

Mitch Rhodus
Mayor

Tim Meyers
Councilmember, At-Large

Matt Davidson
Councilmember, At-Large

Gwen Brill
Councilmember, At-Large



Leslie Besl
Councilmember, 1st Ward

Dale Paullus
Councilmember, 2nd Ward

Debbie Pennington
Councilmember, 3rd Ward

Adam Kraft
Councilmember, 4th Ward

**CITY OF FAIRFIELD CITY COUNCIL
REGULAR MEETING AGENDA
MONDAY, SEPTEMBER 9, 2024 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. 6:30 PM - Fire Strategic Plan
- 2. BUSINESS MEETING CALL TO ORDER**
- 3. PRAYER/PLEDGE OF ALLEGIANCE**
- 4. ROLL CALL**
- 5. AGENDA MODIFICATIONS**
- 6. EXECUTIVE SESSION REQUESTS**
- 7. SPECIAL PRESENTATIONS**
 - a. Antique Car Parade - Eric Combs
- 8. CITIZEN COMMENTS**
- 9. COUNCIL REPORTS**
- 10. PUBLIC HEARING(S)**

None.
- 11. APPROVAL OF MINUTES**

- a. Regular Meeting held August 12, 2024

12. OLD BUSINESS

A. DEVELOPMENT SERVICES

Councilmember Matt Davidson

1. Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1130.01(B)(2), the City of Fairfield, Ohio, Zoning Map.
 - Legislation - Second Reading, see attached Planning Commission recommendation
2. Ordinance to amend Sections 1131.10, 1131.12 and 1171.02 of Ordinance 166-84, the Codified Ordinances of Fairfield, Ohio to enact zoning provisions regarding marijuana cultivation, processing, testing laboratories and dispensaries and to place a limit of one (1) on the number of business locations operating as Adult Use and Medical Dispensaries permitted within the City of Fairfield.
 - Motion - Amend for minor grammatical changes
 - Legislation - Second Reading, see attached Planning Commission recommendation
 - Motion - Suspend Third Reading
 - Motion - Adoption

B. PUBLIC UTILITIES

Councilmember Debbie Pennington

1. Ordinance to authorize the City Manager to approve and adopt Fairfield's Sustainability Plan called "Fairfield Sustains" plan dated June 27, 2024
 - Legislation - Third Reading
 - Motion - Adoption

C. PUBLIC WORKS

Councilmember Adam Kraft

1. Ordinance to authorize the City Manager to execute a contract for purchase of road salt from Morton Salt, Inc.
 - Legislation - Second Reading

13. NEW BUSINESS

Motion to read all New Business by title only.

A. DEVELOPMENT SERVICES

City Manager Scott Timmer - Report

Councilmember Matt Davidson

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

- Legislation - First Reading

2. Resolution approving the Ward Boundary Review Commission report and recommendations to make no changes to the boundaries of the four wards and amend the City Charter to require a decennial review.

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

B. PUBLIC SAFETY

City Manager Scott Timmer - Report

Councilmember Dale Paullus

1. Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Wawa Midwest LLC dba Wawa 7205, 4597 Dixie Highway, Fairfield, OH 45014 (Permit Class C1 & C2).
2. Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Wawa Midwest LLC dba Wawa 7213, 3501 Tylersville Road, Fairfield, OH 45011 (Permit Class C1 & C2).
3. Ordinance to authorize the City Manager to execute the Norfolk & Southern Safety-First Grant Application and Agreement and acceptance for rescue and hazmat equipment and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
4. Ordinance to authorize the City Manager to enter into a contract with Savvik Buying Group for six replacement Cardiac Monitor/ Defibrillator and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption

C. PUBLIC UTILITIES

City Manager Scott Timmer - Report

Councilmember Debbie Pennington

1. Ordinance to authorize the City Manager to enter into a contract with Rack & Ballauer Excavating, Inc. for the Gray Road Water Main Replacement Project, and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption

D. PUBLIC WORKS

City Manager Scott Timmer - Report

Councilmember Adam Kraft

1. Ordinance to authorize the City Manager to execute and file the application for financial assistance and enter into an agreement with Ohio Public Works Commission for the Ohio Public Works Commission (OPWC) Issue 1 - Grant Applications for Program Year 39 and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption

E. FINANCE & BUDGET

City Manager Scott Timmer - Report

Councilmember Gwen Brill

1. Resolution Accepting the Amounts and Rates as Determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
2. Resolution establishing the Sustainability Fund (Fund 416) and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
3. Ordinance levying special assessments for the repair of sidewalks (including aprons) in the City of Fairfield, Ohio and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption

4. Ordinance establishing salaries for certain exempt and salaried employees of the City of Fairfield, Ohio, to repeal Ordinance No. 47-24 and all amendments thereto and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
5. Ordinance to amend Ordinance No. 166-23 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2024, and ending December 31, 2024” - Supplemental Appropriations.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
6. Ordinance to amend Ordinance No. 166-23 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2024, and ending December 31, 2024.”

Contractual Appropriations: \$1,910,000 for water main replacement; \$365,000 for replacement cardiac monitor/defibrillator.

 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
7. Ordinance to amend Ordinance No. 166-23 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2024, and ending December 31, 2024.”

Non-Contractual Appropriations: \$6,500 for water tower cleaning - Hunter Tank; \$6,000 for Wastewater Division hot water heater; \$11,200 for Water Division Well 5 & 7 SCADA integration; \$48,000 for engineering and professional services for future raw water well site for Water Division; \$72,000 for chemical improvements project at Water Plant; \$64,000 for Fire vehicle data routers; \$27,500 for signage design for Town Center.

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

14. MEETING SCHEDULE

- A. Monday, September 23 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

- B. Tuesday, October 15 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, October 28 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

15. EXECUTIVE SESSION OF COUNCIL (IF NEEDED)

16. ADJOURNMENT

**City of Fairfield
Minutes
Regular Meeting of City Council
August 12, 2024**

Council-Manager Briefing

Fairfield Sustains

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

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

Public Utilities Director Sackenheim and Planning Manager Lynn presented the final Fairfield Sustains update. See attached slides.

Business Meeting Call to Order

Mayor Rhodus called the Regular Meeting to order at 7:03 PM.

Prayer/Pledge of Allegiance

Councilmember Davidson 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	Excused	
Debbie Pennington	Councilmember, 3rd Ward	Present	
Adam Kraft	Councilmember, 4th Ward	Present	
Mitch Rhodus	Mayor	Present	

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

Agenda Modifications

None.

Executive Session Requests

Minutes Acceptance: Minutes of Aug 12, 2024 7:00 PM (Approval of Minutes)

Councilmember Davidson, seconded by Councilmember Meyers, moved for Executive Session to discuss employment, promotion, demotion, discipline or compensation of a public employee or official. Roll call vote. Motion carried 6-0.

Special Presentations

a. Police Department Oath of Office

Chief Maynard introduced Sergeant Ryan Fleenor and Sergeant Jacob Sons and congratulated them on their promotions. He introduced Officer Tre Foster and welcomed him to the department. Mayor Rhodus administered the ceremonial oath of office to each of them.

b. Fire Department Oath of Office

Chief Lakamp introduced the new members of the Fire Department and welcomed them to the City. Councilmember Kraft administered the ceremonial oath of office to his nephew, Firefighter Ross Kraft. Mayor Rhodus administered the ceremonial oath of office to Firefighter Daniel Gault and Firefighter Daniel Steed.

c. Council on Aging Update - Nan Cahall & Shawn Cowan

Shawn Cowan gave an update on the Butler County Elderly Services program and the services provided to Fairfield residents. She explained the levy funding and requested that residents vote to renew the existing levy in 2024 because it will not raise taxes.

Citizen Comments

Dave Growen, 6 Carousel Circle - spoke regarding the marijuana legislation and stated that he recommends a maximum limit of zero on cultivation and dispensary facilities.

Peggy Emmerson, Fairfield Chamber of Commerce, announced to Council that the Chamber will be moving to Nilles Road, hopefully by late October.

Troy Abraham, 33 Carousel Circle - thanked the City for getting the roads paved and stated that they look great; asked about some tire tracks and damage on the back of his property that needs to be repaired. Public Works Director Mann told him they would look at the damage tomorrow.

Council Reports

Public Hearing(s)

Joint Public Hearing - QuikTrip Re-zoning

Mayor Rhodus opened the Joint Public Hearing at 7:40 PM. Clerk Wilson read the hearing notice and called the Planning Commission roll call for both public hearings. All members present: Martin Medler, Melissa O'Brien, Don Hassler, Tanner Meyers, Doug Robertson, Scott Lepsky and Matt Davidson. Planning Manager Erin Lynn provided an overview of the rezoning request and the applicant thanked Council for their consideration. See attached slides. Mayor Rhodus closed the public hearing at 7:50 PM.

Joint Public Hearing - Marijuana Zoning Code Amendments

Mayor Rhodus opened the public hearing at 7:50 PM. Clerk Wilson read the hearing notice. Development Services Director Greg Kathman presented the proposed zoning code amendments regarding adult use marijuana. See attached slides. Mayor Rhodus closed the public hearing at 8:10 PM.

Approval of Minutes

The Regular Meeting Minutes of July 8, 2024 were approved as written and submitted.

OLD BUSINESS

Development Services

Councilmember Matt Davidson

Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1130.01 (B)(2), the City of Fairfield, Ohio, Zoning Map by approving the concept and final development plan for the Wawa Planned Unit Development.

Recommendation:

It is recommended that City Council have a first reading on this item at the June 10, 2024 meeting, set the joint public hearing date for July 8, and await the written recommendation from the Planning Commission.

Councilmember Davidson, seconded by Councilmember Meyers, moved to withdraw the ordinance per the applicant's request. Motion carried 6-0.

RESULT:	WITHDRAWN
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Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1130.01(B)(2), the City of Fairfield, Ohio, Zoning Map.

Recommendation:

It is recommended that City Council have a first reading on this item at the July 8, 2024 meeting, set the joint public hearing for August 12, and await the written recommendation from the Planning Commission.

Second reading held pending Planning Commission recommendation.

RESULT:	TABLED [UNANIMOUS]	Next: 9/9/2024 7:00 PM
AYES:	Meyers, Davidson, Brill, Besl, Pennington, Kraft	
EXCUSED:	Paullus	

Ordinance to amend Sections 1131.10, 1131.12 and 1171.02 of Ordinance 166-84, the Codified Ordinances of Fairfield, Ohio to enact zoning provisions regarding marijuana cultivation, processing, testing laboratories and dispensaries and to place a limit of one (1) on the number of business locations operating as Adult Use and Medical Dispensaries permitted within the City of Fairfield.

Recommendation:

At the City Council direction, the Law Department has drafted legislation to amend the City of Fairfield Zoning Code to permit marijuana cultivation, processing, testing laboratories and dispensaries subjected to appropriate limitations upon the location and number of said uses.

Second reading held pending Planning Commission recommendation.

Minutes Acceptance: Minutes of Aug 12, 2024 7:00 PM (Approval of Minutes)

RESULT:	TABLED [UNANIMOUS]	Next: 9/9/2024 7:00 PM
AYES:	Meyers, Davidson, Brill, Besl, Pennington, Kraft	
EXCUSED:	Paullus	

Public Utilities

Councilmember Debbie Pennington

Ordinance to authorize the City Manager to approve and adopt Fairfield's Sustainability Plan called "Fairfield Sustains" plan dated June 27, 2024

Recommendation:

It is recommended that City Council introduce and then adopt the 'Fairfield Sustains' plan, dated 6/27/2024.

Councilmember Pennington presented the second reading of this ordinance.

RESULT:	SECOND READING	Next: 9/9/2024 7:00 PM
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NEW BUSINESS

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

Parks, Recreation and Environment

City Manager Scott Timmer - Report

Councilmember Leslie Besl

Motion to Suspend Second and Third Readings

Councilmember Besl presented the first reading of this ordinance.

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

Ordinance to authorize the City Manager to execute a contract with Mt. Pleasant Blacktopping Company, Inc. for the 2024 South Trace Cart Path Resurfacing Project and declaring an emergency.

Recommendation:

The staff recommends that City Council authorize the City Manager to enter into a contract with the Mt. Pleasant Blacktopping Co. Inc for the 2024 South Trace Cart Path Resurfacing Project at the unit prices indicated on the bid form.

It is further recommended that City Council authorize and direct the preparation of legislation for the appropriation of funding in the amounts indicated in the Financial Impact Section.

ORDINANCE NO. 90-24. APPROVED 6-0.

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

Public Safety

City Manager Scott Timmer - Report

Councilmember Dale Paullus

Motion to Suspend Second and Third Readings

Councilmember Meyers presented the first reading of this ordinance.

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

Ordinance to adopt new Sections 331.45, 337.34, 505.19, 509.10 and 521.19 and amend various other Sections of the Traffic and General Offenses Codes of Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio.

Recommendation:

It is recommended that Council adopt an ordinance to update the Traffic and General Offenses Codes. Suspension of the rules is requested so that the amendments can be effective as soon as possible after state law changes.

ORDINANCE NO. 91-24. APPROVED 6-0.

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

Motion to Suspend Second and Third Readings

Councilmember Meyers presented the first reading of this ordinance.

Minutes Acceptance: Minutes of Aug 12, 2024 7:00 PM (Approval of Minutes)

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

Ordinance to amend Chapter 739 of Ordinance 166-84, the Codified Ordinances of Fairfield, Ohio relative to Medical Marijuana and Adult Use Cannabis Control and declaring an emergency.

Recommendation:

It is recommended that City Council adopt an ordinance to amend Chapter 739 of the General Offenses Code to enact Medical Marijuana and Adult Use Cannabis Control. Suspension of the rules is requested so that the amendments can be effective prior to September 10, 2024 to extend the prohibition of Medical Marijuana and Adult Use Cannabis Operators until the effective date of Amendments to the City of Fairfield Zoning Code.

ORDINANCE NO. 92-24. APPROVED 5-1.

RESULT: ADOPTED [5 TO 1]
MOVER: Tim Meyers, Councilmember, At-Large
SECONDER: Gwen Brill, Councilmember, At-Large
AYES: Meyers, Brill, Besl, Pennington, Kraft
NAYS: Davidson
EXCUSED: Paullus

Public Utilities

City Manager Scott Timmer - Report

Councilmember Debbie Pennington

Motion to Suspend Second and Third Readings

Councilmember Pennington presented the first reading of this ordinance.

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

Ordinance to authorize the City Manager to enter into a contract with Building Crafts, Inc. for completion of the Sodium Hypochlorite and Fluoride System Improvements Project at the City's Water Treatment Plant, and declaring an emergency.

Recommendation:

It is recommended that City Council authorize the City Manager to enter into a contract with Building Crafts, Inc. and appropriate \$2,300,000 for completion of the Sodium Hypochlorite and Fluoride System Improvements Project at the City's Water Treatment Plant.

Minutes Acceptance: Minutes of Aug 12, 2024 7:00 PM (Approval of Minutes)

ORDINANCE NO. 93-24. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Debbie Pennington, Councilmember, 3rd Ward
SECONDER:	Adam Kraft, Councilmember, 4th Ward
AYES:	Meyers, Davidson, Brill, Besl, Pennington, Kraft
EXCUSED:	Paullus

Public Works

City Manager Scott Timmer - Report

Councilmember Adam Kraft

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

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 Kraft presented the first reading of this ordinance.

RESULT:	FIRST READING	Next: 9/9/2024 7:00 PM
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Finance & Budget

City Manager Scott Timmer - Report

Councilmember Gwen Brill

Motion to Suspend Second and Third Readings

Councilmember Brill presented the first reading of this ordinance.

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

Ordinance to reaffirm the City Manager's authority to execute renewal agreements for medical/pharmacy and dental plans, stop loss and run out claims processing for the period beginning August 1, 2024 through July 31, 2025 and declaring an emergency.

Recommendation:

It is recommended that an ordinance be adopted to reaffirm the City Manger's authority to execute renewal agreements for medical/pharmacy and dental plans, stop loss and run out claims processing for the period beginning August 1, 2024 through July 31, 2025.

ORDINANCE NO. 94-24. APPROVED 6-0.

Minutes Acceptance: Minutes of Aug 12, 2024 7:00 PM (Approval of Minutes)

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

Motion to Suspend Second and Third Readings

Councilmember Brill presented the first reading of this ordinance.

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

An ordinance determining to reduce and recertify special assessments levied for the purpose of constructing certain improvements and declaring an emergency.

Recommendation:

It is necessary for the City Council to pass an ordinance to reduce special assessments levied for the purposes of constructing certain improvements at the Cincinnati Mills Mall.

It is recommended that Council authorize and direct the preparation of legislation to reduce the special assessments levied for the purpose of constructing certain improvements at the parking garage located at the Cincinnati Mills Mall. In order to meet the special assessment deadline of Butler

County, a suspension of the rules and emergency are requested.

ORDINANCE NO. 95-24. APPROVED 6-0.

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

Motion to Suspend Second and Third Readings

Councilmember Brill presented the first reading of this ordinance.

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

Ordinance to amend Ordinance No. 166-23 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2024, and ending December 31, 2024.”

Recommendation:

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

ORDINANCE NO. 96-24. APPROVED 6-0.

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

Motion to Suspend Second and Third Readings

Councilmember Brill presented the first reading of this ordinance.

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

Ordinance to amend Ordinance No. 166-23 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2024, and ending December 31, 2024.”

Recommendation:

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

ORDINANCE NO. 97-24. APPROVED 6-0.

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

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Monday, September 9 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Monday, September 23 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Tuesday, October 15 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

Executive Session of Council (if needed)

Council recessed to Executive Session at 8:25 PM.

16. ADJOURNMENT

Minutes Acceptance: Minutes of Aug 12, 2024 7:00 PM (Approval of Minutes)

The Regular Meeting adjourned at 8:50 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved _____

Minutes Acceptance: Minutes of Aug 12, 2024 7:00 PM (Approval of Minutes)

FAIRFIELD
SUSTAINS



QUALITY OF LIFE >>> ENVIRONMENT & NATURAL RESOURCES >>> ECONOMIC VITALITY

SUSTAINABILITY ACTION PLAN

Council - Manager Briefing

August 12, 2024

Minutes Acceptance: Minutes of Aug 12, 2024 7:00 PM (Approval of Minutes)



**REDUCED GREENHOUSE
GAS EMISSIONS**



**IMPROVED ECONOMIC
VITALITY**



**EFFICIENCY IN
MUNICIPAL OPERATIONS**



**SMART RESOURCE
UTILIZATION**



**IMPROVED PUBLIC HEALTH
AND COMMUNITY WELLNESS**

Plan Overview

- Develop a localized Sustainability Plan for the City of Fairfield
- Funded from American Rescue Plan
- Provide superior quality of life for all residents and businesses
- Improve livability by reducing the impact of city operations on natural resources and the environment
- Integrate operational efficiencies, value/cost savings, process improvements





Minutes Acceptance: Minutes of Aug 12, 2024 7:00 PM (Approval of Minutes)

STRATEGY FOCUS AREAS

MOBILITY & TRANSPORTATION	Create a more walkable, bikeable, transit friendly community through connectivity
BUILDINGS & ENERGY	Increase renewable energy, local solar, energy efficiency and electrification
RESOURCE CONSERVATION	Increase waste reduction, recycling & diversion; Encourage water conservation & efficiency
NATURE & GREEN COMMUNITY	Preserve green space & parks; protect natural systems, groundwater & stormwater mgmt.
COMMUNITY & BUSINESS RESILIENCE	Improve quality of life through sustainability for residents and businesses

HIGH PRIORITY STRATEGIES

Focus Area	Strategy	Priority Score
Mobility & Transportation	Create a more walkable, bikeable, transit friendly city through implementation of Fairfield Connects by 2055	1
Energy & Buildings	Leverage energy aggregation procurement to achieve 50% carbon free energy procurement by 2025 and 100% by 2035	1
Energy & Buildings	Increase local onsite renewable energy in municipal operations by 2030	1
Resource Conservation	Increase diversion from City's existing recycling and diversion collection programs	1
Nature & Green Community	Preserve, expand and enhance 935 acres of existing publicly managed parks and green space	1
Business & Community Resilience	Ensure appropriate city resourcing to achieve sustainability action plan goals	2

MOBILITY & TRANSPORTATION



GOAL

Reduce vehicle miles traveled (VMT) by 20% by 2030 and 30% by 2055

STRATEGY

Create a more walkable, bikeable, and transit friendly City through robust implementation of Fairfield Connects by 2055

Department Champion

Public Works

ACTION STEPS

Continue dedicated Active Transportation Fund to invest in infrastructure development, smart growth, education, incentives and connectivity enhancements in line with Fairfield Connects.

Seize funding opportunities by proactively pursuing federal, state and local grants and related opportunities by monitoring and applying for relevant grants as outlined in the plan.

Implement multi-use paths, bike lanes, shared lanes, and sidewalk enhancements outlined in Fairfield Connects. Continue to integrate new paths with existing green spaces to create a more pleasant and natural walking and biking experience.

Enhance safe bike and pedestrian infrastructure, aiming for an increase in residents within 0.2 miles of such facilities by 2030, adopting best practices in urban design and safety.

Minutes Acceptance: Minutes of Aug 12, 2024 7:00 PM (Approval of Minutes)

ENERGY & BUILDINGS

GOAL

Reduce energy emissions from electricity by 50% by 2030 and 100% by 2055 community-wide

STRATEGY

Leverage energy aggregation procurement for residential and small commercial community energy use to achieve 50% carbon free energy procurement by 2025 and 100% by 2035

Department Champion

Public Utilities

ACTION STEPS

Implement energy aggregation initiative for residential and small commercial customers by 2025 and achieve 50% renewable energy power procurement by 2025, initiating the shift towards greener, more affordable energy solutions.

Explore long-term (e.g. 10,15, 20-year) power purchase agreements beginning in 2027 procurement cycle to secure low cost and stable renewable and carbon free power pricing and reduce risk against future anticipated price increases with growing demand.

Increase renewable energy procurement options by 2027 to include minimum 50% renewable energy standard + optional 100% renewable, wind or carbon free offerings for customers, which could be available at a small premium for customers interested in supporting a higher sustainability option.

Reach 100% renewable, wind or carbon free power procurement by 2035, fulfilling or promise for a fully sustainable and economically advantageous energy supply.

ENERGY & BUILDINGS

GOAL

Reduce energy emissions from electricity by 50% by 2030 and 100% by 2055 community-wide

STRATEGY

Increase local onsite renewable energy in municipal operations by 2030

Department Champion

Public Utilities

ACTION STEPS

Demonstrate leadership in sustainable energy through onsite renewable energy production and potential battery storage for increased rate stability, emergency preparedness, and peak shaving.

Conduct a Municipal Solar Feasibility Study by 2026 to evaluate the potential and practicality of installing solar panels on municipally owned or operated buildings, parks, facilities and other suitable properties.

Install onsite photovoltaic systems at municipally owned or operated buildings, facilities, parks or suitable properties as identified in the Solar Feasibility Study. Set short, mid and long-term installation targets for 2026 and monitor progress.

Actively monitor grant and funding sources and seek opportunities to partner with regional agencies, non-profits or others to secure available opportunities.

Prioritize integrated systems installation with parks, parking, and facilities to support onsite energy use and charging of EV vehicles, golf carts and other building equipment.

RESOURCE CONSERVATION

GOAL

Achieve a 10% increase in waste reduction and diversion by 2030

STRATEGY

Increase diversion from City's existing recycling and diversion collection programs

Department Champion
Public Works

ACTION STEPS

Continue City's recycling collection service with franchised hauler. Expand and enhance recycling and diversion collection offerings over time in collection agreements with hauler and BCSWD.

Continue City's green waste and leaf collection program for residents and businesses.

Promote increased participation in City's recycling, green waste, and leaf collection program for residents and businesses.

Develop new targeted waste management programming to increase diversion.

Adopt Environmentally Preferable Purchasing Policy (EPPP) for municipal operations to maximize source reduction and guide sustainable procurement by 2025.

Minutes Acceptance: Minutes of Aug 12, 2024 7:00 PM (Approval of Minutes)

NATURE & GREEN COMMUNITY

GOAL

Preserve and strategically develop sustainable landscapes & community-wide culture of sustainability

STRATEGY

Preserve, expand and enhance 935 acres of existing publicly managed parks and greenspace

Department Champion
Parks and Recreation

ACTION STEPS

Seeking funding to conduct a city-wide tree inventory and develop an Urban Forestry Action Plan (UFAP) by 2030.

Monitor and seek funding to support UFAP, inventory and complementary initiatives. Establish clear short, mid and long-term goals for tree planting, invasive removal and low-impact design. Develop and implement an Invasive Species Control Plan by 2030.

Utilizing urban tree inventory, set annual targets to increase the City's urban tree canopy by 10% over 2021 baseline by 2055.

Document annual tree planting, invasive species removal and low-impact design improvements. Expand current tree planting program to 50 new trees annually. Set annual targets to achieve urban, forestry, low-impact design and other UFAP goals.

BUSINESS & COMMUNITY RESILIENCE

GOAL

Embrace sustainability as a core aspect of community identity and value

STRATEGY

Ensure appropriate City resourcing to achieve sustainability action plan goals

Department Champion
Development Services

ACTION STEPS

Actively monitor, pursue, and secure grant and other funding opportunities to further sustainability initiatives.

Develop dedicated sustainability fund to achieve sustainability goals.

Actively cultivate partnerships with sustainability service providers, technical experts, financing resources, and nonprofits. Strategically utilize economic development or other funding to remove barriers to participation through incentives, cost-sharing, fee waivers, or other means.

Track and promote sustainability results through multi-channel communication linked to strengthen community identity and values; highlight case studies, cost and resource savings, job creation, and co-benefits. Explore new tools including but not limited to use of online community dashboard to monitor and promote goals and achievements.

Establish a City sustainability position to oversee implementation of the sustainability action plan across all implementation focus areas, coordinating funding opportunities, collaborate across departments, and deliver sustainability programming.

Minutes Acceptance: Minutes of Aug 12, 2024 7:00 PM (Approval of Minutes)

Strategic Roadmap

Framework	Goals	Strategies	Action Steps
Mobility & Transportation	1	5	18
Building & Energy	1	9	32
Resource Conservation	2	6	23
Nature & Green Community	1	2	11
Community and Business Resilience	3	5	17
<u>Total</u>	<u>8</u>	<u>27</u>	<u>101</u>

Implementation Resources

Sustainability Committee



Sustainability Fund



Environmental Preferable Purchasing Policy



Grants



Education



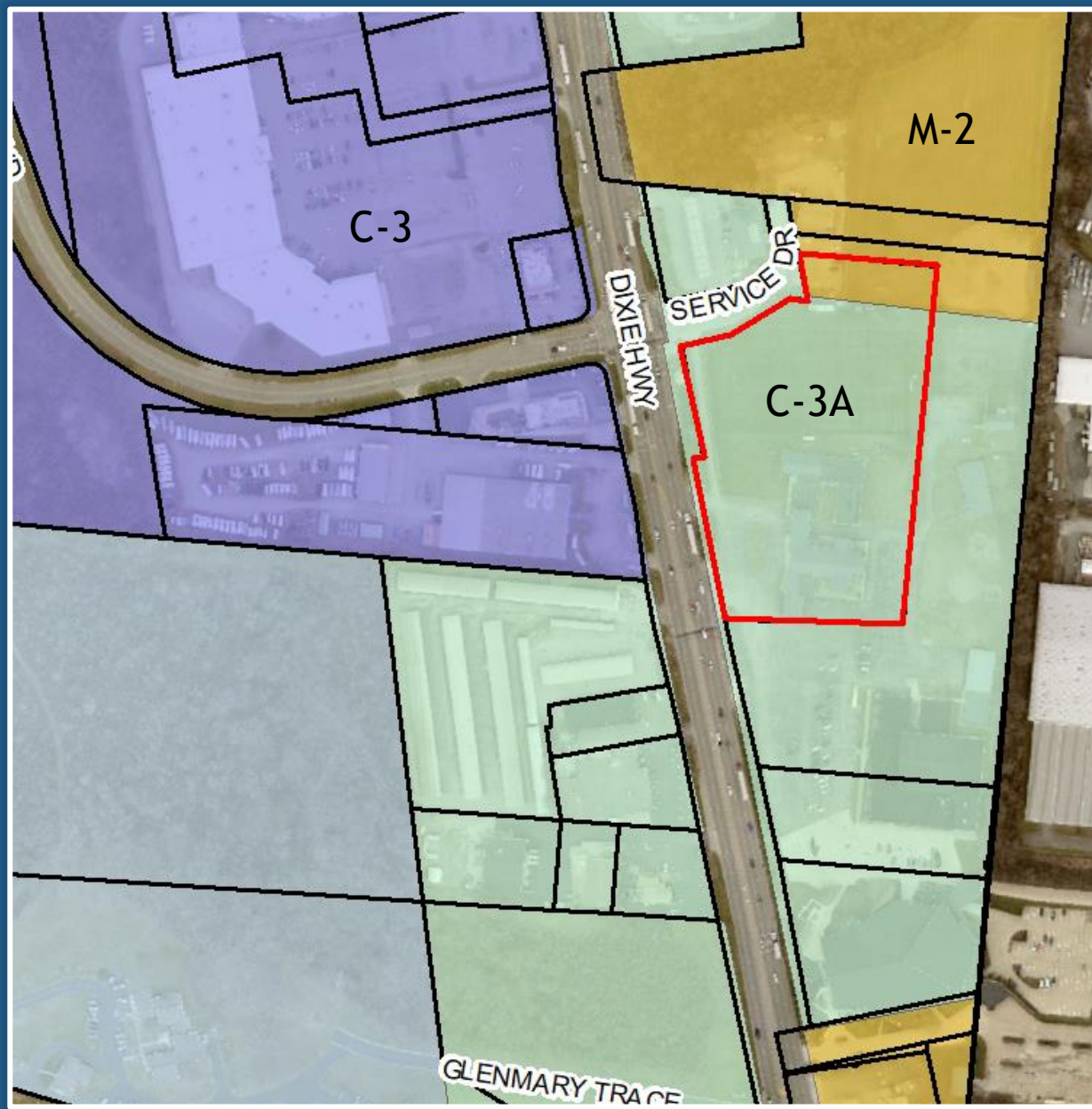
Next Steps

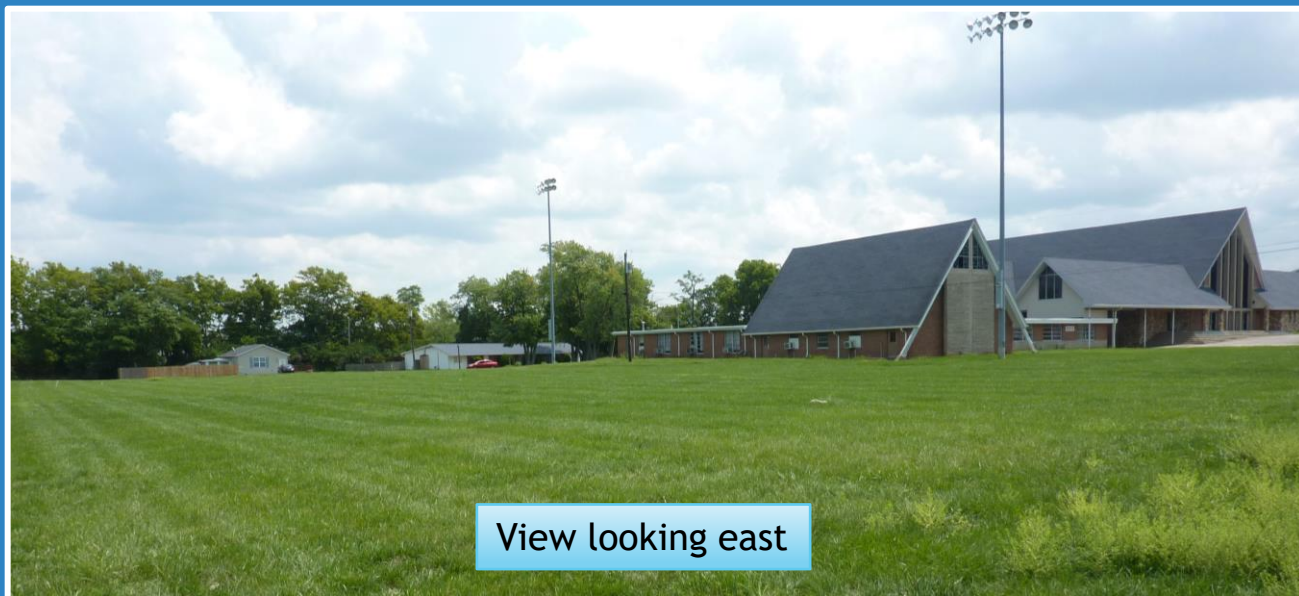
- Plan Adoption – September 9, 2024
- Adopt a Sustainability Fund – September 9, 2024
 - Green Revolving Fund
- Department Champions to implement strategies and action steps
- Regular reporting on progress to City Council

[illegible]

QuikTrip Rezoning Application Public Hearing August 12, 2024







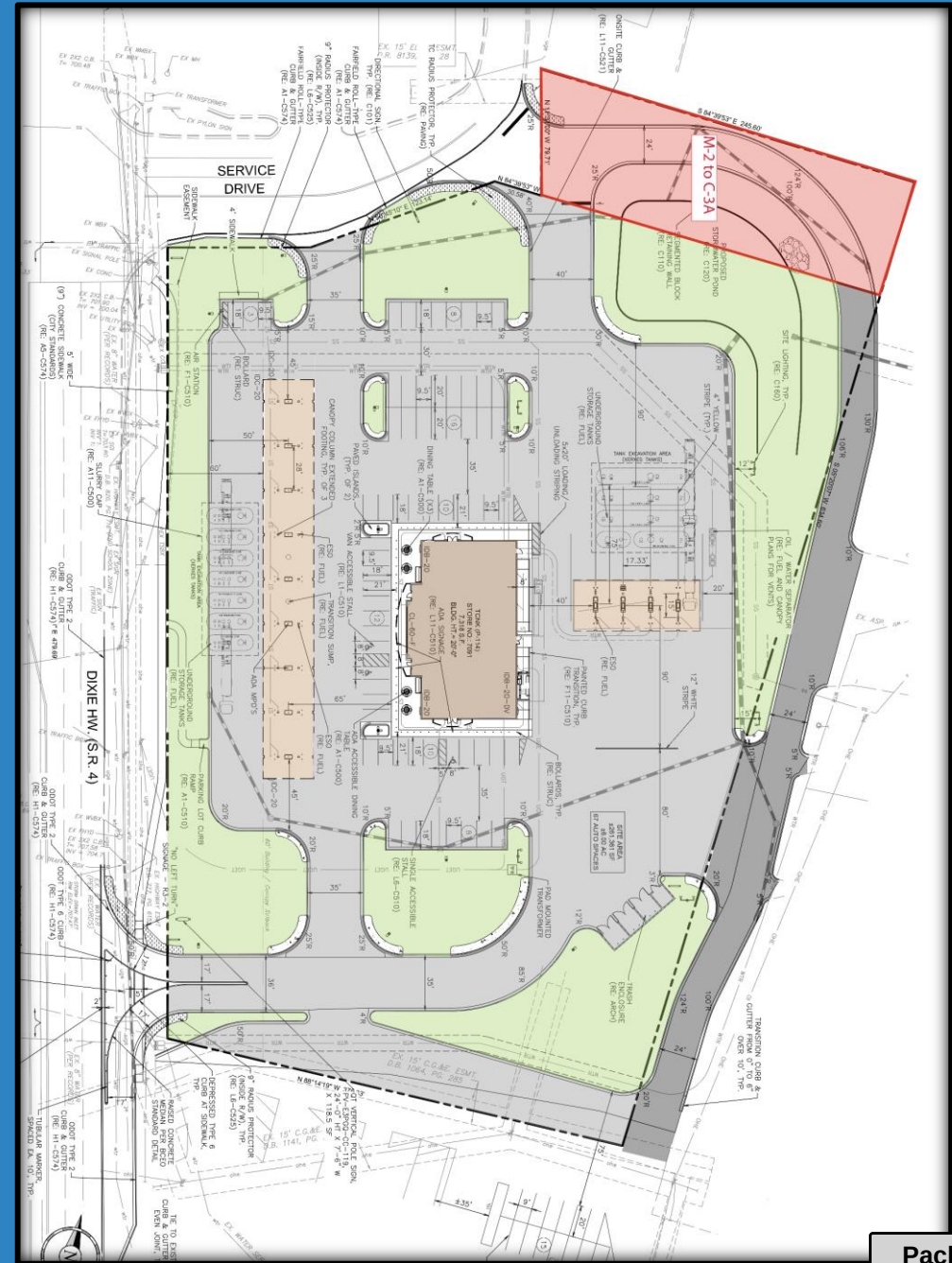
View looking east



Existing vacant building



View looking south





Meeting Schedule

- ▶ July 8, 2024 - Council 1st Reading
- ▶ August 12, 2024 - Joint Public Hearing, 7:00 pm
- ▶ August 14, 2024 - Planning Commission, 6:00 pm
- ▶ September 9, 2024 - Council 2nd Reading, 7:00 pm
- ▶ September 23, 2024 - Council 3rd Reading, 7:00 pm

Questions or Comments?



Proposed Code Changes Related To Marijuana Businesses

Public Hearing
August 12, 2024

FAIRFIELD

1

Overview of Marijuana Business Types

- Cultivators – grow, harvest, package, and transport
- Processors – convert harvested plant material into consumer products
- Testing Laboratories – independent lab for research and/or analysis
- Dispensaries – sell to the public, Adult Use and/or Medical



9/3/2024

FAIRFIELD

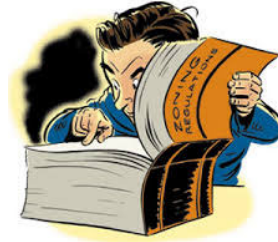
2

2

Minutes Acceptance: Minutes of Aug 12, 2024 7:00 PM (Approval of Minutes)

3 Proposed Changes to Planning and Zoning Code

1. 1131.10(A) – Non-Residential Use Table
2. 1131.12 – Non-Residential Districts Use Specific Standards
3. 1171.02 – Defined Words



9/3/2024

FAIRFIELD

3

3

Changes to 1131.10(A) – Non-Residential Use Table

- Marijuana Dispensaries (Adult Use and Medical)
 - ✓ Recommend Permitted with Standards (PS) in the C-3, C-3A, and SE zoning districts
- Cultivators, Processors, Testing Laboratories
 - ✓ Recommend Permitted (P) in the M-2 zoning district

	C-3		C-3A		SE						
Landscaping Service Facility			C	C					PS	PS	<u>1131.12 (Q)</u>
Laundry, Commercial			P	P		P		P			
MARIJUANA: ADULT USE DISPENSARY & DISPENSARY (MEDICAL)			PS	PS		PS					<u>1131.12 (S.1)</u>
Media Studio	PS	PS	PS	PS		PS		PS			<u>1131.12 (T)</u>
Medical Office (High Intensity)		C	C	C		C	P	C	C	C	<u>1131.12 (U)</u>
Medical Office (Low Intensity)	P	P	P	P	P	P	P	P	C		

9/3/2024

FAIRFIELD

4

4

Minutes Acceptance: Minutes of Aug 12, 2024 7:00 PM (Approval of Minutes)

Changes to 1131.12 – Non-Residential Districts Use Specific Standards

1. Limit the number of Dispensaries to a total of one (1)
2. Adult Use and Medical can operate in same location
3. Shall only be on a lot within C-3 or C-3A with a minimum of 100 feet of street frontage on Route 4, or on any lot in the SE district
4. Shall be in a stand-alone (single tenant) building
5. Shall comply with Route 4 Corridor Overlay Standards (building facade, landscaping, signage, etc...)
6. Shall not be located within 1,000 feet of another dispensary
7. Shall not be within 500 feet of Religious Facilities, Public Library, Public Playground, Public Park or Open Space, or Educational Facility
8. Shall comply with applicable provisions of ORC and OAC
9. Shall comply with provisions of Chapter 739 of Fairfield codified ordinances

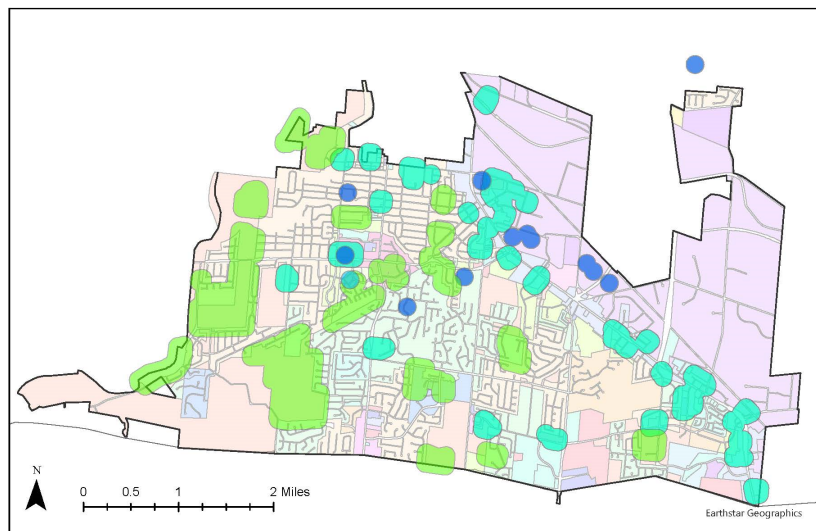
9/3/2024

FAIRFIELD

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5

500 Feet Separation



9/3/2024

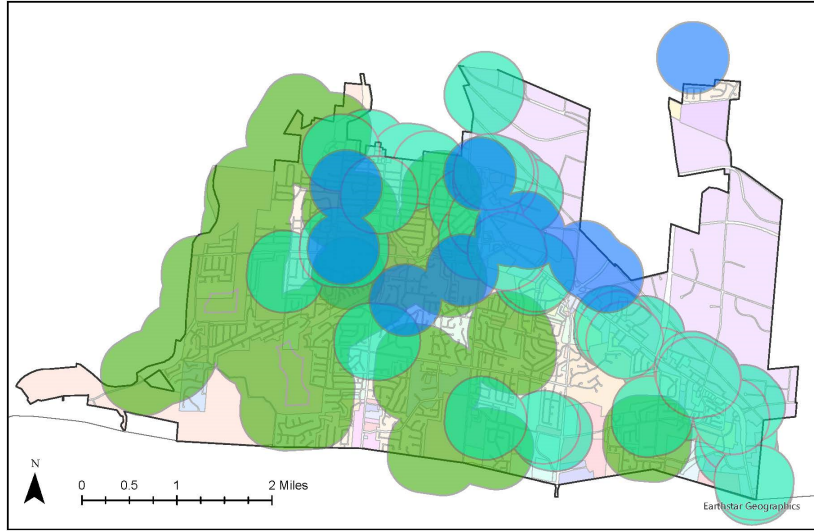
FAIRFIELD

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6

Minutes Acceptance: Minutes of Aug 12, 2024 7:00 PM (Approval of Minutes)

1000 Feet Separation



9/3/2024

FAIRFIELD

7

7

State Rules for Dispensaries

- Estimated 300+/- licensed dispensaries in Ohio by end of year
- State location rules:
 - ✓ Must be located at least 500 feet from a school, church, public library, public playground, or public park
 - ✓ Must be located at least 1 mile from another facility - To limit business failures and limit too much concentration in one area
- Other rules:
 - ✓ Lot of rules around ownership, financial interest, and control
 - ✓ Lot of rules around financial responsibility
 - ✓ Visitors must be 21+ and show a state-issued ID
 - ✓ Hours of Operation - not earlier than 7:00 am or later than 11:00 pm
 - ✓ Rules that allow drive up windows and curbside pickup
 - ✓ Lots of rules around minimum security and surveillance requirements
 - ✓ Other rules for employee training, waste disposal, sales procedures, etc...
 - ✓ Statewide indoor smoking ban applies



9/3/2024

FAIRFIELD

8

8

Minutes Acceptance: Minutes of Aug 12, 2024 7:00 PM (Approval of Minutes)

Questions?

FAIRFIELD



City Council Ordinance
Regular Meeting - September 9, 2024

Submitted by: Erin Lynn, Planning Manager
 Submitting Department: Development Services

Subject:

QuikTrip rezoning

Legislation Title:

Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1130.01(B)(2), the City of Fairfield, Ohio, Zoning Map.

Recommendation:

It is recommended that City Council have a first reading on this item at the July 8, 2024 meeting, set the joint public hearing for August 12, and await the written recommendation from the Planning Commission.

Background/Synopsis:

QuikTrip, a company that owns and operates more than 1,000 fueling stations and convenience stores in 17 states, is proposing to construct a motor vehicle fueling facility on Dixie Highway between Speedway gas station and Cincinnati Christian Schools near the southern end of the city. The development site contains approximately 5.24 acres and is zoned C-3A, except for 0.41 acres zoned M-2. Motor vehicle fueling facilities are not a permitted use in the M-2 zone. In order to create the site, QuikTrip will purchase the land, combine multiple parcels, and dedicate right-of-way along Route 4. The rezoning will provide a single zoning district for the site and will remove an industrial zoning classification from the Route 4 commercial corridor.

The applicant is proposing to demolish the existing building (former church) and remove the soccer field to accommodate a 7,318 square foot convenience store and two fuel canopies. The canopy west of the store will contain 9 double sided fuel dispensing islands (18 pumps) for cars and the other canopy on the east side of the building will contain 5 pumps for commercial vehicles and/or semi-trucks.

Financial Impact:

None. This is a land use decision.

Emergency Provision Explanation:

NA

Rule Suspension Requested:

No

Emergency Provision Needed:

No

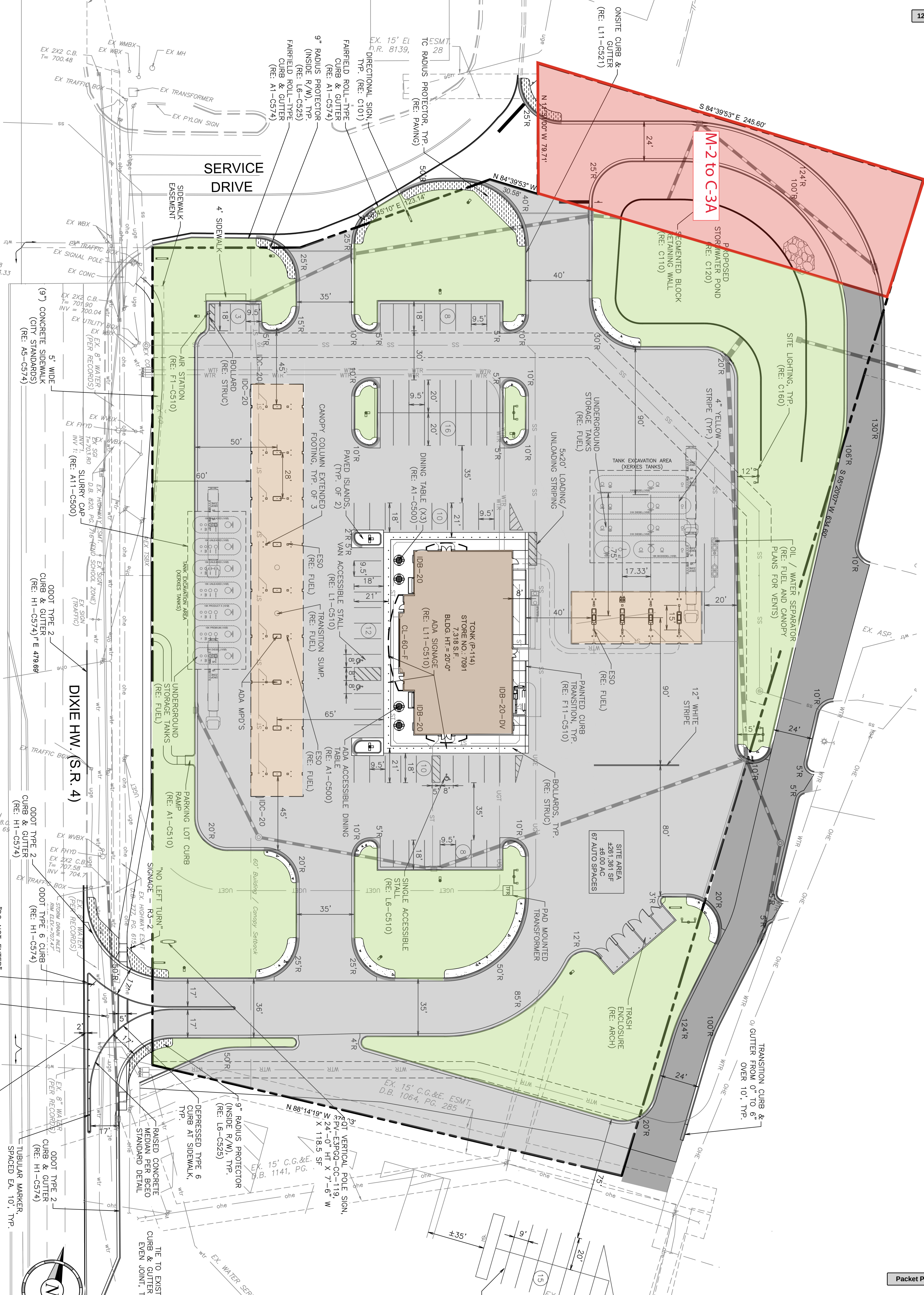
Attachments:

1. council aerial
2. quik trip rezoning site plan
3. ZoningMap
4. QuickTrip Rezoning 8.14.24-SL
5. QuikTrip_PH_8.12.24

Proposed Change in Zoning From M-2 to C-3A



Attachment: council aerial (4000 : QuikTrip rezoning)



ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCE NO. 166-84, THE CODIFIED ORDINANCES OF FAIRFIELD, OHIO, SECTION 1130.01(B)(2), THE CITY OF FAIRFIELD, OHIO, ZONING MAP.

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

Section 1. The official Zoning Map of the City of Fairfield, Ohio, which is incorporated into Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio, Section 1130.01(B)(2), is hereby amended by changing the zoning classification of the approximately 0.41 acres of land near the southeast corner of Dixie Highway and the service drive across from Woodridge Boulevard as shown in the attached Exhibit "A" which is incorporated herein by reference from its present M-2, General Industrial District to C-3A, General Business District, Modified.

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\2024\ZONING MAP CHANGE-ORD

Attachment: ZoningMap (4000 : QuikTrip rezoning)

VOLUME 69 PAGE 193
BUTLER COUNTY ENGINEERS
RECORD OF LOT SURVEYS

AREA REZONED
TO C-3A

- EX IRON PIN
- EX. IRON PIPE
- SET 5/8" IRON PIN WITH CAP

SURVEY NOIES

2.) ALL FOUND MONUMENTATION WAS STRAIGHT AND IN GOOD CONDITION UNLESS OTHERWISE NOTED.

3.) ALL SET IRON PINS ARE 5/8" DIA IRON RE-BAR SET FLUSH THE GROUND WITH A "TGA" CAP UNLESS OTHERWISE NOTED.

REFERENCE SURVEY

EXHIBIT "A"

DEED REFERENCE

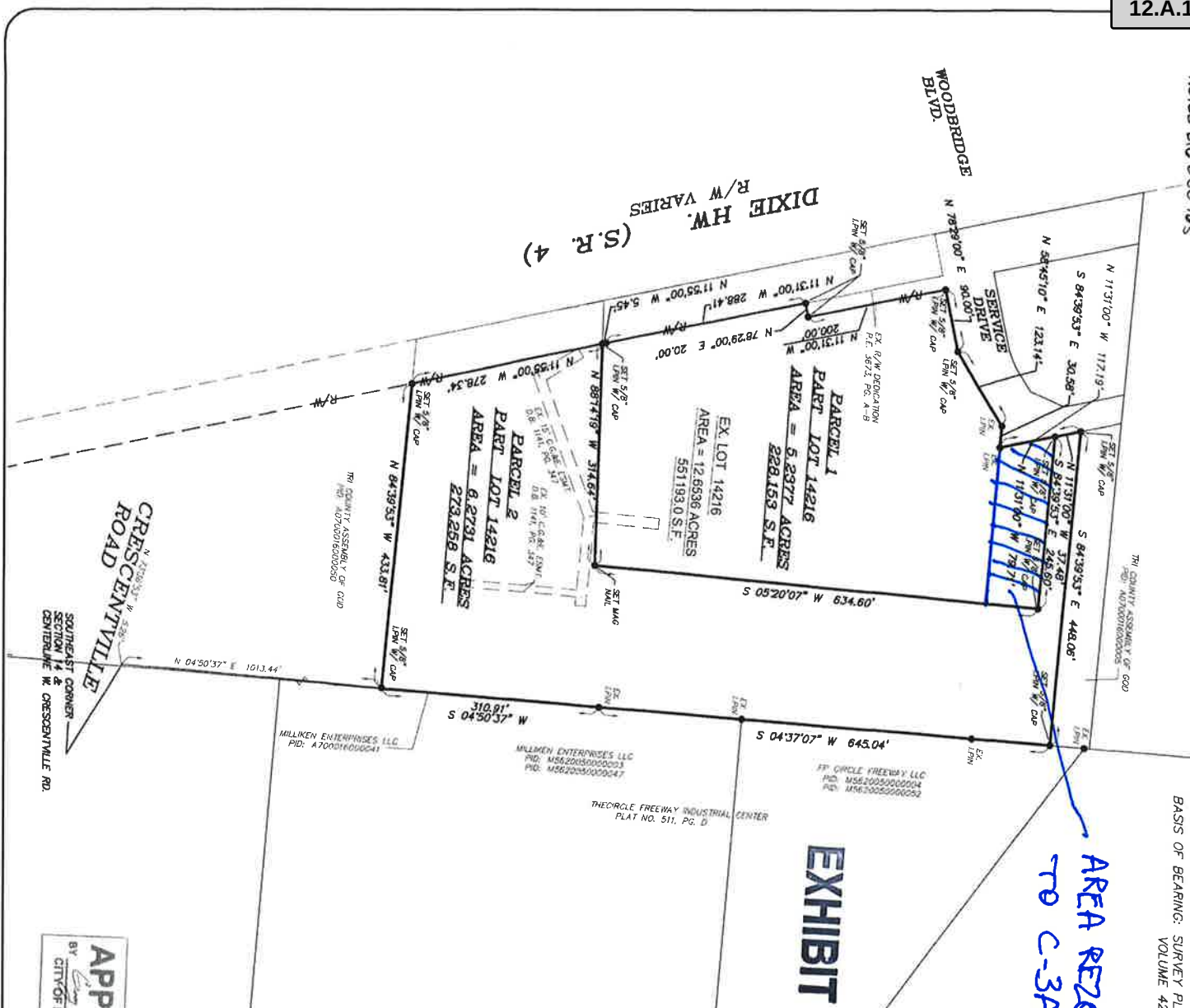
ORL 8805 PG. 521, VOL. 1006, PG. 81.
BKC 737, PG. 703 & BKC B35, PG. 274
BUTLER COUNTY RECORDERS OFFICE

THIS PLAT MADE PURSUANT OF
SECTION 5713.16 OF THE OHIO
REVISED CODE

TY

SECTION 14, TOWN 2, RANGE 2
BETWEEN THE MIAMI RIVERS
CITY OF FAIRFIELD
BUTLER COUNTY, OHIO

ACAD FILENAME: 8551_FAIRFIELD QT-CUTUP.DWG

Packet Pg. 50

APPROVED

I HEREBY CERTIFY THAT THIS A TRUE AND CORRECT PLAT OF PROPERTY SHOWN HEREON AND THAT I HAVE VERIFIED DIMENSIONS AS SHOWN.

Robert J. Trenkamp R.L.S. # 8304

LSO-23-5

Sheet 1 of

Job No: 8551-23

FAIRFIELD

CITY OF OPPORTUNITY

DEPARTMENTAL CORRESPONDENCE

To: Mayor Rhodus and City Councilmembers
From: Scott Lepsky, Planning Commission Chairman
Subject: Planning Commission Recommendation
Date: 8/15/2024

Please be advised that at the Planning Commission meeting held on Wednesday, August 14, 2024, the Planning Commission voted 7-0 in favor of recommending approval of the proposed rezoning of 0.41 acres of lot number 14216 from M-2, General Industrial zoning district to C-3A, General Business Modified zoning district.



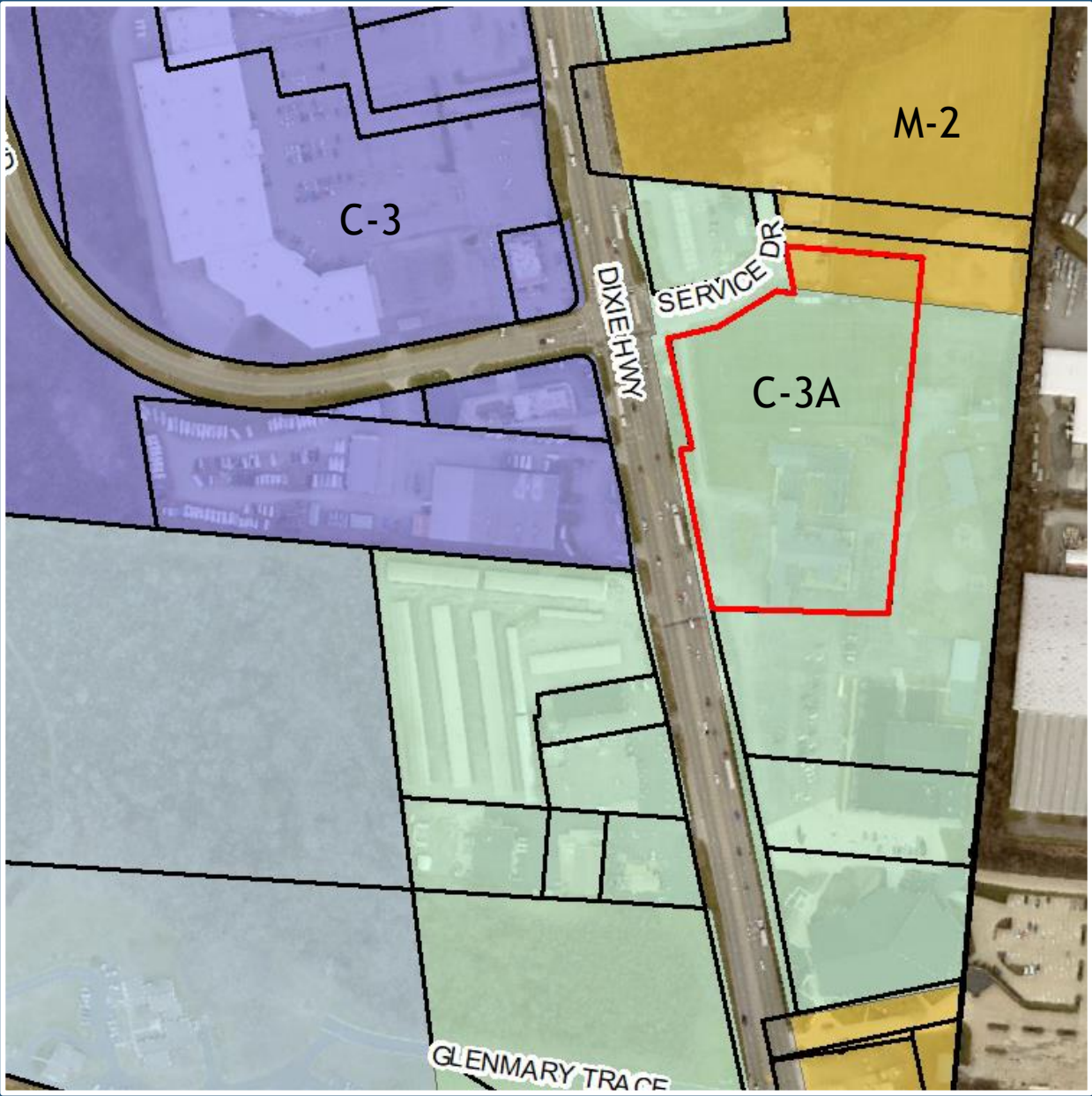
Scott Lepsky, Chairman
Fairfield Planning Commission

cc: Scott Timmer, City Manager
Alisha Wilson, Clerk of Council
Steve Wolterman, Law Director

Attachment: QuickTrip Rezoning 8.14.24-SL (4000 : QuikTrip rezoning)

QuikTrip Rezoning Application Public Hearing August 12, 2024







View looking east



Existing vacant building



View looking south



Meeting Schedule

- ▶ July 8, 2024 - Council 1st Reading
- ▶ August 12, 2024 - Joint Public Hearing, 7:00 pm
- ▶ August 14, 2024 - Planning Commission, 6:00 pm
- ▶ September 9, 2024 - Council 2nd Reading, 7:00 pm
- ▶ September 23, 2024 - Council 3rd Reading, 7:00 pm

Questions or Comments?



City Council Ordinance
Regular Meeting - September 9, 2024

Submitted by: John Clemmons,
 Submitting Department: Legal

Subject:

Ordinance-Amendment Fairfield Zoning Code

Legislation Title:

Ordinance to amend Sections 1131.10, 1131.12 and 1171.02 of Ordinance 166-84, the Codified Ordinances of Fairfield, Ohio to enact zoning provisions regarding marijuana cultivation, processing, testing laboratories and dispensaries and to place a limit of one (1) on the number of business locations operating as Adult Use and Medical Dispensaries permitted within the City of Fairfield.

Recommendation:

At the City Council direction, the Law Department has drafted legislation to amend the City of Fairfield Zoning Code to permit marijuana cultivation, processing, testing laboratories and dispensaries subjected to appropriate limitations upon the location and number of said uses.

Background/Synopsis:

This amendment will permit cultivation, processing and testing of marijuana in the M-2, General Industrial, zoning district and a total of one (1) business location operating as an Adult Use Dispensary and Dispensary (Medical) in the C-3, C-3A or SE zoning districts in the City of Fairfield.

Financial Impact:

None.

Emergency Provision Explanation:

No

Rule Suspension Requested:

No

Emergency Provision Needed:

No

Attachments:

1. ZONING CODE CHANGES-ORD
2. EXHIBIT A SECTION 1131.10
3. EXHIBIT A SECTION 1131.12 AND 1171.02
4. Code Changes 8.14.24-SL

5. Marijuana public hearing Aug 24

ORDINANCE NO. _____

ORDINANCE TO AMEND SECTIONS 1131.10, 1131.12 AND 1171.02 OF ORDINANCE 166-84, THE CODIFIED ORDINANCES OF FAIRFIELD, OHIO TO ENACT ZONING PROVISIONS REGARDING MARIJUANA CULTIVATION, PROCESSING, TESTING LABORATORIES AND DISPENSARIES AND TO PLACE A LIMIT OF ONE (1) ON THE NUMBER OF BUSINESS LOCATIONS OPERATING AS ADULT USE AND MEDICAL DISPENSARIES PERMITTED WITHIN THE CITY OF FAIRFIELD.

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

Section 1. Sections 1131.10, 1131.12 and 1171.02 of Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio are hereby amended to add provisions regarding marijuana uses and to read as follows:

See attached Exhibit "A" which is incorporated herein by reference.

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\2024\ZONING CODE CHANGES-ORD

Attachment: ZONING CODE CHANGES-ORD [Revision 1] (4004 : Ordinance-Amendment Fairfield Zoning Code)

EXHIBIT "A"**1131.10 Non-Residential Districts Use Table and Standards**

- (A) **Non-Residential Use Table.** Table 1131.10 -2: Non-Residential Districts – Use Table lists the uses that are permitted, permitted with standards, conditional, accessory, and temporary within the non-residential zoning districts.

Table 1131.10 -2: Non-Residential Districts – Use Table

	C-1	C-2	C-3	C-3A	C-4	SE	B-1	D-1	M-1	M-2	Section
Agricultural/Residential Uses											
Dwelling, Single Family Detached					P						
Mobile Home Park			C								<u>1131.12 (W)</u>
Residential Facility, Small					P						
Residential Facility, Large			C	C			C				
Residential Treatment Facility, Small					P						
Residential Treatment Facility, Large			C	C			C				
Public/Institutional Uses											
Community Facility	C	P	P	P			P	P			
Cultural Facility	C	P	P	P		P	P	P			
Education Facility, Public or Private	C	P	P	P			P	C			
Education Facility, University/College/Trade School	C	PS	PS	PS			PS	C			<u>1131.12 (J)</u>
Essential Service	P	P	P	P	P	P	P	P	P	P	<u>1131.11 (F)</u>
Governmental Facility	P	P	P	P			P	P	P	P	

P = Permitted Use

PS = Permitted with Standards

C = Conditional Use

Public/Institutional Uses

Public Park and Open Space	P	P	P	P	P	P	P	P	P	P	
Public Recreation Facility, Indoor		P	P	P			P	P			
Public Recreation Facility, Outdoor		P	P	P			P	P			
Religious Facility	C	C	C	C	C	C	P	C	C	C	
Wireless Communication Facility			C	C					PS	PS	<u>1131.15</u>

Commercial Uses

Animal Boarding/Kennel		C	C	C					C	C	<u>1131.12 (A)</u>
Animal Day Care		C	C	C					C	C	<u>1131.12 (B)</u>
Animal Hospital, Veterinary Clinic	PS	PS	PS	PS		PS	PS	PS			<u>1131.12 (C)</u>
Art Studio	P	P	P	P	P	P		P			
Assisted Living Facility		C	P	P			P	C			
Bar/Night Club		C	C	C		C		C			
Brewery, Distillery, Winery, Cidery (Macro)			C	C		C			C	C	<u>1131.12 (C)4</u>
Brewery, Distillery, Winery, Cidery (Micro)		C	C	C		C		C	C	C	<u>1131.12 (C)4</u>
Building and Related Trade Shop		C	P	P					P	P	
Check Cashing, Short Term Loan			PS	PS		PS					<u>1131.12 (F)</u>
Club/Lodge, Private	C	C	C	C	C	C	C	C			

P = Permitted Use

PS = Permitted with Standards

C = Conditional Use

Commercial Uses

Commercial Kitchen			C	C					C		
--------------------	--	--	---	---	--	--	--	--	---	--	--

Attachment: EXHIBIT A SECTION 1131.10 [Revision 1] (4004 : Ordinance-Amendment Fairfield Zoning Code)

Day Care Center	C	C	PS	PS	C	PS	PS	C			<u>1131.12 (I)</u>
Entertainment Venue			C	C		P					
Event Center			C	C		P					<u>1131.12 (K)</u>
Financial Establishment	C	PS	PS	PS	C	PS	PS	PS	C		<u>1131.12 (L)</u>
Fitness/Dance Studio	P	P	P	P	P	P		P			
Flea Market			C	C							<u>1131.12 (M)</u>
Funeral Home	C	P	P	P				C			
Greenhouse, Wholesale									C	C	
Hospital		C	C	C			PS				<u>1131.12 (N)</u>
Hotel, Motel		C	P	P		P					
Landscaping Retail Facility		PS	PS	PS		PS		PS			<u>1131.12 (P)</u>
Landscaping Service Facility			C	C					PS	PS	<u>1131.12 (Q)</u>
Laundry, Commercial			P	P		P		P			
MARIJUANA: ADULT USE DISPENSARY & DISPENSARY (MEDICAL)			PS	PS		PS					1131.12 (S.1)
Media Studio	PS	PS	PS	PS		PS		PS			<u>1131.12 (T)</u>
Medical Office (High Intensity)		C	C	C		C	P	C	C	C	<u>1131.12 (U)</u>
Medical Office (Low Intensity)	P	P	P	P	P	P	P	P	C		
P = Permitted Use PS = Permitted with Standards C = Conditional Use											
Commercial Uses											
Micro-Fulfillment Center	PS	PS	PS	PS		PS		PS			<u>1131.12 (V)</u>
Mixed Use			C	C				C			
Motor Vehicle Fueling/Charging		C	PS	PS				C			<u>1131.12 (X)</u>

Motor Vehicle Repair			C	C					C	C	<u>1131.12 (Y)</u>
Motor Vehicle Sale/Rental Area			C	C							<u>1131.12 (Z)</u>
Motor Vehicle Service		C	C	C		C		C	C	C	<u>1131.12 (AA)</u>
Motor Vehicle Washing Facility		C	PS	PS		PS					<u>1131.12 (DD)</u>
Nursing and Rehabilitation Facility		C	P	P			P	C			
Office, General	P	P	P	P	P	P	P	P	C		
Outdoor Amusement Ride and						P					
Personal Service	PS	PS	P	P	P	P		P			
Recreational Facility, Indoor	C	C	P	P		P	C	C	C	C	
Recreational Facility, Outdoor	C	C	C	C		P	C	C			
Restaurant, Full Service	C	P	P	P		P		P	C		
Restaurant, Quick Service	C	PS	PS	PS		PS		PS	C		<u>1131.12 (GG)</u>
Retail	P	P	P	P	P	P		P	C		
Self-Storage Facility			C	C						C	<u>1131.12 (HH)</u>
Sexually Oriented Business			C	C							<u>1131.12 (II)</u>

P = Permitted Use

PS = Permitted with Standards

C = Conditional Use

Commercial Uses

Showroom	C	P	P	P				P			
Storage Shed or Barn, Carport or Play Structure Sales Area			C	C							
Teen Club		C	C	C				C			
Theater, Cinema		C	P	P		P		C			
Tobacco/Vape Store			PS	PS		PS					<u>1131.12 (LL)</u>

Attachment: EXHIBIT A SECTION 1131.10 [Revision 1] (4004 : Ordinance-Amendment Fairfield Zoning Code)

Industrial Uses

Building Material Yard										C	<u>1131.12 (E)</u>
Construction and Large Equipment Rental, Sale, and Service										C	<u>1131.12 (G)</u>
Contractor Yard										C	<u>1131.12 (H)</u>
Crematorium										C	
Food Processing									C	P	
Junkyard										C	<u>1131.12 (O)</u>
Laundry, Industrial									C	P	
Manufacturing, Artisan			C	C					P	P	
Manufacturing, Light									PS	PS	<u>1131.12 (S)</u>
Manufacturing, Heavy										C	<u>1131.12 (R)</u>

P = Permitted Use

PS = Permitted with Standards

C = Conditional Use

Industrial Uses

MARIJUANA: ADULT USE CULTIVATOR										P	
MARIJUANA: ADULT USE PROCESSOR										P	
MARIJUANA: ADULT USE TESTING LABORATORY										P	
MARIJUANA: CULTIVATION FACILITY										P	
MARIJUANA: LEVEL I ADULT USE CULTIVATOR										P	
MARIJUANA: LEVEL II ADULT USE CULTIVATOR										P	
MARIJUANA: LEVEL III ADULT USE CULTIVATOR										P	
MARIJUANA: LEVEL I CULTIVATOR										P	

Attachment: EXHIBIT A SECTION 1131.10 [Revision 1] (4004 : Ordinance-Amendment Fairfield Zoning Code)

MARIJUANA: LEVEL II CULTIVATOR										P	
MARIJUANA: PROCESSOR (MEDICAL)										P	
Motor Vehicle Storage										C	<u>1131.12 (BB)</u>
Motor Vehicle Tow Yard										C	<u>1131.12 (CC)</u>
Renewable Energy Facility										C	<u>1131.12 (EE)</u>
Research, Development, Laboratory Facility			C	C			PS		C	C	<u>1131.12 (FF)</u>
Stone and Monument Works			C	C					P	P	<u>1131.12 (JJ)</u>
Trucking or Logistics Terminal										C	<u>1131.12 (MM)</u>
Warehouse			C	C					PS	PS	<u>1131.12 (NN)</u>

Accessory Uses

Accessory Structure	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<u>1131.13 (A)</u>
Accessory Use	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<u>1131.13 (B)</u>
Automated Teller Machine (ATM),	PS	PS	PS	PS	PS	PS	PS	PS	PS		<u>1131.13 (C)</u>
Charitable Drop-off Receptacle	PS	PS	PS	PS	PS	PS	PS	PS			<u>1131.13 (D)</u>
Drive-Through Facility		C	PS	PS	C	PS		C	C		<u>1131.13 (E)</u>
Dumpster, Garbage and Recycling	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<u>1131.13 (F)</u>
Dwelling, Accessory Commercial			C	C					C	C	<u>1131.13 (G)</u>
Electric Vehicle Charging Station	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<u>1131.13 (H)</u>
Heliport							C		C	C	

P = Permitted Use

PS = Permitted with Standards

C = Conditional Use

Accessory Uses

Attachment: EXHIBIT A SECTION 1131.10 [Revision 1] (4004 : Ordinance-Amendment Fairfield Zoning Code)

Outdoor Dining	C	PS	PS	PS		PS		PS			<u>1131.13 (I)</u>
Outdoor Display and Retail	PS	PS	PS	PS		PS		PS			<u>1131.13 (J)</u>
Outdoor Storage, Accessory			C	C					PS	PS	<u>1131.13 (K)</u>
Parking, Structure		PS	PS	PS		PS	PS	PS			<u>1131.13 (L)</u>
Parking, Surface	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<u>1131.13 (M)</u>
Retail, Accessory									PS	PS	<u>1131.13 (N)</u>
Showroom, Accessory									PS	PS	<u>1131.13 (O)</u>
Sign	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<u>1155.0</u>
Solar Panel	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<u>1131.13 (P)</u>
Swimming Pool	PS	PS	PS	PS	PS	PS	PS				<u>1131.13 (Q)</u>
Warehouse, Accessory			PS	PS		PS			PS	PS	<u>1131.13 (R)</u>
Wind Turbine									PS	PS	<u>1131.13 (S)</u>

Temporary Uses

Contractor's Office/Trailer	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<u>1131.14 (A)</u>
Dumpster, Roll-off/Construction	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<u>1131.14 (B)</u>
Farmers Market						PS		PS			
Food Truck/Mobile Food Unit		PS	PS	PS	PS	PS	PS	PS	PS	PS	<u>1131.14 (C)</u>

P = Permitted Use

PS = Permitted with Standards

C = Conditional Use

Temporary Uses

Seasonal Sale	PS	PS	PS	PS	PS	PS		PS	C		<u>1131.14 (E)</u>
Tent	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<u>1131.14 (F)</u>

P = Permitted Use

PS = Permitted with Standards

C = Conditional Use

Attachment: EXHIBIT A SECTION 1131.10 [Revision 1] (4004 : Ordinance-Amendment Fairfield Zoning Code)

1131.12 Non-Residential Districts Use Specific Standards*[No changes to this section until new paragraph (S.1).]***(S.1) MARIJUANA - ADULT USE DISPENSARY AND DISPENSARY (MEDICAL).** ADULT USE DISPENSARY AND DISPENSARY (MEDICAL) USES ARE SUBJECT TO THE FOLLOWING:

1. IN ACCORDANCE WITH THE PROVISIONS OF ORC 3780.25 AND ORC 3796.29 THE NUMBER OF BUSINESS LOCATIONS OPERATING AS AN ADULT USE DISPENSARY, DISPENSARY (MEDICAL) OR BOTH PERMITTED WITHIN THE CITY OF FAIRFIELD IS LIMITED TO A TOTAL OF ONE (1).
2. AN ADULT USE DISPENSARY AND A DISPENSARY (MEDICAL) MAY BE OPERATED AT THE SAME LOCATION.
3. SHALL BE LOCATED ONLY ON A LOT WITHIN THE C-3 OR C-3A ZONING DISTRICT WITH A MINIMUM OF 100 FEET OF STREET FRONTAGE ON STATE ROUTE 4 OR ON A LOT WITHIN THE SE ZONING DISTRICT.
4. SHALL BE LOCATED IN A STAND-ALONE (SINGLE TENANT USE) BUILDING AND MAY NOT BE LOCATED IN A MULTI-TENANT OR MIXED-USE BUILDING.
5. SHALL COMPLY WITH SECTIONS 1132.02(B)(1) AND 1132.03 AND ALL OTHER APPLICABLE RULES AND REGULATIONS OF THIS ZONING CODE. FOR THE PURPOSES OF THIS SECTION, MODIFICATIONS OF EXISTING BUILDINGS WILL BE REQUIRED TO COMPLY WITH THE REQUIREMENTS FOR A MAJOR REDEVELOPMENT AS SET FORTH IN SECTION 1132.02.
6. SHALL NOT BE LOCATED WITHIN 1,000 FEET (MEASURING SHORTEST DISTANCE FROM PARCEL LINE TO PARCEL LINE) OF ANOTHER LICENSED ADULT USE DISPENSARY OR DISPENSARY (MEDICAL).
7. SHALL NOT BE LOCATED WITHIN 500 FEET (MEASURING SHORTEST DISTANCE FROM PARCEL LINE TO PARCEL LINE) OF THE FOLLOWING USES: RELIGIOUS FACILITY, PUBLIC LIBRARY, PUBLIC PLAYGROUND, PUBLIC PARK OR OPEN SPACE, EDUCATION FACILITY.
8. SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE OHIO REVISED CODE AND THE OHIO ADMINISTRATIVE CODE.
9. SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 739 OF THE CODIFIED ORDINANCES OF THE CITY OF FAIRFIELD, OHIO.

*[No further changes to this section.]***1171.02 Defined Words***[No changes to this section until paragraph M.]***M****Major Redevelopment.** Any project that meets one of the following conditions:

- (A) The construction of one or more buildings or improvements on a site where all or part of a building or improvement has been previously demolished;
 - (B) The renovation, rehabilitation, addition to, or repurpose of existing buildings or improvements on a site where the cost of work performed exceeds 50 percent of the pre-renovation market value of the building or improvements as determined by the county auditor;
 - (C) The demolition and reconstruction of a building or structure; or
 - (D) Any addition that exceeds 50 percent of the square footage of the existing building or structure.
- Major redevelopment does not include activities associated with routine maintenance and/or remodeling of occupied properties.

Manufacturing, Artisan. An establishment or business where an artist, artisan, or craftsperson teaches, makes, or fabricates crafts or products by hand or with minimal automation, and which may include direct sales to consumers. This definition includes uses such as small-scale fabrication, manufacturing, and other industrial uses and processes such as small-scale welding and sculpting. This use includes fabrication implements that are more industrial than that of an art studio and includes coopering, and crafting of cabinetry, furniture, and other similar small-scale manufacturing.

Manufacturing, Heavy. The manufacturing of products from raw or unprocessed materials, including recycling processes. This category shall also include any establishment or facility using large outdoor structures or storage that cannot be integrated into the building design. Any industrial use that generates noise, odor, vibration, illumination, or particulate that may be offensive or obnoxious to adjacent land uses, or requires a significant amount of onsite hazardous chemical storage shall be classified under this land use. Examples include, but are not limited to, the production of the following: lumber, milling, and planing facilities; aggregate, concrete, and asphalt plants; foundries; forge shops, open air welding, and any other intensive metal and plastic fabrication facilities; and chemical manufacturing.

Manufacturing, Light. Product assembling or mixing, where previously processed components or manufactured parts produced off-site are fitted together into a machine or blended or blown or extruded to form a non-combustible and non-explosive product. Product packaging, including bottling, canning, packing, wrapping, and boxing of products assembled. Laboratories for testing of non-hazardous materials. The assembling or packaging shall not produce noise, vibration, hazardous waste materials, or particulate that create significant negative impacts to adjacent land uses. Odors produced onsite shall not negatively affect other businesses or properties in the area. Examples of assembling include but are not limited to the production of the following: clothes, including screen printing; furniture (where wood is milled off-site); pharmaceuticals; hardware; toys; musical instruments; mechanical components; electric or electronic components and appliances; small vehicle assembly; and computer software. Examples of packaging include, but not limited to, facilities for bottling beverages, canning, and wrapping of foods, and boxing electronic components.

MARIJUANA. THE FOLLOWING TERMS SHALL HAVE THE SAME MEANING AS DEFINED IN SECTION 3780.01 OF THE ORC:

ADULT USE CANNABIS

CANNABIS

MARIJUANA

MEDICAL MARIJUANA

ADULT USE CANNABIS OPERATOR

ADULT USE CULTIVATOR

ADULT USE DISPENSARY

ADULT USE PROCESSOR

ADULT USE TESTING LABORATORY (ALSO INCLUDING LABORATORY TESTING OF MEDICAL MARIJUANA)

CULTIVATE

CULTIVATION AREA

CULTIVATION FACILITY

DISPENSARY

LEVEL I ADULT USE CULTIVATOR

LEVEL II ADULT USE CULTIVATOR

LEVEL III ADULT USE CULTIVATOR

LEVEL I CULTIVATOR

LEVEL II CULTIVATOR

PROCESSOR

[No further changes to this section.]

FAIRFIELD

CITY OF OPPORTUNITY

DEPARTMENTAL CORRESPONDENCE

To: Mayor Rhodus and City Councilmembers
From: Scott Lepsky, Planning Commission Chairman
Subject: Planning Commission Recommendation
Date: 8/14/2024

Please be advised that at the Planning Commission meeting held on Wednesday, August 14, 2024, the Planning Commission voted 7-0 in favor of recommending approval of proposed code changes to Sections 1131.10, 1131.12, and 1171.02 of the Planning and Zoning Code relating to Marijuana Businesses.



Scott Lepsky, Chairman
Fairfield Planning Commission

cc: Scott Timmer, City Manager
Alisha Wilson, Clerk of Council
Steve Wolterman, Law Director

Attachment: Code Changes 8.14.24-SL (4004 : Ordinance-Amendment Fairfield Zoning Code)



Proposed Code Changes Related To Marijuana Businesses

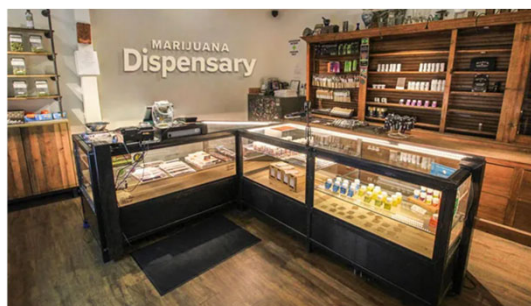
Public Hearing
August 12, 2024

FAIRFIELD

1

Overview of Marijuana Business Types

- Cultivators – grow, harvest, package, and transport
- Processors – convert harvested plant material into consumer products
- Testing Laboratories – independent lab for research and/or analysis
- Dispensaries – sell to the public, Adult Use and/or Medical



9/3/2024

FAIRFIELD

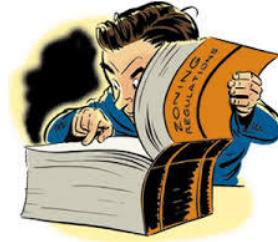
2

2

Attachment: Marijuana public hearing Aug 24 (4004 : Ordinance-Amendment Fairfield Zoning Code)

3 Proposed Changes to Planning and Zoning Code

1. 1131.10(A) – Non-Residential Use Table
2. 1131.12 – Non-Residential Districts Use Specific Standards
3. 1171.02 – Defined Words



9/3/2024

FAIRFIELD

3

3

Changes to 1131.10(A) – Non-Residential Use Table

- Marijuana Dispensaries (Adult Use and Medical)
 - ✓ Recommend Permitted with Standards (PS) in the C-3, C-3A, and SE zoning districts
- Cultivators, Processors, Testing Laboratories
 - ✓ Recommend Permitted (P) in the M-2 zoning district

	C-3		C-3A		SE						
Landscaping Service Facility			C	C					PS	PS	<u>1131.12 (Q)</u>
Laundry, Commercial			P	P		P		P			
MARIJUANA: ADULT USE DISPENSARY & DISPENSARY (MEDICAL)			PS	PS		PS					<u>1131.12 (S.1)</u>
Media Studio	PS	PS	PS	PS		PS		PS			<u>1131.12 (T)</u>
Medical Office (High Intensity)		C	C	C		C	P	C	C	C	<u>1131.12 (U)</u>
Medical Office (Low Intensity)	P	P	P	P	P	P	P	P	C		

9/3/2024

FAIRFIELD

4

4

Changes to 1131.12 – Non-Residential Districts Use Specific Standards

1. Limit the number of Dispensaries to a total of one (1)
2. Adult Use and Medical can operate in same location
3. Shall only be on a lot within C-3 or C-3A with a minimum of 100 feet of street frontage on Route 4, or on any lot in the SE district
4. Shall be in a stand-alone (single tenant) building
5. Shall comply with Route 4 Corridor Overlay Standards (building facade, landscaping, signage, etc...)
6. Shall not be located within 1,000 feet of another dispensary
7. Shall not be within 500 feet of Religious Facilities, Public Library, Public Playground, Public Park or Open Space, or Educational Facility
8. Shall comply with applicable provisions of ORC and OAC
9. Shall comply with provisions of Chapter 739 of Fairfield codified ordinances

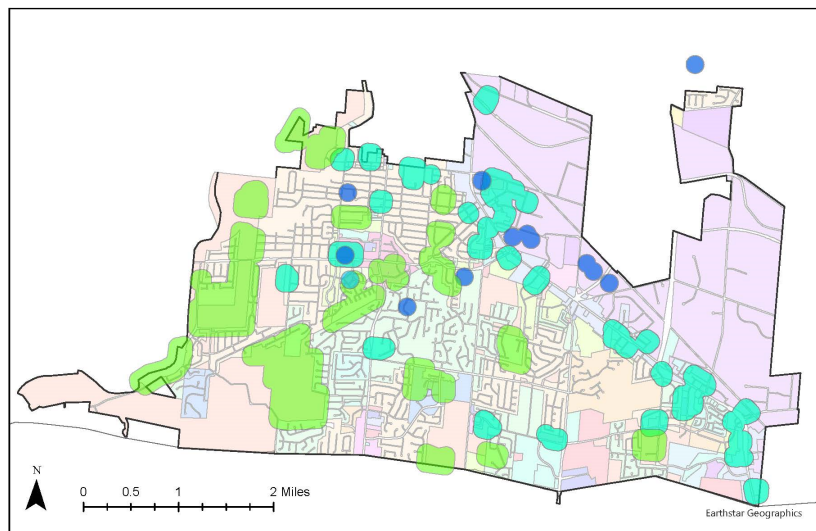
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FAIRFIELD

5

5

500 Feet Separation



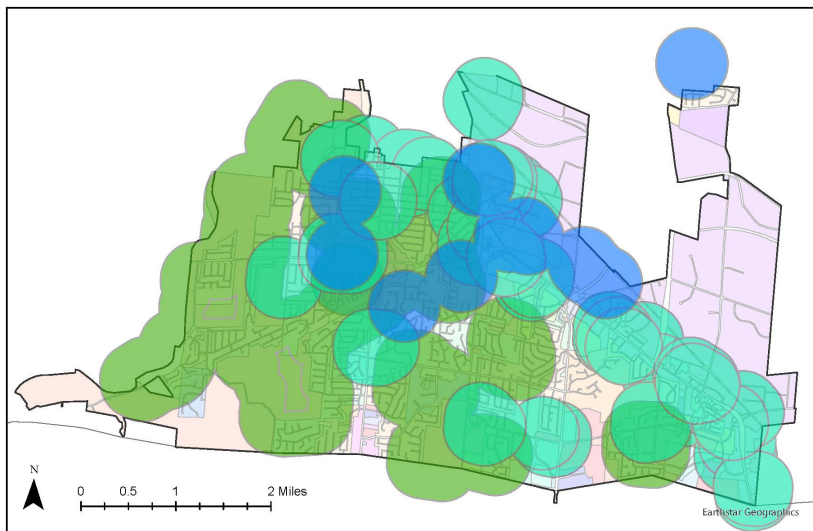
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FAIRFIELD

6

6

1000 Feet Separation



9/3/2024

FAIRFIELD

7

7

State Rules for Dispensaries

- Estimated 300+/- licensed dispensaries in Ohio by end of year
- State location rules:
 - ✓ Must be located at least 500 feet from a school, church, public library, public playground, or public park
 - ✓ Must be located at least 1 mile from another facility - To limit business failures and limit too much concentration in one area
- Other rules:
 - ✓ Lot of rules around ownership, financial interest, and control
 - ✓ Lot of rules around financial responsibility
 - ✓ Visitors must be 21+ and show a state-issued ID
 - ✓ Hours of Operation - not earlier than 7:00 am or later than 11:00 pm
 - ✓ Rules that allow drive up windows and curbside pickup
 - ✓ Lots of rules around minimum security and surveillance requirements
 - ✓ Other rules for employee training, waste disposal, sales procedures, etc...
 - ✓ Statewide indoor smoking ban applies



9/3/2024

FAIRFIELD

8

8

Questions?

FAIRFIELD



City Council Ordinance
Regular Meeting - September 9, 2024

Submitted by: Adam Sackenheim,
 Submitting Department: Public Utilities

Subject:

Ordinance to Adopt 'Fairfield Sustains'

Legislation Title:

Ordinance to authorize the City Manager to approve and adopt Fairfield's Sustainability Plan called "Fairfield Sustains" plan dated June 27, 2024

Recommendation:

It is recommended that City Council introduce and then adopt the 'Fairfield Sustains' plan, dated 6/27/2024.

Background/Synopsis:

'Fairfield Sustains' is the cumulative effort of a 2-year process to develop a strategic framework to guide sustainability initiatives in Fairfield - at both the municipal and community levels.

In June 2022 Fairfield City Council requested the development of a roadmap towards sustainability. Following a targeted Council-Manager Briefing and a subsequent Council work session on the topic, an RFP was released for technical support to help the City develop a strategic sustainability plan. In June 2023 the City selected Blue Strike Environmental as the consultant to provide this support. Following many months of Council and community engagement – including engagement with the local business community and the City's Environmental Commission – a draft sustainability plan was developed. The plan was shared with stakeholders and eventually posted to the City's website for public review and comment.

The final plan, attached here for reference, will serve as a comprehensive roadmap to address environmental, economic, and liveability considerations in the City, and will be a catalyst for quality of life improvements for all residents. The plan considers elements such as energy usage in the community, open space preservation, resource protection and use efficiencies, and economic sustainability initiatives.

'Fairfield Sustains', in alignment with 'Fairfield Forward' (comprehensive plan) and 'Fairfield Connects' (transportation connectivity plan), includes goals, strategies and actions to add sustainability as a core component in municipal operations and the community. The plan has 5 primary focus areas:

- Mobility and transportation;
- Energy;
- Resource conservation;

- Nature and green community; and
- Business and community resilience.

Financial Impact:

Expenditures related to sustainability efforts will be captured in future capital and operational budgets.

Emergency Provision Explanation:

Not applicable.

Rule Suspension Requested:

No

Emergency Provision Needed:

No

Attachments:

1. FAIRFIELD SUSTAINS-ORD
2. Fairfield Sustain_Final Plan_8.23.24

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO APPROVE AND ADOPT
FAIRFIELD'S SUSTAINABILITY PLAN CALLED "FAIRFIELD SUSTAINS" PLAN
DATED JUNE 27, 2024.

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

Section 1. Fairfield's Sustainability Plan called "Fairfield Sustains" dated June 27, 2024 is hereby approved and adopted in accordance with the plan on file in the office of the Clerk of Council.

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\2024\FAIRFIELD SUSTAINS-ORD

Attachment: FAIRFIELD SUSTAINS-ORD (4001 : Ordinance to Adopt 'Fairfield Sustains')

FAIRFIELD SUSTAINS



QUALITY OF LIFE >>> ENVIRONMENT & NATURAL RESOURCES >>> ECONOMIC VITALITY

SUSTAINABILITY ACTION PLAN

12.B.1.d

Attachment: Fairfield Sustain_Final Plan_8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustains')

EXECUTIVE SUMMARY

Attachment: Fairfield Sustain_Final Plan_8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustain')

EXECUTIVE SUMMARY



The City of Fairfield has developed this Sustainability Action Plan to ensure that Fairfield is maximizing its resources in a way that provides efficiency in City operations now and in the future. This Plan, 'Fairfield SUSTAINS', will serve as a comprehensive roadmap for addressing environmental, economic, and liveability considerations in the City, and will be a catalyst for quality of life improvements for all residents. The Plan considers elements such as energy usage in the community, open space preservation, resource protection, and economic sustainability initiatives.

The City of Fairfield has made significant strides toward becoming a more sustainable community. Sustainability is already embedded in many aspects of municipal operations and community planning. Fairfield SUSTAINS both acknowledges this foundational work and offers a renewed commitment to the continuation of these practices as a core aspect of Fairfield's future identity and ongoing approach to city planning. The Plan offers an ambitious vision as a City with sustainability as a core contributor to overall quality of life for Fairfield's residents, businesses and visitors, and aligns with sustainability policy goals outlined in integral planning documents including, Fairfield Forward (the City's current Comprehensive Plan), and Fairfield Connects (the City's current mobility and transportation connectivity plan). It calls on the City to lead by example through demonstration projects, efficient operations and targeted community assistance programs. Fairfield SUSTAINS balances ambitious targets with realistic strategies and achievable actions grounded in localized data, community input, and proven best practices. Fairfield SUSTAINS serves as an actionable roadmap to build upon the historical progress to date, and to further refine, enhance and accelerate previous and ongoing efforts for a more sustainable Fairfield.

EXECUTIVE SUMMARY

The City's recent Comprehensive Plan, Fairfield Forward, presents sustainability as one of seven core aspects of its community identity, guiding the City's planning efforts over the next two decades. Fairfield Forward calls on the city to be a leader in responsible stewardship, healthy environments, and reduced energy consumption on both public and private property. It further outlines key sustainability efforts to date and calls for the creation of a Sustainability Plan to detail and guide these efforts moving forward. Fairfield Sustain transforms that vision into action, by offering a strategic roadmap for the City to continue, enhance and further sustainability efforts in both municipal operations and across the community as a whole.

This Plan is built on a foundation of proven best practices, key themes and policy commitments from existing planning documents, and relevant federal, state and local policies. Upon this foundation, the Plan weaves together the combined contributions gathered through public engagement with Fairfield's residential and business community, stakeholders, Environmental Commission, as well as City staff, elected officials and leadership. It is a synthesis of community survey results, workshop ideation, City Council guidance, Environmental Commission input, and focus group refinement. This Plan is further grounded in a comprehensive data analysis of 2021 municipal operations and community-wide greenhouse gas (GHG) inventories, local policies, best practices in sustainability solutions, and opportunities unique to the City of Fairfield. While it considers emissions reductions as a key priority, it aims to support an improved quality of life for residents, businesses and visitors as its principal target, by championing economic vitality, efficiency in municipal operations, and smart resource utilization for a sustainable future. In communities across the country, increased sustainability measure adoption is often also associated with improved public health outcomes, reduced risk factors or exposure to pollutants, and higher community wellness potential.

EXECUTIVE SUMMARY



IMPROVED QUALITY OF LIFE



REDUCED GREENHOUSE GAS EMISSIONS



IMPROVED ECONOMIC VITALITY



EFFICIENCY IN MUNICIPAL OPERATIONS



SMART RESOURCE UTILIZATION



IMPROVED PUBLIC HEALTH AND COMMUNITY WELLNESS

Where emissions are considered, the Plan uses the year 2021 as the baseline for the greenhouse gas emissions inventories, as the most recent complete year of post-pandemic data available. Emissions targets contained herein will be compared against this baseline year (base year) to monitor and assess progress over time. Emissions are measured in metric tons of carbon dioxide equivalent (MT CO₂e) to compare emissions from various sources against a common equivalency.

Municipal emissions are generated from internal activities and operations at the municipal scale related to the City of Fairfield's various departments, buildings, parks, and facilities. In base year 2021, Fairfield's emissions from municipal operations totaled 9,501 MT CO₂e resulting from four primary sources: (1) the operation of water and wastewater treatment facilities; (2) municipal buildings and facilities; (3) City's fleet of vehicles; and (4) street lighting and traffic control systems.

EXECUTIVE SUMMARY

Base year 2021 Community emissions totaled 391,185 MT CO₂e, of which municipal emissions comprise just 2%. At the community scale, Fairfield's emissions result from three major emissions sources: (1) Buildings & Energy, comprised of residential, commercial, and industrial sectors, respectively; (2) Mobility & Transportation; and (3) Other Resources - Solid Waste, Water, and Wastewater. Additionally, fugitive emissions, which include leaks and unintentional releases of natural gas within the community, contributed a minor fraction of less than 1%. Fairfield's per capita equivalent emissions are comparable to or slightly lower than cities of similar size, at approximately 8.87 MT CO₂e per capita.

Sustainability targets presented in this Plan provide mid-term and long-term time horizons to guide progress over time. These targets further align with important City milestones, marking Fairfield's 75th anniversary in 2030 and Fairfield's centennial anniversary in 2055.

Goals, strategies, and actions in support of the targets are outlined herein and are presented in two categories: Foundational and Complementary.

A. FOUNDATIONAL STRATEGIES: Focus on three high-impact essential sectors—Mobility & Transportation, Buildings & Energy, and Resource Conservation—to drive economic vitality, improve well-being, and optimize resource use.

B. COMPLEMENTARY STRATEGIES: Embrace cornerstones of Fairfield's sustainability approach through two additional sectors—Nature & Green Community, plus Business & Community Resilience—strengthening the community connection to Fairfield's unique natural spaces and supporting visible sustainable solutions across all focus sectors.

Collectively, these components of Fairfield Sustains serve as a comprehensive roadmap to guide the City in achieving its sustainability targets and giving rise to a more sustainable, engaged and resilient community for generations to come.

CONTENTS

EXECUTIVE SUMMARY	2	SECTION 4	54
ACKNOWLEDGEMENTS	8	STRATEGIC ROADMAP	
ACRONYMS	10	Mobility and Transportation	58
LETTER	11	Buildings and Energy	61
		Resource Conservation	67
SECTION 1	12	Nature and Green Community	72
INTRODUCTION		Business and Community Resilience	75
Background	13	SECTION 5	79
Engagement Activities	18	IMPLEMENTATION PLAN	
Approach	19	Implementation Overview	80
Collaboration and Partnerships	21	Tracking, Monitoring and Reporting	82
State and Regional Planning	22	Funding the Plan	83
Local Planning	24	SECTION 6	85
Our Progress	29	APPENDICES	
SECTION 2	35	APPENDIX A:	86
OUR IMPACT: UNDERSTANDING FAIRFIELD'S EMISSIONS		What The Community Can Do	
Community Emissions Inventory	38	APPENDIX B:	90
Municipal Operations Emissions Inventory	39	Stakeholder Engagement Plan	
Emissions Projections	40	APPENDIX C:	109
Adjusted Business-as-Usual Forecast	40	Community Survey Results	
Business-as-Usual Forecast	41	APPENDIX D:	135
SECTION 3	42	Regional Goals	
OUR SUSTAINABILITY TARGETS		APPENDIX E:	139
Looking Out To 2030	45	List of Sustainability Achievements To Date	
Looking Out To 2055	48	APPENDIX F: Technical Annex	144
		(GHG Inventory and Forecast Report)	
		APPENDIX G:	167
		Implementation Framework	
		APPENDIX H:	188
		Prioritization Matrix	
		APPENDIX I:	194
		Funding Opportunities and Programs	
		APPENDIX J:	206
		Reference Documents	
		APPENDIX K:	208
		Map of Open Spaces and City Parks	

ACKNOWLEDGEMENTS

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(Fairfield Sustains Co-Sponsor)

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Debbie Pennington, 3rd Ward

Adam Kraft, 4th Ward

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GRATITUDE to all the individuals, staff, businesses, nonprofits, community groups, and partners in the City of Fairfield who participated in our focus groups and workshops. We also extend our deep appreciation to the larger community for completing our sustainability survey, and to every individual who supplied data requests and offered their insights, expertise, and support in shaping Fairfield Sustains - **THANK YOU.**

ACRONYMS



ABAU	Adjusted Business-As-Usual
ARPA	American Rescue Plan Act
BAU	Business-As-Usual (BAU)
BCRTA	Butler County Regional Transportation Agency
BCSWD	Butler County Solid Waste District
BMP	Best Management Practice
CAFE	Corporate Average Fuel Economy
CAP	Climate Action Plan
CO2	Carbon dioxide
EPA	Environmental Protection Agency
EPPP	Environmentally Preferable Purchasing Policy
ESIP	Energy Storage Installation Professional
EV	Electric Vehicle
GHG	Greenhouse Gas
HHV	High Heat Value
HHW	Household Hazardous Waste
HVAC	Heating, Ventilation, and Air Conditioning
IAC	Industrial Assessment Center
ICLEI	International Council for Local Environmental Initiatives
IES	Institute for the Environment and Sustainability
KPI	Key Performance Indicators
kW	kilowatt
kWh	kilowatt hour
LEED	Leadership in Energy & Environmental Design
MPO	Metropolitan Planning Organization
MT	metric ton
MT CO2e	Metric Ton of Carbon Dioxide equivalent
OKI	Ohio-Kentucky-Indiana Regional Council of Governments
PACE	Property Assessed Clean Energy
ROI	Return On Investment
REC	Renewable Energy Credit
SAP	Sustainability Action Plan
SOP	Standard Operating Procedure
SMART	Specific, Measurable, Achievable, Relevant and Timebound
TIF	Tax Increment Financing
UD	University of Dayton
UFAP	Urban Forestry Action Plan
VFD	Variable Frequency Drive
VMT	Vehicle Miles Traveled
WCS	Waste Characterization Study
ZEV	Zero Emission Vehicle

LETTER FROM THE COUNCIL CO-SPONSORS



In 2023 the elected officials of the City of Fairfield made sustainability a top strategic initiative now and into the future. The plan that follows, *Fairfield Sustains*, provides a comprehensive roadmap which will enable the City to achieve sustainability goals with a major focus on improved quality of life, thoughtful resource utilization, and robust economic vitality.

Fairfield developed this plan in an effort to be a leader in the sustainability space – attracting a strong residential and business base, maximizing efficiencies in municipal operations, and protecting and enhancing our local environment.

Fairfield Sustains is a holistic plan constructed around five broad frameworks:

- Mobility and transportation;
- Buildings and energy;
- Resource conservation;
- Nature and green community; and
- Business and community resilience.

The City of Fairfield has grown and thrived since its inception in 1955. *Fairfield Sustains* provides an actionable roadmap to enable the City to continue on this trajectory, reaffirming its identity as a desirable place in which to live, play and work.

We extend our gratitude to all those who contributed to the development of this plan and express our unwavering commitment to its implementation.

Sincerely,

Tim Meyers, Council-member At-Large
(*Fairfield Sustains* Co-Sponsor)

Gwen Brill, Council-member At-Large
(*Fairfield Sustains* Co-Sponsor)

Attachment: Fairfield Sustain_Final Plan_8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustains')

SECTION 1 INTRODUCTION

SECTION 1 INTRODUCTION

MISSION STATEMENT

“Implement a sustainable strategy into the founding tenets of quality of life within the City of Fairfield. The strategy will support and promote infrastructure innovation and programming while improving livability within the city by reducing the impact of city operations on natural resources and the environment.”

—Adopted by
Fairfield City Council 2022

BACKGROUND

The City of Fairfield, Ohio, located about 20 miles from Cincinnati and just north of I-275, is a community that offers quality of life, safety, and lush green spaces typically found in small towns, alongside the benefits of regional accessibility. With 87.3% of its 20-square-mile area developed, Fairfield offers limited space for new growth, highlighting the opportunity for increased adoption of smart-growth and sustainability principles in current and future planning and development. Fairfield's expansive natural systems include 935 acres of preserved open space and parks, which form a defining characteristic of the City's identity.

Fairfield, home to approximately 44,900 residents, is a City focusing on economic growth, quality of life, and sustainable development. The City is committed to understanding its environmental impact to enhance quality of life, promoting business vitality and resilience, and nurturing fairness in public policy. This approach positions Fairfield as a forward-thinking community, dedicated to maintaining its charm while fostering a balanced and sustainable future.

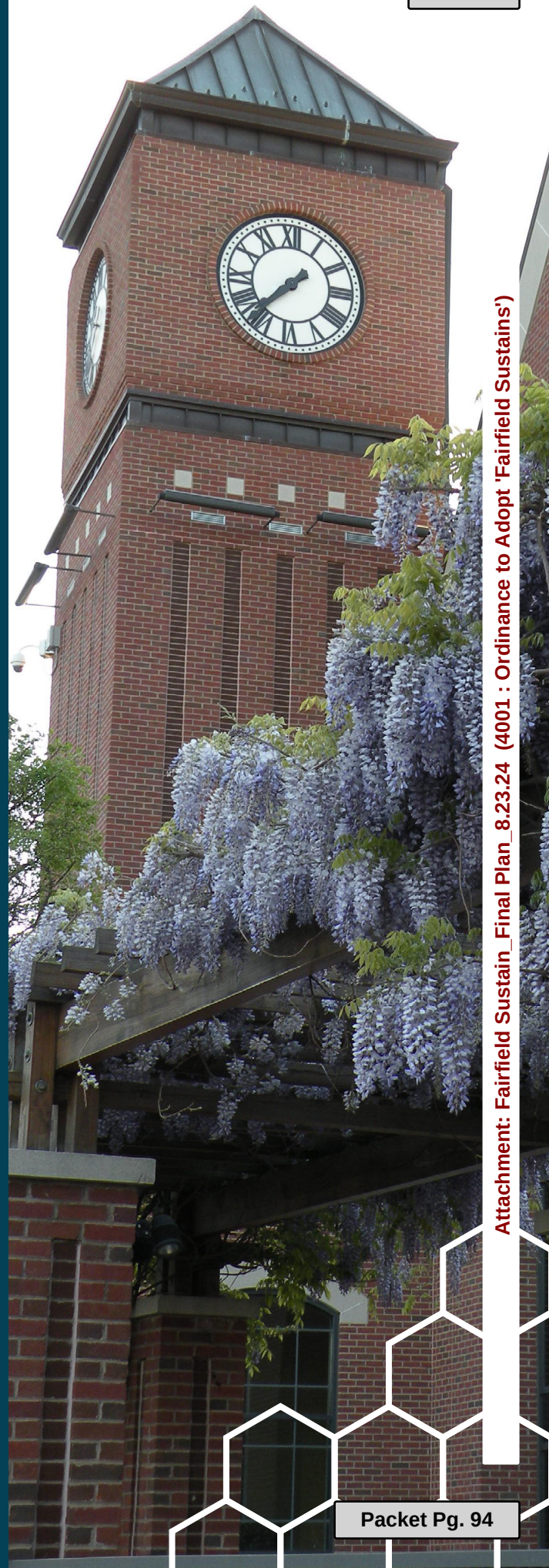
Attachment: Fairfield Sustain_Final Plan_8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustains')

SUSTAINABILITY

Sustainable actions support, maintain, conserve, and enhance the environmental, economic, and social systems on which communities depend to ensure these critical resources continue to be available for future generations. The City of Fairfield will be a leader in responsible stewardship, healthy environments, and reduced energy consumption on both public and private property. Fairfield has implemented sustainable initiatives such as curbside recycling, urban forestry, an environmental commission, a farmer's market, and groundwater resource protection. In order to reduce the carbon footprint at city-owned facilities, efficient lighting and mechanical systems are being installed, street lights are being replaced with energy efficient LEDs, and the City is investigating applying for grants to install electric vehicle charging stations.

Key sustainable implementation strategies include exploring alternative energy technology to power city-owned properties; revising the zoning code to require landscaping on private property when it develops or redevelops; encouraging the preservation of mature trees and planting of new trees; exploring incentives for sustainable site and building design; increasing pedestrian and bicycle infrastructure; pursuing Greenroads certification status for eligible transportation projects; and creating a sustainability plan to detail and guide these efforts.

- Fairfield Forward, 2019



SECTION 1 INTRODUCTION

GOALS & FRAMEWORKS

Fairfield's Sustainability Action Plan, (hereafter, 'Fairfield Sustains,' or 'Plan'), encompasses a variety of key elements to promote environmental stewardship and sustainable economic development across the City. Collectively these elements represent the guiding framework utilized to structure the Plan's development.

✓ **Business Sustainability and Support of Sustainable**

Business Practices: Fairfield Sustains encourages businesses to adopt sustainable practices, aiding them in their transition towards a more resilient and economically vibrant model. This shift not only bolsters the City's sustainability profile but also strengthens its overall economic vitality.

✓ **Residential Sustainability:** Fairfield Sustains focuses on increasing sustainability in residential areas by increasing walkability and bikeability, promoting energy aggregation and renewable energy as well as recycling and waste reduction, and incorporating cost-saving measures to make sustainable living economically accessible to all residents.

✓ **Decarbonization Goals:** Fairfield Sustains sets ambitious yet sustainable, realistic, and economically viable decarbonization goals, including detailed carbon reduction projects. It emphasizes opportunity identification and prioritizes these projects based on cost, risks, and Return On Investment (ROI) metrics.

✓ **Building and Zoning Code Updates:** Fairfield Sustains recommends updates to building and zoning codes which can be crucial in integrating sustainability standards to promote environmentally sustainable and energy-efficient urban development.

SECTION 1 INTRODUCTION

- ✓ **Green Infrastructure Recommendations:** Fairfield Sustains recommends the development of green infrastructure, improving air quality, reducing runoff, enhancing urban green spaces, and providing complementary health and wellness co-benefits for the community.
- ✓ **Efficiency Specified to Departmental Level:** Fairfield Sustains measures are specified at the departmental level within City operations, to support accountability, appropriate resourcing, and ensure each sector contributes to the City's sustainability goals.
- ✓ **Financial Operating Structure Updates:** Fairfield Sustains includes funding mechanisms and financial operating structures to rank, prioritize and support sustainable projects and consider sustainability criteria in procurement of goods and services.
- ✓ **Macro-Level Review:** Fairfield Sustains provides a macro-level review to assess the impacts of sustainability initiatives on City-wide operational efficiencies, emissions reductions, costs, improved quality of life, smart resource utilization, and other factors.
- ✓ **Fairness in Public Policy:** Fairfield Sustains emphasizes fairness in public policy, ensuring that sustainability initiatives are locally attuned and responsive to benefit all populations within the community.

SECTION 1 INTRODUCTION

QUALITY OF LIFE FRAMEWORK

Sustainability serves as a powerful mechanism for enhancing quality of life, reinforcing city identity, and fostering economic vitality. With 935 acres of preserved open space and parks, the presence of natural systems, lakes and parks is one of the defining characteristics that makes Fairfield unique, attracting residents, businesses and visitors alike. By integrating sustainability into urban planning and policies, cities can distribute benefits widely, ensuring that all residents enjoy a higher standard of living while fostering a distinct city identity rooted in environmental responsibility. This approach not only improves the immediate environment but also attracts businesses and investments, catalyzing economic growth. As cities become more sustainable, they enhance their appeal as desirable places to live, work, and visit, creating a vibrant and prosperous urban ecosystem that benefits everyone. Beyond these quality of life benefits, Fairfield's focus on sustainability should result in more thoughtful and strategic resource usage in the operation of municipal affairs – improving efficiencies and impacting municipal budgets in a positive fashion.

SECTION 1 INTRODUCTION

ENGAGEMENT ACTIVITIES

The City of Fairfield values community input and public engagement, and recognizes the importance of a collaborative process to ensure Fairfield Sustain reflects the expansive perspectives and needs of the community. Engaging the community in the planning process to gather meaningful input was a crucial component of the development of Fairfield Sustain to ensure that measures are practical, fair, and can be implemented efficiently. The City engaged with stakeholders throughout the planning process, interacting with local residents, businesses, internal operations, city leadership, elected officials and other community members (collectively referred to as "stakeholders").

Fairfield's engagement activities included community survey, business leaders workshop and multiple ideation, prioritization and development workshops and focus groups with the City's Environmental Commission, department staff and leadership, and City Council representatives. Ideas, comments and suggestions are integrated into this Plan to the best of the project's team abilities and in alignment with the data analysis results and applicable policy requirements and considerations. Ongoing collaboration with community stakeholders will continue to serve as a vital element of Fairfield Sustain implementation to strengthen community ties and increase overall effectiveness of the measures and approaches contained herein. For a list of simple actions individuals can take to support a more sustainable community, see Appendix A (What The Community Can Do). The Fairfield Sustain Stakeholder Engagement Plan, including summary of primary activities, engagement channels, community survey results and feedback is presented as Appendices B and C.

SECTION 1 INTRODUCTION

APPROACH

Fairfield Sustains outlines a Strategic Roadmap to a more sustainable community by championing economic vitality, efficiency in municipal operations, and smart resource utilization, aiming to uplift the quality of life for everyone.

The Plan is built on the combined contributions gathered through extensive community engagement with the Fairfield community, stakeholders, staff, and leadership. Fairfield Sustains is a synthesis of community survey results, workshop ideation synthesis, and focus group refinement, along with key themes and policy commitments from existing planning documents and policies. The Plan is grounded in comprehensive data analysis of 2021 Municipal and Community greenhouse gas inventories, local policies, best practices in sustainability solutions, and opportunities unique to the City of Fairfield. It goes beyond emissions reduction, embracing a broad approach to sustainability with an improved quality of life as the core objective.

SECTION 1 INTRODUCTION

FAIRFIELD SUSTAINS IS ORGANIZED INTO SIX SECTIONS:

→ SECTION 1

Presents an introduction to the Plan including background, engagement, policy and progress to date information;

→ SECTION 2

Provides baseline data related to greenhouse gas inventory and forecasts for both municipal operations, as well as the broader Fairfield community;

→ SECTION 3

Forecasts emissions reductions over time in line with mid-term 2030 and long-term 2055 targets;

→ SECTION 4

Illustrates the City's Sustainability Strategic Roadmap, presented as three foundational (Mobility & Transportation, Buildings & Energy, and Resource Conservation) and two complementary (Nature & Green Community, and Business & Community Resilience) focus areas. Each focus area identifies key goals, strategies and actions to achieve results;

→ SECTION 5

Outlines the Fairfield Sustain Implementation Framework, including the identification of key performance indicators (KPIs), timelines, cost estimates and funding sources to achieve selected measures; and

→ APPENDICES

Provide more detailed information on Plan baseline data components including greenhouse gas inventory and analysis methodology, stakeholder engagement feedback including community survey results, summary of regional goals by jurisdiction, prioritization matrix, implementation framework detail, funding opportunities, and list of complementary studies including Miami University's *Solar Power Implementation for Fairfield's Wastewater Treatment Plant* (2024) and *Fairfield EV Fleet Feasibility* (2024), as well as University of Dayton's *Guides to Energy Productivity for Fairfield's Water and Wastewater Systems* (2023).



SECTION 1 INTRODUCTION

COLLABORATION & PARTNERSHIPS

The City of Fairfield recognizes that cultivating a sustainable community transcends individual efforts. Guided by a shared vision, Fairfield is both leading and contributing to a broader collective response across the region by embracing partnership and collaboration. In some cases this is facilitated through existing membership or participation in regional planning bodies such as Ohio-Kentucky-Indiana Regional Council of Governments (OKI) and Butler County Regional Transportation Agency (BCRTA) for transportation planning, infrastructure and transit services, Butler County Solid Waste District (BCSWD) for regional waste diversion services, and the Stormwater Collaborative and Groundwater Consortium for regional water stewardship, conservation and protection, and others.

By leveraging shared expertise, resources, responsibilities, and perspectives across the community and the broader region, Fairfield is able to achieve economies of scale and efficiencies in operational delivery to maximize benefits for its local community, while minimizing required capital outlays. This unified approach broadens the overall impact of the Plan, reduces required financial and resource investments, and fosters a sense of shared commitment and solidarity across different stakeholders in the region. This collaborative approach is further grounded in the acknowledgement that some sustainability actions are directly within the City's purview, while others may lie within the City's sphere of influence, but may not be in the City's direct regulatory authority. Additional entities, agencies or associations offer particular resources or expertise that may further complement strategies listed within this Plan, or may themselves have regulatory authority to enact such programs. For these reasons, this Plan includes actions in which the City will cultivate, continue, expand or enhance collaboration and partnership to advance the Plan's overall impact. The City is committed to cultivating partnership opportunities to enhance the effectiveness of measures outlined within the Section 4. Strategic Roadmap.

SECTION 1 INTRODUCTION

STATE AND REGIONAL PLANNING

The following outlines key state, regional or local planning policies guiding the sustainability landscape in Ohio. At present, the state of Ohio has not adopted specific climate goals or targets guiding local or regional planning similar to those adopted in other states across the nation. Such policies establish particular targets, requirements or resources at the state level to mandate, encourage or guide actions taken on the local municipal level. However, many jurisdictions across the state of Ohio are joining jurisdictions across the nation, adopting their own policies to increase sustainability and/or address environmental impacts related to a changing climate. A summary of example jurisdictional goals across the state of Ohio is presented within Appendix D. A regional planning resource example is presented below.

OHIO-KENTUCKY-INDIANA REGIONAL COUNCIL OF GOVERNMENTS (OKI) 2020 COORDINATED PLAN

- OKI serves as the Metropolitan Planning Organization (MPO) for transportation in the Greater Cincinnati Region, covering Butler, Clermont, Hamilton and Warren Counties in Ohio; Boone, Campbell and Kenton Counties in Kentucky; and, Dearborn County in Indiana. The Coordinated Plan represents the latest multi-jurisdictional Coordinated Plan guiding transportation in the local region. OKI's responsibilities in southwest Ohio, northern Kentucky, and southeast Indiana consequently involve both developing a Coordinated Plan to improve mobility for these target populations and also using the Plan to guide decisions on funding for eligible transportation improvements. The City of Fairfield is a member of OKI and may benefit from various regional planning initiatives in the transportation and energy sectors.

SECTION 1 INTRODUCTION

ENERGY PROVIDER COMMITMENTS

DUKE ENERGY is the primary energy provider in Fairfield. Duke Energy has set ambitious climate goals, striving toward at least a 50% reduction in CO2 emissions from electricity generation in 2030 and net-zero CO2 by 2050. Duke Energy is also targeting net-zero methane emissions for natural gas distribution business by 2030. However, a small number of Fairfield residents are serviced by the Butler Rural Electric Cooperative, which currently does not have a climate goal set.

SECTION 1 INTRODUCTION

LOCAL PLANNING

Fairfield Connects, a connectivity master plan released in 2020, marked a significant step for the City of Fairfield in enhancing community connectivity. Spanning over two decades with a projected multi-million dollar budget, the plan is designed to develop organically alongside the city's growth, leveraging both developer contributions and grant funding to help manage costs. The plan focuses on linking neighborhoods with key city hubs such as the Town Center area, the Ohio 4 corridor, and the Mack and South Gilmore roads area, and integrates these areas with the Great Miami River Trail. It also aims to complete the unconnected sections within Fairfield, creating a more unified urban landscape. Highlighting the potential for increased property values and economic benefits, the plan draws on studies like the University of Cincinnati Economics Center's analysis of the Wasson Way Project in Cincinnati, demonstrating the environmental and household financial benefits of reduced vehicle usage. The plan's flexibility is a key feature, incorporating various pathways such as sidewalks, multi-use paths, shared road paths, and more. It also involves collaboration with developers to effectively integrate connectivity elements into new construction.

SECTION 1 INTRODUCTION

Fairfield Forward, released in 2019, is a comprehensive land use plan that articulates the City of Fairfield's vision and strategy for future growth and community resource management. As the city approached build-out capacity, with 87.3 percent of its 20-square-mile area developed, this plan provided a critical framework to sustain a high quality of life for the foreseeable future. As a comprehensive, policy-level document, it sets out a collective vision, goals, policies, and strategies focused on land use, zoning, housing, transportation, economic development, public services, and sustainability. It includes detailed future plans and policies for the entire city and specific areas like the Route 4 Corridor and the Town Center. Fairfield Forward is a key resource not just for city officials but also for private developers, real estate agents, and property owners. It emphasizes Fairfield's commitment to being a vibrant, diverse community with safe neighborhoods and a high quality of life. The plan highlights the importance of embracing diversity and adaptability, encouraging new investments and redevelopment that enhance the City's character and strengths.

The 2014 **Fairfield Parks and Recreation Department Master Plan**, a 10-year strategy, was developed to bolster the City's recreational assets and opportunities. The plan, informed by past assessments and studies, adopts a comprehensive approach to recognize parks and recreation's role in individual and community development, economic enhancement, and environmental stewardship. The plan addresses Fairfield's evolving demographics and urban landscape, emphasizing the importance of maintaining existing parks, developing trails, using technology for outreach, and enriching arts and entertainment. Strategic priorities include maintaining current facilities, expanding trail networks, enhancing arts and culture programs, and engaging youth and seniors. Implementation of the plan hinges on funding, with a basic maintenance focus under limited budgets and potential for wider improvements and services with increased funding.

SECTION 1 INTRODUCTION

COMPLEMENTARY STUDIES

Miami University Solar Power Implementation for Fairfield's Wastewater Treatment Plant (2024) - A study was conducted in partnership with Miami University's Institute for the Environment and Sustainability, on behalf of the City of Fairfield in conjunction with the completion of Fairfield Sustains. This study assessed the feasibility of a solar array at the City's Wastewater Treatment Plant considering such factors as siting locations, system size, number of panels, cost and other operational considerations. Results will be considered during the implementation phase of Fairfield Sustains.

Miami University Fairfield EV Fleet Feasibility (2024) - A study was conducted in partnership with Miami University Graduate School of Environmental Sciences, on behalf of the City of Fairfield in conjunction with the completion of Fairfield Sustains. This study assessed the feasibility of zero emission vehicle transition within the City fleet considering such factors as number of vehicles, type of vehicles, use, replacement schedule, charging infrastructure, costs, and other operational considerations. Results will be considered during the implementation phase of Fairfield Sustains.

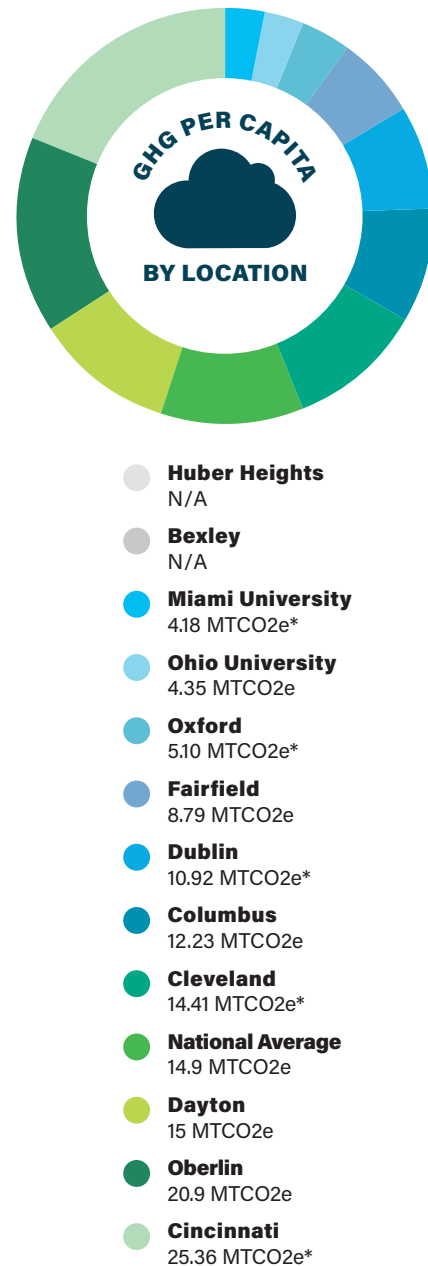
University of Dayton (UD) Industrial Assessment Center (IAC) Guides to Energy Productivity for Fairfield's Water and Wastewater Systems (2023) - A study conducted in partnership with University of Dayton IAC, on behalf of the City of Fairfield in advance of the development of Fairfield Sustains. This study evaluated energy use at the Fairfield water and wastewater facilities and made various recommendations for efficiency improvements based on the findings. Results were summarized and presented to the Public Utilities Department in 2023. Those recommendations deemed appropriate but not yet implemented are included as actions under the Resource Conservation focus area for the implementation phase of Fairfield Sustains.

SECTION 1 INTRODUCTION

REGIONAL GREENHOUSE GAS EMISSIONS COMPARISONS

This section offers a comparative analysis of per capita greenhouse gas emissions in Fairfield, positioning it against other Ohio municipalities and the national average. Below, the table aims to contextualize Fairfield's environmental footprint within a broader regional and national framework, drawing on data from various public sources. It is important to note that this data is preliminary and subject to variation due to the differing methods used by municipalities for calculation. These discrepancies can result from diverse accounting techniques, the inclusion of different emission types classified as Scope 1, 2, and 3, and the specific emissions sources considered. Consequently, the figures should be viewed as rough estimates, not exact comparisons. Presently, Fairfield records emissions at 8.87 MT CO₂e per capita, markedly below the national average of 14.4 MT CO₂e per capita. However, readers should regard these numbers as provisional, considering the preliminary stage of data analysis.

Figure 1: Greenhouse Gas Emissions per capita by location



SECTION 1 INTRODUCTION

Table 1: Overview of Community-wide Emissions

LOCATION	POPULATION ¹	TOTAL GHG INVENTORY	GHG PER CAPITA	SOURCE
Huber Heights	43,272	N/A	N/A	2023 Comprehensive Plan
Bexley	13,681	N/A	N/A	Green Bexley website and 2017 Zero Waste Plan
Miami University	19,452	80,000 MTCO ₂ e*	4.18 MTCO ₂ e*	Miami 2040: Climate Action Plan for Miami University Draft
Ohio University	29,217	130,009 MTCO ₂ e*	4.35 MTCO ₂ e	Ohio University Sustainability and Climate Action Plan 2021
Oxford	22,625	118,000 MTCO ₂ e*	5.10 MTCO ₂ e*	Oxford Climate Action Plan 2023
Fairfield	44,456	391,128 MTCO ₂ e	8.79 MTCO ₂ e	Fairfield Sustains Draft SAP 2024
Dublin	49,085	536,164 MTCO ₂ e*	10.92 MTCO ₂ e*	2018-2020 Sustainability Framework, in 2024 a new Sustainability Plan will be released
Columbus	906,528	11,005,874 MTCO ₂ e	12.23 MTCO ₂ e	2021 Columbus Climate Action Plan
Cleveland	367,991	12,500,000 MTCO ₂ e	14.41 MTCO ₂ e*	Cleveland Climate Action Plan 2018 and Cleveland's Clean and Equitable Energy Future
National Average	N/A	N/A	14.9 MTCO ₂ e	Our World in Data. (2024). United States: Per capita: how much CO ₂ does the average person emit?.
Dayton	137,571	2,119,544 MTCO ₂ e	15 MTCO ₂ e	Resolution 6572-21 and 2021 Strategy for a Sustainable Dayton
Oberlin	8,249	174,391 MTCO ₂ e	20.9 MTCO ₂ e	Updated 2019 Climate Action Plan
Cincinnati	308,935	7,600,000 MTCO ₂ e	25.36 MTCO ₂ e*	Green Cincinnati Plan 2023

* Emissions figures are calculated based on the information available in the referenced documents, but may not include all emissions sources.

¹ United States Census Bureau



SECTION 1 INTRODUCTION

OUR PROGRESS

Fairfield has long embraced natural spaces as a core aspect of community identity, with over 935 acres of preserved natural spaces, including City parks, lakes and other recreation areas within the City. Fairfield Forward and Fairfield Connects both emphasize the City's unique natural resources and set objectives to preserve, and expand such resources while also increasing connectivity within the City to encourage and facilitate this ease by which residents, businesses and visitors can access these natural areas that make Fairfield so unique. In 2008, Fairfield established an Environmental Commission in conjunction with its commitments and registration with Tree City USA. Since inception, the Environmental Commission has focused its efforts on such topics and initiatives as tree canopy expansion, invasive plant removal, recycling, and other sustainability objectives. The Commission was a core contributor to Fairfield Sustains.

SECTION 1 INTRODUCTION

The recent completion of Fairfield Connects serves as a core planning tool guiding the City's development over a 20-to-25-year period. Fairfield Connects aims to connect neighborhoods to the major hubs in the City, which have been identified at the Town Center area, Ohio 4 area spanning from Jungle Jim's to three Fairfield school buildings, and the Mack and Gilmore roads area. It will also connect the neighborhoods to the Great Miami River Trail, and complete the unconnected sections within the city of Fairfield. This Plan aligns with, builds on and complements strategic initiatives outlined with Fairfield Connects to broader sustainability goals.

Fairfield Forward dedicates an entire chapter to Sustainability as a core aspect of the City's most recent Comprehensive Plan.

“Sustainability links the issues of environment, economy and social equity together. An action or decision in any one of these areas will have consequences on the others, whether anticipated or not. Sustainable actions are those that support, maintain, conserve, and enhance the environmental, economic, and social systems on which we depend.”

– Fairfield Forward,
Sustainability Chapter

SECTION 1 INTRODUCTION

PROJECT HISTORY



Attachment: Fairfield Sustain_Final Plan_8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustain')

SECTION 1 INTRODUCTION

Fairfield Forward puts Sustainability at the forefront of its community identity and calls upon the City to create a Sustainability Plan to detail and guide these efforts moving forward. In June 2022, the Fairfield City Council issued a memo calling for the creation of a Sustainability Roadmap to guide the City's efforts into the future. Two Council work sessions followed in Fall of 2022, including a Council Manager Briefing and a Special Council work session. Working swiftly to take action on this important objective, the City issued an RFP for planning services to create the development of this Plan in early 2023, sponsored by Council-members Meyers and Brill. Fairfield initiated the planning process in June 2023, forming a sustainability leadership team of representatives across all City departments to contribute to the effort. This began a 9-month engagement with community members, City staff, leadership and elected officials, business community representatives and other stakeholders to identify needs, opportunities and gaps to create a more sustainable City, with improved quality of life at the forefront. The Environmental Commission served as the advisory committee to the plan.

The result of this process is three-fold:

- (1) the development of Fairfield Sustains as an actionable implementation roadmap for sustainability in the City of Fairfield;
- (2) increased sustainability practice understanding, knowledge and expertise across all City Departments; and
- (3) a unified vision and commitment to increased sustainability across all City Departments and throughout the City of Fairfield.

THE PLAN RESULTS ARE THREE-FOLD



An actionable implementation
roadmap for sustainability



Increased sustainability
knowledge and expertise



A unified vision and
commitment to increased
sustainability for all

SECTION 1 INTRODUCTION

The City of Fairfield has already made significant efforts toward a more sustainable community. Fairfield Sustains will further accelerate and focus previous and concurrent efforts with a particular concentration on improved quality of life for the residents of Fairfield. The following provides a sample of sustainability actions already underway by focus area within the City. For a more comprehensive list of sustainability achievements to date, please see Appendix E:

TRANSPORTATION & MOBILITY

- ✓ City adopted Fairfield Connects Plan, December 2019 identifying opportunities to improve the walkability and bikeability of Fairfield (20-to-25 plan)
- ✓ Established active transportation fund to initiate Fairfield Connects implementation, investing \$3M in 2 projects to date
- ✓ Initiated municipal zero emission vehicle study in partnership with Miami University
- ✓ Received grants for three community Electric Vehicle (EV) charging station
- ✓ Completed a Feasibility Study for EV infrastructure at city buildings

BUILDINGS & ENERGY

- ✓ Launched residential and small commercial energy aggregation initiative, with 50% renewable energy
- ✓ Achieved 100% renewable energy for all municipal operations through renewable energy credits procurement since 2023
- ✓ Initiated municipal Solar Feasibility Study in partnership with Miami University
- ✓ Conducted internal comprehensive energy audit to identify opportunities for improved efficiencies through such improvements as LED lighting and smart energy management systems

SECTION 1 INTRODUCTION

RESOURCE CONSERVATION

- ✓ Established curbside recycling since the 1990s and green-waste (leaf and brush) pickup service since the 1980s
- ✓ City contracts with Rumpke as the franchised hauler for residential, multi-family and commercial recycling, and continues to expand diversion programs
- ✓ City partners with BCSWD to provide waste diversion education and outreach
- ✓ City is currently upgrading to smart water meters to provide real time water usage data and reduce water loss from damage or leaks
- ✓ Active member of regional partnerships including Stormwater Collaborative and Groundwater Consortium to protect water quality

NATURE & GREEN COMMUNITY

- ✓ 935+ acres of green space make parks and open space a core aspect of Fairfield
- ✓ Fairfield holds the designation of Tree City USA
- ✓ Partnership with MetroParks of Butler County provides free nature programs

BUSINESS & COMMUNITY RESILIENCE

- ✓ Consistent growth in key economic indicators: income tax revenues, aggregate property & building permit valuation
- ✓ Redevelopment Investment: Public American Rescue Plan Act (ARPA) and Tax Increment Financing (TIF) and private investment to redevelop older commercial corridors
- ✓ Annual capital budget investment in street maintenance, water distribution & sewer systems
- ✓ Substantial decades-long investments in flood damage mitigation projects and FEMA repetitive loss buyouts.



SECTION 2

OUR IMPACT

UNDERSTANDING FAIRFIELD'S EMISSIONS

Attachment: Fairfield Sustain_Final Plan_8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustains')

SECTION 2

OUR IMPACT: UNDERSTANDING FAIRFIELD'S EMISSIONS

A greenhouse gas inventory is a comprehensive assessment that quantifies and categorizes the emissions of greenhouse gasses within a defined geographic area, typically a region or municipality. These inventories serve as a fundamental tool for understanding the sources and magnitudes of different greenhouse gas emissions, such as carbon dioxide, methane, and nitrous oxide. By systematically analyzing emissions from various sectors like energy, transportation, industry, and waste, a greenhouse gas inventory provides valuable insights into the carbon footprint of a community or organization. While this information represents a core aspect of this Fairfield Sustains, it is also only one component of the aspects considered in developing this Plan. Emissions are considered for some aspects of this Plan including setting emission reduction targets, and monitoring progress towards sustainable and low-carbon initiatives.

Fairfield Sustains includes the City's first greenhouse gas Emissions Inventory to assess current environmental impacts and establish a baseline for future projections. The methodology utilized the US Community Protocol from the ICLEI ClearPath tool and EPA greenhouse gas emission factors as benchmarks. ICLEI has been instrumental in advancing local environmental initiatives worldwide for over three decades. With its resources, including the ClearPath tool, ICLEI has supported over 600 municipal bodies in their efforts to scientifically assess greenhouse gas emissions, set ambitious targets, and implement effective sustainability strategies. Best practices from these resources guided the emission estimates for 2021. The full inventory details can be found in Appendix F.

SECTION 2

OUR IMPACT: UNDERSTANDING FAIRFIELD'S EMISSIONS

The greenhouse gas inventory examines two tracks: Community and Municipal Operations. The community track covers Fairfield's residents, including businesses, individuals, schools, and industrial sources, categorized into sectors: commercial, residential, industrial energy; transportation and mobile services; solid waste; and water and wastewater. The municipal inventory is a small component of total community emissions, (approximately 2%), detailing the City's local government-related usage from such activities as: buildings and facilities, vehicle fleet, employee commuting, streetlights and traffic signals, and waste from disposal. In the case of Fairfield, emissions related to water and wastewater utilities are attributed to municipal operations, as the City owns and operates these utilities on behalf of the community. See the following pages for additional detail on both Community and Municipal Operations emissions inventories.

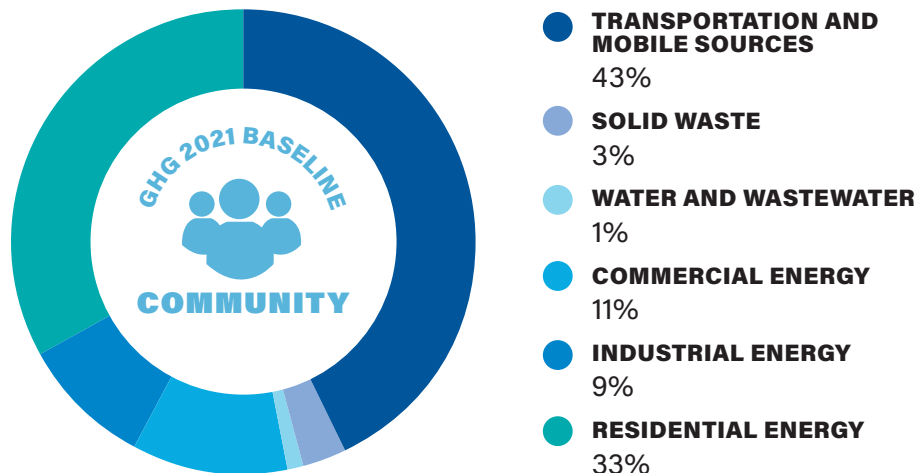
SECTION 2

OUR IMPACT: UNDERSTANDING FAIRFIELD'S EMISSIONS

COMMUNITY EMISSIONS INVENTORY

In 2021, the City of Fairfield was responsible for emitting 391,185 MT CO₂e, with the largest contributor being the energy sector. These emission figures include the Community and Municipal Operations sectors. The largest source of energy emissions, 33% or 129,836 CO₂e, originated from residential energy usage. Commercial energy was the second-largest source of energy emissions, accounting for 11% or 42,710 MT CO₂e. Industrial energy contributed 9% or 34,454 MT CO₂e to the total. These figures account for emissions from both the direct burning of natural gas and the use of electricity. The second largest contributor is the transportation sector. This sector alone was responsible for 43% of emissions, equaling 168,125 MT CO₂e, encompassing emissions from vehicles and other modes of transport. Other identified sources of emissions included industrial processes, waste management operations, and the treatment processes of water and wastewater comprising approximately 4% of the total emissions or 14,285 MT CO₂e. Additionally, fugitive emissions, which include leaks and unintentional releases of natural gas within the community, contributed a minor fraction of less than 1%, specifically 1,775 MT CO₂e.

Figure 2: Community Greenhouse Gas Emissions from the 2021 Baseline



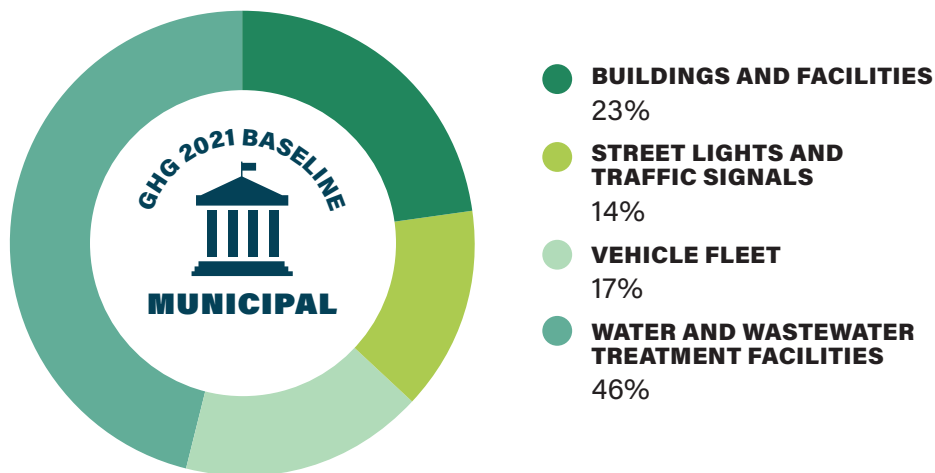
SECTION 2

OUR IMPACT: UNDERSTANDING FAIRFIELD'S EMISSIONS

MUNICIPAL OPERATIONS EMISSIONS INVENTORY

The study also examined greenhouse gas emissions linked to municipal operations in the City of Fairfield, which amounted to 9,501 MT CO₂e. These emissions are a small portion of total community emissions, representing 2% of the total community emissions. The largest source of municipal emissions, 46% or 4,377 MT CO₂e, originated from the operation of water and wastewater treatment facilities. Municipal buildings and facilities were the second-largest source of emissions, accounting for 23% or 2,144 MT CO₂e. The City's fleet of vehicles had a notable impact, contributing 17% or 1,604 MT CO₂e to the total. Additionally, emissions from street lighting and traffic control systems constituted 14% or 1,376 MT CO₂e of the municipal total.

Figure 3: Municipal Operation Greenhouse Gas Emissions from the 2021 Baseline



SECTION 2

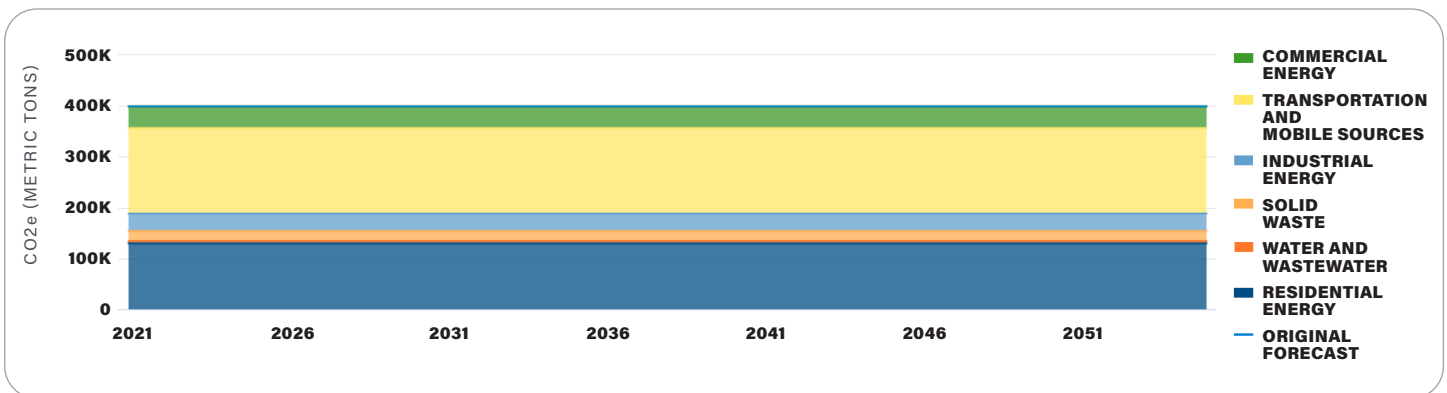
OUR IMPACT: UNDERSTANDING FAIRFIELD'S EMISSIONS

EMISSIONS PROJECTIONS

BUSINESS-AS-USUAL FORECAST

A Business-As-Usual (BAU) forecast for greenhouse gas emissions is essential for local government, offering a glimpse into the future assuming no new actions or changes are made to ongoing practices. This projection serves as a standard, helping to assess how effective different strategies and actions might be in reducing emissions over time. Understanding the BAU scenario is crucial for planning, identifying risks, and making well-informed choices. It enables the anticipation of what is ahead, spotting potential problems, and checking the long-term viability of current methods. As a comparison point, the BAU forecast aids the municipality in making sound decisions, optimizing resource use, and addressing upcoming challenges proactively. This approach bolsters the municipality's ability to adapt and grow steadily in an ever-changing setting, establishing a robust foundation that considers outside influences. In line with the anticipated stable population of Fairfield under current projections, the BAU forecast for Fairfield shows future emissions as relatively flat over time.

Figure 4: Projected Business-As-Usual Emissions for the City of Fairfield



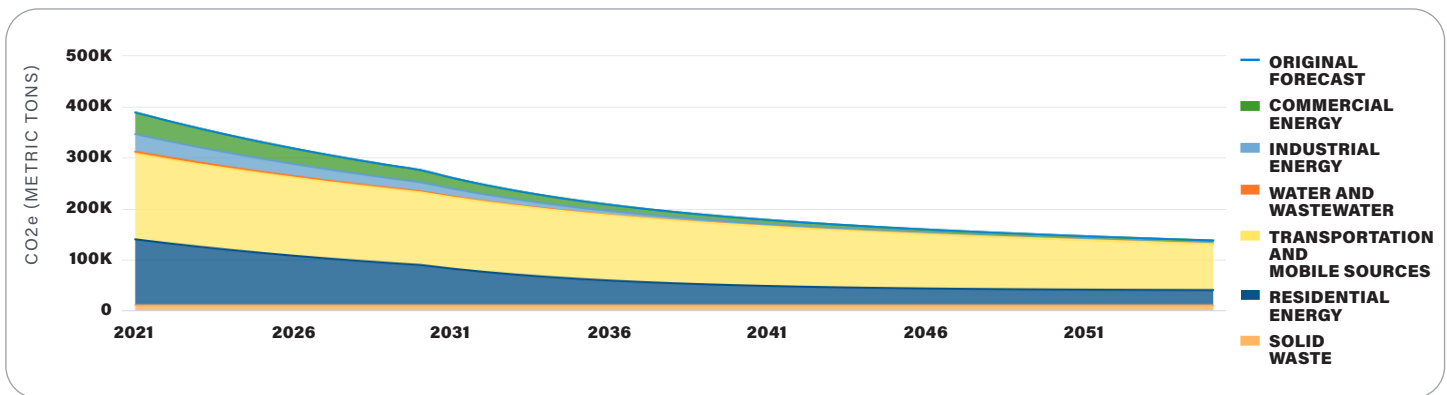
SECTION 2

OUR IMPACT: UNDERSTANDING FAIRFIELD'S EMISSIONS

ADJUSTED BUSINESS-AS-USUAL FORECAST

The Adjusted Business-As-Usual (ABAU) forecast represents an evolved approach to conventional forecasting for GHG emissions, incorporating necessary adjustments to reflect new developments, trends, or strategic interventions. In this framework, factors such as the Corporate Average Fuel Economy (CAFE) standards and Duke Energy's pledge towards carbon neutrality are factored in. Contrasting with the traditional BAU forecast that projects the uninterrupted continuation of existing practices, the ABAU forecast adjusts for changing elements like technological progress, market evolution, or legislative adjustments. It offers stakeholders a refined and flexible outlook, empowering them to proactively tackle obstacles and harness potential in a shifting landscape. The ABAU forecast stands as a crucial resource for leaders, aiding in the formulation of decisions that resonate with the present circumstances and fostering greater adaptability and resilience amidst unpredictability. While the ABAU projections indicate that emissions will decrease over time, additional actions are needed to further reduce emissions toward carbon neutrality and line with sustainability goals outlined within this Plan.

Figure 5: Projected Adjusted-Business-As-Usual Emissions for the City of Fairfield



SECTION 3 OUR SUSTAINABILITY TARGETS

Attachment: Fairfield Sustain_Final Plan_8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustains')

SECTION 3 OUR SUSTAINABILITY TARGETS

Fairfield Sustains places sustainability at the forefront, emphasizing enhanced quality of life, cost-effective government operations, and intelligent resource management. The Plan sets forth a range of goals, strategies, and actions expected to increase sustainability, many of which will also lead to a significant reduction in emissions. The Plan further aims to address a wider spectrum of sustainability objectives as delineated in the Framework, positing that while emissions reduction is crucial, it alone is not adequate to fulfill Fairfield's sustainability ambitions. Accordingly, specific emissions reduction targets have been established, with intermediate and long-term benchmarks aligned with the city's 75th (2030) and 100th (2055) anniversaries, respectively. Additional high-impact actions and key resources for success are also outlined below. These elements serve as central themes which inform precise goals, strategies and actions highlighted throughout this Plan. Additional detail is provided within the Strategic Roadmap.

SECTION 3 OUR SUSTAINABILITY TARGETS

FAIRFIELD SUSTAINS



- Improve quality of life for Fairfield residents, businesses and visitors through the adoption of effective sustainability measures
- Demonstrate leadership in sustainability throughout City Operations
- Enact programs to reduce barriers to adoption for Fairfield residents and businesses
- Achieve 60% total community emissions reductions from the 2021 baseline, with 40% resulting from strategies actively implemented by the city by 2030.
- Achieve 74% total community emissions reductions from the 2021 baseline, with 27% resulting from strategies actively implemented by the city by 2055.

HIGH IMPACT ACTIONS

- Leverage Energy Aggregation for Renewable Energy
- Continue Municipal Renewable Energy Credit (REC) Procurement (providing 100% renewable electric to all municipal operations)
- Onsite Municipal Solar; Community solar
- Proactive Energy Efficiency Implementation
- Lead by Example - City Demonstration Projects
- Robust Implementation of Fairfield Connects
- Electrify Fleet, Off-road Vehicles, Equipment, and Tools
- Waste Diversion Plan (Waste Characterization Study, set goal, expand programs)
- Pilot Food Scrap Organics Collection
- Launch Green Business Recognition Program
- Launch Green Business Recognition Program, and Offer Incentives and Technical Assistance to Local Companies to Support Sustainability Efforts
- Education, Outreach, and Technical Assistance to Drive Adoption

RESOURCES FOR SUCCESS

- Establish a Sustainability Manager
- Proactively Secure Grant Funding
- Fund Dedicated Active Transportation Fund
- Establish Dedicated Sustainability Fund
- Strategic Use of Economic Development Funds
- Lead by Example - Demonstration, Policy
- Prioritize Sustainability in SOPs, Policies, Purchasing (Environmentally Preferable Purchasing Policy)
- Education, Outreach, and Technical Assistance

SECTION 3

OUR SUSTAINABILITY TARGETS



LOOKING OUT TO 2030

The City of Fairfield is committed to increasing sustainability in municipal operations and community-wide, setting a mid-term milestone horizon of 2030 to align with the City's 75th anniversary. In line with this target, many goals within this Plan are set against a mid-term date of 2030, including many measures anticipated to contribute to quantifiable greenhouse gas emissions reductions by 2030. The City has selected this aggressive milestone to align with the City's anniversary and underscore its demonstrated leadership in sustainability. Municipal strategies that guide Fairfield in accomplishing this goal are outlined in detail within the Strategic Roadmap. In line with the greenhouse gas inventory presented above, each strategy area corresponds with major greenhouse gas emissions generation areas related to reducing mobile source emissions, operating sustainable buildings, increasing efficiency in public street lighting, reducing solid waste generation, and developing sustainable policies and procedures to accelerate these efforts.

SECTION 3

OUR SUSTAINABILITY TARGETS

The following figure illustrates the total projected community-wide greenhouse gas emissions through 2030.

The **green dotted line** represents the 2021 baseline, which is used to calculate the emission savings. Annual emissions at the 2021 baseline equal approximately 400,000 MT CO₂e.

The **blue line** represents the Adjusted Business-As-Usual (ABAU) forecast as determined by the 2021 emissions inventory and accounting for anticipated adjustments as described in Section 2. The impact of the direct interventions, resulting in carbon achievements by Fairfield, is calculated from this benchmark.

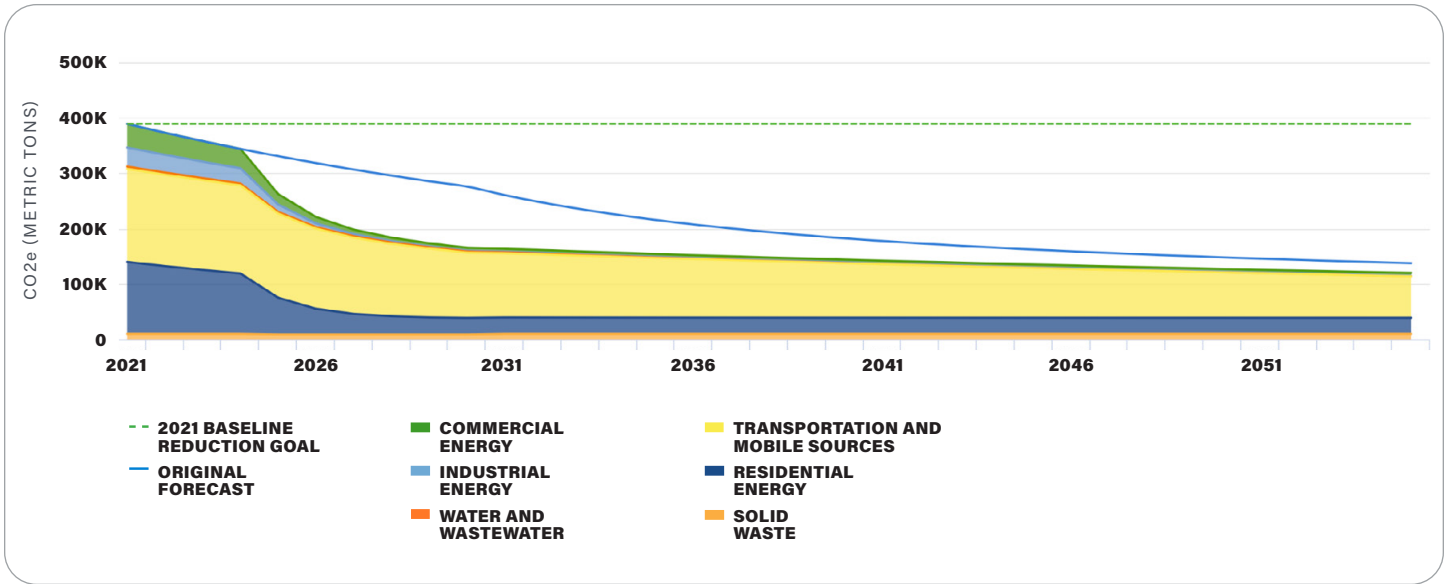
The **green**, **light blue**, and **dark blue bands** represent commercial, industrial, and residential energy usage, respectively. Reductions in this sector are expected to come primarily from energy efficiency measures, procurement of renewable energy, and the development of local renewable generation, along with reductions in natural gas and stationary fuel use. Collectively, total cumulative 2021-2030 energy emissions from these sectors are projected to decrease from 3,893,570 to 1,083,328 MT CO₂e, a substantial reduction of approximately 72% from the 2021 baseline.

The **yellow band** represents total cumulative 2021-2030 transportation emissions, which are expected to decrease by 13%, from 1,681,250 to 1,461,475 MT CO₂e, in comparison with the 2021 baseline. This reduction will be driven by fewer vehicle miles traveled (VMT), increased VMT fuel efficiency, improved connectivity infrastructure, enhanced education and outreach, and increased use of multi-modal transport (biking, walking, transit) as part of the Fairfield Connects initiative. Municipal scale emissions reductions will stem from converting the municipal fleet to electric, hybrid, or clean emission vehicles.

The **light orange band** represents total cumulative 2021-2030 solid waste emissions, decreasing by less than 1% of the 2021 baseline, from 98,250 MT CO₂e to 92,352 MT CO₂e based on a 10% waste diversion rate. These reductions may increase following the completion of a Waste Characterization Study which will more accurately quantify current and projected diversion rates for Fairfield. Waste emissions reductions will mainly be driven by source reduction, procurement, recycling, composting, and other conservation measures to be outlined in municipal and community Waste Reduction and Diversion Plans.

SECTION 3 OUR SUSTAINABILITY TARGETS

Figure 6: Projected Greenhouse Gas Emissions
for the City of Fairfield Reflecting the 2030 Goals



SECTION 3 OUR SUSTAINABILITY TARGETS



LOOKING OUT TO 2055

Looking towards 2055, the City is committed to continued and increased progress toward a sustainable community, setting long-term goals to align with the City's centennial anniversary. This goal demonstrates leadership at the City level in the absence of statewide benchmarks or targets. Emissions reductions targets are set at the focus area goal level and outlined within the Strategic Roadmap. Given the state's previous reliance on coal, the move toward increasingly carbon-free energy utilization is anticipated to result in substantial emissions reductions. Combined with additional measures outlined in this Plan to be fully implemented by 2055, Fairfield anticipates substantial progress toward carbon reductions both at the municipal level as well as community-wide. The City is dedicated to methodically reducing its community-wide emissions through strategic initiatives, demonstrating a proactive and leadership-driven approach to environmental stewardship and setting a precedent for a sustainable future by 2055.

SECTION 3 OUR SUSTAINABILITY TARGETS

The diagram below, after the 2030 goals, displays the total projected community-wide greenhouse gas emissions through 2055.

The **green dotted line** illustrates the baseline from 2021, which serves as the reference point for calculating emission reductions. Annual emissions at the 2021 baseline equal approximately 400,000 MT CO₂e.

The **blue line** indicates the Adjusted Business-As-Usual (ABAU) projection based on the 2021 emissions inventory and includes expected modifications as outlined in Section 2. From this standard, the effects of direct interventions that lead to carbon reductions achieved by Fairfield are measured.

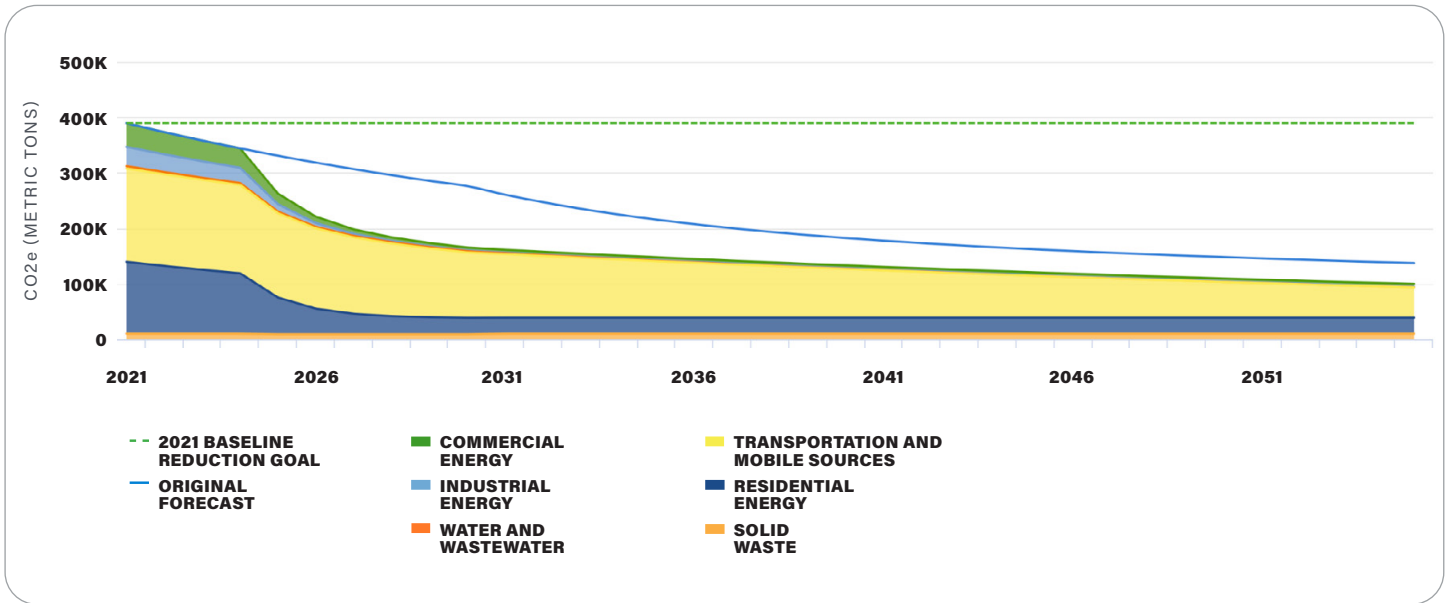
Following the same color scheme as the previous figure, the chart employs different colors to represent various sectors: commercial (**green**), industrial (**light blue**), and residential (**dark blue**) sectors are depicted as making significant strides towards zero emissions by 2055, primarily through the complete phase-out of electricity-related emissions. This will achieve a total cumulative 2021-2055 reduction of 5,283,667 MTCO₂e from the 2021 baseline, corresponding to a 72% decrease in emissions.

The **yellow band** shows a 41% reduction in transportation emissions from the 2021 baseline, decreasing total cumulative 2021-2055 transportation emissions from 5,884,375 to 3,450,370 MT CO₂e, driven by continuous efforts in reducing emissions from VMT, enhancing connectivity infrastructure, proactive education and outreach programs, and shifting towards multi-modal transportation options like biking, walking, and public transit under the Fairfield Connects initiative. Municipal emissions reduction efforts will continue to include transitioning the municipal vehicle fleet to electric, hybrid, or other low-emission vehicles.

Lastly, the thin **dark orange line** indicates emissions from the electricity consumed by water distribution and wastewater treatment facilities, expected to achieve neutrality by 2055 through the adoption of clean electric energy solutions.

SECTION 3 OUR SUSTAINABILITY TARGETS

Figure 7: Projected Greenhouse Gas Emissions
for the City of Fairfield Reflecting the 2055 Goals



SECTION 3 OUR SUSTAINABILITY TARGETS

EMISSIONS PROJECTIONS REFERENCE FRAMEWORK

For greenhouse gas emissions projections, establishing a clear frame of reference is critical. While some jurisdictions measure their strategies and goals against the ABAU scenario, most opt for baseline comparisons. In the case of Fairfield, comparisons are consistently made against the 2021 baseline, which illustrates the total emissions under hypothetical conditions extended from the inventory year 2021 into the future. Notably, this scenario does not account for the emission reduction targets of other key players like Duke Energy. Between 2021 and 2055, this baseline shows the highest projected total cumulative 2021-2055 emissions at 13,627,495 MTCO_{2e}.

Conversely, the ABAU scenario is represented by the entire dark blue area under the corresponding blue line, reflecting a total cumulative emissions of 7,663,894 MTCO_{2e} from 2021 to 2055. Its inventory year is also 2021, with emissions of 391,850 MTCO_{2e}. This scenario includes targets from stakeholders and incorporates standards set by the Environmental Protection Agency (EPA), such as Corporate Average Fuel Economy (CAFE) standards for transportation.

The target scenarios for 2030 and 2055 focus exclusively on emissions after the implementation of Fairfield's strategies based on the 2021 baseline. These scenarios predict total cumulative emissions of 6,085,248 MT CO_{2e} from 2021 to 2055 for the 2030 Target Scenario, and 5,794,407 MT CO_{2e} from 2021 to 2055 for the 2055 Target Scenario. The projected reductions in these scenarios result from Fairfield's targeted actions, alongside contributions from Duke Energy, CAFE standards, and other carbon mitigation measures.

SECTION 3 OUR SUSTAINABILITY TARGETS

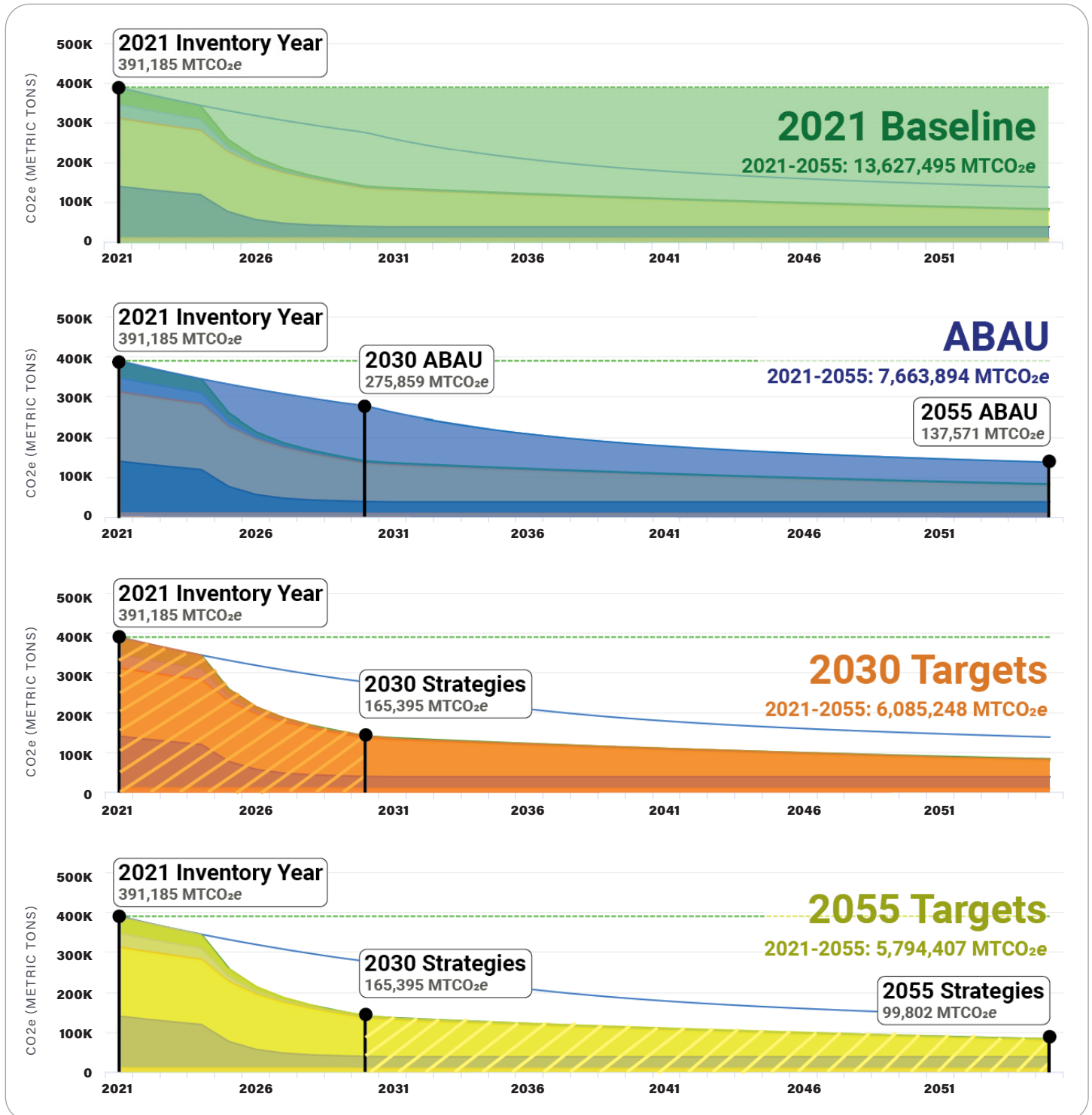
All percentage reductions stated in this report are calculated by comparing the emissions of these target scenarios against the green rectangle at the top of the chart, which represents the 2021 baseline. Using this baseline for comparison not only shows a greater and more realistic percentage of reductions but also encompasses reductions from external factors like those introduced by Duke Energy. This approach effectively underscores the breadth and effectiveness of Fairfield's emissions reduction strategy.

Table 2: Breakdown of Total GHG Emissions by Sector in Fairfield (measured in MTCO2e), showing 2021 Baseline, ABAU, and Target Emissions for 2030 and 2055.

	TOTAL EMISSIONS IN MTCO2E (2021-2055)			
SECTOR	2021 BASELINE	ABAU	2030 TARGETS	2055 TARGETS
Commercial Energy	1,494,885	559,401	339,931	338,191
Industrial Energy	1,205,925	374,680	179,470	177,967
Residential Energy	4,544,260	2,037,744	1,449,967	1,445,245
Transportation & Mobile Resources	5,884,375	4,303,537	3,733,246	3,450,370
Water & Wastewater	154,175	44,657	44,657	44,657
Solid Waste	343,875	343,875	337,977	337,977
Total	13,627,495	7,663,894	6,085,248	5,794,407

SECTION 3 OUR SUSTAINABILITY TARGETS

Figure 8: Fairfield's 2021 Baseline, ABAU, 2030 and 2055 Targets



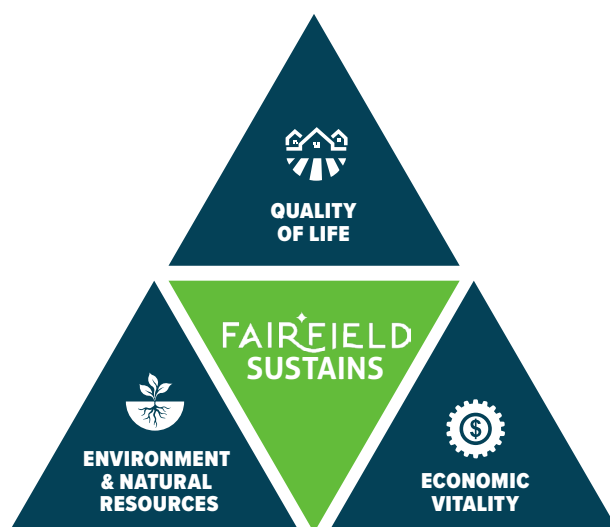


SECTION 4 **STRATEGIC ROADMAP**

SECTION 4 STRATEGIC ROADMAP

Fairfield Sustain outlines a Strategic Roadmap to a more sustainable community by championing economic vitality, efficiency in municipal operations, and smart resource utilization, aiming to uplift the quality of life for everyone.

The Plan is built on the combined contributions gathered through extensive community engagement with the Fairfield community, stakeholders, staff, and leadership. Fairfield Sustain is a synthesis of community survey results, workshop ideation synthesis, and focus group refinement, along with key themes and policy commitments from existing planning documents and policies. The Plan is grounded in comprehensive data analysis of 2021 Municipal and Community greenhouse gas inventories, local policies, best practices in sustainability solutions, and opportunities unique to the City of Fairfield. It goes beyond emissions reduction, embracing a broad approach to sustainability with an improved quality of life as the core objective.



SECTION 4 STRATEGIC ROADMAP

This Strategic Roadmap provides an actionable Plan to guide the City toward near, mid, and long-term success, using a the following Framework:

A. FOUNDATIONAL STRATEGIES: Focus on three high-impact essential sectors—Mobility & Transportation, Buildings & Energy, and Resource Conservation—to drive economic vitality, improve well-being, and optimize resource use.

B. COMPLEMENTARY STRATEGIES: Embrace cornerstones of Fairfield's sustainability approach through two additional sectors—Nature & Green Community, plus Business & Community Resilience—strengthening the community connection to Fairfield's unique natural spaces and supporting visible sustainable solutions across all focus sectors. These strategies help reduce barriers to participation, connect residents and businesses to resources to increase cost effectiveness, and foster a more sustainable, engaged and resilient Fairfield.

STRATEGY CO-BENEFITS AND PRIORITIZATION

The Strategic Roadmap, presents foundational and complementary strategies alongside their associated co-benefits and assigned a priority score. Co-benefits are matched to the strategy with which they align. The priority score is assigned to each strategy based on a qualitative and internal analysis and is derived based on how well it aligns with the co-benefits (e.g., high/medium/low or yes/no). A score of 1 indicates high priority, while 3 signifies lower priority. The full prioritization matrix is presented for reference as Appendix G. Wherever possible, this Strategic Roadmap includes goals, actions and strategies that are Specific, Measurable, Achievable, Relevant and Timebound (SMART). In some cases, actions in one focus area complement, contribute to or enhance, an action in another strategy area.

CO-BENEFIT KEY

CO-BENEFIT KEY

PRIORITY CRITERIA

DESCRIPTION

GHG REDUCTION
POTENTIAL

Level of anticipated emissions reductions as quantified in MTCO₂e, ranking as high, med, low. High emissions reductions are given a high emissions reduction potential.

COST
EFFECTIVENESS

Upfront or ongoing cost investment needed for implementation, ranked as high, med, low. Low cost investment is given a high cost effectiveness ranking.

INCREASE OPERATIONAL
EFFICIENCY

Assessed based on the degree to which this strategy is anticipated to increase operational efficiencies when implemented, in the form of cost savings, reduced resource utilization, streamlined staffing, etc. Ranked as high, med low, with most efficient given a high ranking.

REDUCES OPERATIONAL
COSTS

Gives a yes/no response based on whether the strategies directly aligns with other key City Plans (e.g. Fairfield Forward, Fairfield Connects, Parks Master Plan, etc.).

FUNDING
AVAILABLE

Gives a yes/no response based on whether known regular funding is available through current allocations or likely grant programs.

INTERNAL
CAPACITY/SUPPORT

Assessed based on the degree to which there is current capacity and/or support to successfully implement this strategy, ranked as high, med, low, with most capacity ranked as high.

QUALITY
OF LIFE

Represents various community co-benefits that may positively impact quality of life such as reduced socioeconomic or health disparities, improved health or well being, increased fairness in public policy, benefits/eases daily life, mobility, connection, economic well being for residents and businesses. Ranked as high, med, low, with those most positively correlated ranked as high.

MOBILITY & TRANSPORTATION

FAIRFIELD SUSTAINS

CREATE A MORE BIKEABLE, WALKABLE AND CONNECTED COMMUNITY

In Fairfield, transportation contributes to 43% of community emissions and 17% of city operations emissions, underscoring the critical opportunity for increased efficiency and connectivity through multi-modal travel options. These sustainable solutions are the cornerstone of the recent Fairfield Connects Plan, and thus form a central element of Fairfield Sustains' approach to the mobility and transportation sector. Whether driving, biking, or walking, Fairfield is creating a more connected, enjoyable Fairfield, embracing innovative initiatives that make every journey better for the community and the environment.



Attachment: Fairfield Sustain_Final Plan_8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustains')



GHG REDUCTION
POTENTIAL



COST
EFFECTIVENESS



INCREASE
OPERATIONAL
EFFICIENCY



REDUCES
OPERATIONAL
COSTS



FUNDING
AVAILABLE



INTERNAL
CAPACITY/SUPPORT



QUALITY
OF LIFE



MOBILITY & TRANSPORTATION

GOAL MT.1.0 REDUCE VEHICLE MILES TRAVELED (VMT) EMISSIONS BY 20% BY 2030 AND 30% BY 2055

STRATEGY

MT.1.1

Create a more walkable, bikeable, transit-friendly City through robust implementation of Fairfield Connects by **2055**.

PRIORITY SCORE: 1

CO-BENEFITS:



MT.1.2

Promote and reduce barriers to adoption of active and public transportation opportunities.

PRIORITY SCORE: 3

CO-BENEFITS:



ACTION

MT.1.1.1

✓ EXISTING ACTION

Continue dedicated Active Transportation Fund to invest in strategic infrastructure development, smart growth, education, incentives, and connectivity enhancements in line with Plan objectives.

MT.1.1.2

✓ EXISTING ACTION

Seize funding opportunities by proactively pursuing federal, state, local grant and related opportunities by monitoring and applying for relevant grants as outlined in Plan, and as new funding opportunities are available.

MT.1.1.3

✓ EXISTING ACTION

Implement multi-use paths, bike lanes, shared lanes and sidewalk enhancements outlined in Fairfield Connects. Continue to integrate new paths with existing green spaces to create a more pleasant and natural walking and biking experience.

MT.1.1.4

✓ EXISTING ACTION

Enhance safe bike and pedestrian infrastructure, aiming for an increase in residents within **0.2 mile** of such facilities by **2030**, adopting best practices in urban design and safety.

MT.1.2.1

Leverage City's membership in Butler County Regional Transportation Authority (BCRTA) to advocate for and invest in improved transit connectivity to, from and within Fairfield by **2030**, which may include but are not limited to: enhanced transit routes, schedule frequencies, micro-transit options, tools to ease use, lighting/safety features, shade, connectivity to bike routes, strategic park and ride locations, and other transit-friendly and last mile amenities.

MT.1.2.2

Launch a targeted marketing campaign to promote greenway trails and multi-modal transit lanes, leveraging local events, developing educational programs and partnering with BCRTA, OKI or other regional entities.

MT.1.2.3

✓ EXISTING ACTION

Continue to improve walkability along Route 4 by replicating successful features from Pleasant Avenue, such as safe pedestrian crossings and aesthetic enhancements.

MT.1.2.4

✓ EXISTING ACTION

Continue construction of multi-modal paths around Marsh Park to accommodate pedestrians, cyclists, and other non-motorized transport modes.

MT.1.2.5

Increase community bike racks and amenities along multi-modal paths. Encourage businesses to install bike racks or active commuter amenities in key commercial zones.

MOBILITY & TRANSPORTATION

GOAL MT.1.0 REDUCE VEHICLE MILES TRAVELED (VMT) EMISSIONS BY 20% BY 2030 AND 30% BY 2055

STRATEGY

MT.1.3

Convert **20%** of non-emergency City fleet to electric vehicles (EVs), hybrid or clean fuels by **2030 and 100% by 2055**.

PRIORITY SCORE: 2

CO-BENEFITS:



MT.1.4

Proactively support community EV expansion and readiness.

PRIORITY SCORE: 2

CO-BENEFITS:



MT.1.5

Electrify specialty vehicle, off-road tools, equipment, and machinery in municipal operations

PRIORITY SCORE: 3

CO-BENEFITS:



ACTION

MT.1.3.1

✓ EXISTING ACTION

Develop a Zero Emission Vehicle (ZEV) Plan for **100%** Municipal Fleet by **2055** including right sizing, replacement schedule, costs, infrastructure needs, optimal charging locations, and funding opportunities.

MT.1.3.2

Ensure all newly acquired vehicles for city use are aligned with the ZEV Plan by incorporating policy into new Environmentally Preferable Purchasing Policy (EPPP). Establish annual targets to transition fleet to achieve **100%** EVs, hybrids, or clean fuels by **2055** target.

MT.1.4.1

Update building codes and zoning requirements to encourage and facilitate EV readiness or pre-wiring in new construction. Explore waiving permit fees for EV charging infrastructure installations in existing buildings to encourage adoption.

MT.1.4.2

✓ EXISTING ACTION

Coordinate installation of **10** City & Community charging stations by **2030** through federal, regional and local funding. Continuously seek grants for the expansion of EV charging infrastructure. Strategically install EV charging stations near commercial areas and amenities to support local business utilization during charging and encourage EV adoption. Combine with educational promotion and buy local campaign.

MT.1.4.3

Consider partnering with EV charging infrastructure businesses to encourage installation of Level 2/3 charging banks at strategic locations and along travel corridors.

MT.1.4.4

Create an information hub to educate residents and businesses on available EV incentives, rebates, charging information, and other resources to accelerate EV adoption.

MT.1.5.1

Conduct a study to assess and set targets including replacement schedule for specialty and off-road vehicles, tools, and machinery by **2030**.

MT.1.5.2

Eliminate off-road emissions in municipal operations by **2055** by adopting a planned replacement and purchase policy for all specialty vehicles, tools, equipment and machinery, integrated into broader municipal Environmentally Preferable Purchasing Policy (EPPP).

MT.1.5.4

Provide employee education, training and technical assistance to drive behavior change.

BUILDINGS & ENERGY

CREATE A MORE RESILIENT, SUSTAINABLE AND COST EFFECTIVE ENERGY FUTURE

Energy used to power homes, businesses and critical municipal operations is an integral focus sector of Fairfield Sustains, as it represents both major ongoing financial costs to our community, and more than half of all community emissions. Energy use and management are also critical for community resilience in the face of changing environmental conditions. This makes efforts in the buildings and energy sector a significant opportunity area for increased efficiency and improved quality of life. At the community scale, 53% of emissions are generated from residential, commercial or industrial energy use. Emissions from energy account for 83% of municipal operations emissions with the largest portion coming from water and wastewater treatment (46%), followed by buildings and facilities (23%) and streetlights and traffic signals (14%). This highlights the urgent opportunity for a shift towards energy efficiency and embracing renewable energy solutions across our community.

The recent passage of a community energy aggregation program paves the way for more sustainable energy sources along with increased rate stability for consumers. Initial efforts are already delivering a significant amount of renewable energy at a significantly lower cost for residents and small businesses. This focus area also concentrates on municipal leadership through renewable energy credit (REC) procurement, demonstration projects, improved energy efficiency, local renewable energy generation, and making it easier for businesses and residents to make sustainable energy choices.

FAIRFIELD
SUSTAINS



GHG REDUCTION
POTENTIAL



COST
EFFECTIVENESS



INCREASE
OPERATIONAL
EFFICIENCY



REDUCES
OPERATIONAL
COSTS



FUNDING
AVAILABLE



INTERNAL
CAPACITY/SUPPORT



QUALITY
OF LIFE



GOAL E.1.0 REDUCE ENERGY EMISSIONS BY 50% BY 2030 AND 100% BY 2055 COMMUNITY-WIDE

STRATEGY

PROCUREMENT

E.1.1

Leverage energy aggregation procurement for residential and small commercial community energy use to achieve **50%** carbon-free energy procurement **by 2024** and **100% by 2035**

PRIORITY SCORE: 1

CO-BENEFITS:



ACTION

E.1.1.1

✓ EXISTING ACTION

Implement Energy Aggregation initiative for residential and small commercial customers by **2024** and achieve **50%** renewable energy power procurement by **2024**, initiating the shift towards greener, more affordable energy solutions.

E.1.1.2

Explore long-term (e.g. 10, 15, 20-year) power purchase agreements beginning in **2027** procurement cycle to secure low-cost and stable renewable and carbon-free power pricing and reduce risk against future anticipated price increases with growing demand.

E.1.1.3

Increase renewable energy procurement options by **2027** to include minimum **50%** renewable energy standard + **optional 100%** renewable, wind, or carbon-free offering for customers, which could be available at a small premium for customers interested in supporting a higher sustainability option.

E.1.1.4

Reach **100%** renewable, wind, or carbon-free power procurement by **2035**, fulfilling our promise for a fully sustainable and economically advantageous energy supply.

PROCUREMENT

E.1.2

Procure **100%** renewable energy for all municipal operations

PRIORITY SCORE: 2

CO-BENEFITS:



E.1.2.1

✓ EXISTING ACTION

Continue Renewable Energy Credit (REC) purchasing to achieve **100%** renewable energy for all municipal operations through **2024**. Renew REC procurement agreement to continue **100%** renewable energy for all municipal operations by **2025**.

BUILDINGS & ENERGY

GOAL E.1.0 REDUCE ENERGY EMISSIONS BY 50% BY 2030 AND 100% BY 2055 COMMUNITY-WIDE

STRATEGY

ACTION

RENEWABLE ENERGY

E.2.1

Increase local on-site renewable energy in municipal operations by **2030**

PRIORITY SCORE: 1

CO-BENEFITS:

**E.2.1.1**

Demonstrate leadership in sustainable energy through on-site renewable energy production and potential battery storage for increased rate stability, emergency preparedness and peak shaving.

E.2.1.2

✓ **EXISTING ACTION**

Conduct a Municipal Solar Feasibility Study by **2026** to evaluate the potential and practicality of installing solar panels on municipally owned or operated buildings, parks, facilities, and other suitable properties to include such considerations as: sizing potential, feasible rooftop, ground-mounted, parking or other installation approaches, battery integration potential, capital costs, rate per kWh, tax rebates, payback periods, self-owning pay-back periods, etc.

E.2.1.3

Install on-site solar photovoltaic systems (combined with battery storage) at municipally owned or operated buildings, facilities, parks or suitable properties as identified in Solar Feasibility Study. Set short, mid and long-term installation targets for **2055** and monitor progress.

E.2.1.4

✓ **EXISTING ACTION**

Actively monitor grant and funding sources and seek opportunities to partner with regional agencies, non-profits or others to secure available opportunities.

E.2.1.5

Prioritize integrated systems installation with parks, parking, and facilities to support onsite energy use and charging of EV vehicles, golf carts and other building and equipment.

RENEWABLE ENERGY

E.2.2

Encourage local community solar installation among community residents and businesses

PRIORITY SCORE: 2

CO-BENEFITS:

**E.2.2.1**

Leverage [OKI Solar Ready Program](#), including solar siting surveys, to guide promotion and adoption of solar for residents and businesses within Fairfield. Increase community solar capacity at strategic locations and among partners or regional agencies.

E.2.2.2

Update building codes and zoning requirements to encourage and facilitate solar installations. Implement streamlined permitting process for solar installations. Explore waiving permit fees for solar installation projects to encourage and accelerate community solar adoption.

E.2.2.3

Strategically utilize economic development funding to incentivize adoption of energy efficiency and renewable installation projects in the industrial and commercial sectors. Establish an annual fund and establish annual targets for business participation.

E.2.2.4

Educate community on state and federal tax credits, rebates, and other incentive programs to remove barriers to solar energy adoption. Create an information hub with information on programs, service providers and financing options including but not limited to PACE for commercial businesses and ESIP resources.

BUILDINGS & ENERGY

GOAL E.1.0 REDUCE ENERGY EMISSIONS BY 50% BY 2030 AND 100% BY 2055 COMMUNITY-WIDE

STRATEGY

ENERGY EFFICIENCY & CONSERVATION

E.3.1

Continue and enhance existing municipal energy efficiency program

PRIORITY SCORE: 2

CO-BENEFITS:



ACTION

E.3.1.1

✓ **EXISTING ACTION**

Implement results of internal comprehensive energy audit to increase efficient operations at all municipal facilities. Update energy audit every 5 years or as needed.

E.3.1.2

Prioritize window replacements in Municipal Building and Annex for energy efficiency gains in older municipal building stock.

E.3.1.3

Replace Justice Center low efficiency non-condensing boilers to high-efficiency condensing models, increasing efficiency from an estimated **70% to 95%** efficiency.

E.3.1.4

✓ **EXISTING ACTION**

Continue and expand energy savings retrofits and installations including LED lighting, as well as light sensors, timers, and smart thermostats based on occupancy patterns in all applicable areas in municipal buildings, parks and facilities.

E.3.1.5

✓ **EXISTING ACTION**

Continue to utilize and improve smart energy management systems for real-time and remote adjustments. Regularly review data to refine energy management. Continue to regularly upgrade energy management systems for peak performance.

ENERGY EFFICIENCY & CONSERVATION

E.3.2

Increase energy conservation initiatives in municipal operations

PRIORITY SCORE: 3

CO-BENEFITS:

**E.3.2.1**

Prioritize energy efficiency installations across all municipal buildings, parks and facilities during upgrades, renovations, remodeling or other improvements.

E.3.2.2

Implement ongoing employee conservation policies, and promote awareness through education and training.

E.3.2.3

When preparing for replacements of major building equipment, conduct an analysis of highest energy efficiency equipment models and systems, and consider equipment electrification (HVACs, boilers, heaters) to achieve further reduced emissions, if appropriate. Consider opportunities for planned early retirement and replacement to accelerate emissions reductions through the City's Five Year Capital Improvement Plan.

BUILDINGS & ENERGY

GOAL E.1.0 REDUCE ENERGY EMISSIONS BY 50% BY 2030 AND 100% BY 2055 COMMUNITY-WIDE

STRATEGY

ENERGY EFFICIENCY & CONSERVATION

E.3.3

Decrease energy usage in street lighting by **50% by 2030**

PRIORITY SCORE: 2

CO-BENEFITS:



ACTION

E.3.3.1

✓ **EXISTING ACTION**

Upgrade all cobra head street lights and traffic signals to LED or other energy-efficient technologies. Accelerate end of life replacement of post head streetlights to LED or more efficient technologies. Seek partnerships and funding to accelerate adoption.

E.3.3.2

✓ **EXISTING ACTION**

Implement smart lighting and traffic control systems in appropriate areas to shift timing or adjust brightness based on traffic and pedestrian patterns to optimize energy use.

E.3.4

Increase wastewater treatment efficiency through strategic installation of improved systems

PRIORITY SCORE: 3

CO-BENEFITS:

**E.3.4.1**

✓ **EXISTING ACTION**

Install and optimize economizers to use outdoor air cooling by **2025**. (University of Dayton (UD) Industrial Assessment Center (IAC) recommendation)

E.3.4.2

✓ **EXISTING ACTION**

Upgrade Aeration System 1 with Fine Bubble Diffusers by **2025**. (UD IAC recommendation)

E.3.4.3

✓ **EXISTING ACTION**

Install VFDs on all appropriate high surface pumps and optimize operation. (UD IAC recommendation)

E.3.4.4

Continue current biogas capture and reutilization efforts. Monitor systems and conduct regular upgrades to maintain peak performance.

E.3.4.5

Increase methane recapture energy program to reduce on-site flaring and improve air quality. Conduct an updated feasibility study on methane recapture to reduce seasonal summer flaring and increase heat or power utilization or energy sale to grid, including cost-benefit analysis, energy output, payback periods, tax rebates.

ENERGY EFFICIENCY & CONSERVATION



GOAL E.1.0 REDUCE ENERGY EMISSIONS BY **50% BY 2030**
AND **100% BY 2055** COMMUNITY-WIDE

STRATEGY

ENERGY EFFICIENCY & CONSERVATION

E.3.5

Be a conduit for resources to encourage, liaise and facilitate adoption of renewables and energy efficiency community-wide.

PRIORITY SCORE: 2

CO-BENEFITS:



ACTION

E.3.5.1

Offer energy audit and technical assistance services to businesses and residents in targeted community sectors. Set annual targets for participants enrolled. Launch commercial program targeting the City's largest commercial or industrial energy users beginning with the City's strong industrial base. Expand to additional sectors through **2055**.

E.3.5.2

Develop education and awareness programs to streamline and promote available energy conservation and renewable adoption programs, services, technical assistance and financial assistance programs, incentives, rebates and tax benefits.

E.3.5.3

Seek and establish partnerships with local or regional service providers offering services in the energy or sustainability sector. Establish, promote and regularly update list of service providers or other resources for businesses and residents.

RESOURCE CONSERVATION

FAIRFIELD
SUSTAINS

NURTURING OUR NATURAL WEALTH THROUGH SMART RESOURCE UTILIZATION

This category encompasses the sustainable management and conservation of natural resources, including water, land, and materials. It focuses on reducing waste, recycling, and promoting the sustainable use of resources through such mechanisms as reduced consumption (source reduction, reuse), waste diversion (recycling, composting), and responsible purchasing (environmentally preferable purchasing policies). Although associated emissions reductions for resource conservation strategies may be lower than those anticipated in other foundational focus areas listed above, the Resource Conservation sector provides some of the most visible opportunities at a community level, municipal operations level and day-to-day behavioral activities that can successfully engage, activate and mobilize the community in taking daily sustainability action.



GHG REDUCTION
POTENTIAL



COST
EFFECTIVENESS



INCREASE
OPERATIONAL
EFFICIENCY



REDUCES
OPERATIONAL
COSTS



FUNDING
AVAILABLE



INTERNAL
CAPACITY/SUPPORT



QUALITY
OF LIFE

RESOURCE CONSERVATION

GOAL RC.1.0 ESTABLISH BASELINE AND ACHIEVE 10% INCREASE IN WASTE REDUCTION AND DIVERSION BY 2030 (MUNICIPAL/COMMUNITY)

STRATEGY

RC.1.1

Advance sustainable waste management planning

PRIORITY SCORE: 3

CO-BENEFITS:



ACTION

RC.1.1.1

Increase the City's understanding of current waste stream by conducting an up to date City specific Waste Characterization Study (WCS), partnering with Butler County Solid Waste District (BCSWD) as appropriate. Assess current recycling (diversion) rate to inform future planning and monitoring. Obtain detailed data on various material types and generation amounts to guide programmatic development. Use WCS to inform a comprehensive Waste Diversion Plan.

RC.1.1.2

Adopt a community-wide waste reduction and diversion rate goal by **2027** to track progress and foster collective action towards waste reduction, recycling and other diversion efforts. (Use WCS data to inform goal setting)

RC.1.1.3

Use WCS data to inform and complete a comprehensive recycling & waste reduction plan (Waste Diversion Plan) to include programmatic design for all waste stream generation sectors.

RC.1.1.4

Conduct periodic audits of City and hauler green waste, recycling and other waste diversion programs to identify opportunities for increased participation, reduced contamination and/or address other barriers to current diversion programs.

RC.1.1.5

Increase recycling outreach, technical assistance and incentives efforts to educate the community about waste reduction, recycling and other diversion requirements and reduce barriers to participation.

RC.1.2

Enhance current organics collection services to increase diversion of compostable materials

PRIORITY SCORE: 3

CO-BENEFITS:



RC.1.2.1

Launch pilot food-scrap composting program with residents and businesses by **2026**.

RC.1.2.2

Explore food scrap (organics) collection program expansion utilizing learning from pilot program. Combine with organics collection & composting feasibility study to consider current and needed infrastructure, separated or integrated yard waste organics systems, inclusion of biodegradable single-use materials and pilot composting collection program results.

RC.1.2.3

Consider expanding and launching a comprehensive organics collection for residents/businesses based on pilot and study results.



RESOURCE CONSERVATION

GOAL **RC.1.0** ESTABLISH BASELINE AND ACHIEVE **10% INCREASE** IN WASTE REDUCTION AND DIVERSION BY **2030** (MUNICIPAL/COMMUNITY)

STRATEGY

RC.1.3

Increase diversion from City's existing recycling and diversion collection programs

PRIORITY SCORE: 1

CO-BENEFITS:



ACTION

RC.1.3.1

✓ **EXISTING ACTION**

Continue City's recycling collection service with franchised hauler. Expand and enhance recycling and diversion collection offerings over time in collection agreements with hauler and BCSWD.

RC.1.3.2

✓ **EXISTING ACTION**

Continue City's greenwaste and leaf collection program for residents and businesses.

RC.1.3.3

Promote increased participation in City's recycling, greenwaste and leaf collection program for residents and businesses.

RC.1.4

Advance targeted waste management solutions

PRIORITY SCORE: 2

CO-BENEFITS:



RC.1.4.1

Develop service-specific recycling education, outreach and technical assistance programs and incentives: (e.g. Business | Residential | Multi-family).

RC.1.4.2

Develop sector-specific recycling education, outreach and technical assistance programs and incentives: (e.g. schools, restaurants, hotels, groceries, industry, special events, venues, etc.).

RC.1.4.3

Develop material-specific recycling programming for hard to recycle items based on WCS (e.g. carpet, solar panels, paint, fuel canisters, etc.). Promote and expand special collection events, drop-off facilities, and/or pick-up services (including bulky item pick-up days, Household Hazardous Waste (HHW) drop-off, E-waste collection, paint, batteries, etc.).

RESOURCE CONSERVATION

GOAL RC.1.0 ESTABLISH BASELINE AND ACHIEVE **10% INCREASE** IN WASTE REDUCTION AND DIVERSION BY **2030** (MUNICIPAL/COMMUNITY)

STRATEGY

RC.1.5

Utilize policy to accelerate waste reduction

PRIORITY SCORE: 3

CO-BENEFITS:



ACTION

RC.1.5.1

Develop and adopt an Environmentally Preferable Purchasing Policy (EPPP) for municipal operations to maximize source reduction, prioritize energy-efficient equipment and reduce mobile source emissions. Develop internal purchasing tools and educational materials including preferred product and vendor lists and staff training to support EPPP procurement of items across departments for both every day and occasional purchasing.

RC.1.5.2

Utilize waste management agreements to set diversion targets and expand education and outreach requirements. Leverage Butler County Solid Waste District to enhance education and outreach services.

RC.1.5.3

Develop special event and meeting sustainability protocols to include recycling and composting bins, source reduction, and guidance on use of disposable materials.

RC.1.5.4

Consider the adoption of a waste diversion equal space ordinance for renovations and new construction to reduce service barriers and encourage increased participation in available commercial and multi-family recycling and/or organics collection services.

RESOURCE CONSERVATION

GOAL RC.2.0 ENCOURAGE WATER CONSERVATION COMMUNITY-WIDE

STRATEGY

RC.2.1

Demonstrate and expand water efficiency community-wide and in municipal operations

PRIORITY SCORE: 2

CO-BENEFITS:



ACTION

RC.2.1.1

Promote water-efficient fixtures and equipment within municipal departments, commercial and residential sectors. Regularly review and upgrade to newer water-saving technologies.

RC.2.1.2

Conduct periodic audits of the City facilities to identify water-saving and energy-saving opportunities

RC.2.1.3

Install demonstration projects at City facilities and parks, combined with educational programming.

RC.2.1.4

Maintain and expand the network of water refill stations across the city to reduce reliance on single-use bottled water and provide convenient access to clean drinking water.

RC.2.1.5

✓ **EXISTING ACTION**

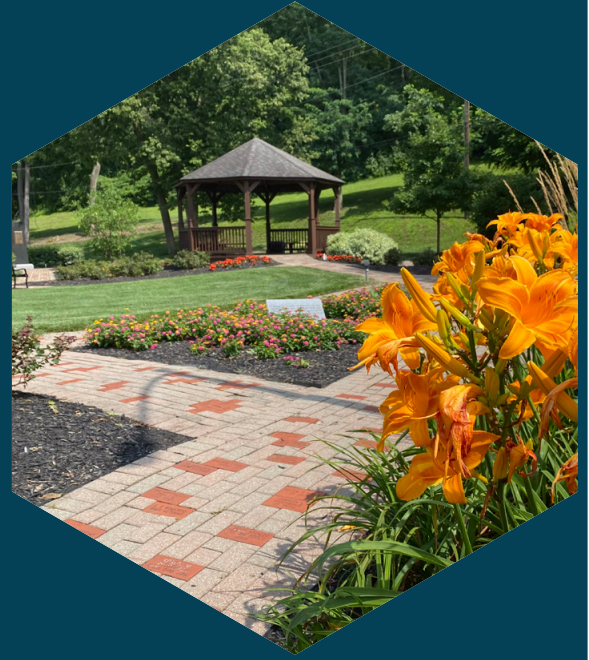
Enhance smart water metering practices (e.g., installation of smart meters, sub-meters for tenant-occupied spaces) to enable monitoring and evaluation of consumption patterns. Install **80%** smart meters by **2025**.

NATURE & GREEN COMMUNITY



CULTIVATING A GREEN LEGACY IN FAIRFIELD: SUSTAINING OUR NATURAL HERITAGE

This focus sector fosters a community-wide culture of sustainability, emphasizing preservation of the environment, natural systems, greenways and ecosystem health. Efforts within this focus area preserve, enhance and protect parks, waterways, and open space as defining characteristics of the Fairfield community. The Nature & Green Community sector provides a visible community connection to nature for enjoyment, recreation, and active lifestyles. These actions also serve to further complement efforts undertaken in other focus sectors, such as the Transportation & Mobility sector's efforts to increase connectivity to parks and greenways, as well as the Resource Conservation sector's efforts to increase waste reduction and protect clean drinking water. The Nature & Green Community focus sector underscores Fairfield's commitment to sustainable forest management, preserving green space, and increasing connectivity and access to parks. For a map of Fairfield's publicly-owned open spaces and City parks see Appendix K.



**GHG REDUCTION
POTENTIAL**

**COST
EFFECTIVENESS**

**INCREASE
OPERATIONAL
EFFICIENCY**

**REDUCES
OPERATIONAL
COSTS**

**FUNDING
AVAILABLE**

**INTERNAL
CAPACITY/SUPPORT**

**QUALITY
OF LIFE**

NATURE & GREEN COMMUNITY

GOAL

NGC.1.0 PRESERVE AND STRATEGICALLY DEVELOP SUSTAINABLE LANDSCAPES AND COMMUNITY-WIDE CULTURE OF SUSTAINABILITY

STRATEGY

NGC.1.1

Preserve, expand and enhance 935 acres of existing publicly managed parks and greenspace

PRIORITY SCORE: 1

CO-BENEFITS:

ACTION

NGC.1.1.1

Seek funding to conduct a Citywide Tree Inventory and develop an Urban Forestry Action Plan by **2030**.

NGC.1.1.2

Monitor and seek funding to support Urban Forestry Action Plan (UFAP), inventory and complementary initiatives. Establish clear short, mid and long-term goals for tree planting, invasive removal and low-impact design. Develop and implement Invasive Species Control Plan by **2030**.

NGC.1.1.3

Utilizing urban tree inventory, set annual targets to increase the City's urban tree canopy by **10%** over **2021** baseline by **2055**.

NGC.1.1.4

✓ **EXISTING ACTION**

Document annual tree planting, invasive species removal and low-impact design improvements. Expand current tree planting program by **50 new trees annually**. Set annual targets to achieve urban forestry, low-impact design and other UFAP goals.



NATURE & GREEN COMMUNITY

GOAL NGC.1.0 PRESERVE AND STRATEGICALLY DEVELOP SUSTAINABLE LANDSCAPES AND COMMUNITY-WIDE CULTURE OF SUSTAINABILITY

STRATEGY

NGC.1.2

Demonstrate leadership in sustainability by modeling best practices in City operations **by 2030**

PRIORITY SCORE: 2

CO-BENEFITS:



ACTION

NGC.1.2.1

Lead by example by installing and maintaining City demonstration projects incorporating sustainable practices, including landscaping, water catchment, porous surfaces, stormwater protection, as the City's standard operating approach to City owned or operated parks, facilities and lands.

NGC.1.2.2

✓ EXISTING ACTION

Continue City's active leadership and membership in regional Stormwater Collaborative with goal of educating residential and commercial sustainable water protection, land management and green space preservation. Utilize the Stormwater Collaborative to actively bring training and resources to residents and businesses of Fairfield to encourage sustainable practice adoption.

NGC.1.2.3

✓ EXISTING ACTION

Continue City's active leadership in urban forestry through continuing Fairfield's Tree City USA designation.

NGC.1.2.4

✓ EXISTING ACTION

Continue City's active leadership and membership in Groundwater Consortium with goal of protecting drinking water sources. Actively bring training and resources to residents and businesses of Fairfield to encourage water conservation and water quality practice adoption.

NGC.1.2.5

Strategically utilize economic development resources to encourage or incentivize greenspace expansion of low-impact landscape design, tree planting, bioswales or other stormwater protection measures, especially in conjunction with revitalization, parking lot and walkway beautification, or other connectivity goals.

NGC.1.2.6

Create, maintain and promote recommended species planting list for municipal, commercial & residential landscapes. Consider such features as drought-tolerance, water management, natives, pollinator-friendly, low-impact, as well as potential species migration due to anticipated environmental changes through **2030 and 2055**.

NGC.1.2.7

Prioritize revitalization, infill and beautification of existing developed areas in new development. Connect open space landowners to incentives and resources for land conservation, with particular emphasis on riparian corridors, flood plains, sloped hillsides, and/or other areas of ecological value or special biological concern.

BUSINESS & COMMUNITY RESILIENCE

ENHANCE QUALITY OF LIFE THROUGH SUSTAINABILITY

This focus area is concentrated on elements that improve the City's ability to respond and adapt to environmental changes by embracing sustainability as a key aspect to supporting the overall quality of life for Fairfield's residents, businesses and visitors. It further includes strategies for increasing community resilience to changing environmental conditions by assessing climate risks, fortifying infrastructure, and developing response strategies to adapt to changing conditions. The Business & Community Resilience sector focuses on active city leadership to demonstrate practices across all five focus areas, while also making it easier and more cost effective for residents and businesses to adopt more sustainable practices.

FAIRFIELD
SUSTAINS



**GHG REDUCTION
POTENTIAL**



**COST
EFFECTIVENESS**



**INCREASE
OPERATIONAL
EFFICIENCY**



**REDUCES
OPERATIONAL
COSTS**



**FUNDING
AVAILABLE**



**INTERNAL
CAPACITY/SUPPORT**



**QUALITY
OF LIFE**



GOAL BCR.1.0 ENHANCE QUALITY OF LIFE THROUGH SUSTAINABILITY

STRATEGY

BCR.1.1

Actively lead by example in City operations to demonstrate sustainable practices

PRIORITY SCORE: 2

CO-BENEFITS:



ACTION

BCR.1.1.1

Demonstrate City's Leadership by modeling sustainability Best Management Practices (BMPs) as standard operating procedure at City facilities, parks and community spaces through demonstration projects & complementary educational tools, promotions and case studies.

BCR.1.1.2

Adopt a policy to consider sustainability impacts along with financial considerations in City decision making.

BCR.1.1.3

Provide regular training and educational resources to City leadership, management and staff personnel on sustainability practices and protocols. Develop easily referenced resource materials to ease and remove barriers to practice adoption.

BCR.1.2

Actively encourage sustainability practice adoption among residents and businesses by removing barriers to participation

PRIORITY SCORE: 3

CO-BENEFITS:



BCR.1.2.1

Establish programming to educate residents and businesses in sustainable practice adoption and easily connect to additional available resources and services (e.g. tax incentives, audit services, rebates, financing, etc.). Offer education, incentives, small grants, and technical assistance to drive sustainable practice adoption & behavior change among residents and businesses.

BCR.1.2.2

Partner with schools, non-profits, businesses and community groups to promote sustainable initiatives.



GOAL BCR.2.0 EMBRACE SUSTAINABILITY AS A CORE ASPECT OF COMMUNITY IDENTITY & VALUE

STRATEGY

BCR.2.1

Ensure appropriate City resourcing to achieve sustainability action plan goals.

PRIORITY SCORE: 2

CO-BENEFITS:



ACTION

BCR.2.1.1

Establish a City sustainability position to oversee implementation of the Sustainability Action Plan across all implementation focus areas, coordinate funding opportunities, collaborate across departments, and deliver sustainability programming.

BCR.2.1.2

✓ **EXISTING ACTION**

Actively monitor, pursue, and secure grant and other funding opportunities to further sustainability initiatives.

BCR.2.1.3

Develop dedicated sustainability fund to achieve sustainability goals.

BCR.2.1.4

Actively cultivate partnerships with sustainability service providers, technical experts, financing resources, and nonprofits. Strategically utilize economic development or other funding to remove barriers to participation through incentives, cost-sharing, fee waivers, or other means.

BCR.2.1.5

Track and broadly promote sustainability results through multi-channel communication linked to strengthen community identity and values; highlight case studies, cost and resource savings, job creation, and co-benefits. Explore new tools including but not limited to use of online Community Dashboard to monitor and promote goals and achievements.



BUSINESS & COMMUNITY RESILIENCE

GOAL BCR.3.0 ENHANCE BUSINESS & COMMUNITY RESILIENCE TO ENVIRONMENTAL CHANGES

STRATEGY

BCR.3.1

Promote business resilience through sustainability practice adoption

PRIORITY SCORE: 3

CO-BENEFITS:



ACTION

BCR.3.1.1

Develop and implement a green business networking program promoting sustainable business practices by **2026**. Catalog local businesses and set annual targets for participation. Recruit 10 businesses by 2030. Utilize City sustainability resources to encourage or facilitate adoption. Recruit, award and promote green businesses.

BCR.3.1.2

Strategically recruit and incentivize business development along bike paths, parks, and connectivity areas to complement both sustainability transportation and economic development goals.

BCR.3.1.3

Utilize economic development resources to target and transform commercial areas through beautification, reduced pavement, increased porous surfaces, bike paths, and appropriate landscaping; incorporate green corridors and privately managed pocket parks.

BCR.3.1.4

✓ EXISTING ACTION

Adopt updated zoning codes to incorporate reduced non-porous surfaces or pavement, appropriate landscaping, bioswail or other stormwater protections in new developments and parking zones.

BCR.3.2

Promote community resilience adaptation and preparedness

PRIORITY SCORE: 3

CO-BENEFITS:



BCR.3.2.1

Partner with Butler County Emergency Management Agency to integrate resilience in community emergency response and preparedness. Reduce physical risks by maintaining and expanding active participation in Pre-Disaster Mitigation Program with particular attention on floodplain protection, stormwater management, retention basin protection and related infrastructure. Investigate regional vulnerability assessment completion to identify potential adaptation measures to increase resilience to environmental changes anticipated through **2055**. Educate and protect residents & businesses against environmental change vulnerability.

BCR.3.2.2

✓ EXISTING ACTION

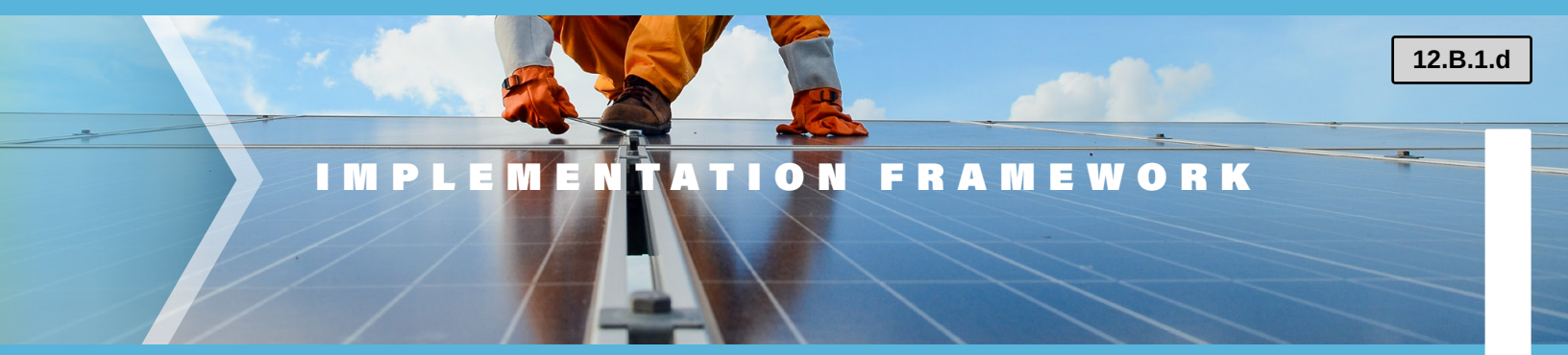
Continue to actively address historical flooding concerns through active stormwater and floodplain management and inspection activities. Utilize annual capital investments to monitor and improve stormwater maintenance and infrastructure.

BCR.3.2.3

✓ EXISTING ACTION

Actively monitor, pursue and secure grants or other funding to support resilient natural systems through such efforts as stream protection, wetlands or riparian restoration, erosion control, low-impact design to spread, sink, and store or related efforts.

SECTION 5 IMPLEMENTATION FRAMEWORK



IMPLEMENTATION FRAMEWORK

OVERVIEW

Successful Implementation of Fairfield Sustains will require an integrated multidisciplinary approach, unifying actions across City departments and the broader community, while leveraging the embedded expertise of specific departments, Staff and Community resources appropriately. The City's leadership, elected officials, and staff members will all be responsible for and contribute to the success of this effort. To support this process, City department(s) have been identified as lead implementers for each foundational strategy. The Lead Department will serve as the primary responsible party for implementation of actions and in support of higher-level goals.

Proactive efforts by the City to secure adequate near term resources will be key to long term success to: (1) establish, launch, and monitor new initiatives outlined herein; and (2) seek, secure, and manage new internal and external funding mechanisms to actualize and facilitate the adoption of these actions.

These resource allocations, along with the specific actions and initiatives presented in this Plan, demonstrate the City's dedicated approach in translating their sustainability vision into tangible results, as well as underscoring the City's overall leadership in bringing these sustainability actions to fruition.

Implementing the Fairfield Sustains strategies and actions will depend in part on the leadership of the City government and the specifics of each action. Sustainability is inherently wide ranging and not every action can be implemented at once. Actions geared toward municipal operations can be started immediately. Other actions like policies and regulations involve City staff time "up front," but in the long run rely on the activity of the private sector, residents, and businesses. Although actions may have different milestones to completion and benchmarks for success, they can all benefit from monitoring and reporting which allow implementation to be evaluated and tracked by City departments, elected officials, and the public.

IMPLEMENTATION FRAMEWORK

Appendix H summarizes the Implementation Framework for the foundational strategies outlined in this Plan. Each strategy is accompanied by a defined timeframe and priority score, key performance metric(s), lead department, and a cost estimate.

- **IMPLEMENTATION PRIORITY:** This specifies when the action is expected to begin implementation. Categories include Near term, Mid term, and Long term. The actual timing of action completion may be influenced by funding availability.
- **KEY PERFORMANCE METRIC (KPI):** This element outlines the specific criteria for measuring the success of each action. Performance metrics are tailored to the nature of each strategy, ensuring a precise and meaningful evaluation. For example, metrics may include quantitative targets such as the reduction in greenhouse gas emissions, percentage increase in renewable energy usage, or improvement in waste recycling rates. In other cases, a simple "ongoing" has been listed to signify activities that are continuous or iterative in nature, such as community engagement efforts, policy reviews, or long-term environmental monitoring.
- **LEAD DEPARTMENT(S):** This section identifies the City department(s) tasked with overseeing the implementation of the action. In certain cases, responsibilities may be shared across multiple departments.
- **COST:** The cost estimates provided (categorized as low, medium, or high) are preliminary and are derived from initial assessments, comparisons with analogous programs, and expert consultations. They offer a basic financial overview.

IMPLEMENTATION FRAMEWORK

TRACKING, MONITORING AND REPORTING

Fairfield Sustains is designed to be an actionable guiding document to sustainability initiatives within the City of Fairfield. While the details of specific initiatives are designed to be flexible, adapting as community priorities shift, City staff and partnering organizations evolve, new laws are enacted, and environmental conditions change, careful and ongoing monitoring will be essential to achieving long-term goals. As conditions change, the City commits to engage in annual and regular tracking and monitoring. The City will also establish a schedule for reviews and updates of the Plan. This will ensure that it continues to serve as a potent and effective guide towards achieving the sustainability and quality of life goals outlined herein. Emphasis will be placed on prioritizing immediate actions that are critical for making short- and medium-term progress towards long-term goals.

This Plan provides a Strategic Roadmap for near, mid, and long-term implementation. Further, this Plan will help ensure actions and investments are deliberate, strategic, and support Specific, Measurable, Achievable, Relevant and Timebound (SMART) goals of the community. All goals, strategies and actions are built out into an expanded implementation plan to guide both implementation as well as monitoring with additional core information, including but not limited to: Key Performance Indicators (KPIs) - associated trackable metrics to indicate progress toward objectives, implementation timelines - indicating whether the implementation is likely to be concentrated near, mid, or long-term time horizons, and costs - estimated costs and assumptions related to implementation to guide financial planning.

Additional information is provided to guide internal implementation, including lead departments, priority scores, co-benefits, policy alignment, estimated emissions reductions, and progress to date. This will serve as the work plan for Fairfield Sustains implementation.

IMPLEMENTATION FRAMEWORK

FUNDING THE PLAN

Various federal, state, and regional bodies offer grants, loans, and planning support for sustainability-focused projects. Increasingly, such funding is available to support local jurisdictions in meeting sustainability objectives, especially those related to emissions reductions. Jurisdictions, like Fairfield, with completed sustainability plans, may have an advantage in applying for grant funding, as such plans indicate an established commitment to sustainability, as well as advanced planning that can increase the City's competitiveness. **Appendix I** offers a selection of funding opportunities and programs aligned with sustainability initiatives outlined within Fairfield Sustains. While not intended to be an exhaustive list of all available sustainability funding, the table highlights potential funding avenues the City may consider to finance the implementation of the Plan. These funds can assist with initial program development, testing, and staffing, setting up a sustainable financial model for post-grant operations. Additionally, utilities and organizations provide rebates, financing options, and discounts to support energy-efficient upgrades and other projects in residential and commercial spaces.

It should be acknowledged that Fairfield already successfully established a dedicated active transportation fund, providing initial seed funding to assist the City in initiating implementation of Fairfield Connects. To continue and accelerate such progress for both Fairfield Connects and Fairfield Sustains, it is recommended that (1) the active transportation fund be continued and increased through annual allocations supporting both Fairfield Connects and Fairfield Sustains transportation focus area measures; (2) this approach be replicated to create a sustainability fund to be utilized to broadly support implementation of various Fairfield Sustains measures across all 5 focus areas; and (3) existing Economic Development funding be utilized and bolstered to support goals of this Plan especially as outlined within the Business & Community Resilience focus area of the Strategic Roadmap.

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SECTION 6 APPENDICES

Attachment: Fairfield Sustain_Final Plan_8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustains')

APPENDIX A: WHAT THE COMMUNITY CAN DO

12.B.1.d

Attachment: Fairfield Sustain_Final Plan_ 8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustains')

Individuals have the power to enhance the resilience, sustainability, and social well-being of a community through their daily choices. These small actions create a ripple effect, encouraging comparable efforts and sparking conversations that can lead to a more sustainable community and improved overall quality of life. Residents, workers, and business owners in Fairfield all have a role to play in helping the City attain its sustainability goals. Below is a list of actions that community members can take to help create a more sustainable community in their own homes, businesses, and everyday actions. Fairfield invites you to be a part of this journey, as we collectively move towards a more sustainable future.

ENERGY PLEDGE TO:

- Take advantage of our local energy aggregation program
- Upgrade appliances, HVAC, and other equipment to EnergyStar or low-energy models
- Obtain an energy audit for your home or business
- Install weatherization and insulation to reduce energy loss
- Request a solar assessment for your home or business; install renewable power
- Install occupancy sensors, auto settings, and reminders for light and temperature controls
- Turn off the lights when you leave a room, home, or office without occupancy sensors
- Take the stairs for exercise and energy savings
- Unplug or use a power strip (leaving items plugged in still uses power)

TRANSPORTATION PLEDGE TO:

- Ride your bike, walk, or carpool to destinations
- Take public transportation as often as possible
- Telecommute when possible
- Carpool, carshare or bikeshare on occasion rather than your own vehicle
- Reduce airline miles traveled, utilize trains or other public transportation where feasible
- Convert to electric vehicle, hybrid, or clean fuel vehicles when vehicle travel is necessary

WASTE PLEDGE TO:

- Reduce, Refuse, Reuse, Recycle, Rot, Repair, Rebuy
- Refuse single use plastics (bags, cutlery, straws, cups, bottles, to-go boxes, etc.)
- Bring your own reusable bags to the grocery store and reusable mugs to coffee shops
- Bring your own reusable to-go containers, cutlery, straws, napkins, mugs, and bottles to work, events, play, and for restaurant leftovers
- Reduce food waste through careful purchasing, food preservation, donation, and composting
- Start a compost or worm bin
- Purchase and donate second-hand clothing, equipment, and materials whenever possible
- Repair broken items before buying new
- Buy products with high recycled content and easily recyclable packaging

WATER PLEDGE TO:

- Bring a reusable water bottle to work each day
- Reduce meat consumption (biggest water user)
- Install rainwater catchment barrel at home or work
- Reduce water use at home and work
- Plant native plants that require less water than non-natives
- Adopt low-impact design practices to decrease irrigation water use
- Replace high volume toilet with low-flow or dual flush models
- Take advantage of your water provider's low-flow incentives and rebates

FOOD PLEDGE TO:

- Store or preserve leftover food in fridges, freezers, vacuum packaging, canning, pickling and other means
- Eat a more plant-based diet
- Donate excess unopened or unserved edible food to local food rescue organizations
- Compost food scraps in a backyard composter or worm bin
- Attend a backyard gardening, composting, canning, food preservation, or similar workshop
- Support your local farmers market or grow your own fruit and veggies
- Purchase USDA certified organic label and local food

GREEN SPACES PLEDGE TO:

- Be a good steward to the earth by planting a native tree
- Convert some or all of your lawn space to native plants
- Plant edible food, herbs, and pollinator-friendly gardens
- Use rechargeable electric garden tools including mowers, edgers, leaf blowers, etc.

PURCHASING PLEDGE TO:

- Buy local and support green businesses
- Purchase products with reduced packaging
- Buy reused materials whenever possible
- Buy products made with post consumer recycled content
- Buy locally grown, locally produced goods
- Support farmers markets, local businesses, and businesses that have sustainable operations

ENGAGE PLEDGE TO:

- Talk and share ideas with others about sustainability
- Stay informed and involved with what the Fairfield and other communities are doing
- Participate in community engagement efforts around sustainability

APPENDIX B: STAKEHOLDER ENGAGEMENT PLAN

12.B.1.d

Attachment: Fairfield Sustain_Final Plan_ 8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustains')

FINAL COMMUNITY ENGAGEMENT PLAN



OVERVIEW

The City is developing a plan to ensure that Fairfield is maximizing its resources in a way that provides efficiency in City operations now and in the future. This plan, 'Fairfield Sustains', will serve as a comprehensive roadmap for addressing environmental, economic and livability considerations in the City, and will be a catalyst for quality of life improvements for all residents. Among other things, the plan will look at energy usage in the community, open space preservation, resource protection, and economic sustainability initiatives. To inform the plan, the City is deploying this stakeholder engagement plan to gather input and feedback from City operations, elected officials and the broader community, with a focus on keeping Fairfield a great place to live.

To learn more about Fairfield Sustains, please go to www.fairfield-city.org for an overview of the plan.



ENGAGEMENT ACTIVITIES INCLUDED BUT WERE NOT LIMITED TO:

- Biweekly Coordination with Project Team
- (8) Interviews with Council and Mayor (Intro, Goals)
- (3) Department Leadership Workshops
(Kickoff, Ideation, Strategy Refinement)
- (3) Environmental Committee Workshops
(Intro, Ideation, Strategy Refinement)
- (3) Special Council Work Sessions
(Kickoff, Ideation, Strategy Refinement)
- Business Stakeholder Focus Group
(Ideation, Strategy Refinement)
- Miami University Graduate Student Research Engagement
- Community Promotion - City Website, Facebook, Fairfield Flyer
- Community Survey - Broadly Distributed, Multiple Channels

Attachment: Fairfield Sustain_Final Plan_8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustains')

COMMUNITY ENGAGEMENT CHANNELS INCLUDED BUT WERE NOT LIMITED TO:

- Website (City)
- Facebook (City, Resident's Page, Fairfield City Schools)
- Fairfield Flyer
- Utility Bill Inserts
- Religious & Civic Organizations
- Business Newsletter
- Chamber Newsletter
- Chamber Dinner
- Halloween on the Green
- High School Environmental Science Class
- City Employees
- Boards and Commissions
- Neighborhood Meetings
- 55 Plus Senior Group



BACKGROUND INFORMATION

The City has undertaken previous engagement efforts for other planning projects, including but not limited to **Fairfield Forward** and **Fairfield Connect**, which outline various goals and actions that are currently guiding the community. Such existing policies and best practices are informing this engagement approach, as well as specific strategies for consideration in the new Fairfield Sustain plan. The City values community input and engagement, and recognizes the importance of a collaborative process to ensure the resulting plan reflects the needs and values of the local community and supports fairness in public policy as related to sustainability initiatives, with consideration of views and needs of the entire community.

ENGAGEMENT PURPOSE AND OBJECTIVES

Engaging the community in the planning process to gather meaningful input is crucial to ensure that the Fairfield Sustain plan is practical, actionable, fair, and can be implemented efficiently. Blue Strike Environmental (Blue Strike) will lead the engagement effort in collaboration with City staff. By engaging with stakeholders throughout the planning process, the City can ensure that the final plan reflects the diverse perspectives and needs of the community it serves. The outreach strategies and tools presented in this Engagement Plan will aid the City in interacting with local residents, businesses, internal operations, and other community members (collectively referred to as “stakeholders”). The outreach program may change and evolve at the City’s discretion to meet the needs of the development process, align and coordinate with other related planning efforts, and adapt to dynamic circumstances.

ENGAGEMENT OBJECTIVES:

- Increase understanding of attitudes and priorities of stakeholders and the community towards the development of the Sustainability Plan.
- Provide opportunities for stakeholders to review and provide feedback on draft strategies proposed in the Sustainability Plan.
- Ensure that the final Sustainability Plan is locally attuned and responsive to the needs and values of the community.

ENGAGEMENT PRINCIPLES:

- **Fairness:** provide a range of engagement channels to ensure all members of the community have a voice in the planning process.
- **Transparency:** provide clear and accessible information about the Sustainability Plan development process and engagement opportunities.
- **Collaboration:** work collaboratively with stakeholders to develop the Sustainability Plan.
- **Accessibility:** provide accessible engagement opportunities and materials.
- **Accountability:** report back to the community on how their input influenced the Sustainability Plan.

KEY MESSAGES:

- Your input is critical to developing a Sustainability Plan that reflects the needs and values of the community.
- We value your input and want to hear from you throughout the development of the Sustainability Plan.
- Your participation will help ensure that the final Sustainability Plan is locally attuned and responsive to the needs and values of the community.
- The resulting Sustainability Plan is intended to support the city mission to improve the quality of life for the residents and businesses of Fairfield.

ENGAGEMENT METHODS

Stakeholder engagement will be conducted by Blue Strike in coordination and collaboration with the City of Fairfield. Methods include multiple channels of communication throughout the development process. Our team will rely on City staff to identify and coordinate with key stakeholder groups, promote engagement activities to achieve project goals, and maximize the impact of dedicated engagement resources.



The selected community engagement will include the following stakeholder groups and activities:

CITY STAFF

☐ **Biweekly Meetings - ongoing**

Blue Strike will meet with City staff on a biweekly basis to work through day to day tasks related to plan development.

CITY COUNCIL ENGAGEMENT

☐ **Council Introduction - June 2023**

Blue Strike will meet with City staff and councilmembers leading the the Sustainability Plan effort at the outset of the project to understand the City's intentions and obtain guidance to inform our overall project approach

☐ **(8) Individual Councilmember & Mayor Presentations - July/Aug 2023**

These presentations will provide an overview of the intended plan development process and obtain input from each elected official on opportunities, challenges, and stakeholder groups to be considered in the plan development process.

☐ **Council Manager Briefing Content - Quarterly Updates**

Provide City staff with basic content to support quarterly updates on the planning process during regularly scheduled Council Manager Briefings.

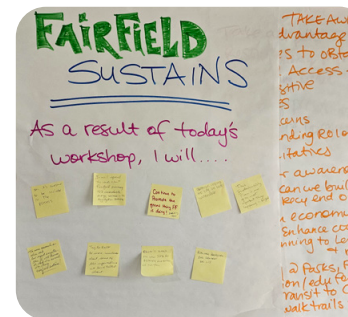
☐ **(2) Council Manager Briefing Presentations - Winter 2023, Spring 2024**

☐ **Mid-term Update or Workshop**

Blue Strike will present midterm results to date such as greenhouse gas inventory and forecasting, initial strategy concepts or other developments in order to obtain input and feedback from the City Council. If desired and time allows (see Workshop descriptions below), this presentation can be structured to align with the focus group workshop approach to review high level strategies in multiple focus areas and receive input and feedback from the full Council, or one or more representatives from the Council may be invited to participate as attendees

☐ **Late-term High Level Results Presentation**

Blue Strike will present late-term high-level results and/or present the Draft Plan to the Council. This will serve as an opportunity for final feedback and refinement to guide the plan finalization process.



☐ **Council Meeting(s) - June 2023 (tentative)**

☐ **Final Plan for Approval**

Blue Strike will present and/or support staff in the presentation of the Final Plan at a City Council meeting in support of final plan adoption.

ENVIRONMENTAL COMMISSION ENGAGEMENT

☐ **Plan Process Overview Presentation - 9/6/2023**

This presentation will provide an overview of the intended plan development process and obtain input from each commissioner on opportunities, challenges, and stakeholder groups to be considered in the plan development process, especially as it may relate to their mission as a City Commission.

☐ **(2) Focus Group Workshops - Fall 2023, Spring 2023**

☐ **Strategy Ideation/Input - 11/1/2023 (in-person) - see also workshops**

This workshop is designed as a 90-minute focus group in which Blue Strike will facilitate an interactive discussion with the Commission in support of strategy review and ideation. The workshop will present City accomplishments to date by focus area, as well as best practices by focus area. The Commission will identify potential strategy opportunities, challenges and model practices to guide the plan moving forward. This is an opportunity for both alignment and mobilization around approaches for consideration in latter stages of the plan development.

☐ **Late-term High Level Results Presentation - TBD**

Blue Strike will present late-term high-level results and/or present the Draft Plan to the Commission. This will serve as an opportunity for final feedback and refinement to guide the plan finalization process. This presentation may include an opportunity for prioritization of various strategies in the event that it occurs prior to draft plan completion, to be informed by the results of Fall engagement.



COMMUNITY ENGAGEMENT

☐ **Community Survey**

The survey is designed to assess baseline interest and familiarity with various sustainability issues and initiatives within the community and is typically launched in the early stages of the project. Surveys are designed to be broadly distributed throughout the community to include all stakeholder groups. Content will be drafted by Blue Strike with coordination and input from the City. Dissemination will be led by the City and include such channels as newsletters/ mailings, organizations, events and gatherings. A QR code will allow the City to distribute the survey broadly. The survey also serves as a communication tool to inform and align the community with the overall planning effort being conducted by the City. A link to the final survey and qr code is presented in **Appendix A**.

☐ **Finalize, Program & Launch Community Survey**

☐ **Distribute Survey via local groups, neighborhoods, associations, City communications channels**

☐ **Neighborhood Meeting Series - Fall 2023**

The City will leverage concurrent neighborhood meeting events being led by the City's neighborhood coordinator. City staff will produce and disseminate postcard flyers with a QR code link to the community survey as a tool to encourage community members to complete the survey. These forums may further serve to promote future community events such as inclusion in focus group workshops and/or community symposiums.

☐ **Community Focus Groups (Workshops) - Fall 2023, Spring 2024**

Strategy Ideation/Input - Nov 2023

- ☐ This workshop is designed as a 90-minute focus group in which Blue Strike will facilitate an interactive discussion with the Environmental Commission in support of strategy review and ideation. The workshop will present city accomplishments to date by focus area, as well as best practices by focus area. The participating group will identify potential strategy opportunities, challenges and model practices to guide the plan moving forward. This is an opportunity for both alignment and mobilization around approaches for consideration in latter stages of the plan development. Additional detail about the general design of focus group workshops is presented as **Appendix B.1**.



(3-4) STAKEHOLDER GROUPS ARE PROPOSED:

☐ **City Department Heads/Key Staff - 11/1 or 11/2**

- ☐ List of participants to be provided by the City; timing to be aligned with Environmental Commission presentation
- ☐ Participants may include agency representatives from surrounding communities or universities if deemed appropriate by city staff

☐ **Environmental Commission - 11/1 @ 6pm**

- ☐ To be facilitated at regular Environmental Commission meeting

☐ **Business Community -**

11/2 or early Nov (in-person or virtual) - City will invite:

- ☐ Chamber of Commerce Representative
- ☐ Key business leaders

This workshop will be a condensed (60-min) version of those conducted with City and Business Community workshops, incorporating specific framework concepts to obtain interest levels/feedback about key strategies for the business sector, such as interest in: solar, energy efficiency, connectivity, business recognition, etc. Strategies to be informed in collaboration with the City.

☐ **Broader Community -**

week of 11/6 or 11/13 (virtual) - (optional)

City may elect to host a broader community focus group as part of this workshop series or support a community symposium/workshop later in the ideation process. The City will invite participants and community leaders from various community organizations, nonprofits or groups, such as:

- ☐ Schools, Scouting, Sports, Youth
- ☐ Mayor's youth commission
- ☐ 55+ senior group
- ☐ Faith-based community
- ☐ Neighborhood groups
- ☐ Environmental organizations
- ☐ Social services, housing, hunger alleviation services



☐ **Community Symposium - Q1/Q2 2024 (optional)**

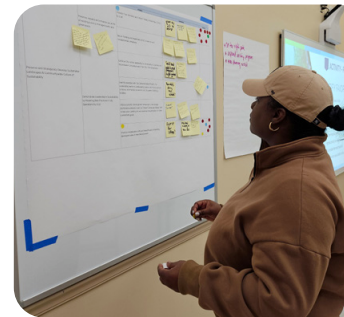
A community workshop or symposium may be conducted in the latter stages of the planning process. This event will serve as an opportunity to present major strategies, approaches or frameworks included in the plan, gather input to further inform or refine strategy prioritization and/or obtain additional community feedback about the overall plan's development prior to finalization. The event may be hosted at the Community Arts Center or other appropriate venue at the City's direction. Displays and/or exercises to gather input may be utilized.

- ☐ Presentation of results to date - Draft Plan
- ☐ Interactive facilitation to solicit feedback from community

☐ **Business Community Outreach**

These channels will serve as primary communications tools to inform and align the business community with the City's overall planning effort.

- ☐ Chamber of Commerce & related organizations
 - ☐ <https://fairfieldchamber.com/>
 - ☐ <https://www.fairfield-rotary.org/>
 - ☐ <https://www.lindenwaldkiwanis.org/>
- ☐ Participation in Focus Group Workshop - see above
- ☐ Outreach to largest employers, influencers
- ☐ Business newsletter
- ☐ Basic content - overview of plan
- ☐ Graphics
 - ☐ Process timeline
 - ☐ Opportunities to participate
 - ☐ Link to survey



☐ **Newsletter/ Materials**

These materials will serve as primary communications tools to inform and align the community with the City's overall planning effort.

- ☐ Content for newsletter with overview of process, survey promotion, and identification of ways for the community to participate
- ☐ Content for other educational materials such as postcards, flyers
- ☐ Residential newsletter - September 2023 content for October 2023
- ☐ Business newsletter - September 2023 content for October 2023

☐ **Website / Social Media**

It is recommended that the City promote the Fairfield Sustain plan on appropriate locations within their website and City social media pages. This serves as a key communications tool to inform the community about the Plan and ways to engage in the process including promotion of the survey, special events and/or engagement of volunteers or supporters for canvassing or other plan related activities as deemed appropriate by the City. Blue Strike will provide basic content for the website such as graphics to design the process and link to engagement information and the survey.

- ☐ Process graphics
- ☐ Overview of process timeline and ways to engage
- ☐ Link to Community Survey
- ☐ Link/information on other events and/or milestones during the planning process

☐ **Engagement Summary**

Blue Strike will provide a summary of engagement activities performed during the development of the plan, as an appendix to the Sustainability Plan, should such a summary be desired by the City.



Attachment: Fairfield Sustain_Final Plan_8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustain')

APPENDIX B.1: COMMUNITY-WIDE SURVEY

SURVEY TEMPLATE - CITY OF FAIRFIELD, OH

The final survey is available here:

https://qfreeaccountssjc1.az1.qualtrics.com/jfe/form/SV_88RL7UcpdOKhuZM

The QR code to link to the survey is presented below
and filed within the team's file organization structure.



APPENDIX B.2: FOCUS GROUP (WORKSHOPS) DESIGN

OVERVIEW OF WORKSHOP DESIGN APPROACH - CITY OF FAIRFIELD, OH

I. FOCUS GROUPS (WORKSHOPS):

Additional detail about the general format of Focus Group Workshops is presented below.

Our approach typically includes a series of workshops to engage stakeholders at different stages during the plan development process. Workshops will aim to understand the attitudes and priorities of key stakeholders towards the development of the plan, but they will target different types of stakeholders.

- A workshop will prioritize department heads and leaders of organizations who have a broader view and relationships with diverse groups within the community. The group size for this workshop should be small to facilitate productive and engaging discussions.
- Additional workshop(s) will aim to engage a broader range of stakeholders by utilizing already existing forums. The City will assist in identifying and selecting such a forum, such as the Environmental Commission, Business Community and/or Residential or Community Leaders to tap into established networks and foster greater community ownership and support for the sustainability plan.

LENGTH - Each workshop will be 1.5-hours

REGISTRATION - Attendees should pre-register and provide contact information so we can keep them updated about new developments. The registration form should include the attendees' name, title, organization, and email address.

CONSIDERATIONS -

- Careful consideration is necessary when hosting a limited number of virtual workshops during the planning process. The selection of attendees, the stakeholder pool's breadth, and the number of participants in each session should be thoughtfully considered. The number of attendees will determine the facilitation approach.

APPENDIX B.2: FOCUS GROUP (WORKSHOPS) DESIGN

- With a small, diverse stakeholder group, we can obtain thorough feedback from participants, resulting in a smaller number of data points but more robust contributions from each participant. On the other hand, a higher number of participants in a virtual workshop forum will necessitate relying on technology survey options, where participants can choose pre-populated response options, resulting in a real-time interaction but limited opportunity for dialogue. While we are skilled in both types of facilitation, the latter becomes more of an interactive survey than a facilitated discussion.

KEY DELIVERABLES FOR EACH WORKSHOP

- Workshops agendas
- Workshops materials such as discussion guides, presentations, etc.
- Brief summaries of each workshop, with a focus on key input to the Sustainability Plan.

FORMAT -

I. Housekeeping – Introduction & Welcome Remarks - 15 min

- Overview of Workshop Agenda, Facility, Rules of Engagement
- Introduce and recognize key staff and stakeholders (organizations and types)
- High-level overview of progress to date
- Aspirational message to set stage and encourage attendee participation

II. Stakeholder Activity - 70 min

- Review of Baseline and Best Practices
- Discussion around key focus areas, such as: Natural Environment (parks, open spaces), Transportation Infrastructure & Connectivity (EV, smart growth, etc.), Built Environment & Energy (zoning regulations, etc.), Waste Management and Recycling, Water & Wastewater and Community Resilience (economic resiliency, adaptation, social factors, etc.) (10 min/topic area, 10 min closing comments)

APPENDIX B.2: FOCUS GROUP (WORKSHOPS) DESIGN

Sample questions:

- What programs/initiatives are working well in your community?
What gaps or challenges do you see?
- What types of incentives (energy efficiency, EV charging, on-site renewable energy) would you like to see?
- Are there specific land-use practices the region is particularly well suited to for adoption/expansion?
- What are the broad economic and community development goals that you'd like to see the Plan support?
- What would make you more inclined to walk, bike, or take public transit?
- Are you interested in converting your fleet to electric or other alternative fuels? What obstacles exist?
- What are some challenges in reaching underserved areas of the community?
- What are some ideas to mobilize the community in terms of behavior change?

II. Closing & Next Steps - 5 min

- Summary highlights of discussion; overview of next steps/opportunities; gratitude

APPENDIX B.3: WEBSITE CONTENT

OVERVIEW OF WEBSITE PROMOTIONAL - CITY OF FAIRFIELD, OH

CONTENT INTENT

The following content is provided for the City to utilize on your website to promote the plan during the design process. For the initial phase of the project, this content intends to support the City in obtaining input and feedback from the community to inform ideation and strategy design. Additional content may be developed at latter stages of the project to support objectives, such as prior to community workshop(s), during draft sustainability plan public review, or upon final sustainability plan approval and adoption.

CONTENT PLACEMENT

Blue Strike recommended that the City create a visible link on the main landing page of the City website to promote the plan and provide residents and businesses the opportunity to participate in the plan development with the goal of building community understanding of and support for the effort. The City embedded the following graphic and link at the time of survey launch:

<https://www.fairfield-city.org/>

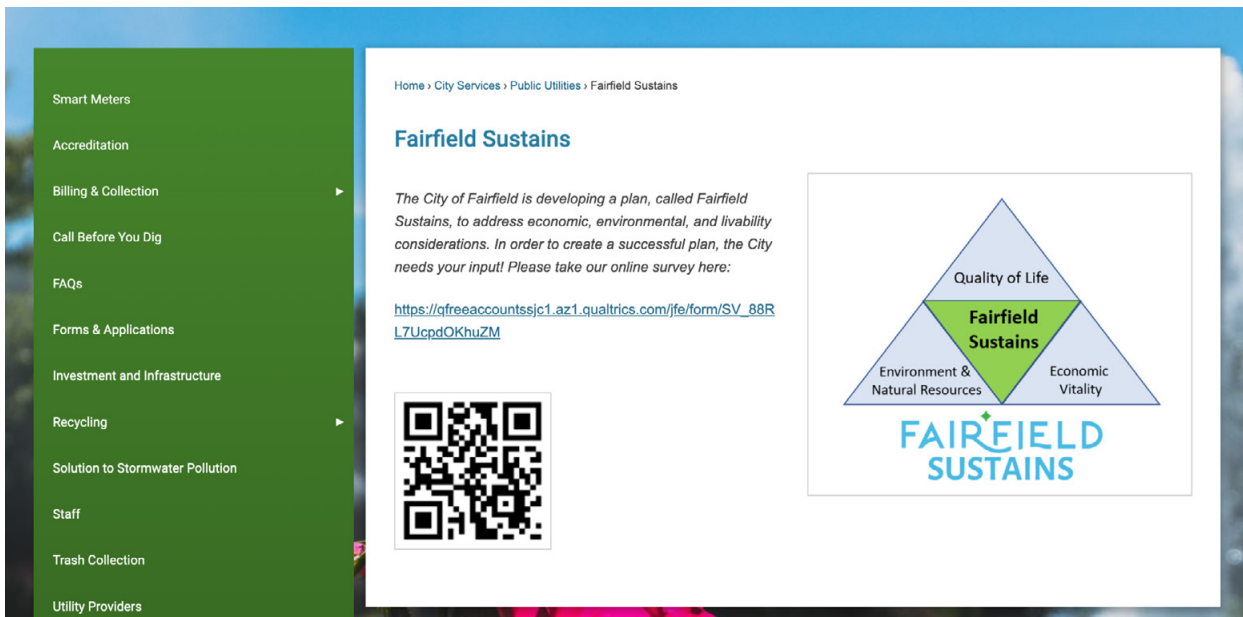


APPENDIX B.3. WEBSITE CONTENT

The City also successfully embedded an internal link, utilizing the term Fairfield Sustains to support an easily searchable web link and provide residents with further details about the effort. This internal page is found at the following:

<https://www.fairfield-city.org/1097/Fairfield-Sustains>

The page currently appears as the following:



Blue Strike recommends this content be updated utilizing the following content and graphics to further enhance the communications effort.

APPENDIX B.3. WEBSITE CONTENT

OVERVIEW

FAIRFIELD SUSTAINS

The City of Fairfield is developing a plan to ensure that Fairfield is maximizing its resources in a way that provides efficiency in City operations now and in the future. This plan, 'Fairfield Sustains', will serve as a comprehensive roadmap for addressing environmental, economic and livability considerations in the City, and will be a catalyst for quality of life improvements for all residents. Among other things, the plan will look at energy usage in the community, open space preservation, resource protection, and economic sustainability initiatives. To inform the plan, the City is deploying this stakeholder engagement plan to gather input and feedback from City operations, elected officials and the broader community, with a focus on keeping Fairfield a great place to live. To get involved, residents and businesses were invited to complete the community survey and follow the links below.

GRAPHICS & LINKS

The following graphics are suggested to be added to the website. Live hyperlinks should be incorporated into text and/or graphics to ease ready connection to the community survey and/or additional information as desired by the City.



APPENDIX B.3. WEBSITE CONTENT

TIMELINE

The following image provides an overview of the planning process with key milestones for development. The City is currently conducting community outreach and engagement activities to encourage local residents, community groups, businesses and City departments to provide input and feedback to inform plan goals, frameworks and strategies. The draft Fairfield Sustain plan is anticipated in Spring 2024.



APPENDIX B.3. WEBSITE CONTENT

GET INVOLVED

There are several ways to get involved in the process.



Attachment: Fairfield Sustain_Final Plan_8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustains')

APPENDIX C: COMMUNITY SURVEY RESULTS

FAIRFIELD SURVEY

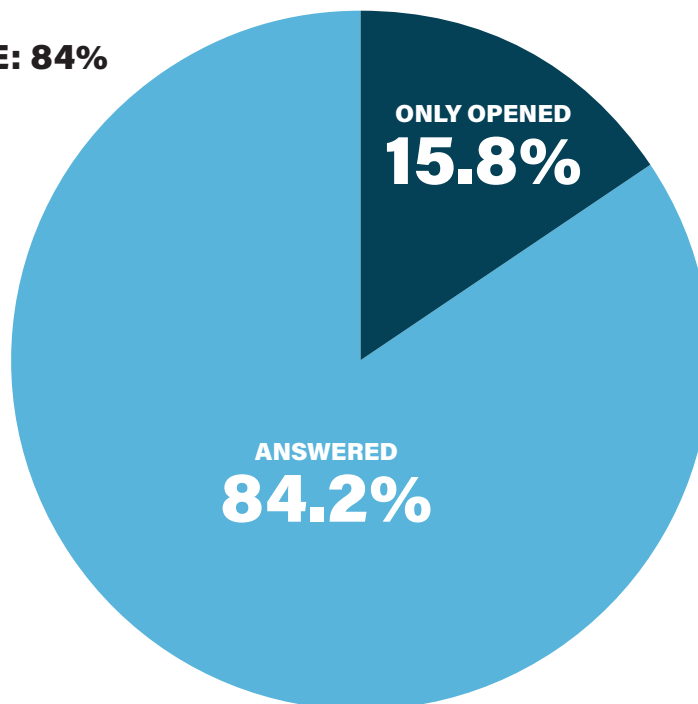


WHO ANSWERED THE SURVEY?

Most survey responses are from residents, making the data largely representative of the local community's views. High homeownership may indicate a stable, long-term resident population, which could influence perspectives on community development and sustainability. The presence of many long-term residents suggests a deep familiarity with the City and its evolution over time, potentially impacting their views on City initiatives. The age distribution shows a good mix, with a notable portion of younger respondents (under 18) and a significant representation of middle-aged adults. The demographic makeup is predominantly White/Caucasian, but there is some diversity within the community. More than half of the respondents have a direct work connection to Fairfield, which may influence their interest in local economic and infrastructural developments.

FIGURE B.1: THE SURVEY WAS ACCESSED BY 603 INDIVIDUALS. A TOTAL OF 508 COMPLETE RESPONSES WERE RECORDED THROUGHOUT THE SURVEY PERIOD (SEPTEMBER 15TH TO NOVEMBER 30TH, 2023).

RESPONSE RATE: 84%

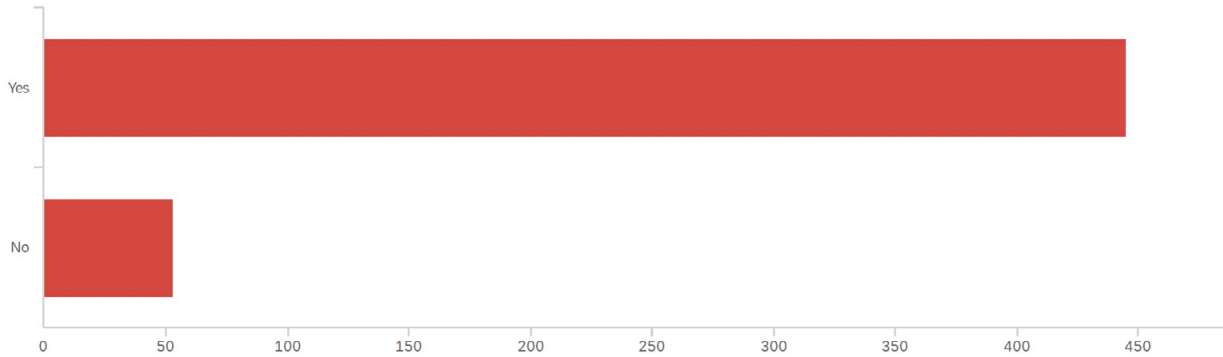


Q16: RESIDENCY IN FAIRFIELD

→ MAJORITY RESIDENTS: 89.36% of respondents live in Fairfield.

→ NON-RESIDENTS: 10.64% do not live in Fairfield.

FIGURE B.2: RESPONSES TO QUESTION 16: "DO YOU LIVE IN FAIRFIELD?"

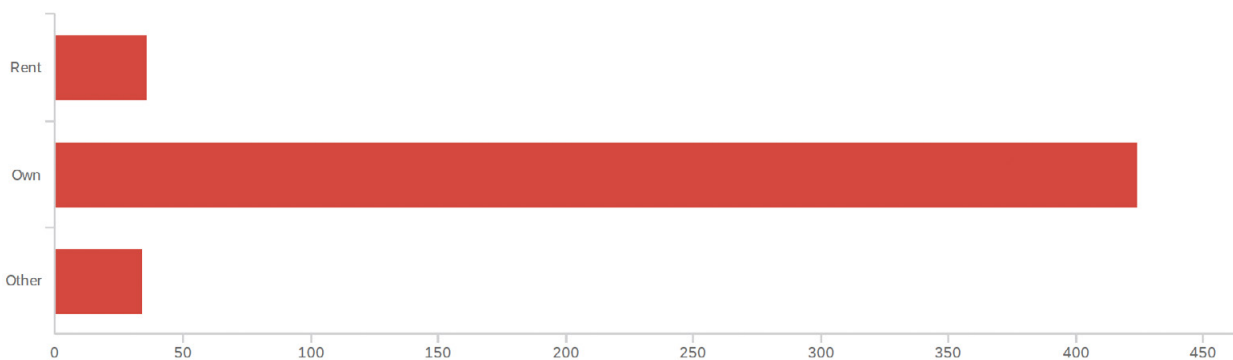
**Q17: HOMEOWNERSHIP**

→ HOMEOWNERSHIP: A significant majority (85.83%) own their homes.

→ RENTERS: Only 7.29% rent their homes.

→ OTHER LIVING ARRANGEMENTS: 6.88% are in other living situations, like living with parents or other family members.

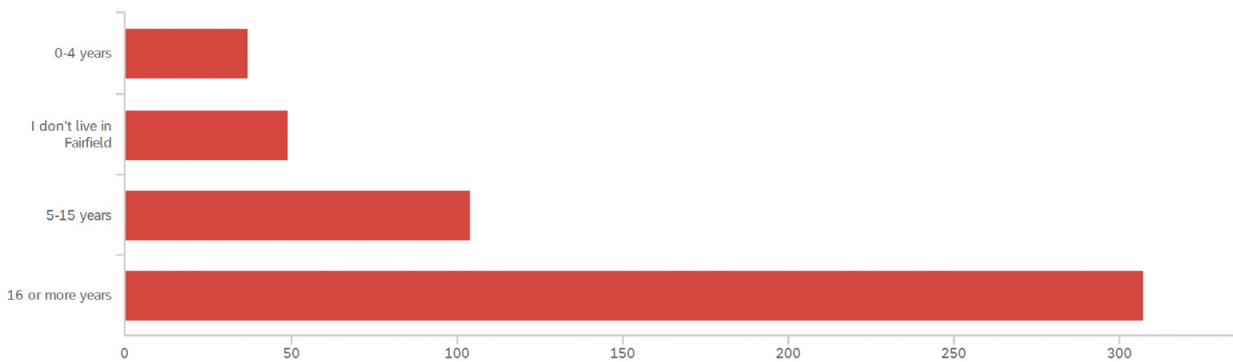
FIGURE B.3: RESPONSES TO QUESTION 16: "DO YOU RENT OR OWN YOUR HOME"



Q18: DURATION OF RESIDENCY

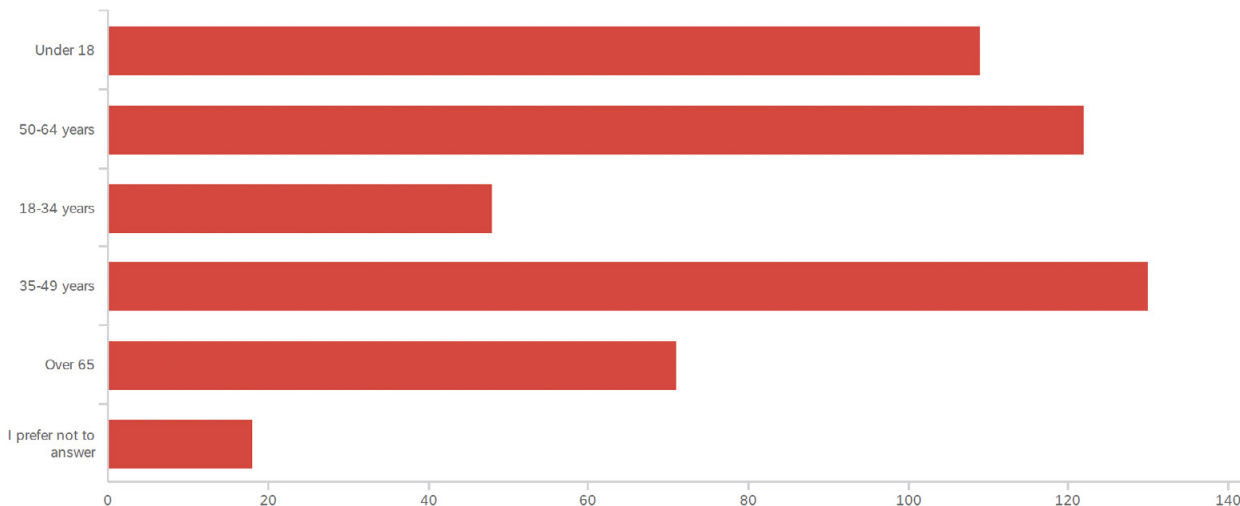
- LONG-TERM RESIDENTS: A majority (61.77%) have lived in Fairfield for 16 or more years.
- MEDIUM-TERM RESIDENTS: 20.93% have lived there for 5-15 years.
- NEW RESIDENTS: 7.44% have lived in Fairfield for 0-4 years.

FIGURE B.4: RESPONSES TO QUESTION 18:
"HOW LONG HAVE YOU LIVED IN FAIRFIELD?"

**Q19: AGE DISTRIBUTION**

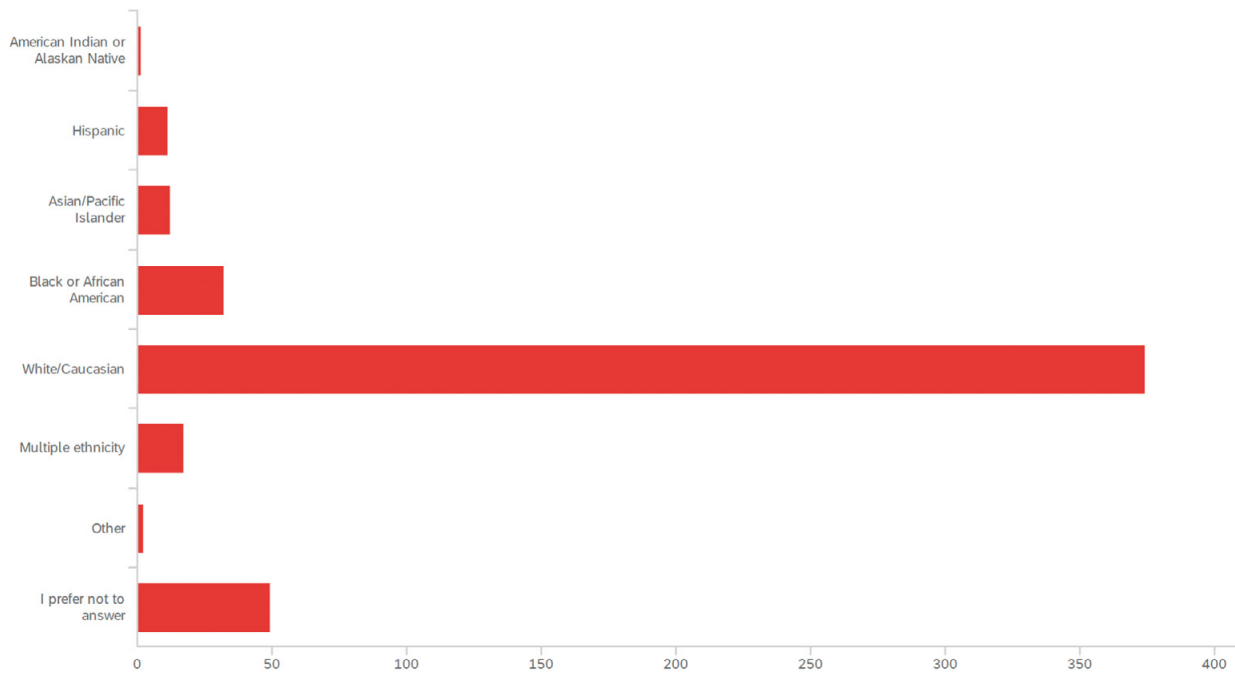
- AGE GROUPS: The largest groups are 50-64 years (24.50%) and 35-49 years (26.10%).
- YOUNGER AND OLDER ADULTS: 18-34 years constitute 9.64%, and over 65 years make up 14.26%.
- YOUTH: Under 18 years represent 21.89%.

FIGURE B.5: RESPONSES TO QUESTION 19: "WHAT IS YOUR AGE?"

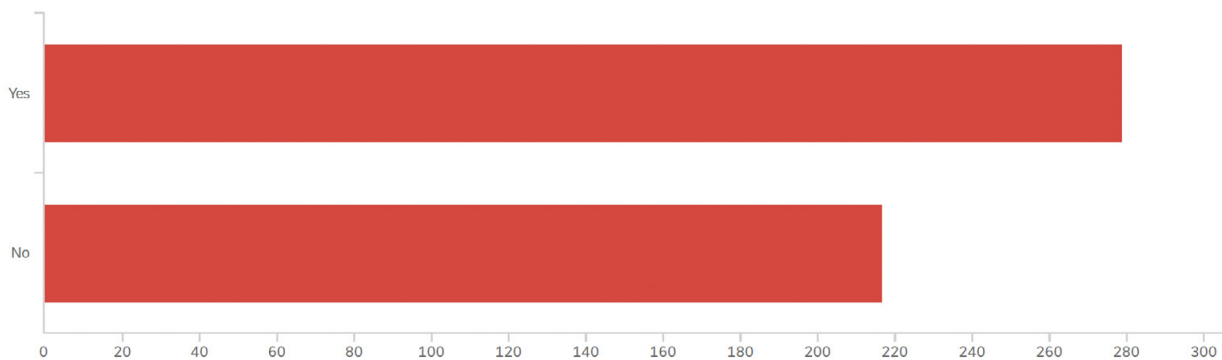


Q20: RACE OR ETHNICITY

- MAJORITY ETHNICITY: The majority (75.10%) identify as White/Caucasian.
- MINORITY REPRESENTATION: Black or African American (6.43%), Hispanic (2.21%), and Asian/Pacific Islander (2.41%) are the notable minority groups.

FIGURE B.6: RESPONSES TO QUESTION 20: "WHAT IS YOUR AGE?"**Q21: WORK IN FAIRFIELD**

- WORKING RESIDENTS: 56.25% work in Fairfield.
- NON-WORKING RESIDENTS: 43.75% do not work in Fairfield.

FIGURE B.7: RESPONSES TO QUESTION 21: "DO YOU WORK IN FAIRFIELD?"

WHAT IS THE PERCEPTION OF ENVIRONMENT, SUSTAINABILITY & CITY?

A significant majority is concerned about future environmental challenges, indicating strong community interest in this area. Also, they value proactive environmental measures, suggesting community support for such initiatives. There's a strong belief in the effectiveness of local sustainability efforts, indicating support for continuing or expanding these initiatives.

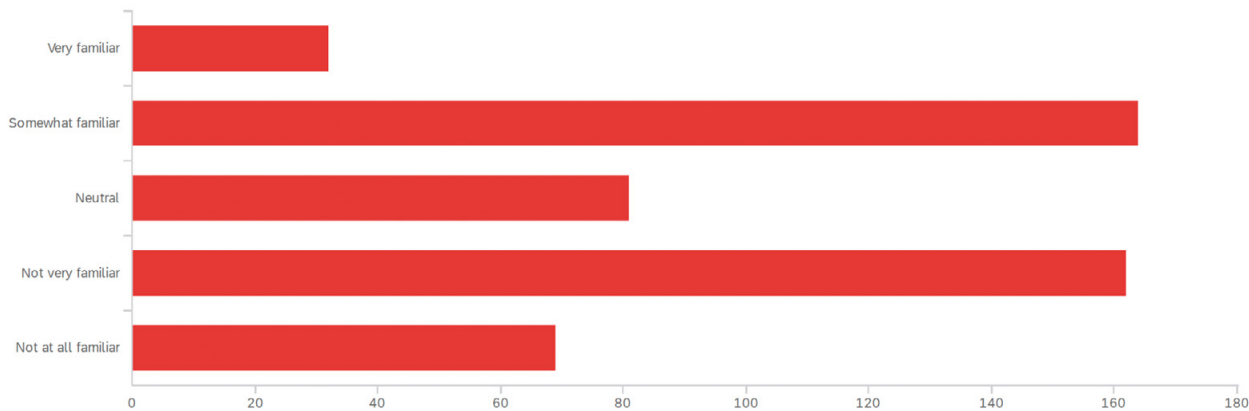
However, a significant portion is either not very familiar or not at all familiar with the City's efforts, suggesting a need for more effective communication about the City's environmental initiatives. Certain initiatives have higher public awareness, suggesting targeted communication or public engagement strategies may be more effective for lesser-known initiatives. Also, there's a strong base of support for new environmental projects, though a significant minority may require more convincing or information.

While environmental concerns are important, economic growth and resilience seem to be the top priority for the community, suggesting a need to balance environmental initiatives with economic considerations.

Q1: FAMILIARITY WITH CITY'S ENVIRONMENTAL EFFORTS

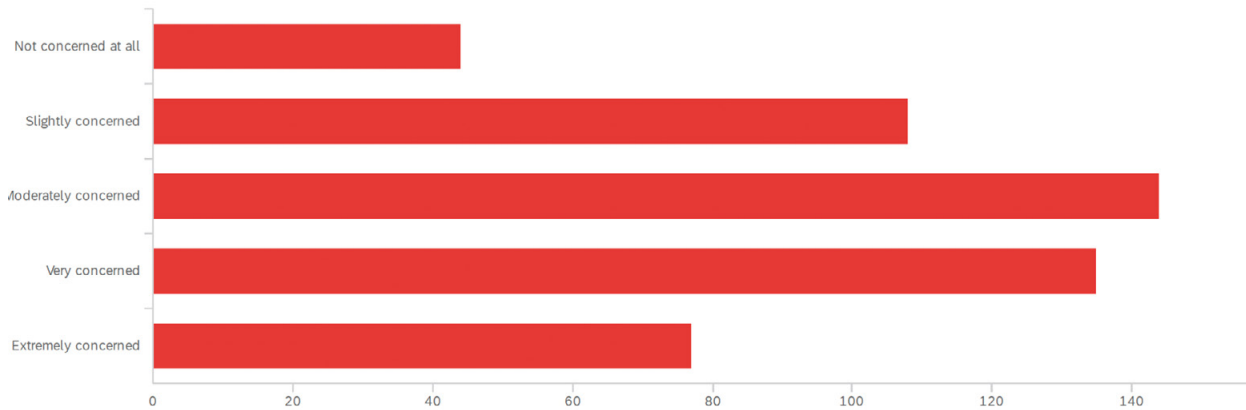
- MAJORITY VIEW: 32.28% are somewhat familiar, and 31.89% are not very familiar.
- LESS FAMILIARITY: A significant portion (45.47%) is either not very familiar or not at all familiar.

FIGURE B.8: RESPONSES TO QUESTION 1:
"TO WHAT EXTENT ARE YOU FAMILIAR WITH THE CITY'S EFFORTS TO PROTECT OUR NATURAL ENVIRONMENT AND RESOURCES?"

**Q2: CONCERN ABOUT FUTURE ENVIRONMENTAL CHALLENGES**

- HIGH CONCERN: 54.08% are either very or extremely concerned.
- MODERATE CONCERN: 28.35% are moderately concerned.

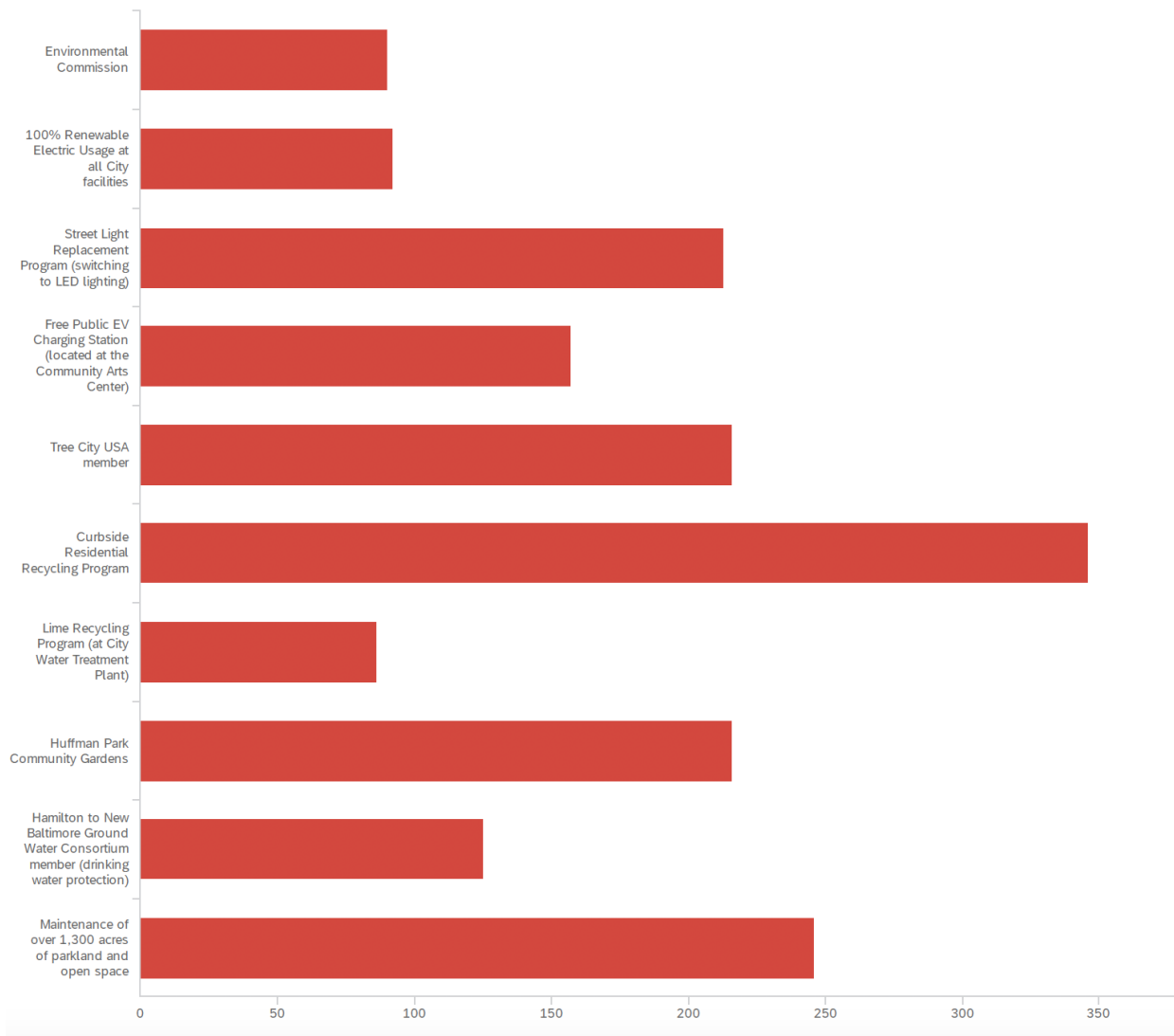
FIGURE B.9: RESPONSES TO QUESTION 2:
"HOW CONCERNED ARE YOU ABOUT FUTURE ENVIRONMENTAL CHALLENGES?"



Q3: AWARENESS OF SPECIFIC SUSTAINABILITY INITIATIVES

- MOST KNOWN INITIATIVES: Curbside Residential Recycling Program (19.36%) and Maintenance of parkland and open space (13.77%).
- LEAST KNOWN INITIATIVES: Lime Recycling Program (4.81%) and Environmental Commission (5.04%).

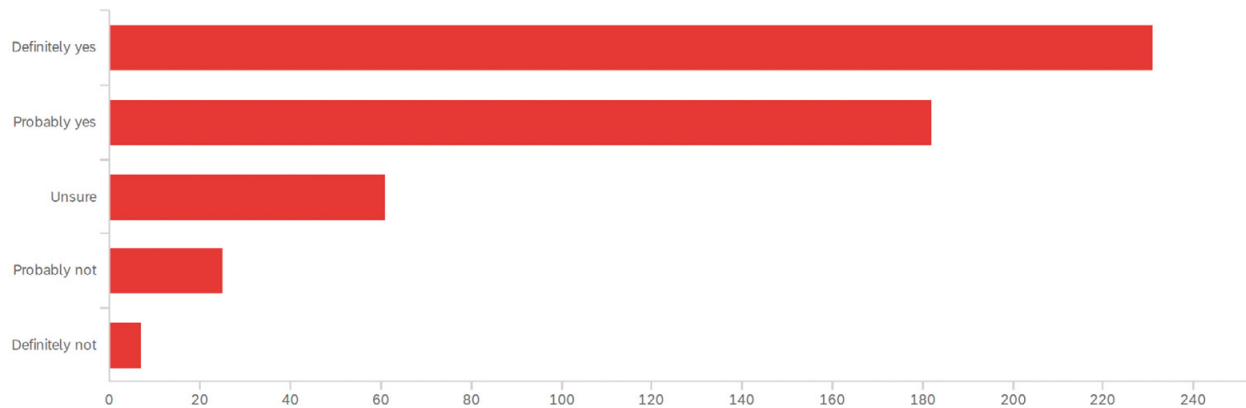
FIGURE B.10: RESPONSES TO QUESTION 3: "WHICH OF THE FOLLOWING CITY OF FAIRFIELD SUSTAINABILITY INITIATIVES ARE YOU AWARE OF?"



Q4: IMPACT OF LOCAL SUSTAINABILITY INITIATIVES

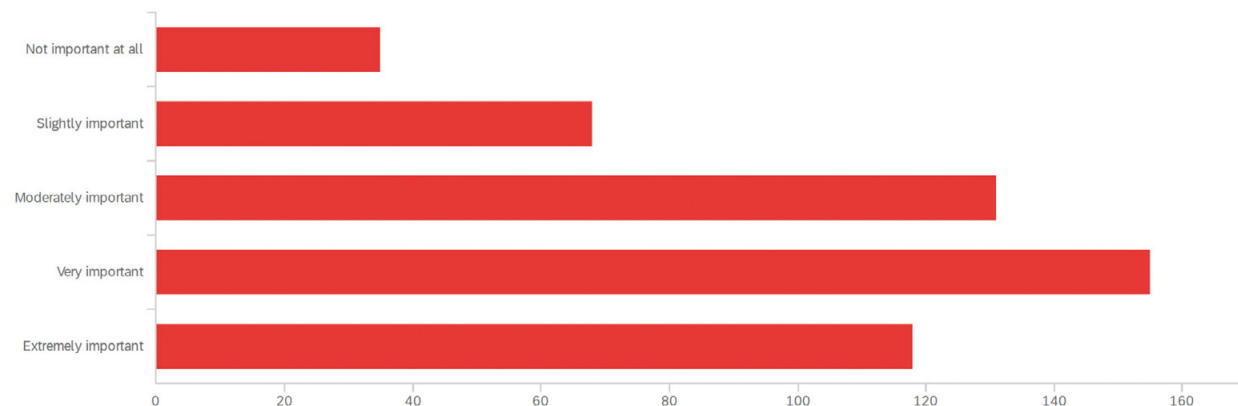
- POSITIVE PERCEPTION: 81.62% believe local sustainability initiatives can positively impact the community's quality of life.
- UNCERTAIN OR NEGATIVE PERCEPTION: 18.38% are unsure or do not believe in the positive impact.

FIGURE B.11: RESPONSES TO QUESTION 4: "DO YOU BELIEVE THAT LOCAL SUSTAINABILITY INITIATIVES CAN MAKE A SIGNIFICANT POSITIVE IMPACT ON OUR COMMUNITY'S QUALITY OF LIFE?"

**Q5: IMPORTANCE OF PROACTIVE MEASURES**

- HIGH IMPORTANCE: 54.05% consider it very or extremely important for the City to take proactive measures.
- MODERATE IMPORTANCE: 25.84% find it moderately important.

FIGURE B.12: RESPONSES TO QUESTION 5: "HOW IMPORTANT IS IT TO YOU THAT THE CITY TAKE PROACTIVE MEASURES TO INCREASE THE COMMUNITY'S RESILIENCE AND ABILITY TO ADAPT TO ENVIRONMENTAL CHALLENGES?"

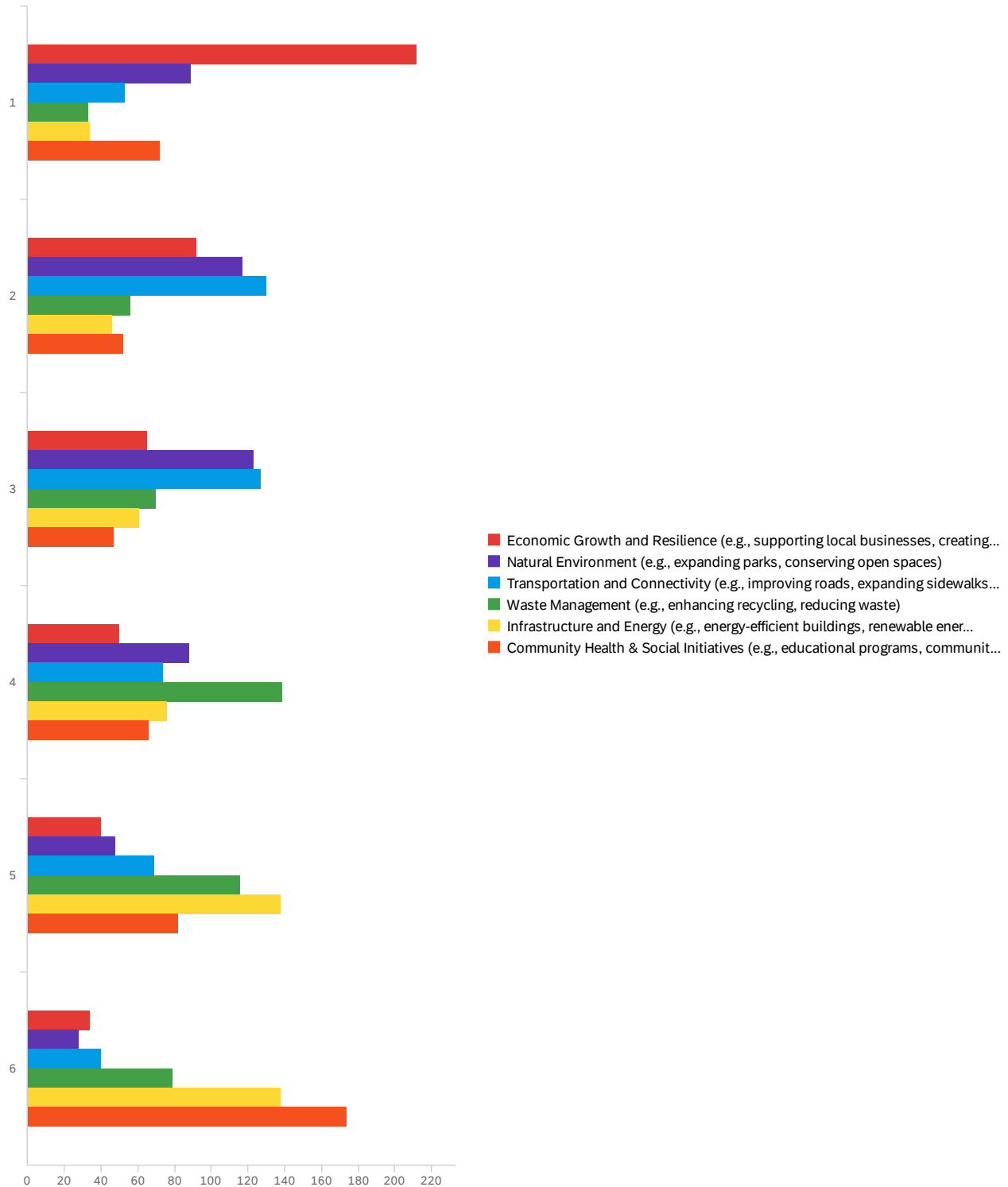


Q6: RANKING OF QUALITY-OF-LIFE AREAS

→ TOP PRIORITY: Economic Growth and Resilience.

→ LEAST PRIORITY: Infrastructure and Energy.

FIGURE B.13: RESPONSES TO QUESTION 6: "RANK THE IMPORTANCE OF THE FOLLOWING AREAS TO THE QUALITY OF LIFE IN FAIRFIELD."



Q7: SUPPORT FOR NEW ENVIRONMENTAL PROJECTS

→ STRONG SUPPORT: 67.26% strongly or somewhat support new local projects.

→ NEUTRAL OR OPPOSITION: 32.74% are neutral or oppose these projects.

FIGURE B.14: RESPONSES TO QUESTION 7: "WOULD YOU SUPPORT NEW LOCAL PROJECTS THAT AIM TO PROTECT AND ENHANCE THE ENVIRONMENT, EVEN IF THEY REQUIRE SOME INITIAL INVESTMENT OR CHANGES?"

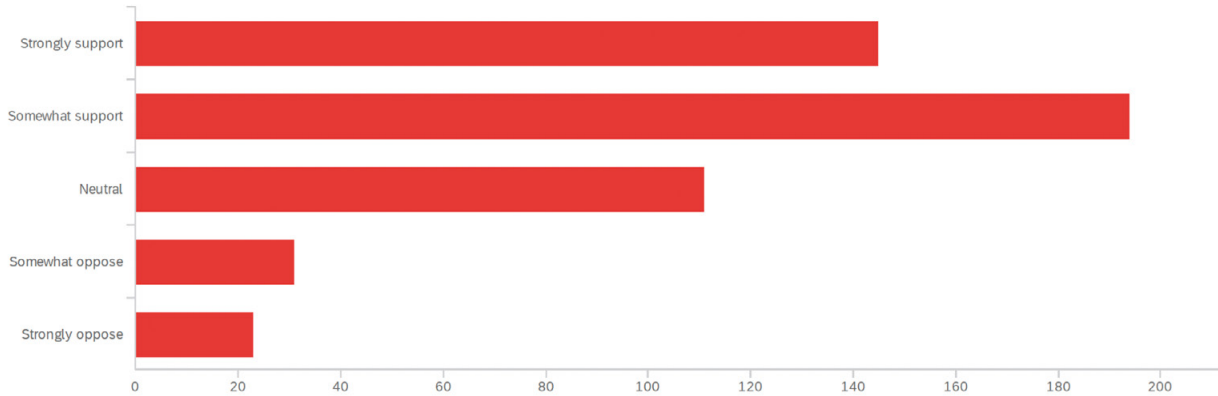
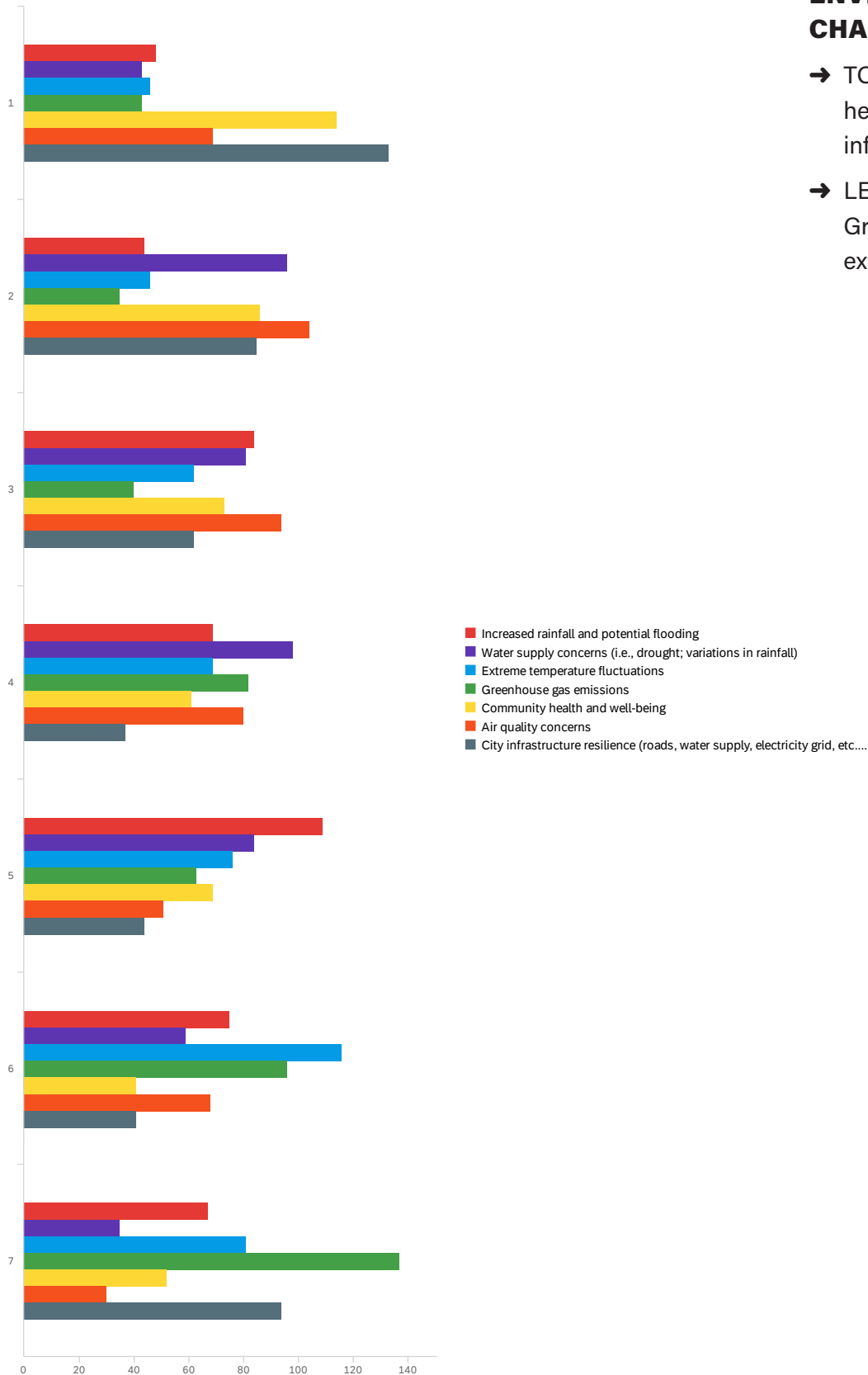


FIGURE B.15: RESPONSES TO QUESTION 8: "PLEASE RANK WHICH ENVIRONMENTAL CHALLENGES CONCERN YOU THE MOST?"



Q8: RANKING OF ENVIRONMENTAL CHALLENGES

- TOP CONCERNS: Community health and well-being, and City infrastructure resilience.
- LESSER CONCERNS: Greenhouse gas emissions and extreme temperature fluctuations.

HOW WERE STRATEGIES RANKED?

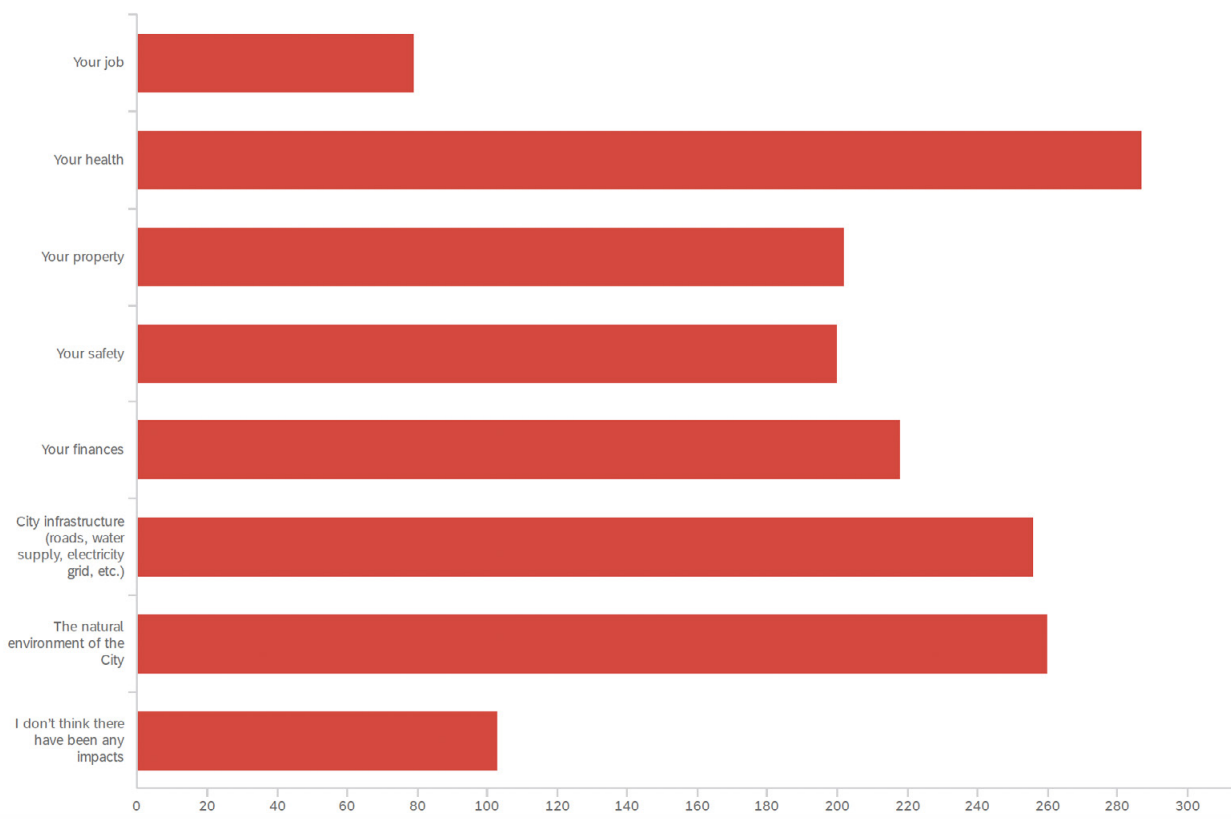
The community is most concerned about direct impacts on health and infrastructure resilience, suggesting these areas could be prioritized in city planning. There's a preference for initiatives focusing on urban redevelopment and maintenance over new developments like Marsh Lake. There is a strong inclination towards improving existing spaces and attracting vibrant businesses over financial incentives or tax strategies. Residents prefer improvements in walkability and connectivity over initiatives focused on electric vehicles or shared transportation modes. There is a preference for practical, actionable strategies over educational initiatives in sustainable energy. Tangible, direct actions like tree planting and recycling are preferred over educational or informational programs.

The community expresses a strong preference for practical, tangible actions over theoretical or educational initiatives. There's significant concern about the impact of environmental changes, particularly on health, infrastructure, and the natural environment. Urban redevelopment, beautification, and improving walkability and connectivity are key priorities. Sustainable energy and green community strategies are supported, with a focus on immediate, actionable measures.

Q10: IMPACT OF ENVIRONMENTAL CHANGES

- **MOST AFFECTED AREAS:** Natural environment of the city (16.20%), City infrastructure (15.95%), and individual health (17.88%) are the top three areas respondents believe are or will be negatively impacted by environmental changes.
- **LESS AFFECTED AREAS:** Job (4.92%) and safety (12.46%) are perceived as less impacted.

FIGURE B.16: RESPONSES TO QUESTION 10: "DO YOU THINK CHANGES IN THE ENVIRONMENT HAVE HAD OR WILL HAVE A NEGATIVE IMPACT ON:"

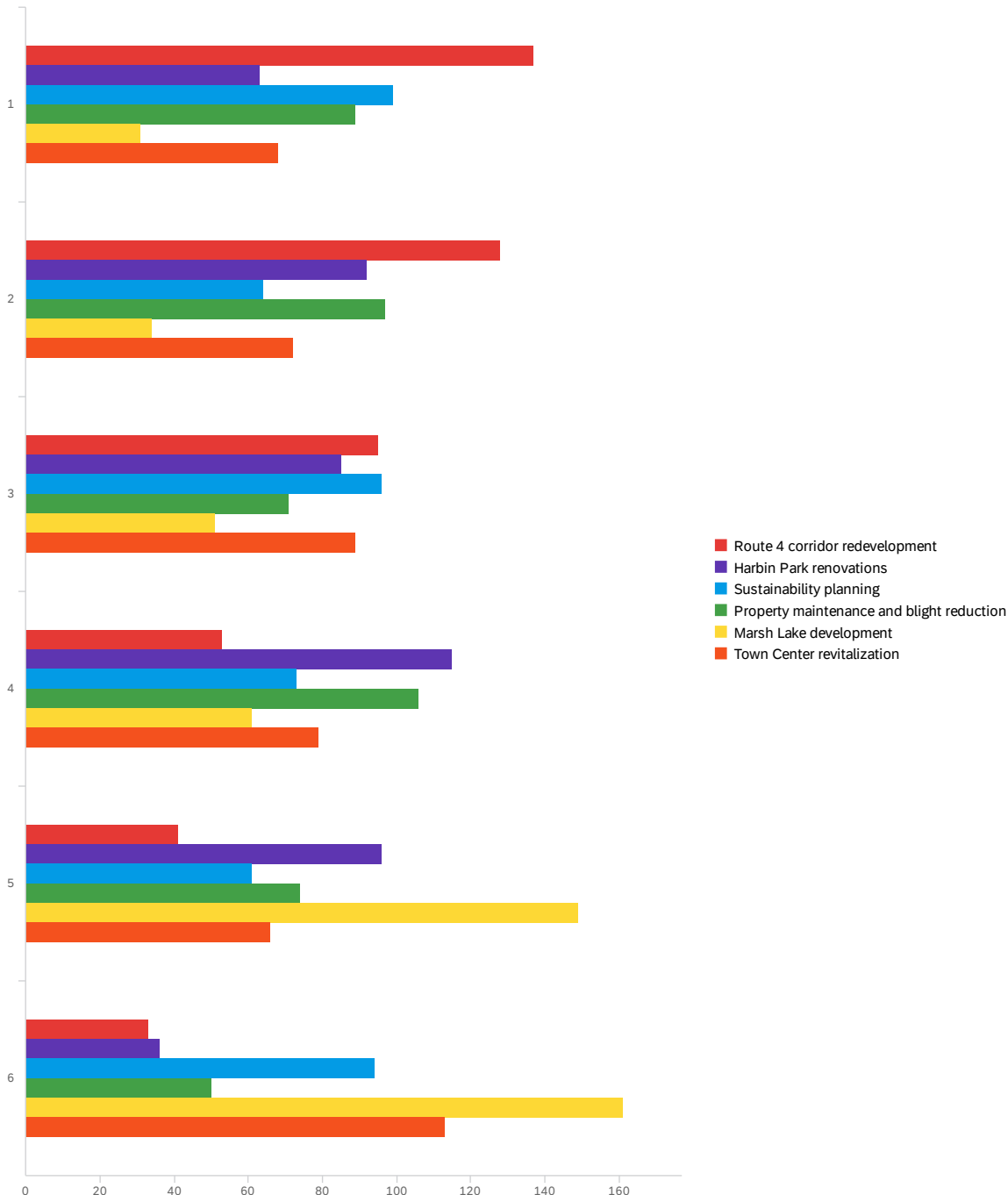


Q11: STRATEGIC INITIATIVES RANKING

TOP INITIATIVES: Route 4 corridor redevelopment and Property maintenance and blight reduction are ranked highest in importance.

LEAST IMPORTANCE: Marsh Lake development is considered least important.

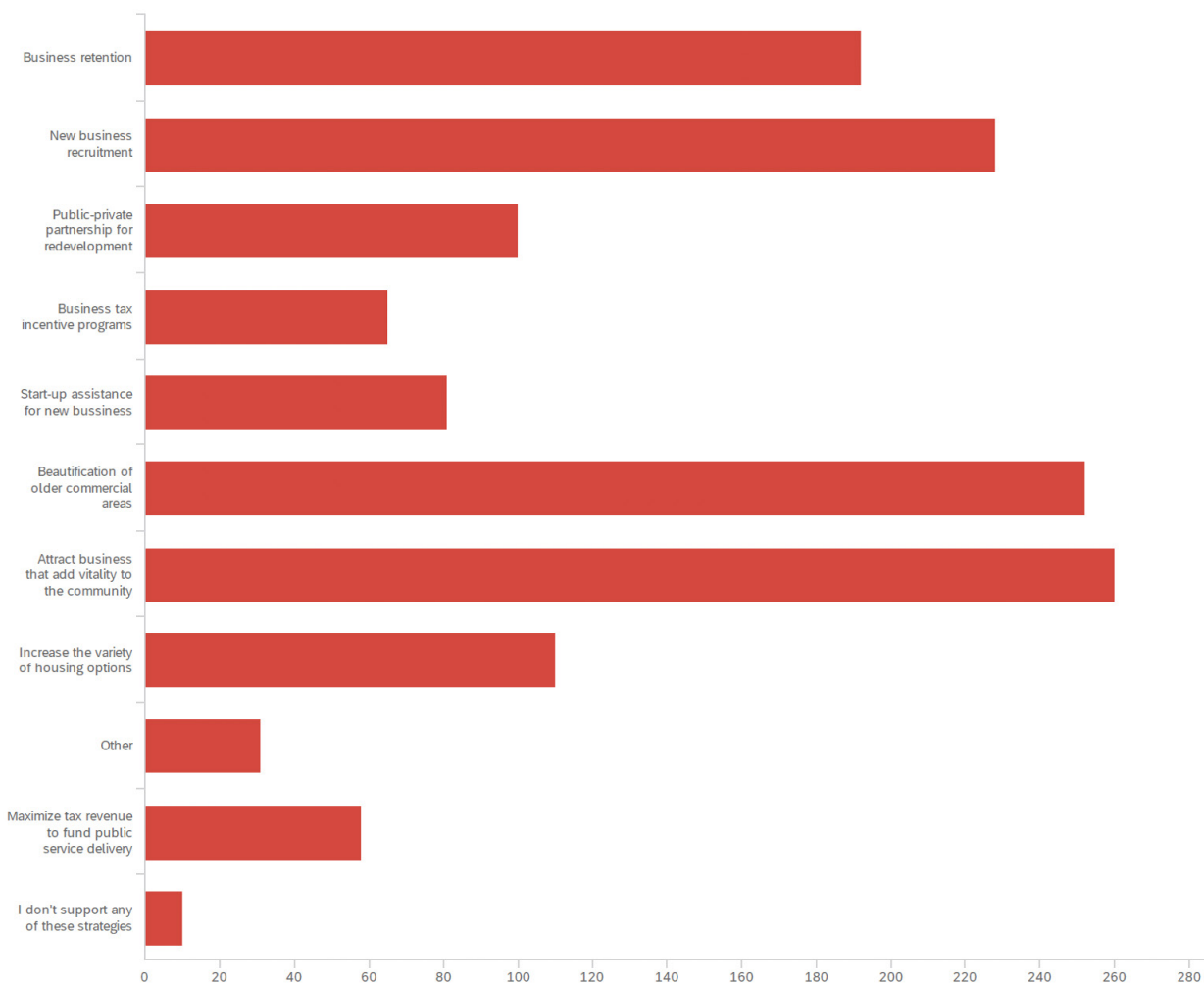
FIGURE B.17: RESPONSES TO QUESTION 11: "OF THE SIX MAJOR STRATEGIC INITIATIVES THE CITY IS CURRENTLY WORKING ON, PLEASE RANK THESE INITIATIVES IN ORDER OF IMPORTANCE (1 BEING THE MOST IMPORTANT)."



Q12: SUSTAINABLE ECONOMIC DEVELOPMENT STRATEGIES

- **PREFERRED STRATEGIES:** Beautification of older commercial areas (18.17%) and attracting businesses that add vitality to the community (18.75%) are most favored.
- **LEAST SUPPORTED:** Business tax incentive programs (4.69%) and maximizing tax revenue for public service delivery (4.18%) are less supported.

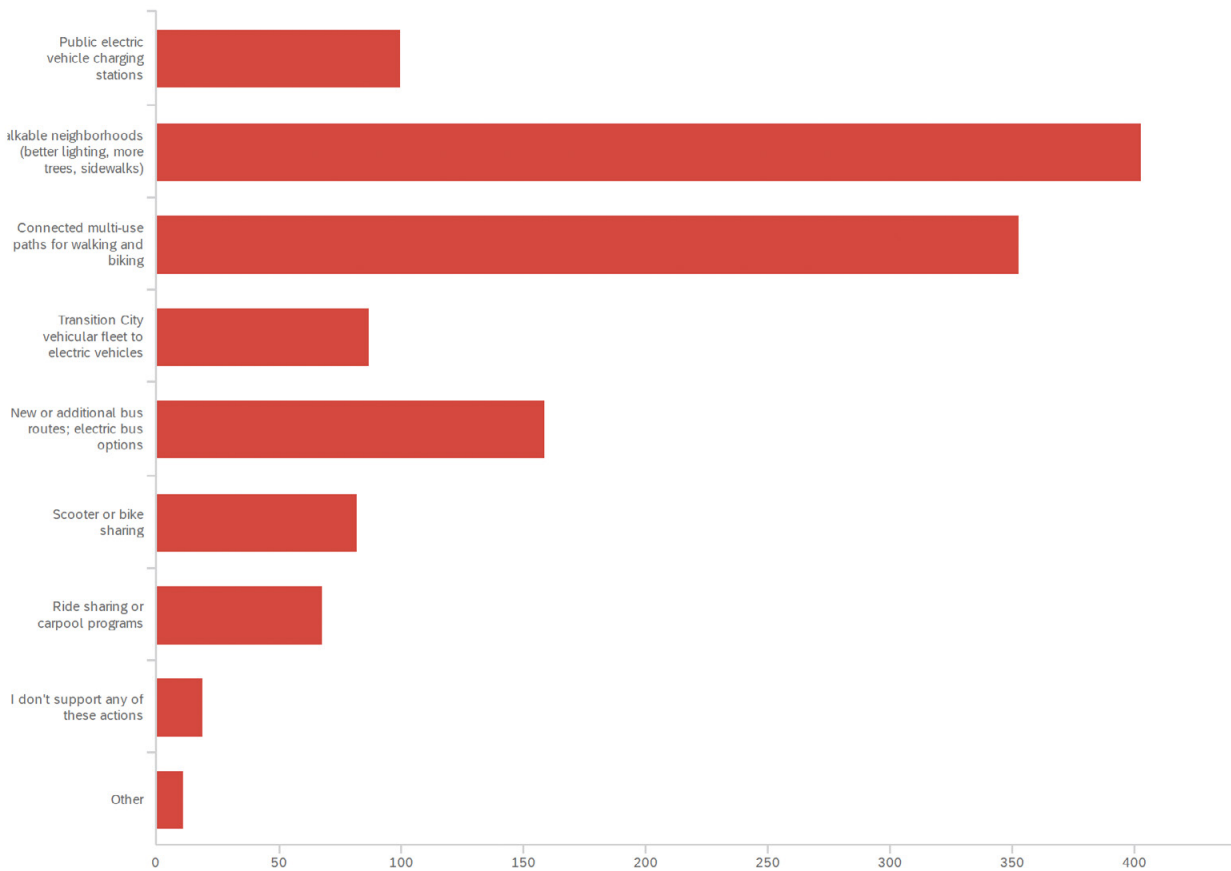
FIGURE B.18: RESPONSES TO QUESTION 12:
"WHICH TYPES OF SUSTAINABLE ECONOMIC DEVELOPMENT STRATEGIES
DO YOU THINK THE CITY SHOULD FOCUS ON?"



Q13: SUSTAINABLE TRANSPORTATION STRATEGIES

- TOP CHOICES: Walkable neighborhoods (31.44%) and connected multi-use paths (27.54%) are highly favored.
- LESS SUPPORT: Electric vehicle charging stations (7.80%) and scooter or bike sharing (6.40%) received less support.

FIGURE B.19: RESPONSES TO QUESTION 13: "WHICH TYPES OF SUSTAINABLE TRANSPORTATION STRATEGIES DO YOU THINK THE CITY SHOULD FOCUS ON?"

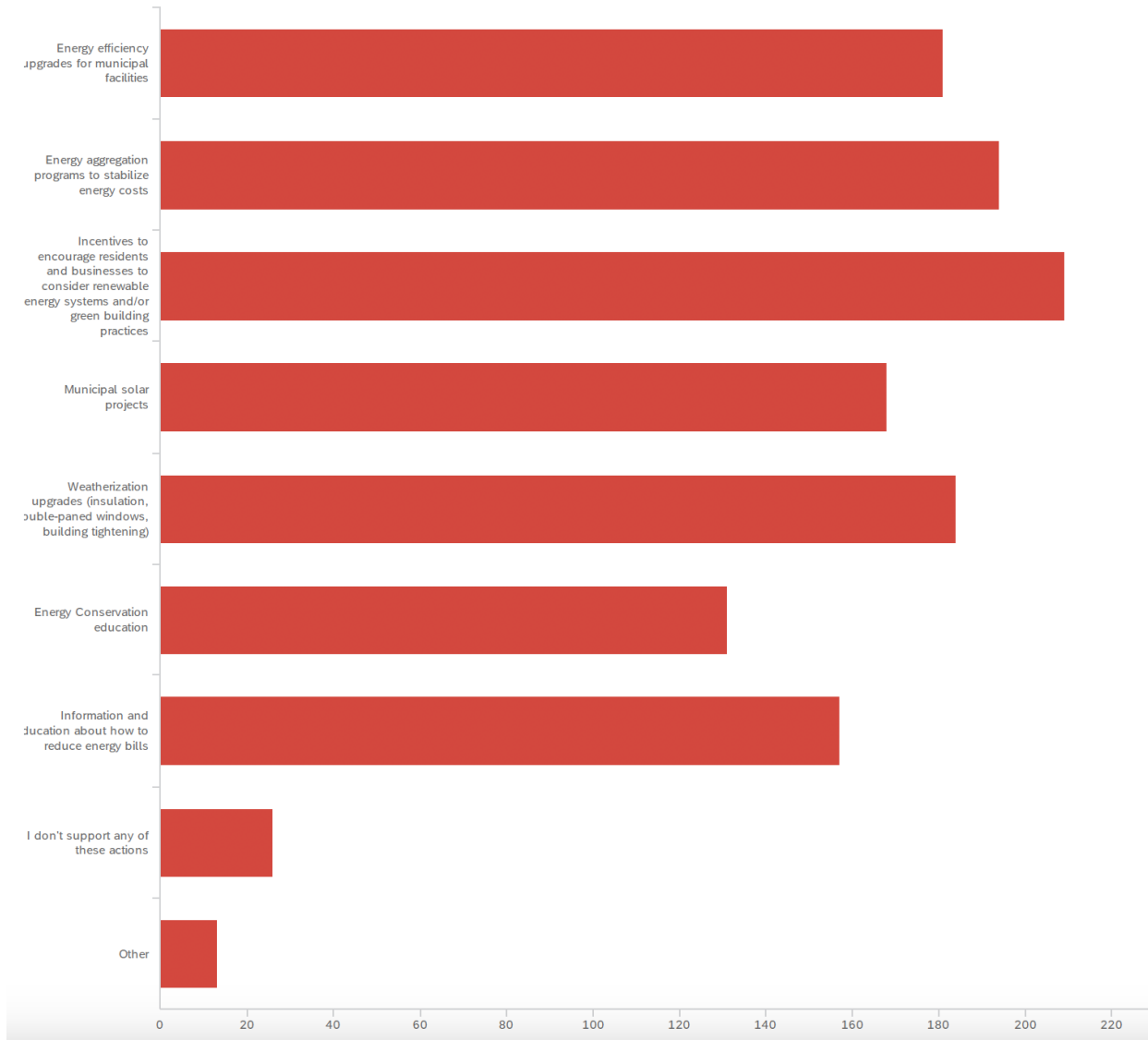


Q14: SUSTAINABLE ENERGY STRATEGIES

→ PREFERRED STRATEGIES: Incentives for renewable energy systems (16.55%) and energy aggregation programs (15.36%) are top choices.

→ LESS INTEREST: Energy conservation education (10.37%) is less of a priority.

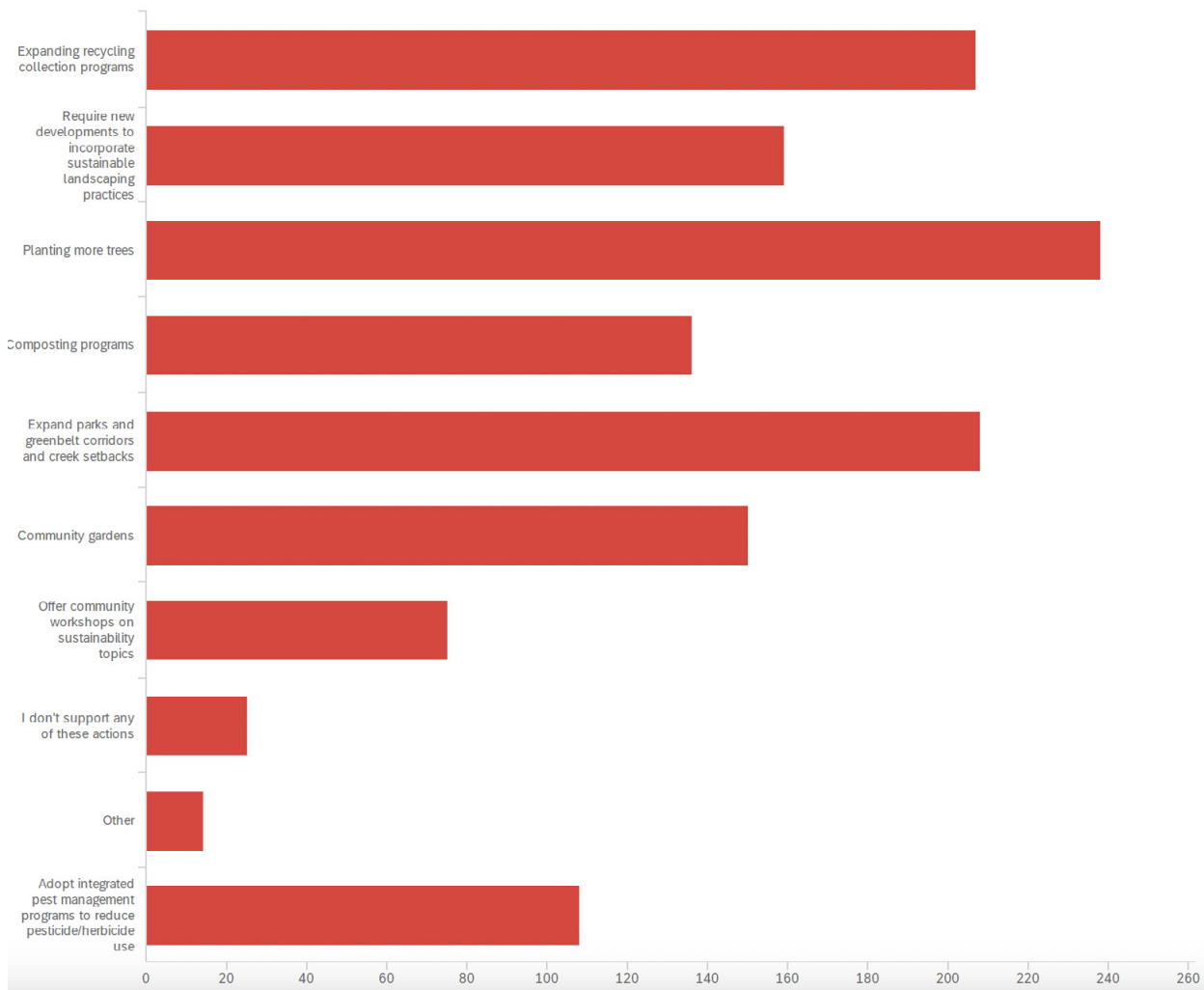
FIGURE B.20: RESPONSES TO QUESTION 14: "WHICH TYPES OF SUSTAINABLE ENERGY STRATEGIES DO YOU THINK THE CITY SHOULD FOCUS ON?"



Q15: GREEN COMMUNITY STRATEGIES

- **TOP PICKS:** Planting more trees (18.03%) and expanding recycling collection programs (15.68%) are most favored.
- **LESS INTEREST:** Community workshops on sustainability (5.68%) are least supported.

FIGURE B.21: RESPONSES TO QUESTION 15: "WHICH TYPES OF SUSTAINABLE GREEN COMMUNITY STRATEGIES DO YOU THINK THE CITY SHOULD FOCUS ON?"



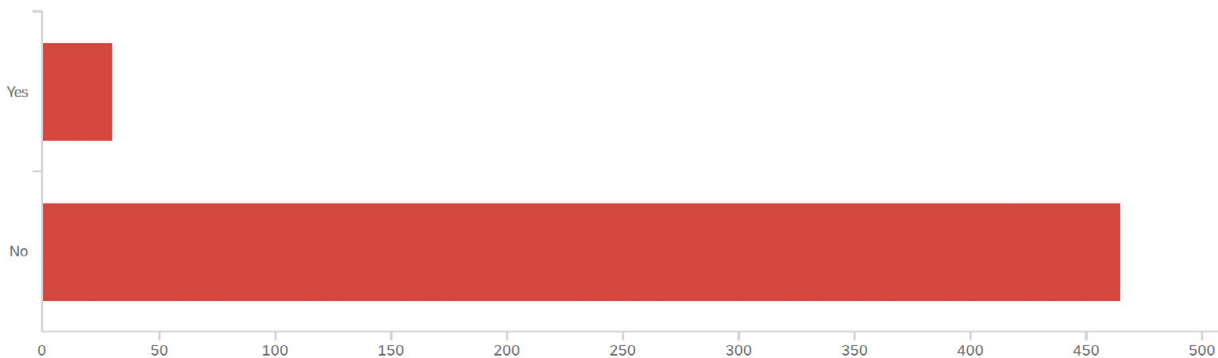
WHAT IS THE OPINION ABOUT ELECTRIC VEHICLES (EV)?

EV ownership in the community is currently low, indicating either a lack of interest, awareness, or accessibility. There's a considerable degree of uncertainty and reluctance regarding EV adoption, suggesting the need for more awareness or better incentives. The main barriers to EV adoption seem to be economic and infrastructural, along with some environmental and safety concerns. There's also a significant segment that needs more information about EVs to make an informed decision.

Q22: ELECTRIC VEHICLE OWNERSHIP

- **CURRENT EV OWNERSHIP:** Only 6.06% of respondents currently own an electric vehicle.
- **NON-OWNERSHIP:** A vast majority, 93.94%, do not own an electric vehicle.
- **LESS INTEREST:** Community workshops on sustainability (5.68%) are least supported.

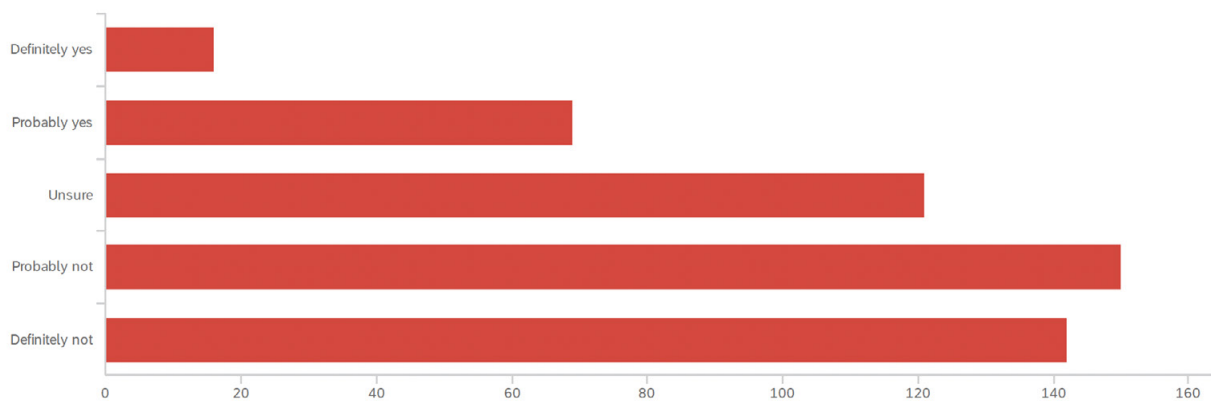
FIGURE B.22: RESPONSES TO QUESTION 22:
"DO YOU OWN AN ELECTRIC VEHICLE?"



Q23: LIKELIHOOD OF PURCHASING AN EV

- DEFINITE INTEREST: 3.21% are definite about purchasing an EV next.
- PROBABLE INTEREST: 13.86% are likely to consider an EV for their next vehicle.
- UNCERTAINTY AND DISINTEREST: A significant portion is either unsure (24.30%) or inclined not to purchase an EV (58.63%).

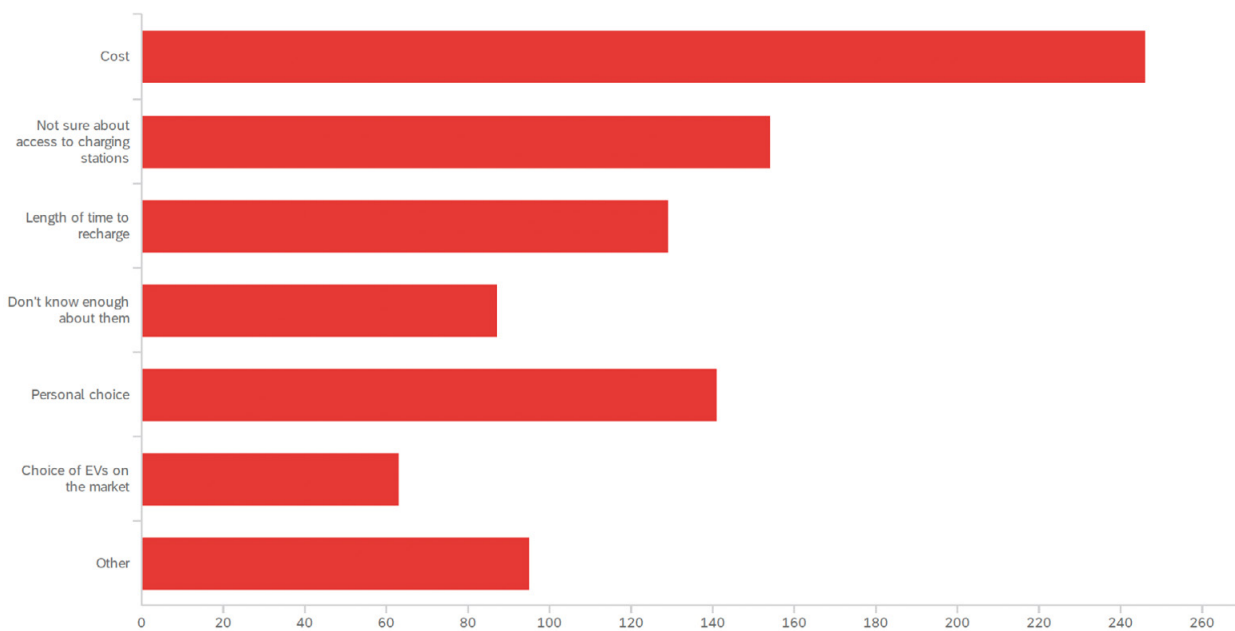
FIGURE B.23: RESPONSES TO QUESTION 23:
"HOW LIKELY ARE YOU (OR YOUR HOUSEHOLD) TO PURCHASE AN ELECTRIC VEHICLE THE NEXT TIME YOU PURCHASE A VEHICLE?"



Q24: REASONS FOR NOT OWNING OR PLANNING TO PURCHASE AN EV

- PRIMARY CONCERNS: The main concerns are cost (26.89%), uncertainty about charging stations (16.83%), and the time required to recharge (14.10%).
- OTHER CONCERNS: Additional issues include lack of information about EVs, personal choice, limited choice of EVs on the market, and various environmental and practical considerations.

FIGURE B.24 RESPONSES TO QUESTION 23: IF YOU DON'T OWN OR PLAN TO PURCHASE AN ELECTRIC VEHICLE, WHY NOT?



Q9: TOP THREE THINGS THAT BRING QUALITY OF LIFE TO THE FAIR FIELD RESIDENTS AND THEIR FAMILIES

- **Parks and Green Spaces:** Many responses emphasize the importance of parks, green spaces, and outdoor activities. This includes specific mentions of parks, walking paths, and recreational areas. It indicates a strong community value placed on accessible natural spaces and outdoor leisure.
- **Safety and Public Services:** Safety, including the presence of helpful police, strong law enforcement, and overall safe living environments, is frequently mentioned. Additionally, the efficiency and availability of city services like waste management, public transportation, and infrastructure maintenance are highlighted.
- **Community and Economic Aspects:** Several responses focus on the economic stability of the City, good schools, and local businesses. This includes specific mentions of shopping and dining options, community events, and local businesses. There is also an emphasis on community aspects like diversity, neighborhood quality, and community programs.
- **Environmental and Health Concerns:** Concerns about clean water, air quality, and environmental sustainability are evident. This includes the mention of initiatives like recycling programs and reduction of water runoff, indicating a community interest in environmental health.
- **Infrastructure and Accessibility:** Responses highlight the importance of good roads, sidewalks, and overall City infrastructure. This includes mentions of convenient commuting, easy access to amenities, and the maintenance of City facilities.
- **Other Specific Needs:** Some unique needs and suggestions are also mentioned, such as controlling noise pollution, addressing property maintenance, and improving local schools.

- **Better Dining and Nightlife:** Many responses call for more varied and quality dining options, and some nightlife.
- **Walkability and Connectivity:** Suggestions include more sidewalks, bike lanes, and connected paths.
- **Green Initiatives:** Requests for more parks, green spaces, community gardens, and environmental programs.
- **Public Transport and Infrastructure:** Desire for improved public transport and better infrastructure.
- **Community Engagement and Activities:** Requests for more events and activities, especially for younger demographics.

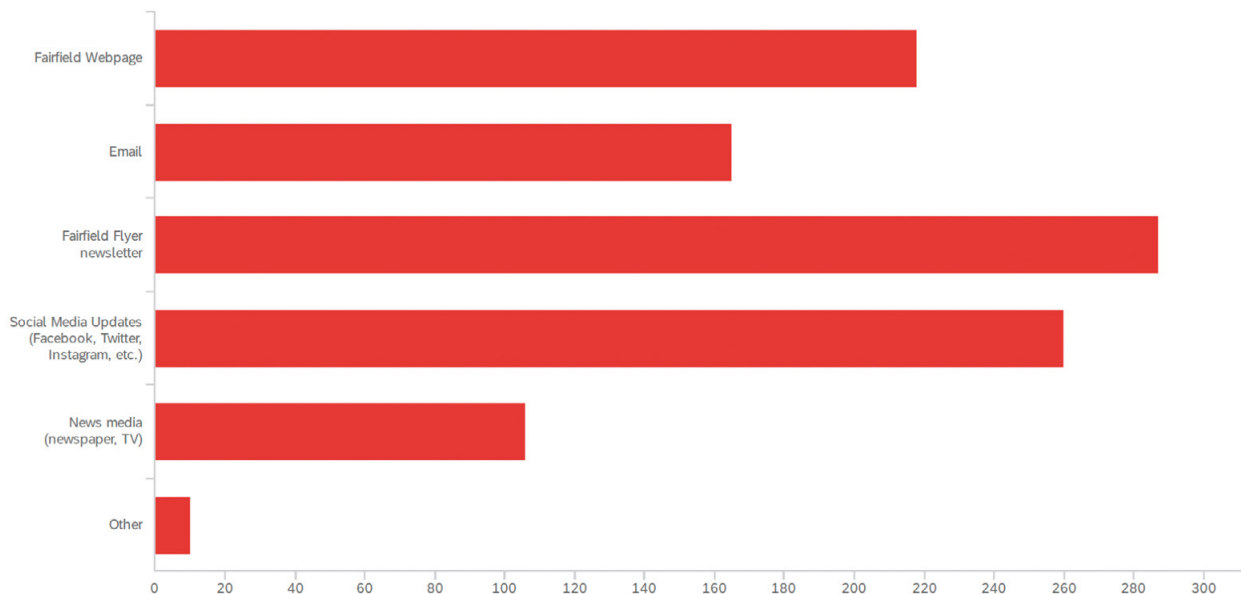
HOW TO RECEIVE UPDATES FROM THE CITY?

Traditional and digital methods are both popular. The preference for the newsletter and social media suggests a mix of detailed, official communication and quick, accessible updates.

Q25: PREFERRED CHANNELS FOR RECEIVING CITY UPDATES

- FAIRFIELD FLYER NEWSLETTER (27.44%)
- SOCIAL MEDIA UPDATES (24.86%)
- FAIRFIELD WEBPAGE (20.84%)
- OTHER METHODS: EMAIL (15.77%) AND NEWS MEDIA (10.13%)

FIGURE B.27: WORD CLOUD SHOWCASING RESPONSES TO QUESTION 25: "HOW DO YOU PREFER TO RECEIVE UPDATES AND INFORMATION ABOUT THE CITY?"



APPENDIX D: REGIONAL GOALS

A summary of sustainability goals adopted by jurisdiction and/or nearby universities within Ohio is presented below.

SECTOR	FAIRFIELD	CINCINNATI	COLUMBUS	CLEVELAND	OXFORD	OHIO UNIVERSITY	MIAMI UNIVERSITY	DUBLIN	HUBER HEIGHTS	DAYTON	OBERLIN	BEXLEY
POPULATION	44,456	308,935	906,528	367,991	22,625	29,217	19,452	49,085	43,272	137,571	8,249	13,000
EMISSION REDUCTION TARGETS	E.1.0: Reduce energy emissions by 50% by 2030 and 100% by 2055, community-wide.	Aim for a 50% reduction by 2030 and achieve 100% community-wide carbon neutrality by 2050 (pledge to Cities Race to Zero program)	Achieve 45% reduction by 2030 and 100% by 2050	Aim for a 40% reduction by 2030 and 80% by 2050	Target a 50% reduction by 2030 and 90% by 2040	Achieve carbon neutrality	Achieve carbon neutrality by 2040	Reduce emissions to meet federal air quality standards (Mid-Ohio Regional Planning Commission's Sustainable 2050 Goals)	Not addressed	Not addressed	Reducing 2007 GHG inventory emissions by 50% in 2015, 75% by 2030 and below 100% by 2050 (pledge to Cities Race to Zero program)	Reduce emissions by 50% by 2030 and 100% by 2050 (pledge to Cities Race to Zero program)
EV ADOPTION	MT.1.3: Convert 20% of non-emergency City fleet to electric vehicles (EVs), hybrid or clean fuels by 2030 and 100% by 2055.	Increase zero-emission vehicle usage in the city to 25% by 2030	100% zero-emission vehicle fleets by 2050, Equitable EV charging plan developed by 2025, EV Ready Ordinance implemented by 2025, 15% registrations by 2030 and 100% by 2050	Increase the number of electric vehicle charging stations and promote alternative fuel vehicle events	Expand electric vehicle (EV) charging and infrastructure	Increase use of hybrid vehicles in the campus fleet	Not disclosed	Achieve 20% reduction in vehicle emissions by 2020, increase the number of privately owned vehicles (individual and corporate) using the City's CNG station or electric vehicle charging stations by 20%	Meet the public's electrical fleet recharging needs and have a 100% fully electric fleet of municipal vehicles by 2035	By 2035 all fleet will be converted to electric or renewable-powered vehicles, by 2050 achieve 100% renewable energy for all energy-use sectors including transportation	Adoption of policies that encourage electrified transport such as targeted rates for charging electric vehicles during off-peak hours or other mechanisms that ensure cost-effective and carbon-neutral vehicle charging	Not addressed
ENERGY	E.1.1: Leverage energy aggregation procurement for residential and small commercial community energy use to achieve 50% carbon-free energy procurement by 2025 and 100% by 2035 E.1.2: Procure 100% renewable energy for all municipal operations	Transition to 100% renewable energy for city operations by 2035	Achieve 100% clean energy procurement for municipal and residential sectors by 2030, 25% for commercial sector by 2030, and 100% commercial clean energy by 2050	Achieve 25% renewable energy sources community-wide by 2030 and 100% by 2050	Achieve 100% renewable energy community-wide by 2050	Attain 36% renewable energy by Fiscal Year 2026	Implementation of a 20 million gallon Thermal Energy Storage tank to alleviate pressure on the electric grid during peak demand or brownouts.	Provide at least 15% of the facility's electricity demand from the solar installation at City facilities	Not addressed	Achieve 100% renewable energy for the municipal operations by 2035 and community-wide by 2040	Eliminate fossil fuel use for electricity generation no later than 2050	Not addressed

Attachment: Fairfield Sustain_Final Plan 8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustains')

SECTOR	FAIRFIELD	CINCINNATI	COLUMBUS	CLEVELAND	OXFORD	OHIO UNIVERSITY	MIAMI UNIVERSITY	DUBLIN	HUBER HEIGHTS	DAYTON	OBERLIN	BEAVER CREEK	WILMINGTON
COMPOSTING	RC.1.2.1: Launch pilot food-scrap composting program with residents and businesses by 2026.	Reduce food waste going to landfills by 50% by 2030	50% reduction of organic waste by 2030 and 90% by 2050	Enhance the availability of composting options for residents and businesses	Enhance community waste diversion with an emphasis on composting, food rescue, and recovery	Increase waste diversion to 75% by Fiscal Year 2026	The Armstrong Student Center is planning to introduce composting options by the fall semester of 2023, following a conducted waste audit	Explore residential and commercial composting options	Not addressed	Encourage residents to engage in backyard composting or contract with local, private composting businesses	Launch and implementation of a food waste recovery/ composting pilot, progressing to a full-scale program, integrated with an updated Zero Waste Plan	Purchase and food collection pilot program. The office curbside collection	Not addressed
RECYCLING	RC.1.0: Establish baseline and achieve 10% increase in waste reduction and diversion by 2030 (Municipal Community)	Aim to increase waste diversion by 10% by 2028	40% reduction in recyclable waste landfilled by 2030 and 95% by 2050	Target a residential diversion rate of 30% by 2030	Increase waste diversion from 25% to 30% by 2030	Boost municipal waste diversion to 60% by Fiscal Year 2026	Collaboration with Rumpke for waste and recycling management, recycling bins placed alongside waste bins in most buildings, student-led initiatives and audits to encourage recycling and zero waste.	Increase the City's diversion rate from 49% to 55% by 2020	Not addressed	Increase the residential recycling baseline (8% in 2021)	Reach 90% waste reduction/ diversion by 2050	Reach 90% waste reduction/ diversion by 2040	Not addressed
MULTI-MODAL PATHS & TRANSPORTATION	MT.1.0: Reduce vehicle miles traveled (VMT) emissions by 20% by 2030 and 30% by 2055	Enhance the number of residents within 0.25 mile of safe bike and pedestrian infrastructure by 50% from 2022 levels by 2030	Implement 3 High Capacity Rapid Transit lines by 2030 and 8 by 2050, with mobility hubs accessible within 1/2 mile for all residents by 2050	Ensure 100% of residents live within a 10-minute walk of a safe and clean park	Improve safety and convenience for walking and biking across Oxford. Commit to increasing walkability and upholding Complete Streets principles and practices	Utilize the Complete Streets framework to identify additional non-motorized transportation routes	Diverse transportation options including bicycles and e-scooters, free BCRTA public transportation for campus and regional access, emphasis on a walkable, residential Oxford campus.	Build an additional 1% of shared-use paths by 2020	5% increase in transit ridership by 2035 and transformed the Old Shull Rd into a trail	Utilize the Complete Streets framework to identify additional non-motorized transportation routes	Enhance cycling and walking infrastructure, expand car-sharing and ride-sharing, improve public transport, increase public green spaces, and add new bike and pedestrian trails	Expand impervious surface area by 20% and reduce VMT by 20%	Not addressed
GREEN SPACES	NGC.1.1: Preserve, expand and enhance 935 acres of existing publicly managed parks and greenspace.	Maintain a 40% urban tree canopy and expand canopy coverage to 40% in residential areas, 25% in mixed-use/ industrial areas, and 10% in the Central Business District	Increase to 430 accessible green spaces by 2030, 500 by 2050, and ensure all residents have a 10-minute walk access to green spaces by 2050.	Expand the tree canopy to 30% by 2040 and plant 50,000 trees by 2020	Increase the city's urban tree canopy from 35% to 50% by 2050	Focus on maintaining and expanding natural, biodiverse spaces for learning, including gardens, green roofs, and pollinator areas	48% of Miami's campus is designated as forest, with 81% of the land within Miami's 1,000-acre Natural Areas being forest	Add a minimum of 5 native plant areas annually to open space and right-of-ways, add 30 or more certified backyard habitats to the City annually	Not addressed	Aim to increase tree canopy until a 50% goal is reached.	Maintain and preserve existing green spaces that act as carbon sinks and encourage climate-positive recreation and transportation	Not addressed	Not addressed

Attachment: Fairfield Sustain_Final Plan_8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustain')

SECTOR	FAIRFIELD	CINCINNATI	COLUMBUS	CLEVELAND	OXFORD	OHIO UNIVERSITY	MIAMI UNIVERSITY	DUBLIN	HUBER HEIGHTS	DAYTON	OBERLIN	BEXLEY	
REDEVELOPMENT & INFRASTRUCTURE	BCR.3.1.3: Utilize economic development resources to target and transform commercial areas through beautification, reduced pavement, increased porous surfaces, bike paths, and appropriate landscaping; incorporate green corridors and privately managed pocket parks.	Revitalize 25 contaminated, industrial properties in the Lower Mill Creek Valley neighborhoods by 2028	Set targets for vacant property redevelopment by 2025, ensure 40% of new housing is within 1/4 mile of employment centers by 2030, and increase this to 60% by 2050. Adopt municipal zero carbon design standards by 2025, 4 municipal zero carbon pilot buildings by 2030, adopt zero carbon design standards by 2050	Focus on stormwater control in development projects, plan for efficient vacant land reuse, and enhance retail development and food accessibility	Adopt green building standards, encourage solar-ready constructions, and promote mixed-use development with a focus on infill over expansion	Emphasize sustainable construction practices, aiming to reduce building and campus energy intensity and overall space usage per student	Commitment to LEED silver certification (minimum) for all new building constructions and renovations, transition from steam-based to geothermal or HHV (High Heat Value) systems for heating and cooling through 2026	Update the Zoning Code to encourage sustainable development practices (e.g., Provide energy audits for existing buildings)	Have developed hundreds of new housing units adjacent to transit stops and The Loop by 2035	Install green infrastructure like street rain gardens across the city, focusing on residential areas, to ensure long-term sustainability and protection of the ecological environment.	Adopt Green Building Policy, partner with POWER for energy-saving projects, sustainably develop city properties, create building performance certifications, and establish green building incentives	Develop a net carbon build from	
SOURCE	Fairfield Sustains Draft SAP 2024	Green Cincinnati Plan 2023	2021 Columbus Climate Action Plan	Cleveland Climate Action Plan 2018 and Cleveland's Clean and Equitable Energy Future	Oxford Climate Action Plan 2023	Ohio University Sustainability and Climate Action Plan 2021	Miami 2040: Climate Action Plan for Miami University Draft	2018-2020 Sustainability Framework, in 2024 a new Sustainability Plan will be released	2023 Comprehensive Plan	Resolution 6572-21 and 2021 Strategy for a Sustainable Dayton	Updated 2019 Climate Action Plan	Green Bexley 2019 Was	
TOTAL GHG INVENTORY	391,185	7,600,000 MTCO2e	11,005,874 MTCO2e	12,500,000 MTCO2e	118,000 MTCO2e*	130,009 MTCO2e*	80,000 MTCO2e*	536,164 MTCO2e*	N/A	2,119,544 MTCO2e	174,391 MTCO2e	N/A	
GHG PER CAPITA	8.798092496	25.36 MTCO2e*	12.23 MTCO2e	x14.41 MTCO2e*	5.10 MTCO2e*	4.35 MTCO2e	4.18 MTCO2e*	10.92 MTCO2e*	N/A	15 MTCO2e	20.9 MTCO2e	N/A	

Attachment: Fairfield Sustains Final Plan 8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustains')

APPENDIX E: LIST OF SUSTAINABILITY ACHIEVEMENTS TO DATE

The City of Fairfield has already made significant efforts toward a more sustainable community, as referenced throughout this Plan. Fairfield Sustains will further, accelerate, and focus previous and concurrent efforts with a particular concentration on improved quality of life for the residents of Fairfield. The following provides a more complete list of sustainability actions already underway by focus area within the City:

TRANSPORTATION & MOBILITY

- City adopted Fairfield Connects Plan, December 2019 identifying opportunities to improve the walkability and bikeability of Fairfield (20-to-25 plan)
- Established active transportation fund to initiate Fairfield Connects implementation, investing \$3M in 2 projects to date
- Actively increasing connectivity to bike trails, parks, multimodal paths
- Initiated municipal zero emission vehicle study in partnership with Miami University in 2023-2024
- Received grants for four community Electric Vehicle charging station
- Received 2017 Ohio Department of transportation (ODOT) Green Roads Award for 2017 based on sustainable road construction practices
- Completed a Feasibility Study for EV infrastructure at city buildings
- Conducted Pleasant Avenue Corridor Study to improve the safety, streetscape quality and function in the area
- Conducted North Route 4 Market Study: gain insights into development trends and the robustness of the local market

BUILDINGS & ENERGY

- Launched residential and small commercial energy aggregation initiative, with 50% renewable energy, in 2024
- Achieved 100% renewable energy for all municipal operations through renewable energy credits procurement since January 2021
- Initiated municipal Solar Feasibility Study in partnership with Miami University in 2023-2024
- Conducted internal comprehensive energy audit to identify opportunities for improved efficiencies through such improvements as LED lighting and smart energy management systems
- Actively retrofitting lighting with LEDs in municipal buildings and cobra head street lighting systems
- Actively installing light sensors and timers in municipal buildings
- Installed and actively monitoring smart energy management systems for real-time and remote adjustments to maximize energy efficiency throughout operations
- Worked with UD IAD to identify efficiency improvements for water treatment and wastewater treatment facilities in 2023, and begun appropriate upgrades
- Fairfield-based Cincinnati Financial Corporation received Energy Star certification for its office campus on South Gilmore Road
- Member of Energy Special Improvement District

RESOURCE CONSERVATION

- Established curbside recycling since the 1990s and green-waste (leaf and brush) pickup service since the 1980s
- City contracts with Rumpke as the franchised hauler for residential, multi-family and commercial recycling, and continues to expand diversion programs
- Fairfield partnered with Rumpke to offer a free upgrade to a 65-gallon recycling cart
- City partners with Butler County Recycling and Solid Waste District to provide waste diversion education and outreach
- City offers long-standing leaf and brush organic collection service
- City is currently upgrading to smart water meters to provide real time water usage data and reduce water loss from damage or leaks
- Active member of regional partnerships including Stormwater Collaborative and Hamilton to New Baltimore Groundwater Consortium to protect water quality, including: monitoring sourcing water, testing, protection of source water, through zone coding enforcement, and education
- Utility Billing Office offers complimentary toilet dye tablets to residents, helping them detect leaks within their households.
- Completed several recent utility system infrastructure improvement projects (e.g., Port Union water tower; John Gray Rd. water main replacement; Sewage sludge dewatering facility construction; etc.)
- The Snowbird Program allows residents to have their water service turned off and on without any associated charges
- The Summer Sewer Credit discounts sewer charges for single-family residences when water is not returned to the sewer system

NATURE & GREEN COMMUNITY

- 935+ acres of green space make parks and open space a core aspect of Fairfield
- Fairfield holds the designation of Tree City USA, it meets 4 standards set by the National Arbor Day Foundation and the National Association of State Foresters
- Village Green Park recent upgrade, including complete playground reconstruction and expansion
- 2014 Parks & Recreation Master Plan supports open space preservation throughout the development process
- Partnership with MetroParks of Butler County provides free nature programs

BUSINESS & COMMUNITY RESILIENCE

- Consistent growth in key economic indicators: income tax revenues, aggregate property & building permit valuation
- Redevelopment Investment: Public (ARPA and TIF) and private investment to redevelop older commercial corridors
- Annual capital budget investment in street maintenance, water distribution & sewer systems
- Substantial decades-long investments in flood damage mitigation projects and FEMA repetitive loss buyouts
- Fairfield Business Roundtable Series is a forum for business to discuss common issues and concerns
- The Fairfield Business Spotlight video series is aimed at engaging the public by showcasing new and expanding businesses
- Development Services Department offers support to new and established business

OTHER ACHIEVEMENTS:

- Consistent Economic Expansion: Sustained 4% annual growth in income tax revenue over a period of 20 years
- FEMA buyout grant (1990s-2000s): city demolished over 40 flood-prone homes and converted to permanent open space
- Modern, user-friendly Planning & Zoning Code

APPENDIX F: TECHNICAL ANNEX

(GHG INVENTORY & FORECAST REPORT)

EXECUTIVE SUMMARY

INTRODUCTION

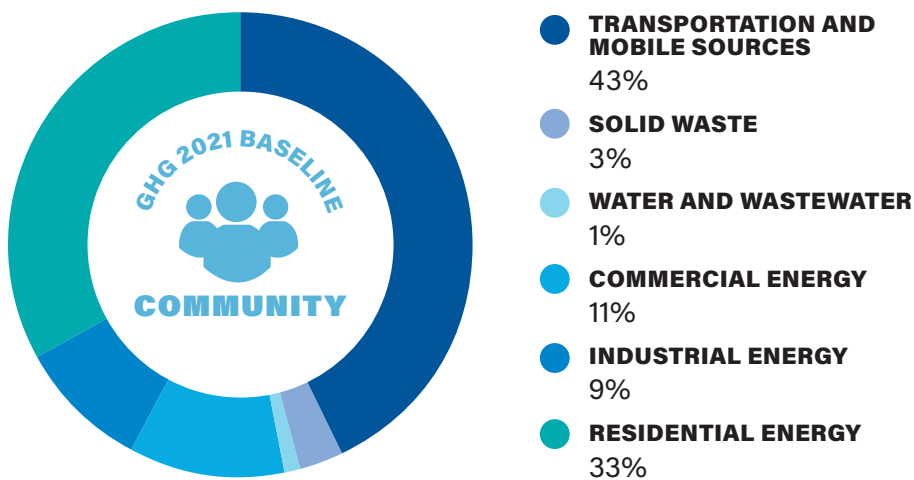
The primary objective of this document is to outline the greenhouse gas (GHG) emissions landscape within Fairfield, Ohio, serving as a cornerstone for the 2024 Sustainability Action Plan. This framework aims to chart a course towards minimizing carbon footprints while enhancing the quality of life for the City's inhabitants. It includes a comprehensive GHG inventory that identifies key emission sources across the City, encompassing residential, commercial, and governmental sectors. The inventory differentiates between direct emissions, such as those from fossil fuel use in heating, and indirect emissions, like those associated with electricity consumption from the grid. The significance of this GHG inventory lies in its role in shaping initiatives aimed at emission reduction, focusing on the environmental health of Fairfield during the reference year. The inventory's integrity and thoroughness have been validated by the International Council for Local Environmental Initiatives (ICLEI), affirming its value in guiding evidence-based policy and action.

This inventory looks at emissions through two distinct lenses. The first, the **Community Scale Track**, examines emissions attributed to Fairfield's residents, businesses, nonprofit entities, and industrial activities, excluding local government operations. It further categorizes emissions into residential and commercial energy use, transportation and mobility, waste management, and water treatment. The second perspective, the **Government Track**, examines emissions from municipal buildings, public lighting, government vehicle fleets, and staff commuting practices. This dual-track analysis is grounded in the most reliable data available, resorting to estimations only when specific data points were unattainable. Emission factors were sourced from authoritative entities like the Environmental Protection Agency (EPA) and the U.S. Community Protocol, ensuring the inventory's reflection of actual emission levels in Fairfield. All emissions calculations were conducted in accordance with the U.S. Community Protocols for Greenhouse Gas Accounting, as endorsed by ICLEI. The report includes two appendices: Appendix F.1, listing the raw data collected from various utilities and sources, and Appendix F.2, detailing the methodologies employed in calculating the emission totals.

COMMUNITY INVENTORY RESULTS

In 2021, Fairfield's community generated a total carbon footprint of 391,185 metric tons of carbon dioxide equivalent emissions (MT CO₂e). The primary source of these emissions, accounting for 43% or 168,125 MT CO₂e, originated from the transportation sector, including both vehicular travel and other mobile sources. To better identify opportunities for emissions reduction, energy consumption has been divided into residential, commercial and industrial categories, contributing to 33%, 11%, 9% of the emissions, with 129,836, 34,454 and 42,710 MT CO₂e respectively. This includes emissions from both the direct combustion of natural gas and those associated with electricity use. Furthermore, fugitive emissions, which consist of leaks and releases of natural gas use across the community accounted for less than 1% of the total, at precisely 1,775 MT CO₂e. Other sources of emissions within the community's assessment include industrial activities, waste management, and the treatment of water and wastewater.

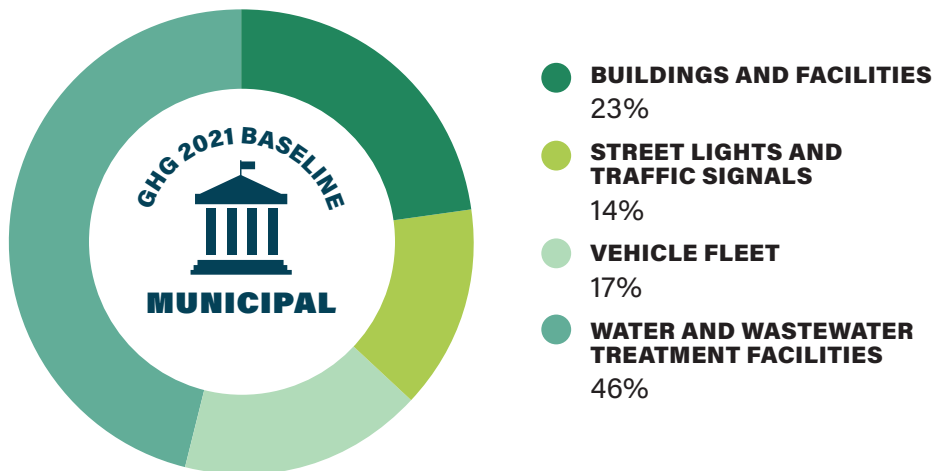
FIGURE F.1: COMMUNITY GREENHOUSE GAS EMISSION (2021)



MUNICIPAL INVENTORY RESULTS

The analysis also covered GHG emissions from municipal activities. Operations within the City of Fairfield were found to emit 9,501 MT CO₂e. The bulk of these emissions came from water and wastewater processing plants, which accounted for 46% or 4,377 MT CO₂e. Buildings and facilities were the next largest contributors, representing 23% or 2,144 MT CO₂e. The municipal vehicle fleet also contributed significantly, making up 17% with 1,604 MT CO₂e, while street lighting and traffic management systems added another 14% to the emissions, totaling 1,376 MT CO₂e.

FIGURE F.2: MUNICIPAL OPERATIONS GREENHOUSE GAS EMISSIONS (2021)



INTRODUCTORY SUMMARY

This inventory followed the U.S. Community Protocol Version 1.2 guidelines developed by ICLEI in July 2019 for this specific GHG accounting exercise. The methodology for estimating emissions followed industry best practices, leveraging data from 2021 collected by the City. These “usage” figures were analyzed to select the most fitting emission factor, facilitating the determination of the total emissions volume. This process was supported by the ICLEI ClearPath tool, a resource aimed at facilitating GHG accounting and strategic management at both community and municipal levels. Emission factors were compiled from 2021 data and information from the federal Environmental Protection Agency GHG Emission Factors Hub¹ and modeled in the ICLEI ClearPath tool.

Accordingly, this report consolidates data from the City and applies GHG modeling to provide a faithful representation of the City’s emissions landscape. Moreover, it identifies priority areas for strategic planning and the initiation of programs not only aimed at reducing the City’s emissions but also at enhancing the quality of life for its residents and lowering operational expenses.

COMMUNITY AND MUNICIPAL OPERATIONS INVENTORIES

The inventory differentiates between two GHG accounting tracks: **Community** and **Municipal sectors**. For the community sector, the focus is on emissions from individuals and activities within the City of Fairfield’s jurisdiction. Required sectors for community GHG inventories are 1) energy consumption in community buildings measured in kilowatt hours and natural gas therms, 2) vehicular emissions calculated from miles traveled within the City, 3) emissions from solid waste disposal, 4) energy usage and gallons of water consumption in water treatment and wastewater management. In contrast, the municipal inventory encompasses emissions resulting from the City of Fairfield government operations and facilities.

Despite municipal emissions forming a small segment of the overall inventory, their significance is underscored by the government’s capacity to serve as a model for enhancing quality of life, reducing operational expenses, fostering fiscal efficiency, and motivating action against climate change. The municipal sector’s GHG emissions come from several sources, including energy use in municipal buildings, the municipal vehicle fleet, commutes by government employees, streetlights and traffic signals, and management of solid waste.

¹ <https://www.epa.gov/climateleadership/ghg-emission-factors-hub>

CALCULATING EMISSIONS

GREENHOUSE GASSES

Local governments are expected to evaluate emissions of the six internationally recognized greenhouse gasses (GHG) under the Kyoto Protocol,² namely Carbon dioxide (CO₂), Methane (CH₄), Nitrous oxide (N₂O), Hydrofluorocarbons (HFCs), Perfluorocarbons (PFCs), and Sulfur hexafluoride (SF₆). Each of these greenhouse gasses is reported and converted into metric tons (MT), differentiated by their respective Global Warming Potential (GWP). The GWP is benchmarked on Carbon dioxide's potential, which is set at 1, as it serves as the reference point for the other gasses. Methane, with a GWP of 28, is largely emitted from landfills, wastewater, and natural gas leakage. Nitrous Oxide, with a higher GWP of 265, is primarily associated with energy production and wastewater treatment. Hydrofluorocarbons, having a wide GWP range of 12-11,700, are mainly tied to refrigerant usage. Perfluorocarbons, with a GWP between 6,500-9,200, typically result from manufacturing and production processes. Sulfur Hexafluoride, possessing the highest GWP of 23,900, is principally connected with power transmission and distribution. This inventory primarily uses Carbon, Methane, and Nitrous Oxide to establish the carbon dioxide emission equivalents (CO₂e) for all sectors analyzed.³

SECTOR ACTIVITY DATA & EMISSIONS FACTORS

The methodology for determining carbon dioxide equivalents (CO₂e) involves the use of both activity data and emissions factors. Activity data, when multiplied by the appropriate emissions factors, yields the volume of CO₂e emissions. This conversion of activity data into CO₂e allows for the comparison between different sectors, thereby providing a basis for further analysis. It also aids in the decision-making process regarding potential strategies for emissions reduction.

² <https://unfccc.int/resource/docs/convkp/kpeng.pdf>

³ <https://iclei.usa.org/ghg-protocols/>

EMISSIONS REPORTING

Emissions are calculated and expressed in terms of carbon dioxide equivalent (CO₂e) to facilitate comparisons across different sectors. This detailed approach allows for each sector to be individually reported and evaluated in context with others, presenting a holistic view of the City's emissions landscape. The community-level inventory includes emissions from building energy consumption, transportation, solid waste management, wastewater treatment, and water usage, with building energy further categorized into residential, commercial, and industrial sectors, including electricity, natural gas, and other fuels. Meanwhile, the municipal inventory captures emissions from energy use in buildings, commutes by employees, street lighting and traffic control systems, the municipal vehicle fleet, and solid waste management.

METHODOLOGY

The methodology adopted for this emissions inventory adheres to the best practices outlined in the US Community Protocol, as recommended by the ICLEI ClearPath tool, and is benchmarked against the United States Environmental Protection Agency's GHG Emission Factors, establishing a standard for GHG inventory analysis nationwide. This approach integrates actual usage data (detailed in Appendix F.1) and applies it through the functionalities of the ICLEI ClearPath tool to estimate emissions.⁴

INVENTORY YEAR

The choice of 2021 as the inventory year was strategic, aiming to provide a more typical baseline for greenhouse gas (GHG) emissions in the aftermath of the COVID-19 pandemic, which had profoundly affected emissions across various sectors, particularly travel. Moreover, the Science Based Targets Initiative advises selecting and reporting a base year for which emissions data can be reliably verified, further justifying the choice of 2021 for this inventory.⁵

RESULTS

The following sections detail the findings from the community and municipal operations greenhouse gas inventories, with results organized by sectors. Calculation methodologies for all results are provided in Appendix F.2.

⁴ <https://icleiusa.org/clearpath/>

⁵ <https://ghgprotocol.org/sites/default/files/standards/ghg-protocol-revised.pdf>

COMMUNITY INVENTORY

In the City of Fairfield, total community carbon emissions were 391,185 MT CO₂e. This result included emissions sources from the combustion of fuel for transportation and mobile services, onsite burning of natural gas and electricity procurement of residential, commercial, and industrial sectors. Additionally, emissions associated with the treatment of water and wastewater servicing the City, as well as emissions from solid waste generated within the City, were included in this total.

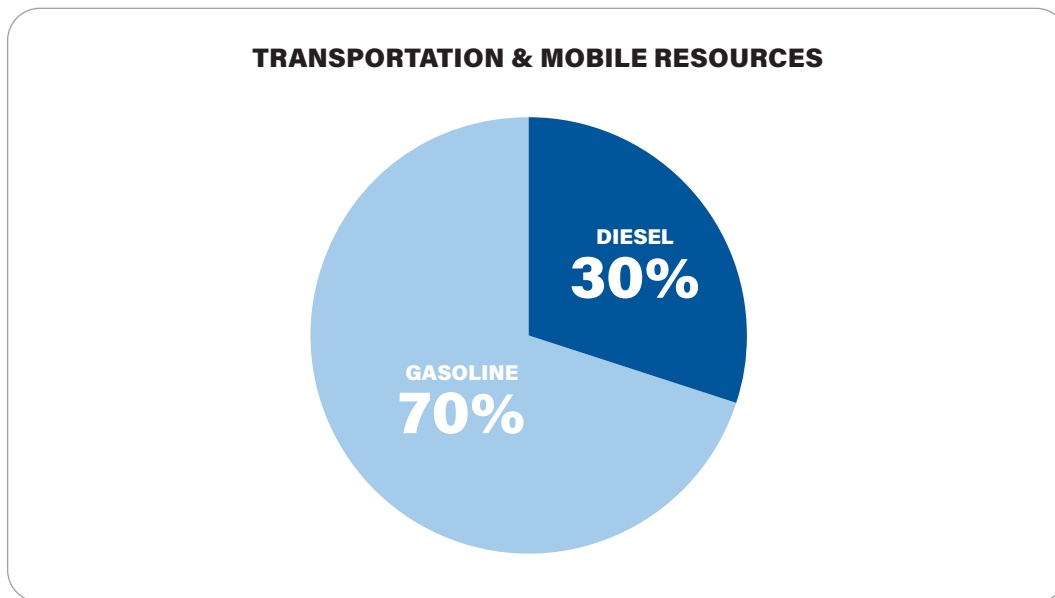
TABLE F.1: CITY OF FAIRFIELD COMMUNITY INVENTORY BY SECTOR

SECTOR	MT CO ₂ e	PERCENTAGE (%)
Transportation & Mobile Sources	168,125	43%
Residential Energy	129,836	33%
Commercial Energy	42,710	11%
Industrial Energy	34,454	9%
Solid Waste	9,824	3%
Water & Wastewater	4,461	1%
Process and Fugitive Emissions	1,1775	<1%
Total	391,185	100%

TRANSPORTATION & MOBILE SERVICE

In the City of Fairfield, **Transport and Mobile Services** emerged as the main contributor to emissions, with a production of 168,125 MT CO₂e. This figure represents 43% of Fairfield's overall emissions. The City's geographic makeup includes rural zones and significant commuter movement, which has resulted in a high reliance on automobiles. This, in turn, has led to an increased volume of Vehicle Miles Traveled (VMT) within Fairfield. The data pertaining to VMT for this analysis, focusing on diesel and gasoline-powered vehicles for the year 2021, was sourced from the Google Environmental Insights Explorer (Google EIE) website specific to Fairfield.

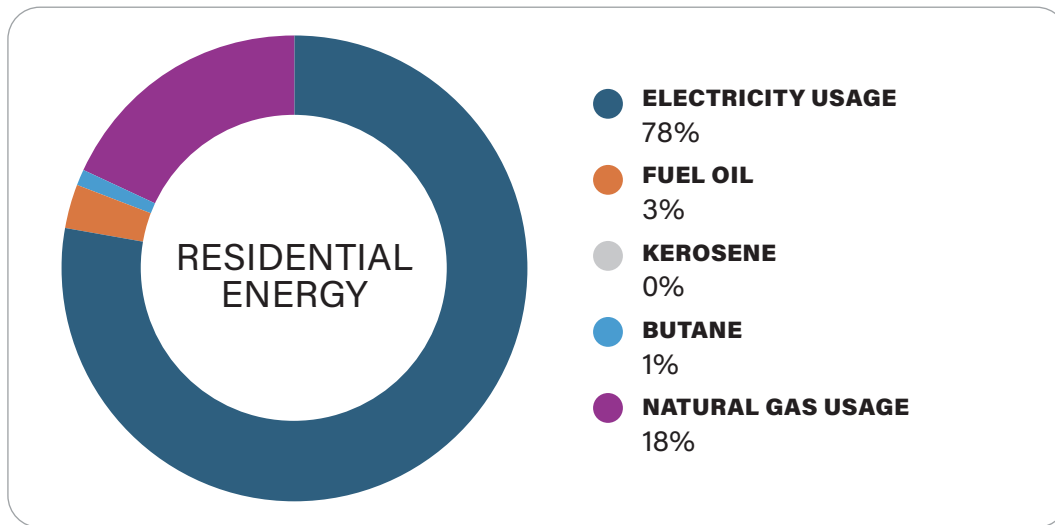
FIGURE F.4: TRANSPORTATION & MOBILE SERVICES EMISSIONS BREAKDOWN



RESIDENTIAL ENERGY

Residential Energy has been identified as the second-largest source of energy emissions in the City of Fairfield. This encompasses emissions arising from the consumption of electricity, the burning of natural gas, the use of fuel oil no. 2, as well as the utilization of kerosene and butane. Duke Energy provided the data on electricity and natural gas consumption for the residential sector in the City of Fairfield. In total, energy consumption in homes accounted for 129,836 MT CO₂e emissions stemming from electricity and natural gas use, making up 33% of the City's total emissions according to the community's emissions inventory. Of that total, emissions attributed to electricity was 100,818 MT CO₂e, natural gas contributed 24,159 MT CO₂e, distillate fuel oil no. 2 resulted in 3,574 MT CO₂e, butane generated 1,143 MT CO₂ and kerosene summed 141 MT CO₂e.

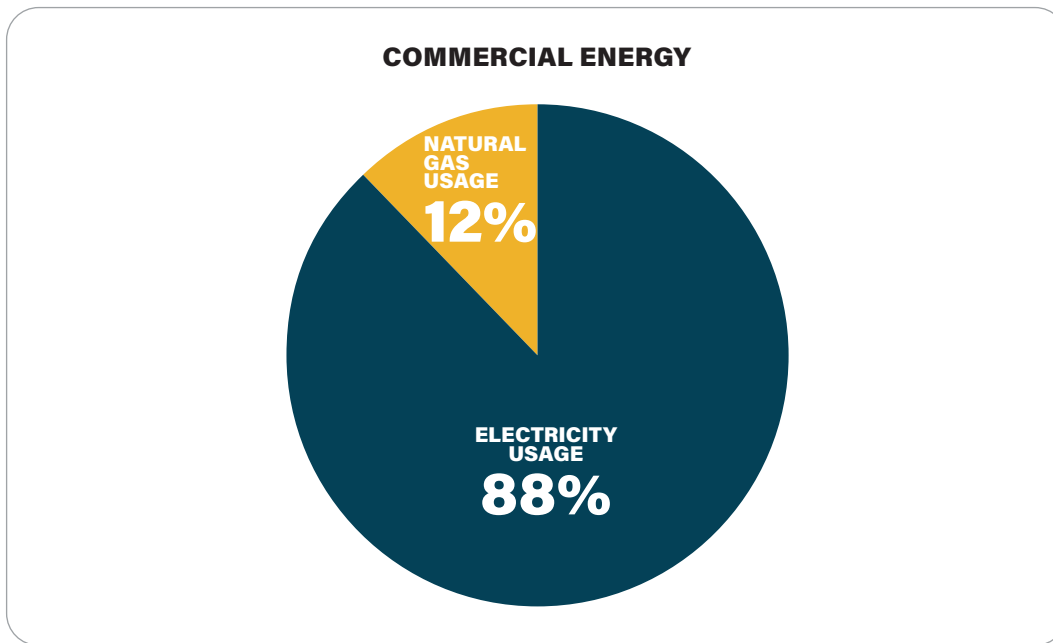
FIGURE F.5: RESIDENTIAL ENERGY EMISSIONS BREAKDOWN



COMMERCIAL ENERGY

In Fairfield, **Commercial Energy** emerged as the third largest contributor to energy-related emissions, generating 42,710 MT CO₂e. Duke Energy also supplied the data regarding the consumption of commercial electricity and natural gas. Within this sector, electricity usage reached 37,626 MT CO₂e and natural gas usage generated 5,083 MT CO₂e. Consequently, emissions from commercial energy represented 11% of Fairfield's overall community emissions.

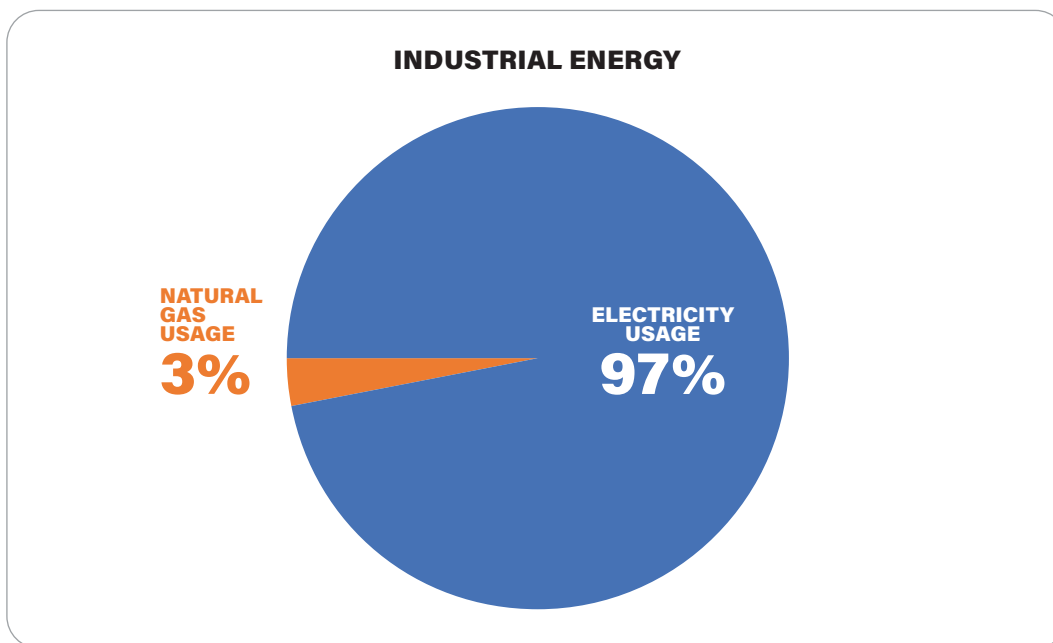
FIGURE F.6: COMMERCIAL ENERGY EMISSIONS BREAKDOWN



INDUSTRIAL ENERGY

Industrial Energy ranked as the third highest contributor to emissions within the City, emitting a total of 34,454 MT CO₂e. Duke Energy supplied information on the consumption of electricity and natural gas within the industrial sector, too. According to this data, electricity usage amounted to 33,434 MT CO₂e, while natural gas usage corresponded to 1,020 MT CO₂e. Consequently, energy usage in the industrial sector accounted for 9% of Fairfield's overall community emissions.

FIGURE F.7: INDUSTRIAL ENERGY EMISSIONS BREAKDOWN



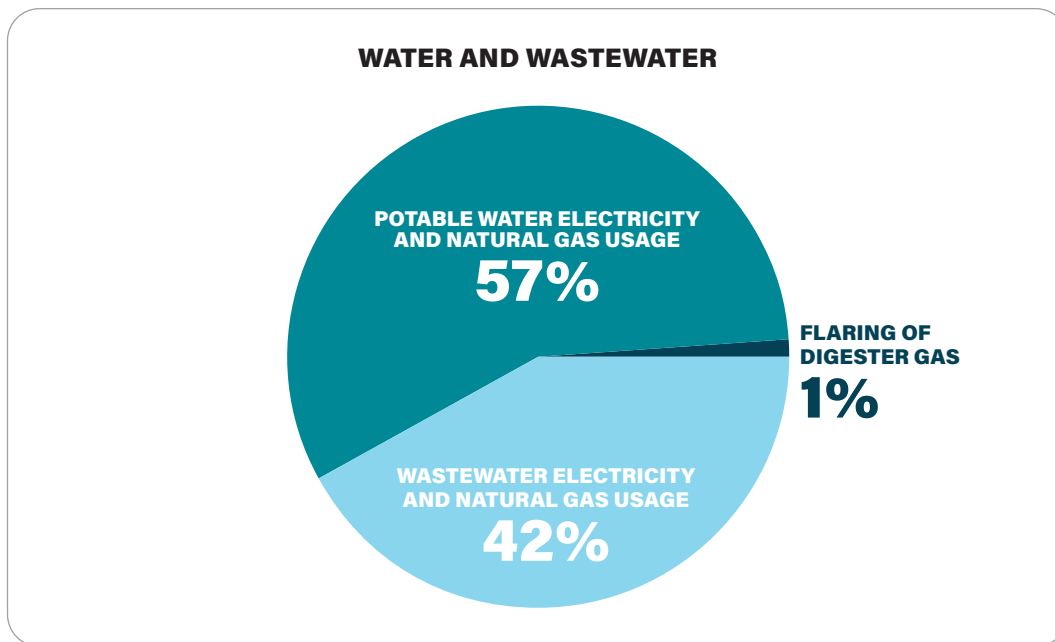
SOLID WASTE

Emissions linked to **Solid Waste** emanated from estimated methane emissions due to the decomposition of solid waste outside of the City's jurisdiction. These estimates were based on data collected from Rumpke Waste & Recycling services for residential solid waste collection. The disposal of solid waste accounted for 3% of Fairfield City's total emissions, totaling 9,824 MT CO₂e.

WATER & WASTEWATER

The City of Fairfield provides **Water and Wastewater** services and it supplied all relevant data. The total emissions generated from water and sewage services reached 4,461 MT CO₂e, representing 1% of the City's overall emissions. The primary source of these emissions stems from the electricity utilized in the water and sewage treatment processes, which is accounted for in the Commercial Energy sector's figures. Overall, potable water distribution corresponds to 1,868 MT CO₂e, while wastewater treatment generates 2,536 MT CO₂e. Digester gas produced at the wastewater treatment plant was assumed to consist of 65% methane by volume, with a flaring efficiency of 99%, resulting in a total of 56 MT CO₂e.

FIGURE F.8: WATER & WASTEWATER EMISSIONS BREAKDOWN



PROCESSES & FUGITIVE EMISSIONS

Emissions categorized as fugitive - unintentional leaks or escapes of gasses during the transport or handling of materials such as natural gas - accounted for less than one percent of the City's overall emissions, totaling approximately 1,775 MT CO₂e. These **Processes and Fugitive emissions** take place at different points, including production, processing, storage, transmission, and distribution phases.

MUNICIPAL INVENTORY

The next sections provide a comprehensive analysis of the municipal GHG emissions within the City of Fairfield. The emissions from local government operations encompass several sectors: the vehicle fleet, buildings and facilities, streetlights and traffic signals, employee commuting, solid waste facilities, and fugitive emissions. In 2021, activities related to the City's municipal functions resulted in a total of 9,501 MT CO₂e, accounting for approximately 2% of the City's overall emissions.

TABLE F.2: CITY OF FAIRFIELD MUNICIPAL INVENTORY BY SECTOR

SECTOR	MT CO ₂ e	PERCENTAGE (%)
Water and Wastewater	4,461	47%
Buildings and Facilities	2,144	23%
Vehicle Fleet	1,604	17%
Streetlights and Traffic Signals	1,376	14%
Total	9,585	100%

WATER & WASTEWATER

The City of Fairfield provides **Water and Wastewater** services and it supplied all relevant data. The total emissions generated from water and sewage services reached 4,461 MT CO₂e, representing 47% of the total emissions from government operations. The primary source of these emissions stems from the electricity utilized in the water and sewage treatment processes, which is accounted for in the Commercial Energy sector's figures. Overall, potable water distribution corresponds to 1,868 MT CO₂e, while wastewater treatment generates 2,536 MT CO₂e. Digester gas produced at the wastewater treatment plant was assumed to consist of 65% methane by volume, with a flaring efficiency of 99%, resulting in a total of 56 MT CO₂e.

BUILDING & FACILITIES

City of Fairfield's government-owned and operated **Buildings and Facilities** contribute 23% of the total emissions in the Municipal Inventory and a total of 2,144 MT CO₂e. The main contributors to this emission total are the use of electricity, in addition to the burning of natural gas. Specifically, the electricity consumed by these governmental facilities totaled 3,034 MWh, while natural gas usage reached 13,077 MMBtu.

VEHICLE & TRANSIT FLEET

The City's Vehicle and Transit fleet account for 17% of overall emissions, resulting in the production of 1,604 MT CO₂e. These emissions primarily stem from the fuel consumption of the 296 vehicles in the City's fleet. This assessment specifically focuses on on-road vehicles, hence landscape equipment has not been included in this emissions calculation.

STREET LIGHTS & TRAFFIC SIGNALS

The energy consumption of Street Lights and Traffic Signals plays a significant role in the municipality's emissions. The collected data on their energy usage represents 14% of the City's total emissions, amounting to 1,376 MT CO₂e.

CONCLUSION

In 2021, the City of Fairfield, Ohio, generated a total of 391,128 MT CO₂e. The most significant contributors to this total were transportation sources, accounting for 43% of the total. Residential energy came in second, constituting 33% of the emissions. Commercial Energy at 11% was the next substantial contributor, followed by Industrial Energy at 9% with all other sources relatively minor in comparison.

As for the emissions attributable to City of Fairfield's Municipal Operations, four primary areas were prominent: Water & Wastewater Treatment Facilities, Buildings, Vehicle Fleet, and Street Lights, responsible for 47%, 23%, 17%, and 14% of the total emissions, respectively. Looking ahead, Fairfield is determined to lead by example in Ohio, aiming to enhance the quality of life for its citizens by actively working to reduce greenhouse gas emissions.

APPENDIX F.1: ATTACHED USE DATA

TABLE F.1.1: COMMUNITY INVENTORY DATA SOURCES

ACTIVITY	UNIT	DATA	SOURCE
Duke Residential Electricity	kWh	211,184,721	Duke Energy 2021
Duke Commercial Electricity	kWh	78,817,410	Duke Energy 2021
Duke Industrial Electricity	kWh	70,034,796	Duke Energy 2021
Residential Natural Gas	MMBtu	454,239	Duke Energy 2021
Commercial Natural Gas	MMBtu	95,586	Duke Energy 2021
Industrial Natural Gas	MMBtu	19,230	Duke Energy 2021
Residential Fuel Oil No. 2	MMBtu	48,000	
Residential Kerosene	MMBtu	1,870	
Residential Butane	MMBtu	17,400	
Process & Fugitive Emissions		3%	Calculated using ICLEI ClearPath's industry standard percentage.
Gasoline and Diesel Transportation	VMT	327,182,679	Google EIE
Solid Waste	Tons	15,041	Rumpke Estimates 2018
Water Electricity	kWh	5,132,600	Duke Energy 2021
Water Natural Gas	MMBtu	1,630	Duke Energy 2021
Wastewater Electricity	kWh	3,813,400	Duke Energy 2021
Wastewater Natural Gas	MMBtu	894	Duke Energy 2021
Volume of Water Delivered	millions gallons/year	2,072,000,000	2021 City of Fairfield
Volume of Water Treated	millions gallons/year	1,943,256,000	2021 City of Fairfield
Digester Gas Flared	scf/day	45,030	Calculated using ICLEI ClearPath's industry standard percentage.

APPENDIX F.1: ATTACHED USE DATA

TABLE F.1.2: MUNICIPAL INVENTORY DATA SOURCES

ACTIVITY	UNIT	DATA	SOURCE
Buildings and Facilities Electricity	kWh	3,034,834	Duke Energy 2021
Buildings and Facilities Natural Gas	MMBtu	13,077	Duke Energy 2021
Streetlights and Traffic Signals	kWh	2,884,152	Duke Energy 2021
Vehicle Fleet, Gasoline	Gallons	105,625	2021 City of Fairfield Usage: 3,168,750 (VMT)
Vehicle Fleet, Diesel	Gallons	66,311	2021 City of Fairfield Usage: 1,326,220 (VMT)
Water Electricity	kWh	5,132,600	Duke Energy 2021
Water Natural Gas	MMBtu	1,630	Duke Energy 2021
Wastewater Electricity	kWh	3,813,400	Duke Energy 2021
Volume of Water Delivered	millions gallons/year	2,072,000,000	2021 City of Fairfield
Volume of Water Treated	millions gallons/year	1,943,256,000	2021 City of Fairfield
Digester Gas Flared	scf/day	45,030	Calculated using ICLEI ClearPath's industry standard percentage.

APPENDIX F.2: DETAILED METHODOLOGY

COMMUNITY INVENTORY

ELECTRICITY

The electricity consumption figures for the residential, commercial, and industrial sectors for the year 2021 were provided by Duke Energy. The methodology for calculating emissions involved the multiplication of electricity consumption figures by the emissions factor applicable to the area of electricity production. The emissions factors for local jurisdictions were supplied by ICLEI: Local Governments for Sustainability, utilizing data from the EPA Emissions Hub, corresponding to the RFC West (RFCW) eGRID for the year 2021. The emission factors used were as follows: for CO₂, 1,046 CO₂ lbs/MWh; for CH₄, 95 CH₄ lbs/GWh; and for N₂O, 14 N₂O lbs/GWh.

NATURAL GAS

The natural gas usage for the residential, commercial, and industrial sectors for the year 2021 were provided by Duke Energy. The calculation of natural gas emissions involves multiplying the usage data by an emission factor provided by the US Community Protocol BE.1.1.⁶ The respective emission factors are 53.02 kg/MMBtu for CO₂, 0.005 kg/MMBtu for CH₄, and 1 xE-4 for N₂O.

⁶ U.S. Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions
Appendix C: Built Environment Emission Activities and Sources

APPENDIX F.2: DETAILED METHODOLOGY

FUEL OIL NO. 2, KEROSENE AND BUTANE

The data for these categories is derived from the United States Census Bureau's data⁷ and the methodologies utilized by the US Community Protocol.⁸ The Census Bureau monitors the usage of residential non-utility fuels on a statewide basis. To ascertain the fuel usage share in Fairfield, the analysis involved comparing the count of households within the City utilizing each fuel variety against the aggregate count of households across the state engaged in the use of that specific type of fuel. Statewide, 276,027 households use bottled, tank, or LP gas (assumed here as butane), and 92,792 use fuel oil, kerosene, or similar fuels (assumed here as fuel oil no. 2 and kerosene). In Fairfield, 249 households use bottled, tank, or LP gas, and 544 use fuel oil, kerosene, or similar fuels. The proportion of households in Fairfield using bottled, tank, or LP gas is 0.01354, while the proportion using fuel oil, kerosene, etc., is 0.0295. To calculate the City's share of energy consumption, we multiply these proportions by the statewide energy use. According to data from the US Energy Information Administration⁹ Ohio consumes 38.6 trillion Btu of Hydrocarbon Gas Liquids (HGL, which includes LPG) and 284.6 trillion Btu of Fuel Oil No. 2. After converting these figures from trillion Btu to MMBtu and applying Fairfield's proportions, we estimate that the City's consumption of LPG is 17,400 MMBtu and its consumption of Fuel Oil No. 2 is 48,000 MMBtu. These estimates are calculated to carbon equivalencies using the US Community Protocol in ICLEI, applying emission factors of 73.96 kg/MMBtu for CO₂, 0.01087 kg/MMBtu for CH₄, and 0.00072464 kg/MMBtu for N₂O.

⁷ <https://data.census.gov>

⁸ U.S. Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions
Appendix C: Built Environment Emission Activities and Sources

⁹ <https://www.eia.gov/state/search/>

APPENDIX F.2: DETAILED METHODOLOGY

TRANSPORTATION & MOBILE SERVICES

Transportation emissions in the City of Fairfield were calculated using the vehicle miles traveled (VMT) in 2021 available in the Google Environmental Insights Explorer. The emissions factors are sourced from the US Community Protocol¹⁰ as follows:

TABLE F.2.1: TRANSPORTATION & MOBILE SERVICES EMISSIONS FACTORS

CO ₂ Emissions Factor	0.07024
CO ₂ Emissions Factor Units	MT/MMBtu
Biogenic CO ₂ Emissions Factor	0.068414
Biogenic CO ₂ Emissions Factor Units	MT/MMBtu
CH ₄ Emissions Factor	1.9493 x 10 ⁻⁸
CH ₄ Emissions Factor Units	MT/mile
N ₂ O Emissions Factor	1.0608 x 10 ⁻⁸
N ₂ O Emissions Factor Units	MT/mile

¹⁰ U.S. Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions
Appendix D: Transportation and Other Mobile Emission Activities and Sources

APPENDIX F.2: DETAILED METHODOLOGY

SOLID WASTE

Estimates of solid waste for Fairfield are obtained from Rumpke Waste & Recycling services, outside of Fairfield's jurisdiction, with its landfill situated in Cincinnati. Approximately 15,041 tons of residential solid trash are collected in Fairfield, and methane capture occurs at the landfill. The service does not handle the collection of separately sorted yard trimmings or compost in Fairfield; these tasks are managed by the City itself. The commercial and industrial sectors contract waste management facilities directly to meet their requirements, which complicates the City's efforts to monitor their emissions. The following are the specific emission factors: Mixed MSW Emission Factor (MT CH₄/wet short ton) 0.0648, Newspaper Emission Factor (MT CH₄/wet short ton) 0.042, Office Paper Emission Factor (MT CH₄/wet short ton) 0.1556, Corrugated Cardboard Emission Factor (MT CH₄/wet short ton) 0.1048, Magazines/Third Class Mail Emission Factor (MT CH₄/wet short ton) 0.0476, Food Scraps Emission Factor (MT CH₄/wet short ton) 0.0648, Grass Emission Factor (MT CH₄/wet short ton) 0.0228, Leaves Emission Factor (MT CH₄/wet short ton) 0.026, Branches Emission Factor (MT CH₄/wet short ton) 0.058. The calculation methodology was adopted from the US Community Protocol.¹¹

WATER AND WASTEWATER

Electricity is consumed by both drinking water and sewage systems, with the associated emissions determined as described earlier. Moreover, the process of treating wastewater employs natural gas, and the emissions from this usage are estimated using the methods previously mentioned. Emissions resulting from the flaring of digester gas are also considered in this inventory, factors from the US Community Protocols WW.1.A, WW.2.A, and WW.3. Specifically, the CH₄ Emissions Factor in this case is 1.2177 x10⁻⁷ MT CH₄/scf and the annual digester gas flared is 1.6436 x10⁻⁷ scf/year.

¹¹ U.S. Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions
Appendix E: Solid Waste Emission Activities and Sources

APPENDIX F.2: DETAILED METHODOLOGY

MUNICIPAL INVENTORY

A summary of data elements measured and collection sources by sector is presented in the following table.

TABLE F.2.2: MUNICIPAL INVENTORY DATA ELEMENT AND COLLECTION SOURCES BY SECTOR

SECTOR	WHAT IS MEASURED?	HOW DATA IS COLLECTED
Buildings and Facilities	Total amount of electricity (kWh) used for all Government Buildings	2021 Records from Duke Energy
Streetlights and Traffic Signals	Total electricity (kWh) used by all streetlights and traffic lights	2021 Records from Duke Energy
Vehicle and Transit Fleet	VMT, total gas used, or amount spent on gas	Data was provided by each department that manages a vehicle fleet, including Parks, Public Utilities, Police, Fire, and Public Work Departments
Water and Wastewater	Total amount of electricity (kWh) used in the water and wastewater facilities as well as the number of people served	2021 Records from Duke Energy

BUILDING & FACILITIES

Fairfield's buildings and facilities were calculated using usage data obtained from the government's tracking documents and utility data.

STREETLIGHTS AND TRAFFIC SIGNALS

Fairfield's streetlights and traffic signals were calculated using usage data obtained from the government's tracking documents and utility data. Utility bills from Duke Energy for 2021 were collected and analyzed specifically for streetlights and traffic signals.

APPENDIX F.2: DETAILED METHODOLOGY

VEHICLE FLEET

Fuel usage for the City of Fairfield's vehicle fleet was supplied by the City and calculated using the US Community Protocol.¹² The annual miles traveled and annual fuel usage are tracked and multiplied by emission factors from ICLEI. These include a CO₂ Emissions Factor of 0.070264 MT/MMBtu, a Biogenic CO₂ Emissions Factor of 0 MT/MMBtu, a CH₄ Emissions Factor of 2.153 x10⁻⁸ MT/vehicle mile, a Biofuel CH₄ Emissions Factor of 0 MT/vehicle mile, a N₂O Emissions Factor of 1.248 x10⁻⁸ MT/vehicle mile, and a Biofuel N₂O Emissions Factor of 0 MT/vehicle mile.

WATER AND WASTEWATER

Emissions from water and wastewater are determined using the methodology outlined for this sector in the Community Inventory section.

¹² U.S. Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions
Appendix E: Solid Waste Emission Activities and Sources

APPENDIX G: IMPLEMENTATION FRAMEWORK

MOBILITY & TRANSPORTATION

* costs estimates encompass total anticipated implementation cost unless otherwise specified in chart

** Implementation Timeline: Short = 0-5 years; Medium = 5-15 years; Long term = 15 plus years

*** Cost: Low ≤ \$50,000; Medium = \$50,000-\$500,000; High ≥ \$500,000

STRATEGIES	ACTION STEPS	PERFORMANCE INDICATOR (KPIs)	EMISSIONS IMPACT	IMPLEMENTATION TIMELINE	LEAD DEPARTMENT	COST LO • MED • HI	PROGRESS TO DATE
MT.1.1: Create a more walkable, bikeable, transit-friendly City through robust implementation of Fairfield Connects by 2055.	MT.1.1.1: Continue dedicated Active Transportation Fund to invest in strategic infrastructure development, smart growth, education, incentives, and connectivity enhancements in line with Plan objectives.	Number of new multi-use paths, sidewalks, shared roads and bike lanes	Up to 369,960 MTCO₂e saved (cumulative reductions until 2030) Up to 1,815,740 MTCO₂e saved (cumulative reductions from 2030 to 2055)	Long term	Public Works	High	In Progress
	MT.1.1.2: Seize funding opportunities by proactively pursuing federal, state, local grant and related opportunities by monitoring and applying for relevant grants as outlined in Plan, and as new funding opportunities are available.			Long term		High	In Progress
	MT.1.1.3: Implement multi-use paths, bike lanes, shared lanes and sidewalk enhancements outlined in Fairfield Connects. Continue to integrate new paths with existing green spaces to create a more pleasant and natural walking and biking experience.			Long term		High	In Progress
	MT.1.1.4: Enhance safe bike and pedestrian infrastructure, aiming for an increase in residents within 0.2 mile of such facilities by 2030, adopting best practices in urban design and safety.			Medium term		High	In Progress

Attachment: Fairfield Sustain_Final Plan_8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustains')

MOBILITY & TRANSPORTATION

STRATEGIES	ACTION STEPS	PERFORMANCE INDICATOR (KPIs)	EMISSIONS IMPACT	IMPLEMENTATION TIMELINE	LEAD DEPARTMENT	COST LO • MED • HI	PROGRESS TO DATE
MT.1.2: Promote and reduce barriers to adoption of active and public transportation opportunities.	MT.1.2.1: Leverage City's membership in Butler County Regional Transportation Authority (BCRTA) to advocate for and invest in improved transit connectivity to, from and within Fairfield by 2030, which may include but are not limited to: enhanced transit routes, schedule frequencies, micro-transit options, tools to ease use, lighting/safety features, shade, connectivity to bike routes, strategic park and ride locations, and other transit-friendly and last mile amenities.	% of VMT reduction	<i>Quantified Above</i>	Medium term	Development Services	Medium	Not started
	MT.1.2.2: Launch a targeted marketing campaign to promote greenway trails and multi-modal transit lanes, leveraging local events, developing educational programs and partnering with BCRTA, OKI or other regional entities.			Short term		Low	Not started
	MT.1.2.3: Continue to improve walkability along Route 4 by replicating successful features from Pleasant Avenue, such as safe pedestrian crossings and aesthetic enhancements.			Long term		High	In Progress
	MT.1.2.4: Continue construction of multimodal paths around Marsh Park to accommodate pedestrians, cyclists, and other non-motorized transport modes.			Medium term		High	In Progress
	MT.1.2.5: Increase community bike racks and amenities along multi-modal paths. Encourage businesses to install bike racks or active commuter amenities in key commercial zones.			Medium term		Low	Not started

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MOBILITY & TRANSPORTATION

STRATEGIES	ACTION STEPS	PERFORMANCE INDICATOR (KPIs)	EMISSIONS IMPACT	IMPLEMENTATION TIMELINE	LEAD DEPARTMENT	COST LO • MED • HI	PROGRESS TO DATE
MT.1.3: Convert 20% of non-emergency City fleet to electric vehicles (EVs), hybrid or clean fuels by 2030 and 100% by 2055.	MT.1.3.1: Develop a Zero Emission Vehicle (ZEV) Plan for 100% Municipal Fleet by 2055 including right sizing, replacement schedule, costs, infrastructure needs, optimal charging locations, and funding opportunities.	% of non-emergency City fleet that is EVs, hybrid, or clean fuel	<i>Quantified Above</i>	Long term	Public Works	Low	In Progress
	MT.1.3.2: Ensure all newly acquired vehicles for city use are aligned with the ZEV Plan by incorporating policy into new Environmentally Preferable Purchasing Policy (EPPP). Establish annual targets to transition fleet to achieve 100% EVs, hybrids, or clean fuels by 2055 target.			Long term		High	Not started

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MOBILITY & TRANSPORTATION

STRATEGIES	ACTION STEPS	PERFORMANCE INDICATOR (KPIs)	EMISSIONS IMPACT	IMPLEMENTATION TIMELINE	LEAD DEPARTMENT	COST LO • MED • HI	PROGRESS TO DATE
MT.1.4: Proactively support community EV expansion and readiness.	MT.1.4.1: Update building codes and zoning requirements to encourage and facilitate EV readiness or pre-wiring in new construction. Explore waiving permit fees for EV charging infrastructure installations in existing buildings to encourage adoption.	Number of charging stations	<i>Quantified Above</i>	Short term	Development Services Public Works	Low	Not started
	MT.1.4.2: Coordinate installation of 10 City & Community charging stations by 2030 through federal, regional and local funding. Continuously seek grants for the expansion of EV charging infrastructure. Strategically install EV charging stations near commercial areas and amenities to support local business utilization during charging and encourage EV adoption. Combine with educational promotion and buy local campaign.			Short term		Medium	In Progress
	MT.1.4.3: Consider partnering with EV charging infrastructure businesses to encourage installation of Level 2/3 charging banks at strategic locations and along travel corridors.			Medium term		Low	Not started
	MT.1.4.4: Create an information hub to educate residents and businesses on available EV incentives, rebates, charging information, and other resources to accelerate EV adoption.			Short term		Low	Not started

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MOBILITY & TRANSPORTATION

STRATEGIES	ACTION STEPS	PERFORMANCE INDICATOR (KPIs)	EMISSIONS IMPACT	IMPLEMENTATION TIMELINE	LEAD DEPARTMENT	COST LO • MED • HI	PROGRESS TO DATE
MT.1.5: Electrify specialty vehicle, off-road tools, equipment, and machinery in municipal operations	MT.1.5.1: Conduct a study to assess and set targets including replacement schedule for specialty and off-road vehicles, tools, and machinery by 2030.	% of electrified equipments used in municipal operations	<i>Quantified Above</i>	Short term	Public Works Parks Public Utilities	Low	Not started
	MT.1.5.2: Eliminate off-road emissions in municipal operations by 2055 by adopting a planned replacement and purchase policy for all specialty vehicles, tools, equipment and machinery, integrated into broader municipal Environmentally Preferable Purchasing Policy (EPPP).			Long term		High	Not started
	MT.1.5.3: Provide employee education, training and technical assistance to drive behavior change.			Short term		Low	Not started

Attachment: Fairfield Sustain_Final Plan_8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustain')

BUILDINGS & ENERGY

STRATEGIES	ACTION STEPS	PERFORMANCE INDICATOR (KPIs)	EMISSIONS IMPACT	IMPLEMENTATION TIMELINE	LEAD DEPARTMENT	COST LO • MED • HI	PROGRESS TO DATE
PROCUREMENT							
E1.1: Leverage energy aggregation procurement for residential and small commercial community energy use to achieve 50% carbon-free energy procurement by 2024 and 100% by 2035	E.1.1.1: Implement Energy Aggregation initiative for residential and small commercial customers by 2024 and achieve 50% renewable energy power procurement by 2024, initiating the shift towards greener, more affordable energy solutions.	kWh derived from renewables	<i>Quantified Above</i>	Short term	Public Utilities Finance	Low	In Progress
	E.1.1.2: Explore long-term (e.g. 10, 15, 20-year) power purchase agreements beginning in 2027 procurement cycle to secure low-cost and stable renewable and carbon-free power pricing and reduce risk against future anticipated price increases with growing demand.			Long term		Low	Not started
	E.1.1.3: Increase renewable energy procurement options by 2027 to include minimum 50% renewable energy standard + optional 100% renewable, wind, or carbon-free offering for customers, which could be available at a small premium for customers interested in supporting a higher sustainability option.			Short term		Low	Not started
	E.1.1.4: Reach 100% renewable, wind, or carbon-free power procurement by 2035, fulfilling our promise for a fully sustainable and economically advantageous energy supply.			Medium term		Low	Not started

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BUILDINGS & ENERGY

STRATEGIES	ACTION STEPS	PERFORMANCE INDICATOR (KPIs)	EMISSIONS IMPACT	IMPLEMENTATION TIMELINE	LEAD DEPARTMENT	COST LO • MED • HI	PROGRESS TO DATE
PROCUREMENT							
E.1.2: Procure 100% renewable energy for all municipal operations	E.1.2.1: Continue Renewable Energy Credit (REC) purchasing to achieve 100% renewable energy for all municipal operations through 2024. Renew REC procurement agreement to continue 100% renewable energy for all municipal operations by 2025.	kWh derived from renewables	Up to 392,019 MTCO ₂ e saved (cumulative reductions until 2025) Up to 4,503,977 MTCO ₂ e saved (cumulative reductions from 2030 to 2055)	Short term	Public Utilities	Low	In Progress

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BUILDINGS & ENERGY

STRATEGIES	ACTION STEPS	PERFORMANCE INDICATOR (KPIs)	EMISSIONS IMPACT	IMPLEMENTATION TIMELINE	LEAD DEPARTMENT	COST LO • MED • HI	PROGRESS TO DATE
RENEWABLE ENERGY							
E.2.1: Increase local on-site renewable energy in municipal operations by 2030	E.2.1.1: Demonstrate leadership in sustainable energy through on-site renewable energy production and potential battery storage for increased rate stability, emergency preparedness and peak shaving.	Number of projects completed	<i>Quantified Above</i>	Medium term	Public Utilities Public Works Parks	High	Not started
	E.2.1.2: Conduct a Municipal Solar Feasibility Study by 2026 to evaluate the potential and practicality of installing solar panels on municipally owned or operated buildings, parks, facilities, and other suitable properties to include such considerations as: sizing potential, feasible rooftop, ground-mounted, parking or other installation approaches, battery integration potential, capital costs, rate per kWh, tax rebates, payback periods, self-owning pay-back periods, etc.	Study completed		Short term		Low	In Progress
	E.2.1.3: Install on-site solar photovoltaic systems (combined with battery storage) at municipally owned or operated buildings, facilities, parks or suitable properties as identified in Solar Feasibility Study. Set short, mid and long-term installation targets for 2055 and monitor progress.	Number of projects completed; kWh from solar energy		Long term		High	Not started
	E.2.1.4: Actively monitor grant and funding sources and seek opportunities to partner with regional agencies, non-profits or others to respond to and secure available opportunities.	Dollar amount secured		Medium term		Low	In Progress
	E.2.1.5: Prioritize integrated systems installation with parks, parking, and facilities to support onsite energy use and charging of EV vehicles, golf carts and other building and equipment.	Number of integrated systems installed		Medium term		Low	Not started

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BUILDINGS & ENERGY

STRATEGIES	ACTION STEPS	PERFORMANCE INDICATOR (KPIs)	EMISSIONS IMPACT	IMPLEMENTATION TIMELINE	LEAD DEPARTMENT	COST LO • MED • HI	PROGRESS TO DATE
RENEWABLE ENERGY							
E.2.2: Encourage local community solar installation among community residents and businesses	E.2.2.1: Leverage OKI Solar Ready Program , including solar siting surveys, to guide promotion and adoption of solar for residents and businesses within Fairfield. Increase community solar capacity at strategic locations and among partners or regional agencies.	kWh from solar energy	<i>Quantified Above</i>	Short term	Public Utilities Development Services	Low	Not started
	E.2.2.2: Update building codes and zoning requirements to encourage and facilitate solar installations. Implement streamlined permitting process for solar installations. Explore waiving permit fees for solar installation projects to encourage and accelerate community solar adoption.	Code updated, buildings completed		Short term		Low	Not started
	E.2.2.3: Strategically utilize economic development funding to incentivize adoption of energy efficiency and renewable installation projects in the industrial and commercial sectors. Establish an annual fund and establish annual targets for business participation.	Number of energy efficiency and renewable projects completed		Medium term		Low	Not started
	E.2.2.4: Educate community on state and federal tax credits, rebates, and other incentive programs to remove barriers to solar energy adoption. Create an information hub with information on programs, service providers and financing options including but not limited to PACE for commercial businesses and ESIP resources.	Number of program participants		Short term		Low	Not started

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BUILDINGS & ENERGY

STRATEGIES	ACTION STEPS	PERFORMANCE INDICATOR (KPIs)	EMISSIONS IMPACT	IMPLEMENTATION TIMELINE	LEAD DEPARTMENT	COST LO • MED • HI	PROGRESS TO DATE
ENERGY EFFICIENCY & CONSERVATION							
E.3.1: Continue and enhance existing municipal energy efficiency program	E.3.1.1: Implement results of internal comprehensive energy audit to increase efficient operations at all municipal facilities. Update energy audit every 5 years or as needed.	Number of projects completed from the energy audits	<i>Quantified Above</i>	Medium term	Public Utilities Public Works	Medium	In Progress
	E.3.1.2: Prioritize window replacements in Municipal Building and Annex for energy efficiency gains in older municipal building stock.			Medium term		Medium	Not started
	E.3.1.3: Replace Justice Center low efficiency non-condensing boilers to high-efficiency condensing models, increasing efficiency from an estimated 70% to 95% efficiency.			Medium term		Medium	Not started
	E.3.1.4: Continue and expand energy savings retrofits and installations including LED lighting, as well as light sensors, timers, and smart thermostats based on occupancy patterns in all applicable areas in municipal buildings, parks and facilities.			Medium term		Low	In Progress
	E.3.1.5: Continue to utilize and improve smart energy management systems for real-time and remote adjustments. Regularly review data to refine energy management. Continue to regularly upgrade energy management systems for peak performance.			Medium term		Low	In Progress

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BUILDINGS & ENERGY

STRATEGIES	ACTION STEPS	PERFORMANCE INDICATOR (KPIs)	EMISSIONS IMPACT	IMPLEMENTATION TIMELINE	LEAD DEPARTMENT	COST LO • MED • HI	PROGRESS TO DATE
ENERGY EFFICIENCY & CONSERVATION							
E.3.2: Increase energy conservation initiatives in municipal operations	E.3.2.1: Prioritize energy efficiency installations across all municipal buildings, parks and facilities during upgrades, renovations, remodeling or other improvements.	Number of energy efficiency installations	<i>Quantified Above</i>	Medium term	Public Utilities Parks Public Works	Medium	Not started
	E.3.2.2: Implement ongoing employee conservation policies, and promote awareness through education and training.	# policies # trainings		Medium term		Medium	Not started
	E.3.2.3: When preparing for replacements of major building equipment, conduct an analysis of highest energy efficiency equipment models and systems, and consider equipment electrification (HVACs, boilers, heaters) to achieve further reduced emissions, if appropriate. Consider opportunities for planned early retirement and replacement to accelerate emissions reductions through the City's Five Year Capital Improvement Plan.	Study completed		Medium term		Medium	Not started

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BUILDINGS & ENERGY

STRATEGIES	ACTION STEPS	PERFORMANCE INDICATOR (KPIs)	EMISSIONS IMPACT	IMPLEMENTATION TIMELINE	LEAD DEPARTMENT	COST LO • MED • HI	PROGRESS TO DATE
ENERGY EFFICIENCY & CONSERVATION							
E.3.3: Decrease energy usage in street lighting by 50% by 2030	E.3.3.1: Upgrade all cobra head street lights and traffic signals to LED or other energy-efficient technologies. Accelerate end of life replacement of post head streetlights to LED or more efficient technologies. Seek partnerships and funding to accelerate adoption.	Number of energy efficiency installations completed	<i>Quantified Above</i>	Medium term	Public Works	Medium	In Progress
	E.3.3.2: Implement smart lighting and traffic control systems in appropriate areas to shift timing or adjust brightness based on traffic and pedestrian patterns to optimize energy use.			Medium term		Medium	In Progress

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BUILDINGS & ENERGY

STRATEGIES	ACTION STEPS	PERFORMANCE INDICATOR (KPIs)	EMISSIONS IMPACT	IMPLEMENTATION TIMELINE	LEAD DEPARTMENT	COST LO • MED • HI	PROGRESS TO DATE
ENERGY EFFICIENCY & CONSERVATION							
E.3.4: Increase wastewater treatment efficiency through strategic installation of improved systems	E.3.4.1: Install and optimize economizers to use outdoor air cooling by 2025 (University of Dayton (UD) Industrial Assessment Center (IAC) recommendation)	Number of energy efficiency installations completed	<i>Quantified Above</i>	Short term	Public Utilities	Low	In Progress
	E.3.4.2: Upgrade Aeration System 1 with Fine Bubble Diffusers by 2025. (UD IAC recommendation)			Short term		High	In Progress
	E.3.4.3: Install VFDs on all appropriate high surface pumps and optimize operation (UD IAC recommendation)			Medium term		Medium	In Progress
	E.3.4.4: Continue current biogas capture and reutilization efforts. Monitor systems and conduct regular upgrades to maintain peak performance.	Amount of biogas captured		Medium term		Low	In Progress
	E.3.4.5: Increase methane recapture energy program to reduce on-site flaring and improve air quality. Conduct an updated feasibility study on methane recapture to reduce seasonal summer flaring and increase heat or power utilization or energy sale to grid, including cost-benefit analysis, energy output, payback periods, tax rebates.	Amount of methane captured		Medium term		Low	Not started

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BUILDINGS & ENERGY

STRATEGIES	ACTION STEPS	PERFORMANCE INDICATOR (KPIs)	EMISSIONS IMPACT	IMPLEMENTATION TIMELINE	LEAD DEPARTMENT	COST LO • MED • HI	PROGRESS TO DATE
ENERGY EFFICIENCY & CONSERVATION							
E.3.5: Be a conduit for resources to encourage, liaise and facilitate adoption of renewables and energy efficiency community-wide.	E.3.5.1: Offer energy audit and technical assistance services to businesses and residents in targeted community sectors. Set annual targets for participants enrolled. Launch commercial program targeting City's largest commercial or industrial energy users beginning with the City's strong industrial base. Expand to additional sectors through 2055.	Percentage or number of residential, commercial, or industrial users registering for and executing energy audits	<i>Quantified Above</i>	Long term	Public Utilities Development Services	Medium	Not started
	E.3.5.2: Develop education and awareness programs to streamline and promote available energy conservation and renewable adoption programs, services, technical assistance and financial assistance programs, incentives, rebates and tax benefits.			Long term		Low	Not started
	E.3.5.3: Seek and establish partnerships with local or regional service providers offering services in the energy or sustainability sector. Establish, promote and regularly update list of service providers or other resources for businesses and residents.			Long term		Low	Not started

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RESOURCE CONSERVATION

STRATEGIES	ACTION STEPS	PERFORMANCE INDICATOR (KPIs)	EMISSIONS IMPACT	IMPLEMENTATION TIMELINE	LEAD DEPARTMENT	COST LO • MED • HI	PROGRESS TO DATE
SOLID WASTE STRATEGIES							
RC.1.1: Advance Sustainable Waste Management Planning	RC.1.1.1: Increase the City's understanding of current waste stream by conducting an up to date City specific Waste Characterization Study (WCS), partnering with Butler County Solid Waste District (BCSWD) as appropriate. Assess current recycling (diversion) rate to inform future planning and monitoring. Obtain detailed data on various material types and generation amounts to guide programmatic development. Use WCS to inform a comprehensive Waste Diversion Plan.	Completed Waste Composition Study	Up to 5,898 MTCO₂e saved (cumulative reductions until 2030)	Short term	Development Services Public Works Environmental Commission	Low	Not started
	RC.1.1.2: Adopt a community-wide waste reduction and diversion rate goal by 2027 to track progress and foster collective action towards waste reduction, recycling and other diversion efforts. (Use WCS data to inform goal setting)	% of waste reduction or diversion		Short term		Low	Not started
	RC.1.1.3: Use WCS data to inform and complete a comprehensive recycling & waste reduction plan (Waste Diversion Plan) to include programmatic design for all waste stream generation sectors.	Completed Waste Diversion Plan		Short term		Medium	Not started
	RC.1.1.4: Conduct periodic audits of City and hauler green waste, recycling and other waste diversion programs to identify opportunities for increased participation, reduced contamination and/or address other barriers to current diversion programs.	% of waste diversion		Medium term		Medium	Not started
	RC.1.1.5: Increase recycling outreach, technical assistance and incentives efforts to educate the community about waste reduction, recycling and other diversion requirements and reduce barriers to participation.	# programs # engagements # businesses # stakeholders		Medium term		Low	Not started

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RESOURCE CONSERVATION

STRATEGIES	ACTION STEPS	PERFORMANCE INDICATOR (KPIs)	EMISSIONS IMPACT	IMPLEMENTATION TIMELINE	LEAD DEPARTMENT	COST LO • MED • HI	PROGRESS TO DATE
SOLID WASTE STRATEGIES							
RC.1.2: Enhance current organics collection services to increase diversion of compostable materials.	RC.1.2.1: Launch pilot food-scrap composting program with residents and businesses by 2026.	Program launched; # participants; # tons diverted	<i>Quantified Above</i>	Short term	Development Services Public Works Parks	Medium	Not started
	RC.1.2.2: Explore food scrap (organics) collection program expansion utilizing learning from pilot program. Combine with organics collection & composting feasibility study to consider current and needed infrastructure, separated or integrated yard waste organics systems, inclusion of biodegradable single-use materials and pilot composting collection program results.	Study complete		Medium term	Environmental Commission	Medium	Not started
	RC.1.2.3: Consider expanding and launching comprehensive organics collection for residents/businesses based on pilot and study results.	Study complete		Medium term		Medium	Not started

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RESOURCE CONSERVATION

STRATEGIES	ACTION STEPS	PERFORMANCE INDICATOR (KPIs)	EMISSIONS IMPACT	IMPLEMENTATION TIMELINE	LEAD DEPARTMENT	COST LO • MED • HI	PROGRESS TO DATE
SOLID WASTE STRATEGIES							
RC.1.3: Increase diversion from City's existing recycling and diversion collection programs.	RC.1.3.1: Continue City's recycling collection service with franchised hauler. Expand and enhance recycling and diversion collection offerings over time in collection agreements with hauler and BCSWD.	% or # tons of waste diverted	<i>Quantified Above</i>	Medium term	Public Works Environmental Commission Development Services	Low	In Progress
	RC.1.3.2: Continue City's greenwaste and leaf collection program for residents and businesses.	% or # tons of waste diverted		Medium term		Low	In Progress
	RC.1.3.3: Promote increased participation in City's recycling, greenwaste and leaf collection program for residents and businesses.	% or # tons of waste diverted		Medium term		Low	Not started

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RESOURCE CONSERVATION

STRATEGIES	ACTION STEPS	PERFORMANCE INDICATOR (KPIs)	EMISSIONS IMPACT	IMPLEMENTATION TIMELINE	LEAD DEPARTMENT	COST LO • MED • HI	PROGRESS TO DATE
SOLID WASTE STRATEGIES							
RC1.4: Advance Targeted Waste Management Solutions	RC.1.4.1: Develop service-specific recycling education, outreach and technical assistance programs and incentives: (e.g. Business Residential Multi-family)	Programs launched; # participants; # tons diverted	<i>Quantified Above</i>	Medium term	Development Services Public Works Parks Environmental Commission	Medium	Not started
	RC.1.4.2: Develop sector-specific recycling education, outreach and technical assistance programs and incentives: (e.g. schools, restaurants, hotels, groceries, industry, special events, venues, etc.)	Programs launched; # participants; # tons diverted		Short term		Medium	Not started
	RC.1.4.3: Develop material-specific recycling programming for hard to recycle items based on WCS (e.g. carpet, solar panels, paint, fuel canisters, etc.). Promote and expand special collection events, drop-off facilities, and/or pick-up services (including bulky item pick-up days, Household Hazardous Waste (HHW) drop-off, E-waste collection, paint, batteries, etc.)	Programs launched; # participants; # tons diverted		Short term		Medium	In Progress

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RESOURCE CONSERVATION

STRATEGIES	ACTION STEPS	PERFORMANCE INDICATOR (KPIs)	EMISSIONS IMPACT	IMPLEMENTATION TIMELINE	LEAD DEPARTMENT	COST LO • MED • HI	PROGRESS TO DATE
SOLID WASTE STRATEGIES							
RC.1.5: Utilize Policy to Accelerate Waste Reduction	RC.1.5.1: Develop and adopt an Environmentally Preferable Purchasing Policy (EPPP) for municipal operations to maximize source reduction, prioritize energy-efficient equipment and reduce mobile source emissions. Develop internal purchasing tools and educational materials including preferred product and vendor lists and staff training to support EPPP procurement of items across departments for both every day and occasional purchasing.	Policy adoption; \$ invested; # units purchased	<i>Quantified Above</i>	Medium term	Development Services Public Works Parks Finance	Low	Not started
	RC.1.5.2: Utilize waste management agreements to set diversion targets and expand education & outreach requirements. Leverage Butler County Solid Waste District to enhance education and outreach services.	annual diversion rate annual outreach summary		Medium term		Low	Not started
	RC.1.5.3: Develop special event and meeting sustainability protocols to include recycling and composting bins, source reduction, and guidance on use of disposable materials.	protocol developed # events implemented # venues implemented		Medium term		Low	Not started
	RC.1.5.4: Consider the adoption of a waste diversion equal space ordinance for renovations and new construction to reduce service barriers and encourage increased participation in available commercial and multifamily recycling and/or organics collection services.	ordinance adoption # facilities implemented		Short Term		Low	Not started

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RESOURCE CONSERVATION

STRATEGIES	ACTION STEPS	PERFORMANCE INDICATOR (KPIs)	EMISSIONS IMPACT	IMPLEMENTATION TIMELINE	LEAD DEPARTMENT	COST LO • MED • HI	PROGRESS TO DATE
WATER / WASTEWATER STRATEGIES							
RC.2.1. Demonstrate and Expand Water Efficiency Community Wide and in Municipal Operations	RC.2.1.1: Promote water-efficient fixtures and equipment within municipal departments, commercial and residential sectors. Regularly review and upgrade to newer water-saving technologies.	Number of water-efficient fixtures installed	Up to 2,890 MTCO2e saved (cumulative reductions until 2055)	Medium term	Public Utilities Development Services Public Works Parks	Medium	Not started
	RC.2.1.2: Conduct periodic audits of the City facilities to identify water-saving and energy-saving opportunities.	Gallons of water or energy (kWh/therms) units saved		Medium term	Environmental Commission	Low	Not started
	RC.2.1.3: Install demonstration projects at City facilities and parks, combined with educational programming.	Projects completed		Medium term		Low	Not started
	RC.2.1.4: Maintain and expand the network of water refill stations across the city to reduce reliance on single-use bottled water and provide convenient access to clean drinking water.	Number of water refill stations installed		Medium term		Medium	Not started
	RC.2.1.5: Enhance smart water metering practices (e.g., installation of smart meters, sub-meters for tenant-occupied spaces) to enable monitoring and evaluation of consumption patterns. Install 80% smart meters by 2025.	Gallons of water or energy (kWh/therms) units saved		Medium term		Low	In Progress

Attachment: Fairfield Sustain_Final Plan_8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustain')

APPENDIX H: PRIORITIZATION MATRIX

FOCUS AREA	STRATEGIES	GHG REDUCTION POTENTIAL	COST	INCREASE OPERATIONAL EFFICIENCY	REDUCES OPERATIONAL COSTS	FUNDING AVAILABLE	INTERNAL CAPACITY/ SUPPORT	QUALITY OF LIFE	SCORE	PRIORITY SCORE
		(HIGH/ MEDIUM/ LOW)			(YES/ NO)		(HIGH/ MEDIUM/ LOW)			
Mobility & Transportation	MT.1.1: Create a more walkable, bikeable, transit-friendly City through robust implementation of Fairfield Connects by 2055.	High	High	High	Yes	Yes	High	High	6.00	1
Mobility & Transportation	MT.1.2: Promote and reduce barriers to adoption of active and public transportation opportunities.	Medium	Medium	Low	No	No	Low	Medium	1.50	3
Mobility & Transportation	MT.1.3: Convert 20% of non-emergency City fleet to electric vehicles (EVs), hybrid or clean fuels by 2030 and 100% by 2055.	High	Medium	Medium	Yes	Yes	Medium	Low	4.50	2
Mobility & Transportation	MT.1.4: Proactively support community EV expansion and readiness.	High	Low	Medium	No	Yes	Low	High	4.50	2
Mobility & Transportation	MT.1.5: Electrify specialty vehicle, off-road tools, equipment, and machinery in municipal operations	Low	Low	Medium	Yes	No	Medium	Low	3.00	3

Attachment: Fairfield Sustain_Final Plan_8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustains')

Focus Area	Strategies	GHG Reduction Potential	Cost	Increase Operational Efficiency	Reduces Operational Costs	Funding Available	Internal Capacity/ Support	Quality of Life	Score	Priority Score
		(High/ Medium/ Low)			(Yes/ No)		(High/ Medium/ Low)			
Buildings & Energy	E1.1: Leverage energy aggregation procurement for residential and small commercial community energy use to achieve 50% carbon-free energy procurement by 2025 and 100% by 2035	High	Low	High	Yes	No	High	High	6.00	1
Buildings & Energy	E.1.2: Procure 100% renewable energy for all municipal operations	High	Low	High	No	No	High	High	5.00	2
Buildings & Energy	E.2.1: Increase local on-site renewable energy in municipal operations by 2030	High	High	High	Yes	Yes	High	High	6.00	1
Buildings & Energy	E.2.2: Encourage local community solar installation among community residents and businesses	High	Medium	Medium	Yes	Yes	Low	High	5.00	2

Attachment: Fairfield Sustain_Final Plan_8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustains')

Focus Area	Strategies	GHG Reduction Potential	Cost	Increase Operational Efficiency	Reduces Operational Costs	Funding Available	Internal Capacity/ Support	Quality of Life	Score	Priorit Score
		(High/ Medium/ Low)			(Yes/ No)		(High/ Medium/ Low)			
Buildings & Energy	E.3.1: Continue and enhance existing municipal energy efficiency program	Medium	Medium	High	Yes	Yes	High	Low	5.00	2
Buildings & Energy	E.3.2: Increase energy conservation initiatives in municipal operations	Low	Low	High	Yes	No	High	Low	4.00	3
Buildings & Energy	E.3.3: Decrease energy usage in street lighting by 50% by 2030	Medium	Low	High	Yes	Yes	High	Low	5.50	2
Buildings & Energy	E.3.4: Increase wastewater treatment efficiency through strategic installation of improved systems	Low	High	High	Yes	No	High	Medium	3.50	3
Buildings & Energy	E.3.5: Be a conduit for resources to encourage, liaise and facilitate adoption of renewables and energy efficiency community-wide.	Medium	Medium	High	No	Yes	Medium	High	4.50	2

Attachment: Fairfield Sustain_Final Plan_8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustains')

FOCUS AREA	STRATEGIES	GHG REDUCTION POTENTIAL	COST	INCREASE OPERATIONAL EFFICIENCY	REDUCES OPERATIONAL COSTS	FUNDING AVAILABLE	INTERNAL CAPACITY/ SUPPORT	QUALITY OF LIFE	SCORE	PRIORITY SCORE
		(HIGH/ MEDIUM/ LOW)			(YES/ NO)		(HIGH/ MEDIUM/ LOW)			
Resource Conservation	RC.1.1: Advance Sustainable Waste Management Planning	Medium	Medium	High	Yes	No	Low	Medium	3.50	3
Resource Conservation	RC.1.2: Enhance current organics collection services to increase diversion of compostable materials.	Medium	Medium	High	No	Yes	Low	Medium	3.50	3
Resource Conservation	RC.1.3: Increase diversion from City’s existing recycling and diversion collection programs.	Medium	Low	Medium	Yes	Yes	High	High	6.00	1
Resource Conservation	RC1.4: Advance Targeted Waste Management Solutions	Medium	Low	Medium	No	Yes	High	Medium	4.50	2
Resource Conservation	RC.1.5: Utilize Policy to Accelerate Waste Reduction	Low	Low	High	No	No	High	Medium	3.50	3
Resource Conservation	RC.2.1. Demonstrate & Expand Water Efficiency Community Wide and in Municipal Operations	Low	Low	High	No	Yes	High	High	5.00	2

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FOCUS AREA	STRATEGIES	GHG REDUCTION POTENTIAL	COST	INCREASE OPERATIONAL EFFICIENCY	REDUCES OPERATIONAL COSTS	FUNDING AVAILABLE	INTERNAL CAPACITY/ SUPPORT	QUALITY OF LIFE	SCORE	PRIORITY SCORE
		(HIGH/ MEDIUM/ LOW)			(YES/ NO)		(HIGH/ MEDIUM/ LOW)			
Nature & Green Community	NGC.1.1: Preserve, expand and enhance 935 acres of existing publicly managed parks and greenspace.	Low	Low	High	Yes	Yes	High	High	6.00	1
Nature & Green Community	NGC.1.2: Demonstrate Leadership in Sustainability by Modeling Best Practices in City Operations by 2030	Low	Low	High	No	Yes	Medium	High	4.50	2

Attachment: Fairfield Sustain_Final Plan_8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustain')

Focus Area	Strategies	GHG Reduction Potential	Cost	Increase Operational Efficiency	Reduces Operational Costs	Funding Available	Internal Capacity/ Support	Quality of Life	Score	Priority Score
		(High/ Medium/ Low)			(Yes/ No)		(High/ Medium/ Low)			
Business & Community Resilience	BCR.1.1: Actively Lead by Example in City Operations to Demonstrate Sustainable Practices.	Low	Low	Medium	No	Yes	High	High	4.50	2
Business & Community Resilience	BCR.1.2: Actively Encourage Sustainability Practice Adoption Among Residents & Businesses By Removing Barriers to Participation.	Medium	Medium	Low	No	Yes	Low	High	3.00	3
Business & Community Resilience	BCR.2.1: Ensure appropriate City resourcing to achieve sustainability action plan goals.	High	Medium	High	No	Yes	Medium	High	5.00	2
Business & Community Resilience	BCR.3.1: Promote Business Resilience through Sustainability Practice Adoption	Medium	Low	Medium	No	No	Medium	High	3.50	3
Business & Community Resilience	BCR.3.2: Promote Community Resilience Adaptation & Preparedness	Low	Medium	Medium	No	Yes	Medium	High	3.50	3

Attachment: Fairfield Sustain_Final Plan_8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustains')

APPENDIX I: FUNDING OPPORTUNITIES & PROGRAMS

12.B.1.d

Attachment: Fairfield Sustain_Final Plan_ 8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustains')

TYPE	EXAMPLES/DESCRIPTION
GOVERNMENT PROGRAMS	
FEDERAL PROGRAMS	Inflation Reduction Act (IRA) provides a variety of programs including Clean Energy Tax Credits in the form of Investment Tax credits or Production Tax credits. ▪ “Investment Tax Credits—dollar-for-dollar credits to offset expenses—for investments in renewable energy projects and the build out of manufacturing facilities to produce parts and materials for clean energy projects and clean vehicles.” ▪ “Production tax credits provide a rebate based on the amount of a relevant product made by an entity. One example is a rebate per kilowatt of electricity produced by a renewable source. These can also apply to manufacturing—a production tax credit would provide a certain amount for each blade or solar panel component produced.” ▪ Projects that begin construction after 2021 and before 2025 can receive the full tax credit of 30%; for public institutions the credit may be available as a cash payment. IRA includes funding for over 120 new and existing programs, including but are not limited to: Energy Investment Tax Credit (ITC) Extension (Sec 13102) ▪ Investment tax credits for clean energy deployment, including onshore and offshore wind, solar, geothermal, battery storage, and pumped-storage hydro. - Funding level:\$13.9 Billion Base Credit: 6% of Project Cost; Bonus Credit: 30% of Project Cost if prevailing wage and registered apprenticeship requirements are met - Administered by: Internal Revenue Service (IRS) - Funding Mechanism: Investment Tax Credit. Direct pay available for tax exempt entity (must meet domestic content requirements to receive direct pay, phased in 2024-2026) - Timeline: FY22 - FY25 Clean Energy Production Tax Credit (PTC) Extension (Sec. 13101) ▪ Production tax credits for clean energy deployment, including solar, offshore and onshore wind, and geothermal to receive a tax credit for the production of electricity based on kilowatt-hour of power produced. - Funding level: \$51 Billion Base Credit: 0.05 cents per kWh, increased for inflation since 1992 Bonus Credit: .25 cents per kWh if prevailing wage and registered apprenticeship requirements are met, increased for inflation since 1992** - Administered by: IRS - Funding Mechanism: Production Tax Credit Direct pay available for tax exempt entity (must meet domestic content requirements to receive direct pay, phased in 2024-2026) - Timeline: FY22 - FY25

TYPE	EXAMPLES/DESCRIPTION
FEDERAL PROGRAMS	Commercial Clean Vehicle Tax Credit (Sec. 13403) - Accelerates the deployment of clean vehicles for commercial and other fleets. - Funding level: \$3.6 Billion Tax credit of 15% of the vehicle cost (30% for a pure EV), but not more than the incremental cost of above what a comparable powered solely by gasoline or diesel would cost - Administered by: IRS - Funding Mechanism: Consumer Tax Credit - Timeline: Jan 1, 2022-Dec 31, 2032 - Eligible entities: Commercial uses Alternative Fueling Property Credit (Sec. 13404) - Provides a tax credit of up to \$100,000 per property for the installation of EV charging or alternative fueling infrastructure for ethanol, natural gas, compressed natural gas, liquefied natural gas, liquefied petroleum gas or hydrogen. - Funding level: \$1.7 Billion. The base tax credit is 6%, but it increases to 30% if the wage and apprentice requirements are satisfied - Administered by: IRS - Funding Mechanism: Consumer Tax Credit - Timeline: Jan 1, 2022-Dec 31, 2032 - Eligible entities: Commercial uses Clean Energy Production Tax Credit (PTC) Technology Neutral (Sec. 13701) - PTC for energy projects with net zero carbon emissions. This credit will go into effect for new projects placed in service in 2025 through sometime in the 2030s. This credit is not limited to a particular clean energy technology, but rather any technology that does not contribute carbon emissions. - Funding level: \$11.2 Billion Base Credit: 0.05 cents per kWh, increased for inflation since 1992 Bonus Credit: 0.25 cents per kWh if prevailing wage and registered apprenticeship requirements are met, increased for inflation since 1992** - Administered by: IRS - Funding Mechanism: Production Tax Credit Direct pay available for tax exempt entity (must meet domestic content requirements to receive direct pay, phased in 2024-2026) - Timeline: FY22 - FY35 - This credit begins to phase out in 2034, reducing 25% annually, until 2035 at which point it phases out all together. Further, the credit remains available if U.S. annual greenhouse gas emissions have reduced by 75% by the time the credit phases out.

TYPE	EXAMPLES/DESCRIPTION
FEDERAL PROGRAMS	Clean Energy ITC Technology Neutral (Sec. 13702) - Investment tax credit for energy deployment for projects with net zero carbon emissions. This credit will go into effect for new projects placed in 2025 through sometime in the 2030s. This credit is not limited to a particular clean energy technology, but rather any technology that does not contribute carbon emissions. - Funding level: \$50.8 Billion Base Credit: 6% of Project Cost; Bonus Credit: 30% of Project Cost if prevailing wage and registered apprenticeship requirements are met - Administered by: IRS - Funding Mechanism: Investment Tax Credit. Direct pay available for tax exempt entity (must meet domestic content requirements to receive direct pay, phased in 2024-2026) - Timeline: FY22 - FY35 - This credit begins to phase out in 2034, reducing 25% annually, until 2035 at which point it phases out all together. Further, the credit remains available if U.S. annual greenhouse gas emissions have reduced by 75% by the time the credit phases out. Title 17 Innovative Clean Energy Loan Guarantee Program (Sec. 50141) - Provides an additional \$40 billion of loan authority for clean energy projects eligible for loan guarantees under section 1703 of the Energy Policy Act of 2005. - Funding level: \$40 Billion - Administered by: Department of Transportation (DOT) - Funding Mechanism: Loans - Timeline: FY22-FY26 - Eligible entities: Developers, utilities, nonprofits Clean Heavy-Duty Vehicle Program (Sec. 60101) - To provide funding to offset the costs of replacing heavy-duty Class 6 and 7 commercial vehicles with zero-emission vehicles; deploying infrastructure needed to charge, fuel, or maintain these zero-emission vehicles; and developing and training the necessary workforce. - Funding Level: 1 Billion - Administered by: Environmental Protection Agency (EPA) - Funding Mechanism: Competitive grants and rebates - Timeline: To remain available until September 30, 2031 - Eligible entities: (1) a state; (2) a municipality; (3) an Indian Tribe; (4) a nonprofit school transportation association. - Program covers up to 100 percent of costs for (1) incremental cost of replacing an existing heavy-duty vehicle with a zero-emission vehicle; (2) purchasing and operating associated infrastructure; (3) workforce development and training; (4) planning and technical activities

TYPE	EXAMPLES/DESCRIPTION
FEDERAL PROGRAMS	Greenhouse Gas Reduction Fund - Solar for All Program (Sec. 60103) ▪ To provide up to 60 grants to States, Tribal governments, municipalities, and nonprofits to expand the number of low-income and disadvantaged communities that are primed for residential and community solar investment—enabling millions of families to access affordable, resilient, and clean solar energy. - Funding level: \$7 Billion - Administered by: EPA - Funding Mechanism: Competitive grants - Timeline: To remain available until September 30, 2024. EPA will open applications for funding for this program in summer 2023. - Eligible entities: States, municipalities, Tribal governments, and “eligible recipients” are eligible for the \$7 billion for low-income and disadvantaged communities. - Grantees will use grant funds to expand existing low-income solar programs or design and deploy new Solar for All programs. Methane Emissions Reduction Program (Sec. 60113) ▪ To provide financial and technical assistance to accelerate the reduction of methane and other greenhouse gas emissions from petroleum and natural gas systems. The statute also establishes a waste emissions charge for applicable facilities that report more than 25,000 metric tons of CO2 equivalent per year (to the petroleum and natural gas systems source category of the Greenhouse Gas Reporting Program) and that exceed statutorily specified waste emissions thresholds. - Funding level: \$1.55 Billion - Administered by: DOT - Funding Mechanism: Grants, rebates, contracts, and other activities - Timeline: To remain available until September 30, 2028 - Eligible entities: States, Counties, Cities/Townships, Special Districts, Territories, Indian Tribes, Public Higher Education Institutions, Private Higher Education Institutions, Nonprofits with 501(c)(3) status, Nonprofits without 501(c)(3) status, Small Businesses, Businesses (other than small businesses), and Individuals.

TYPE	EXAMPLES/DESCRIPTION
FEDERAL PROGRAMS	Neighborhood Access and Equity Grant Program (Sec. 60501) ▪ Awards grants to state and local governments to improve community walkability and connectivity through the removal, retrofitting, or replacement of roads and highways. - Funding level:\$1.893 Billion - Administered by: DOT - Funding Mechanism: Competitive Grants - Timeline: FY22-FY26 - Eligible entities: States and Territories, Tribes, Units of Local Government, Political Subdivisions of a State, MPOs, Special Purpose Districts and Public Authorities with a Transportation Function, Nonprofits and Higher Ed in partnership with any of the above - \$1.262 Billion reserved for projects including those serving DACs, those with CBAs, and those with anti-displacement policies or community land trusts Additional Federal Programs include but are not limited to: ▪ DOT Surface Transportation Block Grant Program: Funding for public road, pedestrian, bicycle infrastructure, and transit capital projects. ▪ DOT Transportation Alternatives Program: Funding for pedestrian/bicycle facilities, safe routes to schools, and other related projects ▪ DOT RAISE grants: Funding available for surface transportation projects like roads, rail, transit, and ports that align with national goals. For FY24, \$1.5 billion is allocated to support projects with substantial local or regional effects. ▪ Charging and Fueling Infrastructure (CFI) Grant Program: Funding for deployment of publicly accessible electric vehicle charging infrastructure and other alternative fueling infrastructure. ▪ Safe Routes to Schools: Safe Routes to Schools is an international movement focused on increasing the number of children who walk or bike to school by funding projects that remove barriers to doing so. These barriers include a lack of infrastructure and non-infrastructure projects, safety, and limited programs that promote walking and bicycling. In Ohio, \$5 million is awarded annually to fund the State's implementation of this program. ▪ Federal Transit Authority (FTA) Grants for Buses and Bus Facilities Program: Capital funding to replace, rehabilitate, and purchase buses and bus-related equipment.

TYPE	EXAMPLES/DESCRIPTION
FEDERAL PROGRAMS	▪ Diesel Emissions Reduction Act (DERA) Program: Grants and rebates to reduce harmful emissions from diesel engines (\$115 million for FY 22-23). ▪ U.S. Department of Energy (DOE): DOE provides grants and other financial incentives to local governments for renewable energy installations and alternative fuel vehicles and fueling infrastructure. ▪ WaterSense: Voluntary partnership program sponsored by the U.S. Environmental Protection Agency, is both a label for water-efficient products and a resource for helping residents and businesses save water. ▪ Energy Efficiency and Conservation Block Grant Program (EECBG): Funding for local governments for energy efficiency and conservation projects. ▪ Weatherization Assistance Program (WAP): Provides funding to increase the energy efficiency of homes. Typically, up to \$6,500 per home. ▪ Low Income Home Energy Assistance Program (LIHEAP): Federal program administered by the U.S. Department of Health and Human Services that provides assistance to eligible low-income households to manage and meet their immediate home heating and/or cooling needs. Provides assistance to low-income households to help pay for energy bills and weatherization improvements. ▪ 179D Tax Deduction for Energy Efficiency: Section 179D of the U.S. tax code offers a deduction to owners or designers of commercial buildings for implementing energy-efficient upgrades. Eligible entities can claim up to \$1.88 per square foot for improvements in lighting, HVAC systems, and building insulation, including windows. ▪ Solar Energy System Tax credits: Tax credits for solar water heaters and PV systems for residents or businesses. Receive 30% of the total solar system costs as a federal tax credit. ▪ FEMA Pre-Disaster Mitigation Program: Offers grants for long-term hazard and climate event risk reduction projects, aimed at decreasing future federal disaster recovery reliance. Eligible projects include generator installation at vital facilities and various mitigation construction efforts.

TYPE	EXAMPLES/DESCRIPTION
STATE PROGRAMS (OH)	National Electric Vehicle Infrastructure (NEVI) funding through the Bipartisan Infrastructure Law (BIL): Ohio has secured \$140 million for a five-year deployment plan, with around \$20.7 million earmarked for FY22 and an estimated total allocation reaching \$140 million by 2026. The NEVI Plan outlines Ohio's strategy for establishing public charging infrastructure along Federal Highway Administration (FHWA) Designated EV Alternative Fuel Corridors (AFCs). Appalachian Hydrogen Hub: The Regional Clean Hydrogen Hubs initiative allocates up to \$7 billion towards establishing hydrogen hubs, which is part of a broader \$8 billion initiative funded through the BIL. This program is geared towards expanding hydrogen production, processing, delivery, storage, and utilization. Ohio is set to receive funding as part of the Appalachian Hydrogen Hub. VW Mitigation Grants: Ohio EPA grants for replacing or repowering eligible on- and off-road vehicles and equipment, such as Class 4-8 trucks, school buses, shuttles, public transit buses, and freight switcher locomotives. These grants are funded through Ohio's portion of an Environmental Mitigation Trust Fund, which originated from Volkswagen's settlement with the U.S. EPA due to Clean Air Act violations. Transportation Alternatives Program (TAP): Provides funding for a wide range of transportation projects. These include both on- and off-road facilities for pedestrians and cyclists, improvements to infrastructure to enhance access to public transportation for non-drivers, and initiatives aimed at promoting greater mobility. Furthermore, TAP supports community development projects, environmental mitigation efforts, the development of recreational trails, and initiatives to ensure safe routes to educational institutions. Ohio Net Metering Program: Facilitates billing arrangements enabling customers generating their own electricity to receive credits on their electric utility bills for surplus energy produced, capped at 120% of their energy generation. Under the current program, all electric utilities are mandated to provide a standard net metering tariff to customers generating electricity through renewable or alternative methods. Ohio Property Assessed Cleaning Energy (PACE) Financing Program: Connects property owners with capital providers and contractors and offers fixed-rate PACE loans. PACE financing relies on special assessments to repay and secure upfront funding for energy efficiency or creation improvements, and can result in improved financing terms (e.g., lower interest rates). Ohio Community Reinvestment Area Program: Provides property tax exemptions for property owners who renovate existing or construct new buildings.

TYPE	EXAMPLES/DESCRIPTION
STATE PROGRAMS (OH)	The Recycling and Litter Prevention Grant Program: Offers up to \$200,000 for projects that initiate or expand recycling programs, encourage sustainable practices, and support litter prevention efforts. Local governments, schools, and non-profit organizations can receive funding to purchase equipment for the collection and processing of recyclables, implement litter collection events, and tire amnesty programs Clean Water Act Section 319(h) Grants: Up to \$400,000 to conduct nonpoint source pollution management projects that reduce impairment of water resources or protect high-quality water resources. Proposed projects must be contained in a Nonpoint Source Implementation Strategy (9-Element Watershed plan). Clean Ohio Trail Fund (COTF): Provides funding through ODNR to improve outdoor recreational opportunities for Ohioans via land acquisition for trails, trail construction, and other related projects. Recreational Trails Program (RTP): Provides 80 percent federal funds matching (managed by ODNR) for projects related to trail maintenance, expansion, education, and restoration. Municipal Bridge Program (ODOT): Provides federal funds to municipal corporations, metroparks and Regional Transit Authorities for bridge replacement or bridge rehabilitation projects. A funding limit of \$2 million per project is set. Statewide Transportation Improvement Program (STIP) / Local Transportation Improvement Program (LTIP): Provides funding for projects related to highway, public transit, rail, freight, bicycle and pedestrian transportation needs. Urban Paving Program (ODOT): Provides funds for eligible surface treatment and resurfacing projects on state and U.S. Routes within municipal corporations.

TYPE	EXAMPLES/DESCRIPTION
INTERNAL MECHANISMS	
Fund	General Funds: Resources allocated within the City's operating budget for various non-specific purposes, which can be directed towards environmental projects and sustainability initiatives as decided by City governance. Capital funds: Funds designated for the acquisition or maintenance of fixed assets such as land, buildings, and equipment, which could include investments in sustainable infrastructure and green technology. Green Revolving Fund: A sustainable finance mechanism that reinvests savings generated from energy efficiency projects back into more green initiatives. This fund creates a positive feedback loop, where the initial investment in sustainability leads to cost savings, which are then used to fund additional environmental projects, further enhancing the City's commitment to sustainability and carbon neutrality. Active Transportation Fund: Fairfield Connects called on the City to create a dedicated active transportation plan, established in 2023 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 (e.g. grant funding). This fund has been seeded with an initial \$3 million investment allocated from the annual operating budget so that project resources can accumulate over time. Two priority projects are identified for current investment, while additional funds are accumulating with the designed fund structure. Fairfield Connects also recommends that the city consider opportunities for allocating other revenues such as development fees and charitable contributions in order to achieve specific project goals, in addition to annual appropriations to this fund. Fairfield Sustains recommends continued annual appropriations to accelerate active transportation projects. Sustainability Fund: Fairfield Sustains recommends the replication of the dedicated Active Transportation Fund as a broader dedicated fund for the implementation of various strategies and actions presented throughout this Plan. Precise focus of annual fund investment may be established at the onset and/or shift year by year to address current sustainability priorities outlined within this Plan, as they evolve over time. The fund structure may be identical to that of the Active Transportation Fund as annual appropriations from the general fund, or utilize a Green Revolving Fund mechanism as outlined above.

TYPE	EXAMPLES/DESCRIPTION
THIRD PARTY MECHANISMS	
Energy Performance Contracts (EPC)	Energy Efficiency Agreement: Contracts for energy upgrades in exchange for cash flows from a portion of savings.
Public-Private Partnerships (PPP)	Private investors may provide funding to local governments. For example, energy service companies can finance the up-front investments in energy efficiency, reimbursed by the local government over a contract period. Private companies may finance solar power installations, and then recoup their investment by selling the resulting power to the building owner.
Infrastructure as a Service (IAAS)	Independent Energy Purchase/Solar Services Model: Local governments can install solar PV systems with no initial cost through a power purchase agreement with a developer, who covers the system's design, construction, and installation using third-party financing. The investor funding the project profits from fixed-price payments made by the hosting government, similar to a utility bill. This arrangement offers the local government reduced energy costs, lower greenhouse gas emissions, and fixed-income benefits without upfront expenses.

APPENDIX J: REFERENCE DOCUMENTS

12.B.1.d

Attachment: Fairfield Sustain_Final Plan_ 8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustains')

COMPLEMENTARY STUDIES

- Miami University
Solar Power Implementation for Fairfield's Wastewater Treatment Plant (2024)
- Miami University
Fairfield EV Fleet Feasibility (2024)
- University of Dayton (UD) Industrial Assessment Center (IAC)
Guides to Energy Productivity for Fairfield's Water and Wastewater Systems (2023)

TABLE 1 SOURCE REFERENCES

HUBER HEIGHTS
[Comprehensive Plan \(2023\)](#)

BEXLEY
[Zero Waste Plan \(2017\)](#)

MIAMI UNIVERSITY
[Miami 2040: Climate Action Plan for Miami University Draft \(2024\)](#)

OHIO UNIVERSITY
[Sustainability and Climate Action Plan \(2021\)](#)

OXFORD
[Climate Action Plan \(2023\)](#)

DUBLIN
[Sustainability Framework \(2018-2020\)](#)

COLUMBUS
[Columbus Climate Action Plan \(2021\)](#)

CLEVELAND
[Cleveland's Clean and Equitable Energy Future \(2021\)](#)

CLEVELAND
[The Cleveland Climate Action Plan \(2017\)](#)

DAYTON
[Strategy for a Sustainable Dayton \(2021\)](#)

DAYTON
[Resolution 6572-21 \(2020\)](#)

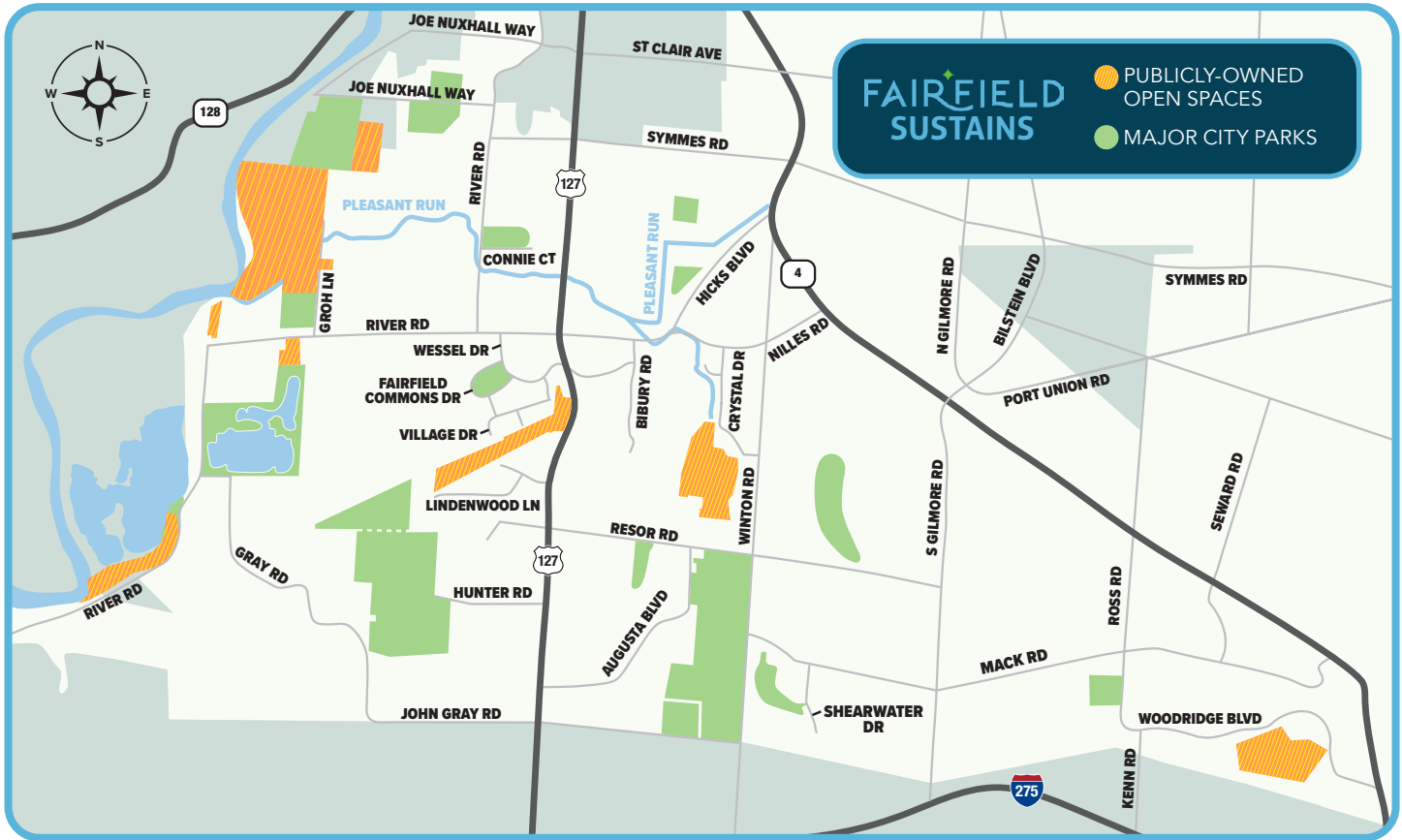
OBERLIN
[Climate Action Plan \(2019\)](#)

CINCINNATI
[Green Cincinnati Plan \(2023\)](#)

Attachment: Fairfield Sustain_Final Plan_8.23.24 (4001 : Ordinance to Adopt 'Fairfield Sustains')

APPENDIX K: MAP OF OPEN SPACES AND CITY PARKS

12.B.1.d



TABLES AND FIGURES

FIGURES

- FIGURE 1** Greenhouse Gas Emissions per capita by location
- FIGURE 2** Community Greenhouse Gas Emissions from the 2021 Baseline
- FIGURE 3** Municipal Operation Greenhouse Gas Emissions from the 2021 Baseline
- FIGURE 4** Projected Business-As-Usual Emissions for the City of Fairfield
- FIGURE 5** Projected Adjusted-Business-As-Usual Emissions for the City of Fairfield
- FIGURE 6** Projected Greenhouse Gas Emissions for the City of Fairfield Reflecting the 2030 Goals
- FIGURE 7** Projected Greenhouse Gas Emissions for the City of Fairfield Reflecting the 2055 Goals
- FIGURE 8** Fairfield’s 2021 Baseline, ABAU, 2030 and 2055 Targets

TABLES

- TABLE 1** Overview of Community-wide Emissions
- TABLE 2** Breakdown of Total GHG Emissions by Sector in Fairfield (measured in MTCO2e), showing 2021 Baseline, ABAU, and Target Emissions for 2030 and 2055.



City Council Ordinance
Regular Meeting - September 9, 2024

Submitted by: Ben Mann,
 Submitting Department: Public Works

Subject:

Approval of contract for purchase of road salt from Morton Salt, Inc.

Legislation Title:

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

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.

Background/Synopsis:

The purchase of road salt would be made under the new contract in conjunction with the Butler County Engineer's Office. The purchases would be for stocking the salt building located at the Public Works Facility on North Gilmore Road. Restocking of road salt for the 2024/2025 season would be purchased from the 2024 and 2025 operating budget. The City currently is fully stocked in salt and purchases of additional salt will take place when needed.

The Public Works Department, in order to obtain better pricing and service, has participated in bidding submitted in conjunction with the Butler County Engineer's Office for the City's salt purchases for many years. The county contract for 2024 includes Butler County Engineer's Office, Butler County Water and Sewer, as well as participating Cities, Villages, and Townships within Butler County.

The Butler County contract was awarded to Morton Salt, Incorporated at the price of \$92.12 per ton for road salt dumped at our Public Works facility. This cost was an increase of approximately 2% from the \$90.31 per ton price in 2023.

The price was \$85.92 per ton in 2022 and \$76.29 per ton in 2021. The price was \$74.71 per ton in 2020, \$73.21 per ton in 2019, \$62.98 per ton in 2018, \$58.73 per ton in 2017, \$68.42 per ton in 2016, \$74.19 per ton in 2015, \$66.71 per ton in 2014, and \$64.22 per ton in 2013.

Cargill, Inc. had been the low bidder from 2013 to 2020. Morton was the low bidder in 2021, 2022, and 2023.

Financial Impact:

Funding for routine purchases of road salt during the snow season is included in the operating budget for the Public Works Department.

Emergency Provision Explanation:

Not applicable.

Rule Suspension Requested:

No

Emergency Provision Needed:

No

Attachments:

1. CONTRACT
2. Memo
3. MORTON SALT-ORD

CONTRACT NO. 2024-1M

THIS CONTRACT, made and entered into this 1st day of July in the year Two Thousand Twenty Four by and between the Board of County Commissioners of Butler County, Ohio ("COUNTY"), and Morton Salt, Inc. ("CONTRACTOR").

WITNESSETH: That the CONTRACTOR has agreed, and by these presents does agree with the COUNTY for the consideration herein below mentioned, to provide at CONTRACTOR'S own proper cost and expense all necessary materials and labor of every description, and to carry out complete in good, firm, and substantial manner the Furnishing of ODOT Spec. 712.03 Bulk-Treated Sodium Chloride for Butler County, Cities, Villages and Townships. Exhibit A (Specifications), Exhibit B (Schedule for Billing and Delivery), the Legal Ad, the Description of Bid, the Schedule of Prices, the requirements of the Invitation to Bid (also including necessary forms), the Contract Bond, and any addenda or clarifications issued prior to bid selection are hereby incorporated into this contract.

The quantity of 8,875 tons (more or less, as provided in the Specifications) of ODOT Spec. 712.03 Bulk-Treated Sodium Chloride for County use shall be provided at a unit price of \$92.12 per ton for dump. The quantity of 6,560 tons (more or less, as provided in the Specifications) of ODOT Spec. 712.03 Bulk-Treated Sodium Chloride for City and Village use shall be provided at a unit price of \$92.12 per ton for dump. The quantity of 11,840 tons (more or less, as provided in the Specifications) of ODOT Spec. 712.03 Bulk-Treated Sodium Chloride for Township use shall be provided at a unit price of \$92.12 per ton for dump. The quantities for County, City, Village and Township use are to be billed and shipped directly to the County, City, Village or Township, as indicated on the "Schedule for Billing and Delivery" and as arranged directly between each jurisdiction and the CONTRACTOR, at the foregoing unit prices without further cost to any jurisdiction for delivery.

CONTRACTOR hereby agrees to release, indemnify, defend, and hold harmless Butler County and its agencies, offices, officials, and all employees thereof from and against any and all liability, actions, claims, suits, demands, costs, expenses, penalties, fines, or judgments on account of any loss or damage to any person or property or any failure to comply with governmental laws and regulations which result from or arise out of any act or omission of the Contractor or its subcontractors or the agents, officers, employees, or material men of either, jointly or severally, while engaged in the work to be performed under this contract.

CONTRACTOR shall be responsible for the Contractor's work under this contract, and for the work of other parties undertaking any portion of the Contractor's responsibility or obligation, including compliance with all applicable local, State, and Federal laws and regulations concerning workplace safety.

IN WITNESS WHEREOF, the said COUNTY of Butler, Ohio, has caused its name to be affixed by the Board of County Commissioners, and CONTRACTOR has set its hand on the day and year aforesaid.

Examined Absentia

[Signature]
Board of County Commissioners

[Signature]
Authorized Representative of Contractor

Anthony T. Patton
Printed Name

Director Bulk Deicing US Government Sales
Title

Approved as to form only:

Mary Anne Nardiello

Assistant Prosecuting Attorney

Attachment: CONTRACT (4012 : Approval of contract for purchase of road salt from Morton Salt, Inc.)

EXHIBIT "A"

DESCRIPTION OF BID

CONTRACT 2024-1M

Bidders will be bidding on ODOT Specification 712.03 bulk treated sodium chloride for Butler County, Cities, Village and Townships listed in the proposal.

BID OPENING - Salt Contract

BID OPENING: Bulk Treated Sodium Chloride for Butler County, Cities, Village and Townships
Tue, Apr 16, 2024 10:30 AM - 11:30 AM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/477188933>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (872) 240-3412

- One-touch: <tel:+18722403412,477188933#>

Access Code: 477-188-933

Attachment: CONTRACT (4012 : Approval of contract for purchase of road salt from Morton Salt, Inc.)

LEGAL AD AND NOTICE TO BIDDERS
CONTRACT NO. 2024-1M

SEALED BIDS will be received at the office of the Butler County Engineers, 1921 Fairgrove Avenue, Hamilton, Ohio 45011, until 10:30 a.m. local time on Tuesday, April 16, 2024. All timely received SEALED BIDS will be publicly opened at approximately 10:45 a.m. virtually on that date, for ODOT SPEC. 712.03 BULK-TREATED SODIUM CHLORIDE FOR BUTLER COUNTY, CITIES, VILLAGES AND TOWNSHIPS as per the specifications on file at the office of the Butler County Engineer. Bids shall be made on forms available at the Office of the County Engineer. All bids will be available for public inspection within a reasonable time after being opened by the Butler County Engineer.

In accordance with Section 307.88 of the Ohio Revised Code, each bid must be accompanied by a certified check on a solvent bank or savings and loan association, cashier's check, irrevocable letter of credit or an acceptable bid bond in an amount equal to five percent (5%) of the bid, made payable to the Butler County Commissioners.

The Legal Ad is posted in its entirety on the following websites:

www.bceo.org/contracts, <http://classifieds.journalnews.com/legals/>

Bidders must file the following forms with the Butler County Engineer's Office on or before the date the bids are opened: (1) Statement of Bidder's Qualifications (ability, reputation for first-class work, expeditious completion of previous contracts, and financial status); (2) Delinquent Personal Property Tax Affidavit; (3) Non-Collusion Affidavit; (4) Certificate of Good Standing; (5) Civil Rights Compliance (6) W-9 Form;

The Butler County Commissioners reserve the right to reject any or all bids.

BIDS ARE TO BE SEALED AND ENDORSED: "CONTRACT NO. 2024-1M, ODOT SPEC. 712.03 BULK-TREATED SODIUM CHLORIDE FOR BUTLER COUNTY, CITIES, VILLAGES AND TOWNSHIPS"

BY ORDER OF THE BUTLER COUNTY COMMISSIONERS

Cindy Carpenter, President

ATTEST:

Donald Dixon, Vice President

Flora R. Butler, Clerk

T. C. Rogers, Member

GREGORY J. WILKENS, P.E., P.S., BUTLER COUNTY ENGINEER

Publish 1 time: April 2, 2024
(Hamilton Journal)

Websites: April 2, 2024 through April 15, 2024

TYPE SPECIFICATIONS: 6 POINT, SET SOLID

Please send 2 copies of Proof of Publication and Bill to: Butler County Engineer's Office
1921 Fairgrove Avenue
Hamilton, Ohio 45011

Attachment: CONTRACT (4012 : Approval of contract for purchase of road salt from Morton Salt, Inc.)

CONTRACT NO. 2024-1M

EXHIBIT "A"

SPECIFICATIONS

1. QUANTITY - Is approximate and is on a "more or less" basis. Supplier shall meet all needs through May 31, 2025. Actual orders may be more or less than estimated. Estimates indicated will be used solely for the purposes of making a tabulation of bids. The Contractor shall bid on the contract as a whole. Partial bids will not be separated or accepted.
2. PRICE - To be guaranteed through May 31, 2025.
3. DELIVERY - Shall be made by the supplier within seventy-two (72) hours of notification.
4. STRAIGHT DUMP - Price quotes required for straight dump (price per ton of materials).
5. ANTI-CAKING AGENT - To be contained in salt.
6. LOAD LIMITS - Vehicles hauling goods and/or materials for the Butler County Engineer's Office shall conform to the Ohio State Laws governing load weight limits of roads and bridges. The County Engineer will not be responsible for any goods and/or materials delivered by a vehicle not in compliance with such laws. Weight slips from vehicles indicating noncompliance may be turned over to the proper law enforcement agency for appropriate action. Vehicles shall be tarped and/or enclosed to prevent spillage of material.
7. TESTING - Material supplied shall be in conformance with the State of Ohio Department of Transportation "Construction and Material Specifications" Manual dated January 1, 2023. A notarized Certificate of Conformance from the Ohio Department of Transportation or a certified independent testing laboratory stating that the material as bid is in conformance with 712.03 shall be submitted along with the bid.

**BUTLER COUNTY ENGINEER'S OFFICE
CONTRACT NO. 2024-1M
EXHIBIT "B"
SCHEDULE FOR BILLING AND DELIVERY**

TONS	COUNTY	BILLING ADDRESS	DELIVERY LOCATION
8500	<i>Butler Co. Engineer's Office (BCEO)</i>	BCEO 1921 Fairgrove Ave. Hamilton OH 45011	BCEO 1921 Fairgrove Ave. Hamilton OH 45011
75	<i>Butler Co. Water & Sewer</i>	BCEO 1921 Fairgrove Ave. Hamilton OH 45011	BCEO 1921 Fairgrove Ave. Hamilton OH 45011
300	<i>Butler Co. MetroParks</i>	BCEO 1921 Fairgrove Ave. Hamilton OH 45013	BCEO 1921 Fairgrove Ave. Hamilton OH 45011
TONS	CITY	BILLING ADDRESS	DELIVERY LOCATION
4500	<i>City of Fairfield</i>	8870 N. Gilmore Rd. Fairfield OH 45014	8870 North Gilmore Rd. Fairfield OH 45014
2000	<i>City of Oxford</i>	101 E. High St. Oxford OH 45056	945 South Main St. Oxford OH 45056
TON	VILLAGE	BILLING ADDRESS	DELIVERY LOCATION
60	<i>New Miami</i>	268 Whitaker Ave. Hamilton, OH 45011	301 Augspurger Ave Hamilton, OH 45011

Attachment: CONTRACT (4012 : Approval of contract for purchase of road salt from Morton Salt, Inc.)

CONTRACT NO.
SCHEDULE FOR BILLING AND DELIVERY

(Page 2)

TONS	TOWNSHIP	BILLING ADDRESS	DELIVERY LOCATION
1300	<i>Fairfield Township</i>	BCEO 1921 Fairgrove Ave. Hamilton OH 45011	BCEO 1921 Fairgrove Ave. Hamilton OH 45011
700	<i>Hanover Township</i>	2595 Old Oxford Road Hamilton OH 45013	1775 Morman Rd. Hamilton OH 45013
3200	<i>Liberty Township</i>	7162 Liberty Centre Dr.Ste A Liberty Twp OH 45069	5170 Princeton Glendale Rd Liberty Township, OH 4501 AND 6959 Yankee Road Middletown OH 45044
20	<i>Madison Township</i>	5610 W. Alexandria Rd. Middletown OH 45042	5610 W. Alexandria Rd. Middletown OH 45042
150	<i>Milford Township</i>	P. O. Box 68 Collinsville OH 45004	5211 Hamilton Eaton Rd Collinsville OH 45004
500	<i>Morgan Township</i>	3141 Chapel Rd., Box #1 Okeana OH 45053	3141 Chapel Rd. Okeana OH 45053
450	<i>Oxford Township</i>	925 Collins Run Rd Oxford OH 45056	945 Collins Run Rd. Oxford OH 45056
400	<i>Reily Township</i>	6093 Reily Millville Rd Oxford OH 45056	6061 Reily Millville Rd. Oxford OH 45056
600	<i>St. Clair Township</i>	2449 Jackson Rd. Hamilton OH 45011	2449 Jackson Rd. Hamilton OH 45011
20	<i>Wayne Township</i>	5967 Jacksonburg Rd. Trenton OH 45067	4570 Oxford Middletown R Trenton, OH 45067
4500	<i>West Chester Township</i>	9113 Cincinnati Dayton Rd West Chester OH 45069	9577 Beckett Rd. West Chester OH 45069

Attachment: CONTRACT (4012 : Approval of contract for purchase of road salt from Morton Salt, Inc.)

CONTRACT 2024-1M
BULK-TREATED SODIUM CHLORIDE FOR BUTLER COUNTY, CITIES,
VILLAGE AND TOWNSHIPS

Schedule of Prices Signature Page

The bidder's signature below indicates that the bidder attests to and agrees to be bound by all statements made in its bid and that the bidder has read, understands, and agrees to be bound by all of Butler County's terms, conditions, specifications, addenda, and requirements relating to this project.

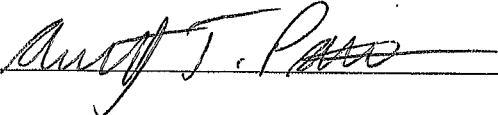
Project Number: 2024-1M

Name of company submitting bid: Morton Salt, Inc.

Address: 444 West Lake Street, Suite 2900, Chicago, IL 60606

Phone: 855-665-4540

Date: 4-11-2024

Authorized signature of bidder: 

Title of person signing above: Director Bulk Deicing US Government Sales

Type or print name shown above: Anthony T. Patton

Attachment: CONTRACT (4012 : Approval of contract for purchase of road salt from Morton Salt, Inc.)

Contract ODOT SPEC. 712.03 BULK-TREATED SODIUM CHLORIDE FOR BUTLER COUNTY, CITIES, VILLAGES AND TOWNSHIPS - Schedule of Prices

Report Date: 3/5/2024

Line	Number	Description	Unit	Quantity	Bid Unit Price	Bid Total
Straight Dump						
		BULK-TREATED SODIUM CHLORIDE - COUNTY				
4	800E00001	Straight Dump - Prices shall be F.O.B.	TON	8,875	\$92.12	\$817,565.00
		BULK-TREATED SODIUM CHLORIDE - CITY, VILLAGES				
5	800E00002	Straight Dump - Prices shall be F.O.B.	TON	6,560	\$92.12	\$604,307.20
		BULK-TREATED SODIUM CHLORIDE - TOWNSHIP				
6	800E00003	Straight Dump - Prices shall be F.O.B.	TON	11,840	\$92.12	\$1,090,700.80
					TOTAL: STRAIGHT DUMP	
		Destination, as per attached schedule				
		Salt is to be billed and shipped directly to the County, City, Village, or Township as indicated on the attached Schedule. They will contact the successful bidder directly to make arrangements for delivery, payment, etc.				

Attachment: CONTRACT (4012 : Approval of contract for purchase of road salt from Morton Salt, Inc.)

BUTLER COUNTY ENGINEER'S OFFICE



GREGORY J. WILKENS, P.E. P.S. BUTLER COUNTY ENGINEER

To Clint Emmons / Mandi Brock – City of Fairfield

From Paula Burton

Date 7/2/24

RE Salt Contract 2024-1M CUSTOMER NUMBER

Clint & Mandi,

Morton Salt has been awarded the salt contract for 2024 at a price of \$92.12 per ton for dump

Morton Salt offers an online portal called myMorton where you can place your orders online (anytime day or night) at your convenience. That link is [Introducing the MyMorton Portal - Morton Salt](#)

You may also call
Customer Supply Chain Team
Bulk Deicing
Morton Salt, Inc
855-665-4540

Your Customer Number is 3739426

If you have any questions, please let me know

Thanks

Paula Burton
Administrative Secretary
513-785-4141
burtonp@bceo.org

Attachment: Memo (4012 : Approval of contract for purchase of road salt from Morton Salt, Inc.)

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT
FOR PURCHASE OF ROAD SALT FROM MORTON SALT, INC.

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

Section 1. The City Manager is hereby authorized to execute a contract for purchase of road salt from Morton Salt, Inc. in accordance with the bid 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\2024\MORTON SALT-ORD

Attachment: MORTON SALT-ORD (4012 : Approval of contract for purchase of road salt from Morton Salt, Inc.)



City Council Ordinance
Regular Meeting - September 9, 2024

Submitted by: Erin Lynn, Planning Manager
 Submitting Department: Development Services

Subject:

Planning and Zoning Fee Schedule

Legislation Title:

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

Recommendation:

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

Background/Synopsis:

The Development Services Department levies a fee for various types of applications that undergo administrative, Planning Commission, Board of Zoning Appeals and City Council review. The existing fees were established by City Council in 1980 (45 years prior) and do not reflect current day pricing. A comparison of planning and zoning fees from other communities in the region shows Fairfield's Fee Schedule is significantly lower than all of our peer communities. Adopting this ordinance will bring Fairfield into better alignment with current rates.

The peer communities used for comparison of fees include:

Beavercreek	Mason
Blue Ash	Middletown
Centerville	Monroe
Fairfield Township	Oxford
Forest Park	Sharonville
Hamilton	West Chester
Lebanon	

The following table shows the existing fees and proposed fees for Fairfield. In addition, the table shows the average fees and the minimum/maximum fees of the peer communities. For a more detailed breakdown of fees by peer communities, see the attached spreadsheet.

Application	FAIRFIELD		PEER COMMUNITIES	
	Existing Fee (\$)	Proposed Fee (\$)	Average Fee (\$)	Min-Max Fee (\$)

Board of Zoning Appeals –Residential	25	100	200	75-400
Board of Zoning Appeals – Nonresident.	25	200	300	150-500
Planning Commission				
Rezoning	25	500	525	250-1,000
PUD – Concept Development Plan	150 + 5/acre ¹	500	900	300-1,470
PUD – Final Development Plan	50 + 5/acre ²	500	650	200-1,470
PUD – Minor Modification (resid.)	0	50	180	100-250
PUD – Minor Modification (nonresid)	0	200	180	100-250
Conditional Use	50	250	360	150-800
Preliminary Plat	75 + 2/lot ³	500	660	100-2,000
Final Plat	100 + 5/lot ⁴	300	820	100-2,000
Replat	0	100	250	100-500
Overlay District Review	NEW	200		
Residential Infill Review	0	50		
All Other Planning Commission Requests	0	100		
Administrative				
Minor Subdivision – Lot Split	25	50	75	50-175
Minor Subdivision – Lot Combination	0	50	85	50-175
Site Plan Review - Expansion	0	100	225	30-500
Site Plan Review – New Development	0	200	285	30-500
Cell Tower	250	250		
Cell Tower – Biennial Registration Renewal	100	100		
Curb Cut Permit - Residential	10	25		
Curb Cut Permit -				

Nonresidential	25	50		
Floodplain Development Permit	0	200		
Zoning Verification Letter	0	50	60	30-100

1. PUD – Concept Development Plan - \$150 + \$5/acre for the first 10 acres and \$1/acre over 10 acres
2. PUD – Final Development Plan - \$50 + \$5/acre for the first 10 acres and \$1/acre over 10 acres
3. Preliminary Plat - \$75 + \$2/lot for the first 50 lots and \$1/lot over 50 lots
4. Final Plat - \$100 + \$5/lot for the first 50 lots and \$1/lot over 50 lots

Financial Impact:

The city will see a small increase in fee revenues beginning in 2025 should this ordinance be approved.

Emergency Provision Explanation:

NA

Rule Suspension Requested:

No

Emergency Provision Needed:

No

Attachments:

1. Comparison of Fees From Other Jurisdictions_9.9.24
2. Planning and Zoning Fee Schedule-Ord
3. EXHIBIT A-PLANNING AND ZONING CODE SCHEDULE

Fee Schedule - Comparison of Other Jurisdictions in the Region (8/24)																	
	BZA	BZA	BZA		PUD	PUD	PUD										
	Residential	Commercial	Admin.		Concept Development	Final Development	Minor	Conditional	Prelim	Final	Cell	Zoning				Commercial	
Jurisdiction	Variance	Variance	Appeal	Rezoning	Plan	Plan	Modification	Use	Plat	Plat	Tower	Verification	Replat	Lot Split	Lot Combo	Site Plan Review	Notes
City of Fairfield	25	25	25	25	150 + 5/acre 1st 10 acres & 1/acre over 10	50 + 5/acre 1st 10 acres & 1/acre over 10	0	50	75 + 2/lot up to 50 lots & 1/lot over 50 lots	100 + 5/lot up to 30 lots & 1/lot over 30	100 250	0 0	0	25	0	0	
Beavercreek	200	300	200	150 + 40/acre	500 + 40/ acre	500 + 40/acre	200	250	250	200 + 50/lot	50-150		100+30/lot	80	80	sliding scale	
Blue Ash	150	300	200	500	1,000	200		500	500	200				50			
Centerville	400	400	300	800		750		800	300	750		40		100/250	100/250	400	
Fairfield Twp.	350	450	350/ 450	1,000	1,000	350	100	450	Butler County	Butler County		100	BC	50	50		
Forest Park	100	300	100	750	750 + 100	500	200	300	200	100						200	
Hamilton	200	200	0	500	500	500	250	200	500	500 + 40/ lot	300		500	100	100	500	
Lebanon	150	150	150/ 250	500	750	500	100	300	300 + 10/lot	300 + 10/lot				100		175/500*	* Minor/Major
Mason	150	150	150	150	2,500	150 + 0.25% *			150 + 0.25%*	150				50		150	* plus 2.75% of estimated
Middletown	150	300	150	500	300	500	200	350	300	500	250	75	200	25/75	25/75	30	infrastructure costs
Monroe	300	500	100	500	500	500	250	300	100	100		50	100	50	50	200	
Sharonville	75	150	75/ 150	500	500			150	100	100		30		50	0	150-300*	* sliding scale/acreage
West Chester	150	400	150/ 400	750	750			350	Butler County	Butler County		75	BC	100			
Oxford	200	200	50	250	470 + 100/acre	470 + 100/acre	150	400	470 + 10/lot	470 + 10/lot		50		50			
Recommend	100	200	100	500	500	500	50-200	250	500	300	100 250	50	100	50	50	100 - expansion 200 - new develop.	

ORDINANCE NO. _____

ORDINANCE TO AMEND SECTIONS 1170.03 AND 1190.08 OF ORDINANCE 166-84, THE CODIFIED ORDINANCES OF FAIRFIELD, OHIO TO ADOPT A PLANNING AND ZONING FEE SCHEDULE FOR VARIOUS TYPES OF APPLICATIONS THAT UNDERGO ADMINISTRATIVE, PLANNING COMMISSION BOARD OF ZONING APPEALS AND CITY COUNCIL REVIEW AND TO REPEAL ORDINANCE NUMBER 54-80.

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

Section 1. Sections 1170.03 and 1190.08 of Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio are hereby amended to include the fees to be charged for various types of applications and to read as follows:

See attached Exhibit "A" which is incorporated herein by reference.

Section 2. Ordinance 54-80 and all other ordinances inconsistent herewith are hereby repealed.

Section 3. This Ordinance shall take effect on January 1, 2025.

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\2024\PLANNING AND ZONING FEE SCHEDULE-ORD

Attachment: Planning and Zoning Fee Schedule-Ord (4040 : Planning and Zoning Fee Schedule)

EXHIBIT "A"

1170.03 COMMON REVIEW REQUIREMENTS

(A) **Authority to File Applications.** Unless otherwise specified in this code, all applications may be initiated by:

- 1) The owner(s) of the property that is the subject of the application or the authorized agent of the owner;
- 2) The developer of the property, with written approval of the property owner;
- 3) Business owner or tenant, with written approval of the property owner; or
- 4) A representative of the City of Fairfield.

(B) **Fees**

- 1) ~~[City Council shall establish a schedule of]~~ **THE** fees ~~[applicable to all]~~ **TO BE CHARGED FOR** applications and procedures pertaining to the administration and enforcement of this zoning code **SHALL BE AS FOLLOWS:**

Planning and Zoning Fee Schedule

<u>Application</u>	<u>Fee (\$)</u>
Board of Zoning Appeals	
Board of Zoning Appeals –Residential	100
Board of Zoning Appeals – Nonresidential	200
Planning Commission	
Rezoning	500
PUD – Concept Development Plan	500
PUD – Final Development Plan	500
PUD – Minor Modification (residential)	50
PUD – Minor Modification (nonresidential)	200
Conditional Use	250
Preliminary Plat	500
Final Plat	300
Replat	100
Overlay District Review	200
Residential Infill Review	50
All Other Planning Commission Requests	100
Administrative	
Minor Subdivision – Lot Split	50
Minor Subdivision – Lot Combination	50
Site Plan Review - Expansion	100
Site Plan Review – New Development	200
Cell Tower	250
Cell Tower – Biennial Registration Renewal	100
Curb Cut Permit - Residential	25
Curb Cut Permit - Nonresidential	50
Floodplain Development Permit	200
Zoning Verification Letter	50

[2] — The schedule of fees may only be amended by City Council.]

- ~~[3]~~ 2) Until all fees, charges, and expenses have been paid in full, no action shall be taken on any application, appeal, or administrative review and approval.

1190.08 FEES

- (A) ~~[The City Council shall establish a schedule of]~~ **THE** fees applicable to the filing of plats for both major and minor subdivisions and for any other submission pertaining to these regulations **SHALL BE AS SET FORTH IN SECTION 1170.03(B)**. ~~[The fee schedule may be amended by approval of the City Council.]~~
- (B) Until all applicable fees have been paid in full, no action shall be taken on any application for approval of plats regarding these regulations.
- (C) The applicant shall be responsible for the actual cost to the city of all inspections, engineering review, and testing of materials and soil for the subdivision whether performed by the city or others. Such costs may be billed to the applicant periodically as the work progresses and/or the Public Works Director may require a deposit to cover such costs.
- (D) No plat shall be recorded until all required fees are paid by the applicant.



City Council Ordinance
Regular Meeting - September 9, 2024

Submitted by: Erin Lynn, Planning Manager
 Submitting Department: Development Services

Subject:

Ward Boundary Review

Legislation Title:

Resolution approving the Ward Boundary Review Commission report and recommendations to make no changes to the boundaries of the four wards and amend the City Charter to require a decennial review.

Recommendation:

It is recommended that City Council approve this report at the September 9, 2024 meeting.

Background/Synopsis:

Per Section 3.03(B) of the Charter, the Ward Boundary Review Commission is tasked to analyze the population of the four wards, review development of the past five years that added/removed population, and recommend modification, if warranted, to the ward boundaries so that the population in each ward is substantially equal. The estimated 2024 population in the wards is as follows:

Ward	Population	Percent of total population
1	11,601	26.30%
2	10,789	24.45%
3	10,839	24.57%
4	10,891	24.68%

Minimal residential development occurred in the past five years. A total of 31 new single-family home permits were issued, including 17 new homes in the Emerald Lake subdivision and 14 infill houses. New single-family home construction has been on the decline over the last 15 years and dramatically decreased in the last five years as shown in the table below.

Year	Number of Homes
2023	4
2022	3
2021	11
2020	9
2019	4

This decline is a result of two main factors:

1. No major subdivision plats have been approved in 16 years. Emerald Lake is the sole remaining subdivision with a substantial number of lots remaining for construction.
2. The City has approximately 700 acres of undeveloped land zoned for single-family and no available land zoned for multi-family housing. Of the remaining land, roughly 20% is non-buildable due to site constraints. Per The Fairfield Forward comprehensive plan, it is anticipated the city can accommodate up to 1,800 new single-family units.

Given the continued decline in new home construction and the limited amount of land available in the City, the Commission is also recommending that the ward boundaries be reviewed every ten years instead of five years. It is further recommended that the review should occur after the United States decennial census data is released.

Financial Impact:

None.

Emergency Provision Explanation: NA

Rule Suspension Requested:

Yes

Emergency Provision Needed:

No

Attachments:

1. 2024 Ward Boundary Review Commission Report
2. Exhibit 1_Ward Boundary Analysis_2024
3. Exhibit 2_Ward Boundary Map_2024
4. Exhibit 3. Written Boundary Description_2024
5. Ward Boundary Review Commission-Res

Ward Boundary Review Commission Report

September 9, 2024

The Ward Boundary Review Commission was appointed by City Council to review and analyze the population in the four wards. Section 3.03(B) of the Fairfield Charter states that the population is to be reviewed every five years to determine substantially equal population in each ward. The last report for boundary review was submitted and approved by City Council in 2019. At that time it was recommended that no changes be made to the ward boundaries.

The objective of the Commission was to analyze the population of the four wards, review developments of the past five years that have added/removed population, and recommend modifications, if warranted, to the ward boundaries so that the population in each ward is substantially equal.

Exhibit 1 illustrates the number and type of housing units with 2020 population counts and revised estimates taking into account new home construction that occurred from 2019 to 2023. A total of 31 new single-family housing units were added to the overall housing inventory during this five year period. This added approximately 78 people to the population, less than a one percent increase from 2019.

New single-family home construction has decreased dramatically in the last 15 years. There have been no subdivision applications submitted for approval since 2007. This can be attributed to the lack of available land for large-scale new construction. Fairfield is maturing with little land remaining for new development.

Based on the minimal increase in new housing units in the last 15 years and the current housing trend in Fairfield, the Commission recommends the following:

1. That no changes be made to the existing ward boundary map as illustrated in Exhibit 2. Exhibit 3 is a written description of the ward boundaries.

The estimated population for each ward is as follows:

Ward 1	11,601 population	26.30% of the City
Ward 2	10,789 population	24.45% of the City
Ward 3	10,839 population	24.57% of the City
Ward 4	10,891 population	24.68% of the City

2. The City Charter be amended so that ward boundaries be reviewed every ten years instead of five years with the next review occurring after the 2030 Census data is released.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA
1	Exhibit 1																										
2	2024 Ward Boundary Review																										
3	2024 Calculations based on US Census and New Home Permits																										
4																											
5																											
6			Vacancy	Vacancy Rate		Total				Vacancy	Vacancy Rate		Total				Vacancy	Vacancy Rate		Total				Vacancy	Vacancy Rate		Total
7	Existing	Units	Rate	Units	PP/HH	Population		Existing	Units	Rate	Units	PP/HH	Population		Existing	Units	Rate	Units	PP/HH	Population		Existing	Units	Rate	Units	PP/HH	Population
8	Ward 1							Ward 2							Ward 3							Ward 4					
9	Assisted Living	358	--	--	1.02	365		Assisted Living	658	--	--	1.02	671		Assisted Living	102	--	--	1.02	104		Assisted Living	120	--	--	1.02	127
10	Apartments	2,394	5.30%	2,267	2.17	4,919		Apartments	1,844	5.30%	1,746	2.17	3,789		Apartments	170	5.30%	161	2.17	349		Apartments	622	5.30%	587	2.17	1,271
11	Condominiums	1,543	5.30%	1,461	2.17	3,170		Condominiums	160	5.30%	151	2.17	328		Condominiums	839	5.30%	794	2.17	1,723		Condominiums	311	5.30%	295	2.17	644
12	Duplexes	0	0.30%	--	2.53	0		Duplexes	188	0.30%	187	2.53	473		Duplexes	0	0.30%	--	2.53	0		Duplexes	2	0.30%	2	2.53	
13	Mobile Homes	78	0.30%	78	2.53	197		Mobile Homes	293	0.30%	292	2.53	739		Mobile Homes	0	0.30%	--	2.53	0		Mobile Homes	0	0.30%	--	2.53	
14	Single-Family	1,167	0.30%	1,164	2.53	2,945		Single-Family	1,897	0.30%	1,891	2.53	4,784		Single-Family	3,413	0.30%	3,403	2.53	8,610		Single-Family	3,503	0.30%	3,492	2.53	8,838
15	Pre - 2019 Units							Pre - 2019 Units							Pre - 2019 Units							Pre - 2019 Units					
16	New Units - SFD	2	0.30%	2	2.53	5		New Units - SFD	2	0.30%	2	2.53	5		New Units - SFD	21	0.30%	21	2.53	53		New Units - SFD	6	0.30%	6	2.53	15
17	SFD Demo	0	--	--				SFD Demo	0						SFD Demo	0						SFD Demo	0				
18																											
19	New Population					11,601		New Population					10,789		New Population					10,839		New Population					10,838
20	New Population as a % of City Population					26.30%		New Population as a % of City Population					24.45%		New Population as a % of City Population					24.57%		New Population as a % of City Population					24.68
21																											
22																											
23																											
24	Total Population	44,120																									
25	2020 U.S. Census	44,907																									
26	difference	787																									
27																											
28																											
29																											
30																											
31	Vacancy Rates - 2020 U.S. Census																										
32	PP/HH = persons per household (2020 U.S. Census)																										
33	No vacancy rate applied to assisted living																										
34	Assisted Living includes: nursing home, assisted living, and senior apartments																										
35	New and demolished units based on 2019-2023																										

Attachment: Exhibit 1_ Ward Boundary Analysis_2024 (4032 : Ward Boundary Review)

Exhibit 2: City of Fairfield Ward Boundary Map (2024)

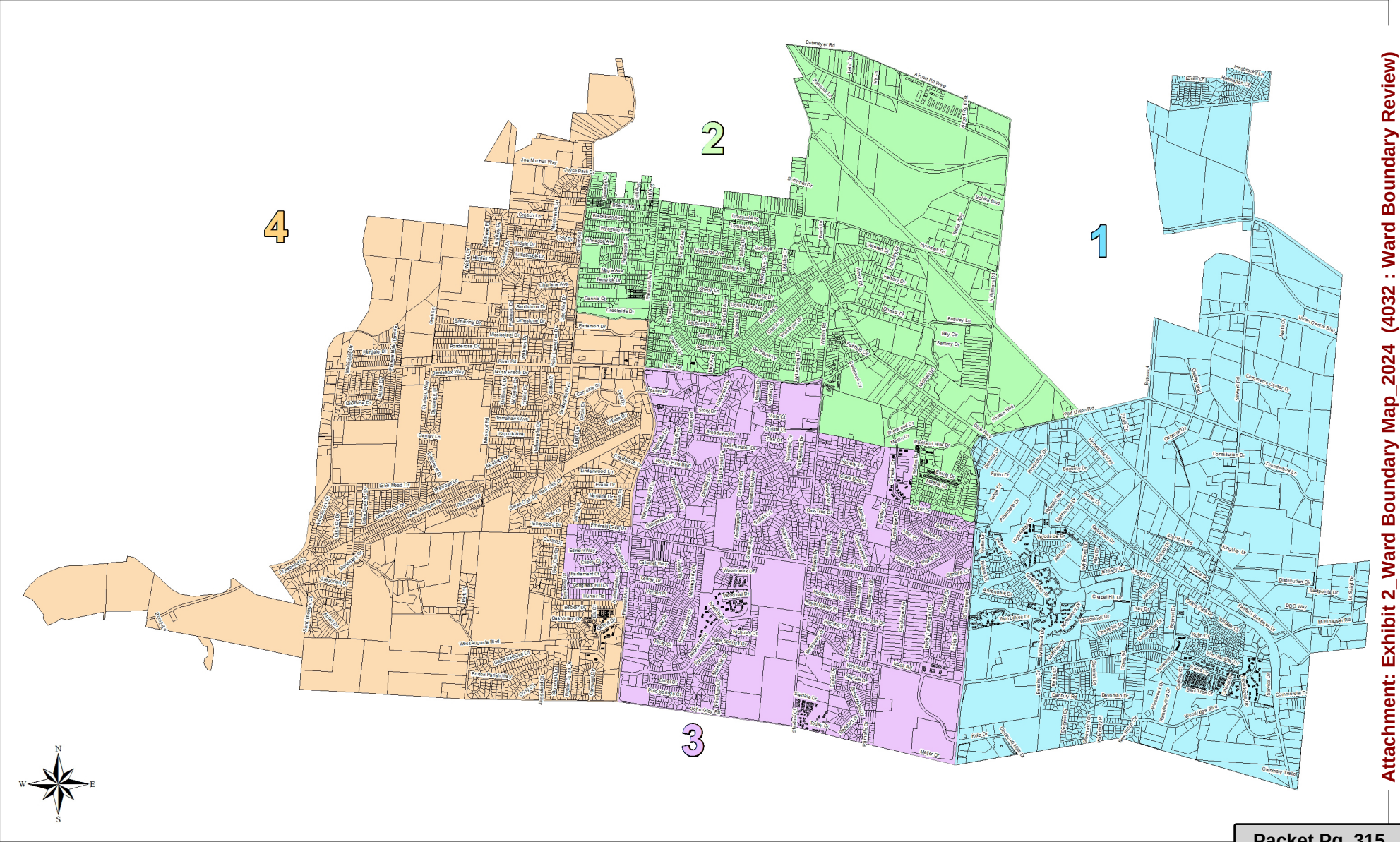


EXHIBIT "3"

FIRST WARD. The land within the following boundaries: Beginning at the south corporation line and South Gilmore Road and progressing north on South Gilmore Road to Dixie Highway. Then northeasterly across Dixie Highway to Port Union Road. Then along Port Union Road to By-Pass State Route 4. Then, following the corporation line, northward to Tylersville Road, continue east along Tylersville Road to Morris Road. Then north along the east side of Morris Road which is the west line of the Millers Run Subdivision to the northwest corner of Millers Run Subdivision. Then following the north line of Millers Run Subdivision, continue east along the corporation line to the northeast corner of said subdivision. Then continue south following the east subdivision line of "Millers Run" to Tylersville Road. Then continue west along Tylersville Road and the corporation line to Seward Road, thence continue to follow the corporation line southward along Seward Road and as it progresses along the east boundaries of the City of Fairfield to its south extremity near Dixie Highway and Crescentville Road. Then westward along the south corporation line to South Gilmore Road, at the point of beginning.

SECOND WARD: The land within the following boundaries: Beginning at the intersection of Pleasant Avenue and Nilles Road and progressing eastward along Nilles Road to Winton Road. Then south along Winton Road to the south line of lot 3888, a line which is immediately north of 5358 Winton Road. Then eastward along the south line of lot 3888 and continuing to the northeast corner of lot 9506, identified as 5345 Camelot Drive. Then east across the north property line of 5350 Camelot Drive. Then south to the southwest lot line of 99 Boehm Court. Then east along the south lines of lots 8759 and 8772 to the southwest corner of lot 10125, addressed as 2669 Saturn Drive. Then north 183.41 feet to the northwest corner of lot 10126. Then east 370 feet to the northeast corner lot 10127. Then south 183.41 feet to the southeastern corner of lot 10128, addressed as 2672 Saturn Drive. Then easterly across the north line of Starlight Estates Subdivision approximately 1185 feet to the northeast corner of lot 6267, addressed as 2826 Jupiter Drive. Then east along the rear lines of lots 6302 and 6303 South Gilmore Road. Then northward on South Gilmore Road to Dixie Highway. Then northeasterly across Dixie Highway to Port Union Road and along Port Union Road to

the corporation line at the Chessie System Railroad line. Then following the Chessie System line northwestward to North Gilmore Road. Then northward along North Gilmore Road to the north corporation line in Bobmeyer Road. Then westerly along the north corporation line in Bobmeyer Road to the Miami and Erie Canal. Then following the corporation line southward along said Canal and Dixie Highway and then westward along and near Symmes Road to Pleasant Avenue. Then continuing along the corporation line northward and westward, encompassing the properties north of Symmes Road to the southwest corner of lot 225, addressed as 456 Symmes Road. Then continue along the north side of Symmes Road to the southeastern corner of lot 26, addressed as 390 Symmes Road which is also the Corporation Line. Then continue along the Corporation Line north along lot 26, one hundred and forty feet (140') to the northeastern corner of lot 26. Then continue fifty-five feet (55') west along lot 26 to the northwestern corner of lot 26. Then continue north along the easterly line of Symmes Terrace subdivision to the northeastern corner of lot number 3938, addressed as 4528 Cavalier Court. Then continue along the north subdivision line of Symmes Terrace subdivision west along the north side of lot 24, addressed as 4330 River Road, to the northwestern corner of lot 24. Then leaving the Corporation Line, continue south along River Road to Pleasant Run Creek. Then easterly along Pleasant Run Creek to Pleasant Avenue. Then south on Pleasant Avenue to Nilles road, at the point of beginning.

THIRD WARD: The land within the following boundaries: Beginning at the intersection of Pleasant Avenue and Nilles Road and progressing eastward along Nilles Road to Winton Road. Then south on Winton Road to the northwest corner of lot 2905, also identified as 5368 Winton Road. Then east to the northeast corner of Fairfield South Condominiums, addressed as 5350 Camelot Drive. Then south to the northwest corner of lot 6245, addressed as 2658 Jupiter Drive. Then east along the north property lines of lots 6246, 6247, 6248 and 6249 to the southwest corner of lot 10125, addressed as 2669 Saturn Drive. Then north 183.14 feet to the northwest corner of lot 10126. Then east 370 feet to the northeast corner of lot 10127. Then south 183.41 feet to the southeastern corner of lot 10128, addressed as 2672 Saturn Drive. Then easterly across the north line of Starlight Estates Subdivision approximately 1185 feet to the northeastern corner of lot

6267, addressed as 2826 Jupiter Court. Then east along the rear lines of lots 6302 and 6303 to South Gilmore Road. Then south on South Gilmore Road to the corporation line. Then west following the corporation line to Pleasant Avenue. Then north on Pleasant Avenue to Hunter Road. Then west down the center of Hunter Road to the southwest corner of lot 7269, addressed as 5995 Embassy Drive. Then north to the northwest corner of lot 528, known as Harbin Park. Then east to the centerline of Pleasant Avenue. Then north on Pleasant Avenue to Nilles Road, at the point of beginning.

FOURTH WARD: The land within the following boundaries: Beginning at the intersection of Pleasant Avenue and Nilles Road. Then southward on Pleasant Avenue to the north line of lot 525, immediately west of Resor Road. Then westward along this line to the west line of lot 525. Then southward along the west line of lot 525 and continuing southward along the rear line of the properties fronting Red Oak Drive to Hunter Road. Then eastward along Hunter Road to Pleasant Avenue. Then south along Pleasant Avenue to the Corporation Line. Then westward along the south corporation line and then progressing northward along the west corporation line and then progressing northward along the west corporation line as it proceeds northward along the Great Miami River and along and near River Road and continuing northward along the west corporation line to its north extremity across the north line of Lot No. 7, identified as 3225 River Road. Then southward along the corporation line along River Road. Then, leaving the corporation line, continue south along River Road to Pleasant Run Creek. Then eastward along Pleasant Run Creek to Pleasant Avenue. Then south on Pleasant Avenue to Nilles Road, the point of beginning.

RESOLUTION NO. _____

RESOLUTION APPROVING THE WARD BOUNDARY REVIEW COMMISSION
REPORT AND RECOMMENDATION TO MAKE NO CHANGES TO THE
BOUNDARIES OF THE FOUR WARDS AND AMEND THE CITY CHARTER TO
REQUIRE A DECENNIAL REVIEW.

WHEREAS, pursuant to Section 3.03(B) and (C) of the Fairfield City Charter, the Ward Boundary Review Commission has recommended that no changes be made to the current four ward boundaries.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fairfield, Ohio, that:

- Section 1. The report of the Ward Boundary Review Commission and recommendation that no changes be made to the boundaries of the four wards and amend the City Charter to require a decennial review is hereby approved.
- Section 2. Existing Section 105.02, Boundaries and Wards, of Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio, shall remain unchanged.
- Section 3. This Resolution 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 Resolution has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

ACTIVE CLIENTS\CITY OF FAIRFIELD\ORDINANCES\2024\WARD BOUNDARY REVIEW COMMISSION-RES

Attachment: Ward Boundary Review Commission-Res (4032 : Ward Boundary Review)



City Council Action Item
Regular Meeting - September 9, 2024

Submitted by: Alisha Wilson, Clerk
Submitting Department: Clerk

Subject:

Wawa 4597 Dixie Liquor Permit

Legislation Title:

Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Wawa Midwest LLC dba Wawa 7205, 4597 Dixie Highway, Fairfield, OH 45014 (Permit Class C1 & C2).

Recommendation:

It is recommended that City Council request, by simple motion, that **no hearing be held** on the liquor permit application in the name of Wawa Midwest LLC dba Wawa 7205, 4597 Dixie Highway, Fairfield, OH 45014 (Permit Class C1 & C2).

Background/Synopsis: The City of Fairfield is in receipt of an application from the Ohio Division of Liquor Control for a C1 & C2 permit for the above liquor permit applicant. Background checks from the Building and Zoning Division and Police Department are attached for Council and staff's review.

Financial Impact: No financial impact.

Rule Suspension Requested:

Emergency Provision Needed:

Attachments:

1. Wawa.4597Dixie.LiquorPermit

DEPARTMENTAL CORRESPONDENCE

TO: Steve Maynard, Police Chief
Greg Kathman, Development Services Director

FROM: Alisha Wilson, Clerk of Council



DATE: August 26, 2024

SUBJECT: REQUEST FOR BACKGROUND CHECK – LIQUOR PERMIT

Attached is a liquor permit application in the name Wawa Midwest LLC dba Wawa 7205, ⁴⁵⁹⁷~~4577~~ Dixie Highway, Fairfield, OH 45014 (Permit Classes: C1 and C2).

Please complete the necessary background check and submit your findings to me **no later than 11:00 AM on Thursday, August 29** for the item to be added to Council's Regular Meeting agenda of Monday, September 9, 2024. If you are unable to meet this deadline, please let me know as soon as possible so I can request an extension.

Thank you for your assistance.

c: Scott Timmer, City Manager
File

Attachment: Wawa.4597Dixie.LiquorPermit (4051 : Wawa 4597 Dixie Liquor Permit)

NOTICE TO LEGISLATIVE
AUTHORITYOHIO DIVISION OF LIQUOR CONTROL
6608 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43088-9005
(614)844-2380 FAX(614)844-3188

TO

94422770025		NEW	WAWA MIDWEST LLC DBA WAWA 7205 4597 DIXIE HWY FAIRFIELD OH 45014
PERMIT NUMBER		TYPE	
ISSUE DATE			
07 26 2024			
FILING DATE			
C1 C2			
PERMIT CLASSES			
09	011	A	E25661
TAX DISTRICT		RECEIPT NO.	

FROM 08/16/2024

PERMIT NUMBER		TYPE
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT	RECEIPT NO.	



MAILED 08/16/2024

RESPONSES MUST BE POSTMARKED NO LATER THAN. 09/16/2024

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL

WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

A NEW 9442277-0025

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council☐ Township Fiscal OfficerCLERK OF FAIRFIELD CITY COUNCIL
5350 PLEASANT AV
FAIRFIELD OHIO 45014

NOTICE TO LEGISLATIVE
AUTHORITYOHIO DIVISION OF LIQUOR CONTROL
8808 TUSSING ROAD, P.O. BOX 4008
REYNOLDSBURG, OHIO 43068-9005
(614)844-2380 FAX(614)844-3188

TO

94422770025		NEW	WAWA MIDWEST LLC DBA WAWA 7205 4577 DIXIE HWY FAIRFIELD OH 45014
PERMIT NUMBER		TYPE	
ISSUE DATE			
07 26 2024			
FILING DATE			
C1 C2			
PERMIT CLASSES			
09	011	A	E25661
TAX DISTRICT		RECEIPT NO.	

FROM 08/16/2024

PERMIT NUMBER		TYPE
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT	RECEIPT NO.	



MAILED

08/21/2024

RESPONSES MUST BE POSTMARKED NO LATER THAN.

09/20/2024

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL

WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

A NEW 9442277-0025

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

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PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council☐ Township Fiscal OfficerCLERK OF FAIRFIELD CITY COUNCIL
5350 PLEASANT AV
FAIRFIELD OHIO 45014



Department of Commerce

Division of Liquor Control

com.ohio.gov

Mike DeWine, Governor Jon Husted, Lt. Governor Sherry Maxfield, Director

Dear Local Legislative Authority Official:

Please find enclosed the legislative notice that is being sent to you regarding the applied for liquor permit as captioned on the notice. You **must**, within 30 days from the "mailed" date listed on the notice under the bar code:

- Notify the Division whether you object and want a hearing; or
- Ask for your one-time only, 30-day extension.
 - Any requests for a one-time, 30-day extension will be reviewed by the Division upon timely receipt. If granted, your additional 30-days runs from the expiration of the original 30-day period.

To be considered **timely**, your above response **MUST** be faxed, emailed, or mailed to the Division no later than the postmark deadline date stated on the form. To speed up processing times and reduce paper, the Division respectfully asks that you either fax or email your response. Please send your response to:

FAX: (614) 644 – 3166

EMAIL: Liquordocs@com.ohio.gov

MAIL: Ohio Division of Liquor Control
Attn: Licensing Unit
6606 Tussing Road
PO Box 4005
Reynoldsburg, Ohio 43068-9005

To find out who has disclosed an ownership interest in the permit application to us you can:

- Visit com.ohio.gov/liquorinfo. Select the "Search who has disclosed an ownership interest" tab. Where asked, enter the permit number listed on the legislative notice; or
- Contact your police department or county sheriff (if you are a township fiscal officer or county clerk). We also sent them detailed ownership information to review for any criminal background issues involving the disclosed persons.

We have resources for you at com.ohio.gov/govhelp. Never miss out on when renewal objections are due! Sign-up for our emails at com.ohio.gov/stayinformed.

Thank you in advance for your cooperation,

Division Licensing Section

(rev. 12/29/2023)

DEPARTMENTAL CORRESPONDENCE

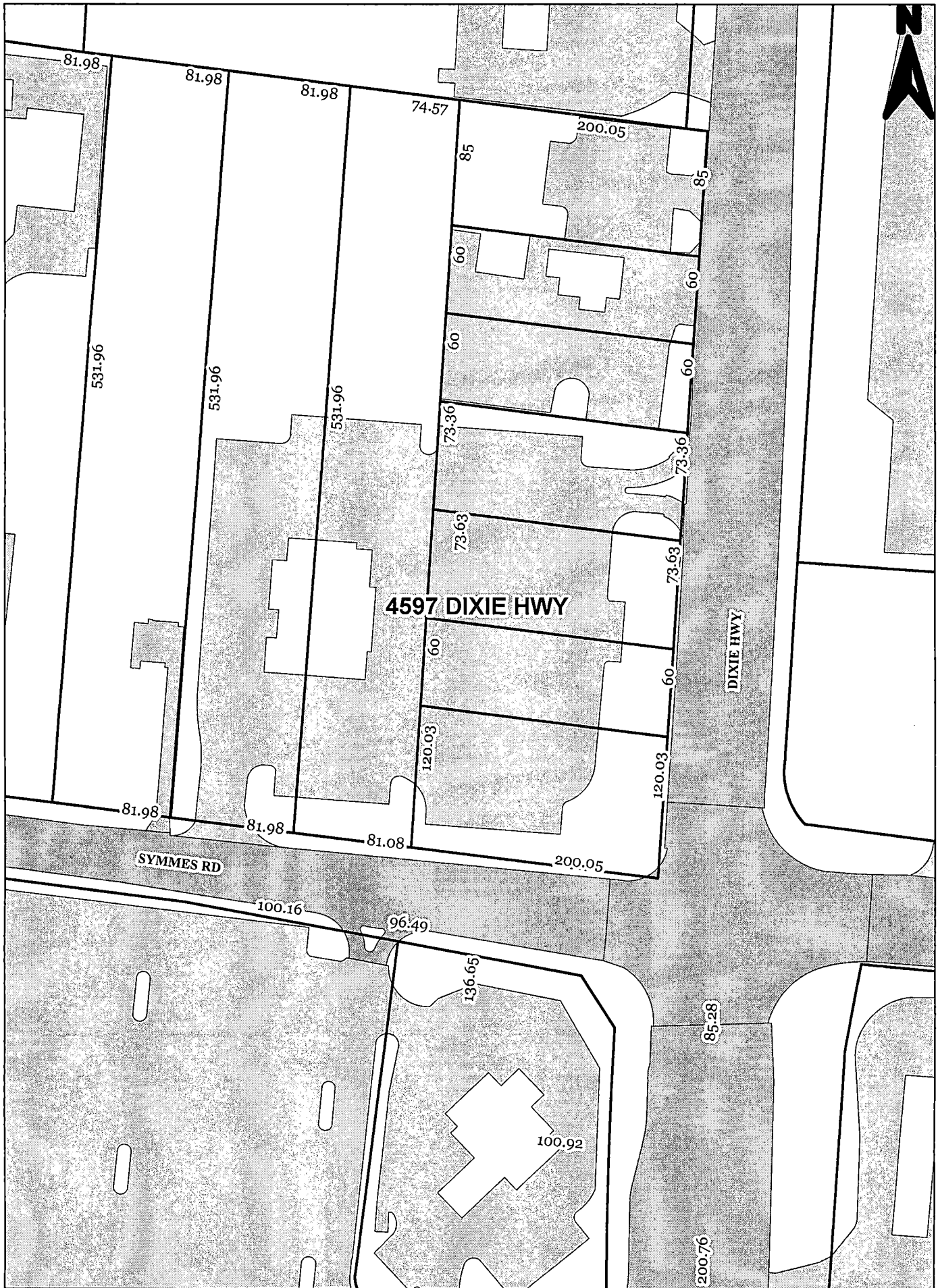
Date: 8/26/24

To: Alisha Wilson, Clerk of Council

From: Greg Kathman, Development Services Director 

Subject: Liquor Permit Application

The business that will be located at 4597 Dixie Highway, in name Wawa Midwest LLC dba Wawa 7205 is in the C-3, General Business District and is a permitted use as a gas station and convenience store.



Attachment: Wawa.4597Dixie.LiquorPermit (4051 : Wawa 4597 Dixie Liquor Permit)

NAME OF ESTABLISHMENT WAWA Midwest LLC

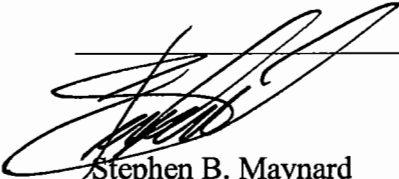
ADDRESS DBA WAWA 7205

4597 Dixie Highway

Fairfield, OH 45014

- | | YES | NO |
|---|--------------------------|-------------------------------------|
| 1. Is there a conviction record of the applicant, any partner, member, officer director, manager or any shareholder owning 5% or more of the capital stock, for felonies or other crimes relating to his ability to operate a liquor establishment? | ☐ | ☒ |
| 2. Is there a prior unfavorable enforcement record of applicant and/or operation in disregard for laws, regulations or local ordinances? | ☐ | ☒ |
| 3. Is there misrepresentation of material fact by applicant in making application to the Department? | ☐ | ☒ |
| 4. Is there an inability of law enforcement authorities and of authorized agents of the Department to gain ready entrance to the permit premise; or location of permit premise at such distance from the road or street as to be isolated from police or other observation? | ☐ | ☒ |
| 5. Will the place substantially and adversely interfere with the public decency, sobriety, peace, or good order of the neighborhood in which it is located? | ☐ | ☒ |
| 6. Will the place substantially and adversely interfere with the normal orderly conduct of a church, library, public playground, school or township park? | ☐ | ☒ |
| 7. Will the granting or transferring of a permit substantially interfere with the morals, safety, or welfare of the public? | ☐ | ☒ |
| 8. Will there be adverse effects of saturation of the area in relation to the number of existing permits, and will there be any adverse conditions in the area? | ☐ | ☒ |

REMARKS:


Stephen B. Maynard
Chief of Police

HEARING REQUESTED: Yes ☐ No ☒

Date: August 28, 2024

Attachment: Wawa.4597Dixie.LiquorPermit (4051 : Wawa 4597 Dixie Liquor Permit)



City Council Action Item
Regular Meeting - September 9, 2024

Submitted by: Alisha Wilson, Clerk
Submitting Department: Clerk

Subject:

Wawa 3501 Tylersville Liquor Permit

Legislation Title:

Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Wawa Midwest LLC dba Wawa 7213, 3501 Tylersville Road, Fairfield, OH 45011 (Permit Class C1 & C2).

Recommendation:

It is recommended that City Council request, by simple motion, that **no hearing be held** on the liquor permit application in the name of Wawa Midwest LLC dba Wawa 7213, 3501 Tylersville Road, Fairfield, OH 45011 (Permit Class C1 & C2).

Background/Synopsis: The City of Fairfield is in receipt of an application from the Ohio Division of Liquor Control for a C1 & C2 permit for the above liquor permit applicant. Background checks from the Building and Zoning Division and Police Department are attached for Council and staff's review.

Financial Impact: No financial impact.

Rule Suspension Requested:

Emergency Provision Needed:

Attachments:

1. Wawa.3501Tylersville.LiquorPermit

**DEPARTMENTAL
CORRESPONDENCE**

TO: Steve Maynard, Police Chief
Greg Kathman, Development Services Director

FROM: Alisha Wilson, Clerk of Council



DATE: August 19, 2024

SUBJECT: REQUEST FOR BACKGROUND CHECK – LIQUOR PERMIT

Attached is a liquor permit application in the name Wawa Midwest LLC dba Wawa 7213, 3501 Tylersville Road, Fairfield, OH 45011 (Permit Classes: C1 and C2).

Please complete the necessary background check and submit your findings to me **no later than 11:00 AM on Thursday, August 29** for the item to be added to Council's Regular Meeting agenda of Monday, September 9, 2024. If you are unable to meet this deadline, please let me know as soon as possible so I can request an extension.

Thank you for your assistance.

c: Scott Timmer, City Manager
File

Attachment: Wawa.3501Tylersville.LiquorPermit (4052 : Wawa 3501 Tylersville Liquor Permit)

NOTICE TO LEGISLATIVE
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL

6606 TUSSING ROAD, P.O. BOX 4005

REYNOLDSBURG, OHIO 43068-9005

(614)644-2360 FAX(614)644-3166

TO

94422770020		NEW		WAWA MIDWEST LLC DBA WAWA 7213 3501 TYLERSVILLE RD FAIRFIELD OH 45011
PERMIT NUMBER		TYPE		
ISSUE DATE				
07 25 2024				
FILING DATE				
C1 C2		PERMIT CLASSES		
09	011	A	E25326	
TAX DISTRICT		RECEIPT NO.		

FROM 08/09/2024

PERMIT NUMBER		TYPE		
ISSUE DATE				
FILING DATE				
PERMIT CLASSES				
TAX DISTRICT		RECEIPT NO.		



MAILED 08/09/2024

RESPONSES MUST BE POSTMARKED NO LATER THAN.

09/09/2024

IMPORTANT NOTICE

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WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

A NEW 9442277-0020

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

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THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

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PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title) - ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council☐ Township Fiscal Officer

CLERK OF FAIRFIELD CITY COUNCIL
5350 PLEASANT AV
FAIRFIELD OHIO 45014



Department of Commerce

Division of Liquor Control

com.ohio.gov

Mike DeWine, Governor Jon Husted, Lt. Governor Sherry Maxfield, Director

Dear Local Legislative Authority Official:

Please find enclosed the legislative notice that is being sent to you regarding the applied for liquor permit as captioned on the notice. You **must**, within 30 days from the "mailed" date listed on the notice under the bar code:

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EMAIL: Liquordocs@com.ohio.gov

MAIL: Ohio Division of Liquor Control
Attn: Licensing Unit
6606 Tussing Road
PO Box 4005
Reynoldsburg, Ohio 43068-9005

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- Visit com.ohio.gov/liquorinfo. Select the "Search who has disclosed an ownership interest" tab. Where asked, enter the permit number listed on the legislative notice; or
- Contact your police department or county sheriff (if you are a township fiscal officer or county clerk). We also sent them detailed ownership information to review for any criminal background issues involving the disclosed persons.

We have resources for you at com.ohio.gov/govhelp. Never miss out on when renewal objections are due! Sign-up for our emails at com.ohio.gov/stayinformed.

Thank you in advance for your cooperation,

Division Licensing Section

(rev. 12/29/2023)

Attachment: Wawa.3501Tylersville.LiquorPermit (4052 : Wawa 3501 Tylersville Liquor Permit)

FAIRFIELD

O H I O

DEPARTMENTAL CORRESPONDENCE

Date: 8/22/24

To: Alisha Wilson, Clerk of Council

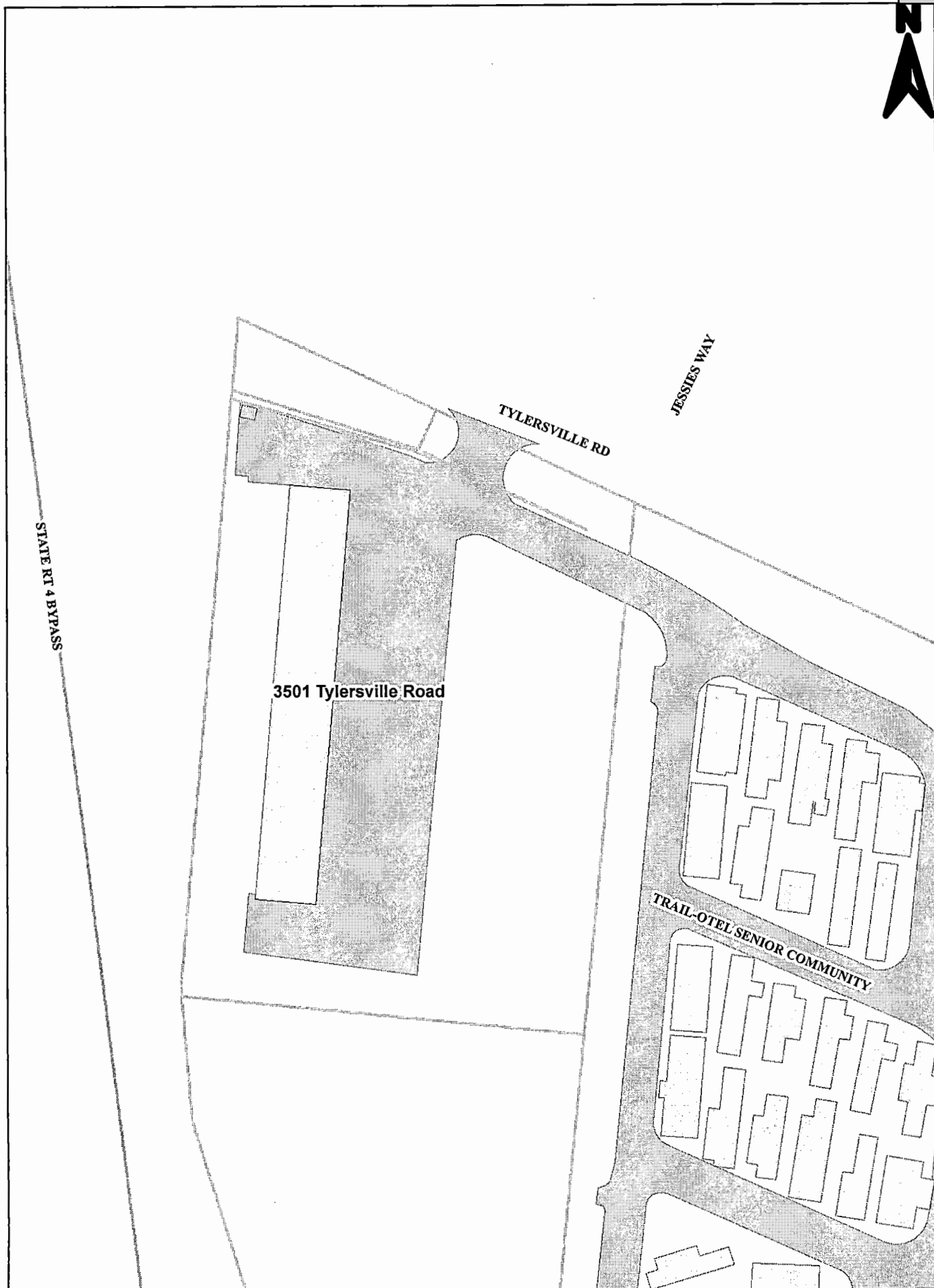
From: Greg Kathman, Development Services Director



Subject: Liquor Permit Application

The business that will be located at 3501 Tylersville Rd., in the name Wawa Midwest LLC dba Wawa 7213 is in the C-3A, General Business District Modified and is a permitted use as a gas station and convenience store.

Attachment: Wawa.3501Tylersville.LiquorPermit (4052 : Wawa 3501 Tylersville Liquor Permit)



Attachment: Wawa.3501Tylersville.LiquorPermit (4052 : Wawa 3501 Tylersville Liquor Permit)

NAME OF ESTABLISHMENT WAWA Midwest LLC

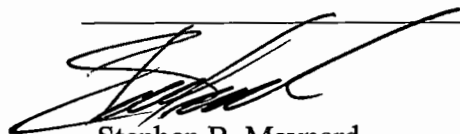
ADDRESS DBA WAWA 7213

3501 Tylersville Rd

Fairfield, OH 45011

- | | YES | NO |
|---|--------------------------|-------------------------------------|
| 1. Is there a conviction record of the applicant, any partner, member, officer director, manager or any shareholder owning 5% or more of the capital stock, for felonies or other crimes relating to his ability to operate a liquor establishment? | ☐ | ☒ |
| 2. Is there a prior unfavorable enforcement record of applicant and/or operation in disregard for laws, regulations or local ordinances? | ☐ | ☒ |
| 3. Is there misrepresentation of material fact by applicant in making application to the Department? | ☐ | ☒ |
| 4. Is there an inability of law enforcement authorities and of authorized agents of the Department to gain ready entrance to the permit premise; or location of permit premise at such distance from the road or street as to be isolated from police or other observation? | ☐ | ☒ |
| 5. Will the place substantially and adversely interfere with the public decency, sobriety, peace, or good order of the neighborhood in which it is located? | ☐ | ☒ |
| 6. Will the place substantially and adversely interfere with the normal orderly conduct of a church, library, public playground, school or township park? | ☐ | ☒ |
| 7. Will the granting or transferring of a permit substantially interfere with the morals, safety, or welfare of the public? | ☐ | ☒ |
| 8. Will there be adverse effects of saturation of the area in relation to the number of existing permits, and will there be any adverse conditions in the area? | ☐ | ☒ |

REMARKS:



Stephen B. Maynard
Chief of Police

HEARING REQUESTED: Yes ☐ No ☒

Date: August 28, 2024

Attachment: Wawa.3501Tylersville.LiquorPermit (4052 : Wawa 3501 Tylersville Liquor Permit)



City Council Ordinance
Regular Meeting - September 9, 2024

Submitted by: Thomas Lakamp,
 Submitting Department: Fire

Subject:

Norfolk & Southern Safety-First Grant

Legislation Title:

Ordinance to authorize the City Manager to execute the Norfolk & Southern Safety-First Grant Application and Agreement and acceptance for rescue and hazmat equipment and declaring an emergency.

Recommendation:

It is recommended that City Council authorize the preparation of legislation, with rules suspension and emergency provision, authorizing the City Manager to execute and file the application and enter into an agreement for a grant to fund rescue and hazmat equipment

Background/Synopsis:

It is necessary for City Council to authorize the City Manager to execute the Norfolk & Southern Safety-First Grant Application and Agreement for financial assistance.

This grant typically provides approximately \$15,000 for fire departments to use toward the purchase of rescue and hazardous materials response equipment. Norfolk & Southern would be funding 100% of the grant award.

Financial Impact:

None

Emergency Provision Explanation:

The final application is due to Norfolk & Southern therefore a suspension of the rules and emergency provisions are being requested.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

Yes

Attachments:

1. Norfolk Southern-Ord

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE NORFOLK & SOUTHERN SAFETY-FIRST GRANT APPLICATION AND AGREEMENT AND ACCEPTANCE FOR RESCUE AND HAZMAT EQUIPMENT AND DECLARING AN EMERGENCY.

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

Section 1. The City Manager is hereby authorized to execute the Norfolk & Southern Safety-First grant application and agreement and acceptance for rescue and hazmat equipment in accordance with the application and agreement on file in the office of the City Manager.

Section 2. This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that the application is due presently; wherefore, this ordinance shall take effect immediately upon its passage.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	Emergency _____
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\2024\Norfolk & Southern-Ord

Attachment: Norfolk Southern-Ord (4041 : Norfolk & Southern Safety-First Grant)



City Council Ordinance
Regular Meeting - September 9, 2024

Submitted by: Thomas Lakamp,
 Submitting Department: Fire

Subject:

Replacement Cardiac Monitors

Legislation Title:

Ordinance to authorize the City Manager to enter into a contract with Savvik Buying Group for six replacement Cardiac Monitor/ Defibrillator and declaring an emergency.

Recommendation:

Background/Synopsis:

This request is to replace the six current 12-year-old Lifepak 15 cardiac monitor/defibrillators with six new LifePak 35 cardiac monitor/defibrillators. The existing monitors are no longer eligible to be covered under the Stryker maintenance agreement. This equipment is critical to providing advanced life support to the community and must function properly on every response

Financial Impact:

The cardiac monitor/defibrillators will be utilizing Savvik Buying Group pricing. The Savvik contract number is #2021-06. This project is included in the 2024 Capital Improvement program project 4FD02. The actual contract price of \$365,000 is greater than the 2024 budget allocation for this project (\$260,000) however the difference will be covered utilizing the capital funds allocated for project 4FD06 – Locution alerting system (\$150,000). The Locution Alerting system will be resubmitted in the 2025 CIP.

Emergency Provision Explanation:

To provide for the health and safety of firefighters and the public and to take advantage of current pricing.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

Yes

Attachments:

1. Savvik Buying Group-Ord

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A
CONTRACT WITH SAVVIK BUYING GROUP FOR SIX REPLACEMENT CARDIAC
MONITOR/DEFIBRILLATORS AND DECLARING AN EMERGENCY.

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

Section 1. The City Manager is hereby authorized to enter into a contract with Savvik Buying Group for six replacement cardiac monitor/defibrillators in accordance with the contract on file in the office of the City Manager. This contract is authorized as an emergency without competitive bidding due to the immediate need for replacement of the cardiac monitor/defibrillators.

Section 2. This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that the City take advantage of the current pricing; wherefore, this ordinance shall take effect immediately upon its passage.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	Emergency _____
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\2024\Savvik Buying Group-Ord

Attachment: Savvik Buying Group-Ord (4039 : Replacement Cardiac Monitors)



City Council Ordinance
Regular Meeting - September 9, 2024

Submitted by: Adam Sackenheim,
 Submitting Department: Public Utilities

Subject:

Contract with Rack & Ballauer, and necessary appropriations for Water System Improvement Project

Legislation Title:

Ordinance to authorize the City Manager to enter into a contract with Rack & Ballauer Excavating, Inc. for the Gray Road Water Main Replacement Project, and declaring an emergency.

Recommendation:

It is recommended that City Council authorize the City Manager to enter a contract with Rack & Ballauer Excavating, Inc., and appropriate project funding in the amount of \$1,910,000.00 for the Gray Road Water Main Replacement Project. Rules suspension is being requested in order to expedite the project.

Background/Synopsis:

This project includes the replacement of almost 7,000 feet of critical water main pipe on Gray Road between John Gray Road and Lake Michigan Drive.

This project will replace deteriorating 50-year old iron piping, ultimately providing more reliable water service to City utility customers. This project was identified as a priority by City staff due to the frequency of main breaks along Gray Road and resulting service interruptions and fire flow impacts to nearby water customers – including the entire Monastery subdivision.

The project was prepared for formal competitive bidding, with seven (7) bids received on September 3, 2024. Staff recommends that the bid be awarded to Rack & Ballauer Excavating, Inc., the lowest and best bidder. Bids are summarized on the attached sheet. A contractual appropriation, including contingency, is requested in the amount of \$1,910,000.00. The Engineer's Estimate on the project was \$1,915,000.00.

Note: in conjunction with this capital improvement project, some contingency funds may be used to mitigate a small section (~200 feet) of failing water main on Pleasant Avenue near Hunter Road; contract pricing would be utilized.

Financial Impact:

A contractual appropriation is requested for Rack & Ballauer Excavating, Inc. in the amount of \$1,910,000.00, including contingency. Funding for this project is included in the approved 2024-

2028 Capital Improvement Program (CIP) under project number 4WT11 – Distribution System Improvements. The funding source for the project is fund 604, Water Replacement and Improvement.

Emergency Provision Explanation:

Emergency provision is requested to expedite the project. The City's objective is to have the contractor complete most "in-road" work before winter in an effort to minimize traffic disruptions and road closures during the 'snow and ice' season, so as to protect public safety. City staff is especially sensitive to vehicular safety on this project as the project area has challenging topography and limited sight lines.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

Yes

Attachments:

1. 09032024 bid tab_Gray Road Water Main Replacement Project
2. Rack Ballauer -Ord

City of Fairfield
 Bid Tabulation for
 Gray Road Water Main Replacement Project
 Bid Opening: September 3, 2024
 Engineer's Estimate: \$1,915,000.00

REF. NO.	ITEM NO.	DESCRIPTION	UNIT OF MEASURE	APPROX. QTY.	BIDDER		BIDDER		BIDDER		BIDDER	
					Howell Contractors Inc 13310 Walton Verona Rd Walton, KY 41094 859-331-5457		Ford Development Corp 11148 Woodward Ln Cincinnati, OH 45241 513-772-1521		J W Brennan Excavating LLC PO Box 782 Ross, OH 45061 513-738-0360		Larry Smith Inc 5737 Dry Fork Rd Cleveland, OH 45002 513-367-0218	
					UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	202	CLEARING AND GRUBBING, AS PER PLAN	LUMP	1	\$ 10,448.00	\$ 10,448.00	\$ 7,700.00	\$ 7,700.00	\$ 8,170.00	\$ 8,170.00	\$ 2,500.00	\$ 2,500.00
2	202	REMOVED, AS PER PLAN	LUMP	1	\$ 2,500.00	\$ 2,500.00	\$ 1,000.00	\$ 1,000.00	\$ 59,546.50	\$ 59,546.50	\$ 100.00	\$ 100.00
3	202	CURB REMOVED	FT.	25	\$ 30.00	\$ 750.00	\$ 1.00	\$ 25.00	\$ 9.60	\$ 240.00	\$ 10.00	\$ 250.00
4	202	CURB AND GUTTER REMOVED	FT.	20	\$ 30.00	\$ 600.00	\$ 2.00	\$ 40.00	\$ 12.60	\$ 252.00	\$ 10.00	\$ 200.00
5	202	VALVE BOX REMOVED	EACH	25	\$ 150.00	\$ 3,750.00	\$ 3.00	\$ 75.00	\$ 311.64	\$ 7,791.00	\$ 100.00	\$ 2,500.00
6	301	ASPHALT CONCRETE BASE, PG 64-22 (449)	TON	1058	\$ 180.00	\$ 190,440.00	\$ 65.00	\$ 68,770.00	\$ 337.67	\$ 357,254.86	\$ 100.00	\$ 105,800.00
7	304	AGGREGATE BASE, AS PER PLAN	TON	25	\$ 40.00	\$ 1,000.00	\$ 25.00	\$ 625.00	\$ 184.24	\$ 4,606.00	\$ 50.00	\$ 1,250.00
8	407	NON-TRACKING TACK COAT, APPLIED @ 0.06 GAL/S.Y.	GAL.	2	\$ 20.00	\$ 40.00	\$ 10.00	\$ 20.00	\$ 39.30	\$ 78.60	\$ 10.00	\$ 20.00
9	441	ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (449) PG64-22	TON	3	\$ 240.00	\$ 720.00	\$ 100.00	\$ 300.00	\$ 370.12	\$ 1,110.36	\$ 200.00	\$ 600.00
10	452	7" NON-REINFORCED CONCRETE PAVEMENT	S.Y.	31	\$ 175.00	\$ 5,425.00	\$ 100.00	\$ 3,100.00	\$ 113.42	\$ 3,516.02	\$ 100.00	\$ 3,100.00
11	609	COMBINATION CURB AND GUTTER REPLACED (IN-KIND)	FT.	20	\$ 75.00	\$ 1,500.00	\$ 40.00	\$ 800.00	\$ 98.12	\$ 1,962.40	\$ 50.00	\$ 1,000.00
12	609	BARRIER CURB REPLACED (IN-KIND)	FT.	25	\$ 75.00	\$ 1,875.00	\$ 35.00	\$ 875.00	\$ 94.02	\$ 2,350.50	\$ 50.00	\$ 1,250.00
13	609	CONCRETE PAVED GUTTER REPLACED, AS PER PLAN	FT.	31	\$ 75.00	\$ 2,325.00	\$ 50.00	\$ 1,550.00	\$ 149.95	\$ 4,648.45	\$ 75.00	\$ 2,325.00
14	611	4" CONDUIT, TYPE B, 707.45, STORM REPAIR	FT.	50	\$ 10.00	\$ 500.00	\$ 3.00	\$ 150.00	\$ 85.40	\$ 4,270.00	\$ 10.00	\$ 500.00
15	611	6" CONDUIT, TYPE B, 707.45, STORM REPAIR	FT.	50	\$ 15.00	\$ 750.00	\$ 6.00	\$ 300.00	\$ 88.45	\$ 4,422.50	\$ 15.00	\$ 750.00
16	611	8" CONDUIT, TYPE B, 707.45, STORM REPAIR	FT.	50	\$ 20.00	\$ 1,000.00	\$ 10.00	\$ 500.00	\$ 96.40	\$ 4,820.00	\$ 25.00	\$ 1,250.00
17	611	12" CONDUIT, TYPE B, 706.02, STORM REPAIR	FT.	30	\$ 40.00	\$ 1,200.00	\$ 20.00	\$ 600.00	\$ 186.77	\$ 5,603.10	\$ 40.00	\$ 1,200.00
18	611	12" CONDUIT, TYPE B, 707.45, STORM REPAIR	FT.	10	\$ 45.00	\$ 450.00	\$ 25.00	\$ 250.00	\$ 254.41	\$ 2,544.10	\$ 40.00	\$ 400.00
19	611	18" CONDUIT, TYPE B, 707.33, STORM REPAIR	FT.	55	\$ 50.00	\$ 2,750.00	\$ 18.00	\$ 990.00	\$ 97.41	\$ 5,357.55	\$ 50.00	\$ 2,750.00
20	611	12" RCP STORM SEWER (706.02), AS PER PLAN	FT.	26	\$ 60.00	\$ 1,560.00	\$ 20.00	\$ 520.00	\$ 216.58	\$ 5,631.08	\$ 50.00	\$ 1,300.00
21	611	4" SANITARY LATERAL REPAIR, AS PER PLAN	FT.	50	\$ 20.00	\$ 1,000.00	\$ 10.00	\$ 500.00	\$ 86.00	\$ 4,300.00	\$ 20.00	\$ 1,000.00
22	611	6" SANITARY LATERAL REPAIR, AS PER PLAN	FT.	50	\$ 35.00	\$ 1,750.00	\$ 12.00	\$ 600.00	\$ 89.05	\$ 4,452.50	\$ 25.00	\$ 1,250.00
23	614	MAINTAINING TRAFFIC	LUMP	1	\$ 15,000.00	\$ 15,000.00	\$ 25,000.00	\$ 25,000.00	\$ 6,014.50	\$ 6,014.50	\$ 60,000.00	\$ 60,000.00
24	623	CONSTRUCTION LAYOUT STAKES AND SURVEYING, AS PER PLAN	LUMP	1	\$ 14,000.00	\$ 14,000.00	\$ 10,000.00	\$ 10,000.00	\$ 8,900.00	\$ 8,900.00	\$ 11,000.00	\$ 11,000.00
25	630	GROUND MOUNTED SIGN REMOVED AND REERECTED	EACH	3	\$ 100.00	\$ 300.00	\$ 10.00	\$ 30.00	\$ 275.00	\$ 825.00	\$ 50.00	\$ 150.00
26	630	GROUND MOUNTED POST REMOVED AND REERECTED	EACH	3	\$ 100.00	\$ 300.00	\$ 10.00	\$ 30.00	\$ 275.00	\$ 825.00	\$ 50.00	\$ 150.00
27	638	1" TYPE K COPPER WATER SERVICE BRANCH, AS PER PLAN	FT.	636	\$ 140.00	\$ 89,040.00	\$ 50.00	\$ 31,800.00	\$ 125.22	\$ 79,639.92	\$ 60.00	\$ 38,160.00
28	638	1-1/2" TYPE K COPPER WATER SERVICE BRANCH, AS PER PLAN	FT.	102	\$ 200.00	\$ 20,400.00	\$ 80.00	\$ 8,160.00	\$ 174.63	\$ 17,812.26	\$ 120.00	\$ 12,240.00
29	638	2" TYPE K COPPER WATER SERVICE BRANCH, AS PER PLAN	FT.	186	\$ 220.00	\$ 40,920.00	\$ 110.00	\$ 20,460.00	\$ 177.63	\$ 33,039.18	\$ 175.00	\$ 32,550.00
30	638	8" D.I.P CL-53 WATER MAIN, W/ LOW STRENGTH MORTAR BACKFILL, AS PER PLAN	FT.	3778	\$ 204.00	\$ 770,712.00	\$ 215.00	\$ 812,270.00	\$ 141.39	\$ 534,171.42	\$ 185.00	\$ 698,930.00

Attachment: 09032024 bid tab Gray Road Water Main Replacement Project (4048) : Contract with Rack &

					BIDDER		BIDDER		BIDDER		BIDDER	
					Howell Contractors Inc 13310 Walton Verona Rd Walton, KY 41094 859-331-5457		Ford Development Corp 11148 Woodward Ln Cincinnati, OH 45241 513-772-1521		J W Brennan Excavating LLC PO Box 782 Ross, OH 45061 513-738-0360		Larry Smith Inc 5737 Dry Fork Rd Clevess, OH 45002 513-367-0218	
31	638	8" D.I.P. CL-53 WATER MAIN, W/ NATIVE BACKFILL, AS PER PLAN	FT.	1228	\$ 170.00	\$ 208,760.00	\$ 165.00	\$ 202,620.00	\$ 101.55	\$ 124,703.40	\$ 120.00	\$ 147,360.00
32	638	10" D.I.P. CL-53 WATER MAIN, W/ LOW STRENGTH MORTAR BACKFILL, AS PER PLAN	FT.	13	\$ 350.00	\$ 4,550.00	\$ 315.00	\$ 4,095.00	\$ 245.71	\$ 3,194.23	\$ 550.00	\$ 7,150.00
33	638	12" D.I.P. CL-53 WATER MAIN, W/ LOW STRENGTH MORTAR BACKFILL, AS PER PLAN	FT.	428	\$ 245.00	\$ 104,860.00	\$ 265.00	\$ 113,420.00	\$ 211.27	\$ 90,423.56	\$ 245.00	\$ 104,860.00
34	638	12" D.I.P. CL-53 WATER MAIN, W/ NATIVE BACKFILL, AS PER PLAN	FT.	1335	\$ 205.00	\$ 273,675.00	\$ 215.00	\$ 287,025.00	\$ 136.86	\$ 182,708.10	\$ 175.00	\$ 233,625.00
35	638	16" D.I.P. CL-53 WATER MAIN, W/ LOW STRENGTH MORTAR BACKFILL, AS PER PLAN	FT.	9	\$ 350.00	\$ 3,150.00	\$ 500.00	\$ 4,500.00	\$ 505.00	\$ 4,545.00	\$ 1,000.00	\$ 9,000.00
36	638	8" GATE VALVE	EACH	12	\$ 2,200.00	\$ 26,400.00	\$ 2,000.00	\$ 24,000.00	\$ 2,027.48	\$ 24,329.76	\$ 2,750.00	\$ 33,000.00
37	638	12" GATE VALVE	EACH	4	\$ 5,500.00	\$ 22,000.00	\$ 4,000.00	\$ 16,000.00	\$ 3,525.28	\$ 14,101.12	\$ 4,750.00	\$ 19,000.00
38	638	6" FIRE HYDRANT ASSEMBLY, AS PER PLAN	EACH	16	\$ 5,800.00	\$ 92,800.00	\$ 10,000.00	\$ 160,000.00	\$ 7,382.28	\$ 118,116.48	\$ 9,000.00	\$ 144,000.00
39	638	6" FIRE HYDRANT ASSEMBLY, RELOCATED, AS PER PLAN	EACH	1	\$ 2,500.00	\$ 2,500.00	\$ 5,000.00	\$ 5,000.00	\$ 4,466.75	\$ 4,466.75	\$ 2,000.00	\$ 2,000.00
40	638	FIRE HYDRANT REMOVED	EACH	14	\$ 300.00	\$ 4,200.00	\$ 100.00	\$ 1,400.00	\$ 750.00	\$ 10,500.00	\$ 500.00	\$ 7,000.00
41	638	CONNECT TO EX. WATER LINE, AS PER PLAN	EACH	6	\$ 3,000.00	\$ 18,000.00	\$ 8,000.00	\$ 48,000.00	\$ 4,494.09	\$ 26,964.54	\$ 3,000.00	\$ 18,000.00
42	642	PAVEMENT STRIPING	LUMP	1	\$ 5,000.00	\$ 5,000.00	\$ 6,300.00	\$ 6,300.00	\$ 6,420.00	\$ 6,420.00	\$ 7,000.00	\$ 7,000.00
43	659	SEEDING AND MULCHING, CLASS 1, AS PER PLAN	S.Y.	5000	\$ 2.25	\$ 11,250.00	\$ 1.00	\$ 5,000.00	\$ 3.54	\$ 17,700.00	\$ 3.00	\$ 15,000.00
44	SPEC	RETAINING WALL AROUND FIRE HYDRANT, AS PER PLAN	EACH	3	\$ 5,000.00	\$ 15,000.00	\$ 1,500.00	\$ 4,500.00	\$ 3,160.54	\$ 9,481.62	\$ 7,500.00	\$ 22,500.00
45	SPEC	REMOVE AND RESET MAILBOX	EACH	2	\$ 100.00	\$ 200.00	\$ 50.00	\$ 100.00	\$ 350.00	\$ 700.00	\$ 100.00	\$ 200.00
46	SPEC	REMOVE AND RESET ROCK	EACH	1	\$ 100.00	\$ 100.00	\$ 50.00	\$ 50.00	\$ 350.00	\$ 350.00	\$ 50.00	\$ 50.00
47	SPEC	REMOVE AND RESET WOOD POSTS	EACH	4	\$ 100.00	\$ 400.00	\$ 10.00	\$ 40.00	\$ 450.00	\$ 1,800.00	\$ 50.00	\$ 200.00
CONSTRUCTION TOTAL					\$ 1,975,850.00		\$ 1,879,090.00		\$ 1,814,659.36		\$ 1,754,420.00	

These bids will be reviewed by the Public Utilities Department, and a recommendation will be made to Council.

There is no guarantee that the contract will be awarded to the lowest bidder. Contracts are awarded to the bidder deemed to be the best and the lowest.

Attachment: 09032024 bid tab_Gray Road Water Main Replacement Project (4048 : Contract with Rack &

City of Fairfield
 Bid Tabulation for
 Gray Road Water Main Replacement Project
 Bid Opening: September 3, 2024
 Engineer's Estimate: \$1,915,000.00

REF. NO.	ITEM NO.	DESCRIPTION	UNIT OF MEASURE	APPROX. QTY.	BIDDER		BIDDER		BIDDER	
					Majors Enterprises Inc 6393 Hamilton Lebanon Rd Monroe, OH 45050 513-539-8212		Adleta Construction 389 S Wayne Ave Cincinnati, OH 45215 513-554-1469		Rack & Ballauer Excavating Co Inc 11321 Paddys Run Rd Hamilton, OH 45013 513-738-7000	
					UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	202	CLEARING AND GRUBBING, AS PER PLAN	LUMP	1	\$ 15,000.00	\$ 15,000.00	\$ 10,000.00	\$ 10,000.00	\$ 7,000.00	\$ 7,000.00
2	202	REMOVED, AS PER PLAN	LUMP	1	\$ 15,000.00	\$ 15,000.00	\$ 1,500.00	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00
3	202	CURB REMOVED	FT.	25	\$ 10.00	\$ 250.00	\$ 0.01	\$ 0.25	\$ 5.00	\$ 125.00
4	202	CURB AND GUTTER REMOVED	FT.	20	\$ 10.00	\$ 200.00	\$ 0.01	\$ 0.20	\$ 5.00	\$ 100.00
5	202	VALVE BOX REMOVED	EACH	25	\$ 250.00	\$ 6,250.00	\$ 150.00	\$ 3,750.00	\$ 200.00	\$ 5,000.00
6	301	ASPHALT CONCRETE BASE, PG 64-22 (449)	TON	1058	\$ 275.00	\$ 290,950.00	\$ 180.00	\$ 190,440.00	\$ -	\$ -
7	304	AGGREGATE BASE, AS PER PLAN	TON	25	\$ 50.00	\$ 1,250.00	\$ 37.00	\$ 925.00	\$ 100.00	\$ 2,500.00
8	407	NON-TRACKING TACK COAT, APPLIED @ 0.06 GAL/S.Y.	GAL.	2	\$ 10.00	\$ 20.00	\$ 50.00	\$ 100.00	\$ 5.00	\$ 10.00
9	441	ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (449) PG64-22	TON	3	\$ 450.00	\$ 1,350.00	\$ 500.00	\$ 1,500.00	\$ 1,050.00	\$ 3,150.00
10	452	7" NON-REINFORCED CONCRETE PAVEMENT	S.Y.	31	\$ 110.00	\$ 3,410.00	\$ 270.00	\$ 8,370.00	\$ 340.00	\$ 10,540.00
11	609	COMBINATION CURB AND GUTTER REPLACED (IN-KIND)	FT.	20	\$ 75.00	\$ 1,500.00	\$ 51.00	\$ 1,020.00	\$ 75.00	\$ 1,500.00
12	609	BARRIER CURB REPLACED (IN-KIND)	FT.	25	\$ 75.00	\$ 1,875.00	\$ 51.00	\$ 1,275.00	\$ 70.00	\$ 1,750.00
13	609	CONCRETE PAVED GUTTER REPLACED, AS PER PLAN	FT.	31	\$ 75.00	\$ 2,325.00	\$ 87.00	\$ 2,697.00	\$ 435.00	\$ 13,485.00
14	611	4" CONDUIT, TYPE B, 707.45, STORM REPAIR	FT.	50	\$ 2.00	\$ 100.00	\$ 0.01	\$ 0.50	\$ -	\$ -
15	611	6" CONDUIT, TYPE B, 707.45, STORM REPAIR	FT.	50	\$ 3.00	\$ 150.00	\$ 0.01	\$ 0.50	\$ -	\$ -
16	611	8" CONDUIT, TYPE B, 707.45, STORM REPAIR	FT.	50	\$ 4.00	\$ 200.00	\$ 0.01	\$ 0.50	\$ -	\$ -
17	611	12" CONDUIT, TYPE B, 706.02, STORM REPAIR	FT.	30	\$ 50.00	\$ 1,500.00	\$ 50.00	\$ 1,500.00	\$ -	\$ -
18	611	12" CONDUIT, TYPE B, 707.45, STORM REPAIR	FT.	10	\$ 60.00	\$ 600.00	\$ 50.00	\$ 500.00	\$ -	\$ -
19	611	18" CONDUIT, TYPE B, 707.33, STORM REPAIR	FT.	55	\$ 75.00	\$ 4,125.00	\$ 70.00	\$ 3,850.00	\$ -	\$ -
20	611	12" RCP STORM SEWER (706.02), AS PER PLAN	FT.	26	\$ 85.00	\$ 2,210.00	\$ 70.00	\$ 1,820.00	\$ 160.00	\$ 4,160.00
21	611	4" SANITARY LATERAL REPAIR, AS PER PLAN	FT.	50	\$ 75.00	\$ 3,750.00	\$ 0.01	\$ 0.50	\$ -	\$ -
22	611	6" SANITARY LATERAL REPAIR, AS PER PLAN	FT.	50	\$ 75.00	\$ 3,750.00	\$ 0.01	\$ 0.50	\$ -	\$ -
23	614	MAINTAINING TRAFFIC	LUMP	1	\$ 30,000.00	\$ 30,000.00	\$ 6,000.00	\$ 6,000.00	\$ 5,000.00	\$ 5,000.00
24	623	CONSTRUCTION LAYOUT STAKES AND SURVEYING, AS PER PLAN	LUMP	1	\$ 20,000.00	\$ 20,000.00	\$ 10,000.00	\$ 10,000.00	\$ 44,000.00	\$ 44,000.00
25	630	GROUND MOUNTED SIGN REMOVED AND REERECTED	EACH	3	\$ 100.00	\$ 300.00	\$ 100.00	\$ 300.00	\$ 45.00	\$ 135.00
26	630	GROUND MOUNTED POST REMOVED AND REERECTED	EACH	3	\$ 100.00	\$ 300.00	\$ 100.00	\$ 300.00	\$ 65.00	\$ 195.00
27	638	1" TYPE K COPPER WATER SERVICE BRANCH, AS PER PLAN	FT.	636	\$ 95.00	\$ 60,420.00	\$ 189.78	\$ 120,700.08	\$ 110.00	\$ 69,960.00
28	638	1-1/2" TYPE K COPPER WATER SERVICE BRANCH, AS PER PLAN	FT.	102	\$ 115.00	\$ 11,730.00	\$ 297.63	\$ 30,358.26	\$ 199.00	\$ 20,298.00
29	638	2" TYPE K COPPER WATER SERVICE BRANCH, AS PER PLAN	FT.	186	\$ 135.00	\$ 25,110.00	\$ 282.64	\$ 52,571.04	\$ 230.00	\$ 42,780.00
30	638	8" D.I.P CL-53 WATER MAIN, W/ LOW STRENGTH MORTAR BACKFILL, AS PER PLAN	FT.	3778	\$ 170.00	\$ 642,260.00	\$ 165.70	\$ 626,014.60	\$ 164.00	\$ 619,592.00

Attachment: 09032024 bid tab_Gray Road Water Main Replacement Project (4048) : Contract with Rack &

					BIDDER		BIDDER		BIDDER	
					Majors Enterprises Inc 6393 Hamilton Lebanon Rd Monroe, OH 45050 513-539-8212		Adleta Construction 389 S Wayne Ave Cincinnati, OH 45215 513-554-1469		Rack & Ballauer Excavating Co Inc 11321 Paddys Run Rd Hamilton, OH 45013 513-738-7000	
31	638	8" D.I.P. CL-53 WATER MAIN, W/ NATIVE BACKFILL, AS PER PLAN	FT.	1228	\$ 140.00	\$ 171,920.00	\$ 140.66	\$ 172,730.48	\$ 117.00	\$ 143,676.00
32	638	10" D.I.P. CL-53 WATER MAIN, W/ LOW STRENGTH MORTAR BACKFILL, AS PER PLAN	FT.	13	\$ 175.00	\$ 2,275.00	\$ 541.23	\$ 7,035.99	\$ 398.00	\$ 5,174.00
33	638	12" D.I.P. CL-53 WATER MAIN, W/ LOW STRENGTH MORTAR BACKFILL, AS PER PLAN	FT.	428	\$ 215.00	\$ 92,020.00	\$ 213.56	\$ 91,403.68	\$ 208.00	\$ 89,024.00
34	638	12" D.I.P. CL-53 WATER MAIN, W/ NATIVE BACKFILL, AS PER PLAN	FT.	1335	\$ 170.00	\$ 226,950.00	\$ 194.90	\$ 260,191.50	\$ 154.00	\$ 205,590.00
35	638	16" D.I.P. CL-53 WATER MAIN, W/ LOW STRENGTH MORTAR BACKFILL, AS PER PLAN	FT.	9	\$ 250.00	\$ 2,250.00	\$ 644.03	\$ 5,796.27	\$ 550.00	\$ 4,950.00
36	638	8" GATE VALVE	EACH	12	\$ 2,500.00	\$ 30,000.00	\$ 2,100.00	\$ 25,200.00	\$ 1,630.00	\$ 19,560.00
37	638	12" GATE VALVE	EACH	4	\$ 5,000.00	\$ 20,000.00	\$ 4,000.00	\$ 16,000.00	\$ 3,050.00	\$ 12,200.00
38	638	6" FIRE HYDRANT ASSEMBLY, AS PER PLAN	EACH	16	\$ 8,500.00	\$ 136,000.00	\$ 10,994.00	\$ 175,904.00	\$ 9,125.00	\$ 146,000.00
39	638	6" FIRE HYDRANT ASSEMBLY, RELOCATED, AS PER PLAN	EACH	1	\$ 2,500.00	\$ 2,500.00	\$ 7,300.00	\$ 7,300.00	\$ 7,350.00	\$ 7,350.00
40	638	FIRE HYDRANT REMOVED	EACH	14	\$ 500.00	\$ 7,000.00	\$ 350.00	\$ 4,900.00	\$ 300.00	\$ 4,200.00
41	638	CONNECT TO EX. WATER LINE, AS PER PLAN	EACH	6	\$ 2,500.00	\$ 15,000.00	\$ 17,844.00	\$ 107,064.00	\$ 7,500.00	\$ 45,000.00
42	642	PAVEMENT STRIPING	LUMP	1	\$ 10,000.00	\$ 10,000.00	\$ 5,600.00	\$ 5,600.00	\$ 5,000.00	\$ 5,000.00
43	659	SEEDING AND MULCHING, CLASS 1, AS PER PLAN	S.Y.	5000	\$ 2.00	\$ 10,000.00	\$ 2.50	\$ 12,500.00	\$ 8.00	\$ 40,000.00
44	SPEC	RETAINING WALL AROUND FIRE HYDRANT, AS PER PLAN	EACH	3	\$ 1,500.00	\$ 4,500.00	\$ 2,900.00	\$ 8,700.00	\$ 3,500.00	\$ 10,500.00
45	SPEC	REMOVE AND RESET MAILBOX	EACH	2	\$ 100.00	\$ 200.00	\$ 100.00	\$ 200.00	\$ 100.00	\$ 200.00
46	SPEC	REMOVE AND RESET ROCK	EACH	1	\$ 150.00	\$ 150.00	\$ 300.00	\$ 300.00	\$ 500.00	\$ 500.00
47	SPEC	REMOVE AND RESET WOOD POSTS	EACH	4	\$ 150.00	\$ 600.00	\$ 100.00	\$ 400.00	\$ 250.00	\$ 1,000.00
CONSTRUCTION TOTAL					\$ 1,877,250.00		\$ 1,976,719.85		\$ 1,592,204.00	

These bids will be reviewed by the Public Utilities Department, and a recommen
There is no guarantee that the contract will be awarded to the lowest bidder. C
bidder deemed to be the best and the lowest.

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH RACK & BALLAUER EXCAVATING, INC. FOR THE GRAY ROAD WATER MAIN REPLACEMENT PROJECT AND DECLARING AN EMERGENCY.

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

Section 1. The City Manager is hereby authorized to enter into a contract with Rack & Ballauer Excavating, Inc. for the Gray Road Water Main Replacement Project in accordance with the contract on file in the office of the City Manager.

Section 2. This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that most of the "in-road" work can be completed before the winter season; wherefore, this ordinance shall take effect immediately upon its passage.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	Emergency _____
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\2024\XYZ-Ord

Attachment: Rack Ballauer -Ord (4048 : Contract with Rack & Ballauer, and necessary appropriations for Water System Improvement Project)



City Council Ordinance
Regular Meeting - September 9, 2024

Submitted by: Ben Mann,
 Submitting Department: Public Works

Subject:

Ohio Public Works Commission (OPWC) Issue 1 - Grant Applications for Program Year 39

Legislation Title:

Ordinance to authorize the City Manager to execute and file the application for financial assistance and enter into an agreement with Ohio Public Works Commission for the Ohio Public Works Commission (OPWC) Issue 1 - Grant Applications for Program Year 39 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 OPWC for potential grants and a potential loan to fund portions of multiple projects from Program Year 39 of this funding program.

Background/Synopsis:

It is necessary for City Council to authorize the City Manager to execute multiple grant applications with OPWC for financial assistance for the 2026 Street Improvement Program including asphalt and concrete contracts, the 2026 Ross and Woodridge Roundabout, and a loan application for the 2025 Winton Road Water Main Improvements.

The resurfacing project includes reconstructing portions of curb, curb ramps, casting adjustments for multiple utilities, base failure repairs, milling, overlay, etc. The project will address deficient asphalt and concrete on many streets throughout the City. This project is scheduled to bid in the winter of 2025 and construction will begin in early 2026.

This project is programmed in the current 2024-2028 CIP. If approved, OPWC District 10 would be funding \$420,000 of the project. The City share would be well over 50% of this project. Asphalt and concrete for street improvements next year will approach \$3 million.

The roundabout project at Ross and Woodridge would include new curb, sidewalk, asphalt, stamped concrete, lighting, signage, etc. The project would be a safety improvement designed to reduce accidents and injuries at this intersection. This project is scheduled to bid in the spring of 2026 and construction will begin in summer 2026.

This project is programmed in the current 2024-2028 CIP. If approved, OPWC District 10 would be funding \$400,000 of the project. The City share would be well over 50% of this project with total construction costs of approximately \$1 million.

The waterline project on Winton Road would include lining the existing 8” cast iron transmission line using the cured in place method between John Gray and Mack Road. This project is scheduled to bid in the summer of 2025 and construction will begin in fall 2025.

This project is programmed in the current 2024-2028 CIP. If approved, OPWC District 10 would be providing a \$728,600 loan for the project. The total construction costs are approximately \$1.1 million.

Financial Impact:

No immediate financial impact.

Emergency Provision Explanation:

The final application is due by September 27th, therefore a suspension of the rules and emergency provision are being requested.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

Yes

Attachments:

1. Fairfield - 2026 Annual Street Maintenance - Application
2. Fairfield - 2026 Ross-Woodridge Roundabout - Application
3. Fairfield - 2025 Winton Road Water Main Improvement - Application
4. OPWC-Ord

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A/P-SYS-044988

Instructions

Infrastructure Instructions

NOTES & TIPS:

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PLEASE REFER TO [TRAINING MATERIALS](#) FOR MORE HELP SUBMITTING APPLICATION

District Specific Instructions

Chief Financial Officer Name

Chris Hacker

Chief Executive Officer Name

Scott Timmer

Information

Status

Not Submitted

Application / Project ID

APP-044989

Status Description

Has not yet been submitted for district review and scoring

Project

Project Name

2026 Annual Street Maintenance

Project Type

Road

Subdivision

City of Fairfield

Subdivision Code

017-25970

County

Butler

District Number

10

Are Multiple Subdivisions Involved

Yes

District

District 10

Project Zip Code

45014

SFN

How Many Lane Miles?

21.04

How Many Structures?

Attachment: Fairfield - 2026 Annual Street Maintenance - Application (4042 : Ohio Public Works Commission (OPWC) Issue 1 - Grant

How Many Feet of
Pipe?**Project Financial Information - Project Estimated Costs**

Estimated Engineering	\$0		
Estimated Construction Administration	\$0		
Estimated Total Engineering Services	\$0	Percentage Total Engineering Services	0.0%
Estimated Right of Way	\$0	Total Engineering Services Exceeds 20%	☐
Estimated Construction	\$2,249,679		
Estimated Permits, Advertising, Etc	\$500		
Estimated Construction Contingencies	\$0	Percentage Construction Contingencies	0.0%
Total Estimated Costs	\$2,250,179	Construction Contingencies Exceeds 10%	☐

Project Financial Resources - Local Resources

Local In-Kind or Force Account	\$0		
Local Revenues	\$1,850,179		
Public Revenue: ODOT / FHWA	\$0	Public Revenue: ODOT / FHWA Type	
ODOT PID			
Public Revenue: OEPA / OWDA	\$0		
Public Revenue: Other	\$0		
Subtotal Local Resources	\$1,850,179	Public Revenue: Other Description	
		Percentage Local Resources	82.2%

Project Financial Resources - OPWC Funds

Grant Request	\$400,000	Grant - Percentage of OPWC Funds	100.0%
Loan Request	\$0	Loan - Percentage of OPWC Funds	0.0%
Loan Term			
Loan Assistance Request	\$0		
Subtotal OPWC Funds	\$400,000	Percentage OPWC Funds	17.8%
Total Financial Resources	\$2,250,179	Percentage Total Financial Resources	100.0%

New / Expansion

Portion of Project New / Expansion	\$0	Percentage Project New / Expansion	0.0%
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Project Schedule

Engineering / Design / RoW Begin Date	8/1/2024	Engineering / Design / RoW End Date	10/31/2025
Bid Advertisement and Award Begin Date	2/1/2026	Bid Advertisement and Award End Date	3/31/2026
Construction Begin Date	7/1/2026	Construction End Date	9/30/2026
NOTE: Construction Begin	<i>Construction cannot begin prior to release of executed Project Agreement.</i>		

Project Information

NOTE: Useful Life

If the project contains multiple components, a single weighted useful life must be consolidated in this section.

The weighted useful life listed here must match the weighted useful life statement, that is signed and sealed by the project engineer, and uploaded to the project Files.

Project Useful Life	25	Estimated Year of Last Improvement	2002
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User Information

Road or Bridge Current ADT	17000	Road or Bridge ADT Year Taken	
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NOTE: Water /
Wastewater

Water / Wastewater based on monthly usage of 4,500 gallons per household; attach current ordinance.

Current Residential Water Rate	\$0	Residential Water - # Households	
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Current Residential Wastewater Rate	\$0	Residential Wastewater - # Households	
--	-----	---	--

Stormwater - #
Households**Project Descriptions**

Specific Location	The project is located on 50 streets in the City of Fairfield, Butler County. Those streets are: Symmes, Hicks, Factory, Veteran, Industry, Arndt, McGreevy, Meadow View, Blackburn, Beech, Wyoming, Ashley Briar, Muskopf Dr and Ct, Sherry, Rita Mae, Annandale, Shoal Meadows, Brush Back, Pinnacle Peak, Pine View, W. Augusta (both legs), Chowning, Bracken, Brick House, Garret House, Bruton Parish, Apothecary, Kings Arms, Blair House, Book Binder, S. Staunton, Wiltshire, N. Staunton, High Cliff, Linden, Dunleith, Briarcliff, Crestwood, Lindenwood, Northview, Bibury, Story, Broadview, Newcomb, Westknoll, Wilhelm, Marcel Dr and Ct, and Oakbrook.		
Identify The Problem	The streets included in this year's street maintenance program constitute 21.04 lane-miles of roadway that have fulfilled their useful life. Most streets were last paved between 2002-2006. Marcel Dr. and Oakbrook Dr. have not been paved since 1996. The pavement and curb on these streets are showing their age with various signs of deterioration.		
Project Scope	This project primarily includes curb replacement and 2" of milling and resurfacing. Additionally, the project includes the replacement of street name signs and other signage, drainage repairs and upgrades, utility casting adjustments, full-depth pavement repairs, thermoplastic pavement markings, and RPMs.		
How will you promote this project?	The City will publish information using press releases, mailed newsletters, the City website, and social media platforms. The project will also be discussed in public meetings.		
Additional Notes from Applicant			

Project Notes

Project Officials

NOTE: Project
Officials

You must provide a valid email address for each project official, and each project official must have their own, distinct email address.

Additionally, the CEO and CFO must be different.

When entering the person's name, enter at least 3 characters, then press ENTER to search and choose from the picklist.

Chief Executive Officer	Scott Timmer
Chief Financial Officer	Chris Hacker
Project Manager	Nick Dill

Required Documentation

Required Document List	Authorizing Legislation CFO Certification Cooperative Agreement Engineer's Estimate Map Weighted Useful Life Statement
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A/P-SYS-044827

Instructions

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PLEASE REFER TO [TRAINING MATERIALS](#) FOR MORE HELP SUBMITTING APPLICATIONDistrict Specific
InstructionsChief Financial Officer
Name Chris HackerChief Executive
Officer Name Scott Timmer

Information

Status	Not Submitted	Application / Project ID	APP-044828
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Status Description	Has not yet been submitted for district review and scoring
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Project

Project Name	2026 Ross-Woodridge Roundabout	Project Type	Road
Subdivision	City of Fairfield	Subdivision Code	017-25970
County	Butler	District Number	10
Are Multiple Subdivisions Involved	No	District	District 10
Project Zip Code	45014	SFN	
		How Many Lane Miles?	.23
		How Many Structures?	

How Many Feet of
Pipe?**Project Financial Information - Project Estimated Costs**

Estimated Engineering	\$102,155		
Estimated Construction Administration	\$0		
Estimated Total Engineering Services	\$102,155	Percentage Total Engineering Services	10.4%
Estimated Right of Way	\$0	Total Engineering Services Exceeds 20%	☐
Estimated Construction	\$982,551		
Estimated Permits, Advertising, Etc	\$500		
Estimated Construction Contingencies	\$0	Percentage Construction Contingencies	0.0%
Total Estimated Costs	\$1,085,206	Construction Contingencies Exceeds 10%	☐

Project Financial Resources - Local Resources

Local In-Kind or Force Account	\$0		
Local Revenues	\$685,206		
Public Revenue: ODOT / FHWA	\$0	Public Revenue: ODOT / FHWA Type	
ODOT PID			
Public Revenue: OEPA / OWDA	\$0		
Public Revenue: Other	\$0		
Subtotal Local Resources	\$685,206	Public Revenue: Other Description	
		Percentage Local Resources	63.1%

Project Financial Resources - OPWC Funds

Grant Request	\$400,000	Grant - Percentage of OPWC Funds	100.0%
Loan Request	\$0	Loan - Percentage of OPWC Funds	0.0%
Loan Term			
Loan Assistance Request	\$0		
Subtotal OPWC Funds	\$400,000	Percentage OPWC Funds	36.9%
Total Financial Resources	\$1,085,206	Percentage Total Financial Resources	100.0%

New / Expansion

Portion of Project New / Expansion	\$0	Percentage Project New / Expansion	0.0%
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Project Schedule

Engineering / Design / RoW Begin Date	4/29/2024	Engineering / Design / RoW End Date	8/30/2024
Bid Advertisement and Award Begin Date	2/2/2026	Bid Advertisement and Award End Date	2/27/2026
Construction Begin Date	5/4/2026	Construction End Date	9/30/2026
NOTE: Construction Begin	<i>Construction cannot begin prior to release of executed Project Agreement.</i>		

Project Information

NOTE: Useful Life

If the project contains multiple components, a single weighted useful life must be consolidated in this section.

The weighted useful life listed here must match the weighted useful life statement, that is signed and sealed by the project engineer, and uploaded to the project Files.

Project Useful Life	29	Estimated Year of Last Improvement	2014
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User Information

Road or Bridge Current ADT	6226	Road or Bridge ADT Year Taken	2024
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NOTE: Water /
Wastewater

Water / Wastewater based on monthly usage of 4,500 gallons per household; attach current ordinance.

Current Residential Water Rate	\$0	Residential Water - # Households	
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Current Residential Wastewater Rate	\$0	Residential Wastewater - # Households	
--	-----	---	--

Stormwater - #
Households**Project Descriptions**

Specific Location	The project will be built at the intersection of Ross Road and Woodridge Boulevard within the City of Fairfield and will extend approximately 250' along each of the intersection's three legs. With the exception of two parcels, the project will be built entirely within the R/W. R/W acquisition is underway for those two small takes.
Identify The Problem	The intersection of Ross and Woodridge has the highest crash rate of all non-signalized intersections in Fairfield, with 26 over a three year period. Existing geometrics allow for higher speeds for the east and west thru and southbound right turning movements, which, combined with turning vehicles likely leads to more frequent crashes. Thirty percent of crashes result in injuries. The City contracted with Choice One to perform a safety study and look at options for the intersection. The results of this study were presented to Fairfield City Council and staff recommended the mini roundabout at the preferred alternative to reducing accidents. Residents in the vicinity of the intersection have expressed concern and are generally supportive of the mini roundabout.
Project Scope	The existing intersection is a T intersection with east, west, and south legs. Only northbound traffic on the south leg is required to stop. Two islands create slip lanes with large turning radii for the east to south and north to east movements. The City intends replace the current intersection with a mini roundabout, complete with splitter islands and a

fully-mountable central island to accommodate trucks. New curb, full depth pavement, thermoplastic pavement markings, signage, sidewalk, storm sewer, and lighting are all included in the planned project.

How will you promote this project?	The City will publish information using press releases, mailed newsletters, the City website, and social media platforms. The project will also be discussed in public meetings.
Additional Notes from Applicant	
Project Notes	

Project Officials

NOTE: Project Officials

You must provide a valid email address for each project official, and each project official must have their own, distinct email address.

Additionally, the CEO and CFO must be different.

When entering the person’s name, enter at least 3 characters, then press ENTER to search and choose from the picklist.

Chief Executive Officer	Scott Timmer
Chief Financial Officer	Chris Hacker
Project Manager	Nick Dill

Required Documentation

Required Document List	Authorizing Legislation CFO Certification Engineer's Estimate Map Weighted Useful Life Statement
------------------------	--

Ohio Public Works Commission

Ohio Public Works Commission

Public WorksWise

Public WorksWise

Application / Project
A/P-SYS-044984

Submit

Edit Project Information

Edit Project Financials

Status	Status Description	Project Name	Subdivision	Subdi...	Application / Project ID
Not S...	Has not yet been submitted f...	2025 Winton Road Wa...	<u>City of Fairfield...</u>	017-25970	<u>APP-044985</u> <u>(/pwc/s/pwc-application/a1S8y000000LFFo)</u>

Details (?tabset-0965f=1)

Related (?tabset-0965f=2)

Instructions

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- NOTES & TIPS:**
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PLEASE REFER TO **TRAINING MATERIALS** (<https://publicworks.ohio.gov/financial/04-workwise/training-materials/03-training-materials>) FOR MORE HELP SUBMITTING APPLICATION

District Specific Instructions

Chief Financial Officer Name
Chris Hacker

Chief Executive Officer Name
Scott Timmer

Information

Status	Application / Project ID
Not Submitted	APP-044985
Status Description	
Has not yet been submitted for district review and scoring	

Project

Project Name	Project Type
2025 Winton Road Water Main Improvement	Water Supply
Subdivision	Subdivision Code
<u>City of Fairfield (/pwc/s/account/001t000000VpYd3AAF/city-of-fairfield)</u>	017-25970
County	District Number
Butler	10
Are Multiple Subdivisions Involved	District
No	<u>District 10 (/pwc/s/detail/001t000000VpYR2)</u>
Project Zip Code	SFN
45014	
	How Many Lane Miles?
	How Many Structures?

Project Financial Information - Project Estimated Costs

Estimated Engineering
\$34,750
Estimated Construction Administration ⓘ
\$0
Estimated Total Engineering Services
\$34,750
Estimated Right of Way ⓘ
\$0
Estimated Construction ⓘ
\$989,950
Estimated Permits, Advertising, Etc ⓘ
\$500
Estimated Construction Contingencies ⓘ
\$49,400
Total Estimated Costs ⓘ
\$1,074,600

Project Financial Resources - Local Resources

Local In-Kind or Force Account
\$0
Local Revenues ⓘ
\$346,000
Public Revenue: ODOT / FHWA
\$0
ODOT PID
Public Revenue: OEPA / OWDA
\$0
Public Revenue: Other
\$0
Subtotal Local Resources
\$346,000

Project Financial Resources - OPWC Funds

Grant Request
\$0
Loan Request
\$728,600
Loan Term ⓘ
5
Loan Assistance Request
\$0
Subtotal OPWC Funds
\$728,600
Total Financial Resources
\$1,074,600

New / Expansion

Portion of Project New / Expansion ⓘ
\$0

How Many Feet of Pipe?
2700
Percentage Total Engineering Services
3.5%
Total Engineering Services Exceeds 20% ⓘ
Percentage Construction Contingencies
5.0%
Construction Contingencies Exceeds 10% ⓘ
Public Revenue: ODOT / FHWA Type ⓘ
Public Revenue: Other Description ⓘ
Percentage Local Resources
32.2%
Grant - Percentage of OPWC Funds
0.0%
Loan - Percentage of OPWC Funds
100.0%
Percentage OPWC Funds
67.8%
Percentage Total Financial Resources
100.0%
Percentage Project New / Expansion
0.0%

▼ Project Schedule

Engineering / Design / RoW Begin Date ⓘ

2/1/2024

Engineering / Design / RoW End Date ⓘ

8/30/2024

Bid Advertisement and Award Begin Date ⓘ

6/1/2025

Bid Advertisement and Award End Date ⓘ

6/30/2025

Construction Begin Date ⓘ

8/1/2025

Construction End Date ⓘ

12/31/2025

NOTE: Construction Begin

Construction cannot begin prior to release of executed Project Agreement.

▼ Project Information

NOTE: Useful Life

If the project contains multiple components, a single weighted useful life must be consolidated in this section.**The weighted useful life listed here must match the weighted useful life statement, that is signed and sealed by the project engineer, and uploaded to the project Files.**

Project Useful Life ⓘ

40

Estimated Year of Last Improvement ⓘ

1972

▼ User Information

Road or Bridge Current ADT ⓘ

Road or Bridge ADT Year Taken ⓘ

NOTE: Water / Wastewater

Water / Wastewater based on monthly usage of 4,500 gallons per household; attach current ordinance.

Current Residential Water Rate ⓘ

\$25

Residential Water - # Households ⓘ

12,467

Current Residential Wastewater Rate ⓘ

\$29

Residential Wastewater - # Households ⓘ

12,467

Stormwater - # Households

▼ Project Descriptions

Specific Location ⓘ

Project location is in the City of Fairfield, Ohio, on Winton Road between John Gray Road and Mack Road.

Identify The Problem ⓘ

Repeated water main breaks in this area continue to disrupt water supply service to nearby residential and commercial customers. Main breaks also disrupt fire flow availability. Additionally, because the water main is underneath Winton Road, main breaks disrupt traffic and repair efforts sometimes necessitate temporary road closures.

Project Scope ⓘ

This project would improve approximately 2700 LF of public water main in this area.

The intention would be to line about 2100 LF of pipe using a structural Cured In Place Pipe (CIPP) (reference ASTM F1216; 1743). The CIPP lining would be installed within the existing 8" cast iron water main from John Gray Road to just north of the bridge near 6118 Winton Road. The City and its engineers believe this stretch of pipe is an appropriate application for a CIPP liner as there are very few water service lines tapped off the main. A major benefit of the liner option is to minimize disturbance to the community.

The remaining 600 LF of water main from 6118 Winton Road to the intersection of Winton and Mack would be abandoned in place and replaced with new 8" Class 53 ductile iron pipe encased in poly-wrap. This part of the project would be installed with conventional trench construction methods.

How will you promote this project? ⓘ

The City will publish information using press releases, mailed newsletters, the City website, and social media platforms. The project will also be discussed in public meetings.

Additional Notes from Applicant ⓘ

Project Notes ⓘ

▼ Project Officials

NOTE: Project Officials

You must provide a valid email address for each project official, and each project official must have their own, distinct email address.**Additionally, the CEO and CFO must be different.****When entering the person's name, enter at least 3 characters, then press ENTER to search and choose from the picklist.**

Chief Executive Officer ⓘ

Scott Timmer (/pwc/s/contact/003t000000ozbBaAAI/scott-timmer)

Chief Financial Officer ⓘ

[Chris Hacker \(/pwc/s/contact/0038y000006v7SvAAI/chris-hacker\)](#)

Project Manager ⓘ

[Nick Dill \(/pwc/s/contact/003t0000000zbBXAAY/nick-dill\)](#)

▼ Required Documentation

- Required Document List ⓘ
- Authorizing Legislation
 - CFO Certification
 - Engineer's Estimate
 - Loan Repayment Letter
 - Map
 - Water and Wastewater Ordinances
 - Weighted Useful Life Statement



Application / Project
A/P-SYS-044984

Submit

Edit Project Information

Edit Project Financials

▼

Status	Status Description	Project Name	Subdivision	Subdi...	Application / Project ID
Not S...	Has not yet been submitted f...	2025 Winton Road Wa...	City of Fairfield...	017-25970	APP-044985 (/pwc/s/pwc-application/a1S8y000000LFFo)

Files

Upload Files

(?navigationLocation=RELATED_LIST)

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Title	▼ Owner	▼ Last Modified
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Attachment: Fairfield - 2025 Winton Road Water Main Improvement - Application (4042 : Ohio Public Works Commission (OPWC) Issue 1 - Grant

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE AND FILE THE APPLICATION FOR FINANCIAL ASSISTANCE AND ENTER INTO AN AGREEMENT WITH OHIO PUBLIC WORKS COMMISSION FOR THE OHIO PUBLIC WORKS COMMISSION (OPWC) ISSUE 1 - GRANT APPLICATIONS FOR PROGRAM YEAR 39 AND DECLARING AN EMERGENCY.

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

Section 1. The City Manager is hereby authorized to execute and file the application for financial assistance and enter into an agreement with Ohio Public Works Commission for the Ohio Public Works Commission (OPWC) Issue 1 – Grant Applications for Program Year 39 in accordance with the application and agreement on file in the office of the City Manager.

Section 2. This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that the final application is due by September 27, 2024; wherefore, this ordinance shall take effect immediately upon its passage.

Passed	_____	_____	_____
		Mayor's Approval	
Posted	_____		
First Reading	_____	Rules Suspended	_____
Second Reading	_____	Emergency	_____
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\2024\OPWC-Ord

Attachment: OPWC-Ord (4042 : Ohio Public Works Commission (OPWC) Issue 1 - Grant Applications for Program Year 39)



City Council Resolution
Regular Meeting - September 9, 2024

Submitted by: Chris Hacker,
 Submitting Department: Finance

Subject:

Resolution Accepting the Amounts and Rates as Determined by the Butler County Budget Commission

Legislation Title:

Resolution Accepting the Amounts and Rates as Determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor

Recommendation:

The resolution would authorize the necessary tax levies to be collected for tax year 2024 during budget year 2025 to the Butler County Auditor.

Background/Synopsis:

It is necessary for City Council to pass a resolution accepting the amounts and rates as determined by the Butler County Budget Commission.

It is recommended that City Council authorize and direct the preparation of a resolution, with rules suspension, accepting the amounts and rates as determined by the Butler County Auditor.

Financial Impact:

The Butler County Budget Commission has estimated the tax collections that the City will receive for tax year 2024 collected during budget year 2025. These are estimates as the total assessed valuation will not be available until later this year. The General Fund currently has 1.29 mills which is estimated to generate \$1,966,000 for 2025 compared to \$1,583,000 for 2024. The Fire/EMS Levy fund currently has 9.25 mills which is estimated to generate \$11,400,000 for 2025 compared to \$11,240,000 for 2024. The resolution would authorize the necessary tax levies to be collected for tax year 2024 collected during budget year 2025 to the Butler County Auditor.

Emergency Provision Explanation:

N/A

Rule Suspension Requested:

Yes

Emergency Provision Needed:

No

Attachments:

1. Amounts and Rates 2025

RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE
BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES
AND CERTIFYING THEM TO THE COUNTY AUDITOR
(CITY COUNCIL)

Rev. Code, Secs. 5705.34, 5705.35

The Council of the City of **FAIRFIELD**, Butler County, Ohio, met in _____
(regular or special)
session on the _____ day of _____, 20_____, at the office of _____
_____ with the following members present:

_____ moved the adoption of the following Resolution:

WHEREAS, This Council in accordance with the provisions of law has previously adopted a Tax
Budget for the next succeeding fiscal year commencing January 1, 2025; and

WHEREAS, the Budget Commission of Butler County, Ohio has certified its action thereon to the City
Council together with an estimate by the County Auditor of the rate of each tax necessary to be
levied by this Council, and what part thereof is without, and what part within the ten mill tax
limitation; therefore be it

RESOLVED, By the Council of the **CITY OF FAIRFIELD**, Butler County, Ohio, that the amounts
and rates, as determined by the Budget Commission in its certification, be and the same are hereby
accepted; and be it further

RESOLVED, That there be and is hereby levied on the tax duplicate of said City the rate of
each tax necessary to be levied within and without the ten mill limitation as follows:

=====

SCHEDULE A

=====

SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET
COMMISSION, AND COUNTY AUDITOR'S ESTIMATED TAX RATES

=====

FUND	AMOUNT APPROVED BY BUDGET COMMISSION INSIDE 10 MILL LIMITATION	AMOUNT TO BE DERIVED FROM LEVIES OUTSIDE 10 MILL LIMITATION	COUNTY AUDITOR'S ESTIMATE OF TAX RATE TO BE LEVIED	
			INSIDE 10 MILL LIMIT	OUTSIDE 10 MILL LIMIT
GENERAL FUND	1,500,000.00		0.99	
POLICE PENSION	466,000.00		0.30	
PARK FUND				
RECREATION FUND				
PARAMEDICS				
FIRE/EMS		11,400,000.00		9.25
TOTAL	1,966,000.00	11,400,000.00	1.29	9.25

=====

SCHEDULE B

LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES

FUND	COUNTY AUDITOR'S ESTIMATE OF YIELD OF LEVY (Carry to Schedule A)	MAXIMUM RATE AUTHORIZED TO BE LEVIED
GENERAL FUND:		
Current expense levy authorized by voters on ,20 not to exceed years.		
Current expense levy authorized by voters on ,20 not to exceed years.		
Current expense levy authorized by voters on ,20 not to exceed years.		
Current expense levy authorized by voters on ,20 not to exceed years.		
TOTAL GENERAL FUND OUTSIDE 10 MILL LIMITATION	0.00	0.00
SPECIAL LEVY FUNDS:		
Levy authorized 03/19,1996 Terminated by Resolution 09-00 not to exceed 5 years. 91-N, 96-R (EMS 96/2000)		0.00
Levy authorized by voters on 03/07 ,2000 not to exceed IND years. 83-N (FIRE) 2000 REI		0.00
Levy authorized by voters on ,2016 not to exceed years. (FIRE) CONT		0.00
Levy authorized by voters on ,2022 not to exceed years. (FIRE) CONT	11,400,000.00	9.25
Levy authorized by voters on ,20 not to exceed years.		
Levy authorized by voters on ,20 not to exceed years.		
Levy authorized by voters on ,20 not to exceed years.		
Levy authorized by voters on ,20 not to exceed years.		
Levy authorized by voters on ,20 not to exceed years.		

and be it further

RESOLVED, That the Clerk of this Council be, and he/she is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

_____ seconded the Resolution and the roll being called upon its adoption the vote resulted as follows:

_____, _____
_____, _____
_____, _____
_____, _____
_____, _____
_____, _____
_____, _____

Adopted the _____ day of _____, 20____.

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

CERTIFICATE OF COPY

ORIGINAL ON FILE

The State of Ohio, Butler County, ss.

I, _____, Clerk of the Council of the City of _____, within
and for said County, and in whose custody the Files and Records of said Council are required by the
Laws of the State of Ohio to be kept, do hereby certify that the foregoing is taken and copied from
the original _____

now on file, that the foregoing has been compared by me with said original document, and that the
same is a true and correct copy thereof.

WITNESS my signature, this _____ day of _____, 20____

CLERK OF COUNCIL

NOTE: A copy of this Resolution must be certified to the County Auditor before the first day of
October in each year, or at such later date as may be approved by the Board of Tax Appeals.

RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION
AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR.
(CITY COUNCIL)

ADOPTED _____, 20____ FILED _____ 20, _____

CLERK OF COUNCIL

COUNTY AUDITOR

DEPUTY AUDITOR



City Council Resolution
Regular Meeting - September 9, 2024

Submitted by: Chris Hacker,
 Submitting Department: Finance

Subject:

Establishing the Sustainability Fund

Legislation Title:

Resolution establishing the Sustainability Fund (Fund 416) and declaring an emergency.

Recommendation:

It is necessary for City Council to pass a resolution in order to establish the Sustainability Fund in order to account for revenues and expenditures generated by the implementation of the Fairfield Sustainability Plan.

Background/Synopsis:

The City of Fairfield hereby establishes the following fund:
 Sustainability Fund (Fund 416)

This fund is established to account for all revenues and expenditures generated by the implementation of the Fairfield Sustainability Plan.

Financial Impact:

None at this time

Emergency Provision Explanation:

This Resolution is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City to proceed to with the collection and distribution of income tax monies generated as soon as possible and without delay; wherefore, this Resolution shall take effect immediately upon its passage.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

Yes

Attachments:

1. Sustainability Fund-Res

RESOLUTION NO. _____

RESOLUTION ESTABLISHING THE SUSTAINABILITY FUND (FUND 416) AND
DECLARING AN EMERGENCY.**BE IT RESOLVED** by the City Council of the City of Fairfield, Butler County, Ohio that:

Section 1. The Sustainability Fund (Fund 416) is hereby established in order to account for all revenues and expenditures generated by the implementation of the Fairfield Sustainability Plan.

Section 2. This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare and for the urgent benefit and protection of the City and its inhabitants for the reason that the separate accounting of revenues and expenditures begin as soon as possible; wherefore, this Resolution shall take effect immediately upon its passage.

Passed	_____	_____	Mayor's Approval
Posted	_____		
First Reading	_____	Rules Suspended	_____
Second Reading	_____	Emergency	_____
Third Reading	_____		

ATTEST:

Clerk of Council

This is to certify that this Resolution has been duly published by posting and summary publication as provided by Charter.

Clerk of Council



City Council Ordinance
Regular Meeting - September 9, 2024

Submitted by: Chris Hacker,
 Submitting Department: Finance

Subject:

Special Assessments for the Repair of Sidewalks

Legislation Title:

Ordinance levying special assessments for the repair of sidewalks (including aprons) in the City of Fairfield, Ohio and declaring an emergency.

Recommendation:

It is recommended that City Council authorize and direct the preparation of legislation to levy the assessments for the repair of sidewalks against lands and lots benefited by such improvements. The legislation will require the emergency clause since unpaid assessments will be billed to the property owners to allow 30 days for payment before certifying the outstanding balance to the County Auditor and issuing bonds.

Background/Synopsis:

This is the first step in assessing the properties for sidewalk repairs. In accordance with State law, City Council must now pass an ordinance to levy assessments at this time for all unpaid accounts. If after 30 days accounts have not been paid then Council will authorize the issuance of assessment bonds and certify the debt service to the County Auditor for collection.

The 2024 Sidewalk Program required that property owners repair sidewalks that were marked for replacement. Resolution 3-24 passed by Council on February 12, 2018 declared the necessity to make sidewalk repairs. Invoices totaling \$190,475.95 for sidewalk repairs were sent out to property owners that benefited from the repairs. As of August 14, 2024, assessments outstanding were \$67,533.38.

Letters will be sent to property owners stating that all outstanding assessments are to be paid by a specified date to be determined or the County Auditor will place the assessment on the tax bills over the next 5 years for collection.

Financial Impact:

Assessments remaining unpaid will be certified to the County Auditor for Collection in order to pay debt service on special assessment bonds.

Emergency Provision Explanation:

The legislation will require the emergency clause since unpaid assessments will be billed to the property owners to allow 30 days for payment before certifying the outstanding balance to the County Auditor and issuing bonds.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

Yes

Attachments:

1. 08142024Sidewalk
2. Sidewalk Assessments-Ord

Year	Bill Number	Billed Amount	Unpaid	Mailing Address
2024	3400	\$ 126.00	\$ 126.00	3500 ALEC DRIVE
2024	3401	\$ 1,293.00	\$ 1,293.00	3503 ALEC DRIVE
2024	3404	\$ 63.00	\$ 63.00	3572 ALEC DR.
2024	3407	\$ 322.00	\$ 322.00	154 ANNADALE DRIVE
2024	3408	\$ 63.00	\$ 63.00	161 ANNANDALE DRIVE
2024	3409	\$ 63.00	\$ 63.00	169 ANNADALE DR
2024	3412	\$ 63.00	\$ 63.00	230 ANNANDALE DR
2024	3417	\$ 63.00	\$ 63.00	7 CADDYS COURT
2024	3420	\$ 245.00	\$ 245.00	7088 HAVERFORD DR
2024	3425	\$ 441.00	\$ 441.00	50 PINEVIEW COURT
2024	3428	\$ 308.00	\$ 308.00	1580 GENESEE ST
2024	3434	\$ 308.00	\$ 308.00	1 SHOAL MEADOWS CT
2024	3443	\$ 2,596.00	\$ 2,596.00	4407 WHITMORE LANE
2024	3444	\$ 245.00	\$ 245.00	4439 WHITMORE LN
2024	3446	\$ 126.00	\$ 126.00	4508 WHITMORE LN
2024	3447	\$ 63.00	\$ 63.00	4210 CORNELL CROSSING NW
2024	3452	\$ 220.50	\$ 220.50	3051 WOODSIDE DRIVE
2024	3457	\$ 63.00	\$ 63.00	3324 WOODSIDE DRIVE
2024	3458	\$ 63.00	\$ 63.00	1850 PARKWAY PL SUITE 900
2024	3461	\$ 63.00	\$ 63.00	3412 WOODSIDE DR
2024	3466	\$ 588.00	\$ 588.00	5114 CAPITOL HILL DR APT B
2024	3471	\$ 63.00	\$ 63.00	ONE EXPRESS WAY
2024	3472	\$ 200.00	\$ 101.00	1045 DORIS JANE AVE
2024	3473	\$ 63.00	\$ 63.00	805 HICKS BLVD
2024	3479	\$ 63.00	\$ 63.00	1046 OBERLIN DRIVE
2024	3481	\$ 269.50	\$ 269.50	986 WESLEYAN DRIVE
2024	3484	\$ 245.00	\$ 245.00	6024 WINTON MEADOWS COURT
2024	3485	\$ 542.50	\$ 542.50	5163 REDBIRD LANE
2024	3486	\$ 245.00	\$ 245.00	1043 WITTENBERG DRIVE
2024	3487	\$ 63.00	\$ 63.00	5933 AMBASSADOR DR
2024	3488	\$ 196.00	\$ 196.00	5950 AMBASSADOR DRIVE
2024	3492	\$ 189.00	\$ 189.00	1990 AUGUSTA BOULEVARD
2024	3507	\$ 1,950.00	\$ 1,950.00	1567 CONGRESS HILL LANE
2024	3508	\$ 245.00	\$ 245.00	1624 CONGRESS HILL LANE
2024	3510	\$ 126.00	\$ 126.00	1789 DORAL DRIVE
2024	3512	\$ 63.00	\$ 63.00	1834 DORAL DR
2024	3515	\$ 63.00	\$ 63.00	5975 EMBASSY DR
2024	3516	\$ 308.00	\$ 308.00	5980 EMBASSY DR
2024	3518	\$ 892.00	\$ 892.00	5813 EMERALD LAKE DR
2024	3519	\$ 392.00	\$ 392.00	5976 EMERALD LAKE DRIVE
2024	3521	\$ 2,346.00	\$ 2,346.00	6206 FIRESTONE DR
2024	3523	\$ 63.00	\$ 63.00	6308 FIRESTONE DRIVE
2024	3527	\$ 126.00	\$ 126.00	6373 GREENBRIAR DRIVE
2024	3532	\$ 126.00	\$ 126.00	6050 HAPPY VALLEY CT
2024	3533	\$ 2,693.75	\$ 673.50	6077 HAPPY VALLEY COURT
2024	3534	\$ 275.00	\$ 275.00	6085 HAPPY VALLEY COURT

2024	3537	\$	300.00	\$	300.00	117 PARK AVE
2024	3538	\$	735.00	\$	735.00	1808 HAPPY VALLEY DRIVE
2024	3542	\$	850.00	\$	850.00	1660 HUNTER ROAD
2024	3543	\$	63.00	\$	63.00	1717 HUNTER ROAD
2024	3546	\$	283.50	\$	283.50	9891 MONTGOMERY RD, SUITE 164
2024	3548	\$	63.00	\$	63.00	1752 LEWAY DR
2024	3551	\$	245.00	\$	245.00	1799 LEWAY DR
2024	3553	\$	63.00	\$	63.00	1847 LEWAY DR
2024	3554	\$	812.50	\$	812.50	1901 LEWAY DR
2024	3557	\$	196.00	\$	196.00	5898 MORNINGSIDE DRIVE
2024	3558	\$	950.00	\$	950.00	5965 MORNINGSIDE DRIVE
2024	3561	\$	381.50	\$	381.50	6018 MORNINGSIDE DR
2024	3562	\$	245.00	\$	245.00	6024 MORNINGSIDE DR
2024	3563	\$	63.00	\$	63.00	6122 MORNINGSIDE DRIVE
2024	3565	\$	63.00	\$	63.00	6251 MUIRFIELD CT
2024	3567	\$	171.50	\$	171.50	102 PALM SPRINGS DR
2024	3576	\$	63.00	\$	63.00	323 PALM SPRINGS DR
2024	3582	\$	63.00	\$	63.00	6056 PLEASANT AVE
2024	3589	\$	1,175.00	\$	1,175.00	7440 POLO SPRINGS COURT
2024	3593	\$	2,412.50	\$	2,412.50	7488 POLO SPRINGS CT
2024	3596	\$	196.00	\$	196.00	7513 POLO SPRINGS CT
2024	3597	\$	1,613.00	\$	1,613.00	7528 POLO SPRINGS COURT
2024	3598	\$	283.50	\$	283.50	7537 POLO SPRINGS CT
2024	3599	\$	63.00	\$	63.00	7552 POLO SPRINGS CT
2024	3600	\$	63.00	\$	63.00	5428 POLO WOODS CT
2024	3601	\$	263.00	\$	263.00	12 RICKY CT
2024	3602	\$	63.00	\$	63.00	5954 RICKY DR
2024	3603	\$	1,012.50	\$	1,012.50	5978 RICKY DRIVE
2024	3608	\$	1,307.50	\$	1,307.50	16 VERNON CT
2024	3609	\$	245.00	\$	245.00	8 VERNON COURT
2024	3610	\$	63.00	\$	63.00	1706 VERNON PLACE
2024	3611	\$	196.00	\$	196.00	1710 VERNON PL
2024	3613	\$	245.00	\$	245.00	1736 VERNON PLACE
2024	3614	\$	196.00	\$	196.00	1737 VERNON PLACE
2024	3619	\$	245.00	\$	245.00	2052 WOODCREEK DRIVE
2024	3620	\$	63.00	\$	63.00	2060 WOODCREEK DRIVE
2024	3622	\$	269.50	\$	269.50	1172 WEST GALBRAITH ROAD SUITE 211
2024	3623	\$	63.00	\$	63.00	2300 MONTANA AVE
2024	3631	\$	825.00	\$	825.00	6060 HAPPY VALLEY COURT
2024	3633	\$	465.50	\$	465.50	25 APOTHECARY PLACE
2024	3634	\$	63.00	\$	63.00	30 APOTHECARY PLACE
2024	3636	\$	171.50	\$	171.50	107 TWILIGHT DR
2024	3638	\$	245.00	\$	245.00	1501 BECKER DRIVE
2024	3640	\$	490.00	\$	490.00	1561 BECKER DR
2024	3643	\$	490.00	\$	490.00	1640 BECKER DRIVE
2024	3646	\$	218.75	\$	218.75	1682 BECKER DRIVE
2024	3648	\$	63.00	\$	63.00	140 BLAIR HOUSE PL

2024	3649	\$	63.00	\$	63.00	150 BLAIR HOUSE PL
2024	3650	\$	196.00	\$	196.00	3 BOOKBINDER PL
2024	3654	\$	490.00	\$	490.00	15 BRACKEN PLACE
2024	3662	\$	171.50	\$	171.50	75 BRACKEN PL
2024	3663	\$	252.00	\$	252.00	2273 BRICK HOUSE LN
2024	3664	\$	63.00	\$	63.00	2283 BRICK HOUSE LANE
2024	3665	\$	126.00	\$	126.00	2288 BRICK HOUSE LN
2024	3669	\$	63.00	\$	63.00	2368 BRICK HOUSE LANE
2024	3676	\$	63.00	\$	63.00	1225 BRUTON PARISH WAY
2024	3678	\$	196.00	\$	196.00	1280 BRUTON PARISH WAY
2024	3680	\$	1,335.00	\$	1,335.00	1325 BRUTON PARISH WAY
2024	3685	\$	63.00	\$	63.00	1380 BRUTON PARISH WAY
2024	3687	\$	895.50	\$	895.50	1390 BRUTON PARISH WAY
2024	3688	\$	996.00	\$	996.00	1410 BRUTON PARISH WAY
2024	3694	\$	63.00	\$	63.00	1460 BRUTON PARISH WAY
2024	3696	\$	448.00	\$	448.00	1480 BRUTON PARRISH WAY
2024	3700	\$	63.00	\$	63.00	1317 CARLIN CT
2024	3701	\$	63.00	\$	63.00	1334 CARLIN CT
2024	3702	\$	63.00	\$	63.00	1351 CARLIN CT
2024	3703	\$	322.00	\$	322.00	1359 CARLIN CT
2024	3706	\$	308.00	\$	308.00	1 CAROUSEL CIRCLE
2024	3711	\$	308.00	\$	308.00	18 CAROUSEL CR
2024	3713	\$	259.00	\$	259.00	7490 TYLER'S VALLEY DRIVE
2024	3714	\$	63.00	\$	63.00	25 CAROUSEL CR
2024	3715	\$	269.50	\$	269.50	3219 E CAMELBACK RD #423
2024	3720	\$	63.00	\$	63.00	42 CAROUSEL CIRCLE
2024	3724	\$	189.00	\$	189.00	53 CAROUSEL CIRCLE
2024	3727	\$	245.00	\$	245.00	1539 CHRISTINE DR
2024	3729	\$	245.00	\$	245.00	1567 CHRISTINE DR
2024	3730	\$	542.50	\$	542.50	1575 CHRISTINE DR
2024	3734	\$	200.00	\$	200.00	7908 DELMAR BLVD
2024	3736	\$	126.00	\$	126.00	235 CODY DRIVE
2024	3741	\$	1,312.50	\$	1,312.50	2211 YORK RD SUITE 222
2024	3744	\$	63.00	\$	63.00	1355 CRESTWIND CT
2024	3745	\$	308.00	\$	308.00	1356 CRESTWIND COURT
2024	3750	\$	1,176.00	\$	1,176.00	5690 DAVID PL
2024	3753	\$	220.50	\$	220.50	5725 DAVID PL
2024	3763	\$	955.50	\$	955.50	4 DOW CT
2024	3764	\$	220.50	\$	220.50	15 DOW COURT
2024	3765	\$	592.00	\$	592.00	30 DOW COURT
2024	3767	\$	63.00	\$	63.00	9858 KITTYWOOD DRIVE
2024	3769	\$	63.00	\$	63.00	1285 EVALIE DRIVE
2024	3772	\$	269.50	\$	269.50	1378 EVALIE DRIVE
2024	3791	\$	588.00	\$	30.00	PO BOX 1639 DEPT 66
2024	3798	\$	1,525.50	\$	1,525.50	4460 GREEN DR
2024	3799	\$	63.00	\$	63.00	4473 GREEN DRIVE
2024	3801	\$	63.00	\$	63.00	5600 GREEN OAK COURT

2024	3808	\$	425.00	\$	425.00	5495 HIAWATHA COURT
2024	3816	\$	63.00	\$	63.00	1397 HUNTER CT
2024	3820	\$	63.00	\$	63.00	5353 IROQUOIS AVE
2024	3830	\$	245.00	\$	245.00	1524 JOHN GRAY RD
2024	3835	\$	63.00	\$	63.00	1550 MARLENE DR
2024	3839	\$	196.00	\$	196.00	1586 MARLENE DRIVE
2024	3843	\$	539.00	\$	539.00	1513 OAK KNOLL CT
2024	3847	\$	441.00	\$	441.00	1615 OAK VALLEY COURT
2024	3851	\$	300.00	\$	300.00	1479 OAK VALLEY DRIVE
2024	3853	\$	63.00	\$	63.00	1492 OAK VALLEY DR
2024	3855	\$	63.00	\$	63.00	4831 OLD TOWER COURT
2024	3856	\$	63.00	\$	63.00	4889 OLD TOWER CT
2024	3857	\$	126.00	\$	126.00	3 PARK MEADOWS COURT
2024	3862	\$	2,716.00	\$	2,716.00	11 PARK MEADOWS COURT
2024	3863	\$	1,290.00	\$	1,290.00	1383 PARKWAY CT
2024	3870	\$	63.00	\$	63.00	5582 RED OAK CT
2024	3871	\$	395.50	\$	395.50	5597 RED OAK COURT
2024	3875	\$	196.00	\$	196.00	5729 RED OAK DR
2024	3878	\$	773.50	\$	773.50	5767 RED OAK DR
2024	3881	\$	245.00	\$	245.00	5808 RED OAK DR
2024	3882	\$	63.00	\$	63.00	5816 RED OAK DRIVE
2024	3889	\$	245.00	\$	245.00	5981 RED OAK DRIVE
2024	3897	\$	196.00	\$	196.00	5245 SHERRY LANE
2024	3898	\$	686.00	\$	686.00	5253 SHERRY LANE
2024	3899	\$	63.00	\$	63.00	5266 SHERRY LANE
2024	3900	\$	63.00	\$	63.00	5235 SIOUX DR
2024	3902	\$	822.00	\$	822.00	9918 CARVER RD STE 110
2024	3913	\$	63.00	\$	63.00	6313 STONEWALL LANE
2024	3918	\$	450.00	\$	450.00	6393 STONEWALL LANE
2024	3919	\$	980.00	\$	980.00	5363 TALLAWANDA DR
2024	3921	\$	245.00	\$	245.00	5524 TALLAWANDA DRIVE
2024	3922	\$	63.00	\$	63.00	5599 TALLAWANDA DRIVE
2024	3924	\$	416.50	\$	416.50	5635 TALLAWANDA DR
2024	3925	\$	1,016.63	\$	1,016.63	68 HUNTINGTON COURT
2024	3926	\$	63.00	\$	63.00	PO BOX 4698
2024	3928	\$	126.00	\$	126.00	5656 TALLAWANDA DRIVE
2024	3930	\$	126.00	\$	126.00	5683 TALLAWANDA DR
2024	3936	\$	400.00	\$	400.00	1348 TOLLEYWOOD DR
2024	3938	\$	63.00	\$	63.00	1358 TOLLEYWOOD DR
2024	3943	\$	126.00	\$	126.00	3262 VILLAGE DRIVE
2024	3947	\$	225.00	\$	225.00	3342 VILLAGE DRIVE
2024	3950	\$	308.00	\$	308.00	5346 W DALTON DRIVE
2024	3951	\$	63.00	\$	63.00	5364 W DALTON
2024	3953	\$	322.00	\$	322.00	1014 VINE STREET FLR 7
2024	3954	\$	259.00	\$	259.00	6090 WOODLAND PARK DRIVE
2024	3956	\$	259.00	\$	259.00	PO BOX 1639 DEPT 66
		\$	70,210.63	\$	67,533.38	

ORDINANCE NO. _____

ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE REPAIR OF
SIDEWALKS (INCLUDING APRONS) IN THE CITY OF FAIRFIELD, OHIO
AND DECLARING AN EMERGENCY.

WHEREAS, this Council did, on the 12th day of February, 2024 duly adopt Resolution No. 3-24 declaring the necessity of repairing certain designated sidewalks (including aprons); and

WHEREAS, the City of Fairfield has subsequently repaired that portion of such sidewalks (including aprons) which were not repaired by the owners of the property abutting thereon; and

WHEREAS, a list of the estimated assessments of the total cost of said repair has been prepared and placed on file in the office of the Clerk of this Council; and

WHEREAS, this Council has received no objections filed with respect to said estimated assessments;

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

- Section 1. The list of estimated assessments of the cost of repairing certain sidewalks (including aprons) in the City of Fairfield, Ohio, reported to this Council and now on file in the office of the Clerk of Council and aggregating \$190,475.95 of which \$67,533.38 remains unpaid, is adopted and confirmed.
- Section 2. The several amounts of the assessments are hereby assessed and levied on the lots and lands bounding and abutting the improvement.
- Section 3. It is determined that the assessments do not exceed the special benefits resulting from the improvement, and do not exceed any statutory limitation.
- Section 4. The Clerk of Council is directed to continue on file in her office a list of the assessments and the description of the lots and lands.
- Section 5. The total assessment against each lot and parcel of land shall be payable in cash to the Finance Director of the City of Fairfield within thirty days after the passage of this ordinance or, at the option of the property owner assessed, in five (5) annual installments with interest at the same rate as the bonds issued in anticipation of the collection thereof. All assessments and installments which have not been paid at the expiration of the thirty-day period shall be certified by the Clerk of Council to the County Auditor, to be placed on the tax duplicate and collected the same as other taxes, as provided by law.
- Section 6. The Clerk of Council is directed to cause notice of the passage of this ordinance to be published as provided by law.

Section 7. The Clerk of this Council is directed to cause notice of the levy of the assessments herein to be filed with the County Auditor within twenty days following the passage of this ordinance.

Section 8. This ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that these assessments must be effective before being certified to the Butler County Auditor in accordance with law; wherefore, this ordinance shall take effect immediately upon its passage.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	Emergency _____
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\2024\Sidewalk Assessments-Ord

Attachment: Sidewalk Assessments-Ord (4045 : Special Assessments for the Repair of Sidewalks)



City Council Ordinance
Regular Meeting - September 9, 2024

Submitted by: Carol Mayhall,
 Submitting Department: City Manager's Office

Subject:

Unclassified Pay Plan

Legislation Title:

Ordinance establishing salaries for certain exempt and salaried employees of the City of Fairfield, Ohio, to repeal Ordinance No. 47-24 and all amendments thereto and declaring an emergency.

Recommendation:

It is recommended that City Council approve this Ordinance adding a second HR Coordinator to allow adequate time for transition and training, thus suspending the rules and declaring an emergency.

Background/Synopsis:

Currently there are two full-time positions in the Human Resources office, including an HR Manager and an HR Coordinator, as well as a part-time HR Assistant. With the recent resignation of the HR Assistant, in addition to the pending retirement of the current HR Manager on April 4, 2025, we are requesting a temporary staffing adjustment. Per our administrative Ordinance, the City is allowed overlap of two individuals in the same role, for training and transitioning purposes, for a period of sixty days. At this time, we request authorization to hire a second full-time HR Coordinator immediately, for the purpose of allowing time for the current HR Manager to transition and train the current HR Coordinator and for the current HR Coordinator to have adequate time to transition and train the next HR Coordinator before the current HR Manager's last day of employment. At the time of the HR Manager's departure, the second HR Coordinator position will be eliminated.

Financial Impact:

The estimated cost of funding for a second Human Resources Coordinator position, temporarily, will amount to approximately \$30,829.

Emergency Provision Explanation:

It is recommended that City Council approve this Ordinance adding a second HR Coordinator to allow adequate time for transition and training, thus suspending the rules and declaring an emergency.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

Yes

Attachments:

1. Unclassified Service Pay Plan and Position List effective 9-9-24
2. UNCLASSIFIED SERVICE PAY PLAN- POSITION LIST eff. 9-9-2024

ORDINANCE NO. _____

ORDINANCE ESTABLISHING SALARIES FOR CERTAIN EXEMPT AND SALARIED EMPLOYEES OF THE CITY OF FAIRFIELD, OHIO, TO REPEAL ORDINANCE NO. 47-24 AND ALL AMENDMENTS THERETO AND DECLARING AN EMERGENCY.

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

- Section 1. Ordinance No. 47-24 and all other prior ordinances inconsistent herewith, are hereby repealed.
- Section 2. The attached position list, which is incorporated herein by reference, is hereby adopted. The existing salaries for the positions set forth in the attached salary structure shall be within the ranges as shown and are effective September 9, 2024.
- Section 3. The City Manager is authorized to hire up to one additional person for each position authorized in this ordinance to allow for overlap training and transitioning. Generally, such instances would occur when a current employee has given notice of retirement or resignation and a replacement, not currently employed by the City, is able to be hired before the departure of the employee. Such training overlaps would be of short duration, generally, not to exceed 60 days.
- Section 4. The City Manager is hereby authorized to grant performance-based wage increases, lump sum achievement awards and equity pay adjustments for employees within the job classifications listed on the Unclassified Service Pay Plan structure attached, within the confines of the ranges shown. Base wage increases awarded by percentage shall not exceed a total of \$150,000.00. Base wage lump sum increases awarded by percentage, lump sum achievement awards and equity pay adjustments shall not exceed a total of \$150,000.00. All increases and adjustments shall be effective as approved by the City Manager.
- Section 5. This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants so that the recommended changes can take effect in a timely manner, wherefore this Ordinance shall take effect immediately upon its passage.

Passed _____

Mayor's Approval

Posted _____

First Reading _____

Rules Suspended _____

Second Reading _____

Emergency _____

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

Attachment: Unclassified Service Pay Plan and Position List effective 9-9-24 [Revision 3] (4037 : Unclassified Pay Plan)

**UNCLASSIFIED SERVICE PAY PLAN
POSITION LIST**

Pay Grade	Position Title	Annual Minimum	Annual Maximum
1	Secretary to Mayor Parks & Recreation Coordinator (3) Secretary to Director of Development Services Secretary to Director of Public Utilities Administrative Assistant Clerk of Council (PT) Body Camera Analyst EMS Privacy Officer	\$41,277.60	\$68,520.82
2	Help Desk Technician* Payroll Administrator HUMAN RESOURCES COORDINATOR (2) Accountant Code Enforcement Supervisor Golf Course Superintendent Landscape Coordinator Parks & Recreation Manager (2) Tax Analyst (3) Development Specialist	\$50,565.01	\$83,954.00
3	Network Analyst* G.I.S. Analyst* CALEA Accreditation Manager Golf Operations Manager Juvenile Diversion Counselor Risk/Safety Coordinator	\$61,939.28	\$96,108.06
4	Senior Network Analyst* Accounting Supervisor Economic Development Manager Fleet/Facilities Superintendent Income Tax Administrator Planning Manager Parks & Recreation Superintendent (2) Streets & Grounds Superintendent Utility Collection Supervisor Human Resources Manager	\$71,593.81	\$115,967.07

Attachment: Unclassified Service Pay Plan and Position List effective 9-9-24 [Revision 3] (4037 : Unclassified Pay Plan)

5	City Engineer* Information Technology Manager* Superintendent of Building Inspection and Zoning Superintendent of Public Utilities - Field Operations Superintendent of Public Utilities - Treatment Deputy Fire Chief (3) Major/Deputy Police Chief (3)	\$83,495.36	\$135,275.92
6	Director of Development Services Director of Finance Director of Parks and Recreation Director of Public Utilities Director of Public Works Fire Chief Police Chief	\$97,392.26	\$146,076.94
7	Assistant City Manager	\$105,189.14	\$157,772.16

* S.T.E.M. positions- point factored in one pay grade lower but assigned to one pay grade higher for salary range

**UNCLASSIFIED SERVICE PAY PLAN
POSITION LIST**

Pay Grade	Position Title	Annual Minimum	Annual Maximum
1	Secretary to Mayor Parks & Recreation Coordinator (3) Secretary to Director of Development Services Secretary to Director of Public Utilities Administrative Assistant Clerk of Council (PT) EMS Privacy Officer	\$41,277.60	\$68,520.82
2	Help Desk Technician* Payroll Administrator Human Resources Coordinator (2) Accountant Code Enforcement Supervisor Golf Course Superintendent Landscape Coordinator Parks & Recreation Manager (2) Tax Analyst (3) Development Specialist	\$50,565.01	\$83,954.00
3	Network Analyst* G.I.S. Analyst* CALEA Accreditation Manager Golf Operations Manager Juvenile Diversion Counselor Risk/Safety Coordinator Communications Manager Construction Manager	\$61,939.28	\$96,108.06
4	Senior Network Analyst* Accounting Supervisor Economic Development Manager Fleet/Facilities Superintendent Income Tax Administrator Planning Manager Parks & Recreation Superintendent (2) Streets & Grounds Superintendent Utility Collection Supervisor Human Resources Manager	\$71,593.81	\$115,967.07

Attachment: UNCLASSIFIED SERVICE PAY PLAN- POSITION LIST eff. 9-9-2024 (4037 : Unclassified Pay Plan)

5	City Engineer* Information Technology Manager* Superintendent of Building Inspection and Zoning Superintendent of Public Utilities - Field Operations Superintendent of Public Utilities - Treatment Deputy Fire Chief (2) Major/Deputy Police Chief (3)	\$83,495.36	\$135,275.92
6	Director of Development Services Director of Finance Director of Parks and Recreation Director of Public Utilities Director of Public Works Fire Chief Police Chief	\$97,392.26	\$146,076.94
7	Assistant City Manager	\$105,189.14	\$157,772.16

* S.T.E.M. positions- point factored in one pay grade lower but assigned to one pay grade higher for salary range

Eff. 9.9.2024



City Council Ordinance
Regular Meeting - September 9, 2024

Submitted by: Chris Hacker,
 Submitting Department: Finance

Subject:

Supplemental Appropriations

Legislation Title:

Ordinance to amend Ordinance No. 166-23 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2024, and ending December 31, 2024” - Supplemental Appropriations.

Recommendation:

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

Background/Synopsis:

The Income Tax Division has requested a supplemental appropriation from the General Fund due to increased postage expenses. In addition to a postage rate increase in January 2024, the pursuit of collection of delinquent individual and business taxes has resulted in increased costs. Collections on these accounts has also increased from the efforts of the Income Tax Division. Payments received to the Special Assessments Fund to the City from the Butler County Auditor exceeded budgeted amounts. The City serves as a pass-through entity and must remit the full payment to the trustee, and the increase in revenues results in a corresponding increase in expenditures, though at no real cost to the City. The Parks Department has two requests for supplemental appropriations. The first is for concessions, and is a result of increased concessions sales at events at the Community Arts Center. The second is a transfer to the Recreation Activity Fund to ensure that no unauthorized expenditures occur during the closeout of the fiscal year. An analysis of Fund 641 identified a potential inadequacy for Other expenditures, and the following budget appropriations are recommended:

From:	Unappropriated General Fund:	\$195,000
To:	10021123-231000 Postage:	\$40,000
To:	10012527-271000 Transfer To: (Recreation Activity)	\$150,000
To:	10051024-242800 Concessions:	\$5,000
From:	Unappropriated Special Assessments Fund:	\$12,000
To:	50116026-262000 Payment of Principal:	\$12,000

The Water Department is scheduled to make the first debt payment for the construction of the new Water Tower in 2025. The payment date is January 1, and the payment must be initiated before the close of fiscal year 2024. An analysis of Fund 641 identified an imminent inadequacy for Other

expenditures and a fund transfer is necessary to avoid any unauthorized expenditures during the closeout of the year. It has also incurred increased costs to treat raw water from “harder” wells with lime to soften water and removed minerals. This increased volume required to treat as well as increased costs for lime used in the treatment process result in the following requested budget appropriation:

From:	Unappropriated Water Revenue Fund:	\$230,975
To:	60161224-246100 Chemicals:	\$75,000
To:	60161927-271000 Transfer To: (Water Bond & Interest)	\$155,975
From:	Unappropriated Water Bond & Interest Fund:	\$155,975
To:	60261926-261000 Payment of Interest:	\$84,925
To:	60261926-262000 Payment of Principal:	\$71,050

Financial Impact:

Supplemental Appropriations are required in the following amounts: Unappropriated General Fund - \$195,000; Unappropriated Special Assessment Fund - \$12,000; Unappropriated Water Revenue Fund - \$230,975; Unappropriated Water Bond & Interest Fund - \$155,975.

Emergency Provision Explanation:

Rule Suspension Requested:

Yes

Emergency Provision Needed:

No

Attachments:

1. Supplemental Appropriations-Ord

ORDINANCE NO. _____

ORDINANCE TO AMEND ORDINANCE NO. 166-23 ENTITLED "AN ORDINANCE TO MAKE ESTIMATED APPROPRIATIONS FOR THE EXPENSES AND OTHER EXPENDITURES OF THE CITY OF FAIRFIELD, OHIO, DURING A PERIOD BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024."

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

Section 1. Ordinance No. 166-23, the 2024 Appropriation Ordinance, is hereby amended in the following respects:

From:	Unappropriated Water Revenue Fund	\$230,975
		\$75,000
To:	60161224-246100 Chemicals	
To:	60161927-271000 Transfer To (Water Bond & Interest)	\$155,975
From:	Unappropriated General Fund	\$195,000
To:	10021123-231300 Postage	\$40,000
To:	10012527-271000 Transfer To (Recreation Activity)	\$150,000
To:	10051024-242800 Concessions	\$5,000
From:	Unappropriated Special Assessments Fund	\$12,000
To:	50116026-262000 Payment of Principal	\$12,000
From:	Unappropriated Water Bond & Interest Fund	\$155,975
To:	60261926-261000 Payment of Interest	\$84,925
To:	60260926-262000 Payment of Principal	\$71,050

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 Appropriations-Ord [Revision 1] (4046 : 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\2024\Supplemental Appropriations-Ord

Attachment: Supplemental Appropriations-Ord [Revision 1] (4046 : Supplemental Appropriations)



City Council Ordinance
Regular Meeting - September 9, 2024

Submitted by: Alisha Wilson, Clerk

Submitting Department: Clerk

Subject:

Contractual Appropriations

Legislation Title:

Ordinance to amend Ordinance No. 166-23 entitled "An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2024, and ending December 31, 2024."

Recommendation:

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

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

\$1,910,000 for water main replacement;
\$365,000 for replacement cardiac monitor/defibrillator.

Financial Impact: \$2,275,000.00 from noted funding source.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

No

Attachments:

1. CONTRACTUAL 9-9-ORD

ORDINANCE NO. _____

ORDINANCE TO AMEND ORDINANCE NO. 166-23 ENTITLED "AN ORDINANCE TO MAKE ESTIMATED APPROPRIATIONS FOR THE EXPENSES AND OTHER EXPENDITURES OF THE CITY OF FAIRFIELD, OHIO, DURING A PERIOD BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024."

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

Section 1. Ordinance No. 166-23, the 2024 Appropriation Ordinance, is hereby amended in the following respects:

From:	Unappropriated Capital Improvement Fund	\$365,000
To:	40216025-253200 Capital Equipment (Replacement Cardiac Monitors 4FD02)	\$365,000
From:	Unappropriated Water Replacement & Improvement Fund	\$1,910,000
To:	60416025-252000 Improvements other than Building (Distribution System Improvements 4WT11)	\$1,910,000

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\2024\CONTRACTUAL 9-9-ORD

Attachment: CONTRACTUAL 9-9-ORD (4050 : Contractual Appropriations)



City Council Ordinance
Regular Meeting - September 9, 2024

Submitted by: Alisha Wilson, Clerk

Submitting Department: Clerk

Subject:

Non-Contractual Appropriations

Legislation Title:

Ordinance to amend Ordinance No. 166-23 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2024, and ending December 31, 2024.”

Recommendation:

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

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

\$6,500 for water tower cleaning - Hunter Tank;
 \$6,000 for Wastewater Division hot water heater;
 \$11,200 for Water Division Well 5 & 7 SCADA integration;
 \$48,000 for engineering and professional services for future raw water well site for Water Division;
 \$72,000 for chemical improvements project at Water Plant;
 \$64,000 for Fire vehicle data routers;
 \$27,500 for signage design for Town Center.

Financial Impact: \$235,200.00 from noted funding source.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

No

Attachments:

1. NonContractualAppropriations.090924
2. NONCONTRACTUAL 9-9-ORD



City Council Information Item
Regular Meeting - September 9, 2024

Submitted by: Jason Hunold,
Submitting Department: Public Utilities

Subject:

Water Tower Cleaning - Hunter Tank

Legislation Title:

Water Tower Cleaning - Hunter Tank

Background/Synopsis:

The City of Fairfield owns and operates five (6) elevated water storage tanks, with a total combined storage capacity of 8.25 million gallons (MG). The City's Hunter 3.0 Million Gallon Standpipe has accumulated some algae and mold on their exterior surface and is in need of cleaning. A contractor needs to be secured to power wash the entire exterior of the tank. A proposal has been attached for review.

Financial Impact:

An appropriation in the amount of \$6,500.00 is being requested to power wash the exterior of the Water Tank and apply a fungicide cleaner in order to kill mildew spores and remove carbons. Funding for this project was included in the approved 2024-2028 Capital Improvement Program (CIP) under project number 4WT12, Water Tank/Tower Maintenance. The funding source is the Water Replacement and Improvement Fund (604).

Attachments:

1. Est_2638_from_H2O_TOWERS_LLC_16788

H2O TOWERS LLC

PO Box 398

Saline, MI 48176

Estimate

Date	Estimate #
7/10/2024	2638

Name / Address
City of Fairfield 5021 Groh Lane Fairfield, OH 45014 Jason Hunold 513-858-8348 JHunold@fairfield-city.org

			Project
Description	Qty	Cost	Total
H2O Towers will supply all labor and materials necessary, in order to: Clean the exterior of the City of Fairfield's 3 MG, 80' high Standpipe, located at 6168 Gray Road. Apply fungicide (high sidewalls to the ground) using United Weather-Zyme 727 cleaner in order to kill mildew spores and remove atmospheric carbons. (1 part United Weather-Zyme 727, 3 part chlorine and 1 part water). The Standpipe will be pressure washed cleaned (high sidewalls to the ground). The Standpipe will be rinsed with water. Our 15 story man-lift will be used to clean the Standpipe. Owner to supply water.		6,500.00	6,500.00
		Total	\$6,500.00

Attachment: NonContractualAppropriations.090924 [Revision 1] (4049 : Non-Contractual Appropriations)

Customer Signature _____



City Council Information Item
Regular Meeting - September 9, 2024

Submitted by: Jason Hunold,
Submitting Department: Public Utilities

Subject:

Wastewater Division Hot Water Heater

Legislation Title:

Wastewater Division Hot Water Heater

Background/Synopsis:

The requested appropriation is for the relocation of an on-demand hot water heater and heat exchanger replacement. The existing on-demand hot water heater is utilized for the wastewater treatment processes sludge thickening process located in the Multi-Purpose Building. Relocation is necessary in order to remove the hot water heater from a corrosive environment and increase the longevity of the unit.

A cost estimate is included for review.

Financial Impact:

An appropriation in the amount of \$6,000.00 is being requested to relocate an on-demand hot water heater and heat exchanger replacement at the Wastewater Plant.

Funding for this project was included in the approved 2024-2028 Capital Improvement Program (CIP) under project number 4WW13, Building Improvements. The funding source is the Sewer Replacement Fund, 623.

Attachments:

1. Fairfield



8/9/2024

Regarding: Fairfield Sewer plant

For: Randy

Our anticipated scope for this project is to provide all labor and materials to do the following

1. Relocate water heater to the wall in other room
2. Core drilling included
3. New heat exchanger installed in heater included unable to get full replacement of heater
4. Piping insulation included
5. 2 day process to complete

Total \$: 5875.00

Exclusions to this proposal:

ed@cdauidson.net

812-584-0333

Equal Opportunity Employer

Attachment: NonContractualAppropriations.090924 [Revision 1] (4049 : Non-Contractual Appropriations)



City Council Information Item
Regular Meeting - September 9, 2024

Submitted by: Jason Hunold,
 Submitting Department: Public Utilities

Subject:

Water Division Well 5 and 7 SCADA Integraion

Legislation Title:

Water Division Well 5 and 7 SCADA Integraion

Background/Synopsis:

The City's Water Division owns and operates six (6) raw water supply wells. These wells supply all the water to the Water Treatment Plant.

Supervisory Control and Data Acquisition (SCADA) components need to be installed at the production wells in order to establish communication and control with the Water Division's existing SCADA system.

The requested appropriation is for programming and integration services needed to capture pump/motor data for advanced/preventative diagnostics at the City's supply wells #5 and #7 in order to prevent premature failure. Water Division Staff will install the SCADA components in-house with programming and integration services being provided by PCS Technologies. A cost estimate and the scope of the project is attached for review.

Financial Impact:

An appropriation in the amount of \$11,200.00 is being requested for SCADA programming and integration services needed to capture pump/motor data for advanced/preventative diagnostics at the City's supply wells #5 and #7.

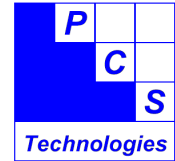
Funding for this project was included in the approved 2024-2028 Capital Improvement Program (CIP) under project number 4WT22, SCADA Integration. The funding source is the Water Surplus Fund (605).

Attachments:

1. FFWTP_WP5_7_AdvDiagnostics_082024

PCS Technologies LLC

6515 Winford Avenue – Suite B
Hamilton, OH 45011
Tel.: (513) 868-8727



PROPOSAL

To:	Mr. Jason Hunold	Date:	August 20, 2024
	Fairfield Public Utilities 5021 Groh Lane Fairfield, OH 45014	Project:	Fairfield WTP – Well Field Pump 5, 7 Advanced Diagnostics
		Document Reference:	
		Addenda:	N/A
By:	Peter Constantinides	Quote:	QM-082024

Dear Mr. Hunold,

We are pleased to provide the following proposal for the programming and integration services listed below. This proposal includes integration of Well Pump 5 and 7 hardware and programming to capture pump/motor data for advanced/preventative diagnostics.

Services Included:

Addition of hardware at each site (see detailed listing below).

Well Pump 5, 7 RTU programming to add Modbus RTU communication with Banner Engineering vibration/temperature sensor.

WTP MCP ControlLogix PLC modifications

Upgrade firmware to v34

Add virtual EthernetIP Altivar modules to monitor data from VFD

Add PLC based alarming for high vibration, temperature and current

CAD modifications to Well Pump 5, 7 panel layout and schematics

HMI modifications to add new Well Pump 5, 7 and associated tags, diagnostic trends, graphic elements, alarms, etc.

Hardware included in quotation:

Mnfr	Manufacturer Id	Description
Banner Engineering	QM30VT2	Vibration/Temperature Sensor - RS-485 Modbus
Banner Engineering	BWA-QM30-CEAL	Optional - Curved Epoxy Mounting brackets
Banner Engineering	MQDC1-515	M12 Cord Set - 5m
Loctite	330/7388	Epoxy/Activator for transducer mounting
Serial Comm	REP-485/422-9E	RS485/RS232 Converter and Surge Suppressor
Emerson/Sola	SVL-5-24-100	24 VDC Power Supply, 100W
Rockwell Automation	1492-H5	Fuse Block with Blown Fuse Indicator
Rockwell Automation	1492-N37	Fuse End Block
Rockwell Automation	MDA-2-R	Fuse, 2A, Time Delay

Attachment: NonContractualAppropriations.090924 [Revision 1] (4049 : Non-Contractual Appropriations)

Services Included:

Task	Hours
CAD Drawings	4
PLC programming - RTU MLX1400	16
PLC programming - MCP ControlLogix	8
HMI Programming	4
On Site Services	16

Not Included:

Any items not specified by our scope of supply as defined by this quotation are not included; specifically, the following are excluded:

1. Purchase of any computer hardware or software. PCS will use internal license for development purposes.
2. Hardware items not listed above.
3. Installation/wiring of vibration/temperature transducer.
4. Modification in Well Pump RTU panels.

Fee/Expenses:

Integration Services (NTE Basis).....	\$ 9,600
Hardware per BOM listed above (Cost + 15% plus \$100 shipping allowance) -	\$ 1,600
Total.....	\$ 11,200

Terms:

Net 30 days; no state, federal or user taxes included. Prices are firm for 60 days.

We trust this proposal will meet with your approval and look forward to working with you on this project. If there are any questions, please contact our office for clarification.

Sincerely,



Peter Constantinides

PCS Technologies LLC

(513) 868-8727

peterc@pcs-technologies.com



City Council Information Item
Regular Meeting - September 9, 2024

Submitted by: Adam Sackenheim,
 Submitting Department: Public Utilities

Subject:

Appropriation for professional services for Water Division project

Legislation Title:

An appropriation in the amount of \$48,000.00 is being requested for professional services for the City's Water Division.

Background/Synopsis:

Engineering and professional technical services are necessary in preparation for a future raw water well site on Groh Lane. Services will include but are not limited to:

- Exploratory well drilling;
- Geotechnical evaluations; and
- Water quality sampling and testing.

Technical and engineering services will be performed by National Water Services. Cost of technical services is \$48,000 for “exploratory drilling” work as well as supplemental water quality analysis work.

Financial Impact:

An appropriation is requested in the amount of \$48,000. Funding for this project will be directed from Transformative Economic Development (TED) funds.

Attachments:

1. 08082414A_COH Miracle Park Test Hole (08.23.24)



National Water Services, LLC
3949 Dayton Park Dr., Suite E
Dayton, Ohio 45414
Office: (937) 235-1030
Fax: (937) 237-1067

August 23, 2024

City of Fairfield
5021 Groh Lane
Fairfield, Ohio 45014
Attn: Adam Sackenheim

Subject: Miracle Park Test Drilling And Water Quality Sampling

Quote #:080824-14A

Mr. Sackenheim,

National Water Services, LLC (NWS) appreciates having this opportunity to provide the City of Fairfield with this proposal to evaluate the potential to drill and install large diameter, high capacity, water wells. Located at the Joe Nuxhall Miracle Park proposed drilling site, NWS proposes to install one (1) two-inch observation well and collect water quality samples.

General Assumptions

- The Owner Will Be Responsible For Coordinating Locates & Will Add NWS To The Locate Ticket
- The Owner Will Identify The Location Desired To Test Drill At
- The Owner Will Procure Any Necessary Permits For This Work
- The Owner Will Provide Water /Allow Use of City Hydrants At No Cost To The Contractor
- The Owner Will Take Care of Any Necessary Site Improvements/Restoration If Needed
- The Jobsite Is Free of Overhead Obstacles Complying with OSHA Standard 1926.1408

Scope of Work

Exploratory Drilling and Observation Well Installation

NWS would drill and collect formation samples of the earth materials penetrated from the ground surface to the expected total depth of 200-215 feet below ground surface. Utilizing rotary-sonic technology, NWS would first advance a 6-inch temporary casing and then core the well materials with a 4" diameter sample barrel. As the boring is advanced, NWS would monitor site activities and generate a formation log. Also, NWS will collect formation samples from water bearing formations so these formation samples can be analyzed for gradation analysis. These gradation analysis results would be used to assist with future well screen slot opening size and screen length.

Once the bore hole has reached the total depth, and where water bearing materials are encountered, NWS would install a 2" diameter PVC observation well. It is assumed that the observation well would include 50 linear feet of well screen, and the well would be grouted above the screened zone to the ground surface. At the ground surface, a steel lockable protective cover would be installed. Should any of the bore holes show a lack of suitable formation materials, the bore hole would be sealed and abandoned at the unit prices quoted. Also, if the City of Fairfield elects, more than one bore hole can be drilled at the unit prices quoted.



National Water Services, LLC
3949 Dayton Park Dr., Suite E
Dayton, Ohio 45414
Office: (937) 235-1030
Fax: (937) 237-1067

Final Report and Recommendations

After all field work has been completed, NWS would summarize all site activities and water quality results into a report. This report will contain a driller's log, well construction details, and water quality results. The site evaluation and summary report would allow the City to plan for future well development.

PROJECT PRICE TABLE

EXPLORATORY DRILLING

Drill, sample borehole to 200-215 feet	\$ 25,000.00 per site
Furnish and Install 2" PVC well materials	\$ 14,000.00 per well
Install lockable protective cover with concrete pad	\$ 1,000.00 per well
<i>Borehole abandonment, if observation well is not installed</i>	<i>\$ 40.00 per foot</i>
Water Quality Analysis and Summary Report	\$ 6,000.00 per well
Summary Report and Recommendations	\$ 2,000.00

Subtotal	\$ 48,000.00
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National Water Services, LLC appreciates the opportunity to provide the City of Fairfield with this proposal. Should you have any questions, please feel free to contact me at a time of your convenience on my cell phone at (937) 602-4286.

Sincerely,

National Water Services, LLC

Josh Gavin, Project Manager



1. Proposal is based upon a 4 Day X 10 Hr, weekly work schedule, with Saturdays reserved as "make up" for any weather delay.
2. Proposal does not include costs to relocate, remove, abandon or replace existing buried utilities, conduits, vaults, other systems unless explicitly included in the proposal.
3. Proposal does not include costs to locate, demolish, remove or dispose of structures, foundations, piping, piling, wreckage, buried trash or other man-made obstructions which may be encountered while excavating on this project unless explicitly included in the proposal.
4. Proposal requires an equitable contract adjustment for any delay or impact caused by parties other than NWS, or any unforeseen site conditions, which may inhibit work.
5. Unless explicitly stated otherwise, Proposal requires that excess excavated material, including dirt, be left on site within 10' of excavation.
6. Proposal does not include rock removal unless explicitly included in the proposal.
7. Trench Shoring is not included, excavations shall be benched unless explicitly included in the proposal.
8. Subcontractors will not be signatory to project labor agreements unless explicitly included in the proposal.
9. Proposal requires Contractor and Subcontractors will utilize pre-existing, established project management, field supervision and labor work forces, and will follow "open shop" labor practices with regards to project staffing and work rules.
10. Proposal requires that NWS and Subcontractor work force will spend no more than 3 hours in project-specific orientation and safety training, prior to beginning work on the project.
11. Proposal includes cost for applicable standard insurance coverages but does not include cost for Builders Risk, Pollution, environmental, or Longshoreman insurance.
12. Proposal requires that the End User obtains all permits, including Rail Road Right Away, USOC Permits etc.. Any and All Required Permits shall be furnished by others.
13. Proposal does include Local and State Sales Tax for permanent materials unless explicitly included in the proposal.
14. Unless the Proposal so requires, NWS and Subcontractors shall not be signatory to project labor agreements.

NATIONAL WATER SERVICES, LLC

A Fully Licensed - Tennessee, Alabama, Mississippi, Arkansas & West Virginia Municipal and Utility General & Building Construction Contractor

AND A Licensed - TN, AL, MS, KY, IN, OH, AR, WV, GA & IL Well Driller and Pump Installer

WEB; www.national-water.com

15. The Pump removal cost provided in your quotation represents cost associated with removing an intact assembly. If any component of the pumping unit assembly is detached such as the Oil Tube connection(s), line shaft connection(s) and column or drop pipe connection throughout the setting, the removal operation shall be suspended and the end user's representative will be notified. In such an event, NWS's crew will be demobilized, the client/end user will bare the expense of 50% of the original quoted removal cost. NWS's representative will develop a plan for removal of the detached assembly and furnish cost to the client/end user for remobilization, fabricating the retrieval devices and a per hour cost for removal efforts. NWS explicitly excludes any guarantee of success pertaining to retrieval. It also excludes any and all damage to the well, it's pumping unit or attachments during retrieval efforts.

16. Furnishing a Well Pump without NWS obtained Capacity Data:
NWS is not responsible for Pumping Unit Performance in relationship with a wells capacity when data is obtained by others and provided to NWS and/or a recommendation has been made to clean the well by NWS.

17. Unless NWS has a current ongoing agreement with owner to maintain well capacity NWS excludes any guarantee of a wells ability to maintain capacity after a well cleaning or well revitalization.

18. Ingress and Egress: NWS removes Pumping Units and Drills Wells with rubber tire equipment. It is not responsible for cost associated with site access or site reclamation. Provisions shall be specifically included in your quotation for this if included in your proposal.

19. Test Drilling: NWS specifically excludes any guarantees, warranties, or promises regarding the quantity and quality of water produced by the Project.

20. EXCEPT FOR THE EXPRESS REPRESENTATIONS AND WARRANTIES SET FORTH IN THE PROPOSAL OR IN THIS DOCUMENT: (i) NEITHER PARTY HERETO NOR ANY PERSON ACTING ON SUCH PARTY'S BEHALF HAS MADE OR MAKES ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY WHATSOEVER, EITHER ORAL OR WRITTEN, WHETHER ARISING BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE, OR OTHERWISE, ALL OF WHICH ARE EXPRESSLY DISCLAIMED; AND (ii) EACH PARTY HERETO ACKNOWLEDGES THAT IT HAS NOT RELIED UPON ANY REPRESENTATION OR WARRANTY MADE BY THE OTHER PARTY, OR ANY OTHER PERSON ACTING ON SUCH OTHER PARTY'S BEHALF, EXCEPT AS SPECIFICALLY PROVIDED IN THE PROPOSAL OR THIS DOCUMENT IN ENTERING INTO THIS WAIVER. THIS WAIVER OF CLAIMS INCLUDES, BUT IS NOT LIMITED TO, A WAIVER OF ANY CLAIMS REGARDING THE WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, OR THE WARRANTY OF MARKETABILITY.

21. The Terms and conditions of work to be performed by NWS are expressly limited to the Proposal and this document. NWS field workers expressly lack the authority to bind NWS, or to amend any term, condition, or scope of performance related to the Proposal. The terms of this document, or the Proposal, shall only be amended by the express written consent of NWS officers, directors, or the sales representative(s) who submitted the Proposal.



Terms and Conditions

The contract price for this project has been calculated based on the current prices for the component materials. However, the market for these materials that are herein specified is i considered to be volatile.

National Water Services, LLC is pleased to quote these services and products for your application. This quotation is valid for **30 DAYS** from the date of this quotation.

Pursuant to General Contractors being provided being furnished quotations from NWS, we understand there is a potential for your award to be delayed up and until the expiration of your Bid Bond - 60 days. As a result NWS shall hold pricing for a 60 day period from the original bid date of the project. Specifically pertaining to material sales on Bid Build Projects, NWS shall furnish to you an itemized quotation separating the quoted components from start up and commissioning. Each shall be invoiced as follows: Material-net 60 day terms from the delivery date. Commissioning and Start Up-net 60 day terms from the event, neither supplied materials or Start Up and Commissioning shall be subject to Retainage.

PRICE AND PAYMENT

Unless otherwise agreed by National Water Services, LLC in writing, prices quoted - special packaging or any sales, use, excise, VAT or similar taxes. Taxes imposed by any federal, state, county, city or municipal law on the Goods will be added to the invoice unless a fully completed and executed tax exemption certificate is received by National Water Services, LLC with the the executed purchase or contract order. Unless otherwise agreed by National Water Services, LLC in writing, payment terms are net thirty (30) days from the date of invoice. CLIENT SHALL PAY A LATE CHARGE OF ONE AND ONE-HALF PERCENT (1.50%) PER MONTH ON ALL AMOUNTS NOT PAID WHEN DUE. Client waives its right to set-off against claims it may have against National Water Services, LLC and acknowledges that it may not suspend its payment obligations. National Water Services, LLC reserves the right to withhold shipment or to require other adequate assurances of performance of Clients payment obligations. Client shall be liable for all expenses, including attorneys' fees, relating to the collection of past due amounts.

Thank You,

NATIONAL WATER SERVICES, LLC

NWS Rep: Josh Gavin

Acceptance Of The Terms and Conditions

Client: _____

Title: _____

Signature: _____

Project: _____

Date: _____

Purchase Order# _____



City Council Information Item
Regular Meeting - September 9, 2024

Submitted by: Adam Sackenheim,
 Submitting Department: Public Utilities

Subject:

Appropriation for engineering services for chemical improvements project at Water Plant

Legislation Title:

An appropriation in the amount of \$72,000.00 is being requested for professional and engineering services related to the planned chemical improvements project at Water Plant.

Background/Synopsis:

Engineering and professional technical services are necessary to assist with construction inspections and construction administration in conjunction with the planned chemical feed system improvements project at the City's Water Treatment Plant.

The project will result in significant improvements to chemical feed systems at the City's Water Treatment Plant. More specifically, the project will allow for the replacement of the existing chlorine gas feed system with a new bulk liquid sodium hypochlorite disinfection system, as well as the replacement of the existing drum-fed fluoride dosing system with an updated bulk fluoride storage and feed system. This construction contract was awarded to Building Crafts Inc. by City Council on 8/12/2024.

This appropriation request will allow for technical and engineering services – specifically resident project representation (RPR) services – during project construction. RPR services will be performed by Hazen, in accordance with the attached proposal. Cost of technical services is \$72,000.00 (including limited contingency).

Financial Impact:

An appropriation is requested in the amount of \$72,000. Funding for this project will be re-directed from Capital Improvement Program (CIP) project 4WT15 – Building Improvements. The funding source is 604 – Water Replacement and Improvement.

Attachments:

1. Fairfield NaOCl & Fluoride Mods RPR_June2024



June 5, 2024

Mr. Adam Sackenheim
 Public Utilities Director
 City of Fairfield
 5350 Pleasant Avenue
 Fairfield, OH 45014

**RE: NaOCl and Fluoride System Modifications
 Proposal for Resident Project Representative Services**

Dear Adam:

Hazen proposes to provide as-needed Resident Project Representative (RPR) services to the City of Fairfield related to construction of the NaOCl and Fluoride System Modifications, designed by others.

Hazen's services will include but are not limited to:

- Verification of equipment / materials in accordance with specifications.
- Observation of work performed by contractor and sub-contractors. Hazen will reject work that does not conform to contract documents and plans and specifications.
- Observation of testing and inspections.
- Preparation of daily construction field reports with photos.
- Assistance with equipment start-up and manufacturer training.
- Coordination and review of as-built record drawings.

Hazen proposes to utilize Drew Young to perform the RPR services on a time and material basis with a not to exceed fee of \$92,000 (as directed by the City for up to 576 hours at \$155.25/hour, plus expenses billed at cost). The not to exceed fee is based on a project construction duration of approximately 36 weeks, on-site representation of approximately two days per week during construction, and a reduced multiplier of 2.3.

We appreciate this opportunity to continue our work with the City of Fairfield. Please let me know if you have any questions or you would like to discuss further.

Very truly yours,

28 weeks of work at 16 hours per week
 Total amount: \$69,552.00

Hazen and Sawyer
 W. James Gellner, PE – Vice President

cc: Jason Hunold - City
 Drew Young, Dan Miklos - Hazen



City Council Information Item
Regular Meeting - September 9, 2024

Submitted by: Lance Kennedy,
 Submitting Department: City Manager's Office

Subject:

4CM03 - Fire Vehicle Data Routers

Legislation Title:

4CM03 - Fire Vehicle Data Routers

Background/Synopsis:

As the city's Fire Department has fully implemented the Public Safety CAD/RMS in their vehicles, reliable mobile data and location services are essential for their operations. After evaluating various manufacturers and devices, Cradlepoint mobile routers have been chosen to provide these services in the department's vehicles. Cradlepoint routers are specifically designed and widely used across industries to ensure consistent data access, even in challenging conditions. The equipment will be purchased at either Ohio State Contract pricing or vendor-discounted pricing, depending on which is lower. Funding for this project has been allocated in the 2024-2028 Capital Improvement Plan (CIP) under project 4CM03.

Recommendation:

It is recommended that City Council authorize and direct the preparation of legislation for the appropriation of \$64,000 from the Capital Improvement Fund and suspend the rules requiring the second and third reading.

Financial Impact:

An appropriation in the amount of \$64,000 is being requested for the procurement of 20 Cradlepoint routers and Sharkee Dual Antennas to provide mobile data service in the city's Fire Department vehicles. Funding for this effort was accounted for in the 2024-2028 Capital Improvement Plan (CIP) under Project 4CM03.

Emergency Provision Explanation:

An emergency provision is necessary without competitive bidding to avoid delays in procurement and to allow for scheduling of resources required to facilitate equipment installation.

Attachments:

1. CDWG - Cradlepoint NZDP610



City Council Ordinance
Regular Meeting - September 9, 2024

Submitted by: Nathaniel Kaelin, Economic Development Manager
 Submitting Department: Development Services

Subject:

Town Center Signage Design

Legislation Title:

Ordinance to authorize an appropriation of \$27,500 to complete signage design for the Town Center.

Recommendation:

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

Background/Synopsis:

Fairfield's Town Center area, the cluster of business and civic uses surrounding the crossroads of Pleasant Avenue and Nilles Road, has been a development focus for several decades. In 1993, Fairfield City Council adopted the Town Center Development Plan which outlined strategies to develop a unique "sense of place" through streetscaping, landscaping, design guidelines, and zoning. Subsequent private development, public investment, and planning efforts have continued to build upon these strategies resulting in quality redevelopment and new additions such as the Village Green Park area.

Despite these efforts, staff has recognized that the Town Center area is not consistently recognized by name or function within the community. In 2020, the City released new branding including a new Fairfield logo and brand colors. As staff explored the need to update signage throughout the Town Center to reflect the new branding, it became apparent that a larger review of signage and branding within the Town Center was necessary.

In December 2023, Fairfield City Council authorized the Fairfield Town Center Placemaking Strategy project. Designing Local, a Columbus planning firm, was engaged to lead the work, which involved development of strategies to enhance the vibrancy of the Town Center through wayfinding and signage, connectivity improvements, placemaking elements, public art, infill development, and other strategies.

With the Placemaking Strategy nearly complete, staff proposes to advance the design work necessary to begin implementation of several of the signage recommendations. Staff has received a proposal from Designing Local to develop conceptual designs and estimates for an initial signage package which includes gateway signs at the entrances to the Town Center, monument signs at municipal facilities, and replacement wayfinding signs. This work will allow the city to prioritize elements of the sign package for consideration during development of the 2025 CIP budget.

This comprehensive placemaking approach is consistent with the City's Town Center Revitalization Strategic Initiative, which seeks to enhance the vitality of Fairfield's Town Center as a resident destination and desirable business location through investment in public assets, strategic properties and/or business investments, and quality programming.

Financial Impact:

The City budgeted \$30,000 for Town Center Placemaking within the 2024 CIP budget and has committed no funds to date. Staff recommends appropriating funds for the Town Center Signage Design project from these CIP funds.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

No

Attachments:

1. Fairfield Sign Package Proposal - Round 1_Designing Local



REVISED August 29, 2024

City of Fairfield, Ohio

Nathaniel Kaelin
Economic Development Manager
5350 Pleasant Avenue
513.867.5345

Re: City of Fairfield Sign Package - First Round

Dear Nathaniel,

Designing Local is pleased to submit this proposal for design services for the above referenced project. We appreciate the opportunity to collaborate with you to build on the recommendations of the Fairfield Town Center Placemaking Strategy. Designing Local anticipates that this project will require approximately 6 months to complete. The process shown below is preliminary and we anticipate refinement of the schedule. Please note that references to "Client Group" mean the City of Fairfield-designated project manager, City staff, and key officials and the "Team" means Designing Local team members. The following constitutes the project scope of services as well as additional services and project assumptions.

PHASE I (SEPTEMBER - NOVEMBER 2024)

TASK 1: CONCEPTUAL DESIGN

- 1.1. Kick-off Meeting.** Collaborative group discussion with the Client Group and stakeholders about opportunities, goals and objectives as well as key milestones including, but not limited to: timing of any project management meetings, stakeholder meetings, public meetings, and project presentations and reports. This will be refined and monitored by both the Client Group and the Team project manager.
- 1.2. Conceptual Signage Design.** The Team will refine initial signage designs that were developed for the Fairfield Town Center Placemaking Strategy that provide consistent visual identity for all Fairfield facilities and address each site issue and functionality considerations. The Team will apply uniform symbology, text, color, and scale for consistent design to exterior signage concepts that adhere to industry signage standards. The Team will design details related to placement relative to right-of-way and recommendations for landscaping and/or lighting. The first round of signage design will include:
 - Gateway signs at either end of Pleasant and Nilles (4 total – 3 minor, 1 major)
 - 3 monument signs at municipal complex (at corner and annex building) and fire headquarters
 - 2-3 wayfinding signs (near Pleasant/Wessel to replace existing signs)
 - Relocation of two Butler County wayfinding signs
 - Demolition/modification of 6 existing brick monument signs
 - Community Arts Center digital sign replacement
- 1.3. Wayfinding System Placement Plan.** Design a conceptual signage placement plan, with special attention to strategic positioning to guide visitors efficiently, including a color-coding system for signage, using the City of Fairfield branding, to simplify visuals and navigation. This map will serve as a template for wayfinding placement for the site going forward. The placement map will be developed using GIS shapefiles and will include the sign type, material specifications, and wayfinding messaging.
- 1.4. Conceptual Cost Estimating.** Create an opinion of probable costs for proposed implementation of various elements.

Task 1 Deliverables:

- Project Workplan and Timeline;
- Conceptual Design Package and Cost Estimate;
- Wayfinding System Placement Plan.

TASK 2: SIGN VENDOR SELECTION

2.1. Engage Sign Vendor. The Team will work with the Client Group to select a qualified Sign Vendor. This will include making sure that the Sign Vendor has experience with national and local signage design standards.

Task 2 Deliverables:

- Sign Vendor Recommendation Memo.

PHASE II (JANUARY - APRIL 2025)**TASK 3: SHOP DRAWING REVIEW**

3.1. Shop Drawings & Specifications. The Sign Vendor will produce shop drawings and specifications based on the conceptual design in coordination with the Team. The Team would work closely with the Sign Vendor to refine the signage concepts developed in Task 1 to ensure feasibility, visual appeal, and appropriate materials based on durability, aesthetics, and budget considerations. These drawings would verify compliance with applicable national and local signage and building standards, including architectural, structural, electrical, and construction specifications.

3.2. Fabrication Cost Review. Work with the selected Sign Vendor to assure the selected implementation projects stay on budget.

3.3. Final Review Meeting. Develop a final signage design package to review with the Client Group.

Task 3 Deliverables:

- Shop Drawings.

TASK 4: INSTALLATION REVIEW

4.1. Permitting. Work with the selected Sign Vendor to prepare any necessary documents for review with applicable governmental agencies. Prepare documents suitable for review for compliance with applicable governmental requirements and assist the Client Group in the submission to governmental agencies.

4.2. Construction Documents. Submit 1 digital PDF and related digital files of the Construction Documents.

4.3. Installation Oversight. Visit the site and work with the selected signage vendor to assure that the signs are located in the correct location and the sign bases or other components are constructed correctly. This task will include a total of 2 site visits (trips).

Task 4 Deliverables:

- Permits for Installation;
- Construction Documents;
- Punch List/Construction Summary.

PROPOSED COMPENSATION & SCHEDULE

The Team shall begin providing Design Services on the Project promptly upon the receipt of a written notice to proceed or authorization of this contract and shall perform its Services as expeditiously as is consistent with the standard of care described in the Terms and Conditions of this Proposal.

PHASE I		ESTIMATED SCHEDULE	FEES (\$)
TASK 1	CONCEPTUAL DESIGN	SEPTEMBER - OCTOBER 2024	\$27,500
TASK 2	SIGN VENDOR SELECTION	NOVEMBER 2024	\$2,000
TOTAL PHASE I SCOPE OF WORK (NOT TO EXCEED)			29,500
PHASE II			
TASK 3	SHOP DRAWING REVIEW	JANUARY 2025 - MARCH 2025	\$3,000
TASK 4	INSTALLATION REVIEW	MARCH - APRIL 2025	\$7,000
TOTAL PHASE II SCOPE OF WORK (NOT TO EXCEED)			10,000
GRAND TOTAL FOR ALL PHASES OF WORK (NOT TO EXCEED)			\$39,500

Note: Designing Local is able to facilitate the signage design, selection of the Sign Vendor, and oversight of construction. Fabrication and installation by the selected Sign Vendor would be performed through a separate contract.

We are ready to begin work upon acceptance of this proposal. If the terms outlined herein are acceptable to you and your organization, please authorize below. Please see the attached Terms and Conditions, which are part of this proposal. Thank for your consideration of Designing Local as your planning and design partner and we look forward to collaborating. Designing Local will not begin work on Tasks 2, 3, or 4 until authorized to proceed in writing by the Client Group.

Respectfully Submitted,

MATTHEW LEASURE

Matthew Leasure, ASLA AICP LEED AP
Principal
Designing Local

APPROVED:

Signature: _____

Title: _____

Name (Print): _____

Date: _____

ORDINANCE NO. _____

ORDINANCE TO AMEND ORDINANCE NO. 166-23 ENTITLED "AN ORDINANCE TO MAKE ESTIMATED APPROPRIATIONS FOR THE EXPENSES AND OTHER EXPENDITURES OF THE CITY OF FAIRFIELD, OHIO, DURING A PERIOD BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024."

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

Section 1. Ordinance No. 166-23, the 2024 Appropriation Ordinance, is hereby amended in the following respects:

From:	Unappropriated Water Replacement & Improvement Fund	\$78,500
To:	60416025-254000 Building Improvements <i>(Building Improvements 4WT15)</i>	\$72,000
To:	60416023-233900 Other Professional Services <i>(Hunter Tank Water Tower Cleaning 4WT12)</i>	\$6,500
From:	Unappropriated Capital Improvement Fund	\$64,000
To:	40216025-253400 Computer Equipment <i>(Fire Vehicle Data Routers 4CM03)</i>	\$64,000
From:	Unappropriated Water Surplus Fund	\$11,200
To:	60516023-233900 Other Professional Services <i>(Wells 5 & 7 SCADA Integration 4WT22)</i>	\$11,200
From:	Unappropriated Sewer Replacement & Improvement Fund	\$6,000
To:	62316025-254000 Building Improvements <i>(Building Improvements 4WW13)</i>	\$6,000
From:	Unappropriated Transformative Economic Development Fund	\$48,000
To:	41416023-233900 Other Professional Services <i>(Miracle Park Test Drilling)</i>	\$48,000

Attachment: NONCONTRACTUAL 9-9-ORD (4049 : Non-Contractual Appropriations)

From: Unappropriated Tax Increment Equivalent Fund \$27,500

To: 22016025-252000 Improvements other than Building \$27,500
(Town Center Signage Design 4DV06)

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\2024\NONCONTRACTUAL 9-9-ORD

Attachment: NONCONTRACTUAL 9-9-ORD (4049 : Non-Contractual Appropriations)