

**City of Fairfield
Minutes
Regular Meeting of City Council
May 23, 2022**

Council-Manager Briefing

Community Improvement Corporation (CIC) & Riegert Square Redevelopment

Mayor Rhodus called the briefing to order at 6:30 PM. Councilmembers present: Leslie Besl, Dale Paullus, Terry Senger, Tim Abbott, Tim Meyers and Matt Davidson.

Staff members present: Scott Timmer, Greg Kathman, Nathaniel Kaelin, Steve Wolterman, Alisha Wilson, Jake Burton, Adam Sackenheim, Derek Baxter, Carol Mayhall, Steve Maynard, Ben Mann and Don Bennett.

Development Services Director Kathman and Economic Development Manager Kaelin presented the proposed changes to the Community Improvement Corporation and the planned updates to the Riegert Square parking lot. See attached slides.

Business Meeting Call to Order

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

Prayer/Pledge of Allegiance

Councilmember Abbott 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	Excused	
Leslie Besl	Councilmember, 1st Ward	Present	
Dale Paullus	Councilmember, 2nd Ward	Present	
Terry Senger	Councilmember, 3rd Ward	Present	
Tim Abbott	Councilmember, 4th Ward	Present	
Mitch Rhodus	Mayor	Present	

Councilmember Davidson, seconded by Councilmember Senger, moved to excuse Councilmember Brill. Motion carried 6-0.

Agenda Modifications

None.

Executive Session Requests

None.

Special Presentations

None.

Citizen Comments

David & Karen Yeiser, 3294 Village Drive

Mary Kerns, 415 Glade Court

Mr. Yeiser addressed Council regarding the DORA application. He stated that they have never had a complaint about Fairfield but they have concerns that the DORA could potentially bring problems into that area of the community. Mrs. Yeiser stated that they love living in the Village Green area but they are concerned that society is trending towards more lawlessness and she doesn't want the Village Green Park to become a more rowdy place, especially during the concerts.

Public Hearing(s)

Approval of Minutes

The Regular Meeting Minutes of May 9, 2022 were approved as written and submitted.

OLD BUSINESS AND REPORTS

Community & Public Relations Committee

Leslie Besl, Chair; Gwen Brill, Vice Chair; Tim Abbott, Member

Development Services Committee

Matt Davidson, Chair; Terry Senger, Vice Chair; Dale Paullus, Member

Parks, Recreation and Environment Committee

Gwen Brill, Chair; Matt Davidson, Vice Chair; Leslie Besl, Member

Public Safety Committee

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

Public Utilities Committee

Dale Paullus, Chair; Tim Abbott, Vice Chair; Tim Meyers, Member

Public Works Committee

Terry Senger, Chair; Tim Meyers, Vice Chair; Matt Davidson, Member

Finance & Budget Committee

Tim Abbott, Chair; Gwen Brill, Vice Chair; Terry Senger, Member

NEW BUSINESS

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

Parks, Recreation and Environment Committee

Gwen Brill, Chair; Matt Davidson, Vice Chair; Leslie Besl, Member

Motion to Suspend Second and Third Readings

Councilmember Davidson presented the first reading of this ordinance.

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

Ordinance to authorize the City Manager to enter into a contract with Human Nature, LLC and Urban Canopy Works, LLC to complete the landscape architecture and design plans for the Huffman Park Reforestation Project and declaring an emergency.

Recommendation:

It is recommended that the City Council authorize an appropriation of \$30,000 from the CIP project 2PR15 and that Council authorize the City Manager to enter into a contract with Human Nature, LLC to and Urban Canopy Works, LLC to complete the landscape architecture and design plans for the Huffman Park Reforestation Project.

ORDINANCE NO. 75-22. APPROVED 6-0.

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

Public Safety Committee

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

Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Panaderia Y Restaurante el Camiono LLC dba Serenella Freire, 5951 Boymel Drive, Ste. 5, Fairfield, OH 45014 (Permit Class D2).

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 Panaderia Y Restaurante el Camiono LLC dba Serenella Freire, 5951 Boymel Drive, Ste. 5, Fairfield, OH 45014 (Permit Class D2).

SIMPLE MOTION NO. 11-22. APPROVED 6-0.

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

Motion to Suspend Second and Third Readings

Councilmember Meyers presented the first reading of this resolution.

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

A Resolution appointing initial Region 14 Representative and Alternate Representative to the OneOhio Recovery Foundation, Inc. Board and declaring an emergency.

Recommendation:

The City appoint Greta Hochstetler Mayer as the initial Region 14 representative to the OneOhio Recovery Foundation, Inc. Board and appoint Karen Scherra as an alternate.

RESOLUTION NO. 10-22. APPROVED 6-0.

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

Public Utilities Committee

Dale Paullus, Chair; Tim Abbott, Vice Chair; Tim Meyers, Member

Motion to Suspend Second and Third Readings

Councilmember Paullus presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Tim Abbott, Councilmember, 4th Ward
AYES:	Meyers, Davidson, Besl, Paullus, Senger, Abbott
EXCUSED:	Brill

Ordinance to authorize the City Manager to enter into a contract with Howell Contractors, Inc. for an emergency repair to the Hunter - Mack 20-inch Water Transmission Main and declaring an emergency.

Recommendation:

It is recommended that City Council authorize the City Manager to enter into a contract with Howell Contractors, Inc. in the amount of \$62,500.00 from the Water Surplus Fund for the repair

of the Hunter - Mack Water Transmission Main.

ORDINANCE NO. 76-22. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Davidson, Besl, Paullus, Senger, Abbott
EXCUSED:	Brill

Motion to Suspend Second and Third Readings

Councilmember Paullus presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Davidson, Besl, Paullus, Senger, Abbott
EXCUSED:	Brill

Ordinance to authorize the City Manager to enter into a contract with Landmark Structures I, LP, for the construction of the Port Union Water Storage Tower and declaring an emergency.

Recommendation:

It is recommended that City Council authorize the City Manager to enter a contract with Landmark Structures I, LP, and appropriate project funding in the amount of \$5,422,000.00 for the Port Union Water Storage Tower Construction Project. Rules suspension is being requested in order to expedite the project.

ORDINANCE NO. 77-22. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Davidson, Besl, Paullus, Senger, Abbott
EXCUSED:	Brill

Motion to Suspend Second and Third Readings

Councilmember Paullus presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Davidson, Besl, Paullus, Senger, Abbott
EXCUSED:	Brill

Ordinance to authorize the City Manager to enter into a contract with Dixon Engineering for professional engineering and inspection services associated with the City's planned Port Union Road Water Storage Tower Construction project.

Recommendation:

It is recommended that City Council authorize the City Manager to enter into a contract with Dixon Engineering and appropriate \$106,100.00 for engineering and inspection services

associated with the City's planned Port Union Road Water Storage Tower Construction project.
ORDINANCE NO. 78-22. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Matt Davidson, Councilmember, At-Large
AYES:	Meyers, Davidson, Besl, Paullus, Senger, Abbott
EXCUSED:	Brill

Public Works Committee

Terry Senger, Chair; Tim Meyers, Vice Chair; Matt Davidson, Member

Motion to Suspend Second and Third Readings

Councilmember Senger presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Terry Senger, Councilmember, 3rd Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Davidson, Besl, Paullus, Senger, Abbott
EXCUSED:	Brill

Ordinance to authorize the City Manager to enter into an agreement with the Kleingers Group to design the improvements to the right of way and parking lot between 5072 Pleasant Avenue and 5174 Pleasant Avenue and declaring an emergency.

Recommendation:

It is recommended that City Council authorize the City Manager to enter into the attached agreement with the Kleingers Group to design the improvements to the Right of Way and Parking Lot between 5072 Pleasant Avenue and 5174 Pleasant Avenue and further recommends that City Council authorize funding in the amount shown in the Financial Impact section.

ORDINANCE NO. 79-22. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Terry Senger, Councilmember, 3rd Ward
SECONDER:	Tim Abbott, Councilmember, 4th Ward
AYES:	Meyers, Davidson, Besl, Paullus, Senger, Abbott
EXCUSED:	Brill

Finance & Budget Committee

Tim Abbott, Chair; Gwen Brill, Vice Chair; Terry Senger, Member

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Abbott, Councilmember, 4th Ward
SECONDER:	Terry Senger, Councilmember, 3rd Ward
AYES:	Meyers, Davidson, Besl, Paullus, Senger, Abbott
EXCUSED:	Brill

Ordinance to amend Ordinance No. 148-21 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, 2022, and ending December 31, 2022.”

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. 80-22. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Councilmember, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Davidson, Besl, Paullus, Senger, Abbott
EXCUSED:	Brill

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

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

Ordinance to amend Ordinance No. 148-21 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, 2022, and ending December 31, 2022.”

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. 81-22. APPROVED 6-0.

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

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Monday, June 13 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Monday, July 11 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, August 8 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

Executive Session of Council (if needed)

None.

15. ADJOURNMENT

The Regular Meeting adjourned at 7:30 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved _____



Redevelopment Updates: Fairfield CIC & Riegert Square

Council-Manager Briefing
May 23, 2022

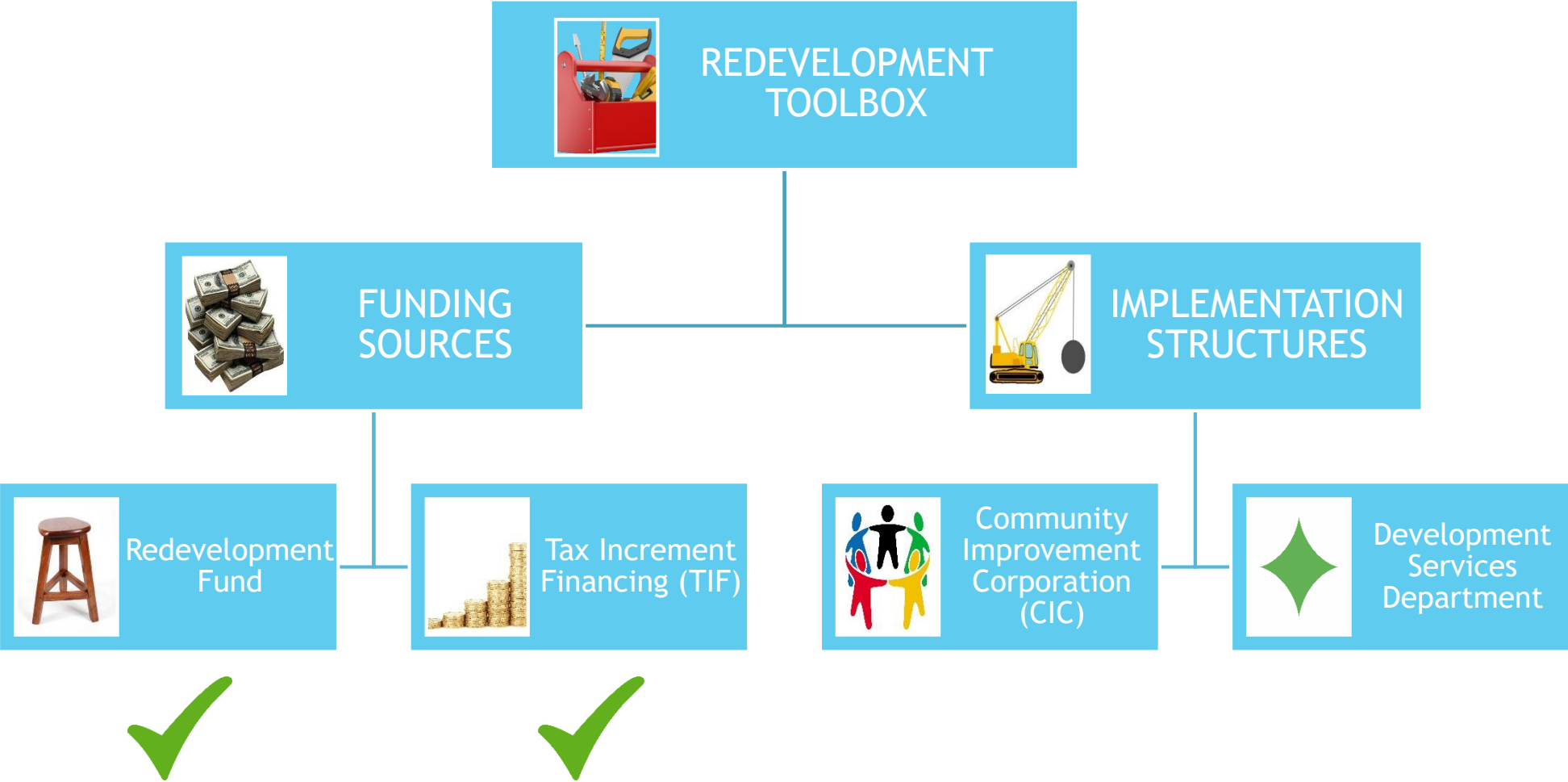
Attachment: CIC - Riegert Square Briefing - May 2022 (3243 : Community Improvement



FAIRFIELD CIC REVAMP

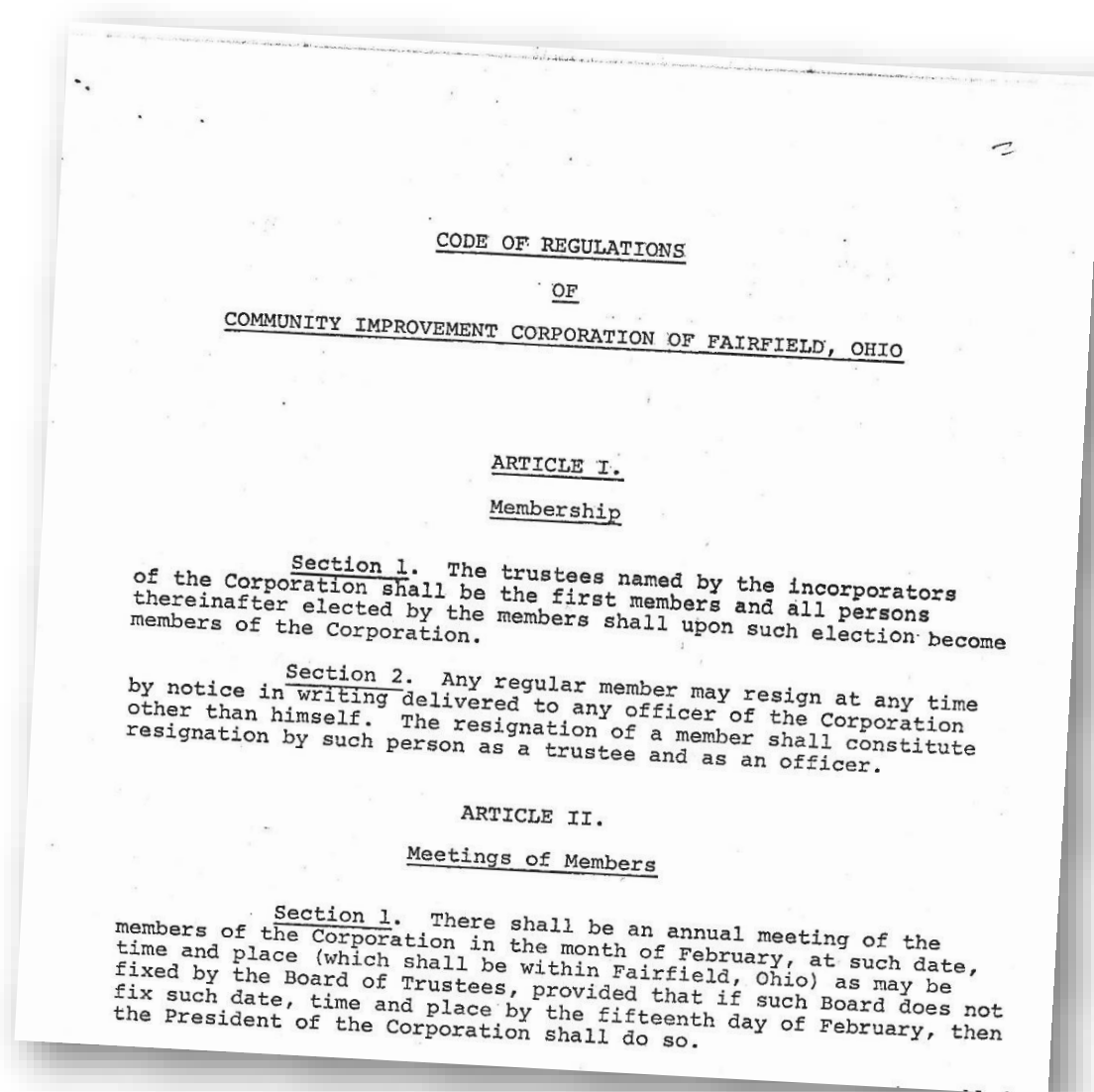
Attachment: CIC - Riegert Square Briefing - May 2022 (3243 : Community Improvement

Redevelopment Tools



Fairfield CIC Revamp

- Code of Regulations - 1973



Fairfield CIC Revamp

- Proposed Board Reorganization (7 members)
 - City Representatives (5)
 - Mayor
 - Council Member - Development Services
 - Council Member - Finance
 - City Manager
 - Finance Director
 - Business Representatives (2)
 - Individuals representing the Chamber, largest employers, and/or individuals working in the related fields to real estate, finance, or development



Fairfield CIC Revamp

- Proposed Next Steps

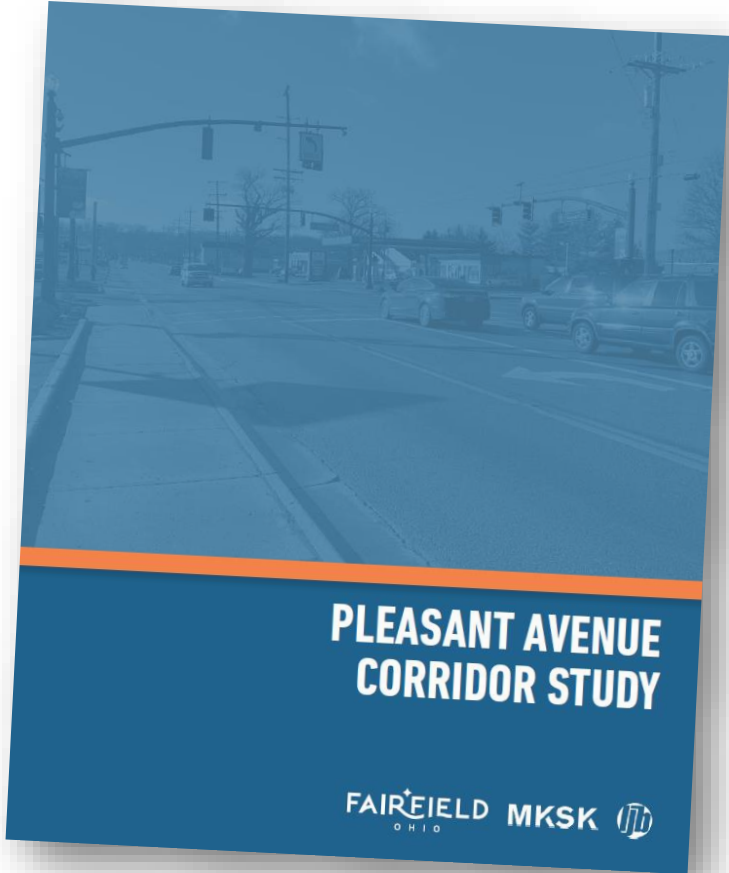
- 1) CIC approves Code of Regulations
- 2) City Council appoints board members
- 3) Organizational meeting to elect officers
- 4) Strategic priority planning sessions
- 5) Additional administrative set-up
(e.g. bank account, insurance, etc.)
- 6) Action!





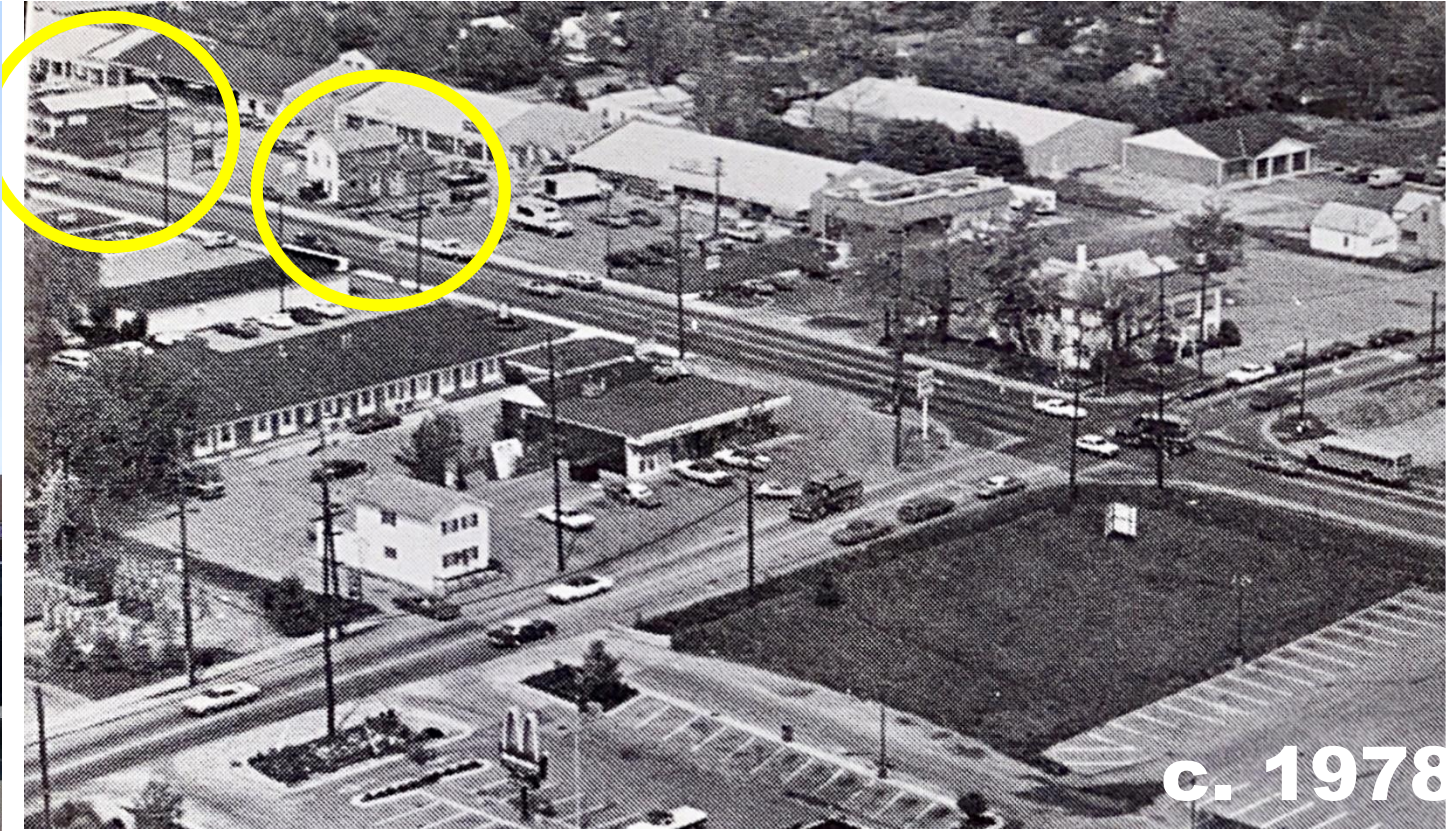
RIEGERT SQUARE REVITALIZATION

Pleasant Avenue Corridor



Attachment: CIC - Riegert Square Briefing - May 2022 (3243 : Community Improvement

Riegert Square Overview



Attachment: CIC - Riegert Square Briefing - May 2022 (3243 : Community Improvement

Riegert Square Overview



Attachment: CIC - Riegert Square Briefing - May 2022 (3243 : Community Improvement

Riegert Square Overview

City planners agree to redraw traffic plan

11/10/82
Sun

BY MARIANNE KUNNEN
Sun Reporter

City planners told gatherings of **Riegert Square** business owners Wednesday they would redraw the proposed downtown traffic plan to accommodate more than two curb cuts at the shopping complex on Pleasant Avenue.

The business owners said the city's plan did not include enough entrances and exists to Riegert Square.

The plan had called for two curb cuts on Pleasant Avenue for the shopping area — one at Patterson Drive and another at Glenna Drive. That would eliminate nine others which now exist between those two curb cuts. One other access to the center north of Patterson should also be eliminated, the proposed plan said.

why the city made the plan before talking to any of the property owners involved.

"We couldn't talk to the people about this plan until there was a plan," said Davison.

"By having this plan we have a direction to go," he said.

Donald Ferris, who said he represented Dave Riegert, asked the city to wait to discuss the plan further until the construction work from the Nilles Road improvement project is completed. The work is about two weeks away from completion and widens Pleasant Avenue between Patterson and Glenna drives to four lanes, eliminating a dual-turn lane in the current two lane highway.

Reigert had worked on the meeting.

The proposed plan leaves room

1982

Friday, December 8, 2000



Shown is part of the Riegert Square shopping center located on Pleasant Avenue. Fairfield officials decided to drop both the shopping center and Sandy Lane projects much to the dismay of shop owners.

Greg Lynch/Journal-News

Fairfield officials decide to drop public improvement plans

Projects' funds to be used elsewhere

By Maria Rogers
Journal-News

FAIRFIELD

Fairfield officials have decided not to continue with plans for public projects related to the **Riegert Square**

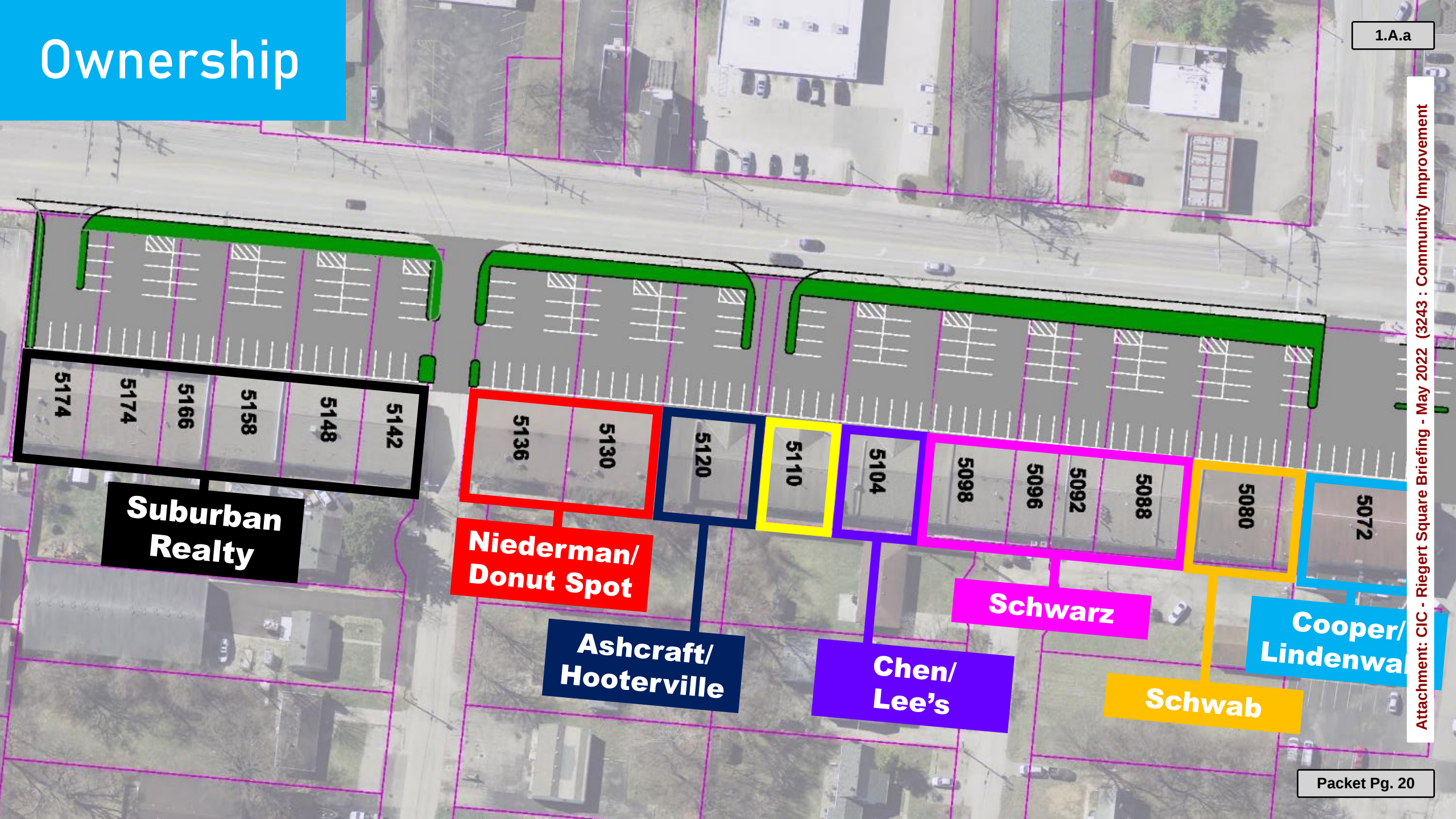
in the Riegert Square area is the closure of some curb cuts for traffic safety reasons.

A portion of the city's letter states: "The city of Fairfield notes there were substantial reductions in the commitments of the property owners and substantial commitments of the city of Fairfield in the area of a rewritten agreement submitted

2000

Ownership

1.A.a



5174

5174

5166

5158

5148

5142

5136

5130

5120

5110

5104

5098

5096

5092

5088

5080

5072

**Suburban
Realty**

**Niederman/
Donut Spot**

**Ashcraft/
Hooterville**

**Chen/
Lee's**

Schwarz

Schwab

**Cooper/
Lindenwald**

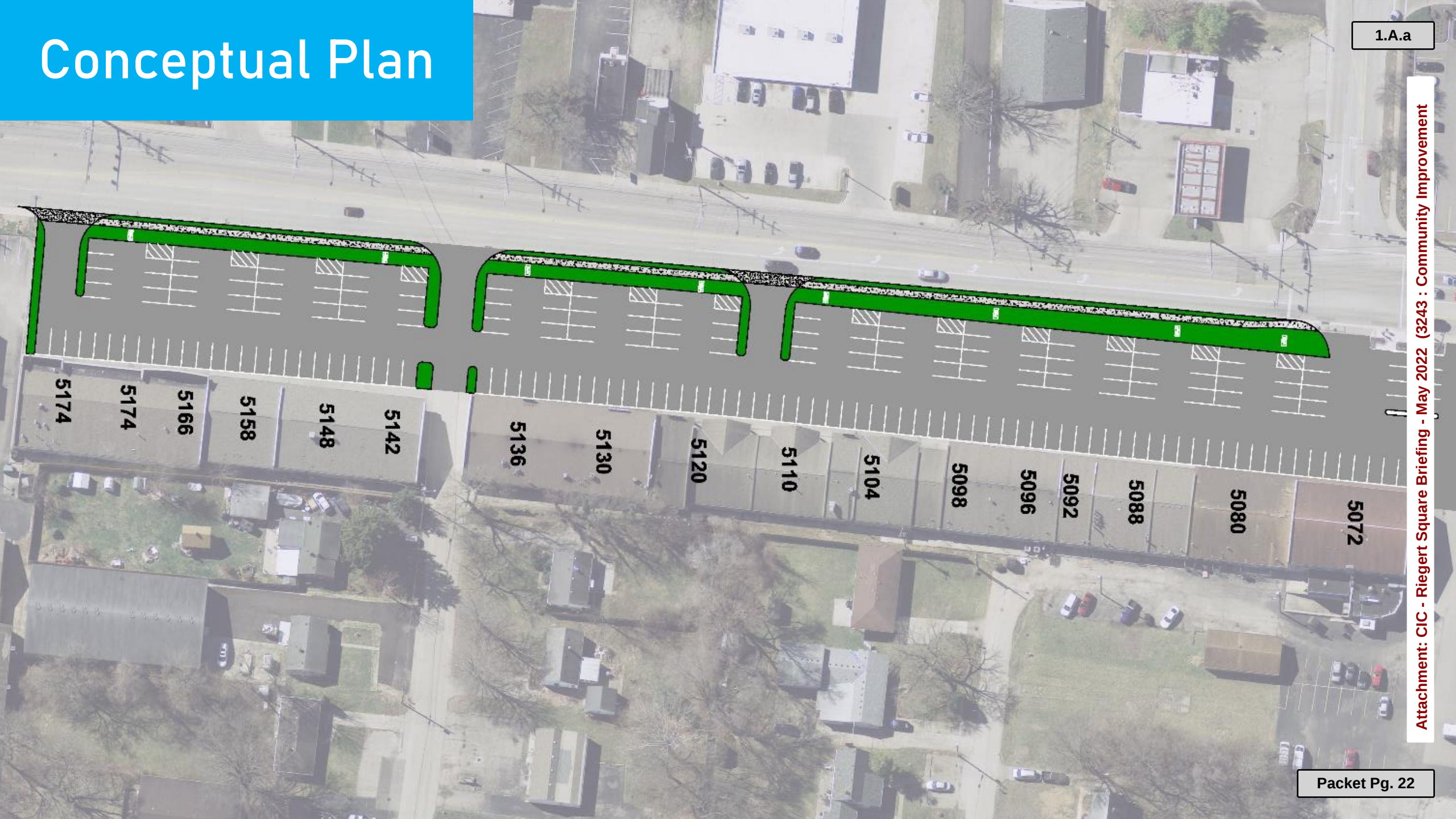
Project Goals

- Increase vehicle and pedestrian safety
- Improve corridor aesthetics
- Enhance the quality and image of Fairfield's Town Center
- Create healthier environment for business growth



Conceptual Plan

1.A.a



Existing Signage



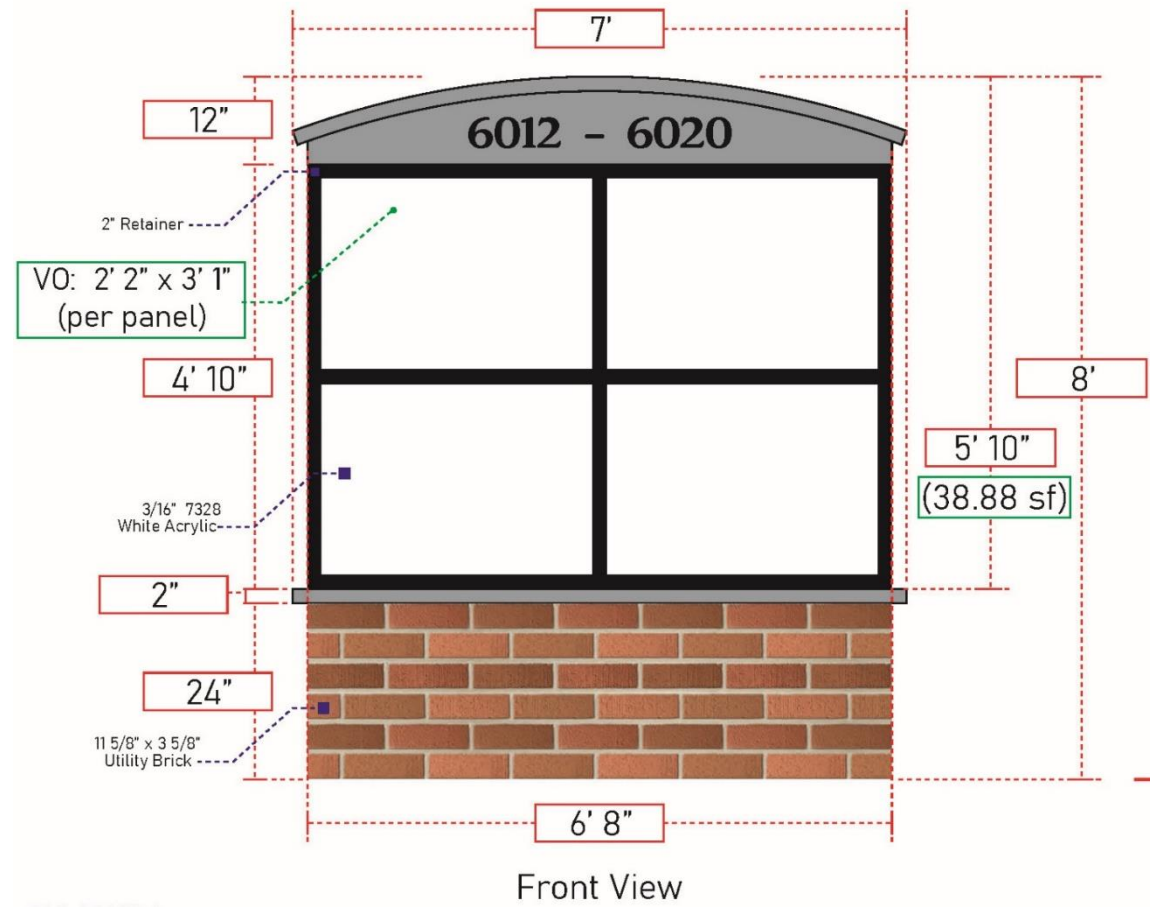
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Existing Signage

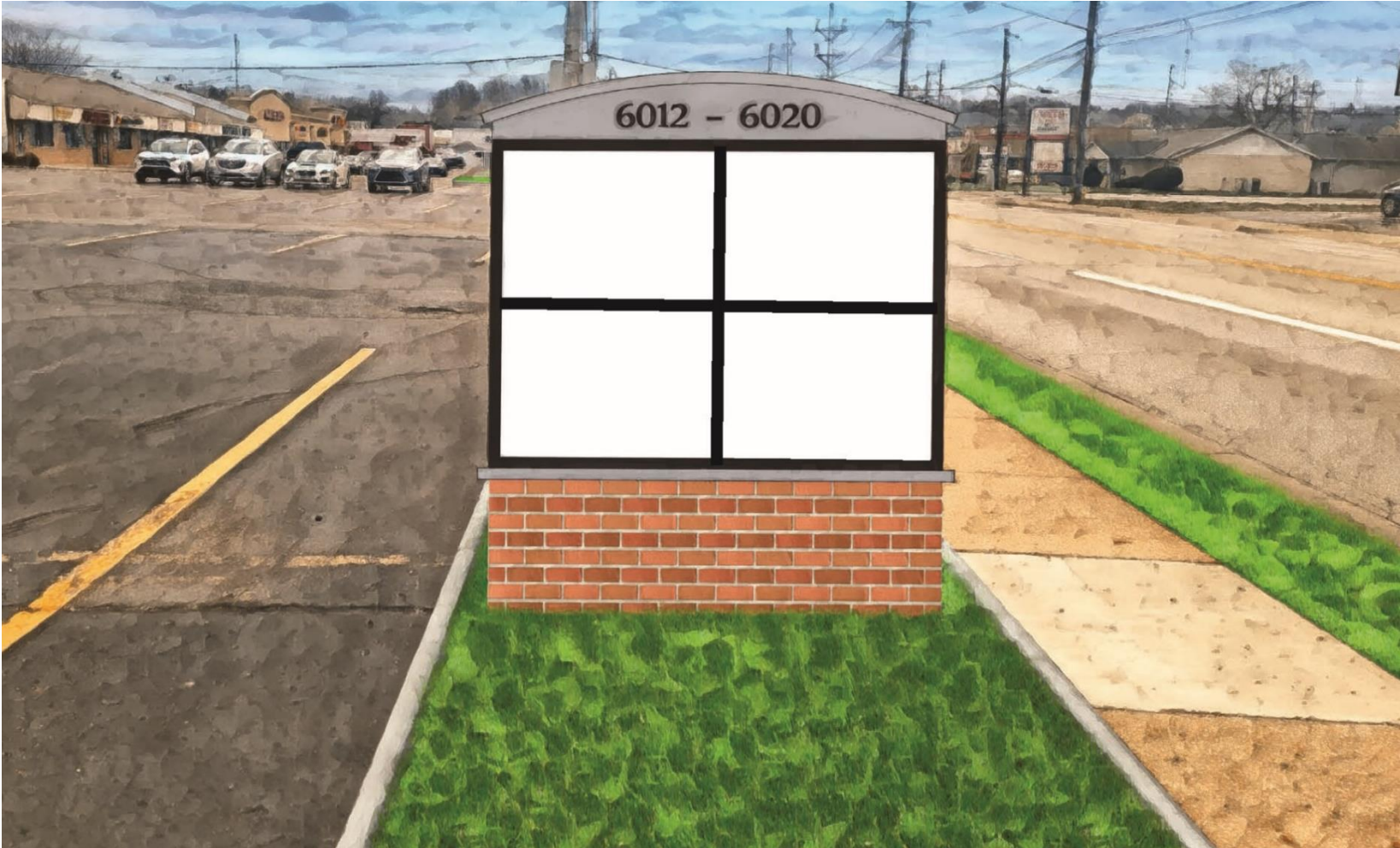


Proposed Signage Example



Attachment: CIC - Riegert Square Briefing - May 2022 (3243 : Community Improvement

Proposed Signage Example



Existing Streetscape



Proposed Streetscape Elements



Attachment: CIC - Riegert Square Briefing - May 2022 (3243 : Community Improvement

Riegert Square Revitalization

- Total Project Estimate: \$1.45 million
- Acquisition of 5110 Pleasant: ~ \$190,000
 - Source: North Town Center TIF District
- Construction of Improvements: ~ \$1.25 million
 - Source: American Rescue Plan Act (ARPA)

Riegert Square Revitalization

- Proposed Next Steps

- 1) Project design and engineering
- 2) Development agreements with property owners
- 3) Establish cross-access easements
- 4) Target construction in 2023





THANK YOU

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