

**City of Fairfield
Minutes
Regular Meeting of City Council
September 11, 2023**

Council-Manager Briefing

A. 6:00 PM - Wastewater Treatment Plant Tour & Project Updates

Vice Mayor Meyers and Councilmembers Besl, Kraft, Davidson and Brill attended a tour of the Wastewater Treatment Plant. Staff present were Scott Timmer, Steve Wolterman, Alisha Wilson, Steve Maynard, Ben Mann, Carol Mayhall, Laurie Murphy, Chris Hacker, Mandi Brock, Adam Sackenheim and Jason Hunold.

Business Meeting Call to Order

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

Prayer/Pledge of Allegiance

Councilmember Besl spoke about the anniversary of 9/11 and held a moment of silence before leading in the 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	Excused	
Terry Senger	Councilmember, 3rd Ward	Excused	
Adam Kraft	Councilmember, 4th Ward	Present	
Mitch Rhodus	Mayor	Excused	

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

Agenda Modifications

None.

Executive Session Requests

Councilmember Brill, seconded by Councilmember Davidson, moved for Executive Session to discuss the status of negotiations with public employees regarding their wages and other terms and conditions of their employment. Roll call vote. Motion carried 5-0.

Special Presentations

a. Cassano's Proclamation

Vice Mayor Meyers presented a proclamation to Katie Dixon, new franchise owner of Cassano's Pizza King in Fairfield.

Citizen Comments

None.

Public Hearing(s)

None.

Approval of Minutes

The Regular Meeting Minutes of August 14, 2023 were approved as written and submitted.

OLD BUSINESS AND REPORTS

Community & Public Relations

Councilmember Leslie Besl

Development Services

Councilmember Matt Davidson

Parks, Recreation and Environment

Councilmember Gwen Brill

Public Safety

Councilmember Dale Paullus

Ordinance to amend Section 373.14 Riding on Sidewalks of Chapter 373, Bicycles and Motorcycles, of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio.

Recommendation:

It is recommended that City Council adopt an ordinance to update Section 373.14 of the Traffic Code.

Councilmember Besl presented the second reading of this ordinance.

RESULT:	SECOND READING
----------------	-----------------------

Next: 9/25/2023 7:00 PM

Public Utilities

Councilmember Adam Kraft

Public Works

Councilmember Terry Senger

Ordinance to authorize the City Manager to execute a contract with Morton Salt, Inc. for purchase of road salt.

Recommendation:

It is recommended that City Council authorize and direct the preparation of legislation authorizing the City Manager to enter into a contract with Morton Salt, Incorporated for the purchase of road salt.

Councilmember Davidson presented the second reading of this ordinance.

RESULT:	SECOND READING
----------------	-----------------------

Next: 9/25/2023 7:00 PM

Finance & Budget

Councilmember Tim Meyers

Ordinance to authorize the City Manager to execute an Employer Adoption Agreement with the Ohio Public Employees Deferred Compensation Board to offer a Roth 457 option to City of Fairfield employees.

Recommendation:

It is recommended that Council approve the City Manager entering into an agreement with the Ohio Public Employees Deferred Compensation Board to authorize the Roth 457 option to be offered to the City of Fairfield employees, through the City's deferred compensation program, as an additional benefit which can assist employees to save for retirement.

Vice Mayor Meyers presented the second reading of this ordinance.

RESULT:	SECOND READING
----------------	-----------------------

Next: 9/25/2023 7:00 PM

NEW BUSINESS

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

Development Services

Councilmember Matt Davidson

Ordinance amending Ordinance No. 130-09 to modify the terms and provisions of the North Town Center Community Reinvestment Area, renaming the area the Fairfield Town Center Community Reinvestment Area, implementing Section 3735.65 through 3735.70 of the Ohio Revised Code, establishing and describing the boundaries of the Fairfield Town Center Community Reinvestment Area in the City of Fairfield, Ohio, designating a housing officer to administer the program, and creating a Community Reinvestment Housing Council and a Tax Incentive Review Council.

Recommendation:

It is recommended that City Council approve this ordinance to establish CRA property tax abatement as a potential development tool throughout the Town Center area.

Councilmember Davidson presented the first reading of this ordinance.

RESULT:	FIRST READING	Next: 9/25/2023 7:00 PM
----------------	----------------------	--------------------------------

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:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Davidson, Brill, Besl, Kraft
EXCUSED:	Paullus, Senger

Ordinance to authorize the City Manager to execute a Development Agreement with Cassandra A. Rodriguez & Ricardo A. Rodriguez related to the improvements at 5103 Pleasant Avenue within Fairfield's Town Center area 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. 123-23. APPROVED 5-0.

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

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:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Davidson, Brill, Besl, Kraft
EXCUSED:	Paullus, Senger

Ordinance to authorize the City Manager to apply for and accept an energy efficiency and conservation block grant and declaring an emergency.

Recommendation:

It is recommended that Council suspend the second and third readings and approve as an emergency.

ORDINANCE NO. 124-23. APPROVED 5-0.

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

Public Safety

Councilmember Dale Paullus

Simple Motion: Motion to request a hearing regarding a liquor permit application in the name of Aria Bistro & Lounge LLC, 5353 Dixie Highway, Fairfield, OH 45014 (Permit Classes D5).

Recommendation:

It is recommended that City Council request, by simple motion, that **a hearing be held** on the liquor permit application in the name of Aria Bistro & Lounge LLC, 5353 Dixie Highway, Fairfield, OH 45014 (Permit Classes D5).

SIMPLE MOTION NO. 11-23. APPROVED 5-0.

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

Motion to Suspend Second and Third Readings

Councilmember Besl presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Leslie Besl, Councilmember, 1st Ward
SECONDER:	Adam Kraft, Councilmember, 4th Ward
AYES:	Meyers, Davidson, Brill, Besl, Kraft
EXCUSED:	Paullus, Senger

Ordinance to authorize the City Manager to enter into a professional services agreement with Medicount Management Inc. to provide billing services for emergency medical transport and declaring an emergency.

Recommendation:

It is recommended that the City Council authorize and direct the preparation of legislation authorizing the appropriation of funding in the amount of 6.625% of annual gross amount of EMS billing revenue collected (approximately \$95,000 based on projected 2023 revenue). It is further recommended that City Council authorize and direct the preparation of legislation authorizing the City Manager to enter into a professional services agreement with Medicount Management Inc, 10361 Spartan Drive, Cincinnati, Ohio 45215.

ORDINANCE NO. 125-23. APPROVED 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Leslie Besl, Councilmember, 1st Ward
SECONDER:	Adam Kraft, Councilmember, 4th Ward
AYES:	Meyers, Davidson, Brill, Besl, Kraft
EXCUSED:	Paullus, Senger

Motion to Suspend Second and Third Readings

Councilmember Besl presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Leslie Besl, Councilmember, 1st Ward
SECONDER:	Adam Kraft, Councilmember, 4th Ward
AYES:	Meyers, Davidson, Brill, Besl, Kraft
EXCUSED:	Paullus, Senger

Ordinance to authorize the City Manager to enter into a purchase agreement with Howell Rescue Systems for battery powered extrication tools with accessories and declaring an emergency.

Recommendation:

It is recommended that Council authorize the City Manager to enter into a purchasing agreement with Howell Rescue Systems located at 2673 Culver Ave, Kettering, Ohio 45429 to purchase Genesis extrication tools with accessories for the price of \$89,345.00

ORDINANCE NO. 126-23. APPROVED 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Leslie Besl, Councilmember, 1st Ward
SECONDER:	Adam Kraft, Councilmember, 4th Ward
AYES:	Meyers, Davidson, Brill, Besl, Kraft
EXCUSED:	Paullus, Senger

Public Works

Councilmember Terry Senger

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:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Davidson, Brill, Besl, Kraft
EXCUSED:	Paullus, Senger

Ordinance to amend Section 953.01(a) of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio relative to the service fee for residential garbage and solid waste and recycling collection and declaring an emergency.

Recommendation:

It is recommended that City Council authorize and direct the preparation of legislation authorizing the City Manager to modify the ordinance pertaining to the rates in the contract with Rumpke of Ohio, Inc. for Solid Waste and Recycling Services.

ORDINANCE NO. 127-23. APPROVED 5-0.

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

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:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Davidson, Brill, Besl, Kraft
EXCUSED:	Paullus, Senger

Ordinance to appropriate to public use certain interests in real property identified in plans prepared by LJB, Inc. entitled "South Gilmore Road Improvement Project" and declaring an emergency.

Recommendation:

It is recommended that Council adopt an ordinance to appropriate the needed property interests for the South Gilmore Road Improvement Project.

ORDINANCE NO. 128-23. APPROVED 5-0.

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

Finance & Budget

Councilmember Tim Meyers

Motion to Suspend Second and Third Readings

Vice Mayor Meyers presented the first reading of this ordinance.

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

Ordinance to amend Ordinance No. 155-22 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, 2023, and ending December 31, 2023."

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of

this Ordinance and adopt the appropriations listed above.

ORDINANCE NO. 129-23. APPROVED 5-0.

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

Motion to Suspend Second and Third Readings

Vice Mayor 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, Kraft
EXCUSED:	Paullus, Senger

Ordinance to amend Ordinance No. 155-22 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, 2023, and ending December 31, 2023.”

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt the appropriations listed above.

ORDINANCE NO. 130-23. APPROVED 5-0.

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

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Monday, September 25 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Tuesday, October 10 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, October 23 - Council-Manager Briefing, 5:30 PM; Regular Meeting 7:00 PM

Executive Session of Council (if needed)

Council recessed to Executive Session at 7:42 PM.

15. ADJOURNMENT

The Regular Meeting adjourned at 7:57 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved _____



City Council
September 11, 2023

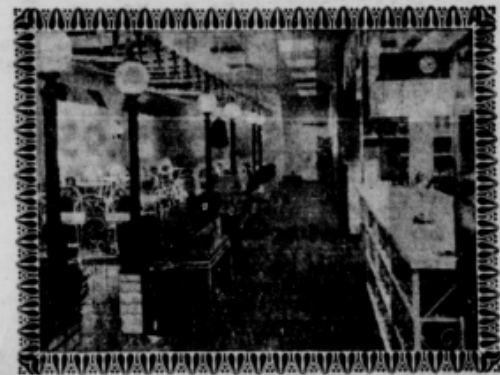
VIC and MOM'S

PIZZA PREMIER

FRI., SAT., SUN., DEC. 3, 4, 5

WIN!
A HUFFY BIKE FOR 2
AND A YEAR'S SUPPLY
OF PIZZA ... A YEAR'S
SUPPLY OF SUBS.

FREE GIFTS TO EVERYONE!



HICK'S MANOR SHOPPING CENTER
4761-4765 South Dixie in Fairfield
Phone 893-8015

COME ON IN...JOIN THE FUN AT THE GALA
PREMIER OF YOUR BEAUTIFUL NEW PIZZA
KING. DIFFERENT! EXCITING!

STARRING

PIZZA KING'S
FAMOUS ITALIAN
FAVORITES

- ★ PIZZASDelicious Variety
- ★ SUBMARINESTest the Zeet
- ★ SANDWICHESSuper-Size Vic & Mom Specialties
- ★ SPAGHETTIWith Meatballs or Without
- ★ LASAGNATasty and Different
- ★ SALADTangy Italian Dressing
- ★ GARLIC BREADReally Great

FUN FOR ALL THE FAMILY

It's gay ... it's colorful ... it's the self-service dining area at the new Vic and Mom Pizza King in the Hick's Manor Shopping Center. See and taste this bit of Italy that Vic Cassano has brought to Hamilton. Enjoy your pizza in the dining room or take it home ... Vic and Mom features famous carry-out service. Now there's a Vic and Mom Pizza King in the Hamilton area!

COME SEE AND TASTE THIS BIT OF
ITALY THAT VIC CASSANO HAS
BROUGHT TO HAMILTON

ALL FOOD SPECIALTIES FOR CARRY-OUT

VIC CASSANO and MOM DONISI
PIZZA KINGS

MAMA MIA . . .
WHAT AN OPENING!
THANK YOU!
★★★★★★★★★★★★★★★★

Dear Friends:
You made the Pizza Premiere at Hicks' Manor Shopping Center a huge success! If there were times during this opening week that service was not up to par . . . forgive us. Cassano Pizza Kings have built their reputation on exceptional service and food. Thank you for making this Cassano Pizza King Opening such a success . . . and do come back. Pizza King quality food and service are waiting for you. Sincerely

Vic Cassano

★★★★★★★★★★★★★★★★
Grand Opening
PRIZE WINNERS
Tandem Bicycle
CATHY GUNNESON, 5286 River Rd.

Year's Supply of Pizzas
A. J. FLEMMING, 4980 Dixie Hwy.

Year's Supply of Submarines
WAYNE HARRIS, 5436 Ponderosa Dr.



VIC CASSANO and MOM DONISI
PIZZA KINGS



YOUR HAMILTON PIZZA KING
4761 S. Dixie in Fairfield
HICKS' MANOR SHOPPING CENTER
893-8015 **Carry-Out Service**

Dine in romantic Italian atmosphere in your Cassano Pizza King in Fairfield. All the Pizza King Italian taste treats yours for the asking. Enjoy watching your Pizza being made to your order, then relax in your cozy and pretty area. Pick up your Order Card for Carry-Out Service in the future.

PIZZA KING'S ITALIAN TASTE TREATS

- PIZZASDelicious Variety
- Submarines Meats, Cheese, Peppers, Onions, on Ital. Dressing
- SandwichesSteak, Fish, Meat
- SpaghettiCarry-Out Casserole or Dine-In
- LasagnaCarry-Out Casserole or Dine-In
- SaladToss, with Tasty Italian Sauce
- Garlic BreadZesty Addition to any menu

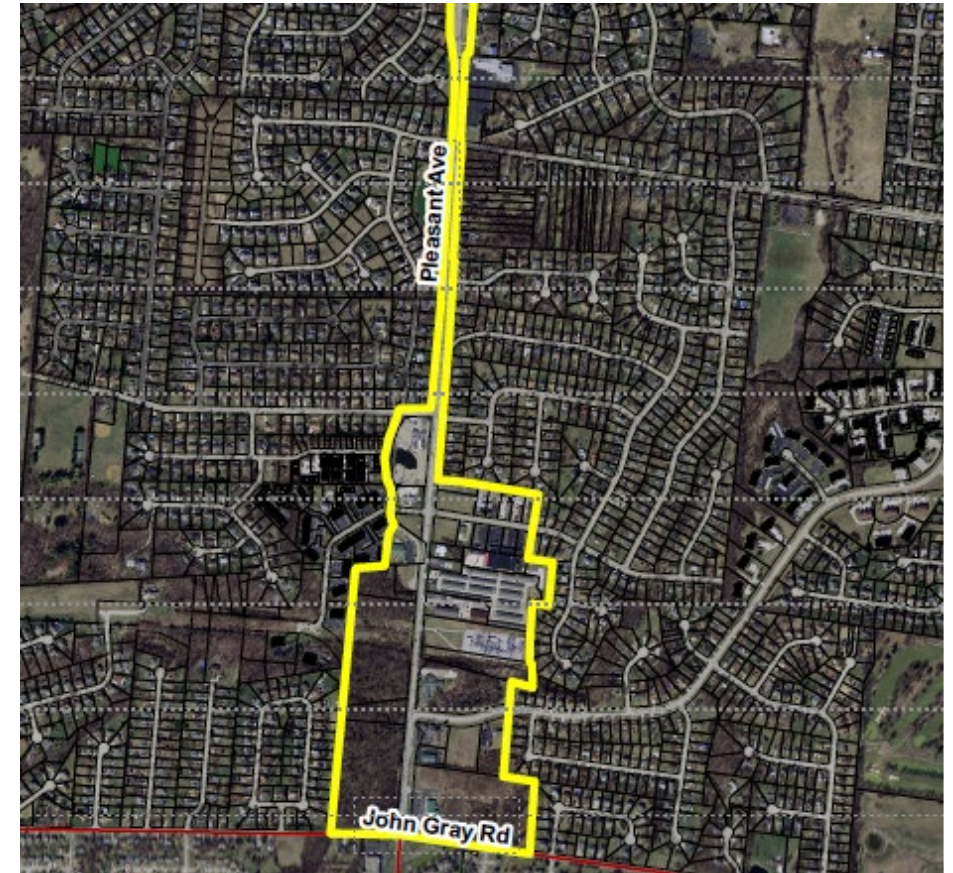
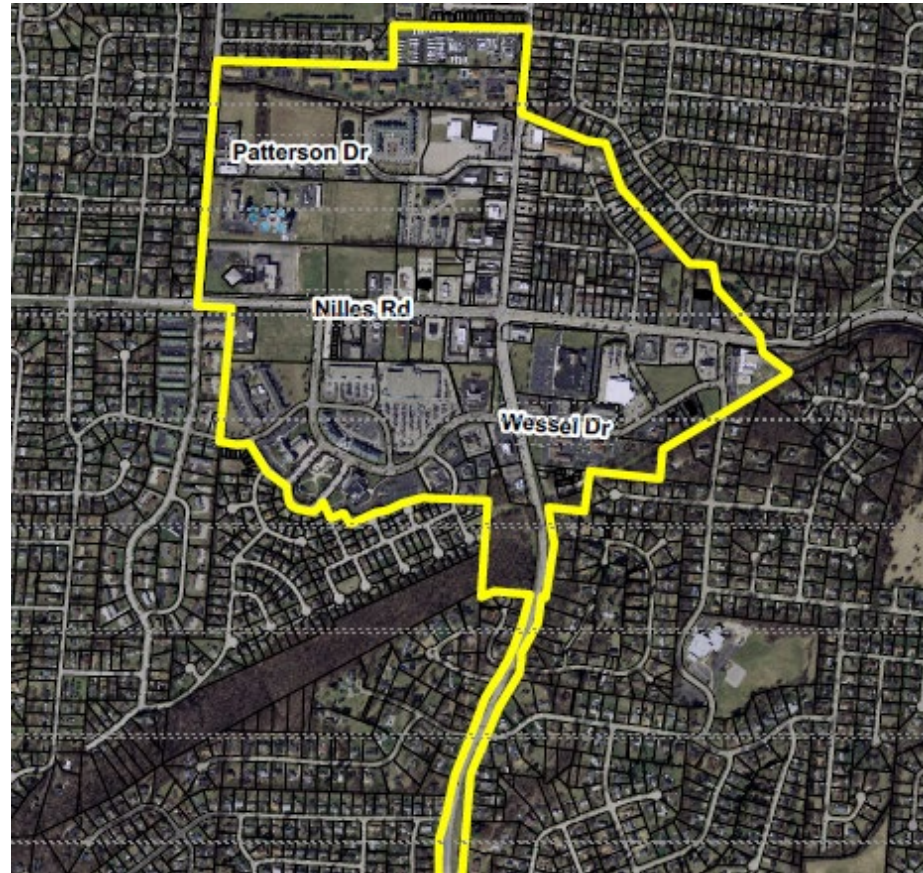
Community Reinvestment Areas (CRAs)

- Mechanism to abate property taxes for property owners that renovate existing or construct new buildings within defined areas
- Requires a housing study documenting deteriorated conditions or historically-significant properties
- City may choose what types of projects to abate (e.g. residential, commercial, and/or industrial)
- Creation of a CRA does not automatically abate taxes; individual projects must apply to the City for approval

Existing North Town Center CRA



Proposed Town Center CRA



Attachment: Council Slides - September 2023 (123-23 : 5103 Pleasant Avenue



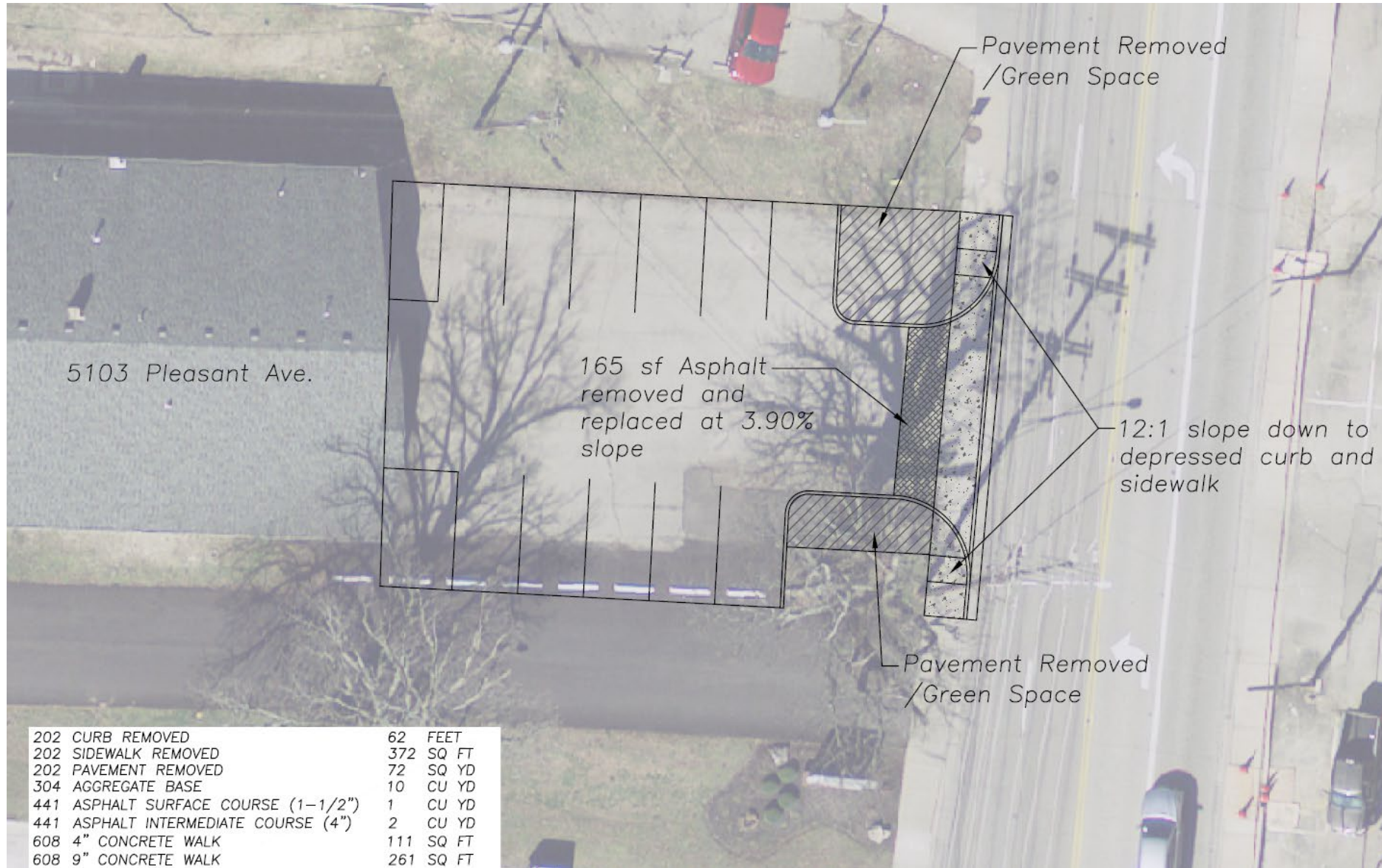
Fairfield Historical Society

5103 Pleasant Avenue



Attachment: Council Slides - September 2023 (123-23 : 5103 Pleasant Avenue







THANK YOU

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