

**City of Fairfield
Minutes
Regular Meeting of City Council
October 11, 2022**

Council-Manager Briefing

Harbin Park Phase II Presentation

Mayor Rhodus called the briefing to order at 6:30 PM. Councilmembers present: Leslie Besl, Dale Paullus, Terry Senger, Adam Kraft, Tim Meyers, Matt Davidson and Gwen Brill.

Staff members present: Scott Timmer, Steve Wolterman, Tiphonie Mays, Alisha Wilson, Steve Maynard, Adam Sackenheim, Randy McCreddie, Ben Mann, Greg Kathman, Laurie Murphy, Carol Mayhall and Kristina Cooper.

Parks & Recreation Director Tiphonie Mays presented the Harbin Park Phase II presentation. See attached slides.

Business Meeting Call to Order

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

Prayer/Pledge of Allegiance

Councilmember Senger led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

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

Agenda Modifications

None.

Executive Session Requests

Councilmember Besl, seconded by Councilmember Meyers, moved for Executive Session to discuss the status of collective bargaining with public employees regarding their compensation, benefits and other terms and conditions of employment. Roll call vote, 7-0.

Special Presentations

None.

Citizen Comments

None.

Public Hearing(s)

None.

Approval of Minutes

The Regular Meeting Minutes of September 26, 2022 were approved as written and submitted.

OLD BUSINESS AND REPORTS

Community & Public Relations

Councilmember Leslie Besl

Development Services

Councilmember Matt Davidson

1. Festival/Event discussion

Councilmember Davidson expressed his desire to see the City host a festival or large event, such as Indian Summer Days. Councilmember Paullus agreed and mentioned previous discussions with staff about the same idea. Councilmembers Davidson and Paullus will lead an effort to bring this type of event to the city and will bring back ideas for additional discussion at a future meeting.

Parks, Recreation and Environment

Councilmember Gwen Brill

Public Safety

Councilmember Dale Paullus

Public Utilities

Councilmember Adam Kraft

Public Works

Councilmember Terry Senger

Finance & Budget

Councilmember Tim Meyers

NEW BUSINESS

Councilmember Besl, seconded by Councilmember Paullus, moved to read all New Business by title only. Motion carried 7-0.

Community & Public Relations

Councilmember Leslie Besl

Simple Motion: Motion to approve the December 2022 Meeting Schedule for City Council Meetings.

Recommendation:

It is recommended that Council, via simple motion, approve the December 2022 meeting schedule. City Council will meet on the first and second Mondays of December, December 5th and December 12th, 2022, for regular meetings.

SIMPLE MOTION NO. 19-22. APPROVED 7-0.

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

Development Services

Councilmember Matt Davidson

Motion to Suspend Second and Third Readings

Councilmember Davidson presented the first reading of this ordinance.

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

An Ordinance amending Ordinance 92-20 and declaring the improvements of additional property to be exempt from real property taxation; designating specific public infrastructure improvements made, to be made, or in the process of being made that directly benefit, or that one made will directly benefit, the existing parcels and the additional parcels for which improvement is declared to be a public purpose, requiring annual service payments in lieu of taxes; directing same to be deposited in to the Municipal Public Improvement Tax Increment Equivalent Fund; providing related authorizations pursuant to Ohio Revised Code Sections 5709.40(B), 5709.42, 5709.43 and 5709.85; and declaring an emergency.

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this ordinance and pass as an emergency.

ORDINANCE NO. 127-22. APPROVED 7-0.

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

Motion to Suspend Second and Third Readings

Councilmember Davidson presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Matt Davidson, Councilmember, At-Large
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Kraft

Ordinance to authorize the City Manager to execute a Community Reinvestment Area Agreement and a Community Reinvestment Area School Compensation Agreement, which will provide property tax incentives for NP FTC, LLC for construction of two speculative industrial buildings at the property known as the Morris Farm at 8250 Seward Road, and declaring an emergency.

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this ordinance and pass as an emergency.

ORDINANCE NO. 128-22. APPROVED 7-0.

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

Public Safety

Councilmember Dale Paullus

Motion to Suspend Second and Third Readings

Councilmember Paullus presented the first reading of this ordinance.

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

Ordinance to authorize the City Manager to enter into the Butler County Mutual Police Aid Agreement and declaring an emergency.

Recommendation:

It is recommended that Council authorize the City Manager to enter into the Butler County Mutual Police Aid Agreement to provide for additional police protection and related support in times of emergency.

ORDINANCE NO. 129-22. APPROVED 7-0.

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

Motion to Suspend Second and Third Readings

Councilmember Paullus presented the first reading of this ordinance.

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

Ordinance to authorize the City Manager to enter into a contract with Stryker Corporation for the purchase of medical equipment for the Fire Department awarded through the Assistance to Firefighters Grant (AFG) and declaring an emergency.

ORDINANCE NO. 130-22. APPROVED 7-0.

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

Finance & Budget

Councilmember Tim Meyers

Motion to Suspend Second and Third Readings

Councilmember Meyers presented the first reading of this ordinance.

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

Ordinance to amend Ordinance No. 148-21 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, 2022, and ending December 31, 2022.”

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. 131-22. APPROVED 7-0.

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

Motion to Suspend Second and Third Readings

Councilmember Meyers presented the first reading of this ordinance.

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

Ordinance to amend Ordinance No. 148-21 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, 2022, and ending December 31, 2022.”

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. 132-22. APPROVED 7-0.

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

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Monday, October 24 - Council-Manager Briefing, 5:30 PM; Regular Meeting 7:00 PM
- B. Monday, November 14 - Council-Manager Briefing, 5:30 PM; Regular Meeting 7:00 PM
- C. Monday, November 28 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

Executive Session of Council (if needed)

Council recessed to Executive Session at 7:50 PM.

15. ADJOURNMENT

The Regular Meeting adjourned at 8:05 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved_____



Harbin Park – Phase II

October 11, 2022



Agenda

- Brief review of the Harbin Park Master Plan (2016)
- Summary of the Parks User Satisfaction Survey (2021)
- Project prioritization and planning timeline
- Current status of planning and upcoming projects
- Phase II concept plan
- Next Steps
- Questions



Harbin Park Master Plan

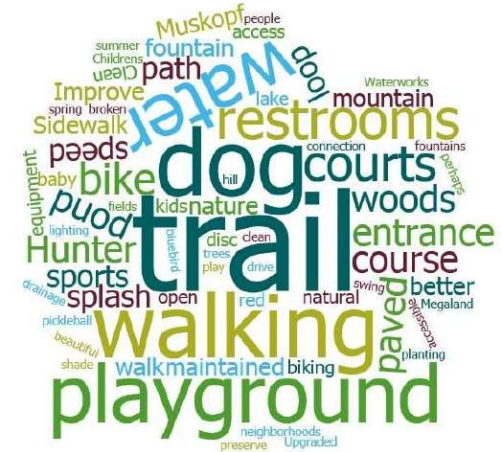
- Approved and presented at the October 11, 2016 Council Meeting.
- Multiple public sessions and interactive community feedback opportunities throughout the process.
 - ✓ Stakeholders meeting on August 3, 2016.
 - ✓ Two public input meetings (June 14, 2016 and September 15, 2016).
 - ✓ Online community feedback through the “MySidewalk” App.



Harbin Park Master Plan

• Goals:

- ✓ Connectivity to neighborhoods and within the park.
- ✓ Replace outdated facilities:
 - Trails/Walking Paths
 - Restrooms
 - Playground
 - Shelters
 - Disc Golf
- ✓ Improve user experience and attraction by upgrading to modern equipment.
- ✓ Maintain/provide a natural environment.
- ✓ Expand pickleball courts.
- ✓ Fitness station upgrades and/or dedicated fitness area.



Parks User Satisfaction Survey (2021)

- Conducted in February 2021.
- 434 responses.
 - ✓ 351 respondents live or own property in Fairfield (81%)
- 15-question on-line survey to gauge community satisfaction.
 - ✓ Top amenities most valuable to residents and their families*:
 - Walking/Biking Paths (72.3%)
 - Restrooms (59%)
 - Playgrounds (44.9%)
 - Picnic Shelters (37.2%)
 - Disc Golf (11.9%)

Q4. Which of the following park amenities are the most valuable to you and your family? (Check all that apply)

Answer Choices	Responses	
Walk/Bike Paths	72.33%	311
Restrooms	59.07%	254
Parking	48.60%	209
Playgrounds	44.88%	193
Outdoor Concert Venue	41.63%	179
Open Space/Lawn Area	38.60%	166
Picnic Shelters	37.21%	160
Community Gardens	17.91%	77
Dog Off-Leash Areas	12.79%	55
Disc Golf	11.86%	51
BBQ Grill	9.07%	39
Ball Diamond	8.14%	35
Mountain Bike Trails	8.14%	35
Basketball Courts	7.44%	32
Soccer Field	6.98%	30
Pickleball Courts	6.28%	27
Tennis Courts	6.05%	26
Sand Volleyball Courts	2.33%	10
Other (please specify)		36

Project prioritization and planning timeline

- Driven by Master Plan goals, current data, and community feedback.
- Four distinct “phases” of the renovation project include:
 - ✓ Phase I: Overlook Renovation
 - Site demolition and re-grading, perimeter loop, large pavilion and new restrooms.
 - ✓ Phase II: Central Renovation
 - Play area, parking, and medium shelters.
 - ✓ Phase III: Lower Renovation
 - Disc golf, shelters, restrooms, outdoor fitness and tennis courts.
 - ✓ Phase IV: Internal Renovation
 - Internal trail connection to all areas, park entrance and wayfinding.

Phase I – Renovation and Upgrades

- Perimeter loop, site demolition/re-grading, large pavilion and new restrooms.



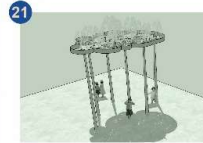
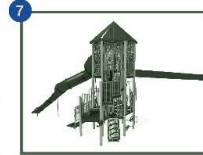
Phase II – Central Renovation

- Key components of the renovation:
 - ✓ Adult changing tables located in the new restroom
 - ✓ Upgraded and modern play area
 - ✓ ADA accessible play features and water play area
 - ✓ Solid play surface for wheelchairs and strollers
 - ✓ Medium sized shelters
 - ✓ New parking area
- Considerations for the design included:
 - ✓ Feedback from community input sessions
 - Many comments regarding the need for updated play areas.
 - ✓ Fairfield Forward and Parks Master Plan goals
 - Focus on water play and splash pads.
 - ✓ Inclusive and accessible play that allows for free movement and areas for those with sensory issues.

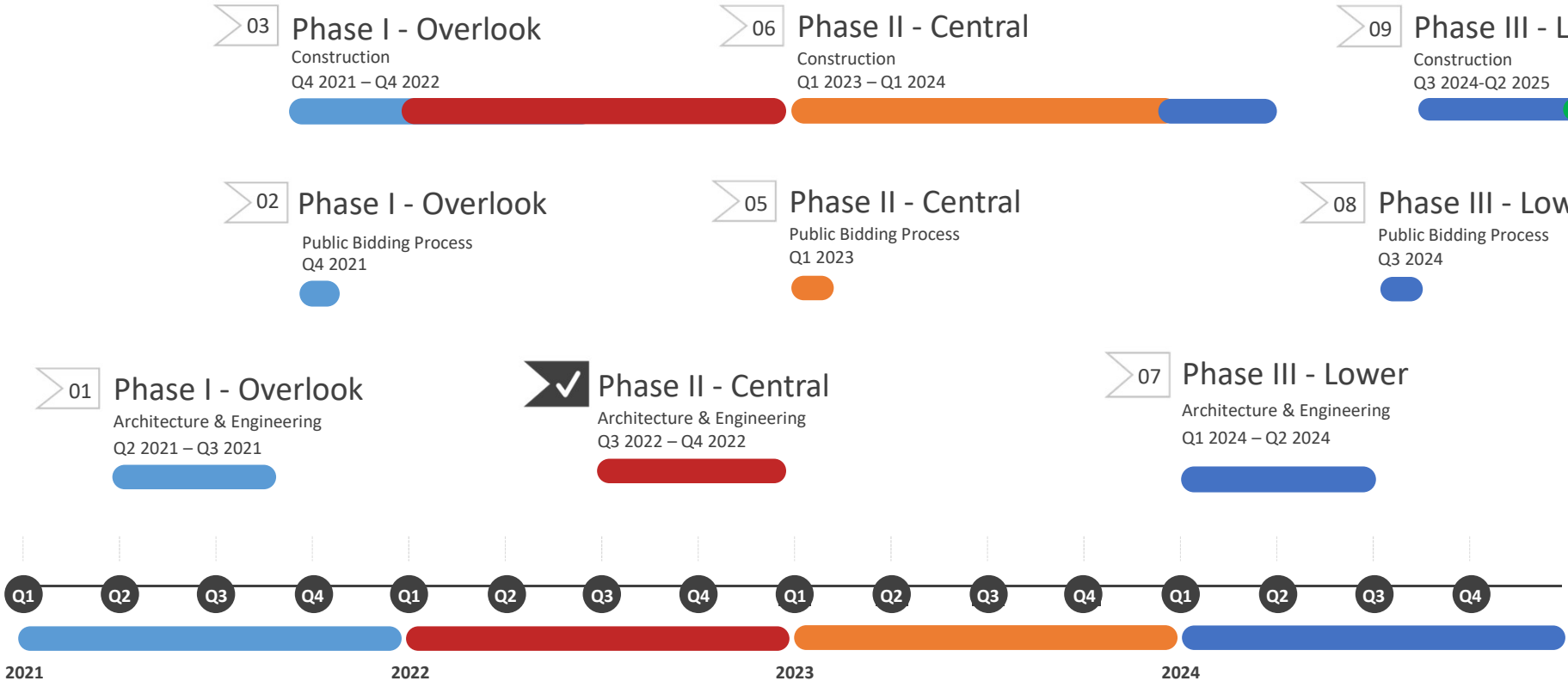




- 1 Proposed Future Restroom
- 2 Existing Path
- 3 New Shelter (100 People)
- 4 Accessible Sidewalk
- 5 Perimeter Fence
- 6 Musical Instruments
- 7 Play Tower w/ Bridge & Slide
- 8 Spinner
- 9 Climbing / Balancing Logs
- 10 Swings
- 11 Large Net Climber
- 12 Story Telling Area
- 13 Tot Slide w/ Stone Climber & Seatwells
- 14 Synthetic Turf Hill
- 15 Story Telling Stones Around Tree
- 16 Net Climber
- 17 Tunnel Log
- 18 Climbing / Balancing Logs
- 19 Tot Swings
- 20 Benches
- 21 Rain "Cloud"
- 22 Verticle Jets & Conical Sprays
- 23 Stone Seating Wall w/ Spring
- 24 Artesian Well Bubler Fountain & "Stream"



Project Timeline



Next Steps

- Architecture and Engineering for Phase II:
 - ✓ Parking Lot
 - ✓ Play Area
- Complete construction of Phase I
- Grand Opening of Phase I
- Public Bidding for Phase II

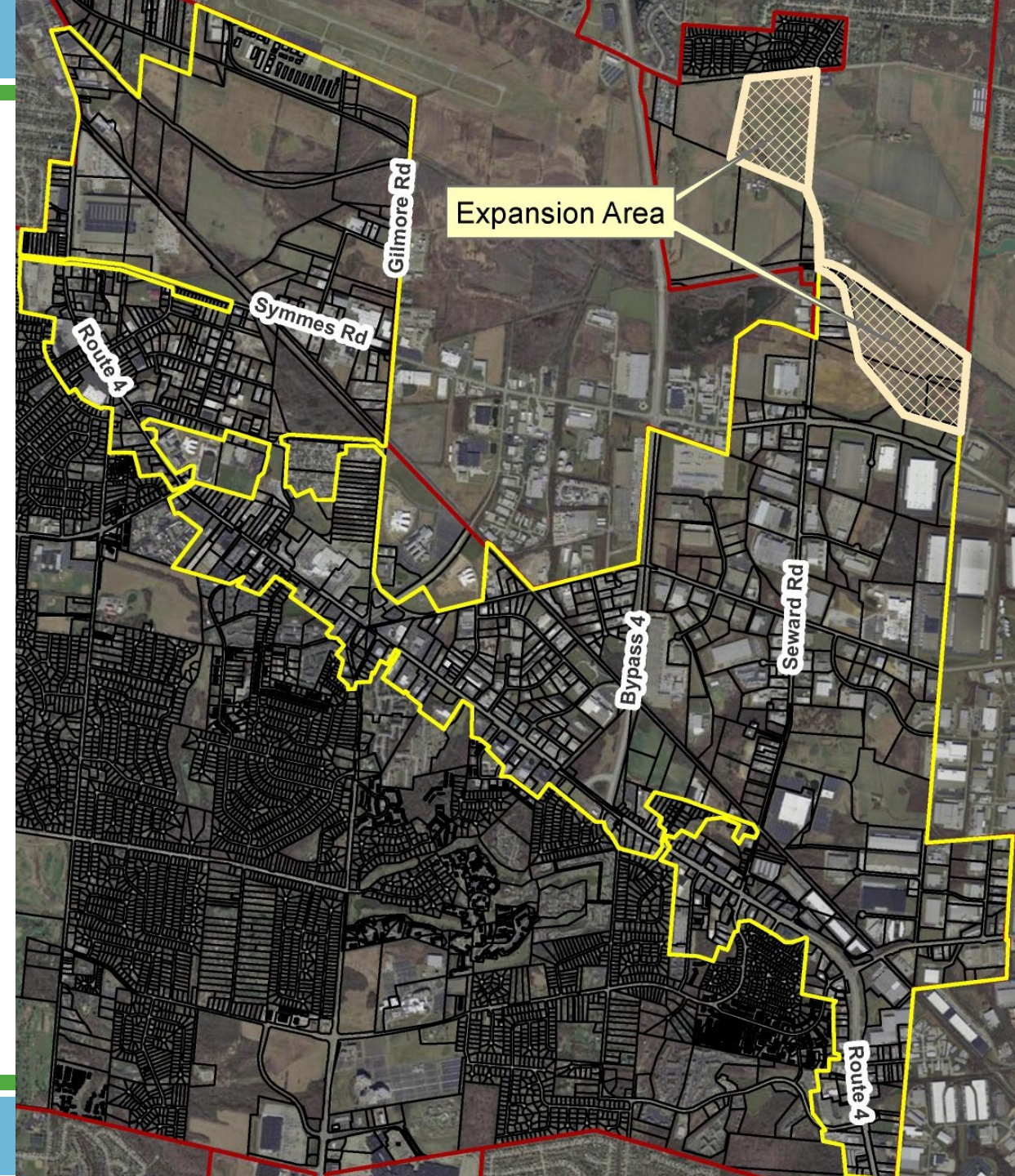


Questions?



Northeast Area TIF District

Proposed Addition



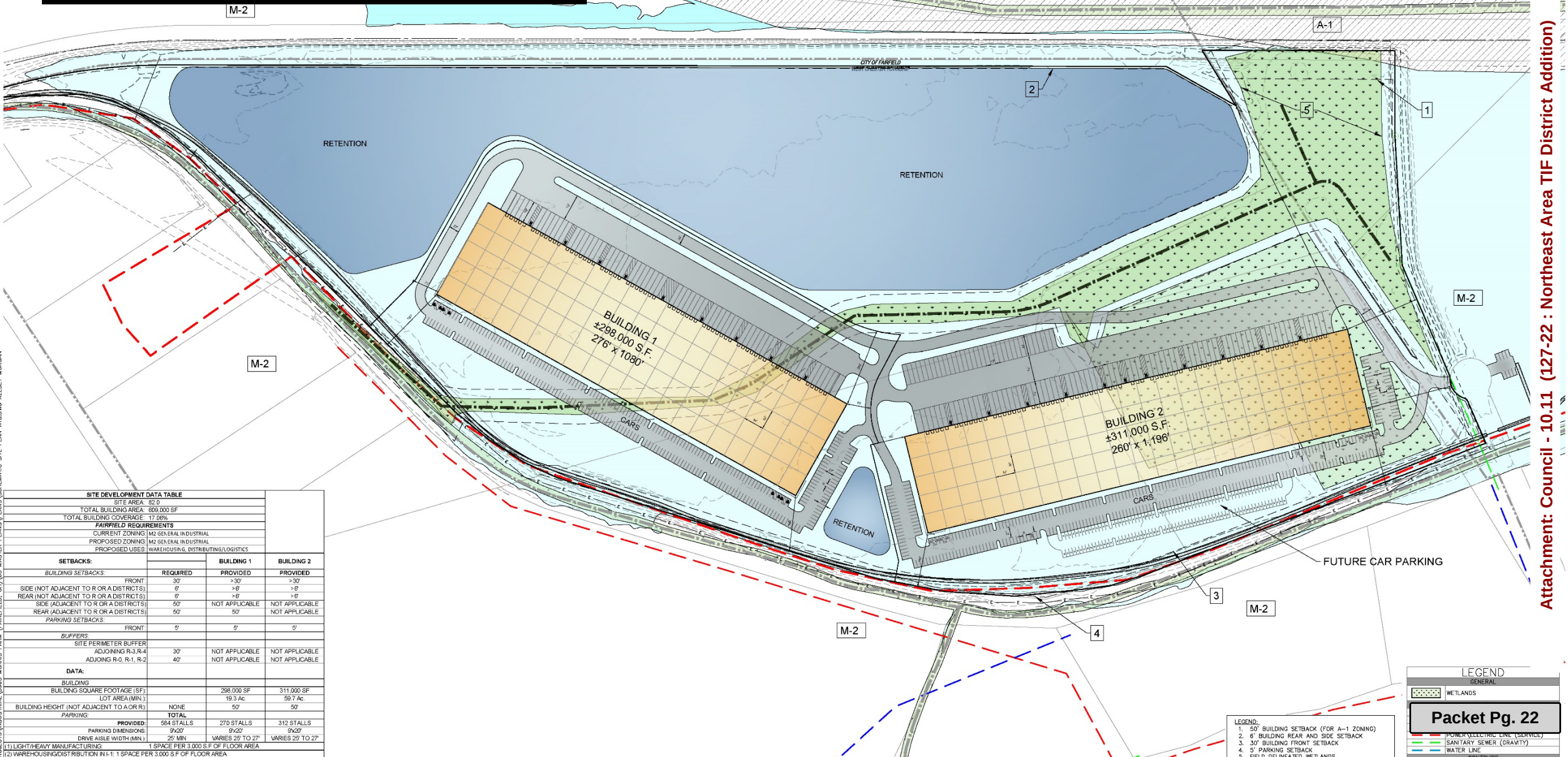
Northeast
Area
TIF
District

Proposed
Addition



Attachment: Council - 10.11 (127-22 : Northeast Area TIF District Addition)

Fairfield Trade Center



SITE DEVELOPMENT DATA TABLE				
SITE AREA: 82.0				
TOTAL BUILDING AREA: 609,000 SF				
TOTAL BUILDING COVERAGE: 17.00%				
FAIRFIELD REQUIREMENTS				
CURRENT ZONING: M2 GENERAL INDUSTRIAL				
PROPOSED ZONING: M2 GENERAL INDUSTRIAL				
PROPOSED USES: WAREHOUSING, DISTRIBUTING/LOGISTICS				
SETBACKS:		BUILDING 1	BUILDING 2	
BUILDING SETBACKS:		PROVIDED	PROVIDED	
FRONT:	REQUIRED	> 30'	> 30'	
SIDE (NOT ADJACENT TO R OR A DISTRICTS):	30'	> 6'	> 6'	
REAR (NOT ADJACENT TO R OR A DISTRICTS):	0'	> 6'	> 6'	
SIDE (ADJACENT TO R OR A DISTRICTS):	50'	NOT APPLICABLE	NOT APPLICABLE	
REAR (ADJACENT TO R OR A DISTRICTS):	50'	NOT APPLICABLE	NOT APPLICABLE	
PARKING SETBACKS:				
FRONT:	0'	0'	0'	
BUFFERS:				
SITE PERIMETER BUFFER				
ADJOINING R-3, R-4	30'	NOT APPLICABLE	NOT APPLICABLE	
ADJOINING R-0, R-1, R-2	40'	NOT APPLICABLE	NOT APPLICABLE	
DATA:				
BUILDING				
BUILDING SQUARE FOOTAGE (SF):		298,000 SF	311,000 SF	
LOT AREA (MIN.):		19.3 AC	59.7 AC	
BUILDING HEIGHT (NOT ADJACENT TO A OR R):	NONE	50'	50'	
PARKING:				
PROVIDED:	584 STALLS	270 STALLS	312 STALLS	
PARKING DIMENSIONS:	9'x20'	9'x20'	9'x20'	
DRIVE AISLE WIDTH (MIN.):	25' MIN	VARIES 25' TO 27'	VARIES 25' TO 27'	
(1) LIGHT/HEAVY MANUFACTURING:	1 SPACE PER 3,000 S.F. OF FLOOR AREA			
(2) WAREHOUSING/DISTRIBUTING:	1 SPACE PER 3,000 S.F. OF FLOOR AREA			

LEGEND

GENERAL

WETLANDS

Packet Pg. 22

1. 50' BUILDING SETBACK (FOR A-1 ZONING)

2. 6' BUILDING REAR AND SIDE SETBACK

3. 30' BUILDING FRONT SETBACK

4. 5' PARKING SETBACK

5. 5' DITCH/NEARBY WETLANDS

POWER (ELECTRIC) LINE (SERVICE)

SANITARY SEWER (GRAVITY)

WATER LINE