

City of Fairfield
Minutes
Regular Meeting of City Council
May 13, 2024

Council-Manager Briefing

Town Center Placemaking

Mayor Rhodus called the briefing to order at 6:00 PM. Councilmembers present: Leslie Besl, Dale Paullus, Debbie Pennington, Adam Kraft and Gwen Brill.

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

Development Services Director Greg Kathman and Economic Development Manager Nathaniel Kaelin, along with Designing Local, presented the draft plan for Town Center Placemaking. 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 Debbie Pennington led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Attendee Name	Title	Status	Arrived
Tim Meyers	Councilmember, At-Large	Excused	
Matt Davidson	Councilmember, At-Large	Excused	
Gwen Brill	Councilmember, At-Large	Present	
Leslie Besl	Councilmember, 1st Ward	Present	
Dale Paullus	Councilmember, 2nd Ward	Present	
Debbie Pennington	Councilmember, 3rd Ward	Present	
Adam Kraft	Councilmember, 4th Ward	Present	
Mitch Rhodus	Mayor	Present	

Councilmember Paullus, seconded by Councilmember Kraft, moved to excuse Councilmembers Meyers and Davidson. Motion carried 5-0.

Agenda Modifications

None.

Executive Session Requests

Councilmember Brill, seconded by Councilmember Paullus, moved for Executive Session to discuss confidential information related to requests for economic development assistance and pending or imminent litigation. Roll call vote. Motion carried 5-0.

Special Presentations

Solid Waste Management Plan Update

Anne Fieher-Flaig, Butler County Solid Waste Director, presented the 5 year update on the Solid Waste Management Plan that has been submitted for approval. See attached slides.

Citizen Comments

Council Reports

Councilmember Kraft updated regarding the ongoing construction season and road projects within the City.

Councilmember Pennington updated regarding the fire hydrant flushing program that is continuing and will be completed by May 23.

Councilmember Paullus congratulated Lt. Ressler on his recent graduation from college.

Councilmember Besl announced the opening of the Farmer's Market and the Red's viewing on Wednesday. The Peach Truck will also visit several times this summer and orders can be submitted on their website.

Public Hearing(s)

None.

Approval of Minutes

The Regular Meeting Minutes of April 22, 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 1141.02, the City of Fairfield, Ohio, Zoning Map by approving the concept and final development plan for the Optimized Senior Living Planned Unit Development on approximately 5.6 acres of land on three parcels located at 6131 and 6151 River Road.

Recommendation:

It is recommended that City Council have the first reading on this item at the March 25, 2024 meeting, set the joint public hearing for April 8, and await the written recommendation from the Planning Commission.

Councilmember Kraft presented the third reading of this ordinance.

Mayor Rhodus thanked Planning Commission for their due diligence on the project.

ORDINANCE NO. 56-24. APPROVED 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Meyers, Davidson

NEW BUSINESS

Councilmember Besl, seconded by Councilmember Pennington, moved to read all New Business by title only. Motion carried 5-0.

Development Services

City Manager Scott Timmer - Report

Councilmember Matt Davidson

Motion to Suspend Second and Third Readings

Councilmember Kraft presented the first reading of this ordinance.

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

Ordinance affirming the designation of the Community Improvement Corporation of Fairfield as the City's agency for development in the City and authorizing the conveyance of properties at 5110 and 5139 Pleasant Avenue to the Community Improvement Corporation of Fairfield, and declaring an emergency.

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this ordinance and pass as an emergency.

ORDINANCE NO. 57-24. APPROVED 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Meyers, Davidson

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:	Adam Kraft, Councilmember, 4th Ward
AYES:	Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Meyers, Davidson

Ordinance to amend Chapter 164, Section 164.02 of Ordinance 166-84 , the Codified Ordinances of Fairfield, Ohio relative to Cultural Arts Advisory Commission and declaring an emergency.

Recommendation:

It is recommended that City Council adopt an ordinance to amend Chapter 164, Section 164.02 to update the duties and functions of the Cultural Arts Advisory Commission. Suspension of the rules is requested so that the amendment will be effective to the committee by May 20, 2024.

ORDINANCE NO. 58-24. APPROVED 5-0.

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

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:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Meyers, Davidson

Ordinance to authorize the City Manager to enter into a Master Supply Agreement with Interstate Gas Supply, Inc. d/b/a IGS Energy for competitive retail electric service and electric power for all municipal facilities and lights, except the City's Wastewater Treatment Plant, from January 2025 to December 2027 and declaring an emergency.

Recommendation:

It is recommended that City Council authorize the City Manager to execute and enter into a

Master Supply Agreement with IGS Energy for competitive retail electric service and electric power for all municipal facilities and lights, except the City's Wastewater Treatment Plant, from January 2025 to December 2027.

ORDINANCE NO. 59-24. APPROVED 5-0.

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

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:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Meyers, Davidson

Ordinance to authorize the City Manager to enter into a Master Supply Agreement with Interstate Gas Supply, Inc. d/b/a IGS Energy for competitive retail electric service and electric power for the City's Wastewater Treatment Plant, from January 2025 to December 2025 and declaring an emergency.

Recommendation:

It is recommended that City Council authorize the City Manager to execute and enter into a Master Supply Agreement with IGS Energy for competitive retail electric service and electric power for the City's Wastewater Treatment Plant, from January 2025 to December 2025.

ORDINANCE NO. 60-24. APPROVED 5-0.

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

Public Works

City Manager Scott Timmer - Report

Councilmember Adam Kraft

Motion to Suspend Second and Third Readings

Councilmember Kraft presented the first reading of this resolution.

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

Resolution approving the 2025 Butler County Solid Waste Management Plan

Recommendation:

Staff recommends that City Council consider for approval the update to the 2025-2040 Butler County Solid Waste Management Plan.

RESOLUTION NO. 7-24. APPROVED 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Meyers, Davidson

Motion to Suspend Second and Third Readings

Councilmember Kraft presented the first reading of this ordinance.

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

Ordinance to authorize the City Manager to enter into a contract with FYDA Freightliner Cincinnati, Inc. for the purchase of a Freightliner 185 SD single axle truck cab and chassis for the Street Department and declaring an emergency.

Recommendation:

It is recommended that the City Council authorize and direct the preparation of legislation authorizing the appropriation of funding in the amount of \$110,000 from the Capital Improvement Fund for the purchase of a Freightliner 185 SD single axle truck cab and chassis. It is further recommended that City Council authorize and direct the preparation of legislation authorizing the City Manager to enter into a contract with FYDA Freightliner Cincinnati Inc., for the purchase of this unit.

ORDINANCE NO. 61-24. APPROVED 5-0.

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

Motion to Suspend Second and Third Readings

Councilmember Kraft presented the first reading of this ordinance.

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

Ordinance to authorize the City Manager to enter into a contract with WA Jones Truck Bodies and Equipment for the outfitting of a Freightliner 108 SD for the Street Division and declaring an emergency.

Recommendation:

It is recommended that the City Council authorize and direct the preparation of legislation authorizing the appropriation of funding in the amount of \$150,000 from the Capital Improvement Fund for the outfitting of a Freightliner 108 SD with a Monroe 12' stainless steel dump body, snow plow hitch, salt spreader, emergency lighting, and hydraulics to be used by the Street Division. It is further recommended that the City Council authorize and direct the preparation of legislation authorizing the City Manager to enter into a contract with WA Jones Truck Bodies and Equipment, Columbus City, Indiana for the purchase of this equipment.

ORDINANCE NO. 62-24. APPROVED 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Meyers, Davidson

Motion to Suspend Second and Third Readings

Councilmember Kraft presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Meyers, Davidson

Ordinance to authorize the City Manager to enter into a contract with Neyra Paving for construction of a sidewalk along west side of Route 4 (between Camelot and Nilles) and declaring an emergency.

Recommendation:

It is recommended that funding be appropriated in the amount of \$250,300.00 as described in the financial impact section for the proposed sidewalk project. It is also recommended that City Council direct the preparation of legislation authorizing the City Manager to enter into a construction contract with Neyra Paving for this project.

ORDINANCE NO. 63-24. APPROVED 5-0.

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

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:	Leslie Besl, Councilmember, 1st Ward
AYES:	Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Meyers, Davidson

Ordinance to authorize the City Manager to accept and execute an agreement and all related documents with the Board of County Commissioner's of Butler County, Ohio for Federal Recovery Funds of the American Rescue Plan Act of 2021 (ARPA) and declaring an emergency.

ORDINANCE NO. 64-24. APPROVED 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gwen Brill, Councilmember, At-Large
SECONDER:	Adam Kraft, Councilmember, 4th Ward
AYES:	Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Meyers, Davidson

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:	Adam Kraft, Councilmember, 4th Ward
AYES:	Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Meyers, Davidson

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. 65-24. APPROVED 5-0.

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

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:	Adam Kraft, Councilmember, 4th Ward
AYES:	Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Meyers, Davidson

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. 66-24. APPROVED 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gwen Brill, Councilmember, At-Large
SECONDER:	Adam Kraft, Councilmember, 4th Ward
AYES:	Brill, Besl, Paullus, Pennington, Kraft
EXCUSED:	Meyers, Davidson

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Tuesday, May 28 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Monday, June 10 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, July 8 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

Executive Session of Council (if needed)

Council recessed to Executive Session at 7:50 PM.

16. ADJOURNMENT

The Regular Meeting adjourned at 8:55 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved_____



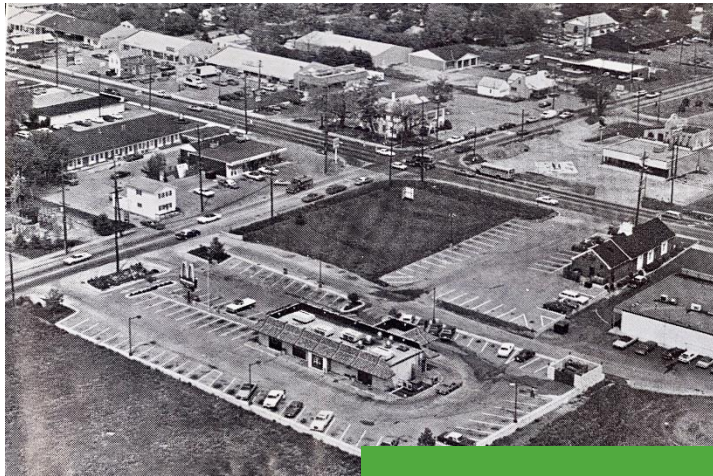
Town Center Placemaking Strategy

Council-Manager Briefing
May 13, 2024

Attachment: Town Center Placemaking Briefing Presentation (3960 : Town Center



Symmes Corner



Downtown

City of Fairfield Town Center Development Plan



City of Fairfield
Planning Department
Adopted June 1993
Revised March 1996

Town Center



Village Green

Ongoing City Efforts

- Redevelopment
- DORA
- Connectivity
- Rebranding



Placemaking is the process of creating quality places in which people want to live, work, play, and learn.





FAIRFIELD TOWN CENTER PLACEMAKING STRATEGY

Summer 2024

PROJECT SUMMARY

- Project Background
- Project Process
- Vision Statement
- Planning Goals
- Placemaking Phases

URBAN DESIGN & PLACEMAKING

- Signage
- Tactical Placemaking
- Creative Placemaking
- Public Art
- Development Opportunities
- Park Opportunities

NEXT STEPS

- Project Implementation Phasing
- Project Next Steps





VISION FOR THE TOWN CENTER



***THROUGH IMPLEMENTATION OF
THIS STRATEGY THE TOWN CENTER
WILL BECOME...***



***THE VIBRANT HEART OF OUR
COMMUNITY AND A CENTER OF
COMMERCE, WHERE RESIDENTS
OF ALL AGES AND BACKGROUNDS
GATHER, CONNECT, AND
CREATE LASTING MEMORIES
IN A WELCOMING AND LIVELY
ENVIRONMENT.***

PLACEMAKING STRATEGY GOALS

IMPROVE

Enhance existing places and spaces to better fit their purpose and create greater utility for the public.

ACTIVATE

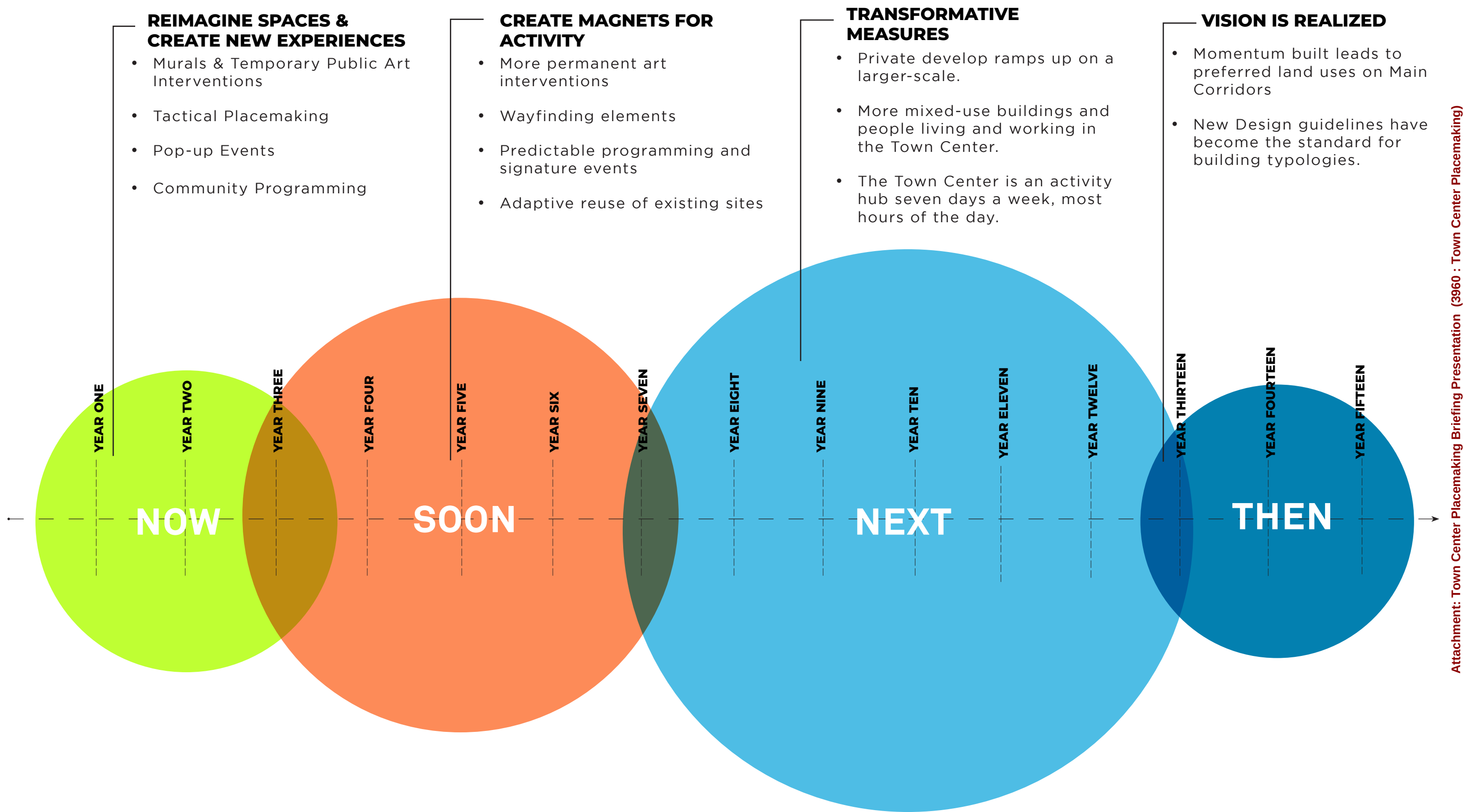
Drive activity to the Town Center through vibrant art, creative placemaking elements, and new experiences that drive connection to place.

INVITE

Establish city branding in the Town Center through signage that is strategically placed and welcomes and invites residents and visitors explore all Fairfield has to offer.



PLACEMAKING PHASES



NOW



WHAT

- Murals & Temporary Public Art Interventions
- Tactical Placemaking
- Pop-up Events
- Community Programming

WHY

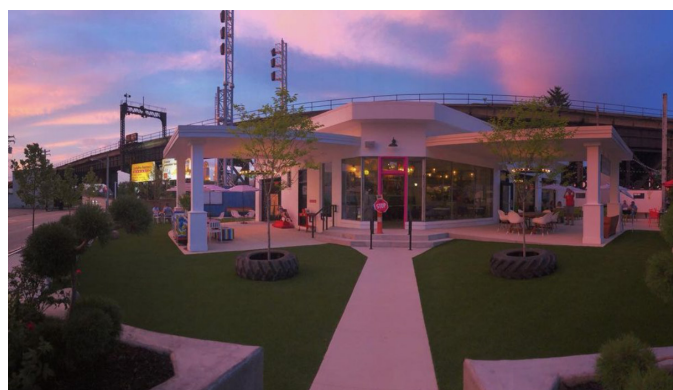
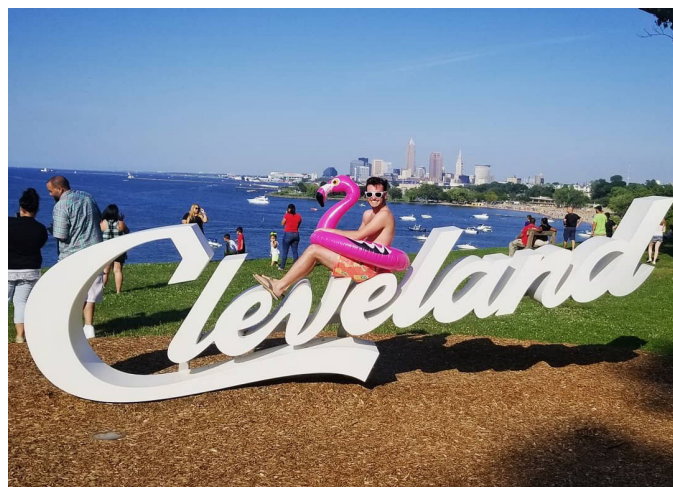
- Identify needs and community desires.
- Change the perception of what existing spaces can be.
- Drive traffic to underutilized spaces.

WHEN

Immediately



SOON



WHAT

- More permanent art interventions
- Wayfinding elements
- Predictable programming and signature events
- Adaptive reuse of existing sites

WHY

- Create magnets of activity in the Town Center.
- Breathe new life into commercial and retail spaces.
- Develop an identity for the Town Center that is apparent in both the built environment and programming.

WHEN

2-5 years



NEXT



WHAT

- Private development ramps up on a larger-scale.
- More mixed-use buildings and people living and working in the Town Center.
- The Town Center is an activity hub seven days a week, most hours of the day.

WHY

- Development attracts more development.
- The value of the Town Center is realized.
- The Town Center is the first thing people think of when it comes to living, working, and enjoying in Fairfield.

WHEN

10-15 years



THEN



WHAT

- Momentum built leads to preferred land uses on Main Corridors
- New Design guidelines have become the standard for building typologies.

VISION

The Town Center is the vibrant heart of our community, where residents of all ages and backgrounds gather, connect, and create lasting memories in a welcoming and lively environment.

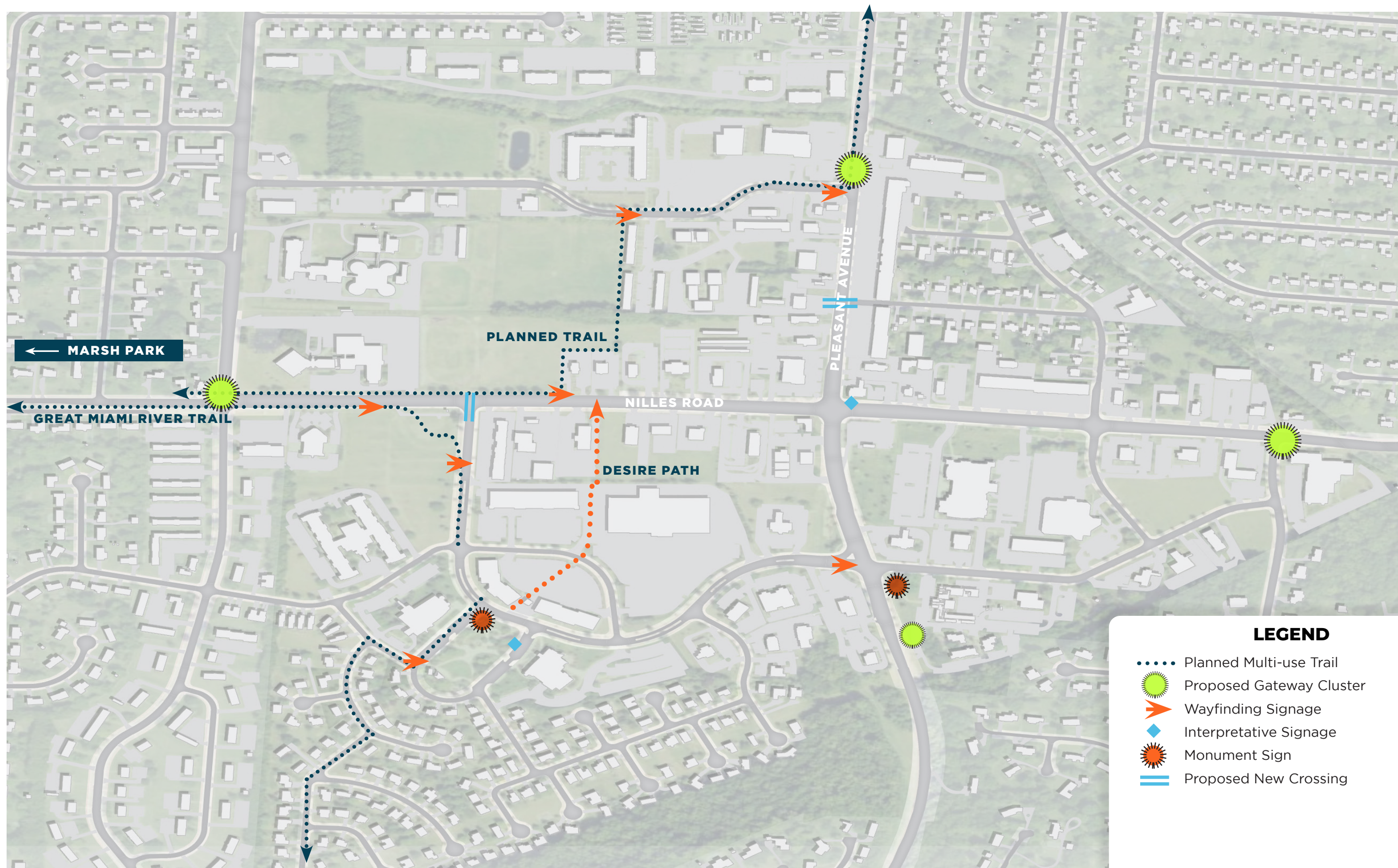


SECTION 1

SIGNAGE

Signage can be both utilitarian, as it serves the purpose of identifying places, amenities, and providing direction but also can be utilized to strategically reinforce a city's brand identity.



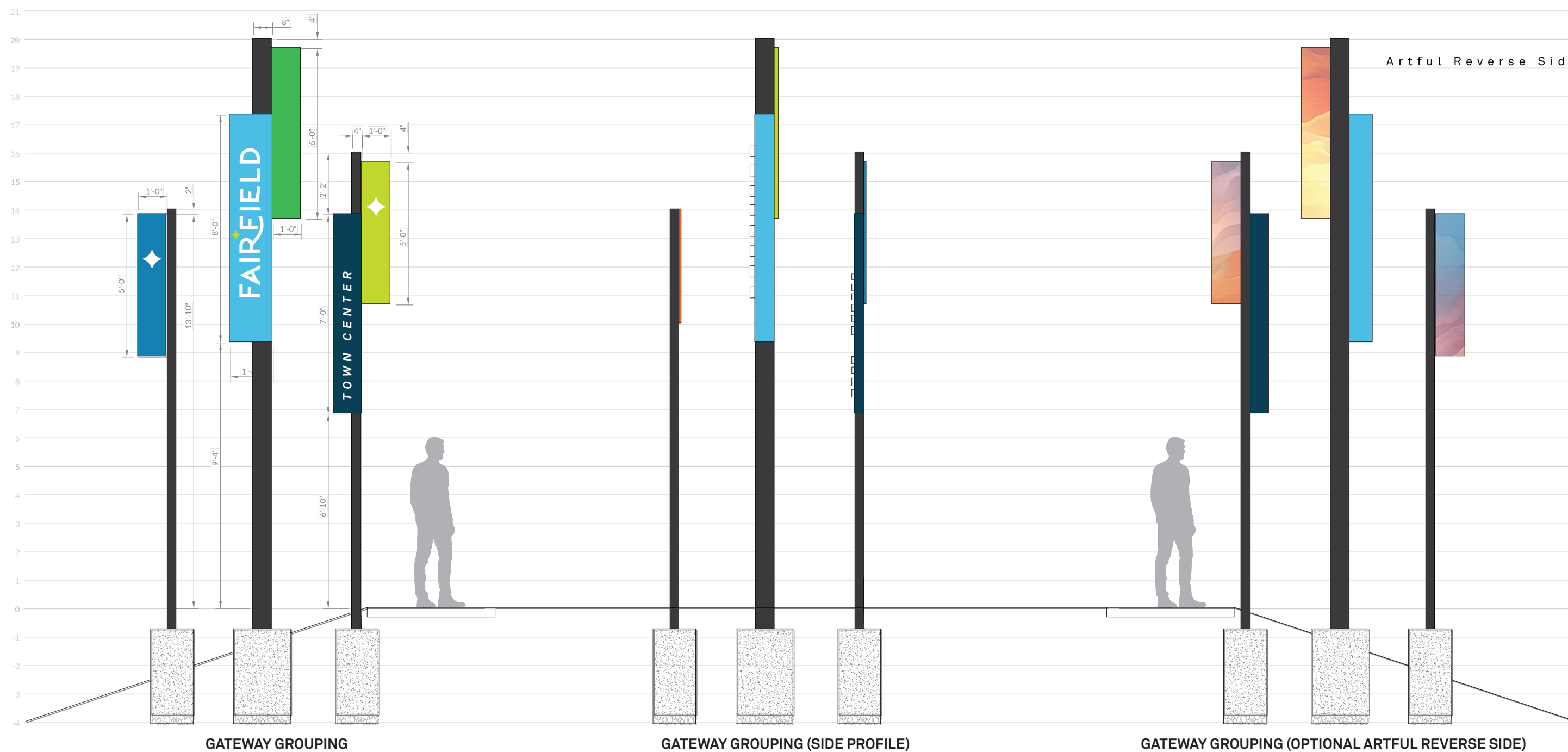


- LEGEND**
- Planned Multi-use Trail
 - ☀ Proposed Gateway Cluster
 - ➡ Wayfinding Signage
 - ◆ Interpretative Signage
 - ☀ Monument Sign
 - == Proposed New Crossing

GATEWAY SIGNAGE

Gateway signs should be placed in highly visible locations entering the Town Center along Nilles and Pleasant roads.

ARTFUL REVERSE OPTION



Artful Reverse Side

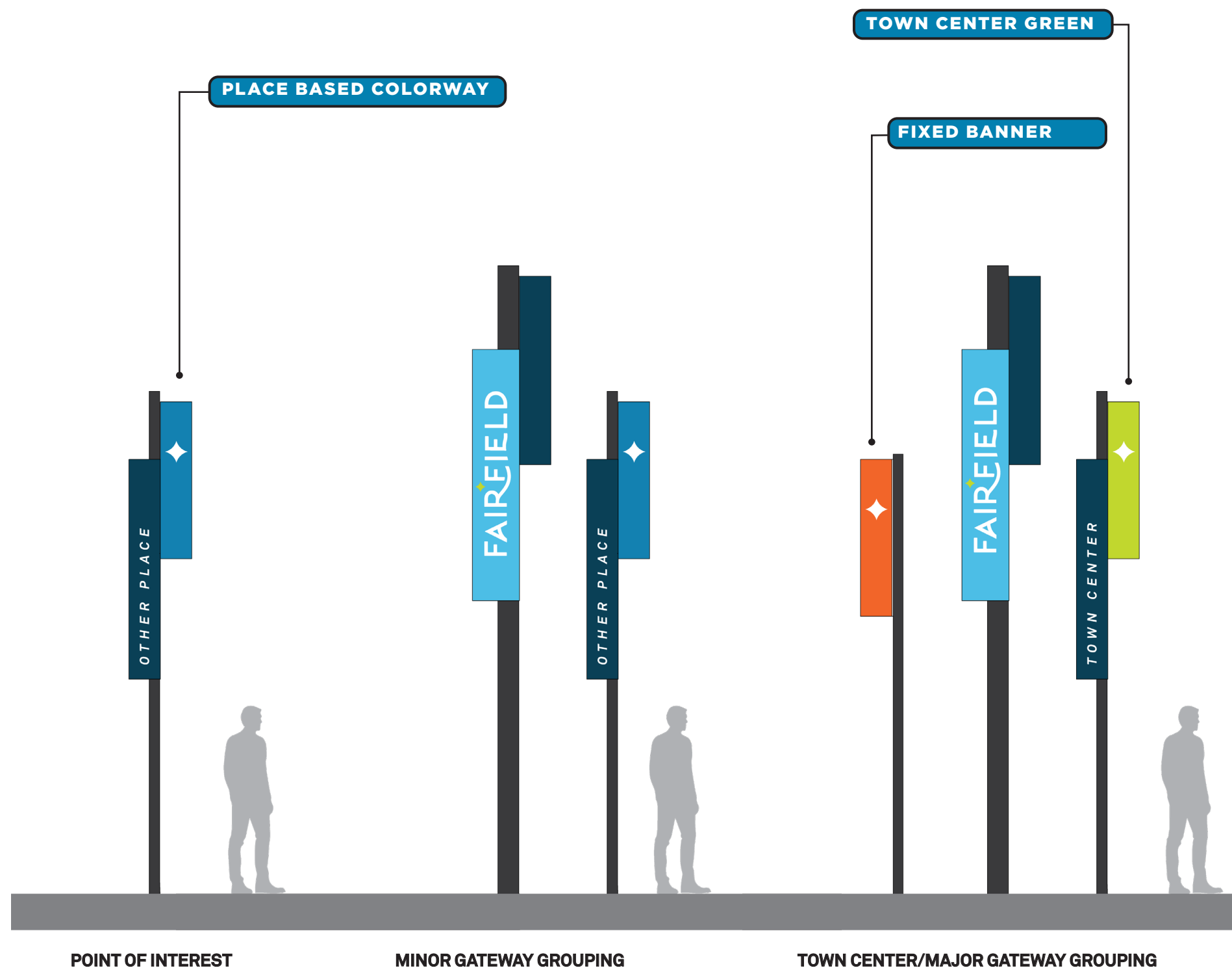


GATEWAY CONFIGURATIONS

The proposed gateway signage design provides a modular aspect that can help to specify place-based identities around town.

As the central heart of Fairfield, the major gateway grouping should be used. The gateway cluster should be large enough in scale to be easily visible from passing traffic that is moving at a high rate of speed with the primary brand colors that represent the city brand identity.

A place based colorway should be utilized to indicate the Town Center, this proposed color is the Fairfield Bright Green. A fixed banner that further exemplifies the Town Center identity should also be used, pulling together the core Fairfield color palette into one significant grouping of signage.





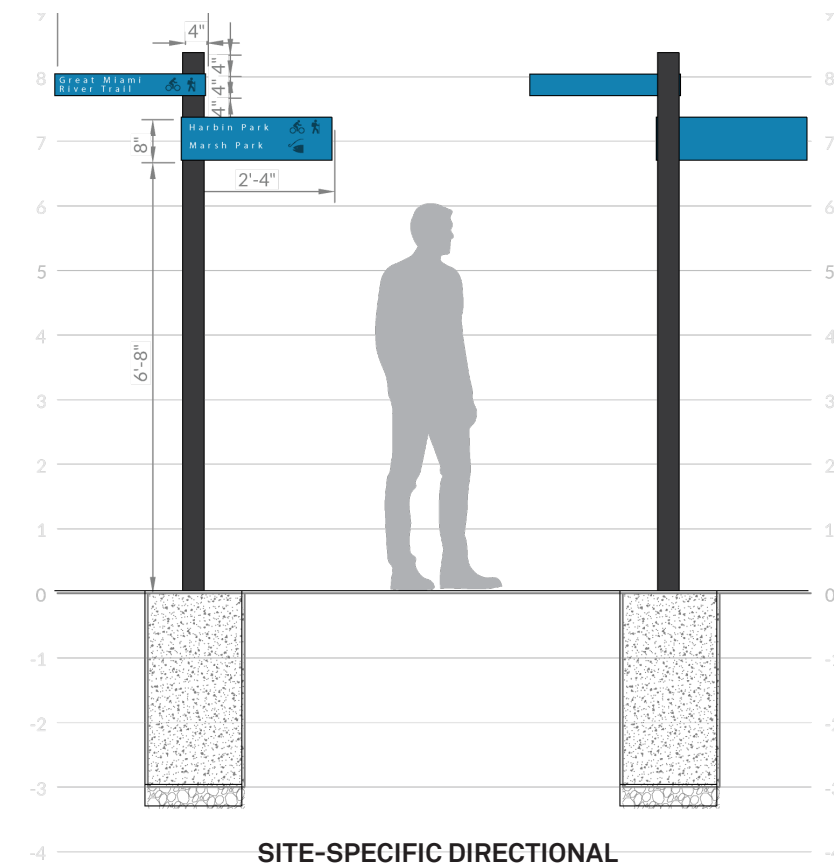
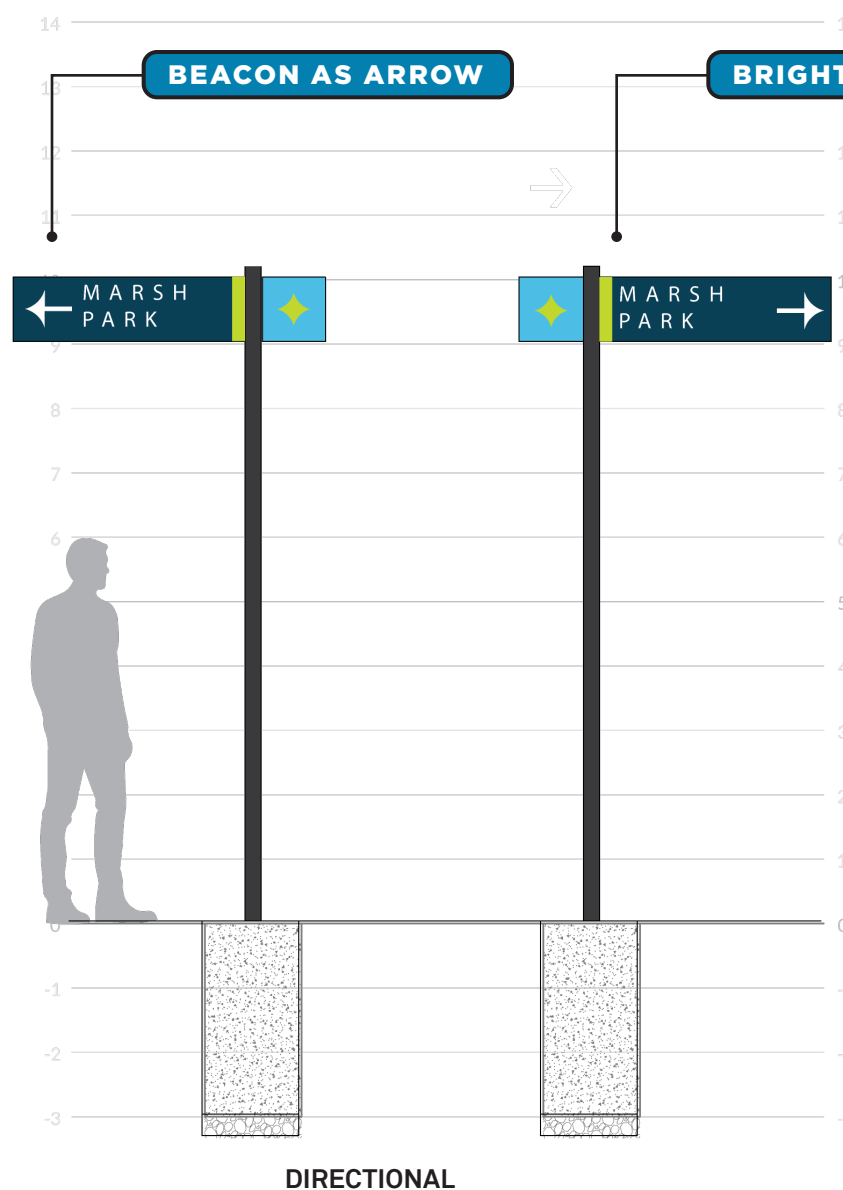
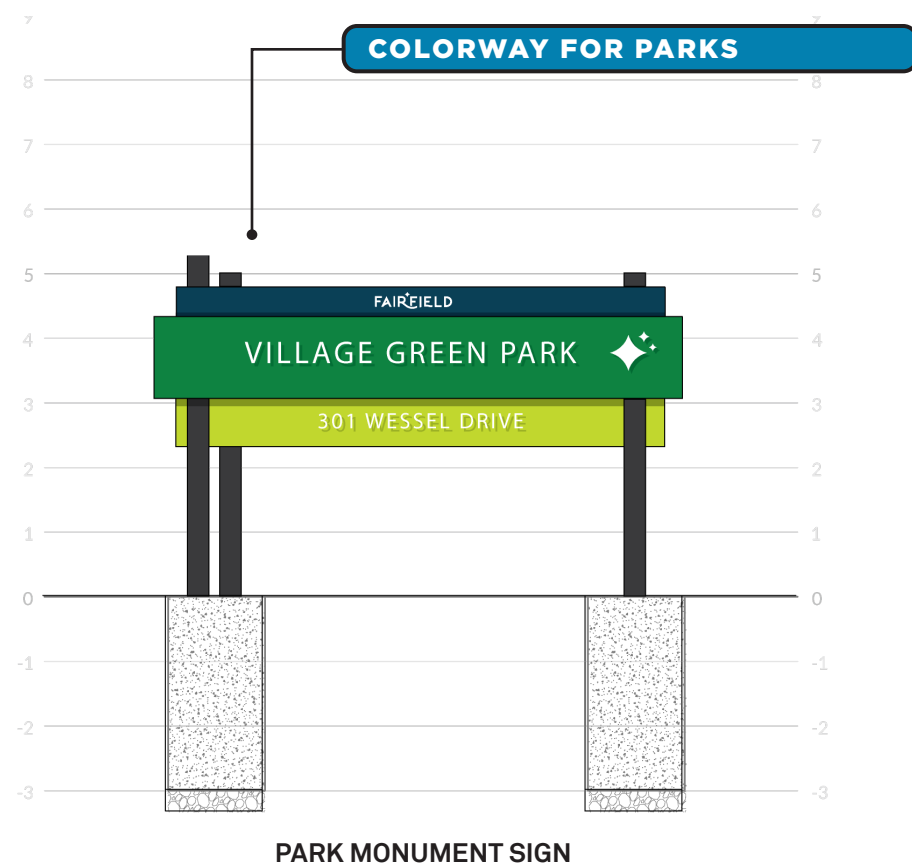
1.2.1 GATEWAY SIGNAGE

A major gateway configuration should be utilized as you approach the Town Center coming North on Pleasant Ave. Additional grouping should be considered for South bound on Pleasant as well as East and West Bound on Nilles Rd.

CUSTOMIZED SIGN FAMILY

In addition to the proposed Gateway signage a complete signage family for the Town Center should be explored to bring the overarching brand identity into many sites and connective routes throughout the Town Center.

The proposed family would include monument signage, with a parks specific colorway for the Village Green Park, as well as directionals, interpretative, and site-specific signage utilizing the city brand elements.



SECTION 2

TACTICAL PLACEMAKING

Tactical placemaking is a method for designing and improving public spaces. It emphasizes trying out ideas with temporary, low-cost interventions before committing to permanent changes.

Tactical placemaking measures can be used to strategically pilot programming and other proposed placemaking elements to demonstrate both the utility and potential constraints of a given project.



POP-UP & TEMPORARY

Pop-up and temporary events and interventions can be used to rethink spaces, drive activity to a place, and pilot intended uses for a given site.



TACTICAL PLACEMAKING TYPOLOGIES



MOBILITY & PARKLETS

Tactical placemaking interventions such as parklets, bump outs, creative crosswalks, and temporary bike trails can be used to improve mobility and the pedestrian experience. These interventions also help increase foot traffic and encourage users to linger longer in city spaces.



INTERACTIVE

Interactive placemaking measures help drive social connection, which in turn strengthens relationship between people and city spaces. Interactive placemaking measures also have the benefit of creating moments of surprise for users and energizing spaces that have become static.

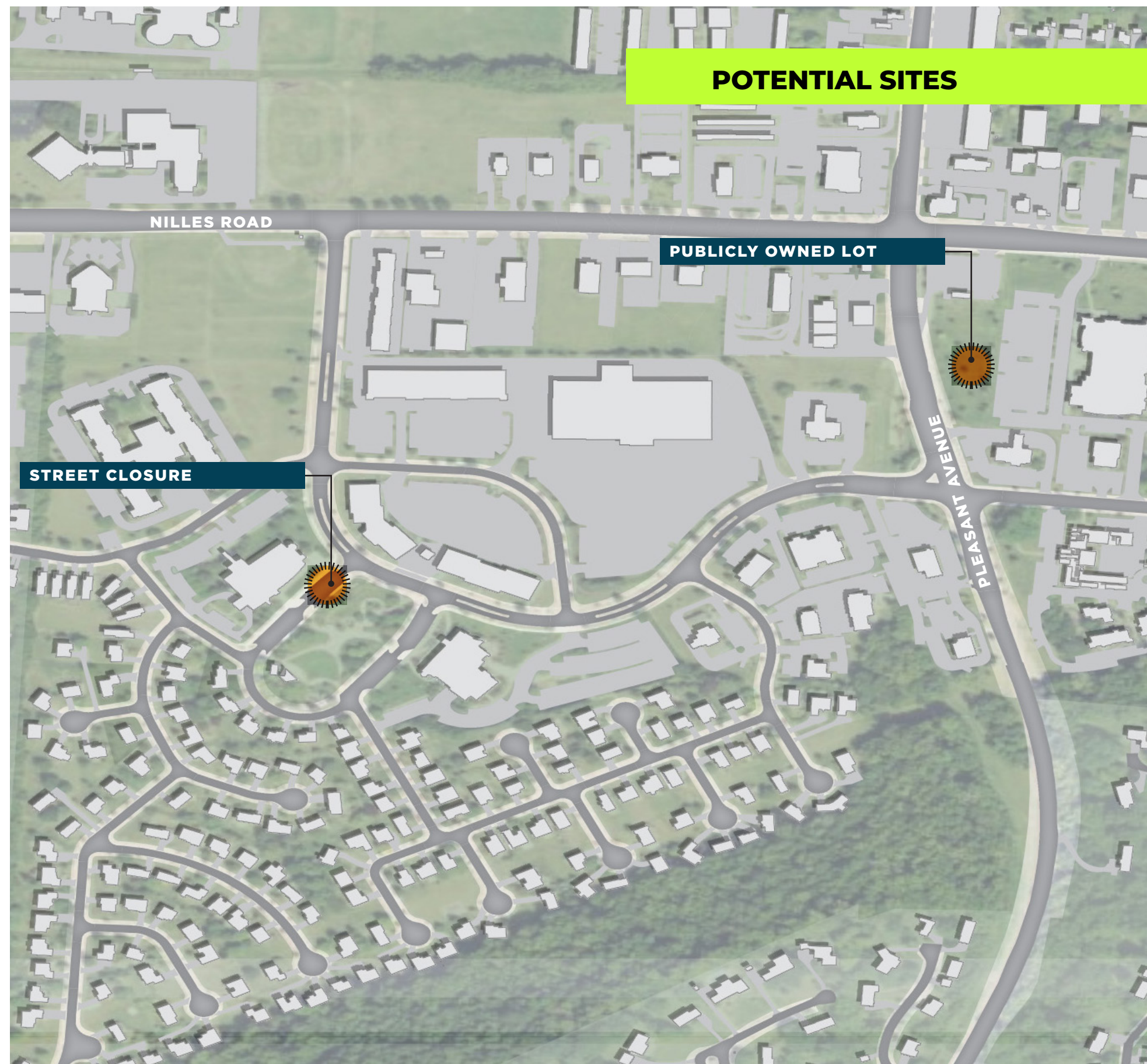




POP-UP BEER GARDEN

Pop-up beer garden on a city owned parcel designated for redevelopment will help both the city and potential developers understand the viability of a concept while driving traffic to a new area of the Town Center.

- Pilot a new brewery concept
- Utilize an undeveloped space
- Drive activity to the Town Center

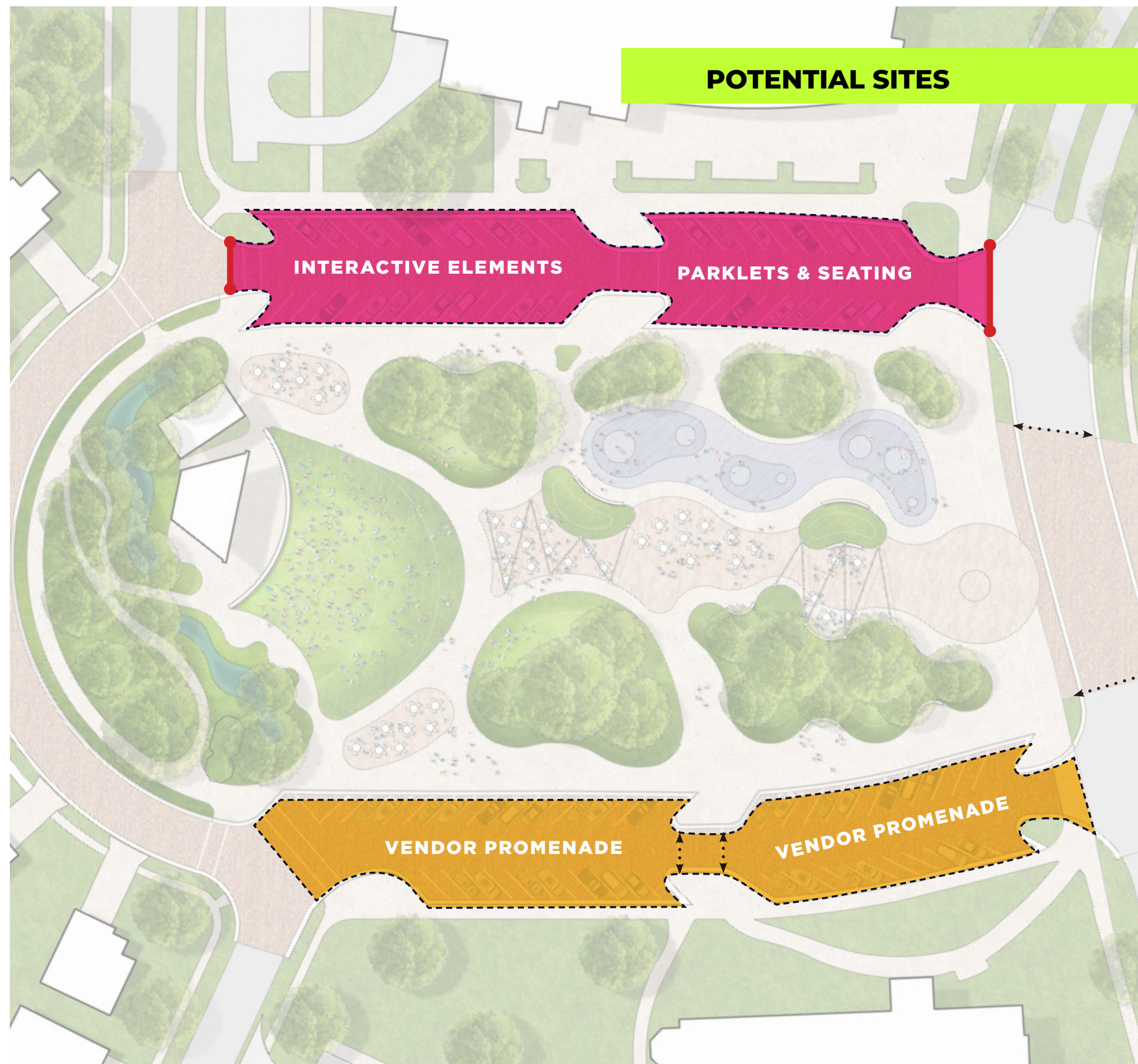




SUMMER STREETS

Close Fairfield Commons Dr to vehicular traffic during the summer months to allow for more freedom of use by pedestrians. Having the space closed for a longer-term period of time will allow a variety of additional pop-up and interactive uses to take place throughout the summer.

- Enhance the pedestrian experience
- Allow for more frequent and interactive activities around the Village Green park
- Drive activity to the Town Center

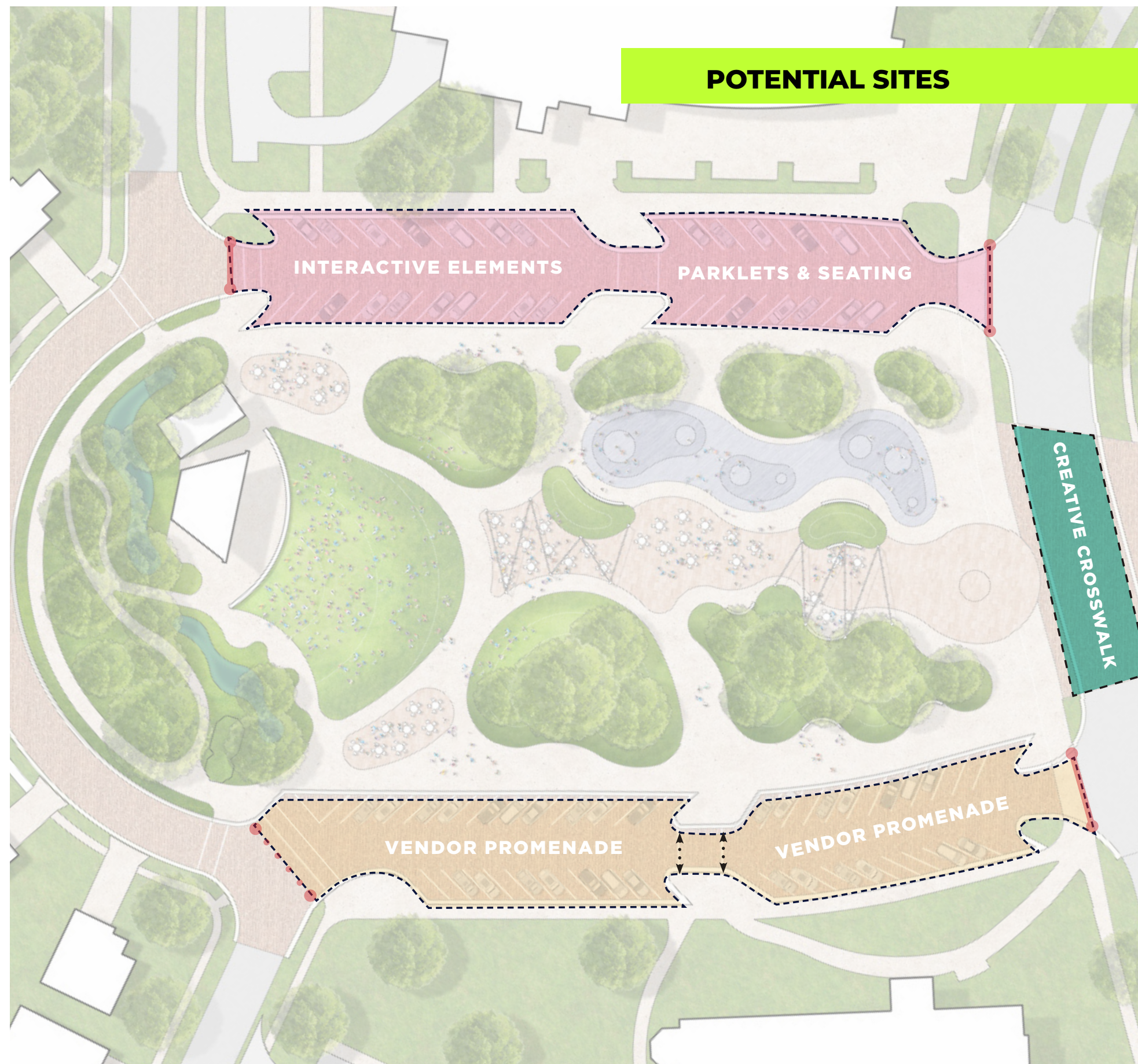




CREATIVE CROSSWALKS

Creative crosswalk interventions on heavily trafficked crossings would serve to provide greater visibility to vehicles and calm traffic.

- Enhance the pedestrian experience
- Provide greater visibility in crossings
- Enhance the connection between spaces directly across from one another



SECTION 3

CREATIVE PLACEMAKING

Creative placemaking elements can be both temporary and long-lasting. What makes creative placemaking different from typical placemaking measures is that creativity is at the core of the process. Whether co-created with the community, conceived of by an artist or designer, or implemented to transform a city space, creative placemaking helps reveal the underlying themes and stories of the community.

Through creative placemaking spaces are created to be not just functional, but foster connection and reflect the community's unique identity.



OVERHEAD INSTALLATIONS

Overhead installations provide a new dimension to existing spaces by closing in the 'ceiling' of a place.



CREATIVE PLACEMAKING TYPOLOGIES



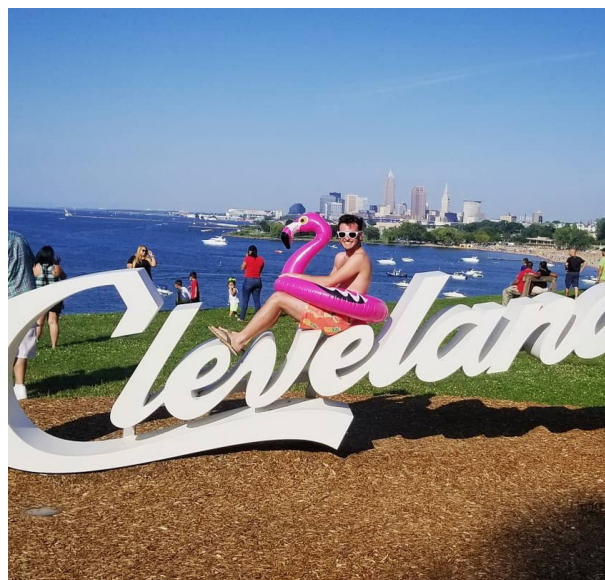
SITE FURNISHINGS

Drive activity to the Town Center through vibrant art, creative placemaking elements, and new experiences that drive connection to place.



INTERACTIVE

Establish city branding in the Town Center through signage that is strategically placed and welcomes and invites residents and visitors explore all Fairfield has to offer.

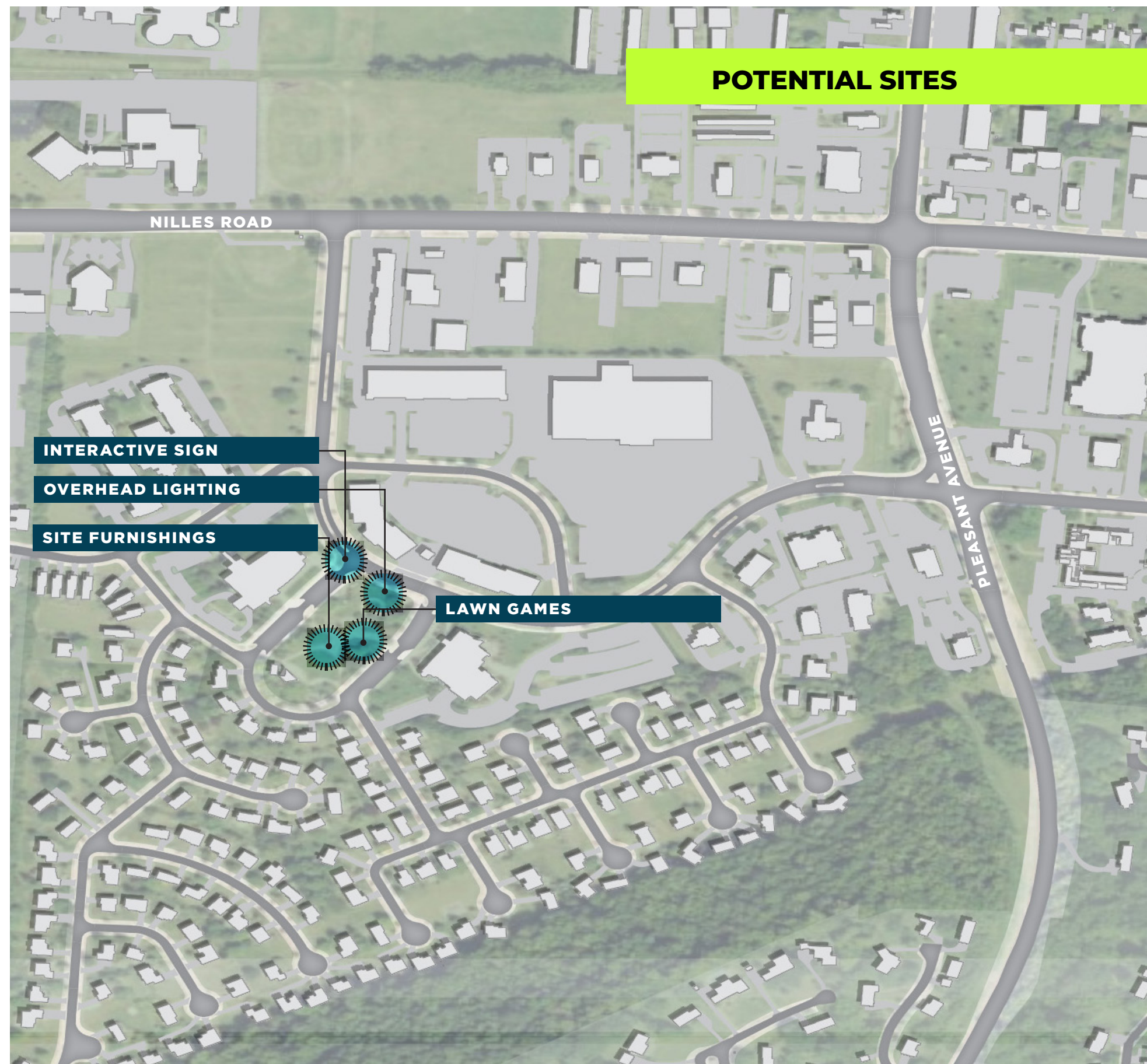




CREATIVE PLACEMAKING

Creative Placemaking elements such as an interactive sign, unique site furnishings, lawn games, and attractive overhead lighting should be utilized to enhance the experience of users in the Village Green park and support activity happening in the DORA district.

- Drive activity to the Town Center
- Enhance user experience



SECTION 4

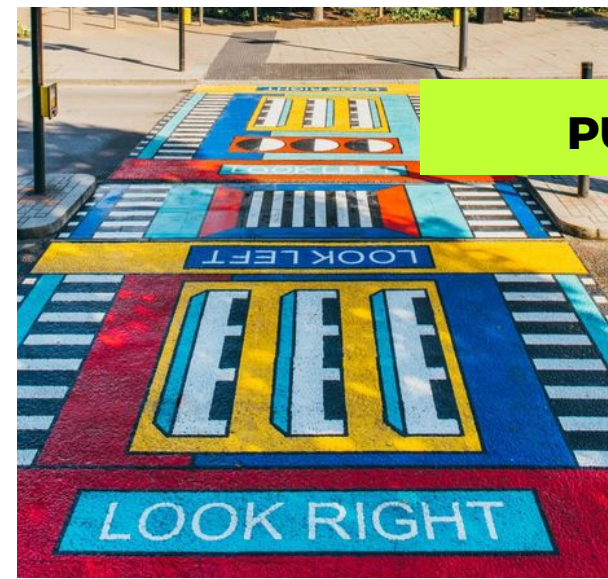
PUBLIC ART IN PLACEMAKING

Tactical placemaking is a method for designing and improving public spaces. It emphasizes trying out ideas with temporary, low-cost interventions before committing to permanent changes.



MURALS

While curating permanent works of art as part of the collection is important, ephemeral works such as murals allow for the exposure of many artists over a short period of time rather than a few artists over a long period of time. Murals are large-scale, two-dimensional compositions that can be: 1) painted onto the surface 2) graphic reproductions printed onto vinyl that is adhered to a surface, or 3) painted onto a panel that is affixed to the building.



PUBLIC ART TYPOLOGIES



SCULPTURE

Sculptures are three-dimensional original artworks that can be made of any material that offers structural stability and durability. Sculptures are scaled to their surroundings and typically do not move from the location in which they are installed. Whether contemporary, whimsical, traditional or something more, sculptures are often the focal points of civic art. Sculptures may commemorate and celebrate our history, express civic pride, or be established as culturally defining showpieces for the city.



INTERACTIVE

Interactive public art can take many forms, whether sculptural, multimedia or another form but one consistency remains, interactive art invites the audience to engage with the piece directly.





ENGAGING SCULPTURE

An engaging sculpture of a significant scale that invites interactivity should be installed in the Village Green park.





HISTORIC SCENE

A historic scene should be considered for the historic Symmes Tavern building on the corner of Nilles & Pleasant. There is now a modern addition on the building which would serve as the perfect surface for a scene of people gathered in the former Tavern.

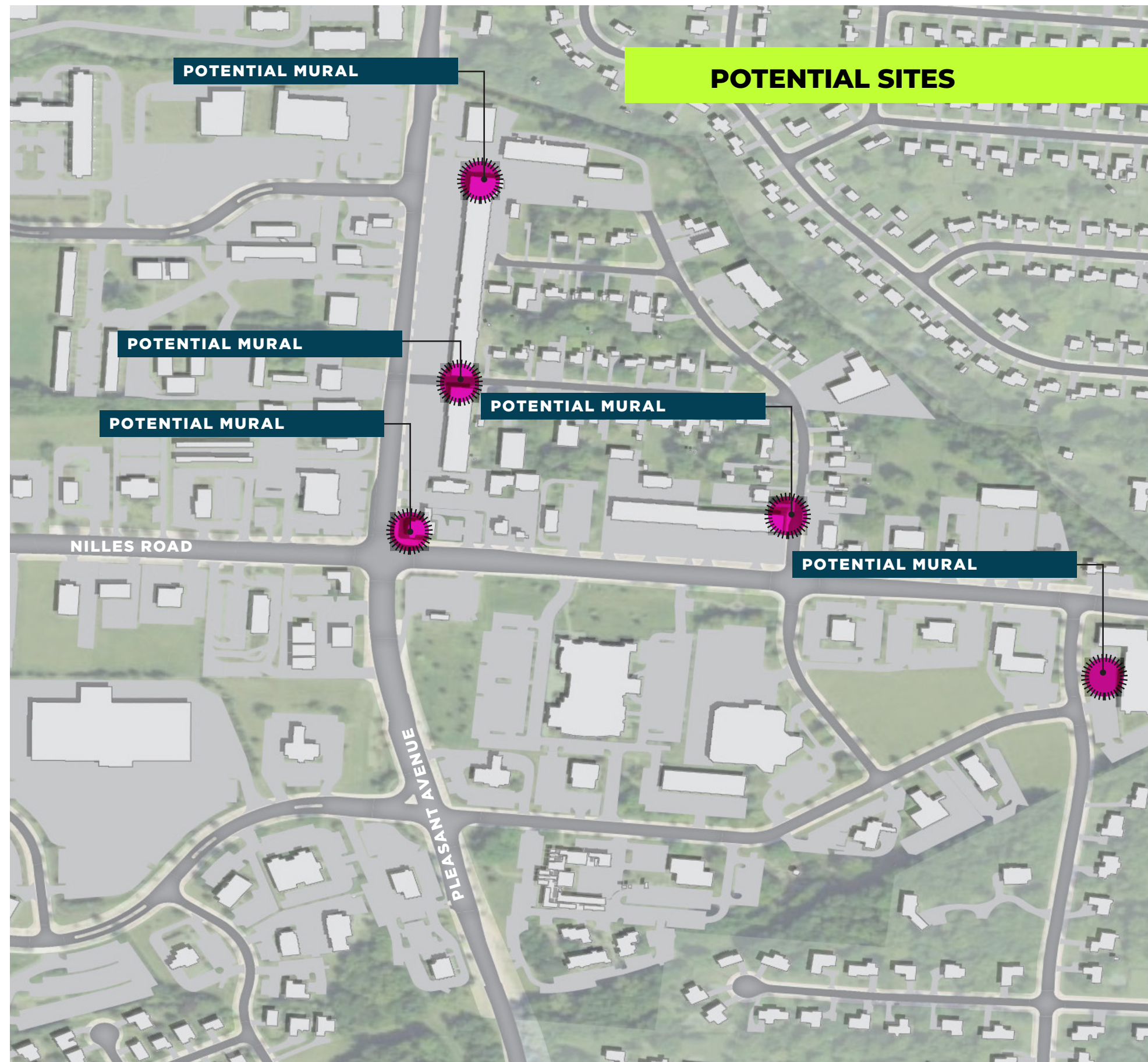
- Showcase history and community themes of Fairfield
- Bring attention to a historic site





MURAL OPPORTUNITIES

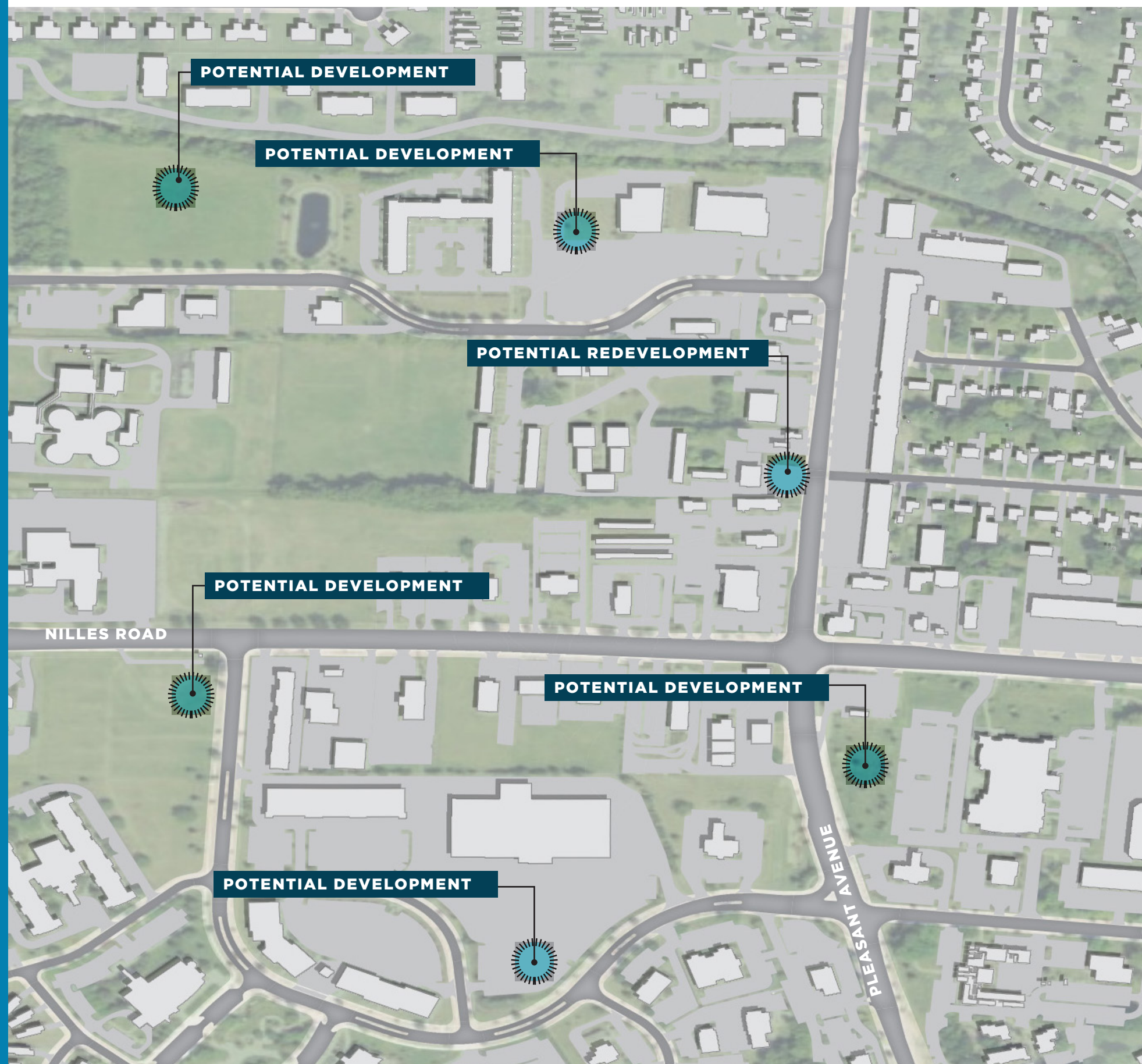
There are many additional opportunity sites for Murals across the Town Center, including both public and private buildings.



SECTION 5

DEVELOPMENT OPPORTUNITIES

As momentum builds in the Town Center, opportunities may arise to build new and exciting developments that support a vibrant community. The developments might span suburban retrofit opportunities to new construction mixed use.

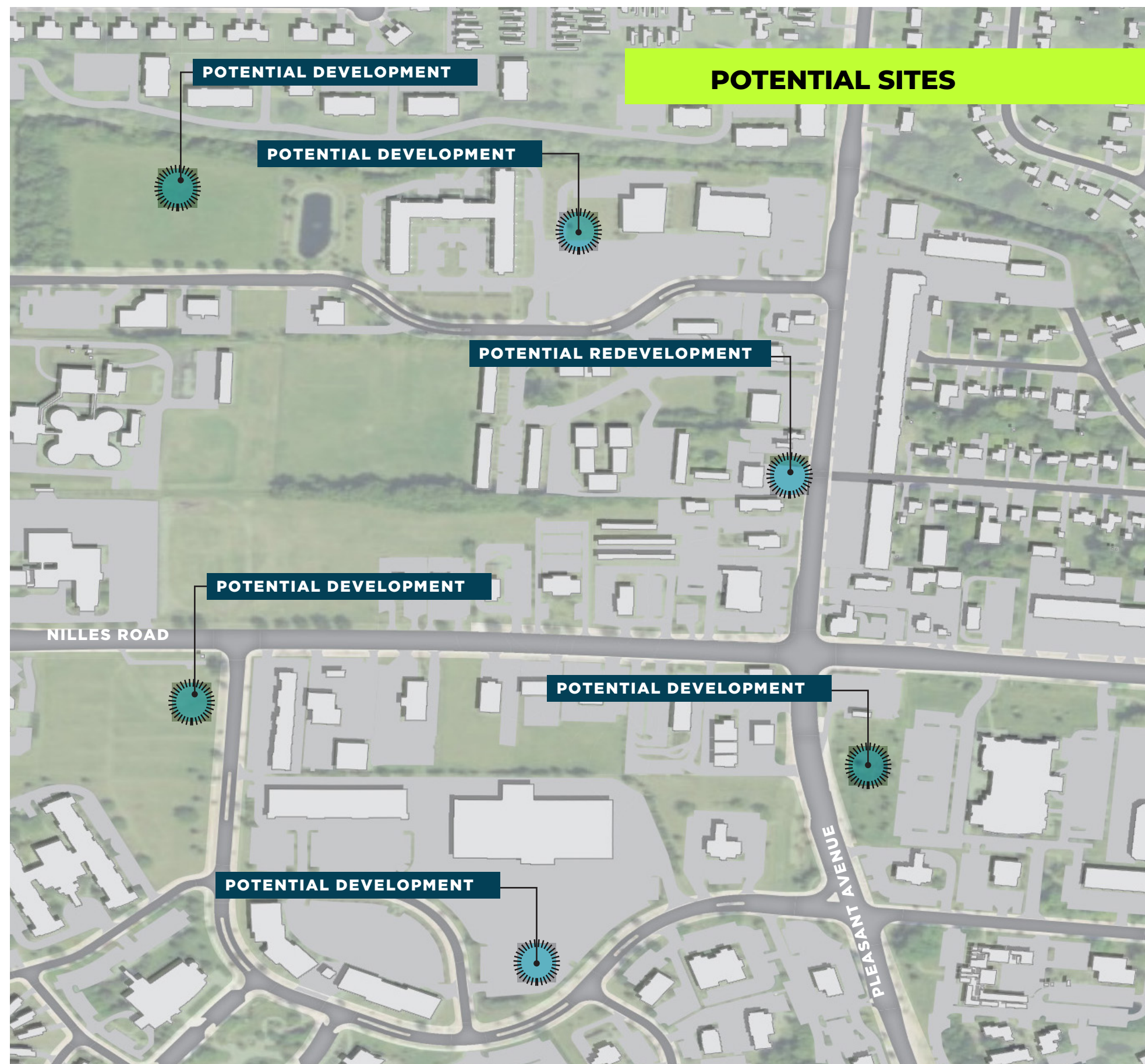




DEVELOPMENT OPPORTUNITIES

There are several potential development opportunities through out the Town Center, both on publicly owned land and on sites which are privately owned but not being used to their full potential, such as parking lots that sit empty. These sites might also be retrofitted for a shorter period of time to drive energy to the space as development momentum builds. A great example of a retrofit project that is well-loved by the community is the Lakewood Food Truck park, a former mechanic shop turned outdoor dining option.

- Attract and build the best uses for the Town Center
- Redevelop older and outdated buildings
- Drive activity to the Town Center



PLACEMAKING PHASES

STOREFRONT RETAIL

Gross Leasable Area / Acre	+/-10,000 SF
Parking Required	1 SPACE / 300 SF GLA
Max. Building Lot Coverage	25%
Open Space Area	10%



CONVENIENCE RETAIL

Gross Leasable Area / Acre	+/-4,000 SF
Parking Required	1 SPACE / 50 SF GLA
Max. Building Lot Coverage	10%
Open Space Area	10%



OFFICE

Gross Leasable Area / Acre	+/-15,000 SF
Parking Required	1 SPACE / 400 SF GLA
Max. Building Lot Coverage	40%
Open Space Area	10%



TWO TO THREE STORY MIXED-USE

Gross Leasable Area / Acre	+/-8,000 SF
Dwelling Units / Acre	+/-20 UNITS
Commercial Parking Required	1 SPACE / 300 SF GLA (Shared)
Residential Parking Required	+/-1.5 SPACES / UNIT (SHARED)
Max. Building Lot Coverage	20%
Open Space Area	10%



TWO TO THREE STORY MULTI-FAMILY RESIDENTIAL

Dwelling Units / Acre	20-40
Parking Required	+/-1.5 SPACES / UNIT (SHARED)
Max. Building Lot Coverage	30%
Open Space Area	10%



THREE TO FOUR STORY MIXED-USE

Dwelling Units / Acre	40-80
Parking Required	+/-1.5 SPACES / UNIT (SHARED)
Max. Building Lot Coverage	60%
Open Space/Area	10%



SECTION 6

PARK OPPORTUNITIES

As the centerpiece of the Town Center, the Village Green Park is the jewel of the central commercial and retail hub for Fairfield. As it exists it is an excellent community amenity that brings people together, provides a fantastic public good, and represents what Fairfield is at its core, a great community.

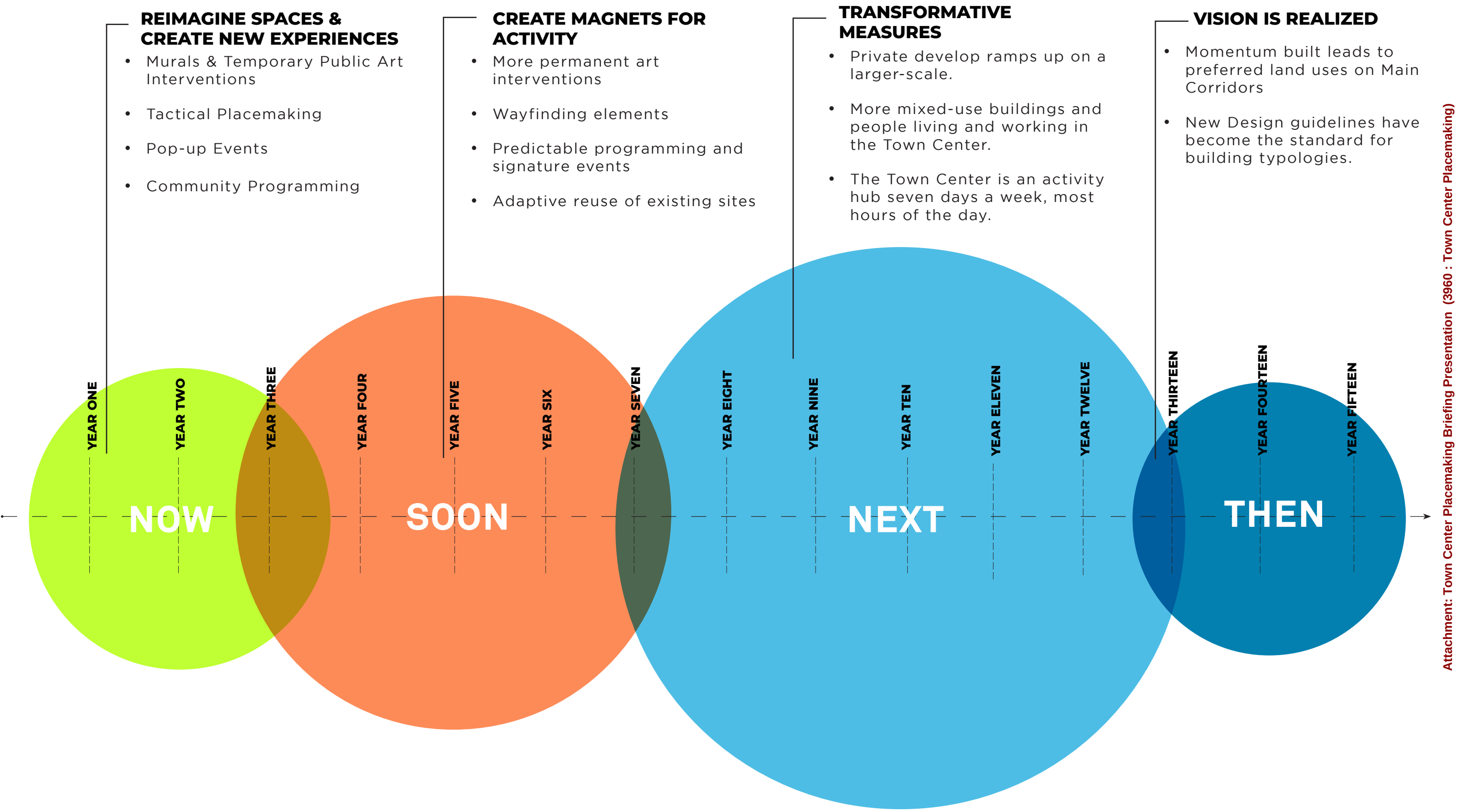
The city should consider capitalizing on this existing asset by tweaking the existing site programming to be an even greater public amenity.







PLACEMAKING PHASES



Attachment: Town Center Placemaking Briefing Presentation (3960 : Town Center Placemaking)

NEXT STEPS

PLACEMAKING STRATEGY

- Deliver Draft Strategy to City of Fairfield in Mid June
- Strategy acceptance
- Marsh Park Plan is underway, ensure alignment between plans



BUTLER COUNTY SOLID WASTE MANAGEMENT PLAN UPDATE

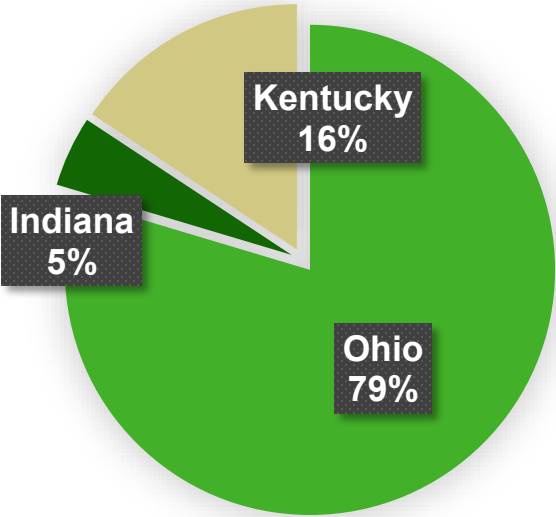
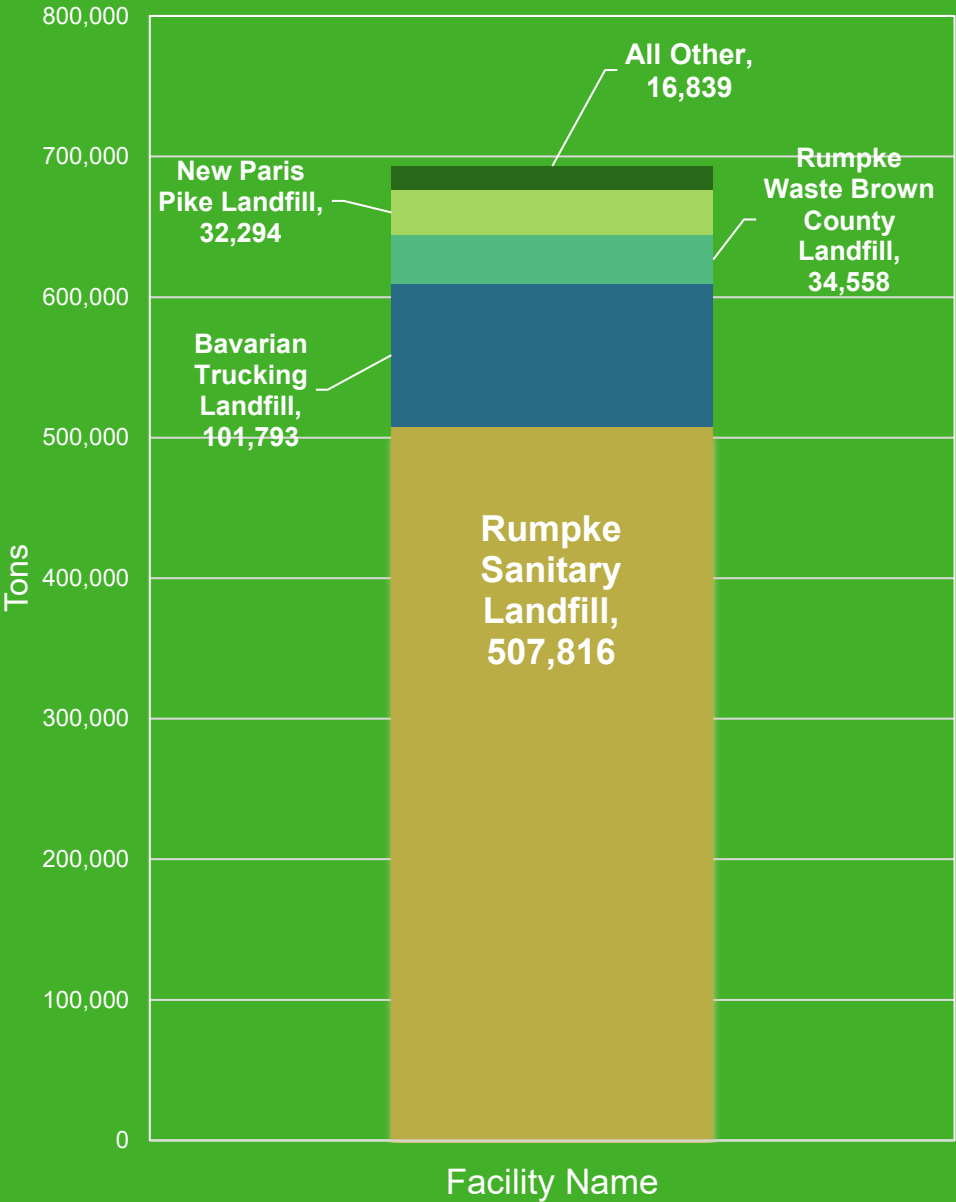


Fairfield City Council
May 13, 2024

Solid Waste Plan Timeline

Plan Update	Start Date	End Date
Policy Committee begins 5-year update to Butler Co. Solid Waste Management Plan	January 2023	July 2023
Issue DRAFT SW Plan to Ohio EPA for Comment	August 2, 2023	
Receive comments from Ohio EPA	September 15, 2023	
Revise Plan as needed	November 2023	
Public Comment Period	Feb 5, 2024	March 5, 2024
Public Hearing	March 11, 2024	
Policy Committee Adopts Draft Plan	March 26, 2024	
Ratification (90 Days)	April 8, 2024	July 8, 2024
Policy Committee Certifies Ratification	Mid-July 2024	
Plan Due to Ohio EPA	February 2, 2025	

Waste Disposal

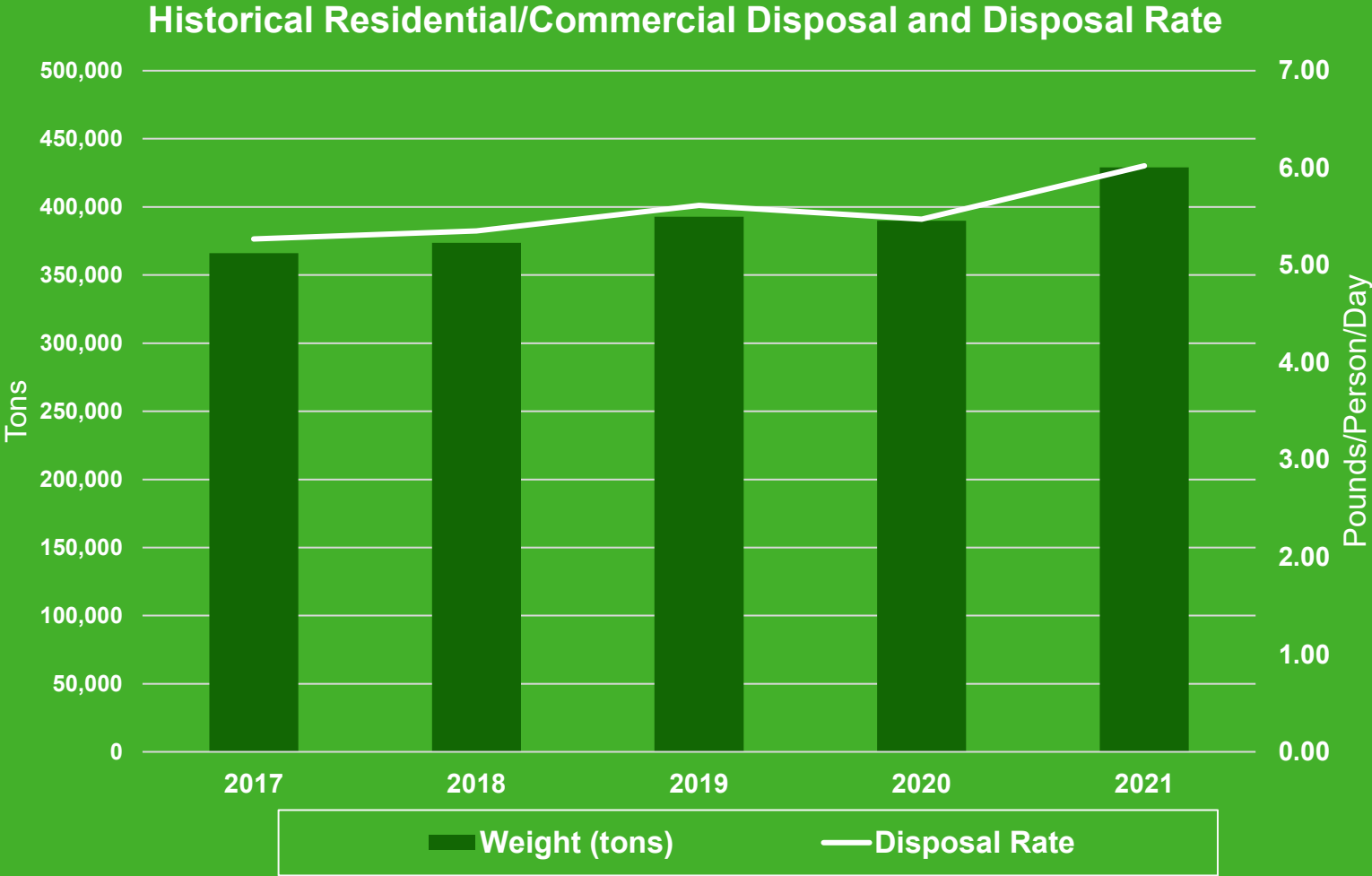


Waste Disposed by State

	Residential/ Commerical (tons)	Industrial (tons)	Excluded (tons)	Total (tons)
Direct Hauled	372,788	209,918	111,347	694,053
Transferred	56,200	42	1,993	58,235
Incenerated	0	0	0	0
Total	428,988	209,959	113,340	752,287
Percent of Total	57%	28%	15%	100%

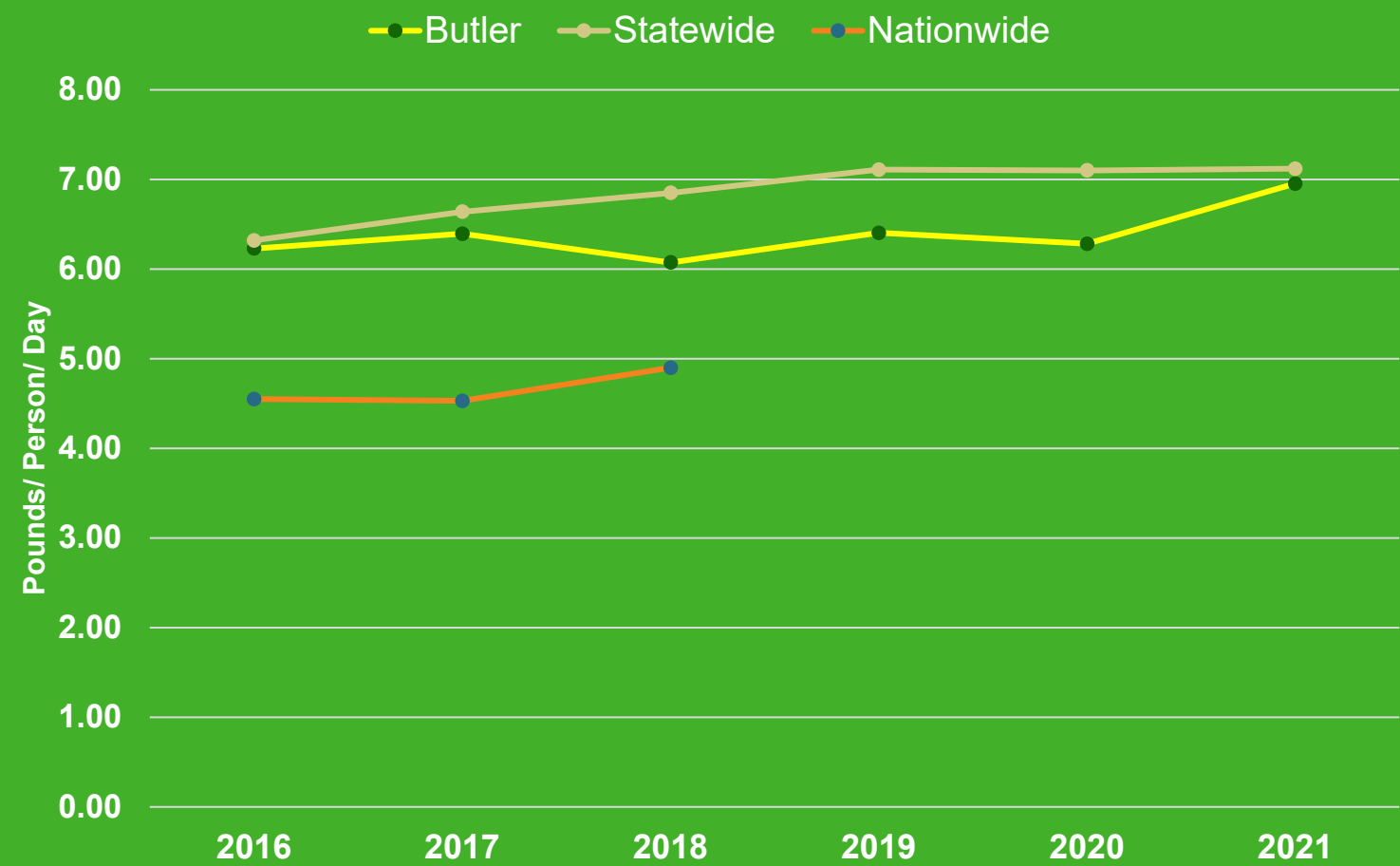
About 67% of Butler Co. waste is deposited at Rumpke Sanitary Landfill in Colerain Twp. The SW Plan forecasts an additional 37 years of capacity at this facility.

Waste Disposal Residential/Commercial



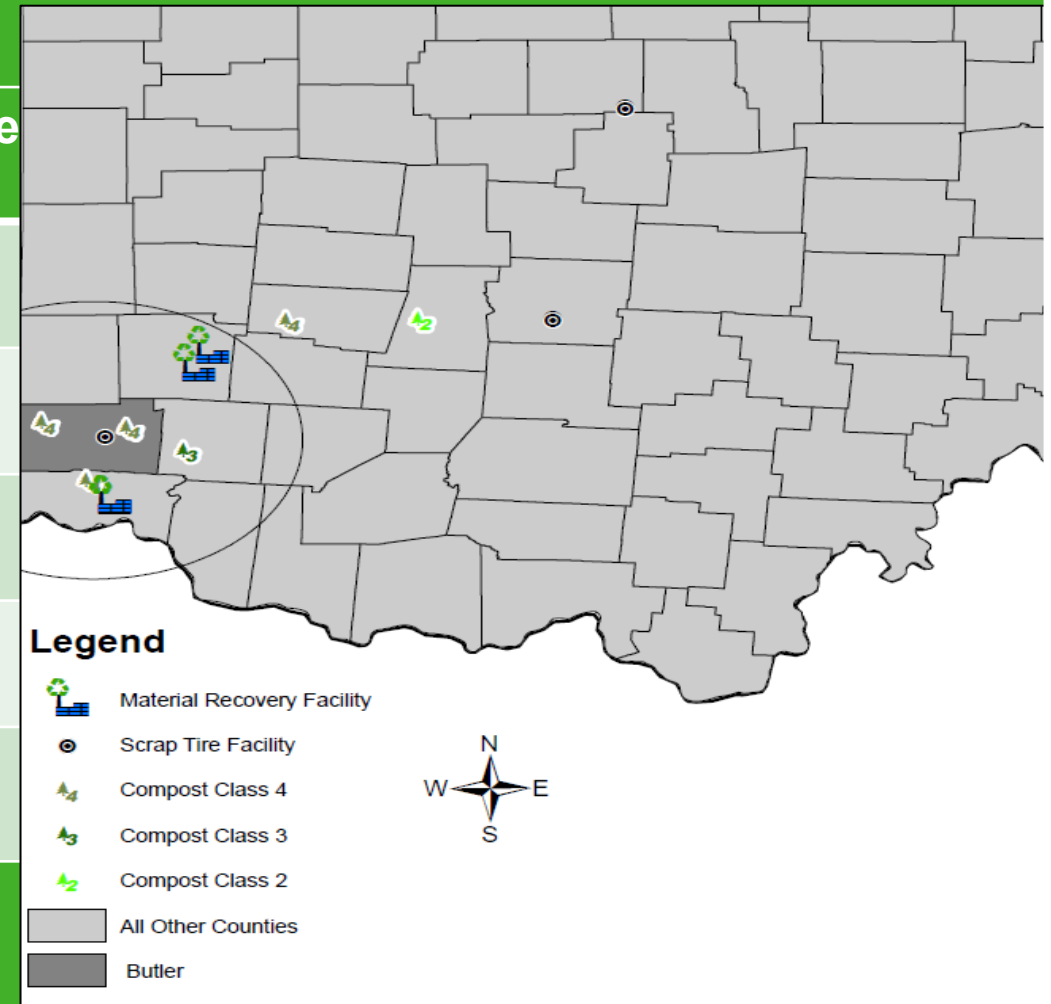
Waste Generation

Historic Generation PPD



Disposal, Recycling & Composting Infrastructure

Compost and MRFs	2021 Reference Year
Public Waste Haulers	0
Private Waste Haulers	3
Composting Facilities	6
Material Recovery Facilities	3
Community Yard Waste Collection Programs	4



Residential Recycling Collection

Curbside Collection

(Yield: 13,369 tons)

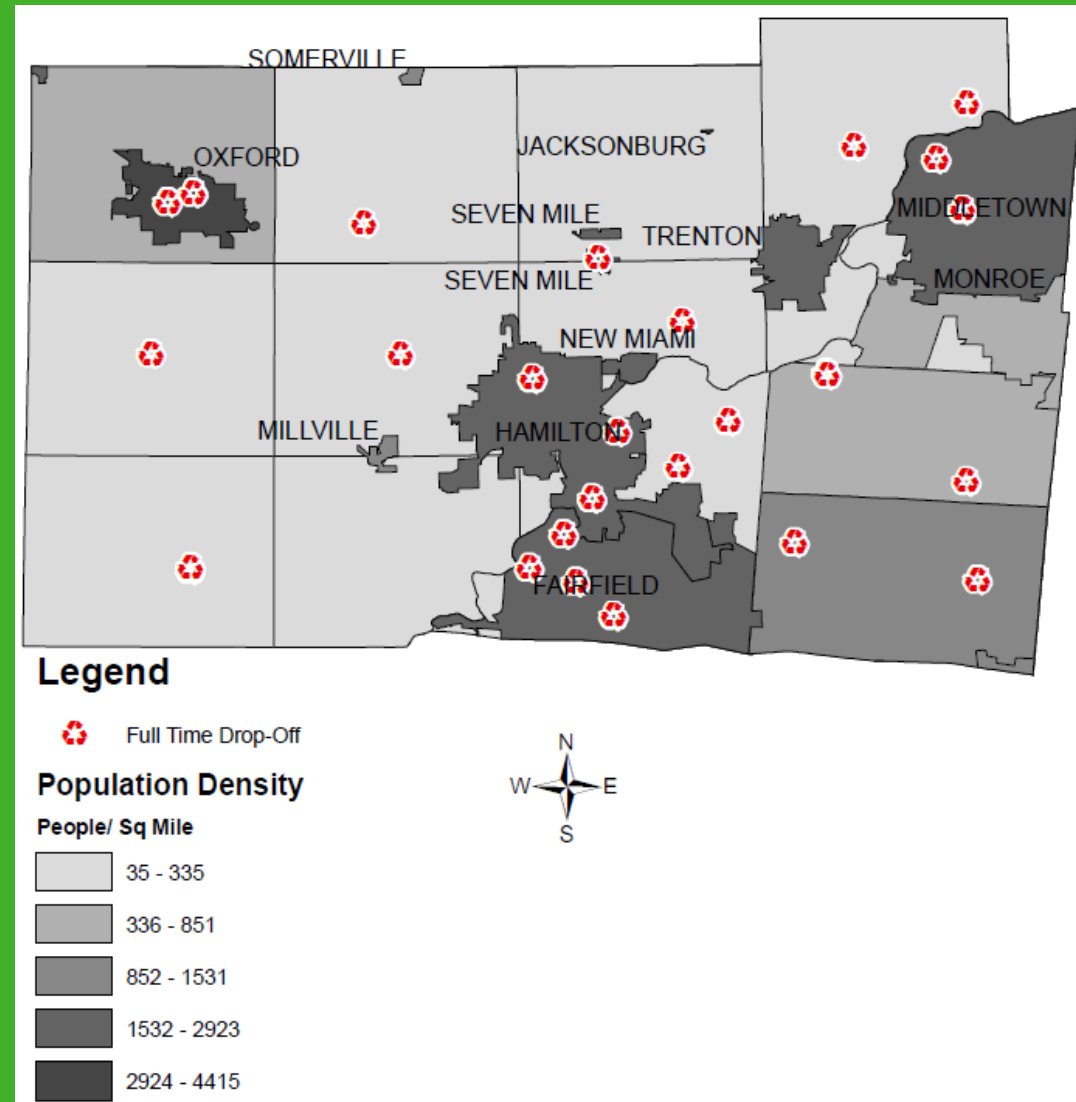
7 Communities provide
combination curbside
recycling & trash service
(All Municipalities + Ross Twp)

7 Communities offer curbside
recycling for an additional fee

Drop-Off Collection

(Yield: 1,148 tons)

23 Full Time Urban
3 Full time Rural



Access Goal Demonstration

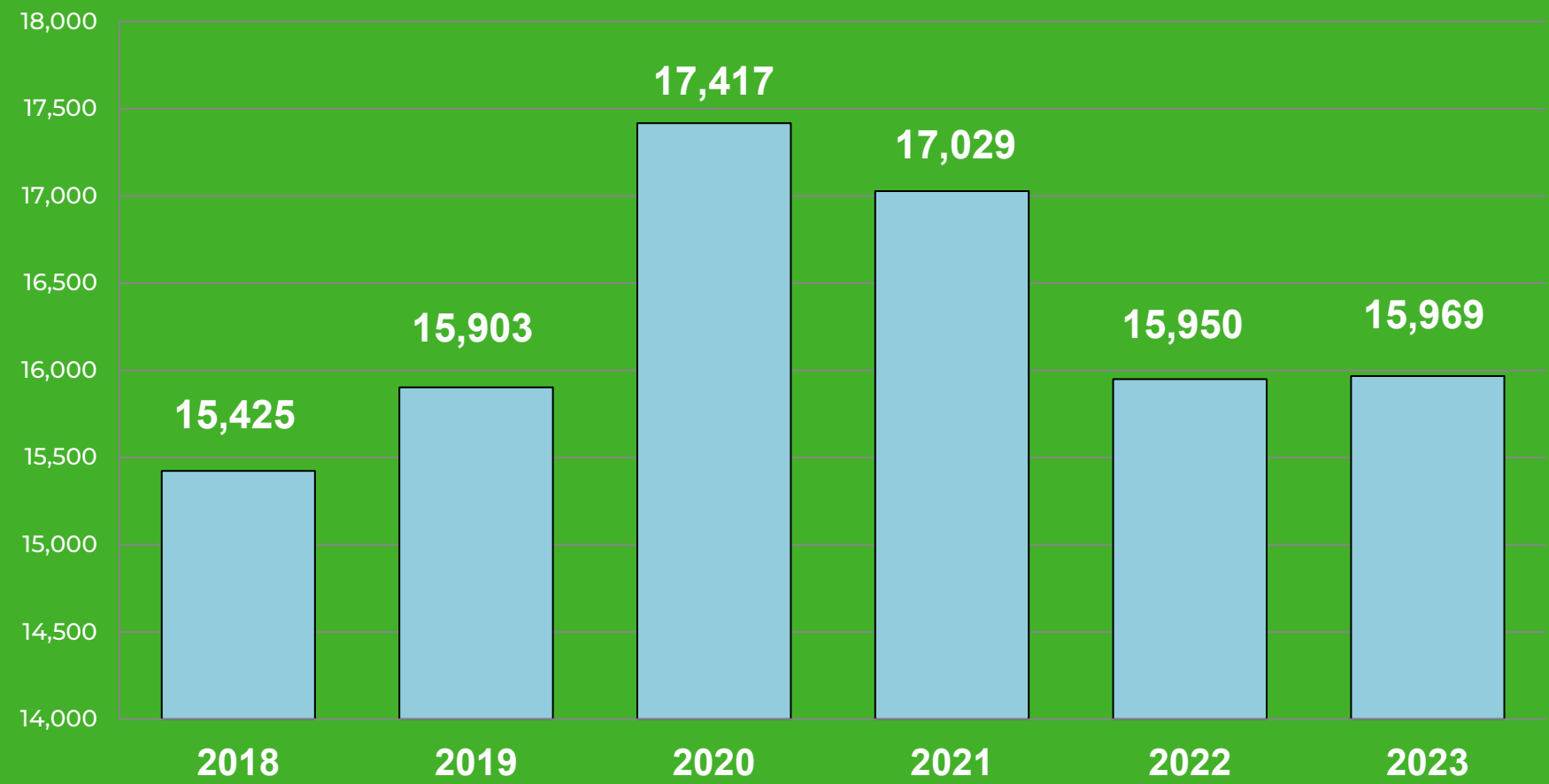
	2020	2024	2038
Total County Population	391,496	397,358	427,438
Total Population Credit	322,389	332,938	357,349
Percent of Population	82%	84%	84%



District surpasses Ohio EPA Access Goal

Butler County must demonstrate adequate infrastructure to provide at **least 80%** of the residential population within the SWMD the opportunity to recycle.

Fairfield Residential Recycling Yield



Households with **combination trash collection and curbside recycling** generate **308 lbs** per household/year
vs.

Non-contracted curbside recycling service (most townships households) generate **168 lbs** per household/year

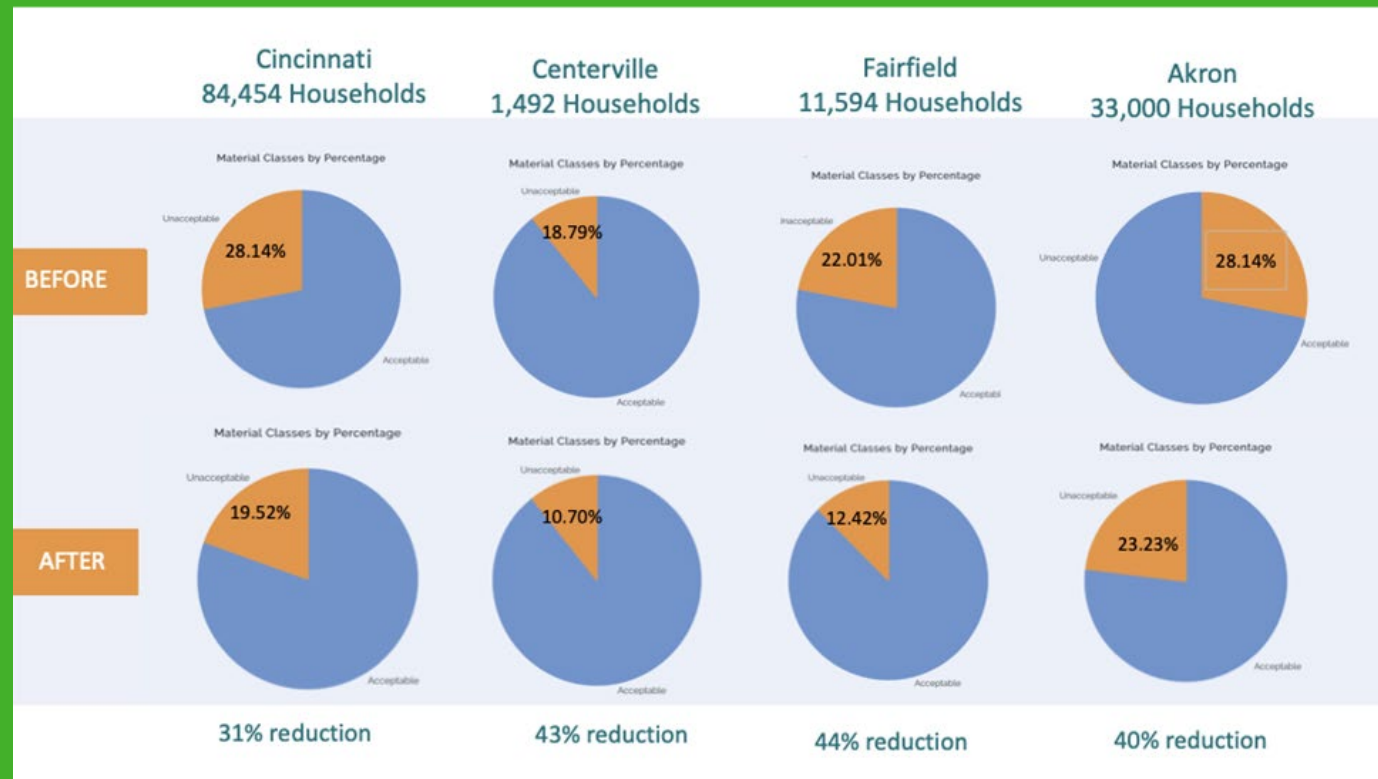
Fairfield Residential Recycling Rate



Butler County Recycling – Partnering with Fairfield

7.a.a

2018 The Recycling Partnership / Ohio EPA Recycling Contamination Reduction Grant.



Grant award value:
\$21,600

Butler County Recycling – Partnering with Fairfield

Outdoor recycling containers
for the Village Green
(2019)



Butler County Recycling – Partnering with Fairfield



2020 – Festival of Trees – Fairfield Community Arts Center

Butler County Recycling – Partnering with Fairfield

7.a.a



\$4,000 to support 2022 and 2023 Community Clean Up Events

Over this same period (2018-2023) Butler County Recycling met with Fairfield Environmental Commission to discuss a variety of recycling initiatives.

Since 2021 Ben Mann has served as a member of the Solid Waste Policy Committee and contributed to the development of the Solid Waste Management Plan Update.

Strategies to Improve Diversion

Short Term (Year 1 & 2)	Action
Township Trustee Outreach	Increase curbside recycling services and participation (focus on West Chester, Liberty, Fairfield)
Business/Industry Outreach	Connect with local businesses to encourage diversion, provide funding for recycling set up and service, continue successful RecycleOhio grant awards to local processors
Resident Education/Outreach	Expand social media channels, increase recycling know-how, reduce contamination
Increase Diversion Rates	Support expanding infrastructure for composting, and promote Rumpke’s HEFTY bag program
Multi-Family Housing	Enlist multi-family communities to provide onsite recycling, provide recycling guidance, offer funding assistance to management to reduce start up service cost
Southwest Ohio P2 Program	Continue collaboration with area manufacturers by providing qualified Ohio undergraduates as summer interns over 12 weeks.
Data Collection	Gather recycling data annually from local businesses; work with OEPA to increase data collection
Special Collection Programs	Continue provision of services for Hard to Dispose materials (E-Waste, Household Hazardous items, Tires). Monitor participation, expand audiences; obtain outside grant funding, and evaluate mobile services

Strategies to Improve Diversion

MidTerm and Long Term (Year 3-5)	Action
Outreach and Assistance to Schools	Continue work with schools to increase recycling, upgrade infrastructure and share technical guidance
E-Waste	Year-round access, secure privacy protection disposal
Food Recovery/Diversion	Consumer outreach to increase compost awareness, guidance; support expanded regional infrastructure
Decentralized Composting	Evaluate decentralized food waste management through community gardens, in-vessel digesters
Reduce Contamination at Drop Off Recycling Sites	Develop branded material and education campaign targeting top contaminants
Commercial/Industrial Technical Assistance	Recycling service arrangements to clusters of businesses, encourage participation through incentives and waste audits

Butler County Recycling – Partnering with Fairfield

7.a.a

ACTION: Focus on Multi-Family Recycling

With Community Development identify apartment communities in Fairfield to pilot recycling.

Meet local property managers to identify barriers to recycling and offer grant funds to reduce start up costs for recycling service.

Provide communication strategy and messaging to maximize resident participation in recycling.

Evaluate recycling collection containers for individual resident use to make recycling easy to do within each apartment.



Butler County Recycling – Partnering with Fairfield

7.a.a

ACTION: Outreach and Assistance to Schools

Increase recycling with upgrades to recycling set ups inside classrooms, cafeterias, and sports venues.

Implement communication strategy to reach all school families



Recycling at Fairfield City Schools

Butler County Recycling – Partnering with Fairfield

7.a.a

ACTION: Food Waste Recovery-Composting

Assist residents with **backyard composting** knowledge and tips

Seek grant funds to provide backyard compost bins for residents



Butler County Recycling – Partnering with Fairfield

7.a.a

ACTION: Food Waste Recovery- Composting

Support a Community Composting
Collection Drop Off

Purchase compost collection containers
for at-home use

Promote composting at centralized
recycling drop off



City of Oxford – Compost Drop Off

Additional Outreach Strategies

Uniform recycling information/images/messages

Promote HEFTY bag recycling program

Amplify message using all available communication channels - social media, QR codes, Spanish language

Enlist marketing students at Miami to lend their expertise to develop new marketing approaches.

Recycle These

7.a.a

Butler County
— RECYCLING & SOLID WASTE —

Attachment: Plan Review - City of Fairfield 2 (3961 : Solid Waste Management Plan

Paper & Cardboard



Flatten and place inside cart

Glass Bottles & Jars



Reattach lids

Plastic Bottles, Jugs & Tubs



Butter/Cottage cheese/yogurt - empty, reattach lids

Metal Cans & Cups



Food and beverage cans only

Cartons



Remove caps and straws

Plastic & Paper Cups



Remove straws and reattach plastic lids to plastic cups

Discard plastic lids from paper cups

NEW



RECYCLE MORE WITH

Hefty ReNew

Plastic bags, Ziplock, Styrofoam & more!

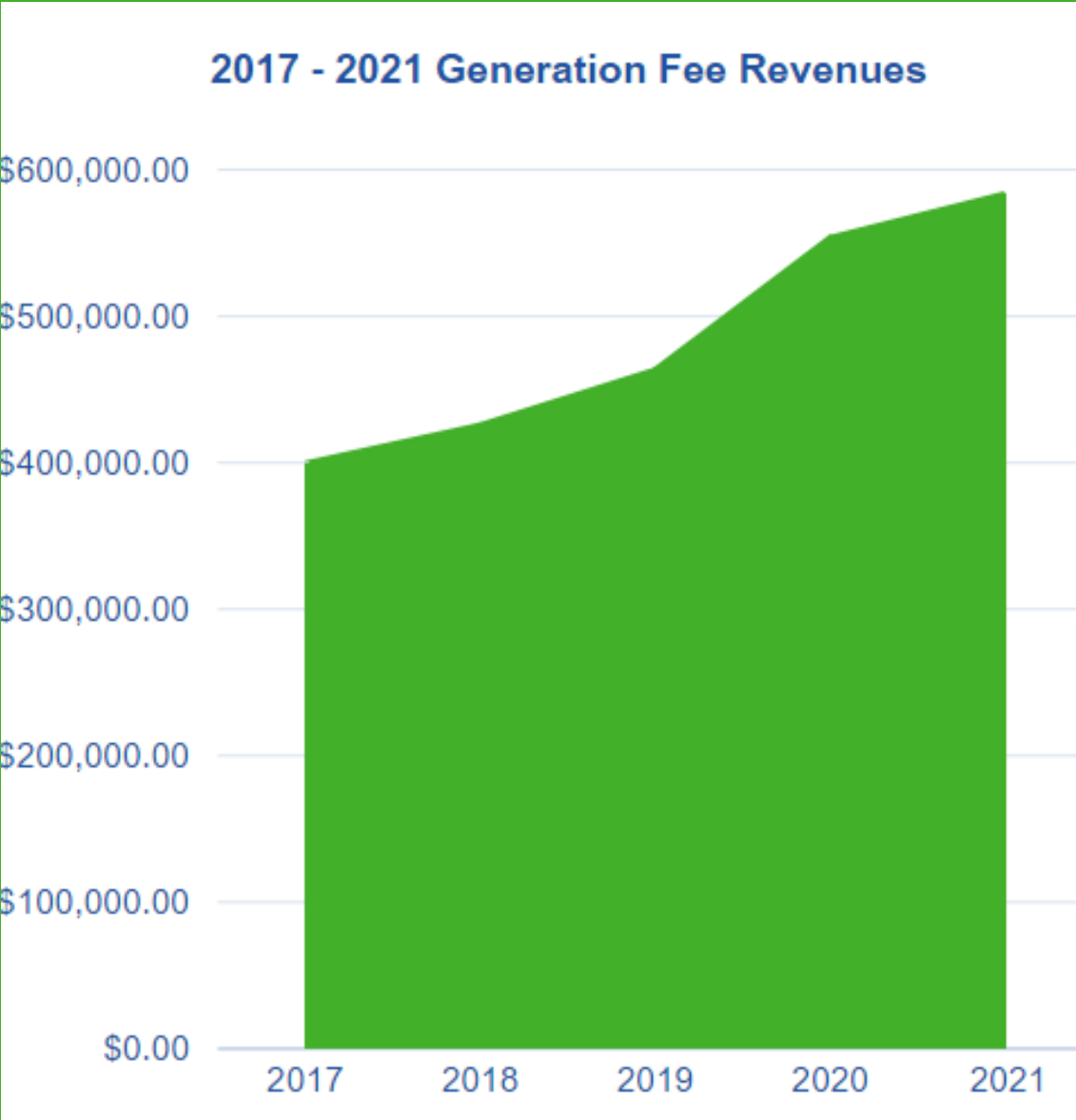
www.hefty.com/hefty-renew-starter-kit

**NOT ACCEPTED
FOR RECYCLING**

Packet Pg. 71

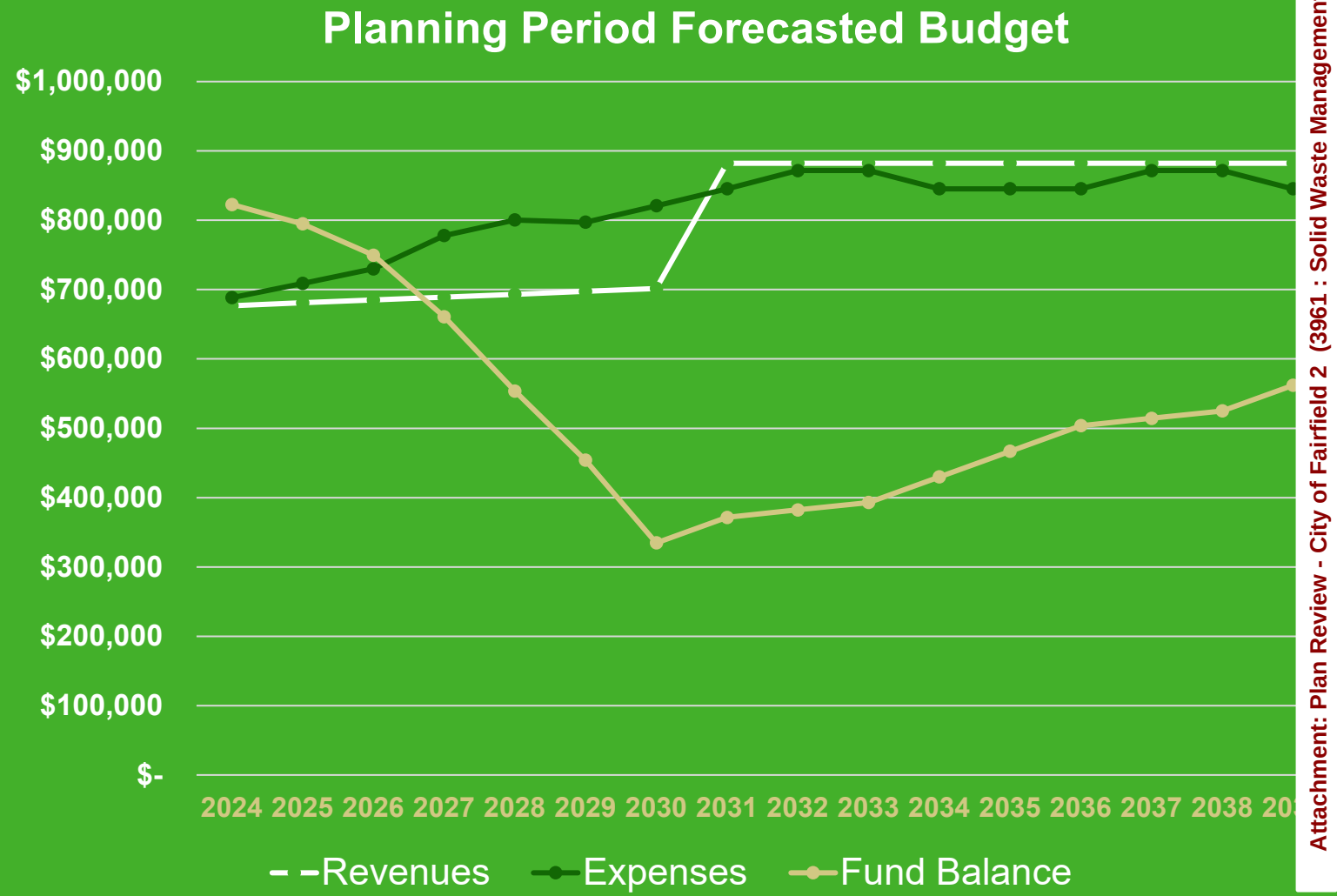
BATTERIES, FULL, FULL & FULL

Solid Waste District Budget - Revenues



Solid Waste District Budget

- Budget reviewed and approved annually by Board of County Commissioners
- Generation fee is currently \$1/ton
2nd lowest fee in the state of Ohio
- Cost per Household = \$1.36/year
- The Solid Waste District will consider a \$0.25/ton increase to balance budget in 2031 (not part of this SW Plan)



Next Steps

Resolution from Fairfield City Council approving the
Butler County Solid Waste Management Plan Update

Resolution requested before July 8, 2024

Thank you!

Anne Fiehrer Flaig, Director

anne.fiehrerflaig@bcohoio.gov

513.887.3963