through economies of scale, increased opportunities for outside grant funding and improved coordination of all project elements. Where feasible, it is recommended to implement the planned improvements as part of these larger capital improvements. Planning projects to avoid the need for additional right-of-way is recommended to simplify the coordination effort, reduce costs, and reduce the schedule for completion of construction. It is recommend that the city consider the following grant funded sources in addition to private foundation grants and local street, bridge, water, sewer and stormwater funds in the planning of these improvements.

Primary Funding Sources:

Transportation Alternatives (TA):

- Agency: Ohio-Kentucky-Indiana Regional Council of Governments (OKI)
- Approximate grant limit: \$750,000 per project
- Funding participation: Grant available for up to 80% of preliminary engineering right-of-way, right of way acquisition, utility relocation, construction and construction engineering phases with higher points awarded for increased local match. Design phases are recommended to be 100% local
- Requirements or recommendations: Applications are due annually in June with construction funding planned for 4 years in advance.

Surface Transportation Block Grant (STBG):

- Agency: Ohio-Kentucky-Indiana Regional Council of Governments (OKI)
- Approximate grant limit: \$6,000,000 per project
- Funding participation: Grant available for up to 80% of preliminary engineering right-of-way, right of way acquisition, utility relocation, construction and construction engineering phases with higher points awarded for increased local match. Design phases are recommended to be 100% local.
- Requirements or recommendations: Applications are due annually in June with construction funding planned for 4 years in advance. Improvements on roadways or right of way corridors are only eligible if on functionally classified network.

Highway Safety Improvement Program (HSIP):

- Agency: Ohio Department of Transportation (ODOT)
- Approximate grant limit: \$3,000,000 per project
- Funding participation: Grant available for up to 90% of all phases of the project. In 2020, funding grant limits were increased to 100% of all phases.
- Requirements or recommendations: Completed safety study or evaluation of the infrastructure gap analysis similar to that completed in this study. As a result of bike/ped crash rates increasing faster than vehicular crashes in the state, increased emphasis has been placed on bicycle and pedestrian improvements that can be implemented quickly despite low project evaluation scores in applications.

Clean Ohio Trail Fund (COTF):

- Agency: Ohio Department of Natural

Resources (ODNR)

- Approximate grant limit: \$500,000 per project
- Funding participation: Grant available for up to 75% of all phases of the project.
- Requirements or recommendations: Program is intended for trails outside of roadway right of way that link population centers with outdoor recreation areas, preserve natural corridors, or create links in urban areas to commuter access & has economic benefits. Projects must be complete within 15 months.

Safe Routes to School (SRTS):

- Agency: Ohio Department of Transportation (ODOT)
- Approximate grant limit: \$400,000 per project
- Funding participation: Grant available for up to 100% of all phases of the project.
- Requirements or recommendations: Infrastructure improvements must be within 2 miles of a K-8 school with an approved SRTS Travel Plan. The completion of the plan may be solicited from ODOT for free to the local districts as well.

Other Funding Sources:

Recreational Trails Program (RTP):

- Agency: Ohio Department of Natural Resources (ODNR)
- Requirements or recommendations: Grant available for up to 80% of all phases of the project costs with awards capped at \$150,000 per project. Project must be complete within 15 months.

Congestion Mitigation and Air Quality (CMAQ):

- Agency: Ohio-Kentucky-Indiana Regional Council of Governments (OKI)
- Requirements or recommendations: Applications are due bi-annually in June with

construction funding planned for 4 years in advance. Projects should contribute to the reduction of vehicular emissions by reducing idle time or removing vehicular trips by increasing active transportation options.

Municipal Bridge Program:

- Agency: Ohio Department of Transportation (ODOT)
- Requirements or recommendations: May be appropriate source to address challenging stream, railroad or street crossing locations in which the existing bridge is a bottleneck for bike/pedestrian infrastructure and is in need of structural repairs.

State Capital Improvement Program (STIP) / Local Transportation Improvement Program (LTIP):

- Agency: Ohio Public Works Commission (OPWC) District 10
- Requirements or recommendations: Program is not eligible for bicycle and pedestrian infrastructure only projects. Could be used as local match for funding sources above that make improvements to roadway, bridge or utility infrastructure along the same corridor. Both grant and long-term, low-interest loans options are available.

Urban Paving Program:

- Agency: Ohio Department of Transportation (ODOT)
- Requirements or recommendations: Funding for surface course pavement improvements and pavement markings on locally-maintained state routes that may allow for the reallocation of the existing pavement width to accommodate bicycle facilities or enhance pedestrian crosswalks.

ORDINANCE NO. _____

ORDINANCE TO APPROVE AND ADOPT THE FAIRFIELD
CONNECTS-CITYWIDE ACTIVE TRANSPORTATION PLAN AS
PART OF THE CITY OF FAIRFIELD, OHIO COMPREHENSIVE
PLAN.

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

Section 1. The Fairfield Connects-Citywide Active Transportation Plan, a copy of which is on file in the office of the Clerk of Council, is hereby approved and adopted as part of the Comprehensive Plan of the City of Fairfield, Ohio.

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\2020\Fairfield Connects-Ord

Attachment: Fairfield Connects-Ord (1627 : Adoption of Fairfield Connects - Citywide Active Transportation Plan)



City Council Ordinance
Regular Meeting - October 13, 2020

Submitted by: Adam Sackenheim,
 Submitting Department: Public Utilities

Subject:

Ordinance to update water and sewer rates and utility expansion fees

Legislation Title:

Ordinance to amend subsection 921.03(g), Expansion and Water Tap Fees, section 921.08, Water Rates, and subsections 925.05(e)(2) Sewer Expansion Fees and 925.08(b)(1) Sewer User Rates of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio.

Recommendation:

It is recommended that City Council authorize an amendment of the rates charged for water expansion and water service under Chapter 921.08 (appendices A to E) of the Codified Ordinances of the City of Fairfield, Ohio, as well as an amendment of the rates charged for sewer expansion and sewer service under Chapter 925.05(e), and Chapter 925.08(b) and Tables A to D of the Codified Ordinances of the City of Fairfield, Ohio.

Background/Synopsis:

Current water and sewer rates were established in 2017, and extend through 2020.

In the summer of 2020, City staff worked with financial consultants from Stantec to develop a comprehensive financial plan and prepare recommended utility rate adjustments for years 2021 through 2025. Findings and rate recommendations from this work were presented to City Council on 9/14/2020, and Stantec's final technical report is attached here for review.

The recommended water and sewer rate increases will assure long-term financial stability for the Public Utilities Department and provide revenue for critical infrastructure maintenance, while at the same time keeping rates stable and extremely competitive relative to other municipal utility operators in Southwest Ohio.

The recommended rate increases include increases to both user fees and infrastructure surcharge fees (see attached). City staff also recommends elimination of the existing 'multi-family' water rate schedule and conversion of this user classification to the standard residential / commercial schedule for consistency and equity. City staff also recommends an adjustment to both the water and sewer expansion fees.

The table below summarizes the proposed water and sewer user fee and infrastructure surcharge fee changes, as well as the impact of the changes on the average Fairfield utility customer:

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Water Rate Increase**	-	3.50%	3.50%	3.50%	3.50%	3.50%
Water Infrastructure fee Increase (per kgal)	-	\$0.05	\$0.10	\$0.10	\$0.00	\$0.05
Sewer Rate Increase	-	1.50%	1.50%	1.50%	1.50%	3.00%
Sewer Infrastructure fee Increase (per kgal)	-	\$0.05	\$0.00	\$0.00	\$0.10	\$0.00
Avg. Monthly Residential Bill (5,000 gal)	\$52.53	\$54.17	\$55.82	\$57.50	\$59.24	\$61.19
\$ Change	-	\$1.64	\$1.65	\$1.68	\$1.74	\$1.95
% Change	-	3.1%	3.0%	3.0%	3.0%	3.3%

The table below summarizes proposed expansion fee changes for new customers connecting to the City of Fairfield utility system:

Water				
Meter Size	Current Equivalency Factors	Current Expansion Fees	Calculated Expansion Fees - Current Equivalency Factors	\$ Difference
5/8"	1.00	\$ 800	\$ 1,530	\$ 730
3/4"	1.00	\$ 800	\$ 1,530	\$ 730
1"	1.40	\$ 1,120	\$ 2,142	\$ 1,022
1.5"	2.00	\$ 1,596	\$ 3,052	\$ 1,456
2"	2.90	\$ 2,320	\$ 4,437	\$ 2,117
3"	11.00	\$ 8,800	\$ 16,830	\$ 8,030
4"	14.00	\$ 11,200	\$ 21,420	\$ 10,220
5"	21.00	\$ 16,800	\$ 32,130	\$ 15,330
6"	29.00	\$ 23,200	\$ 44,370	\$ 21,170

Sewer				
Meter Size	Current Equivalency Factors	Current Expansion Fees	Calculated Expansion Fees - Current Equivalency Factors	\$ Difference
5/8"	1.00	\$ 1,690	\$ 2,200	\$ 510
3/4"	1.00	\$ 1,690	\$ 2,200	\$ 510
1"	1.40	\$ 2,366	\$ 3,080	\$ 714
1.5"	1.80	\$ 3,042	\$ 3,960	\$ 918
2"	2.90	\$ 4,901	\$ 6,380	\$ 1,479
3"	11.00	\$ 18,590	\$ 24,200	\$ 5,610
4"	14.00	\$ 23,660	\$ 30,800	\$ 7,140
5"	21.00	\$ 35,490	\$ 46,200	\$ 10,710
6"	29.00	\$ 49,010	\$ 63,800	\$ 14,790

Financial Impact:

The financial impact of these recommended adjustments will be the assurance of continued

financial stability and transparency for the Public Utilities Department – so that the Department can continue to fulfill its mission by:

- Protecting public health;
- Protecting public safety; and
- Protecting the environment.

Emergency Provision Explanation:

Not applicable.

Rule Suspension Requested:

No

Emergency Provision Needed:

No

Attachments:

1. 2021-2025 Water expansion fees and rates
2. 2021-2025 Sewer expansion fees and rates
3. Water and Sewer Rates-Ord
4. Exhibit A

Appendix A

Water Expansion Fee Rates:

Meter Size	Current Equivalency Factors	Current Expansion Fees	Calculated Expansion Fees	Source of Supply/Treatment	Distribution/Transmission
5/8"	1.00	\$ 800	\$ 1,530	\$ 1,100	\$ 430
3/4"	1.00	\$ 800	\$ 1,530	\$ 1,100	\$ 430
1"	1.40	\$ 1,120	\$ 2,142	\$ 1,540	\$ 602
1.5"	2.00	\$ 1,596	\$ 3,052	\$ 2,195	\$ 858
2"	2.90	\$ 2,320	\$ 4,437	\$ 3,190	\$ 1,247
3"	11.00	\$ 8,800	\$ 16,830	\$ 12,100	\$ 4,730
4"	14.00	\$ 11,200	\$ 21,420	\$ 15,400	\$ 6,020
5"	21.00	\$ 16,800	\$ 32,130	\$ 23,100	\$ 9,030
6"	29.00	\$ 23,200	\$ 44,370	\$ 31,900	\$ 12,470

Appendices B through F:

Water Rates:

Effective 1/1/2021

Meter Size (Inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$4.42	\$0.50	\$4.00	\$14.76
1	6,000 @ \$4.42	\$0.50	\$4.00	\$29.52
1-1/2	10,000 @ \$4.42	\$0.50	\$4.00	\$49.20
2	20,000 @ \$4.42	\$0.50	\$4.00	\$98.40
3	45,000 @ \$4.42	\$0.50	\$4.00	\$221.40
4	80,000 @ \$4.42	\$0.50	\$4.00	\$393.60
6	180,000 @ \$4.42	\$0.50	\$4.00	\$885.60
8	240,000 @ \$4.42	\$0.50	\$4.00	\$1,180.80

Effective 1/1/2022

Meter Size (Inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$4.57	\$0.60	\$4.14	\$15.51
1	6,000 @ \$4.57	\$0.60	\$4.14	\$31.02
1-1/2	10,000 @ \$4.57	\$0.60	\$4.14	\$51.70
2	20,000 @ \$4.57	\$0.60	\$4.14	\$103.40
3	45,000 @ \$4.57	\$0.60	\$4.14	\$232.65
4	80,000 @ \$4.57	\$0.60	\$4.14	\$413.60
6	180,000 @ \$4.57	\$0.60	\$4.14	\$930.60
8	240,000 @ \$4.57	\$0.60	\$4.14	\$1,240.80

Effective 1/1/2023

Meter Size (Inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$4.73	\$0.70	\$4.28	\$16.29
1	6,000 @ \$4.73	\$0.70	\$4.28	\$32.58
1-1/2	10,000 @ \$4.73	\$0.70	\$4.28	\$54.30
2	20,000 @ \$4.73	\$0.70	\$4.28	\$108.60
3	45,000 @ \$4.73	\$0.70	\$4.28	\$244.35
4	80,000 @ \$4.73	\$0.70	\$4.28	\$434.40
6	180,000 @ \$4.73	\$0.70	\$4.28	\$977.40
8	240,000 @ \$4.73	\$0.70	\$4.28	\$1,303.20

Effective 1/1/2024

Meter Size (Inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$4.90	\$0.70	\$4.43	\$16.80
1	6,000 @ \$4.90	\$0.70	\$4.43	\$33.60
1-1/2	10,000 @ \$4.90	\$0.70	\$4.43	\$56.00
2	20,000 @ \$4.90	\$0.70	\$4.43	\$112.00
3	45,000 @ \$4.90	\$0.70	\$4.43	\$252.00
4	80,000 @ \$4.90	\$0.70	\$4.43	\$448.00
6	180,000 @ \$4.90	\$0.70	\$4.43	\$1,008.00
8	240,000 @ \$4.90	\$0.70	\$4.43	\$1,344.00

Effective 1/1/2025

Meter Size (Inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$5.07	\$0.75	\$4.59	\$17.46
1	6,000 @ \$5.07	\$0.75	\$4.59	\$34.92
1-1/2	10,000 @ \$5.07	\$0.75	\$4.59	\$58.20
2	20,000 @ \$5.07	\$0.75	\$4.59	\$116.40
3	45,000 @ \$5.07	\$0.75	\$4.59	\$261.90
4	80,000 @ \$5.07	\$0.75	\$4.59	\$465.60
6	180,000 @ \$5.07	\$0.75	\$4.59	\$1,047.60
8	240,000 @ \$5.07	\$0.75	\$4.59	\$1,396.80

925.05(e)(2)

Sewer Expansion Fee Rates:

Meter Size	Current Equivalency Factors	Current Expansion Fees	Calculated Expansion Fees	Collection/Conveyance	Treatment/ Disposal
5/8"	1.00	\$ 1,690	\$ 2,200	\$ 700	\$ 1,500
3/4"	1.00	\$ 1,690	\$ 2,200	\$ 700	\$ 1,500
1"	1.40	\$ 2,366	\$ 3,080	\$ 980	\$ 2,100
1.5"	1.80	\$ 3,042	\$ 3,960	\$ 1,260	\$ 2,700
2"	2.90	\$ 4,901	\$ 6,380	\$ 2,030	\$ 4,350
3"	11.00	\$ 18,590	\$ 24,200	\$ 7,700	\$ 16,500
4"	14.00	\$ 23,660	\$ 30,800	\$ 9,800	\$ 21,000
5"	21.00	\$ 35,490	\$ 46,200	\$ 14,700	\$ 31,500
6"	29.00	\$ 49,010	\$ 63,800	\$ 20,300	\$ 43,500

Sewer Rates

Table A:

Effective 1/1/2021

Meter Size (Inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$5.58	\$0.50	\$5.58	\$18.24
1	6,000 @ \$5.58	\$0.50	\$5.58	\$36.48
1-1/2	10,000 @ \$5.58	\$0.50	\$5.58	\$60.80
2	20,000 @ \$5.58	\$0.50	\$5.58	\$121.60
3	45,000 @ \$5.58	\$0.50	\$5.58	\$273.60
4	80,000 @ \$5.58	\$0.50	\$5.58	\$486.40
6	180,000 @ \$5.58	\$0.50	\$5.58	\$1,094.40
8	240,000 @ \$5.58	\$0.50	\$5.58	\$1,459.20

Table B:
Effective 1/1/2022

Meter Size (Inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$5.66	\$0.50	\$5.66	\$18.48
1	6,000 @ \$5.66	\$0.50	\$5.66	\$36.96
1-1/2	10,000 @ \$5.66	\$0.50	\$5.66	\$61.60
2	20,000 @ \$5.66	\$0.50	\$5.66	\$123.20
3	45,000 @ \$5.66	\$0.50	\$5.66	\$277.20
4	80,000 @ \$5.66	\$0.50	\$5.66	\$492.80
6	180,000 @ \$5.66	\$0.50	\$5.66	\$1,108.80
8	240,000 @ \$5.66	\$0.50	\$5.66	\$1,478.40

Table C:
Effective 1/1/2023

Meter Size (Inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$5.74	\$0.50	\$5.74	\$18.72
1	6,000 @ \$5.74	\$0.50	\$5.74	\$37.44
1-1/2	10,000 @ \$5.74	\$0.50	\$5.74	\$62.40
2	20,000 @ \$5.74	\$0.50	\$5.74	\$124.80
3	45,000 @ \$5.74	\$0.50	\$5.74	\$280.80
4	80,000 @ \$5.74	\$0.50	\$5.74	\$499.20
6	180,000 @ \$5.74	\$0.50	\$5.74	\$1,123.20
8	240,000 @ \$5.74	\$0.50	\$5.74	\$1,497.60

Table D:
Effective 1/1/2024

Meter Size (Inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$5.83	\$0.60	\$5.83	\$19.29
1	6,000 @ \$5.83	\$0.60	\$5.83	\$38.58
1-1/2	10,000 @ \$5.83	\$0.60	\$5.83	\$64.30
2	20,000 @ \$5.83	\$0.60	\$5.83	\$128.60
3	45,000 @ \$5.83	\$0.60	\$5.83	\$289.35
4	80,000 @ \$5.83	\$0.60	\$5.83	\$514.40
6	180,000 @ \$5.83	\$0.60	\$5.83	\$1,157.40
8	240,000 @ \$5.83	\$0.60	\$5.83	\$1,543.20

Table E:
Effective 1/1/2025

Meter Size (Inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$6.00	\$0.60	\$6.00	\$19.80
1	6,000 @ \$6.00	\$0.60	\$6.00	\$39.60
1-1/2	10,000 @ \$6.00	\$0.60	\$6.00	\$66.00
2	20,000 @ \$6.00	\$0.60	\$6.00	\$132.00
3	45,000 @ \$6.00	\$0.60	\$6.00	\$297.00
4	80,000 @ \$6.00	\$0.60	\$6.00	\$528.00
6	180,000 @ \$6.00	\$0.60	\$6.00	\$1,188.00
8	240,000 @ \$6.00	\$0.60	\$6.00	\$1,584.00

ORDINANCE NO. _____

ORDINANCE TO AMEND SUBSECTION 921.03(g), EXPANSION AND WATER TAP FEES, SECTION 921.08, WATER RATES, AND SUBSECTIONS 925.05(e)(2) SEWER EXPANSION FEES AND 925.08(b)(1) SEWER USER RATES OF ORDINANCE NO. 166-84, THE CODIFIED ORDINANCES OF FAIRFIELD, OHIO.

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

Section 1. Subsection 921.03(g), Expansion And Water Tap Fees, Section 921.08, Water Rates, and Subsections 925.05(e)(2), Sewer Expansion Fees and 925.08(b)(1) Sewer User Rates of Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio are hereby amended to read as follows:

SEE ATTACHED EXHIBIT "A"

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\2020\Water and Sewer Rates-Ord

Attachment: Water and Sewer Rates-Ord (1631 : Ordinance to update water and sewer rates and utility expansion fees)

921.03 APPLICATION FOR CONNECTION.

[No changes until paragraph (g).]

(g) Expansion and Water Tap Fees. Expansion fees for properties located inside the corporate limits of the City are hereby established in accordance with Appendix A which is attached ~~[to Ordinance 53-91]~~ and incorporated herein as Appendix A. No building permit shall be issued until a water expansion fee is paid. Water expansion fees for properties located outside the corporate limits of the City shall be one hundred and fifty percent (150%) of the amounts stated in Appendix A. A tap fee shall be paid at the time of application by anyone tapping into the City's water system. The tap fee is for payment of materials supplied by the City for the physical service connection at the public water main. The cost of materials shall be 1.5 times the City's cost of purchasing the material. ~~[(Ord. 84-14. Passed 9-8-14.)]~~

EXHIBIT "A"
PAGE 1

Attachment: Exhibit A [Revision 1] (1631 : Ordinance to update water and sewer rates and utility expansion fees)

921.08 WATER RATES.

Water rates and minimum charges for customers located within the corporate limits of the City are hereby established as shown in Appendices B, C, D, ~~[and]~~ E AND F which are incorporated herein by reference. Existing Appendix ~~[F]~~ E water rates shall remain in effect until ~~[April 1, 2017]~~ JANUARY 1, 2021. Water rates and minimum charges shall be calculated on a monthly basis. Water customers located outside the corporate limits of the City shall be billed under the rates established in Appendices B, C, D, ~~[and]~~ E AND F, plus an additional fifty percent (50%) of each monthly bill. In-City residential water customers of the City of Fairfield who are provided wastewater treatment service by an entity other than the City of Fairfield shall be allowed a monthly credit against their monthly water charges so that their total water and wastewater charges are the same as those paid by in-City residential customers who use both City of Fairfield water and wastewater service, provided that such credit shall not exceed the actual amount of the customer's water charges in any month. The Finance Director is authorized and directed to calculate and apply the credit as described herein.
(Ord. 9-17. Passed 2-27-17.)

EXHIBIT "A"
PAGE 2

Attachment: Exhibit A [Revision 1] (1631 : Ordinance to update water and sewer rates and utility expansion fees)

APPENDIX A
Water Expansion Fee Rates

Water Meter Size	Equivalent Residential Unit (ERU)	Water * Expansion Fee
5/8"	1.0	\$ 800
1"	1.4	1,120
1-1/2"	1.8	-1,596
2"	2.9	-2,320
3"	11.0	-8,800
4"	14.0	11,200
5"	21.0	16,800
6"	29.0	23,200

Water Meter Size	Equivalent Residential Unit (ERU)	Treatment Plant	Distribution System	Total Water* Expansion Fee
5/8" and 3/4"	1.0	\$1,100	\$430	\$1,530
1"	1.4	\$1,540	\$602	\$2,142
1.5"	1.8	\$2,195	\$858	\$3,052
2"	2.9	\$3,190	\$1,247	\$4,437
3"	11.0	\$12,100	\$4,730	\$16,830
4"	14.0	\$15,400	\$6,020	\$21,420
5"	21.0	\$23,100	\$9,030	\$32,130
6"	29.0	\$31,900	\$12,470	\$44,370

* For irrigation, process water, fire suppression systems and other non-sanitary sewer disposal uses, expansion fee shall be as follows:

Service Size	Water Expansion Fee
3/4-1"	\$ 625.00
1-1/2-4"	1,000.00
Above 4"	1,250.00

[(Ord. 53-91. Passed 5-3-91.)]

EXHIBIT "A"
PAGE 3

Attachment: Exhibit A [Revision 1] (1631 : Ordinance to update water and sewer rates and utility expansion fees)

APPENDIX B WATER RATES

Effective [April 1, 2017—Residential] JANUARY 1, 2021

Meter Size (inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$3.33	\$0.35	\$3.01	\$11.05
1	6,000 @ \$3.33	\$0.35	\$3.01	\$22.10
1-1/2	10,000 @ \$3.33	\$0.35	\$3.01	\$36.83
2	20,000 @ \$3.33	\$0.35	\$3.01	\$73.66
3	45,000 @ \$3.33	\$0.35	\$3.01	\$165.74
4	80,000 @ \$3.33	\$0.35	\$3.01	\$294.64
6	180,000 @ \$3.33	\$0.35	\$3.01	\$662.94
8	240,000 @ \$3.33	\$0.35	\$3.01	\$883.92

Effective April 1, 2017—Multi-Family

Meter Size (inches)	Monthly Service Charge	Monthly Gallons Surcharge	1,000 Gallons Used	Minimum Charge
3/4	\$5.12	\$0.35	\$3.01	\$15.21
1	\$5.12	\$0.35	\$3.01	\$25.30
1-1/2	\$5.12	\$0.35	\$3.01	\$38.76
2	\$5.12	\$0.35	\$3.01	\$72.40
3	\$5.12	\$0.35	\$3.01	\$156.50
4	\$5.12	\$0.35	\$3.01	\$274.24
6	\$5.12	\$0.35	\$3.01	\$610.64
8	\$5.12	\$0.35	\$3.01	\$812.48

(Ord. 9-17. Passed 2-27-17.)

Meter Size (Inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$4.42	\$0.50	\$4.00	\$14.76
1	6,000 @ \$4.42	\$0.50	\$4.00	\$29.52
1-1/2	10,000 @ \$4.42	\$0.50	\$4.00	\$49.20
2	20,000 @ \$4.42	\$0.50	\$4.00	\$98.40
3	45,000 @ \$4.42	\$0.50	\$4.00	\$221.40
4	80,000 @ \$4.42	\$0.50	\$4.00	\$393.60

EXHIBIT "A"
PAGE 4

6	180,000 @ \$4.42	\$0.50	\$4.00	\$885.60
8	240,000 @ \$4.42	\$0.50	\$4.00	\$1,180.80

EXHIBIT "A"
PAGE 5

APPENDIX C WATER RATES

Effective [January 1, 2018—Residential] JANUARY 1, 2022

Meter Size (inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$3.77	\$0.45	\$3.41	\$12.65
1	6,000 @ \$3.77	\$0.45	\$3.41	\$25.30
1-1/2	10,000 @ \$3.77	\$0.45	\$3.41	\$42.16
2	20,000 @ \$3.77	\$0.45	\$3.41	\$84.33
3	45,000 @ \$3.77	\$0.45	\$3.41	\$189.73
4	80,000 @ \$3.77	\$0.45	\$3.41	\$337.30
6	180,000 @ \$3.77	\$0.45	\$3.41	\$758.93
8	240,000 @ \$3.77	\$0.45	\$3.41	\$1,011.91

Effective January 1, 2018—Multi-Family

Meter Size (inches)	Monthly Service Charge	Monthly Gallons Surcharge	1,000 Gallons Used	Minimum Charge
3/4	\$5.78	\$0.45	\$3.41	\$17.35
1	\$5.78	\$0.45	\$3.41	\$28.91
1-1/2	\$5.78	\$0.45	\$3.41	\$44.34
2	\$5.78	\$0.45	\$3.41	\$82.90
3	\$5.78	\$0.45	\$3.41	\$179.29
4	\$5.78	\$0.45	\$3.41	\$314.25
6	\$5.78	\$0.45	\$3.41	\$699.83
8	\$5.78	\$0.45	\$3.41	\$931.18

(Ord. 9-17. Passed 2-27-17.)

Meter Size (Inches)	Monthly Minimum Gallons	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$4.57	\$0.60	\$4.14	\$15.51
1	6,000 @ \$4.57	\$0.60	\$4.14	\$31.02
1-1/2	10,000 @ \$4.57	\$0.60	\$4.14	\$51.70
2	20,000 @ \$4.57	\$0.60	\$4.14	\$103.40
3	45,000 @ \$4.57	\$0.60	\$4.14	\$232.65
4	80,000 @ \$4.57	\$0.60	\$4.14	\$413.60

EXHIBIT "A"
PAGE 6

6	180,000 @ \$4.57	\$0.60	\$4.14	\$930.60
8	240,000 @ \$4.57	\$0.60	\$4.14	\$1,240.80

EXHIBIT "A"
PAGE 7

APPENDIX D WATER RATES

Effective [~~January 1, 2019~~—Residential] JANUARY 1, 2023

Meter Size (inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$4.03	\$0.45	\$3.64	\$13.44
1	6,000 @ \$4.03	\$0.45	\$3.64	\$26.88
1-1/2	10,000 @ \$4.03	\$0.45	\$3.64	\$44.80
2	20,000 @ \$4.03	\$0.45	\$3.64	\$89.60
3	45,000 @ \$4.03	\$0.45	\$3.64	\$201.60
4	80,000 @ \$4.03	\$0.45	\$3.64	\$358.39
6	180,000 @ \$4.03	\$0.45	\$3.64	\$806.39
8	240,000 @ \$4.03	\$0.45	\$3.64	\$1,075.18

Effective January 1, 2019—Multi-Family—

Meter Size (inches)	Monthly Service Charge	Monthly Gallons Surcharge	1,000 Gallons Used	Minimum Charge
3/4	\$6.18	\$0.45	\$3.64	\$18.47
1	\$6.18	\$0.45	\$3.64	\$30.75
1-1/2	\$6.18	\$0.45	\$3.64	\$47.13
2	\$6.18	\$0.45	\$3.64	\$88.07
3	\$6.18	\$0.45	\$3.64	\$190.42
4	\$6.18	\$0.45	\$3.64	\$333.72
6	\$6.18	\$0.45	\$3.64	\$743.15
8	\$6.18	\$0.45	\$3.64	\$988.80

(Ord. 9-17. Passed 2-27-17.)

Meter Size (Inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$4.73	\$0.70	\$4.28	\$16.29
1	6,000 @ \$4.73	\$0.70	\$4.28	\$32.58
1-1/2	10,000 @ \$4.73	\$0.70	\$4.28	\$54.30
2	20,000 @ \$4.73	\$0.70	\$4.28	\$108.60
3	45,000 @ \$4.73	\$0.70	\$4.28	\$244.35

EXHIBIT "A"
PAGE 8

4	80,000 @ \$4.73	\$0.70	\$4.28	\$434.40
6	180,000 @ \$4.73	\$0.70	\$4.28	\$977.40
8	240,000 @ \$4.73	\$0.70	\$4.28	\$1,303.20

EXHIBIT "A"
PAGE 9

APPENDIX E WATER RATES

Effective [January 1, 2020 — Residential] JANUARY 1, 2024

Meter Size (inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$4.27	\$0.45	\$3.86	\$14.17
1	6,000 @ \$4.27	\$0.45	\$3.86	\$28.33
1-1/2	10,000 @ \$4.27	\$0.45	\$3.86	\$47.22
2	20,000 @ \$4.27	\$0.45	\$3.86	\$94.43
3	45,000 @ \$4.27	\$0.45	\$3.86	\$212.48
4	80,000 @ \$4.27	\$0.45	\$3.86	\$377.74
6	180,000 @ \$4.27	\$0.45	\$3.86	\$849.91
8	240,000 @ \$4.27	\$0.45	\$3.86	\$1,133.21

Effective January 1, 2020 — Multi-Family

Meter Size (inches)	Monthly Service Charge	Monthly Gallons Surcharge	1,000 Gallons Used	Minimum Charge
3/4	\$6.56	\$0.45	\$3.86	\$19.49
1	\$6.56	\$0.45	\$3.86	\$32.43
1-1/2	\$6.56	\$0.45	\$3.86	\$49.68
2	\$6.56	\$0.45	\$3.86	\$92.81
3	\$6.56	\$0.45	\$3.86	\$200.64
4	\$6.56	\$0.45	\$3.86	\$351.59
6	\$6.56	\$0.45	\$3.86	\$782.87
8	\$6.56	\$0.45	\$3.86	\$1,041.65

(Ord. 9-17. Passed 2-27-17.)

Meter Size (Inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$4.90	\$0.70	\$4.43	\$16.80
1	6,000 @ \$4.90	\$0.70	\$4.43	\$33.60
1-1/2	10,000 @ \$4.90	\$0.70	\$4.43	\$56.00
2	20,000 @ \$4.90	\$0.70	\$4.43	\$112.00
3	45,000 @ \$4.90	\$0.70	\$4.43	\$252.00

EXHIBIT "A"
PAGE 10

4	80,000 @ \$4.90	\$0.70	\$4.43	\$448.00
6	180,000 @ \$4.90	\$0.70	\$4.43	\$1,008.00
8	240,000 @ \$4.90	\$0.70	\$4.43	\$1,344.00

EXHIBIT "A"
PAGE 11

APPENDIX F WATER RATES

Gallons @ Rate Per 1,000

(Effective [January 1, 2016] JANUARY 1, 2025)

[Residential/Commercial Rates]

Meter Size (inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$3.03	1,000 @ \$0.20	\$2.74	\$9.69
1	6,000 @ \$3.03	1,000 @ \$0.20	\$2.74	\$19.38
1-1/2	10,000 @ \$3.03	1,000 @ \$0.20	\$2.74	\$32.30
2	20,000 @ \$3.03	1,000 @ \$0.20	\$2.74	\$64.60
3	45,000 @ \$3.03	1,000 @ \$0.20	\$2.74	\$145.35
4	80,000 @ \$3.03	1,000 @ \$0.20	\$2.74	\$258.40
6	180,000 @ \$3.03	1,000 @ \$0.20	\$2.74	\$581.40
8	240,000 @ \$3.03	1,000 @ \$0.20	\$2.74	\$775.20

Multi-Family Rates

Meter Size (inches)	Monthly Service Charge	Monthly Gallons Surcharge	1,000 Gallons Used	Minimum Charge
3/4	\$4.65	1,000 @ \$0.20	\$2.74	\$9.69
1	\$4.65	1,000 @ \$0.20	\$2.74	\$19.38
1-1/2	\$4.65	1,000 @ \$0.20	\$2.74	\$32.30
2	\$4.65	1,000 @ \$0.20	\$2.74	\$64.60
3	\$4.65	1,000 @ \$0.20	\$2.74	\$145.35
4	\$4.65	1,000 @ \$0.20	\$2.74	\$258.40
6	\$4.65	1,000 @ \$0.20	\$2.74	\$581.40
8	\$4.65	1,000 @ \$0.20	\$2.74	\$775.20

(Ord. 125-11. Passed 12-12-11.)

Meter Size (Inches)	Monthly Minimum Gallons	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$5.07	\$0.75	\$4.59	\$17.46
1	6,000 @ \$5.07	\$0.75	\$4.59	\$34.92
1-1/2	10,000 @ \$5.07	\$0.75	\$4.59	\$58.20
2	20,000 @ \$5.07	\$0.75	\$4.59	\$116.40

EXHIBIT "A"
PAGE 12

3	45,000 @ \$5.07	\$0.75	\$4.59	\$261.90
4	80,000 @ \$5.07	\$0.75	\$4.59	\$465.60
6	180,000 @ \$5.07	\$0.75	\$4.59	\$1,047.60
8	240,000 @ \$5.07	\$0.75	\$4.59	\$1,396.80

925.05 CONNECTION TO PUBLIC SEWERS.*[No changes until paragraph (e).]***(e) Building Permit Required and Sewer Expansion Fee.**

- (1) No sewer service shall be constructed to connect with a public sewer nor shall any connection be made to a public sewer within the City until the building permit from the Building Inspection Division has been obtained by the person, firm or corporation employed to perform the work. An application for a permit shall be signed by the owner, agent or lessee of the property for which the connection is to be made and by the person, firm or corporation employed to perform the work, and shall describe the property and state the number of fixtures to be connected.
- (2) No building permit shall be issued until a sewer expansion fee is paid. The sewer expansion fee is to be charged according to the following schedule:

Water Meter Size	Equivalent Residential Unit (ERU)	Treatment Plant	Sewer Expansion Fee	
			Collection System	Total Sewer Exp. Fee
5/8"	1.0	\$450	\$1,240	\$1,690
1"	1.4	630	1,736	2,366
1 1/2"	1.8	810	2,232	3,042
2"	2.9	1,305	3,596	4,901
3"	11.0	4,950	13,640	18,590
4"	14.0	6,300	17,360	23,660
5"	21.0	9,450	26,040	35,490
6"	29.0	13,050	35,960	49,010

Water Meter Size	Equivalent Residential Unit (ERU)	Treatment Plant	Collection System	Total Sewer Expansion Fee
5/8" and 3/4"	1.0	\$1,500	\$700	\$2,200
1"	1.4	\$2,100	\$980	\$3,080
1.5"	1.8	\$2,700	\$1,260	\$3,960
2"	2.9	\$4,350	\$2,030	\$6,380
3"	11.0	\$16,500	\$7,700	\$24,200
4"	14.0	\$21,000	\$9,800	\$30,800
5"	21.0	\$31,500	\$14,700	\$46,200
6"	29.0	\$43,500	\$20,300	\$63,800

*[No further changes to this section.]***EXHIBIT "A"**

PAGE 14

925.08 USER CHARGE ESTABLISHED.*[No changes until paragraph (b)(1).]***(b) User Charge Rate Structure.**

(1) The sewer rates for all users of sewer service provided by the City within the corporate limits of the City shall be as shown in the Attached Tables A through ~~[D]~~ E, inclusive, which are incorporated herein by reference and which shall be effective upon the dates stated therein. The existing sewer rates **AS SHOWN IN EXISTING TABLE D EFFECTIVE JANUARY 1, 2020** shall remain in effect until ~~[April 1, 2017]~~ **JANUARY 1, 2021.**

~~[(Ord. 9-17. Passed 2-27-17.)]~~*[No further changes to this section.]*

Attachment: Exhibit A [Revision 1] (1631 : Ordinance to update water and sewer rates and utility expansion fees)

EXHIBIT "A"
PAGE 15

**TABLE A
SEWER RATES**

Effective [~~April 1, 2017~~] **JANUARY 1, 2021**

Meter Size (inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$4.75	\$0.35	\$4.75	\$15.31
1	6,000 @ \$4.75	\$0.35	\$4.75	\$30.62
1 1/2	10,000 @ \$4.75	\$0.35	\$4.75	\$51.03
2	20,000 @ \$4.75	\$0.35	\$4.75	\$102.06
3	45,000 @ \$4.75	\$0.35	\$4.75	\$229.63
4	80,000 @ \$4.75	\$0.35	\$4.75	\$408.22
6	180,000 @ \$4.75	\$0.35	\$4.75	\$918.50
8	240,000 @ \$4.75	\$0.35	\$4.75	\$1,224.67

(Ord. 9-17. Passed 2-27-17.)

Meter Size (Inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$5.58	\$0.50	\$5.58	\$18.24
1	6,000 @ \$5.58	\$0.50	\$5.58	\$36.48
1-1/2	10,000 @ \$5.58	\$0.50	\$5.58	\$60.80
2	20,000 @ \$5.58	\$0.50	\$5.58	\$121.60
3	45,000 @ \$5.58	\$0.50	\$5.58	\$273.60
4	80,000 @ \$5.58	\$0.50	\$5.58	\$486.40
6	180,000 @ \$5.58	\$0.50	\$5.58	\$1,094.40
8	240,000 @ \$5.58	\$0.50	\$5.58	\$1,459.20

Attachment: Exhibit A [Revision 1] (1631 : Ordinance to update water and sewer rates and utility expansion fees)

EXHIBIT "A"
PAGE 16

**TABLE B
SEWER RATES**

Effective [January 1, 2018] JANUARY 1, 2022

Meter Size (inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$4.99	\$0.45	\$4.99	\$16.32
1	6,000 @ \$4.99	\$0.45	\$4.99	\$32.64
1-1/2	10,000 @ \$4.99	\$0.45	\$4.99	\$54.40
2	20,000 @ \$4.99	\$0.45	\$4.99	\$108.81
3	45,000 @ \$4.99	\$0.45	\$4.99	\$244.82
4	80,000 @ \$4.99	\$0.45	\$4.99	\$435.24
6	180,000 @ \$4.99	\$0.45	\$4.99	\$979.28
8	240,000 @ \$4.99	\$0.45	\$4.99	\$1,305.71

(Ord. 9-17. Passed 2-27-17.)

Meter Size (Inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$5.66	\$0.50	\$5.66	\$18.48
1	6,000 @ \$5.66	\$0.50	\$5.66	\$36.96
1-1/2	10,000 @ \$5.66	\$0.50	\$5.66	\$61.60
2	20,000 @ \$5.66	\$0.50	\$5.66	\$123.20
3	45,000 @ \$5.66	\$0.50	\$5.66	\$277.20
4	80,000 @ \$5.66	\$0.50	\$5.66	\$492.80
6	180,000 @ \$5.66	\$0.50	\$5.66	\$1,108.80
8	240,000 @ \$5.66	\$0.50	\$5.66	\$1,478.40

Attachment: Exhibit A [Revision 1] (1631 : Ordinance to update water and sewer rates and utility expansion fees)

EXHIBIT "A"
PAGE 17

**TABLE C
SEWER RATES**

Effective [~~January 1, 2019~~] **JANUARY 1, 2023**

Meter Size (inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$5.24	\$0.45	\$5.24	\$17.07
1	6,000 @ \$5.24	\$0.45	\$5.24	\$34.14
1-1/2	10,000 @ \$5.24	\$0.45	\$5.24	\$56.90
2	20,000 @ \$5.24	\$0.45	\$5.24	\$113.80
3	45,000 @ \$5.24	\$0.45	\$5.24	\$256.05
4	80,000 @ \$5.24	\$0.45	\$5.24	\$455.20
6	180,000 @ \$5.24	\$0.45	\$5.24	\$1,024.19
8	240,000 @ \$5.24	\$0.45	\$5.24	\$1,365.59

(Ord. 9-17. Passed 2-27-17.)

Meter Size (Inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$5.74	\$0.50	\$5.74	\$18.72
1	6,000 @ \$5.74	\$0.50	\$5.74	\$37.44
1-1/2	10,000 @ \$5.74	\$0.50	\$5.74	\$62.40
2	20,000 @ \$5.74	\$0.50	\$5.74	\$124.80
3	45,000 @ \$5.74	\$0.50	\$5.74	\$280.80
4	80,000 @ \$5.74	\$0.50	\$5.74	\$499.20
6	180,000 @ \$5.74	\$0.50	\$5.74	\$1,123.20
8	240,000 @ \$5.74	\$0.50	\$5.74	\$1,497.60

Attachment: Exhibit A [Revision 1] (1631 : Ordinance to update water and sewer rates and utility expansion fees)

EXHIBIT "A"
PAGE 18

**TABLE D
SEWER RATES**

Effective [~~January 1, 2020~~] JANUARY 1, 2024

Meter Size (inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$5.50	\$0.45	\$5.50	\$17.86
1	6,000 @ \$5.50	\$0.45	\$5.50	\$35.71
1-1/2	10,000 @ \$5.50	\$0.45	\$5.50	\$59.52
2	20,000 @ \$5.50	\$0.45	\$5.50	\$119.04
3	45,000 @ \$5.50	\$0.45	\$5.50	\$267.84
4	80,000 @ \$5.50	\$0.45	\$5.50	\$476.16
6	180,000 @ \$5.50	\$0.45	\$5.50	\$1,071.35
8	240,000 @ \$5.50	\$0.45	\$5.50	\$1,428.47

(Ord. 9-17. Passed 2-27-17.)

Meter Size (Inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$5.83	\$0.60	\$5.83	\$19.29
1	6,000 @ \$5.83	\$0.60	\$5.83	\$38.58
1-1/2	10,000 @ \$5.83	\$0.60	\$5.83	\$64.30
2	20,000 @ \$5.83	\$0.60	\$5.83	\$128.60
3	45,000 @ \$5.83	\$0.60	\$5.83	\$289.35
4	80,000 @ \$5.83	\$0.60	\$5.83	\$514.40
6	180,000 @ \$5.83	\$0.60	\$5.83	\$1,157.40
8	240,000 @ \$5.83	\$0.60	\$5.83	\$1,543.20

Attachment: Exhibit A [Revision 1] (1631 : Ordinance to update water and sewer rates and utility expansion fees)

EXHIBIT "A"
PAGE 19

TABLE E
SEWER RATES
SANITARY SEWER RATES
Gallons @ Rate Per 1,000

(Effective [~~January 1, 2016~~] JANUARY 1, 2025)

Meter Size (inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$4.57	1,000 @ \$0.20	\$4.57	\$14.31
1	6,000 @ \$4.57	1,000 @ \$0.20	\$4.57	\$28.62
1-1/2	10,000 @ \$4.57	1,000 @ \$0.20	\$4.57	\$47.70
2	20,000 @ \$4.57	1,000 @ \$0.20	\$4.57	\$95.40
3	45,000 @ \$4.57	1,000 @ \$0.20	\$4.57	\$214.65
4	80,000 @ \$4.57	1,000 @ \$0.20	\$4.57	\$318.60
6	180,000 @ \$4.57	1,000 @ \$0.20	\$4.57	\$858.60
8	240,000 @ \$4.57	1,000 @ \$0.20	\$4.57	\$1,144.80

(Ord. 125-11. Passed 12-12-11.)

Meter Size (Inches)	Monthly Minimum Gallons	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$6.00	\$0.60	\$6.00	\$19.80
1	6,000 @ \$6.00	\$0.60	\$6.00	\$39.60
1-1/2	10,000 @ \$6.00	\$0.60	\$6.00	\$66.00
2	20,000 @ \$6.00	\$0.60	\$6.00	\$132.00
3	45,000 @ \$6.00	\$0.60	\$6.00	\$297.00
4	80,000 @ \$6.00	\$0.60	\$6.00	\$528.00
6	180,000 @ \$6.00	\$0.60	\$6.00	\$1,188.00
8	240,000 @ \$6.00	\$0.60	\$6.00	\$1,584.00

EXHIBIT "A"
 PAGE 20



City Council Action Item
Regular Meeting - October 13, 2020

Submitted by: Alisha Wilson, Clerk
Submitting Department: Clerk

Subject:

December 2020 Schedule

Legislation Title:

Simple Motion: Motion to approve the December 2020 Meeting Schedule for City Council Meetings.

Recommendation:

It is recommended that Council, via simple motion, approve the December 2020 meeting schedule. City Council will meet on the first and second Mondays of December, December 7th and December 14th, 2020, for regular meetings.

Background/Synopsis: Each year, Council meets on the first and second Monday of December for a holiday schedule. For 2020, the December schedule regular meeting dates and times will be:

Monday, December 7, 2020 at 7:00 PM

Monday, December 14, 2020 at 7:00 PM

Council-Manager Briefings will be scheduled for 6:00 PM on these meeting dates if the need arises.

Financial Impact: None.

Rule Suspension Requested:

Emergency Provision Needed:



City Council Ordinance
Regular Meeting - October 13, 2020

Submitted by: Scott Timmer, Director of Finance
 Submitting Department: Finance

Subject:

Supplemental Appropriations

Legislation Title:

Ordinance to amend Ordinance No. 119-19 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, 2020, and ending December 31, 2020." - Supplemental Appropriations

Recommendation:

It is recommended that City Council authorize and direct the preparation of legislation amending the annual operating budget for 2020.

Background/Synopsis:

To appropriate the funds from the Local Coronavirus Relief Fund. To be spent on eligible items per the United States Treasury.

In relation to Wages & Benefits in the Fire Department, Chief Bennet at the onset of the pandemic wanted only career personnel evaluating and handling patient care due to the risk of exposure. The reason being, he wanted only career personnel exposed to a COVID patient who had the ability to take recuperative leave, or had sick time available.

In addition to this expenditure, this department also expended additional funds for PPE and disinfectants directly related to the response to COVID 19. They purchased a sufficient supply to distribute to city departments should the need arise when people returned to work; which many have benefited from. The staffing changes qualify for reimbursement under the requirement to be substantially different from their normal staffing methods. Additionally, all EMS calls were treated as COVID related and therefore additional PPE and measures were taken in order to ensure the safety of the patient and our personnel.

Financial Impact:

From: Unappropriated Local Coronavirus Relief Fund.....	\$1,197,035.51
To: 26516021-211000.....	\$1,126,803.21
26516022-221000.....	\$ 716.37
26516023-233900.....	\$ 2,037.78
26516023-234200.....	\$ 1,479.96

26516023-234201.....	\$ 2,333.73
26516023-239300.....	\$ 1,079.63
26516024-241000.....	\$ 2,852.23
26516024-241100.....	\$ 25,637.18
26516024-241200.....	\$ 3,436.86
26516024-242100.....	\$ 2,466.67
26516024-242200.....	\$ 1,711.47
26516024-242300.....	\$ 7,551.94
26516024-242800.....	\$ 200.74
26516024-244100.....	\$ 6,665.70
26516024-244200.....	\$ 8,231.23
26516024-244300.....	\$ 818.77
26516024-247000.....	\$ 301.62
26516024-249000.....	\$ 2,710.42

Emergency Provision Explanation:

No.

Rule Suspension Requested:

Yes

Emergency Provision Needed:**Attachments:**

1. Supplemental Appropriation-Ord

ORDINANCE NO. _____

ORDINANCE TO AMEND ORDINANCE NO. 119-19 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, 2020, AND ENDING DECEMBER 31, 2020.”

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

Section 1. Ordinance No. 119-19, the 2020 Appropriation Ordinance, is hereby amended in the following respects:

From:	Unappropriated Local Coronavirus Relief Fund	\$1,197,035.51
To:	26516021-211000	\$1,126,803.21
To:	26516022-221000	\$716.37
To:	26516023-233900	\$2,037.78
To:	26516023-234200	\$1,479.96
To:	26516023-234201	\$2,333.73
To:	26516023-239300	\$1,079.63
To:	26516024-241000	\$2,852.23
To:	26516024-241100	\$25,637.18
To:	26516024-241200	\$3,436.86
To:	26516024-242100	\$2,466.67
To:	26516024-242200	\$1,711.47
To:	26516024-242300	\$7,551.94
To:	26516024-242800	\$200.74
To:	26516024-244100	\$6,665.70
To:	26516024-244200	\$8,231.23
To:	26516024-244300	\$818.77
To:	26516024-247000	\$301.62
To:	26516024-249000	\$2,710.42

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

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

Attachment: Supplemental Appropriation-Ord (1640 : Supplemental Appropriations)

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\2020\Supplemental Appropriation-Ord

Attachment: Supplemental Appropriation-Ord (1640 : Supplemental Appropriations)



City Council Ordinance
Regular Meeting - October 13, 2020

Submitted by: Alisha Wilson, Clerk
 Submitting Department: Clerk

Subject:

Non-Contractual Appropriations

Legislation Title:

Ordinance to amend Ordinance No. 119-19 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, 2020, and ending December 31, 2020.”

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.

Background/Synopsis: Please refer to specific Council Communications for full description of these items.

\$23,500 for High Service Pump 5 Rebuild;
 \$49,000 for Primary Clarifier Tank 1 and 2 Overhaul - Wastewater Plant;
 \$34,275 for Raw Water Well 8 - installation of casing liner and screen.

Financial Impact: \$106,775.00 from noted funding source.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

No

Attachments:

1. NonContractualAppropriations.101320
2. Non Contractual 10-13-Ord



City Council Information Item
Regular Meeting - October 13, 2020

Submitted by: Jason Hunold,
 Submitting Department: Public Utilities

Subject:

High Service Pump 5 Rebuild

Legislation Title:

High Service Pump 5 Rebuild

Background/Synopsis:

In 2019, the City's Water Division performed flow testing on the Water Treatment Plants High Service Pumps in order to determine the efficiency of the pumps. When flow testing was completed, it was recommended High Service Pump #5 was in need of reconditioning in order to optimize operation.

The City utilizes five (5) High Service pumps at the Water Treatment Plant and all five (5) are necessary to provide the operational redundancy expected by our customers and required by Ohio EPA. Water Division staff secured two proposals which are attached for review. The Water Division proposes to utilize Moody's of Dayton Inc., who is the vendor which provided the lowest and best proposal, to rebuild High Service Pump #5.

Financial Impact:

An appropriation in the amount of \$23,500.00 is being requested to rebuild the Water Divisions High Service Pump #5. Funding for this project was included in the 2020-2024 Capital Improvement Program (CIP) under project 0WT04, Pump Overhaul/Replacement Program. The funding source is the Water Surplus Fund.

Attachments:

1. Fairfield HSP 5 Pump Repairs 2020
2. Fairfield Hi-Service Pump Repairs OH-20001-KLC

MOODY'S of Dayton, Inc.



4359 INFIRMARY ROAD
MIAMISBURG, OHIO 45342-1231
PHONE AC 937-859-4482
FAX AC 937-859-4522
www.moodysofdayton.com

August 18, 2020

City of Fairfield, Ohio
Public Utilities Department
5021 Groh Lane
Fairfield, Ohio 45014

Attn: Jason Hunold

Subject: High Service Pump # 5 Repairs

Moody's of Dayton is privileged to quote the cost for the repairs needed for High Service Pump # 5:

- Travel pull pump, transport for repair
- Tear down pump, make recommended repair parts list
- Clean motor and install new bearings
- Reassemble pump and paint
- Machine bowls and install new wear rings, machine new top special headshaft, rebrush pump bowls
- **New fabricated steel pump head**
- Top special lineshaft materials
- Wear ring and bushing materials
- Travel reinstall pump

TOTAL COST \$ 19,799.00

- If new bowl assembly is desired please add \$3,700.00

If you have any questions, please do not hesitate to call; we look forward to hearing from you and can proceed on repairs upon your approval.

Thank you for the opportunity to serve the City of Fairfield.

Sincerely,

Michael Spicer
Vice President

ACCEPTED BY: _____ DATE: _____

Attachment: NonContractualAppropriations.101320 (1642 : Non-Contractual Appropriations)



Peerless Midwest is now
SUEZ Advanced Solutions

Mishawaka, IN / 574.254.9050
Westfield, IN / 317.896.2987
Ionia, MI / 616.527.0050
Fenton, MI / 810.215.1295
Lombard, IL / 630.708.3212
Boulder, CO / 574-286-0765
Littleton, CO / 303-968-7920
Canton, OH / 330-592-4146

January 8, 2020

Mr. Jason Hunold
CITY OF FAIRFIELD
WATER DEPARTMENT
5021 Groh Lane
Fairfield, OH 45014

REFERENCE: HIGH SERVICE PUMPS 5 and 6 REPAIR
PMI Proposal No. OH-20001-KLC

Dear Jason,

Thanks for the opportunity to be of service to the Fairfield Water Department. Peerless Midwest, Inc. (PMI) has prepared this proposal to service and repair the two high service pumps that were identified during the recent performance evaluations.

Pump 5

In addition to repairing the pump, PMI has included a new fabricated steel discharge head as part of the repair estimate. The existing Peerless discharge head is obsolete and not available from Peerless Pump.

Travel pull pump, transport to PMI repair facility	\$4,500.00
Tear down pump, make complete repair and parts list (items not listed)	500.00
Motor shop to clean motor and install bearings, estimated at	3,400.00
Reassemble pump and paint	600.00

Machine shop estimates to

-Machine bowls and install new wear rings	
- Machine new top special headshaft	
- Rebush pump bowls	2,300.00
Travel, install pump, and start up flow test	4,500.00
New Fabricated steel pump head	7,000.00
Top special lineshaft materials	375.00

www.peerlessmidwest.com

55860 Russell Industrial Parkway, Mishawaka, IN 46545 Phone (574) 254.9050 Fax (574) 254.9650

Attachment: NonContractualAppropriations.101320 (1642 : Non-Contractual Appropriations)

Wear Ring and bushing materials	750.00
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Estimated total	\$23,925.00
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Alternate- Furnish and Install a complete new pump, with repaired motor	\$35,000.00
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Pump 6

Travel pull pump, transport to PMI repair facility	\$4,500.00
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Tear down pump, make complete repair and parts list	500.00
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Motor shop to clean motor and install bearings, estimated at	3,400.00
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Rebuild stuffing box	500.00
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Reassemble pump and paint	600.00
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Machine shop estimates to

-Machine bowls and install new wear rings

- Machine new top special head shaft

- Rebush pump bowls	2,300.00
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Travel, install pump, and start up flow tests.....	4,500.00
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Wear Ring and bushing materials	750.00
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Estimate, less and parts, machining, shop labor, etc.	\$17,050.00
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The prices quoted herein do not include any pump parts or repairs other than the items and shop labor listed herein. PMI will provide an estimate of the other pump repairs and the pump parts after the equipment has been inspected. PMI will provide these additional items as approved by the City of Fairfield.

Pump Shop- PMI maintains a full service pump repair shop. At this shop, PMI can machine pump components as needed to permit the installation of wear rings, bushings, etc. to assure a proper fit and best pump performance. Also, at this shop, PMI maintains an inventory of pump parts like bowls, bearings, column pipe, wear rings, shafting, sleeves, etc. to permit a fast turn around of the pump repairs.

Terms and Conditions- These terms and conditions are an integral part of this proposal. This proposal is an estimate and should not be considered a 'not to exceed' price. This is a proposal for reasonably anticipated charges and the Client shall be invoiced for all labor, equipment, and materials utilized, consumed to complete the project. All items and tasks that are quoted as lump sum shall be invoiced at the lump sum price quoted.

Valid- All unit price proposals shall remain valid for 90 days from the date submitted to the Client. All lump sum prices shall remain valid for 30 days from the date submitted to the Client. Peerless Midwest, Inc. reserves the right to re-evaluate prices and rates after these times and adjust if needed.

www.peerlessmidwest.com

55860 Russell Industrial Parkway, Mishawaka, IN 46545 Phone (574) 254.9050 Fax (574) 254.9650

Attachment: NonContractualAppropriations.101320 (1642 : Non-Contractual Appropriations)

Due- Invoices shall be submitted monthly for completed tasks, or at the completion of a project. Payment is due 30 days from date submitted. Past 30 days, balance due shall be subject to a carrying charge at 1-1/2%/month that shall be added to the balance due after 30 days. Client agrees to pay for all costs associated with collection of past due amounts.

Delivery- If additional delivery is required to transport equipment or materials to a project site, this additional travel shall be invoiced at \$150.00/hr. for 1 person with vehicle. If any items specifically ordered for the project are returned, unused, these returned items will be subject to vendor re-stocking charges as incurred.

Prevailing wage rates are not included in this proposal. Performance or payment bonds are not included in this proposal. Should prevailing wages or bonds be required, all proposal prices will be subject to change.

Client shall provide Peerless Midwest, Inc. with;

- a. Suitable ingress and egress to the work location. Should the site be inaccessible with truck mounted well service equipment and support vehicles, the Client shall be responsible for access improvements including temporary roads, if needed.
- b. Site security
- c. A supply of potable water and electricity as needed to perform the work tasks.
- d. All applicable permits as required by regulatory or government agencies to perform the work.
- e. Location and protection of all overhead and underground utilities.

Taxes- Taxes are not included in any project prices. All applicable taxes shall be added to the invoices at the time of billing. If the Work is tax exempt, Client shall provide tax exempt certificates for our records.

PMI appreciates having this opportunity to provide the City of Fairfield, OH with this proposal and we look forward to helping the facility maintain their groundwater delivery system at peak performance. If you need clarification or require additional information, please contact us and we will promptly reply to your requests.

Please contact PMI if you select to have any of these pumps repaired or serviced.

Sincerely,
PEERLESS MIDWEST, INC.



Kenneth Cramer
Project Manager

www.peerlessmidwest.com

55860 Russell Industrial Parkway, Mishawaka, IN 46545 Phone (574) 254.9050 Fax (574) 254.9650



City Council Information Item
Regular Meeting - October 13, 2020

Submitted by: Jason Hunold,
 Submitting Department: Public Utilities

Subject:

Primary Clarifier Tank 1 and 2 Overhaul - Wastewater Plant

Legislation Title:

Primary Clarifier Tank 1 and 2 Overhaul - Wastewater Plant

Background/Synopsis:

The Wastewater Division's Primary Treatment Process is utilized to remove organic solids from wastewater. Raw wastewater flows through the treatment plant's six (6) primary clarifier tanks which are used for raw sludge and grease removal. The physical process of flotation and sedimentation takes place in the clarifier tanks. Heavy organic matter (sludge) settles to the bottom of the tanks, and floatable organic matter (grease) floats to the top of the tank, where it is all removed mechanically and sent to the "Solids Handling" portion of the treatment process known as Anaerobic Digestion.

The tanks are constructed with mechanical components including sprockets, drive chain, sleeves, bearings and a large variety of wear items. These components have exceeded their useful life and are in need of replacement before they fail.

The components being replaced will be replaced with in-kind components manufactured by Evoqua. A sole source letter and proposal are attached for review. Wastewater Division Staff will be replacing the components in-house.

Financial Impact:

An appropriation in the amount of \$49,000.00 is being requested for the purchase of replacement parts for the Wastewater Division's Primary Clarifiers #1 and #2.

Funding for this project is included in the approved 2020-2024 Capital Improvement Program under project number 0WW25, Primary System Tank Overhaul. The funding source is the Sewer Surplus Fund.

Attachments:

1. Sole Source Letter-Fairfield OH SBP
2. Fairfield OH - C & S - 9.23.2020 R 3



September 24, 2020

City of Fairfield
Mr. Randy Hassler
5350 PLEASANT AVE
FAIRFIELD, OH 45014

Subject: Evoqua Water Technologies LLC
Sole Source Letter

The part numbers listed on Evoqua Water Technologies LLC Quote 2019-363765 Rev: 3 for the existing Chain and Scraper Rectangular Clarifier equipment furnished on original US Filter order #17756, can only be purchased from Evoqua Water Technologies LLC, Inc.

This equipment is proprietary to Evoqua Water Technologies LLC, Inc. and we have all the original contract drawings.

Tim Shaw, with The Henry P. Thompson Company, is our local contracted representative and equipment supplier for Evoqua Water Technologies LLC in the state of Ohio, for all products formerly sold under the Rexnord, Envirex, US Filter, FMC, Siemens Water Technologies, Siemens Industry, Inc. and the current Evoqua Water Technologies LLC names.

Tim can be reached at (513) 807-7256.

Regards.

Scott B. Perry

Scott B. Perry; Northeast Regional Sales Representative
Evoqua Water Technologies
N19W23993 Ridgeview Pkwy, Suite 200
Waukesha, WI 53188
Phone: 859-402-4480
scott.perry@evoqua.com

Proposal For: CITY OF FAIRFIELD
 Randy Hassler
 5350 PLEASANT AVE
 FAIRFIELD, OH 45014
 Phone: 5138675300
 rhassler@fairfield-city.org

Scott B. Perry
 Evoqua Water Technologies
 N19W23993 Ridgeview Pkwy, Suite 200
 Waukesha, WI 53188
 Phone: 859-402-4480
 scott.perry@evoqua.com

Item Pricing Summary

Item	Part No Description	Qty	Net Price	Ext. Price
1	W2T119925 CHAIN-DRIVE,NH78,2.609"P, 10"LG,POLY Reference #: 841-28110	30 FT	\$36.93	\$1,107.90
2	W3T380742 SPROCKET,NH78 40T 33.25"PD 4.00"B S-DISH Reference #: 303-80310-5	2 EA	\$1,764.76	\$3,529.52
3	W3T307698 SPROCKET,NCS720S 23T KEYED 4.00"B BLK Reference #: 303-80343-10	4 EA	\$762.36	\$3,049.44
4	W3T307728 SPROCKET,720/730 17T STATIC 5.05"B BLK Reference #: 303-80346-20 Used with Bearing Sleeve	12 EA	\$435.76	\$5,229.12
5	W2T319464 BRNG,SLEEV;3.5 IN ID;4.94 IN OD;UHMW-PE Reference #: 603-31141-8	12 EA	\$142.17	\$1,706.04
6	W3T94209 BEARING-WALL,4.00"DIA,SA,BABB,W/GREASE Reference #: A65890-BB3	4 EA	\$873.01	\$3,492.04
7	W2T119330 COLLAR-SET,SPLIT,4.00"BORE, .88"THK,UHMW Reference #: 303-70369-113	4 EA	\$46.43	\$185.72
8	W3T16105 Flight-Sigma Plus, 3" x 8" x 238" LG, Polyester Reference #: HPOS	5 EA	\$206.58	\$1,032.90
9	W2T120738 ANCHOR-SCREW;0.25D X 2", VINYL Reference #: 841-19445	190 EA	\$0.21	\$39.90
10	W2T120477 SHOE-WEAR,RETURN,L 3 X 3 X .5 X 4",UHMW Reference #: 303-2097-1	72 EA	\$5.00	\$360.00
11	W2T118570 SHOE-WEAR,CARRY,3X3X 0.5 X 5.5",UHMW-PE Reference #: 303-2099-1	72 EA	\$7.00	\$504.00

Attachment: Non Contractual Appropriations.101320 (1642 : Non-Contractual Appropriations)

12	W3T16105 Shaft-Head, SC, 4.00" Dia. x 244.50", A108-1018 CFS . REF Dwg. 17756-210-1 Reference #: HPOS	2 EA	\$4,502.74	\$9,005.48
13	W2T315356 PIN-SHEAR, .375"DIA X 1.50", 1077 SH.VAL Reference #: CA1943-36	6 EA	\$6.82	\$40.92
14	W3T16105 TEMPL_SYN_C&S RECT OTHER Retrurn Wear Track A36 L painted 3"x2"x.25"x130' SHO Reference #: HPOS	2 EA	\$273.48	\$546.96
15	W3T16105 TEMPL_SYN_C&S RECT OTHER Retrurn Wear Track A36 L painted 3"x2"x.25"x130' OPP Reference #: HPOS Reference # 17756-211-2	2 EA	\$273.48	\$546.96
16	W2T319456 WEAR STRIP-UHMW, 120.63"LG X 4.25 X .50" Reference #: 0492-202-002	76 EA	\$107.82	\$8,194.32
17	W2T317759 ANCHOR PLATE,3.5"SQ X .66"H,UHMW-POLY Reference #: 303-60716-1	228 EA	\$6.31	\$1,438.68
18	W2T317758 WASHER-DISHED, .403"ID X 1.608"OD, 316S Reference #: 303-60717-1	228 EA	\$2.54	\$579.12
19	W2T313669 SCREW-SHEET METAL,RND HD, #10 X 1.00", Reference #: 841-12548	76 EA	\$0.24	\$18.24
20	W3T21416 SUPPORT-END OPEN,LO & RPSP,12"DIA.,A36 Reference #: 503-82055-82	4 EA	\$1,063.41	\$4,253.64
21	W2T322239 SEAL-WALL,SCUM PIPE,12"DIA.,PLYWOOD Reference #: 103-152-3	4 EA	\$239.27	\$957.08
22	W3T22199 SEAL-PIPE,12"Ø S/P,OIL RESISTANT,BUNA-N Reference #: 603-20531-3	4 EA	\$127.17	\$508.68
23	W3T20797 COLLAR-SET,SCUM PIPE,12"DIA., A36 Reference #: 503-2704-82	4 EA	\$136.99	\$547.96
24	W3T16105 TEMPL_SYN_C&S RECT OTHER - Scum Pipe Lever Reference #: HPOS	2 EA	\$604.45	\$1,208.90
25	W3T16105 TEMPL_SYN_C&S RECT OTHER Reference #: HPOS	1 EA	\$291.90	\$291.90

Attachment: NonContractualAppropriations.101320 (1642 : Non-Contractual Appropriations)

26	W2T121503 BEARING-PILLOW BLOCK,2.00"D,SOLID, DODGE Reference #: 303-1975-7	1 EA	\$546.26	\$546.26
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Currency: USD

Total Net Price: \$48,921.68

Proposal Notes

Lead Time 6-8 Weeks ARO

Due to extreme volatility in steel costs, prices quoted in this proposal will be adjusted to reflect changes in the Metal and Metal Products Index (MMPI) published by the U.S. Department of Labor, Bureau of Labor Statistics. The most recent published MMPI is 225.9 for April 2019.

If the MMPI exceeds 230.5 at the time the Equipment is released for manufacture, then the price will be increased by the same percentage as the MMPI exceeds 230.5

Please provide tax exempt certificate with purchase order.

Our Manufacturer Rep in your area is:

Representative: Tim Shaw
Company: The Henry P. Thompson Company
List Address: 101 Main St Suite 300
Milford, OH, 45150
Phone: (513) 807-7256
Email: tshaw@hpthompson.com

Attachment: NonContractualAppropriations.101320 (1642 : Non-Contractual Appropriations)

Payment Terms and Delivery

PO Terms

Purchaser acknowledges that Seller is required to comply with applicable export laws and regulations relating to the sale, exportation, transfer, assignment, disposal and usage of the goods and/or services provided under the Contract, including any export license requirements. Purchaser agrees that such goods and/or services shall not at any time directly or indirectly be used, exported, sold, transferred, assigned or otherwise disposed of in a manner which will result in non-compliance with such applicable export laws and regulations. It shall be a condition of the continuing performance by Seller of its obligations hereunder that compliance with such export laws and regulations be maintained at all times. PURCHASER AGREES TO INDEMNIFY AND HOLD SELLER HARMLESS FROM ANY AND ALL COSTS, LIABILITIES, PENALTIES, SANCTIONS AND FINES RELATED TO NON-COMPLIANCE WITH APPLICABLE EXPORT LAWS AND REGULATIONS.

Shipping Information

- Prepaid and Add: Shipping and Handling Fee to be added

Terms

- This quote is valid until 12-31-2020
- Payment terms are N30 - Net 30 days with proper credit, and are subject to the attached Evoqua Water Technologies Terms and Conditions
- Pricing listed does not include applicable sales tax.
- New customers are pre-approved to \$1,000. All others will need to fill out a credit application and submit a hardcopy PO (or a "No PO Form").
- We require hard documentation of your ordering for Evoqua to process your order. For your convenience, we can start processing your order by signing and returning:
 - Fax to:
 - or Email to: scott.perry@evoqua.com
- You may also mail this to:
 - Evoqua Water Technologies
 - N19W23993 Ridgeview Pkwy, Suite 200
 - Waukesha, WI 53188

Standard Terms of Sale

1. **Applicable Terms.** These terms govern the purchase and sale of equipment, products, related services, leased products, and media goods if any (collectively herein "Work"), referred to in Seller's proposal ("Seller's Documentation"). Whether these terms are included in an offer or an acceptance by Seller, such offer or acceptance is expressly conditioned on Buyer's assent to these terms. Seller rejects all additional or different terms in any of Buyer's forms or documents.
2. **Payment.** Buyer shall pay Seller the full purchase price as set forth in Seller's Documentation. Unless Seller's Documentation specifically provides otherwise, freight, storage, insurance and all taxes, levies, duties, tariffs, permits or license fees or other governmental charges relating to the Work or any incremental increases thereto shall be paid by Buyer. If Seller is required to pay any such charges, Buyer shall immediately reimburse Seller. If Buyer claims a tax or other exemption or direct payment permit, it shall provide Seller with a valid exemption certificate or permit and indemnify, defend and hold Seller harmless from any taxes, costs and penalties arising out of same. All payments are due within 30 days after receipt of invoice. Buyer shall be charged the lower of 1 ½% interest per month or the maximum legal rate on all amounts not received by the due date and shall pay all of Seller's reasonable costs (including attorneys' fees) of collecting amounts due but unpaid. All orders are subject to credit approval by Seller. Back charges without Seller's prior written approval shall not be accepted.
3. **Delivery.** Delivery of the Work shall be in material compliance with the schedule in Seller's Documentation. Unless Seller's Documentation provides otherwise, delivery terms are ExWorks Seller's factory (Incoterms 2010). Title to all Work shall pass upon receipt of payment for the Work under the respective invoice. Unless otherwise agreed to in writing by Seller, shipping dates are approximate only and Seller shall not be liable for any loss or expense (consequential or otherwise) incurred by Buyer or Buyer's customer if Seller fails to meet the specified delivery schedule.
4. **Ownership of Materials and Licenses.** All devices, designs (including drawings, plans and specifications), estimates, prices, notes, electronic data, software and other documents or information prepared or disclosed by Seller, and all related intellectual property rights, shall remain Seller's property. Seller grants Buyer a non-exclusive, non-transferable license to use any such material solely for Buyer's use of the Work. Buyer shall not disclose any such material to third parties without Seller's prior written consent. Buyer grants Seller a non-exclusive, non-transferable license to use Buyer's name and logo for marketing purposes, including but not limited to, press releases, marketing and promotional materials, and web site content.
5. **Changes.** Neither party shall implement any changes in the scope of Work described in Seller's Documentation without a mutually agreed upon change order. Any change to the scope of the Work, delivery schedule for the Work, any Force Majeure Event, any law, rule, regulation, order, code, standard or requirement which requires any change hereunder shall entitle Seller to an equitable adjustment in the price and time of performance.
6. **Force Majeure Event.** Neither Buyer nor Seller shall have any liability for any breach or delay (except for breach of payment obligations) caused by a Force Majeure Event. If a Force Majeure Event exceeds six (6) months in duration, the Seller shall have the right to terminate the Agreement without liability, upon fifteen (15) days written notice to Buyer, and shall be entitled to payment for work performed prior to the date of termination. "Force Majeure Event" shall mean events or circumstances that are beyond the affected party's control and could not reasonably have been easily avoided or overcome by the affected party and are not substantially attributable to the other party. Force Majeure Event may include, but is not limited to, the following circumstances or events: war, act of foreign enemies, terrorism, riot, strike, or lockout by persons other than by Seller or its sub-suppliers, natural catastrophes or (with respect to on-site work), unusual weather conditions.
7. **Warranty.** Subject to the following sentence, Seller warrants to Buyer that the (i) Work shall materially conform to the description in Seller's Documentation and shall be free from defects in material and workmanship and (ii) the Services shall be performed in a timely and workmanlike manner. Determination of suitability of treated water for any use by Buyer shall be the sole and exclusive responsibility of Buyer. The foregoing warranty shall not apply to any Work that is specified or otherwise demanded by Buyer and is not manufactured or selected by Seller, as to which (i) Seller hereby assigns to Buyer, to the extent assignable, any warranties made to Seller and (ii) Seller shall have no other liability to Buyer under warranty, tort or any other legal theory. The Seller warrants the Work, or any components thereof, through the earlier of (i) eighteen (18) months from delivery of the Work or (ii) twelve (12) months from initial operation of the Work or ninety (90) days from the performance of services (the "Warranty Period"). If Buyer gives Seller prompt written notice of breach of this warranty within the Warranty Period, Seller shall, at its sole option and as Buyer's sole and exclusive remedy, repair or replace the subject parts, re-perform the Service or refund the purchase price. Unless otherwise agreed to in writing by Seller, (i) Buyer shall be responsible for any labor required to gain access to the Work so that Seller can assess the available remedies and (ii) Buyer shall be responsible for all costs of installation of repaired or replaced Work. If Seller determines that any claimed breach is not, in fact, covered by this warranty, Buyer shall pay Seller its then customary charges for any repair or replacement made by Seller. Seller's warranty is conditioned on Buyer's (a) operating and maintaining the Work in accordance with Seller's instructions, (b) not making any unauthorized repairs or alterations, and (c) not being in default of any payment obligation to Seller. Seller's warranty does not cover (i) damage caused by chemical action or abrasive material, misuse or improper installation (unless installed by Seller) and (ii) media goods (such as, but not limited to, resin, membranes, or granular activated carbon media) once media goods are installed. THE WARRANTIES SET FORTH IN THIS SECTION 7 ARE THE SELLER'S SOLE AND EXCLUSIVE WARRANTIES AND ARE SUBJECT TO THE LIMITATION OF LIABILITY PROVISION BELOW. SELLER MAKES NO OTHER WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR PURPOSE.
8. **Indemnity.** Seller shall indemnify, defend and hold Buyer harmless from any claim, cause of action or liability incurred by Buyer as a result of third party claims for personal injury, death or damage to tangible property, to the extent caused by Seller's negligence. Seller shall have the sole authority to direct the defense of and settle any indemnified claim. Seller's indemnification is conditioned on Buyer (a) promptly, within the Warranty Period, notifying Seller of any claim, and (b) providing reasonable cooperation in the defense of any claim.
9. **Assignment.** Neither party may assign this Agreement, in whole or in part, nor any rights or obligations hereunder without the prior written consent of the other party; provided, however, the Seller may assign its rights and obligations under these terms to its affiliates or in connection with the sale or transfer of the Seller's business and Seller may grant a security interest in the Agreement and/or assign proceeds of the agreement without Buyer's consent.

10. **Termination.** Either party may terminate this agreement, upon issuance of a written notice of breach and a thirty (30) day cure period, for a material breach (including but not limited to, filing of bankruptcy, or failure to fulfill the material obligations of this agreement). If Buyer suspends an order without a change order for ninety (90) or more days, Seller may thereafter terminate this Agreement without liability, upon fifteen (15) days written notice to Buyer, and shall be entitled to payment for work performed, whether delivered or undelivered, prior to the date of termination.

11. **Dispute Resolution.** Seller and Buyer shall negotiate in good faith to resolve any dispute relating hereto. If, despite good faith efforts, the parties are unable to resolve a dispute or claim arising out of or relating to this Agreement or its breach, termination, enforcement, interpretation or validity, the parties will first seek to agree on a forum for mediation to be held in a mutually agreeable site. If the parties are unable to resolve the dispute through mediation, then *any dispute, claim or controversy arising out of or relating to this Agreement or the breach, termination, enforcement, interpretation or validity thereof, including the determination of the scope or applicability of this agreement to arbitrate, shall be determined by arbitration in Pittsburgh, Pennsylvania before three arbitrators who are lawyers experienced in the discipline that is the subject of the dispute and shall be jointly selected by Seller and Buyer. The arbitration shall be administered by JAMS pursuant to its Comprehensive Arbitration Rules and Procedures. The Arbitrators shall issue a reasoned decision of a majority of the arbitrators, which shall be the decision of the panel. Judgment may be entered upon the arbitrators' decision in any court of competent jurisdiction. The substantially prevailing party as determined by the arbitrators shall be reimbursed by the other party for all costs, expenses and charges, including without limitation reasonable attorneys' fees, incurred by the prevailing party in connection with the arbitration. For any order shipped outside of the United States, any dispute shall be referred to and finally determined by the International Center for Dispute Resolution in accordance with the provisions of its International Arbitration Rules, enforceable under the New York Convention (Convention on the Recognition and Enforcement of Foreign Arbitral Awards) and the governing language shall be English.*

12. **Export Compliance.** Buyer acknowledges that Seller is required to comply with applicable export laws and regulations relating to the sale, exportation, transfer, assignment, disposal and usage of the Work provided under this Agreement, including any export license requirements. Buyer agrees that such Work shall not at any time directly or indirectly be used, exported, sold, transferred, assigned or otherwise disposed of in a manner which will result in non-compliance with such applicable export laws and regulations. It shall be a condition of the continuing performance by Seller of its obligations hereunder that compliance with such export laws and regulations be maintained at all times. BUYER AGREES TO INDEMNIFY AND HOLD SELLER HARMLESS FROM ANY AND ALL COSTS, LIABILITIES, PENALTIES, SANCTIONS AND FINES RELATED TO NON-COMPLIANCE WITH APPLICABLE EXPORT LAWS AND REGULATIONS.

13. **LIMITATION OF LIABILITY.** NOTWITHSTANDING ANYTHING ELSE TO THE CONTRARY, SELLER SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE OR OTHER INDIRECT DAMAGES, AND SELLER'S TOTAL LIABILITY ARISING AT ANY TIME FROM THE SALE OR USE OF THE WORK, INCLUDING WITHOUT LIMITATION ANY LIABILITY FOR ALL WARRANTY CLAIMS OR FOR ANY BREACH OR FAILURE TO PERFORM ANY OBLIGATION UNDER THE CONTRACT, SHALL NOT EXCEED THE PURCHASE PRICE PAID FOR THE WORK. THESE LIMITATIONS APPLY WHETHER THE LIABILITY IS BASED ON CONTRACT, TORT, STRICT LIABILITY OR ANY OTHER THEORY.

14. **Rental Equipment / Services.** Any leased or rented equipment ("Leased Equipment") provided by Seller shall at all times be the property of Seller with the exception of certain miscellaneous installation materials purchased by the Buyer, and no right or property interest is transferred to the Buyer, except the right to use any such Leased Equipment as provided herein. Buyer agrees that it shall not pledge, lend, or create a security interest in, part with possession of, or relocate the Leased Equipment. Buyer shall be responsible to maintain the Leased Equipment in good and efficient working order. At the end of the initial term specified in the order, the terms shall automatically renew for the identical period unless canceled in writing by Buyer or Seller not sooner than three (3) months nor later than one (1) month from termination of the initial order or any renewal terms. Upon any renewal, Seller shall have the right to issue notice of increased pricing which shall be effective for any renewed terms unless Buyer objects in writing within fifteen (15) days of issuance of said notice. If Buyer timely cancels service in writing prior to the end of the initial or any renewal term this shall not relieve Buyer of its obligations under the order for the monthly rental service charge which shall continue to be due and owing. Upon the expiration or termination of this Agreement, Buyer shall promptly make any Leased Equipment available to Seller for removal. Buyer hereby agrees that it shall grant Seller access to the Leased Equipment location and shall permit Seller to take possession of and remove the Leased Equipment without resort to legal process and hereby releases Seller from any claim or right of action for trespass or damages caused by reason of such entry and removal.

15. **Miscellaneous.** These terms, together with any Contract Documents issued or signed by the Seller, comprise the complete and exclusive statement of the agreement between the parties (the "Agreement") and supersede any terms contained in Buyer's documents, unless separately signed by Seller. No part of the Agreement may be changed or cancelled except by a written document signed by Seller and Buyer. No course of dealing or performance, usage of trade or failure to enforce any term shall be used to modify the Agreement. To the extent the Agreement is considered a subcontract under Buyer's prime contract with an agency of the United States government, in case of Federal Acquisition Regulations (FARs) flow down terms, Seller will be in compliance with Section 44.403 of the FAR relating to commercial items and those additional clauses as specifically listed in 52.244-6, Subcontracts for Commercial Items (OCT 2014). If any of these terms is unenforceable, such term shall be limited only to the extent necessary to make it enforceable, and all other terms shall remain in full force and effect. The Agreement shall be governed by the laws of the Commonwealth of Pennsylvania without regard to its conflict of laws provisions. Both Buyer and Seller reject the applicability of the United Nations Convention on Contracts for the international sales of goods to the relationship between the parties and to all transactions arising from said relationship.

Accepted by: _____

Print: _____

Date: _____

Attachment: NonContractualAppropriations.101320 (1642 : Non-Contractual Appropriations)



City Council Information Item
Regular Meeting - October 13, 2020

Submitted by: Adam Sackenheim,
 Submitting Department: Public Utilities

Subject:

Raw Water Well 8 - installation of casing liner and screen

Legislation Title:

Raw Water Well 8 - casing liner and screen

Background/Synopsis:

Fairfield's Water Division pumps, treats and distributes about 5.5 million gallons of drinking water each day. Fairfield utilizes six raw water / ground water production wells to supply water to its Water Treatment Plant.

Following recent rehabilitation and inspection efforts, it was noted that the City's Raw Water Well #8 has a crack at the casing/screen interface, as well as generalized deterioration of the steel casing pipe. In order to address these issues and preserve the structural integrity of this critical well, immediate emergency repair is required.

The Water Division proposes to utilize Moody's of Dayton, Inc. for the emergency repair of the Raw Water Well #8 including the installation of 118 feet of 16" carbon steel casing pipe as well as 50 feet of 16" stainless steel screen. A proposal is attached for review.

Rules suspension is requested in order to expedite the work.

Financial Impact:

An appropriation in the amount of \$34,275.00 is being requested for the emergency repair of the Raw Water Well #8. Funding for this project was included in the 2020-2024 Capital Improvement Program (CIP) under project 0WT04, Pump Overhaul/Replacement Program. Additional funding, as needed, will be redirected from and split equally between 0WT02, Instrumentation Replacement Program, and 0WT23, SCADA Integration. The funding sources are from the Water Surplus Fund.

Emergency Provision Explanation:

Emergency provision is needed due to the critical and time-sensitive nature of this water pumping equipment, and the regulatory and operational need for water system redundancy. Furthermore, the well pump and motor are currently removed from the structure (as a result of recent rehab and cleaning efforts), and addressing these structural issues now versus later will result in mobilization

and labor cost savings.

Attachments:

1. Fairfield Well 8 Liner 2020

MOODY'S of Dayton, Inc.



4359 INFIRMARY ROAD
MIAMISBURG, OHIO 45342-1231
PHONE AC 937-859-4482
FAX AC 937-859-4522
www.moodysofdayton.com

September 23, 2020

City of Fairfield
5350 Pleasant Avenue
Fairfield, OH 45014

Subject: Well 8 Liner

Attention: Jason Hunold

Moody's of Dayton, Inc. has completed the post rehabilitation video inspection of Well 8. The video showed that there was a crack forming at the casing-screen interface, and that the casing was deteriorated. Due to the deterioration of the casing, Moody's offers to install a full casing liner to the top of the well to resolve the issue.

The following is the cost to install a 16" liner in Well 8:

LABOR

1 Ea	Labor and equipment to install liner.....	\$ 9,700.00
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MATERIALS

1 Ls	118' of new 16" casing, .375 wall A53B.....	\$ 9,475.00
1 Ls	New 16" x 50' PS .125 slot screen	\$13,200.00
1 Ls	Miscellaneous materials (weld rod, etc).....	\$ 500.00
1 Ls	Gravel pack.....	\$ 1,400.00
TOTAL COST		\$34,275.00

If you have any questions, please do not hesitate to call; we look forward to hearing from you and can proceed on servicing the subject pump upon your approval. Thank you for the opportunity to serve the City of Fairfield.

Sincerely,

James Free
Geologist

ACCEPTED BY: _____

DATE: _____

Attachment: NonContractualAppropriations.101320 (1642 : Non-Contractual Appropriations)

ORDINANCE NO. _____

ORDINANCE TO AMEND ORDINANCE NO. 119-19 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, 2020, AND ENDING DECEMBER 31, 2020.”

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

Section 1. Ordinance No. 119-19, the 2020 Appropriation Ordinance, is hereby amended in the following respects:

From: Unappropriated Water Surplus Fund \$57,775

To: 60516025-252000 Improvements Other Than Building \$57,775
(High Service Pump 0WT04 (\$23,500); Raw Water Well 8 0WT04 (\$34,275))

From: Unappropriated Sewer Surplus Fund \$49,000

To: 62416025-252000 Improvements Other Than Building \$49,000
(Primary System Tank Overhaul 0WW25)

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: Non Contractual 10-13-Ord (1642 : Non-Contractual 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\2020\Non Contractual 10-13-Ord

Attachment: Non Contractual 10-13-Ord (1642 : Non-Contractual Appropriations)