

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, JULY 8, 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. 6:00 PM - Butler County Finance Authority
- 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. Fire Department Oath of Office
Lieutenant Mark Bittner
Lieutenant Brendan McCarty
- 8. CITIZEN COMMENTS**
- 9. COUNCIL REPORTS**
- 10. PUBLIC HEARING(S)**
 - a. 2025 Tax Budget Public Hearing

- b. Joint Public Hearing - Wawa PUD

11. APPROVAL OF MINUTES

- a. Regular Meeting held June 10, 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 by approving the concept and final development plan for the Wawa Planned Unit Development.
 - Legislation - Hold second reading pending Planning Commission recommendation

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 amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1130.01(B)(2), the City of Fairfield, Ohio, Zoning Map.
 - Legislation - First Reading
 - Set Public Hearing date - August 12, 2024
2. Ordinance to authorize the City Manager to execute a Development Agreement with JANAKA LTD PRT relative to signage improvements at 2310-40 Mack Road, and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
3. 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.
 - Legislation - First Reading
 - Set Public Hearing date - August 12, 2024

B. PARKS, RECREATION AND ENVIRONMENT

City Manager Scott Timmer - Report

Councilmember Leslie Besl

1. Ordinance to authorize the City Manager to execute a contract with Digital Visions for the Parks Security and Cameras upgrade and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption

C. 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 Hot & Spicy LLC dba Hot N Spicy Restaurant & bar, 4623 Dixie Highway, Fairfield, OH 45014 (Permit Class D1, D2, D3 & D6).
2. Resolution to accept and approve the material terms of the proposed settlement with Kroger Co. consistent with the terms of the National Opioid Settlement Agreement and authorize the City Manager to execute a subdivision participation and release form and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption

D. PUBLIC UTILITIES

City Manager Scott Timmer - Report

Councilmember Debbie Pennington

1. Resolution authorizing all actions necessary to affect a governmental natural gas aggregation program and declaring an emergency
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
2. Ordinance to authorize the City Manager to approve and adopt Fairfield's Sustainability Plan called "Fairfield Sustains" plan dated June 27, 2024
 - Legislation - First Reading

E. PUBLIC WORKS

City Manager Scott Timmer - Report

Councilmember Adam Kraft

1. Ordinance to authorize the City Manager to execute a contract with Proshot Concrete for Emergency Drainage Repair on Roesch Boulevard and on Resor Road and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
2. Ordinance to authorize the City Manager to execute a contract with Adleta Construction for construction of the Proposed Sidewalk along west side of Ross Road between Cheryl Drive and Cherry Hill Drive and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
3. Ordinance to authorize the City Manager to execute a contract with CMT Inc for engineering of the Route 4 Sidewalk Design between Bypass 4 and South Gilmore and a Segment North of Symmes 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 an Intergovernmental Agreement (IGA) with Butler County Transportation Improvement District (BCTID) for Tylersville and Seward Intersection improvements and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
5. Ordinance to authorize the City Manager to enter into a contract with Horton Emergency Vehicles Co. for the purchase of a Horton Ambulance to be used by the Fire Department and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
6. Ordinance to declare three (3) pieces of city equipment as surplus and authorize the City Manager to execute an agreement with GovDeals.com to sell the pieces of equipment.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption

7. Ordinance to authorize the City Manager to execute a contract with Rack and Ballauer for the Tylersville and Seward Intersection Roundabout Project and declaring an emergency.

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

F. FINANCE & BUDGET

City Manager Scott Timmer - Report

Councilmember Gwen Brill

1. Resolution adopting the tax budget of the City of Fairfield, Ohio, for the fiscal year beginning January 1, 2025 and submitting the same to the Butler County Auditor and declaring an emergency.

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

2. 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: \$37,000 for pavement marking contract change order; \$135,000 for emergency drainage repair Roesch Blvd/Resor Rd; \$320,000 for sidewalk on Ross Road; \$115,000 for concrete curb and sidewalk program change order; \$105,000 for Parks security and camera upgrades; \$99,900 for Route 4 sidewalk design; \$450,000 for purchase of ambulance; \$299,000 for purchase of Chevrolet Tahoes (Police); \$1,700,000 for Tylersville/Seward roundabout construction.

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

3. 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: \$55,000 for GIS upgrade; \$25,000 for desktop computers; \$40,000 for North Gilmore Road Pedestrian Crossing; \$131,191 for purchase and outfitting of Chevrolet Tahoe (Fire - multiple vendors); \$43,472 for Lions Park basketball court; \$12,000 for ODOT grant administration; \$22,000 for 2310-40 Mack Rd signage improvements grant; \$55,000 for Tylersville/Seward roundabout lighting.

- Legislation - First Reading

- Motion - Suspend Second and Third Readings
- Motion - Adoption

14. MEETING SCHEDULE

- A. Monday, August 12 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Monday, September 9 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, September 23 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

15. EXECUTIVE SESSION OF COUNCIL (IF NEEDED)

16. ADJOURNMENT