

**City of Fairfield  
Minutes  
Regular Meeting of City Council  
July 12, 2021**

**Council-Manager Briefing**

Pleasant Avenue Corridor Study

**Business Meeting Call to Order**

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

**Prayer/Pledge of Allegiance**

Councilmember Oberson 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 discuss the employment, compensation, promotion, discipline or dismissal of a public employee and the purchase of property for public use. Motion carried 7-0.

**Special Presentations and Citizen Comments**

- a. Jennifer Gray, 51 Applewood Drive

Ms. Gray addressed Council regarding concerns over the light at Bargos that was damaged and taken down. Public Works Director Ben Mann assured her that it was in the process of being replaced.

b. George Wilson, 151 Twin Lakes Drive

Mr. Wilson told Council that he would be willing to help the city with diversity training.

### **Public Hearing(s)**

#### 2022 Tax Budget Public Hearing

Mayor Miller opened the Public Hearing at 7:10 PM. Clerk Wilson read the public hearing notice. There were no comments regarding the 2022 Tax Budget. Mayor Miller closed the public hearing at 7:11 PM.

### **Approval of Minutes**

The Regular Meeting Minutes of June 14, 2021 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*

### **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*

### **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**

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

### **Development Services Committee**

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

### Motion to Suspend Second and Third Readings

Councilmember Woeste presented the first reading of this ordinance.

|                  |                                                                 |
|------------------|-----------------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                                      |
| <b>MOVER:</b>    | Bill Woeste, Council Member at Large                            |
| <b>SECONDER:</b> | Dale Paullus, Councilmember, 2nd Ward                           |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott |

Ordinance to authorize the Acting City Manager to enter into a Professional Services Contract with McBride Dale Clarion to update Chapter 11 of the Codified Ordinances of Fairfield, the Planning and Zoning Code and declaring an emergency.

#### **Recommendation:**

It is recommended that City Council authorize the Acting City Manager to execute a Professional Services Contract with McBride Dale Clarion for the updating of the Planning and Zoning Code.

ORDINANCE NO. 83-21. APPROVED 7-0.

|                  |                                                                 |
|------------------|-----------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                      |
| <b>MOVER:</b>    | Bill Woeste, Council Member at Large                            |
| <b>SECONDER:</b> | Chad Oberson, Council Member at Large                           |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott |

### **Public Safety Committee**

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

Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of GB License LLC, 4727 Dixie Highway, Fairfield, OH 45014 (Permit Class C1 and 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 GB License LLC, 4727 Dixie Highway, Fairfield, OH 45014 (Permit Class C1 and C2).

SIMPLE MOTION NO. 14-21. APPROVED 7-0.

|                  |                                                                 |
|------------------|-----------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                                     |
| <b>MOVER:</b>    | Mark Scharringhausen, Council Member at Large                   |
| <b>SECONDER:</b> | Tim Abbott, Council Member, 4th Ward                            |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott |

### **Public Works Committee**

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

### Motion to Suspend Second and Third Readings

Councilmember Oberson presented the first reading of this ordinance.

|                  |                                                                 |
|------------------|-----------------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                                      |
| <b>MOVER:</b>    | Chad Oberson, Council Member at Large                           |
| <b>SECONDER:</b> | Bill Woeste, Council Member at Large                            |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott |

Ordinance to authorize the Acting City Manager to enter into a contract with Barrett Paving for Winton / South Gilmore Road at Interstate 275 – Ramp Y (PID 107866)

**Recommendation:**

The staff recommends that City Council authorize the City Manager to enter into a contract with Barrett Paving for the 2021 HAM-CR 239-9.81 (PID 107866) I-275 Ramp “Y” improvements Project.

It is further recommended that City Council authorize and direct the preparation of legislation for the appropriation of funding in the amount of \$800,000.00 from the Street Improvement Fund for this project with reimbursement of 80% of expenditures to come from an OKI grant.

ORDINANCE NO. 84-21. APPROVED 7-0.

|                  |                                                                 |
|------------------|-----------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                      |
| <b>MOVER:</b>    | Chad Oberson, Council Member at Large                           |
| <b>SECONDER:</b> | Tim Abbott, Council Member, 4th Ward                            |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott |

**Finance & Budget Committee**

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

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this resolution.

|                  |                                                                 |
|------------------|-----------------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                                      |
| <b>MOVER:</b>    | Tim Abbott, Council Member, 4th Ward                            |
| <b>SECONDER:</b> | Leslie Besl, Council Member, 1st Ward                           |
| <b>AYES:</b>     | 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, 2022 and submitting the same to the Butler County Auditor and declaring an emergency.

**Recommendation:**

It is recommended that City Council authorize and direct the preparation of a resolution, and pass the resolution approving the 2022 Tax Budget on July 12, 2021.

RESOLUTION NO. 5-21. APPROVED 7-0.

|                  |                                                                 |
|------------------|-----------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                      |
| <b>MOVER:</b>    | Tim Abbott, Council Member, 4th Ward                            |
| <b>SECONDER:</b> | Leslie Besl, Council Member, 1st Ward                           |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott |

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this resolution.

|                  |                                                                 |
|------------------|-----------------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                                      |
| <b>MOVER:</b>    | Tim Abbott, Council Member, 4th Ward                            |
| <b>SECONDER:</b> | Bill Woeste, Council Member at Large                            |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott |

Resolution authorizing the Acting City Manager to enter into an award agreement related to the American Rescue Plan Act of 2021 and affirming that all Coronavirus State and Local Recovery Funds received shall be expended only to cover costs of the City of Fairfield which are consistent with the U.S. Department of the Treasury Coronavirus State and Local Fiscal Recovery Funds Award Terms and Conditions and declaring an emergency.

**Recommendation:**

It is necessary for City Council to pass a resolution authorizing the Acting City Manager to sign the terms and conditions in order to qualify for distribution of monies from the American Rescue Plan Act.

RESOLUTION NO. 6-21. APPROVED 7-0.

|                  |                                                                 |
|------------------|-----------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                      |
| <b>MOVER:</b>    | Tim Abbott, Council Member, 4th Ward                            |
| <b>SECONDER:</b> | Chad Oberson, Council Member at Large                           |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott |

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this resolution.

|                  |                                                                 |
|------------------|-----------------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                                      |
| <b>MOVER:</b>    | Tim Abbott, Council Member, 4th Ward                            |
| <b>SECONDER:</b> | Bill Woeste, Council Member at Large                            |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott |

Resolution establishing the American Rescue Plan Act Fund and declaring an emergency.

**Recommendation:**

It is necessary for City Council to pass a resolution in order to establish a American Rescue Plan Act

Fund for distribution of monies from the Coronavirus State and Local Fiscal Recovery Funds.

RESOLUTION NO. 7-21. APPROVED 7-0.

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

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

|                  |                                                                 |
|------------------|-----------------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                                      |
| <b>MOVER:</b>    | Tim Abbott, Council Member, 4th Ward                            |
| <b>SECONDER:</b> | Bill Woeste, Council Member at Large                            |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott |

Ordinance to amend Ordinance No. 109-20 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, 2021, and ending December 31, 2021.”

**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. 85-21. APPROVED 7-0.

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

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

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

Ordinance to amend Ordinance No. 109-20 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, 2021, and ending December 31, 2021.”

**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. 86-21. APPROVED 7-0.

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

**Meeting Schedule**

Clerk Wilson read the following meeting schedule:

- A. Monday, August 9 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Monday, September 13 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, September 27 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

**Executive Session of Council (if needed)**

Council recessed to Executive Session at 7:20 PM.

**14. ADJOURNMENT**

The Regular Meeting adjourned at 8:00 PM.

ATTEST:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Mayor's Approval

Date Approved\_\_\_\_\_

The logo for Fairfield, Ohio, features the word "FAIRFIELD" in a blue, serif font. A green four-pointed star is positioned above the letter "I". Below "FAIRFIELD", the word "OHIO" is written in a green, sans-serif font, with the letters "O", "H", "I", and "O" spaced out.

FAIRFIELD  
OHIO

PLEASANT AVENUE CORRIDOR STUDY

Council – Manager Briefing  
July 12, 2021

A smaller version of the Fairfield, Ohio logo, featuring the word "FAIRFIELD" in blue with a green star above the "I", and "OHIO" in green below it.

FAIRFIELD  
OHIO

# Agenda



1. Existing Conditions
2. Safety Analysis
3. Access Management Options
4. Lane Configuration Alternatives
5. Next Steps



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FORWARD



Comprehensive Plan

Goal TC-5

Town Center Small Area

- Promote the continued revitalization of the aging commercial area within the Town Center

Policy 5.2

- Renew efforts to reduce curb cuts through permitting multiple parcel connectivity

Policy 5.4

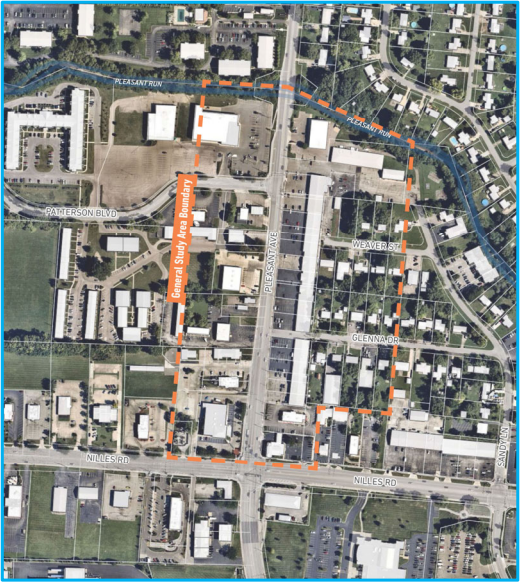
- Use public-private partnerships to advance projects that have a positive impact in the community

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Study Area

- 1,700 ft. commercial corridor
- 18,000 vehicles per day
- Minimal landscaping or streetscape amenities
- 25 property owners (excludes single-family)
- 46 businesses
- 27 curb cuts



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# Existing Conditions

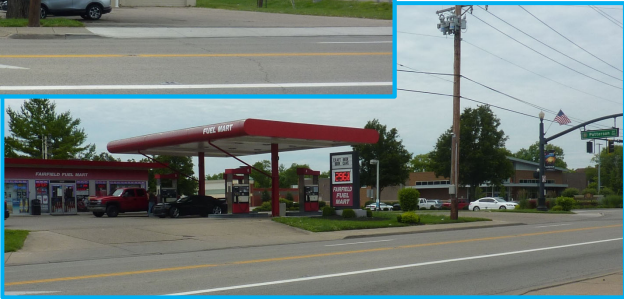


- Multiple curb cuts
- Non-conforming pole signs
- Older building stock
- Overhead utilities

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# Existing Conditions



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# Existing Conditions



- Multiple curb cuts
- Parking lot pavement abutting sidewalk
- Non-conforming pole signs
- Little or no landscaping
- Older building stock
- Overhead utilities



- Few vacancies, shows market strength
- Wide range of businesses

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# Existing Conditions – Glenna Dr.



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## Existing Businesses

46 Total Businesses

34 locally owned small businesses

5 vacancies (4 in Reigert Square)

Many long term businesses

Primarily retail and service



Affordable rents = low barrier to entry for new businesses

FAIRFIELD 9

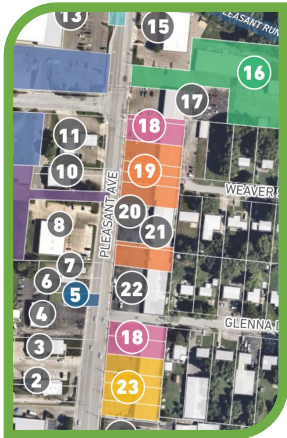
## Property Ownership

25 property owners

7 Reigert Square property owners

Multiple property owner challenges:

- Consensus building
- Large number of easements and agreements
- Overall cooperation
  - short- and long-term



FAIRFIELD 10

## Existing Access Points (curb cuts)

- 27 existing curb cuts
  - 11 on West side
  - 16 on East side (includes Glenna Dr.)
- No center turn lane, leads to driver confusion and potential conflict points



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## Safety Analysis

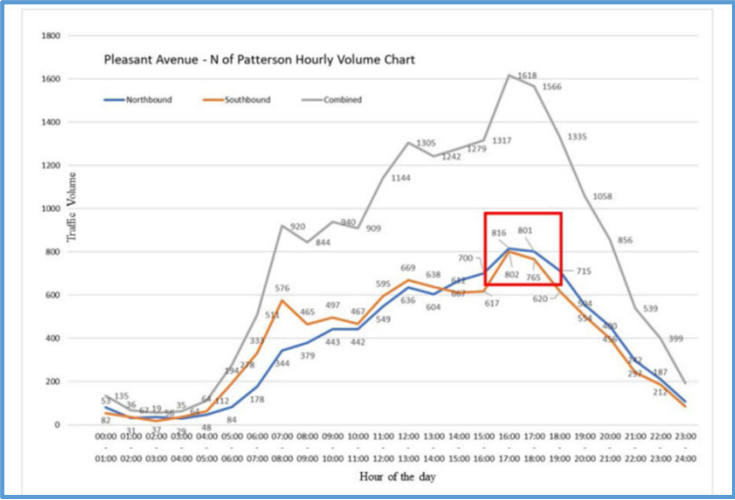
- Crash Statistics (2017-2019): 21 total / 4 injuries
  - Driveway related: 13
  - Lane drop condition: 6
  - Bicycle/pedestrian related: 2



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# Hourly Directional Distribution



# Traffic Camera Videos

## Potential Corridor Improvements

- Access Management Solutions
  - Including Redesign of Reigert Square Parking Lot
- Public Street Projects
  - Including Redesign of Lane Configuration

## Managing Access in the Corridor

Two proposed Concepts that include:

- Curb cut reduction
- Reigert Square parking lot reconfiguration
  - 232 existing spaces
  - Cross access easements will be needed and will mitigate lost spaces



## Concept 1

Curb Cut Consolidation:

- West Side: 7 (11 existing)
- East Side: 4 (16 existing)

Reigert Square Parking Lot Improvements:

- Landscaping
- Head-In Parking
  - 182 parking spaces (22% reduction)

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## Concept 2

Curb Cut Consolidation

- West Side: 7 (11 existing)
- East Side: 5 (16 existing)

Reigert Square Parking Lot Improvements

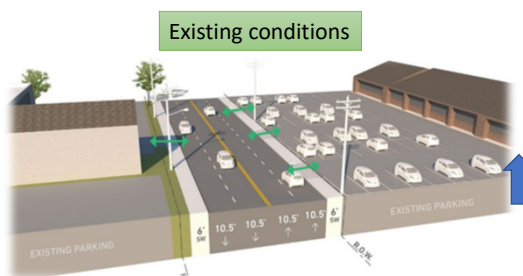
- Landscaping
- Angled Parking
  - 195 parking spaces (16% reduction)

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## Lane Configuration Alternatives

Four proposed Alternatives that address:

- Access Management
- Lane Utilization
- Streetscape Amenities



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## Existing 4 Lanes w/Access Management



### Opportunities

- Access point reduction increases safety by concentrating turning vehicles in fewer locations
- Redesign of Reigert Square parking lot allows for greater green space

### Challenges

- Safety concerns remain due to left turn movements; middle northbound lane ends into a left turn at Patterson Dr.
- Pedestrian safety concerns remain; sidewalk remains adjacent to road

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## Adjusted 4 Lane Configuration



### Opportunities

- Access point reduction increases safety
- Redesign of Reigert Square parking lot allows for greater green space
- Minimizes left turn conflicts with addition of TWTLT
- Lane changes can be implemented with routine street maintenance

### Challenges

- Removes a southbound traffic through lane
- Minimal increase in southbound road congestion
- Right lane drops at Patterson Dr. instead of the left lane

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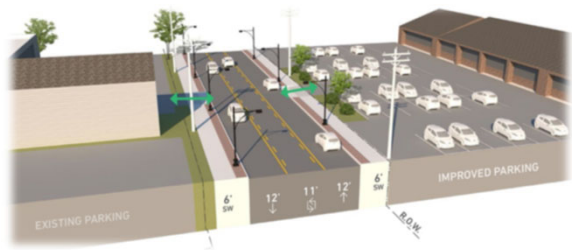
## Adjusted 4 Lane Configuration



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# 3 Lane Section



Opportunities

- Promotes walkability; increase safety as sidewalk is farther away from road
- Most desirable public realm for attracting future redevelopment interest
- Added streetscape elements increases character of corridor

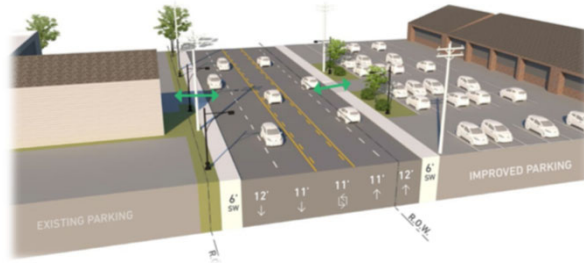
Challenges

- Minimal increase in stacking at intersections during the PM peak time
- Still requires a merge of northbound traffic
- Perceived negatives for business owners and drivers due to reduced number of travel lanes (4 to 2)

# 3 Lane Section



## 5 Lane Section



### Opportunities

- Decrease stacking length at intersections
- Road can accommodate higher volume of traffic

### Challenges

- Requires purchase of easements/ROW on east side for road widening
- Significant reduction of parking in on east side
- Favors through traffic to the detriment of local traffic
- Limited streetscape opportunities

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## 5 Lane Section



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## Proposed Cost Estimates

|                                     | Existing 4 Lane<br>w/ Access Mgt. | Adjusted 4 Lane  | 3 Lane             | 5 Lane             |
|-------------------------------------|-----------------------------------|------------------|--------------------|--------------------|
| Development Agreements <sup>4</sup> | \$170,000                         | \$170,000        | \$170,000          | \$170,000          |
| Engineering                         | \$56,000                          | \$80,000         | \$251,000          | \$346,000          |
| Right of Way                        | -                                 | -                | -                  | \$750,000          |
| Utility Relocation                  | -                                 | -                | -                  | \$200,000          |
| Construction                        | \$280,000                         | \$340,000        | \$805,000          | \$1,200,000        |
| Construction Engineering            | \$20,000                          | \$30,000         | \$35,000           | \$55,000           |
| Streetscape <sup>3</sup>            | \$250,000                         | \$250,000        | \$750,000          | \$500,000          |
| <b>TOTAL</b>                        | <b>\$776,000</b>                  | <b>\$876,000</b> | <b>\$2,011,000</b> | <b>\$3,221,000</b> |

## Next Steps - #1

- Traffic and Lane Configuration
  - Consider further study in 2022 of the more preferred options
  - Would require detailed lane configuration and traffic signal analysis

## Next Steps - #2



- Negotiate Individual Development Agreements
- North Town Center TIF District



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## Discussion

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