

**City of Fairfield
Minutes
Regular Meeting of City Council
July 13, 2020**

Council-Manager Briefing

6:00 PM - N. Route 4 Market Study

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

Staff members present: Mark Wendling, Steve Wolterman, Greg Kathman, Dan Wendt, Scott Timmer, Erin Lynn, Nathaniel Kaelin, Adam Sackenheim, Steve Maynard, Carol Mayhall, Ben Mann and Alisha Wilson

Council and staff heard a presentation from Doug Harnish, of Market Metrics, LLC regarding the findings of the North Route 4 Market Study. See attached slides.

Business Meeting Call to Order

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

Prayer/Pledge of Allegiance

Councilmember Woeste led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Attendee Name	Title	Status	Arrived
Mark Scharringhausen	Council Member at Large	Present	
Chad Oberson	Council Member at Large	Present	
Bill Woeste	Council Member at Large	Present	
Leslie Besl	Council Member, 1st Ward	Present	
Dale Paullus	Councilmember, 2nd Ward	Present	
Terry Senger	Councilmember, 3rd Ward	Present	
Tim Abbott	Council Member, 4th Ward	Present	
Steve Miller	Mayor	Present	

Agenda Modifications

None.

Executive Session Requests

Councilmember Abbott, seconded by Councilmember Paullus, moved for Executive Session to consider the employment and compensation of a public employee or official and preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment. Motion carried 7-0.

Special Presentations and Citizen Comments

None.

Public Hearing(s)

None.

Approval of Minutes

The Regular Meeting Minutes of June 25, 2020 were approved as written and submitted.

OLD BUSINESS AND REPORTS

Community & Public Relations Committee

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

Development Services Committee

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

Ordinance to adopt new Section 1143.261 and Subsection 1157.04(f) and amend Subsection 1157.04(e) of the Planning and Zoning Code of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio.

Recommendation:

It is recommended that City Council have a first reading on this ordinance at the June 8, 2020 meeting and set the joint public hearing date for June 22, 2020.

Councilmember Woeste presented the second reading of this ordinance.

RESULT:	SECOND READING
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Next: 7/27/2020 7:00 PM

Parks, Recreation and Environment Committee

Leslie Besl, Chair; Dale Paullus, Vice Chair; Tim Abbott, Member

Public Safety Committee

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

Public Works Committee

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

Resolution establishing a street infrastructure sustainability plan for the maintenance of city streets, roads and related infrastructure

Recommendation:

It is recommended that Council pass a resolution to ensure that staff maintain a plan for maintaining a safe, functioning City street system through consistently allocating resources every year to the paving of City streets.

Councilmember Oberson presented the second reading of this resolution.

RESULT: SECOND READING

Next: 7/27/2020 7:00 PM

Public Utilities Committee

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

Finance & Budget Committee

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

NEW BUSINESS

Public Works Committee

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

Motion to Read by Title Only

Motion to read two ordinances by title only.

RESULT: CARRIED [UNANIMOUS]

MOVER: Chad Oberson, Council Member at Large

SECONDER: Bill Woeste, Council Member at Large

AYES: Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Ordinance to authorize the City Manager to enter into a contract with Cargill, Incorporated for the purchase of road salt.

Recommendation:

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

Councilmember Oberson presented the first reading of this ordinance.

RESULT: FIRST READING Next: 7/27/2020 7:00 PM

Ordinance to declare thirteen (13) city motor vehicles and pieces of city equipment, sixty-eight (68) Motorola radios and associated equipment, and one (1) vehicle lift as surplus and authorize the City Manager to execute an agreement with GovDeals.com to sell the motor vehicles, equipment, radios and associated equipment and one vehicle lift.

ORDINANCE NO. 52-20. APPROVED 7-0.

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

Motion to Suspend Second and Third Readings

Councilmember Oberson presented the first reading of this ordinance.

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

Finance & Budget Committee

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

Motion to Read by Title Only

Motion to read one resolution and three ordinances by title only.

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

Resolution adopting the tax budget of the City of Fairfield, Ohio, for the fiscal year beginning January 1, 2021 and submitting the same to the Butler County Auditor and declaring an emergency.

Recommendation:

A Budget Hearing was held on June 25, 2020 to discuss the 2021 Tax Budget. It is recommended that City Council authorize and direct the preparation of a resolution, and pass the resolution approving the 2021 Tax Budget on July 13, 2019.

RESOLUTION NO. 10-20. APPROVED 7-0.

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

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this resolution.

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

Ordinance to amend subsections (a) and (e) of Section 163.19 of Chapter 163, Employee Provisions, of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio governing benefits for the Clerk of Court/Court Administrator position and declaring an emergency.

Recommendation:

It is recommended that Council adopt the attached ordinance amending Section 163.19 of the City of Fairfield Codified Ordinance adding the position of Court Administrator/Clerk of Courts. Rules suspension and emergency adoption of this ordinance is requested so that the changes can be effective immediately.

ORDINANCE NO. 53-20. APPROVED 7-0.

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

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

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

Ordinance to amend Ordinance No. 119-19 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2020, and ending December 31, 2020.”

Recommendation:

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

ORDINANCE NO. 54-20. APPROVED 7-0.

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

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

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

Ordinance to amend Ordinance No. 119-19 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2020, and ending December 31, 2020.”

Recommendation:

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

ORDINANCE NO. 55-20. APPROVED 7-0.

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

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

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

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Monday, July 27 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Monday, August 10 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, August 24 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

Executive Session of Council (if needed)

Council recessed to Executive Session at 7:15 PM.

14. ADJOURNMENT

The Regular Meeting adjourned at 8:25 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved _____

OHIO STATE ROUTE 4 CORRIDOR

MARKET ANALYSIS

For the

City of Fairfield, Ohio

FAIRFIELD

By

MARKET METRIC\$ LLC

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

● **Assignment:**

Conduct market study of North Route 4 corridor

● **Objective:**

Assess market conditions to evaluate development opportunities

Attachment: North Route 4 C-M Briefing july 20 (1560 : N. Route 4 Market Study)

Packet Pg. 8

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- **Study Context**
 - Political geographies
 - Drive-time markets (5-,10-,15 minutes)
- **Building Blocks**
 - Population & household trends
 - Housing
 - Business base & concentrations
 - Supply & demand for services

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- City and Corridor Demographics – Population

City of Fairfield:

2010 – 42,502 2018 – 43,245 2023 – 44,088

Census Tract 390170109.04 (WEST):

2010 – 3,604 2018 – 3,697 2023 – 3,672

Census Tract 390170109.06 (EAST):

2010 – 7,155 2018 – 7,266 2023 – 7,409

Five Minutes Drive-time:

2010 – 17,874 2018 – 18,144 2023 – 18,053

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- City and Corridor Demographics – Households

City of Fairfield:

2010 – 17,416 2018 – 17,733 2023 – 18,255

Census Tract 390170109.04 (WEST):

2010 – 1,470 2018 – 1,516 2023 – 1,516

Census Tract 390170109.06 (EAST):

2010 – 2,905 2018 – 2,940 2023 – 3,033

Five Minutes Drive-time:

2010 – 7,239 2018 – 7,359 2023 – 7,389

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- City and Corridor Demographics – Population Age

- City of Fairfield:

2010 – 38.2 2018 – 39.2 2023 – 39.9

Census Tract 390170109.04 (WEST):

2010 – 41.6 2018 – 42.8 2023 – 43.4

Census Tract 390170109.06 (EAST):

2010 – 33.6 2018 – 33.7 2023 – 34.7

Five Minutes Drive-time:

2010 – 37.2 2018 – 37.4 2023 – 38.0

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- City and Corridor Demographics – Head of HH Age
- City of Fairfield:
2010 – 50.0 2018 – 52.6 2023 – 53.7
Census Tract 390170109.04 (WEST):
2010 – 54.0 2018 – 56.1 2023 – 57.7
Census Tract 390170109.06 (EAST):
2010 – 44.4 2018 – 45.3 2023 – 45.1
Five Minutes Drive-time:
2010 – 49.3 2018 – 51.4 2023 – 52.1

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- City and Corridor Demographics - Median HH Income
- City of Fairfield:
2010 - \$55,982 2018 - \$65,143 2023 - \$75,321
Census Tract 390170109.04 (WEST):
2010 - \$45,372 2018 - \$53,980 2023 - \$61,600
Census Tract 390170109.06 (EAST):
2010 - \$46,675 2018 - \$53,934 2023 - \$62,676
Five Minutes Drive-time:
2010 - \$48,950 2018 - \$57,407 2023 - \$65,516

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- City and Corridor Demographics-Average HH Income

- City of Fairfield:

2010 - \$68,159 2018 - \$77,505 2023 - \$88,506

Census Tract 390170109.04 (WEST):

2010 - \$56,227 2018 - \$62,954 2023 - \$73,522

Census Tract 390170109.06 (EAST):

2010 - \$59,875 2018 - \$68,913 2023 - \$78,990

Five Minutes Drive-time:

2010 - \$60,789 2018 - \$68,457 2023 - \$78,424

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- City and Corridor Demographics-Daytime Population

City of Fairfield:

Total Daytime - 51,756 At Workplace - 30,416

Census Tract 390170190.04 (WEST):

Total Daytime - 3,572 At Workplace - 2,362

Census Tract 390170109.06 (EAST):

Total Daytime - 11,107 At Workplace - 6,199

Five Minutes Drive-time:

Total Daytime - 23,832 At Workplace - 10,833

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- City and Corridor - Housing Inventory – Census Based

City of Fairfield:

2000 – 17,523 2010 – 18,802 2018 – 18,945 2023 – 19,526

Census Tract 390170109.04 (WEST):

2000 – 1,552 2010 – 1,565 2018 – 1,591 2023 – 1,597

Census Tract 390170109.06 (EAST):

2000 – 2,938 2010 – 3,136 2018 – 3,141 2023 – 3,245

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- Housing – Percent Owner Occupied – Census Based

City of Fairfield:

2000 – 62.3% 2010 – 59.1% 2018 – 58.5% 2023 – 58.1%

Census Tract 390170109.04 (WEST):

2000 – 75.9% 2010 – 70.4% 2018 – 70.4% 2023 – 69.9%

Census Tract 390170109.06 (EAST):

2000 – 42.2% 2010 – 38.5% 2018 – 37.4% 2023 – 36.5%

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- Housing – Percent Renter Occupied – Census Based

City of Fairfield:

2000 – 33.0% 2010 – 33.5% 2018 – 35.1% 2023 – 35.4%

Census Tract 390170109.04 (WEST):

2000 – 21.9% 2010 – 23.6% 2018 – 24.9% 2023 – 25.0%

Census Tract 390170109.06 (EAST):

2000 – 53.1% 2010 – 54.1% 2018 – 56.2% 2023 – 57.0%

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- Housing – Percent Vacant Units – Census Based

City of Fairfield:

2000 – 4.6% 2010 – 7.4% 2018 – 6.4% 2023 – 6.5%

Census Tract 390170109.04 (WEST):

2000 – 2.2% 2010 – 6.1% 2018 – 4.7% 2023 – 5.1%

Census Tract 390170109.06 (EAST):

2000 – 4.7% 2010 – 7.4% 2018 – 6.4% 2023 – 6.5%

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- Housing Census Statistics Vs. HUD Building Permits

Housing Inventory

City of Fairfield:	Census	HUD
2000	17,523	17,512
2010	18,802	18,224
2018	18,945	18,348
2023	19,526	18,428*

* Based on current annual running rate projected 5 years

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- Housing Census Statistics Vs. HUD Building Permits

Housing Vacancy Percent

City of Fairfield:	Census	HUD
2000	4.6%	4.6%
2010	7.4%	4.4%
2018	6.4%	3.4%
2023	6.5%	0.9%

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- Housing Census Statistics Vs. HUD Building Permits

Housing Vacancy in Units

City of Fairfield:	Census	HUD
2000	812	801
2010	1,386	808
2018	1,212	615
2023	1,272	161

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- New Housing Units Needed for “Stable” Occupancy

Stable Occupancy Equates to 5% Vacancy

City of Fairfield:

2010	109 Units Needed
2018	318 Units Needed
2023	800 Units Needed

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- New Housing Units Needed for “Stable” Occupancy
Stable Occupancy Equates to 5% Vacancy

Census Tract 390170109.04 (WEST):

6 New Households Projected in the Next 5 Years
No New Units Should Be Needed

Census Tract 390170109.06 (EAST):

109 New Households Projected in the Next 5 Years
97 New Housing Units Could Be Needed

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- 2019 Existing Business Base – All Industry Segments

City of Fairfield:

1,811 Establishments 27,906 Employees

Census Tract 390170109.04 (WEST):

199 Establishments 2,332 Employees

Census Tract 390170109.06 (EAST):

378 Establishments 4,950 Employees

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- 2019 Industry Concentrations in the City

Services – 43.9%

Retail – 20.7%

Finance, Insurance & Real Estate – 8.0%

Construction – 7.9%

Manufacturing – 6.4%

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- 2019 Industry Concentrations in CT 390170109.04 (WEST)

Services – 53.3%

Retail – 27.6%

Finance, Insurance & Real Estate – 5.0%

Construction – 4.5%

Manufacturing – 2.5%

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- 2019 Industry Concentrations in CT 390170109.06 (EAST)

Services – 39.8%

Retail – 25.5%

Finance, Insurance & Real Estate – 5.8%

Construction – 8.5%

Manufacturing – 6.6%

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- 2019 Existing Business Base – Retail Segment

City of Fairfield:

361 Establishments	7,321 Employees
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Census Tract 390170109.04 (WEST):

55 Establishments	1,493 Employees
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Census Tract 390170109.06 (EAST):

96 Establishments	1,487 Employees
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OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- 2019 Existing Business Base – Services Segment

- City of Fairfield:

765 Establishments 6,213 Employees

Census Tract 390170109.04 (WEST):

106 Establishments 662 Employees

Census Tract 390170109.06 (EAST):

150 Establishments 1,511 Employees

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

- 2019 Existing Business Base – Manufacturing Segment

City of Fairfield:

112 Establishments 4,034 Employees

Census Tract 390170109.04 (WEST):

5 Establishments 51 Employees

Census Tract 390170109.06 (EAST):

25 Establishments 554 Employees

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

Commercial Use Observations

- Retail base is sufficient
- Some uses in oversupply (e.g. Automotive & Food Service)
- Strategic Directions Options:
 - Embrace & enhance existing uses
 - Discourage uses that expand concentrations
- Retail merchants fit household demographics

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

Commercial Use Observations

- Household growth not likely to increase retail demand
- Services are largest category of uses
- Services can reuse retail storefronts

OHIO STATE ROUTE 4 CORRIDOR MARKET ANALYSIS

Opportunities & Recommendations

- Building and Zoning Code Enforcement
- Public Infrastructure Improvements
- Focus on Retention
- Develop an Identity
- Resist Becoming Part of the Herd
- Strategic Interventions

- THANK YOU FOR THE OPPORTUNITY
- QUESTIONS AND COMMENTS