

**City of Fairfield
Minutes
Regular Meeting of City Council
May 8, 2023**

Council-Manager Briefing

Tax Incentive Guidelines & Multipurpose Trail Discussion

Vice Mayor Meyers called the briefing to order at 6:00 PM. Councilmembers present: Leslie Besl, Dale Paullus, Terry Senger, Adam Kraft, Tim Meyers, Matt Davidson and Gwen Brill.

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

Development Services Director Greg Kathman and Economic Development Manager Nathaniel Kaelin presented an overview of the tax incentive guidelines. Public Works Director Ben Mann led the multipurpose trail discussion. See attached slides.

Business Meeting Call to Order

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

Prayer/Pledge of Allegiance

Councilmember Senger led the 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	Present	
Leslie Besl	Councilmember, 1st Ward	Present	
Dale Paullus	Councilmember, 2nd Ward	Present	
Terry Senger	Councilmember, 3rd Ward	Present	
Adam Kraft	Councilmember, 4th Ward	Present	
Mitch Rhodus	Mayor	Excused	

Agenda Modifications

None.

Executive Session Requests

None.

Special Presentations

a. National Police Week Proclamation

Councilmember Paullus presented the National Police Week proclamation to members of the Fairfield Police Department and thanked them for their service to the community.

Citizen Comments

1. Nick Dadabo, 2402 Charter Oak Drive

Mr. Dadabo thanked Council and staff for the work that they do. He explained that he lost his dog to coyotes in November and stated that humans have dominion over animals and need to take care of the problem. He also stated that he feels this is bigger than a city or county issue, he feels it is a state issue. He would like someone to call the Governor for help to deal with the problem. He said that the plan the City has put in place is admirable and he hopes it is coming together, but he is worried someone will shoot at one in a neighborhood and there will be a terrible accident. He said he is also worried about kids out playing that could be attacked by a coyote.

Vice Mayor Meyers assured him that the City is working diligently on the issue.

2. Rick Riley, 5552 Crystal Drive

Mr. Riley stated that, while the City's plan is pretty good, he has read better coyote management plans from other jurisdictions. He stated that he is on the citizen commission and would like the opportunity to speak to everyone else on that commission sooner rather than later. He stated that he knows the City has an expert coming to the upcoming meeting and that he will also have an expert at that meeting. He also stated that he would like to see the City do a clean-out of city parks and wooded areas to take away some of the shelter that coyotes are using, as he has seen done in Germany.

3. Jay Needleman, 5587 Chesapeake Way

Mr. Needleman stated that one of his cats was killed on Friday night and it was all caught on outdoor cameras. He said the cameras showed the coyote stalking the cat and then carrying it off camera. He feels this is a country-wide problem. He said that coyotes don't look mangy and scrawny anymore, that they look healthy because they have adapted. He said they are smart and know the sound of an arrow coming off of a bow, so they avoid those areas where they are hunted. He suggested using rubber buckshot as a deterrent and gave an example of a family that used it against a mountain lion attacking their animals. He said that it rarely penetrates the skin but it spreads out fast and hurts like crazy.

Public Hearing(s)

None.

Approval of Minutes

The Regular Meeting Minutes of April 24, 2023 were approved as written and submitted.

OLD BUSINESS AND REPORTS

Community & Public Relations

Councilmember Leslie Besl

Development Services

Councilmember Matt Davidson

Parks, Recreation and Environment

Councilmember Gwen Brill

Public Safety

Councilmember Dale Paullus

Public Utilities

Councilmember Adam Kraft

Ordinance to authorize the City Manager to enter into a contract with Building Crafts, Inc. for completion of the Aeration System Improvements Project at the City's Wastewater Treatment Plant.

Recommendation:

It is recommended that City Council authorize the City Manager to enter into a contract with Building Crafts, Inc. and appropriate \$6,450,000 for completion of the Aeration System Improvements Project at the City's Wastewater Treatment Plant.

Councilmember Kraft presented the second reading of this ordinance.

RESULT:	SECOND READING	Next: 5/22/2023 7:00 PM
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Public Works

Councilmember Terry Senger

Finance & Budget

Councilmember Tim Meyers

NEW BUSINESS

Councilmember Besl, seconded by Councilmember Davidson, made a motion to read all New Business by title only. Motion carried 7-0.

Public Utilities

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:	Terry Senger, Councilmember, 3rd Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Kraft

Resolution permitting a Fairfield property owner at 1053 Schirmer Drive to receive City of Hamilton, Ohio water service and declaring an emergency.

Recommendation:

It is recommended that City Council pass a resolution to grant permission to the property owner of 1053 Schirmer Drive to receive water service from the City of Hamilton, for the use of that property only. Rules suspension is requested to expedite property development and building construction. Emergency provisions are needed to preserve public health, safety, and the environment by enabling public water and sewer service to this property.

RESOLUTION NO. 5-23. APPROVED 7-0.

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

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

Ordinance to authorize the City Manager to enter into a contract with Blue Strike Environmental for professional and technical services related to the development and implementation of a Sustainability Plan for the City of Fairfield.

Recommendation:

It is recommended that City Council authorize the City Manager to enter into a contract with Blue Strike Environmental and appropriate \$125,500.00 to provide professional services in relation to the development and implementation of a Sustainability Plan for the City of Fairfield.

ORDINANCE NO. 80-23. APPROVED 7-0.

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

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:	Terry Senger, Councilmember, 3rd Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Kraft

Ordinance to authorize the City Manager to enter into a contract with Hazen and Sawyer for Engineering Services related to the Aeration System Improvements at the City's Wastewater Treatment Plant.

Recommendation:

It is recommended that City Council authorize the City Manager to enter into a contract with Hazen and Sawyer and appropriate \$541,000.00 to provide professional engineering services in relation to the City's Wastewater Treatment Plant Aeration System Improvement project.

ORDINANCE NO. 81-23. APPROVED 7-0.

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

Public Works

Councilmember Terry Senger

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

Ordinance to authorize the City Manager to execute and file the application for financial assistance and enter into an agreement with Ohio Department of Transportation (ODOT) for a Jobs and Commerce Grant for the Seward Road and Tylersville Road Intersection Improvements and declaring an emergency.

Recommendation:

It is recommended that City Council authorize the preparation of legislation authorizing the City Manager to execute and file the application for financial assistance, and enter into an agreement with ODOT for a grant to fund a portion of the right of way acquisition costs for the Seward and Tylersville Intersection Improvement project.

ORDINANCE NO. 82-23. APPROVED 7-0.

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

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

Ordinance to authorize the City Manager to enter into a contract with Barry L. Brown Paving, LLC for the construction of the Riegert Square Roadway Improvement (Pleasant Avenue Streetscape) and declaring an emergency.

Recommendation:

It is recommended that City Council approve legislation for an appropriation of funding for the amounts shown in the Financial Impact.

It is also recommended that City Council direct the preparation of legislation authorizing the City Manager to enter into a contract with Barry L. Brown Paving, LLC for the construction of the Riegert Square Roadway Improvements Project.

ORDINANCE NO. 83-23. APPROVED 7-0.

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

Finance & Budget

Councilmember Tim Meyers

Motion to Suspend Second and Third Readings

Vice Mayor Meyers presented the first reading of this ordinance.

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

Ordinance to amend Ordinance No. 155-22 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, 2023, and ending December 31, 2023.”

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. 84-23. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Kraft

Motion to Suspend Second and Third Readings

Vice Mayor Meyers presented the first reading of this ordinance.

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

Ordinance to amend Ordinance No. 155-22 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, 2023, and ending December 31, 2023.”

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. 85-23. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Kraft

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Monday, May 22 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Monday, June 12 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, July 10 - 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 7:55 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved_____



Tax Incentive Guidelines

Council-Manager Briefing
May 8, 2023

Attachment: Tax Incentives Briefing - May 2023 (3593 : Tax Incentive Guidelines &

Topics

- Tax Incentives Overview
- Property Tax Incentives
- Income Tax Incentives
- Next Steps





TAX INCENTIVES OVERVIEW

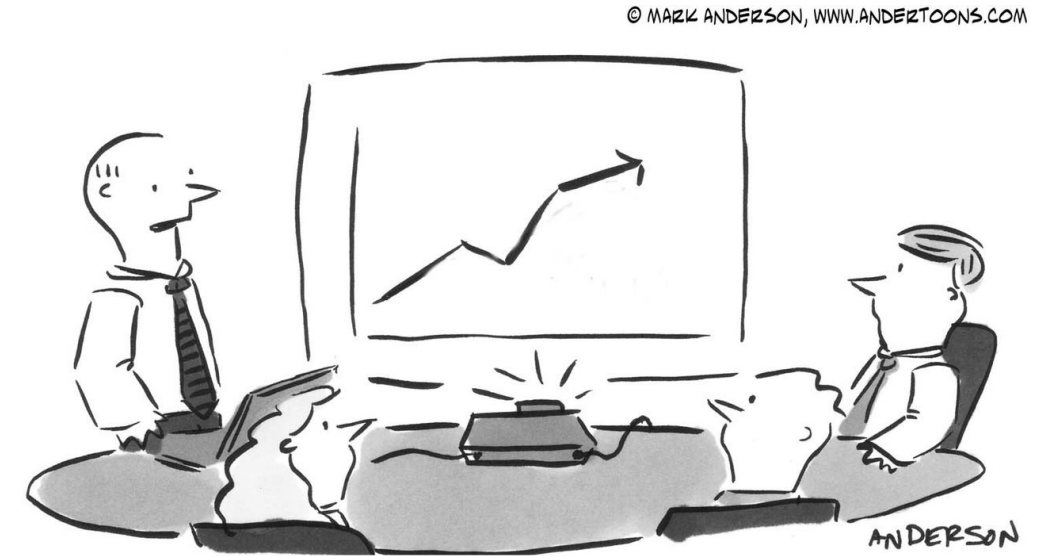
Attracting Business Growth

- Available and skilled workforce
- Transportation access and infrastructure
- Utility infrastructure
- Adequate sites and buildings
- Business-friendly development process
- Direct assistance and tax incentives



Tax Incentive Examples

- **Federal**
 - Opportunity Zones
- **State**
 - Job creation
 - Workforce credits
- **County/Port Authority**
 - Sales tax exemption
- **Local**
 - Property tax incentives
 - Income tax credits/rebates



"The incentive program has been more successful than we expected, that's why we're starting our disincentive program."



PROPERTY TAX INCENTIVES

Property Tax Incentives

- Tools enabled by Ohio Revised Code
 - Tax Increment Financing (TIF)
 - Community Reinvestment Areas (CRAs)
 - Enterprise Zones (EZs)
- Require annual reporting and review
- Require cooperation with school districts (FCSD & Butler Tech)
- Fairfield has established Tax Incentive Guidelines



Community Reinvestment Area (CRA) Projects

- Mechanism to abate property taxes for building renovation or construction
- Each project is evaluated based on:
 - Jobs
 - Payroll
 - Investment
- Abatements apply only to the increased value created by the new construction or renovation (cannot abate existing buildings)



Community Reinvestment Area (CRA) Projects

Current Guidelines for New Construction

Investment	Jobs Created/Retained	Payroll	Maximum Abatement	Term
\$ 1,500,000	25	\$ 1,000,000	40%	5 years
\$ 3,000,000	50	\$ 2,000,000	50%	7 years
\$ 5,000,000	75	\$ 3,000,000	65%	8 years
\$ 8,000,000	100	\$ 4,000,000	75%	10 years

Attachment: Tax Incentives Briefing - May 2023 (3593 : Tax Incentive Guidelines &

Community Reinvestment Area (CRA) Projects

Current Guidelines for Renovation

Investment	Jobs Created/Retained	Maximum Abatement	Term
\$ 500,000	15	40%	5 years
\$ 1,000,000	30	50%	6 years
\$ 2,000,000	50	60%	7 years
\$ 5,000,000	75	70%	8 years
\$ 8,000,000	100	75%	10 years

CRA Project Examples

- Standex Electronics
(new business)
- Pacific Manufacturing
(business expansion)
- Fairfield Commerce Park
(speculative construction)



Existing Property Examples

- 100 Commercial Drive
(Route 4 & Commercial)
- Liberty Mutual/Ohio Casualty
(Seward Road)
- Gilmore Point
(Gilmore & Mack Roads)





INCOME TAX INCENTIVES

Income Tax Incentives

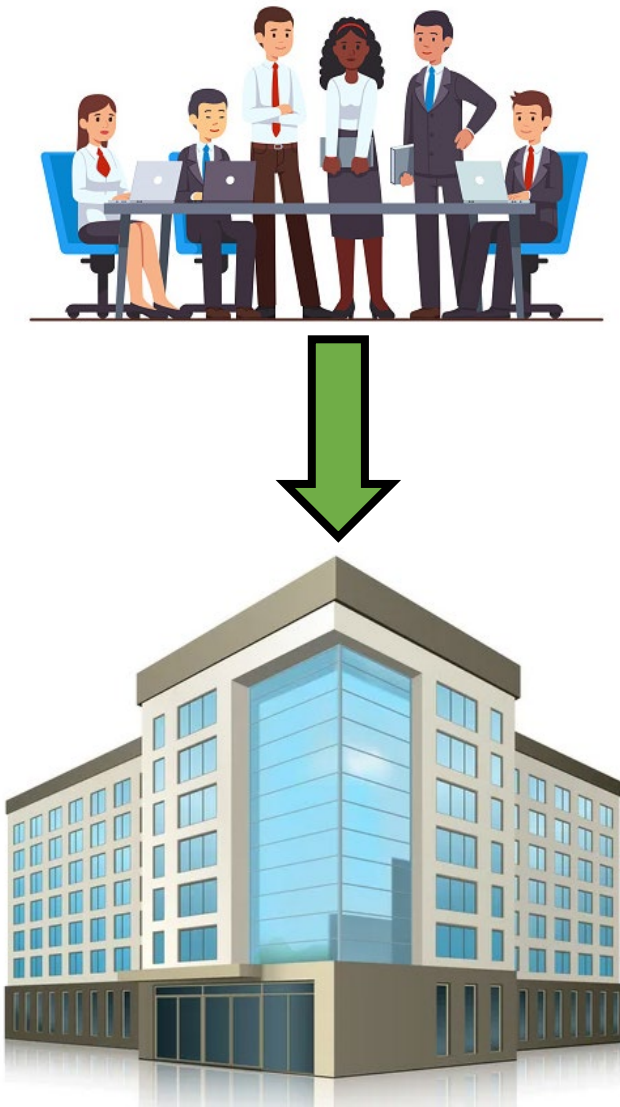
- State law permits municipalities to grant a credit against income tax in order to foster job creation (ORC 718.15) or job retention (ORC 718.151)
- Credit is calculated as a percentage of income tax revenue from the company
- Credit cannot be granted for more than 15 years and is applied against withholdings or net profits taxes



Income Tax Incentives

Example Project – “Project JCTC”

- Back-office operation for large company
- 125 new jobs
 - \$72,000 average salary
 - \$9 million total payroll
- Fairfield site is existing building
 - Minor tenant improvements identified
- Company has shortlisted three sites



Income Tax Incentives

Example Project – “Project JCTC”

Sample incentive: 25% credit for 5 years

\$9 million payroll = \$135,000 income tax

$\$135,000 \times 25\% = \$33,750$ annual credit

$\$33,750 \times 5 = \$168,750$ total credit

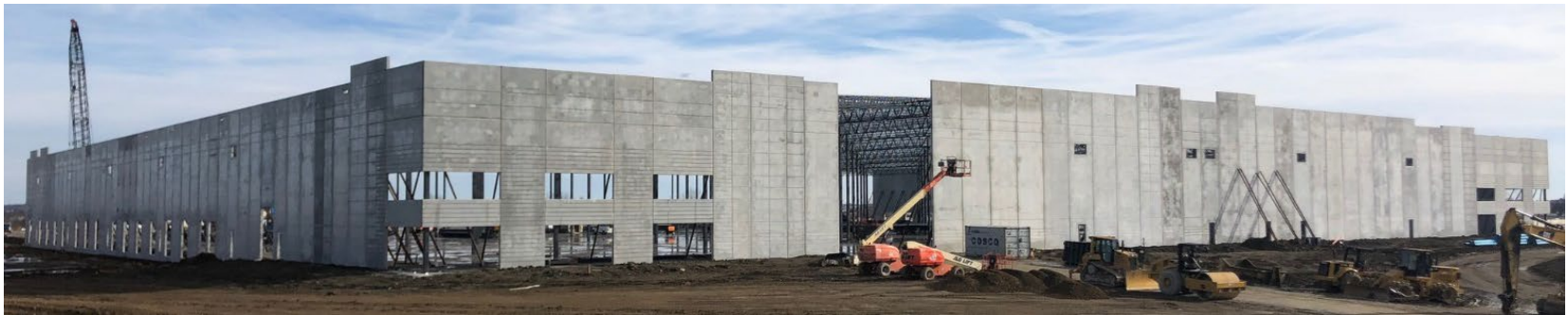
\$506,250 net income taxes to the City

Return on investment within 2 years



Next Steps

- Tax Incentives Guidelines Briefing → Tonight
- Internal Review of Draft Guidelines → Summer
- Approval of Guidelines (City & Schools) → Fall



Attachment: Tax Incentives Briefing - May 2023 (3593 : Tax Incentive Guidelines &



THANK YOU

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(513) 867-5345

Nathaniel Kaelin
Economic Development Manager
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(513) 896-8171



Pleasant Avenue Project Funding/ Great Miami River Trail Funding

Council – Manager Briefing
May 8, 2023

FAIRFIELD FORWARD

Comprehensive Plan

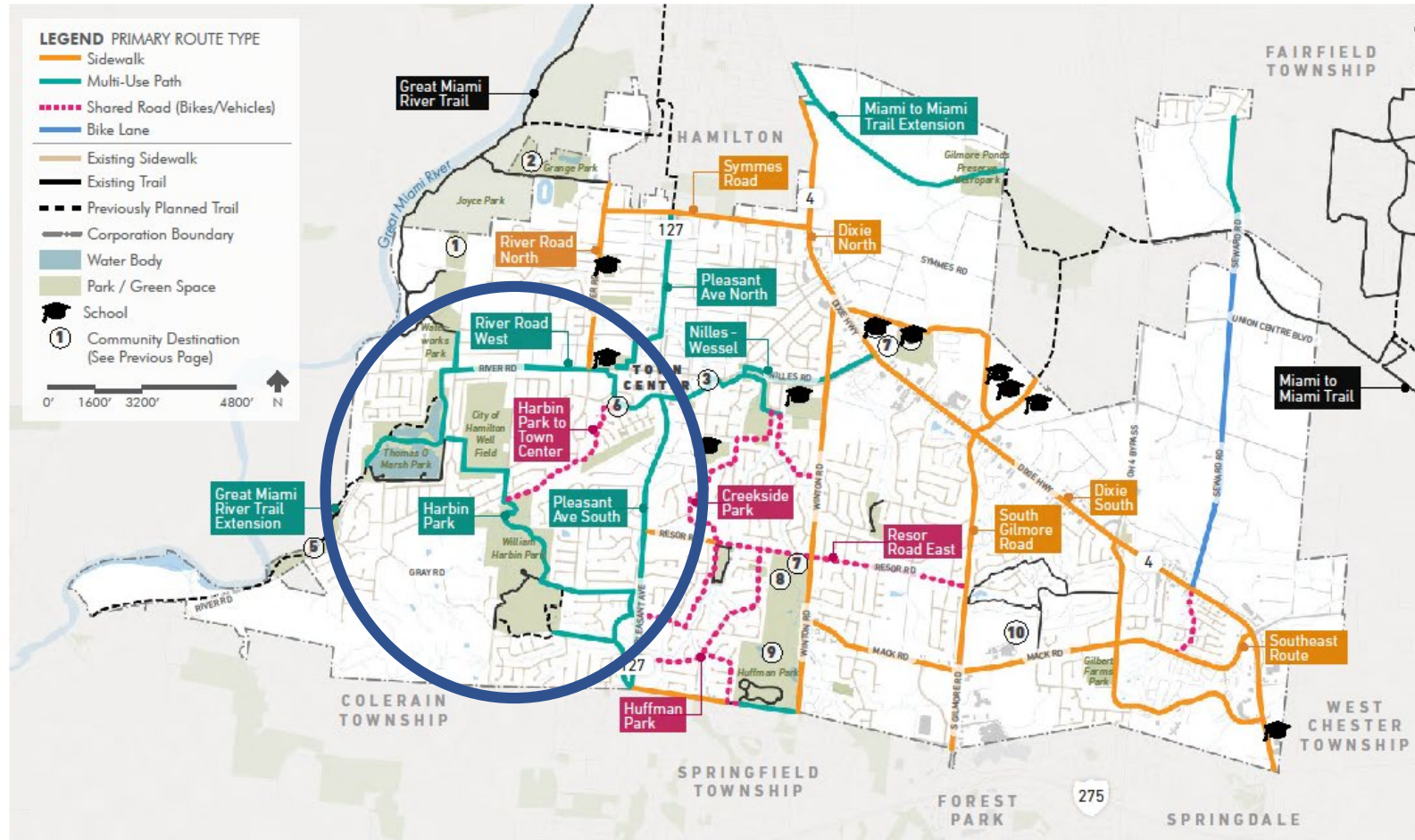


Multi Use Trail to Establish a Sense of Place

- 10-12' wide asphalt Multi Use path would provide more of a neighborhood interaction, community gathering space, walking, running, biking, dog-walking facility
- Sidewalk will be appropriate for lesser used segments and to make a quick connection to neighborhoods



COMPREHENSIVE CONNECTIVITY PLAN



FAIRFIELD CONNECTS

CONNECTIVITY PLAN

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Attachment: Pleasant and GMRT Potential Grant Projects 5-8-23 (3593) : Tax Incentive

Future Funding Application

- OKI applications due June 2, 2023
 - Pleasant Avenue Multi Use path
 - Surface Transportation Block Grant (Federal Funds)
 - Proposing a \$750k match to a \$1.75M request (\$2.5M)
 - City responsible for Engineering and limited R/W in 2025/2026, \$250k
 - Should score fairly well with a 30% match and significant number of users but it is a regionally competitive grant

Pleasant Avenue Corridor Plan

1. Reigert Square Project – Construct 2023

2. Pleasant Avenue Waterline – Construct 2024

3. Pleasant Avenue (Hunter to Patterson) – Construct 2025

4. Pleasant Avenue Multi Use Path – Apply for Funding 2023

5. Pleasant Avenue Multi Use Path – Engineering in 2024/25

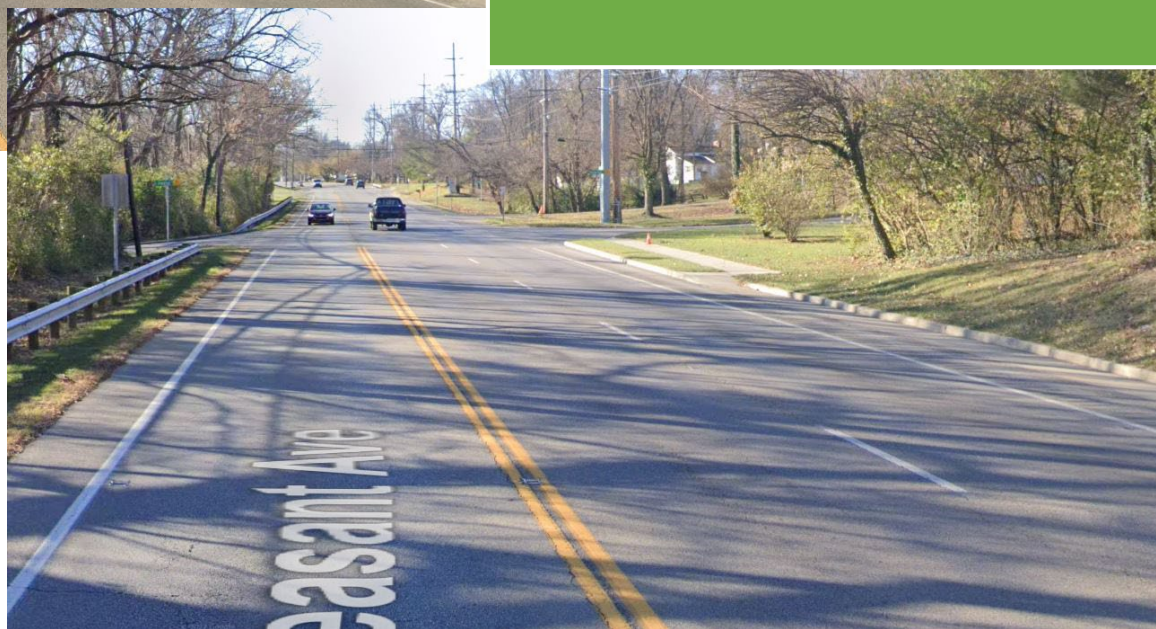
6. Pleasant Avenue Multi Use Path – Construct 2026/27

Attachment: Pleasant and GMRT Potential Grant Projects 5-8-23 (3593 : Tax Incentive

Pleasant Avenue Existing Conditions



- “Sidewalk” adjacent to road
- No curb or grass buffer
- No center turn lane
- Relatively wide existing right of way



Attachment: Pleasant and GMRT Potential Grant Projects 5-8-23 (3593 : Tax Incentive



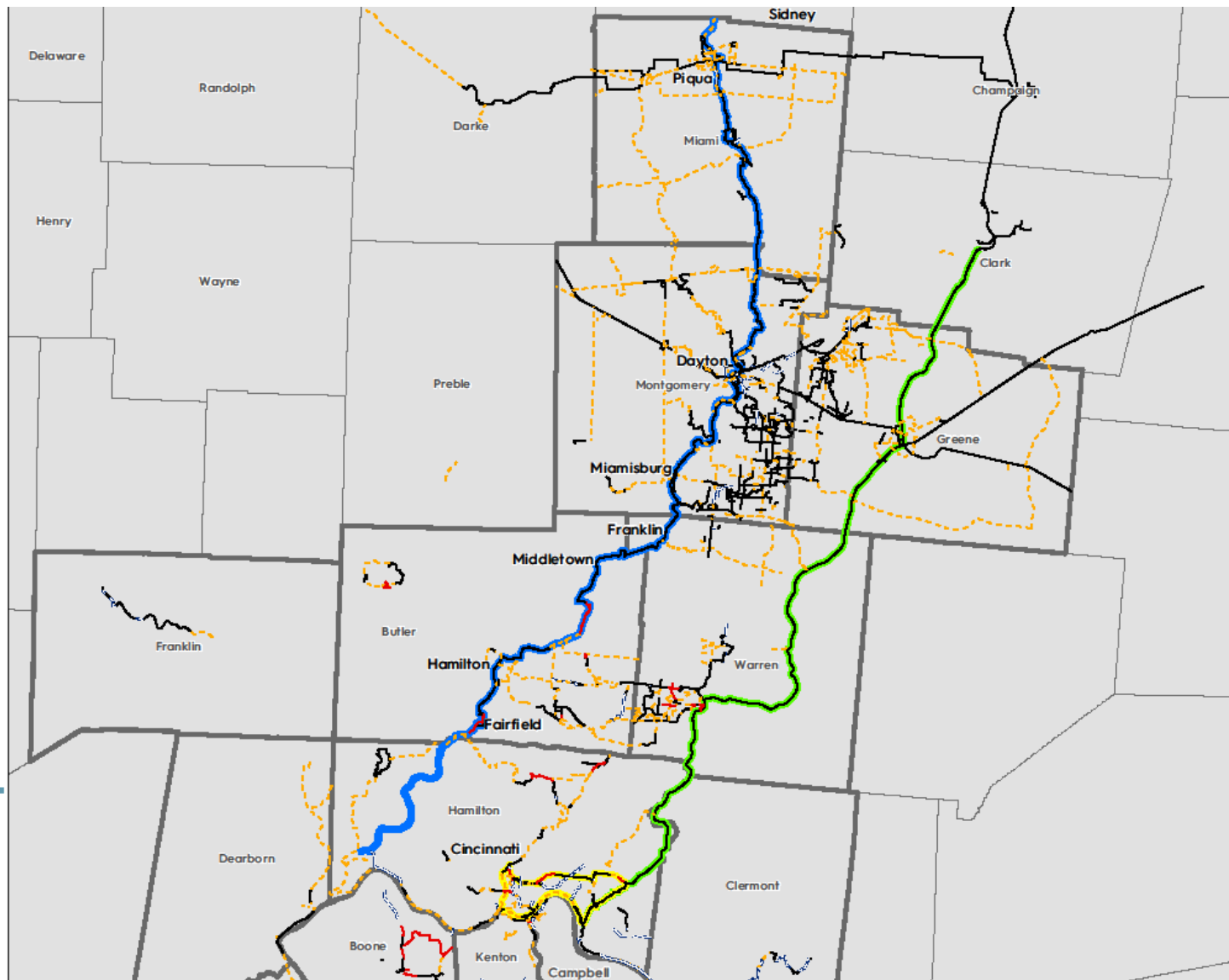
Future Funding Applications

- OKI applications due June 2, 2023
 - Great Miami River Trail
 - Transportation Alternative Grant (Federal Funds)
 - Proposing a \$750k match to a \$750k request (\$1.5M)
 - Smaller pot of available money, does not score as well without a significant match
 - City responsible for Engineering (R/W shouldn't be needed) in 2024/2025, \$250k
 - Matching dollars and additional dollars may be available through the Clean Ohio trail fund (different timeline)



Cincinnati to Dayton Regional Trail Connections

- Existing Trail
- Existing Bike Lane
- Existing Shared Road
- Planned Trail
- - - Proposed Trail
- Great Miami River Trail
- Little Miami Scenic Trail
- TST & MVPRC Jurisdiction



GMRT Existing Conditions



- Connectivity ends at Waterworks
- Right of Way controlled by City
- Past projects set up future expansion



Attachment: Pleasant and GMRT Potential Grant Projects 5-8-23 (3593 : Tax Incentive



GREAT MIAMI RIVER TRAIL GAPS

Regional Trails Plan

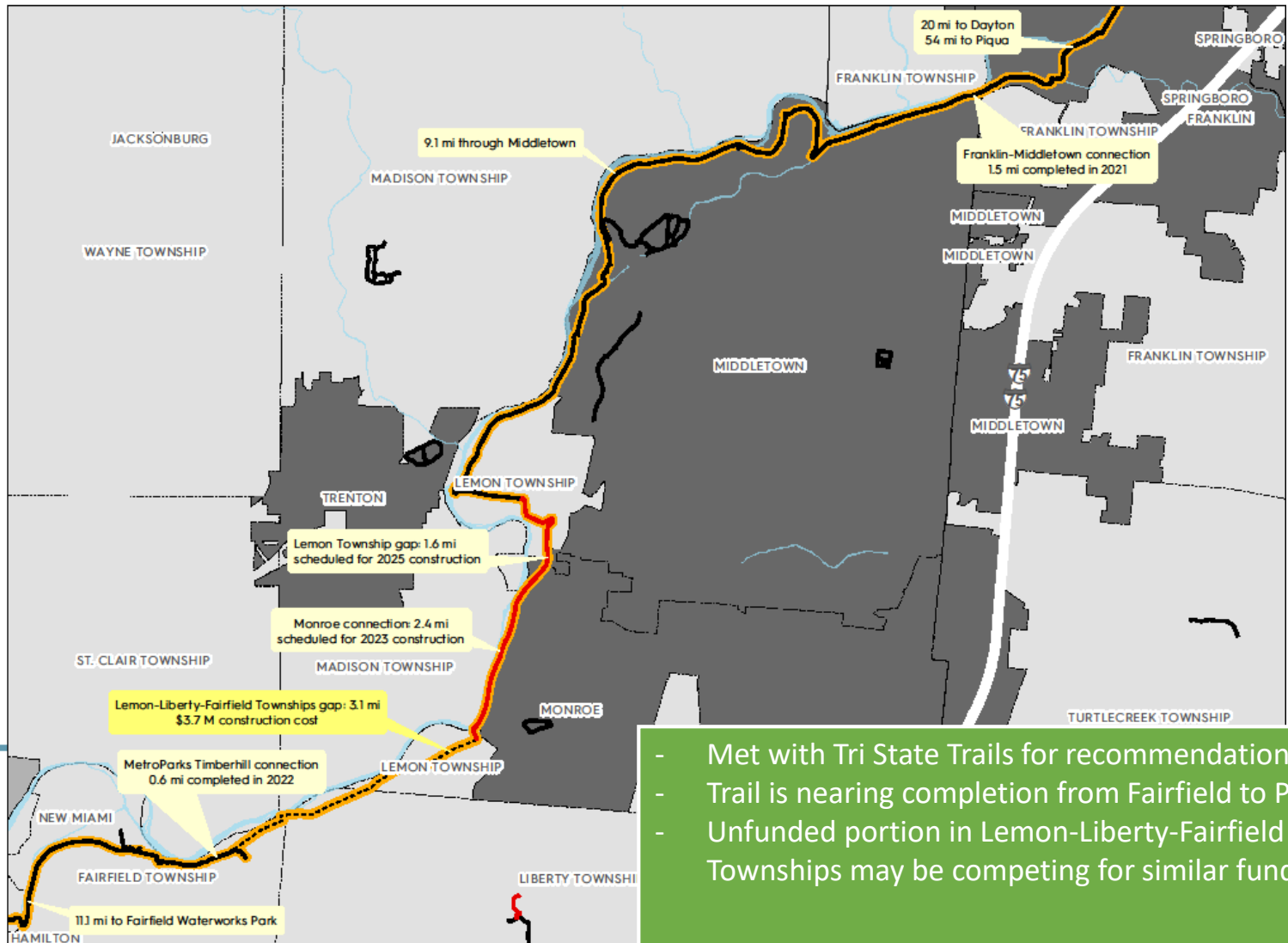
- Existing Trail
- Planned Trail
- - - Proposed Trail

Arterial Trail Corridors

- Great Miami River Trail

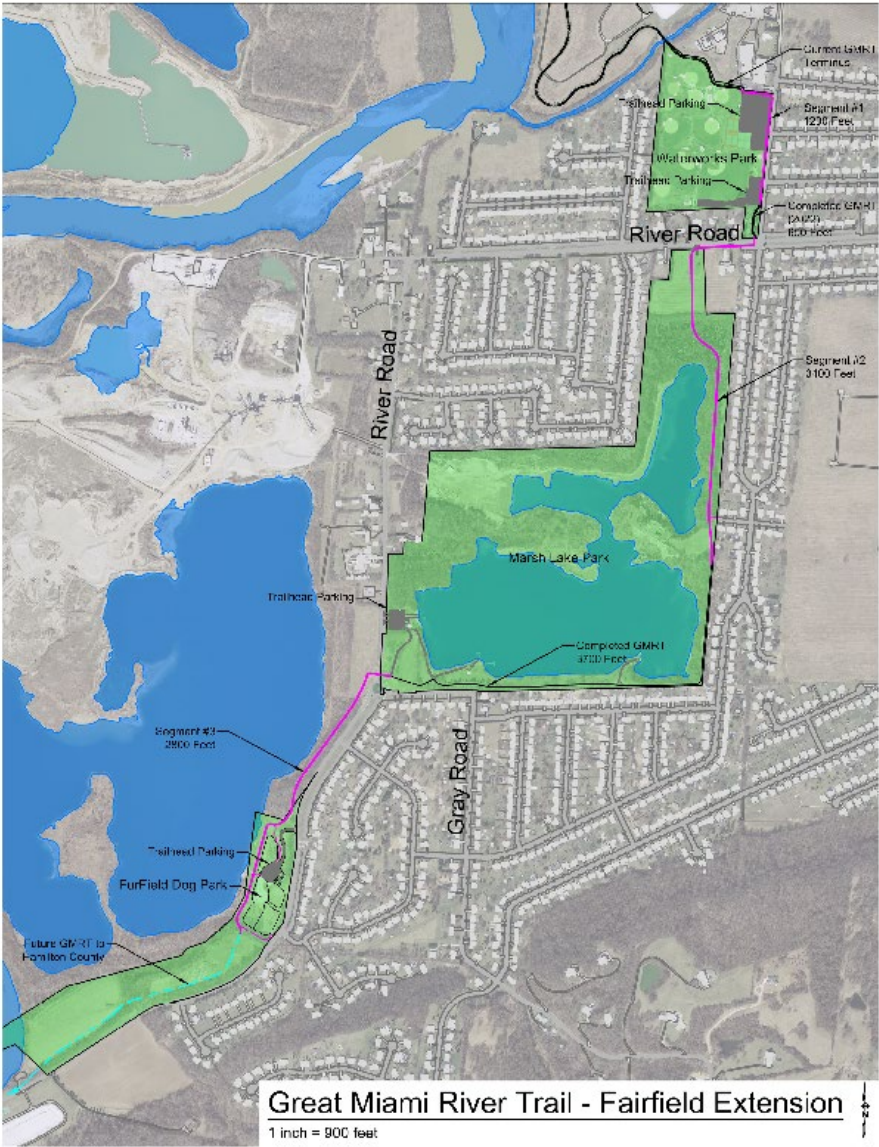
Jurisdictions

- City
- Town or Village
- Township or Unincorporated
- Parks



- Met with Tri State Trails for recommendations
- Trail is nearing completion from Fairfield to Piqua
- Unfunded portion in Lemon-Liberty-Fairfield Townships may be competing for similar funding

Attachment: Pleasant and GMRT Potential Grant Projects 5-8-23 (3593) : Tax Incentive



Attachment: Pleasant and GMRT Potential Grant Projects 5-8-23 (3593 : Tax Incentive

Discussion



BUTLER COUNTY REGIONAL TRAILS

- Regional Trails Plan
- Existing Trail
 - Planned Trail
 - Proposed Trail
- Arterial Trail Corridors
- Great Miami River Trail
 - Canal Cultural Trail
 - Gregory Creek Greenway
 - Hamilton Loop
 - SR 129 Greenway
- Jurisdictions
- City
 - Town or Village
 - Township

0 0.75 1.5 3 Miles
Date: April 27, 2023
Source: Tri-State Trails, Butler County

