

**City of Fairfield
Minutes
Regular Meeting of City Council
April 26, 2021**

Council-Manager Briefing

A. 6:00 PM - Redevelopment Discussion & City Manager Selection Process

Mayor Miller called the briefing to order at 6:00 PM. Councilmembers present: Leslie Besl, Dale Paullus, Terry Senger, Tim Abbott, Mark Scharringhausen, Chad Oberson and Bill Woeste.

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

Assistant City Manager Scott Timmer presented information regarding the establishment of a redevelopment fund and options for adding funds to it. See attached slides.

Council discussed whether or not to hire a search firm before interviewing an internal candidate. It was decided that each councilmember would submit their top 3 search firms and Mayor Miller would tally the votes to figure out the top 2. Those top 2 search firms will be scheduled for an interview with Council next week and the process will move forward from there.

Redevelopment Fund Slides

Business Meeting Call to Order

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

Prayer/Pledge of Allegiance

Councilmember Paullus led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Attendee Name	Title	Status	Arrived
Mark Scharringhausen	Council Member at Large	Present	
Chad Oberson	Council Member at Large	Present	
Bill Woeste	Council Member at Large	Present	
Leslie Besl	Council Member, 1st Ward	Present	
Dale Paullus	Councilmember, 2nd Ward	Present	
Terry Senger	Councilmember, 3rd Ward	Present	
Tim Abbott	Council Member, 4th Ward	Present	
Steve Miller	Mayor	Present	

Agenda Modifications

Councilmember Paullus, seconded by Councilmember Woeste, moved to add a simple motion regarding City Manager qualifications to the agenda. Motion carried 7-0.

Executive Session Requests

None.

Special Presentations and Citizen Comments

- a. Police Department Ceremonial Oath of Office - Officers Kyle Allen, Olivia Eckstein, Robert Hickman, Sarah Finley and Michael Major

Mayor Miller administered the ceremonial oath of office to Officers Allen, Eckstein, Hickman, Finley and Major. Police Chief Steve Maynard welcomed the officers to the department.

- b. Arbor Day Proclamation

Vice Mayor Besl presented the Arbor Day Proclamation to Environmental Commission member Kert Radel.

Public Hearing(s)

None.

Approval of Minutes

The Regular Meeting Minutes of April 12, 2021 were approved as written and submitted.

OLD BUSINESS AND REPORTS

None.

NEW BUSINESS

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

Development Services Committee

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

Ordinance to authorize the Acting City Manager to execute a Community Reinvestment Area Agreement and a Community Reinvestment Area Compensation Agreement, which will provide property tax incentives for ART Metals Group and CMPCO Real Estate, LLC, to include an expansion to an existing facility located at 3795 Symmes Road, 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. 47-21. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Woeste, Council Member at Large
SECONDER:	Chad Oberson, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Motion to Suspend Second and Third Readings

Councilmember Woeste presented the first reading of this ordinance.

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

Ordinance to authorize the Building Superintendent to waive building permit fees related to building improvements at Building 1 of Fairfield Commerce Park 9240 Seward Road 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. 48-21. APPROVED 7-0.

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

Motion to Suspend Second and Third Readings

Councilmember Woeste presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Bill Woeste, Council Member at Large
SECONDER:	Leslie Besl, Council Member, 1st Ward
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Community & Public Relations Committee

Dale Paullus, Chair; Leslie Besl, Vice Chair; Terry Senger, Member

Simple Motion: Motion to adopt criteria for appointment of the City Manager as presented herewith and that the criteria be published on the city website and provided to any candidates or consultant hired to assist in the selection process.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Parks, Recreation and Environment Committee

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

Ordinance to authorize the Acting City Manager to execute a contract with Brandstetter Carroll, Inc for the final engineering and structural design plans of Harbin Park Phase 1 Improvements and declaring an emergency

Recommendation:

It is recommended that the City Council authorize an appropriation of \$29,000.00 from the CIP project 1PR10 and that Council authorize the City Manager to enter into a contract with Brandstetter Carroll, Inc. to complete the final engineering and structural design plans of the Harbin Park Phase 1 Improvements.

Councilmember Senger thanked Parks & Recreation Director Howard and Councilmember Besl for their leadership on this project.

ORDINANCE NO. 49-21. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Leslie Besl, Council Member, 1st Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Motion to Suspend Second and Third Readings

Councilmember Besl presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Leslie Besl, Council Member, 1st Ward
SECONDER:	Terry Senger, Councilmember, 3rd Ward
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Public Safety Committee

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

1. Comments

Councilmember Scharringhausen commented that the City is very proud of its police department and thanked the officers for their dedication. He stated that it is important right now to show support of the officers for the great work they do.

Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Berd Grill and Bar LLC, dba Berds Grill & Bar, 500 Wessel Drive, Fairfield, OH 45014 (Permit Class D1, D2, D3 & D6).

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 Berd Grill and Bar LLC, dba Berds Grill & Bar, 500 Wessel Drive, Fairfield, OH 45014 (Permit Class D1, D2, D3 & D6).

SIMPLE MOTION NO. 8-21. APPROVED 7-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Scharringhausen, Council Member at Large
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of KD Grocery LLC dba Namaste Grocery, 500 Kolb Drive, Fairfield, OH 45014 (Permit Class C1).

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 KD Grocery LLC dba Namaste Grocery, 500 Kolb Drive, Fairfield, OH 45014 (Permit Class C1).

SIMPLE MOTION NO. 9-21. APPROVED 7-0.

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

Ordinance to authorize the Acting City Manager to execute a Contractual Agreement with Winbourne Consulting for Services Related to the Selection and Implementation of a New CAD/RMS System and declaring an emergency.

Recommendation:

It is recommended that Council authorize the City Manager to enter into an agreement with Winbourne Consulting, LLC, for consulting services related to the Police Department's selection of a new CAD/RMS system. The cost of the project is \$169,230.00 and will be funded through Capital Improvement Project 1PD03.

ORDINANCE NO. 50-21. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mark Scharringhausen, Council Member at Large
SECONDER:	Chad Oberson, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Motion to Suspend Second and Third Readings

Councilmember Scharringhausen presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Mark Scharringhausen, Council Member at Large
SECONDER:	Terry Senger, Councilmember, 3rd Ward
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Public Works Committee

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

Ordinance to authorize the Acting City Manager to enter into a contract with Statewide Ford Mercury Inc. for the replacement of four (4) Police Patrol Vehicles 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 \$141,352 from the Capital Improvement Fund for the purchase of (4) Ford Police Pursuit SUV Interceptors. It is further recommended that City Council authorize and direct the preparation of legislation authorizing the City Manager to enter into a contract with Statewide Ford Mercury Inc., Van Wert, Ohio for the purchase of these vehicles.

ORDINANCE NO. 51-21. APPROVED 7-0.

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

Motion to Suspend Second and Third Readings

Councilmember Oberson presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Chad Oberson, Council Member at Large
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Ordinance to authorize the Acting City Manager to enter into a contract with Rush Truck Centers for the purchase of an International 7400 HV507SFA tandem axle truck cab and chassis for the Street Division.

Recommendation:

It is recommended that the City Council authorize and direct the preparation of legislation authorizing the appropriation of funding in the amount of \$93,509 from the Capital Improvement Fund for the purchase of an International 7400 HV507 tandem 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 Rush Truck Centers., Cincinnati, Ohio for the purchase of this unit.

ORDINANCE NO. 52-21. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Oberson, Council Member at Large
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Motion to Suspend Second and Third Readings

Councilmember Oberson presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Chad Oberson, Council Member at Large
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Finance & Budget Committee

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

Ordinance establishing salaries for certain exempt and salaried employees of the City of Fairfield, Ohio, to repeal Ordinance No. 115-20 and all amendments thereto and declaring an emergency.

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt this as an emergency inasmuch as the new structure will take effect April 1, 2021.

ORDINANCE NO. 53-21. APPROVED 7-0.

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

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Terry Senger, Councilmember, 3rd Ward
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Ordinance to amend Ordinance No. 109-20 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2021, and ending December 31, 2021.”

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt the appropriations listed above.

ORDINANCE NO. 54-21. APPROVED 7-0.

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

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

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

Ordinance to amend Ordinance No. 109-20 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2021, and ending December 31, 2021.”

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt the appropriations listed above.

ORDINANCE NO. 55-21. APPROVED 7-0.

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

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

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

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Monday, May 10 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Monday, May 24 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, June 14 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

Executive Session of Council (if needed)

No Executive Session.

14. ADJOURNMENT

The Regular Meeting adjourned at 7:30 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved_____



Transformative Economic Development

Scott Timmer, Assistant City Manager | Greg Kathman, Development Services Director

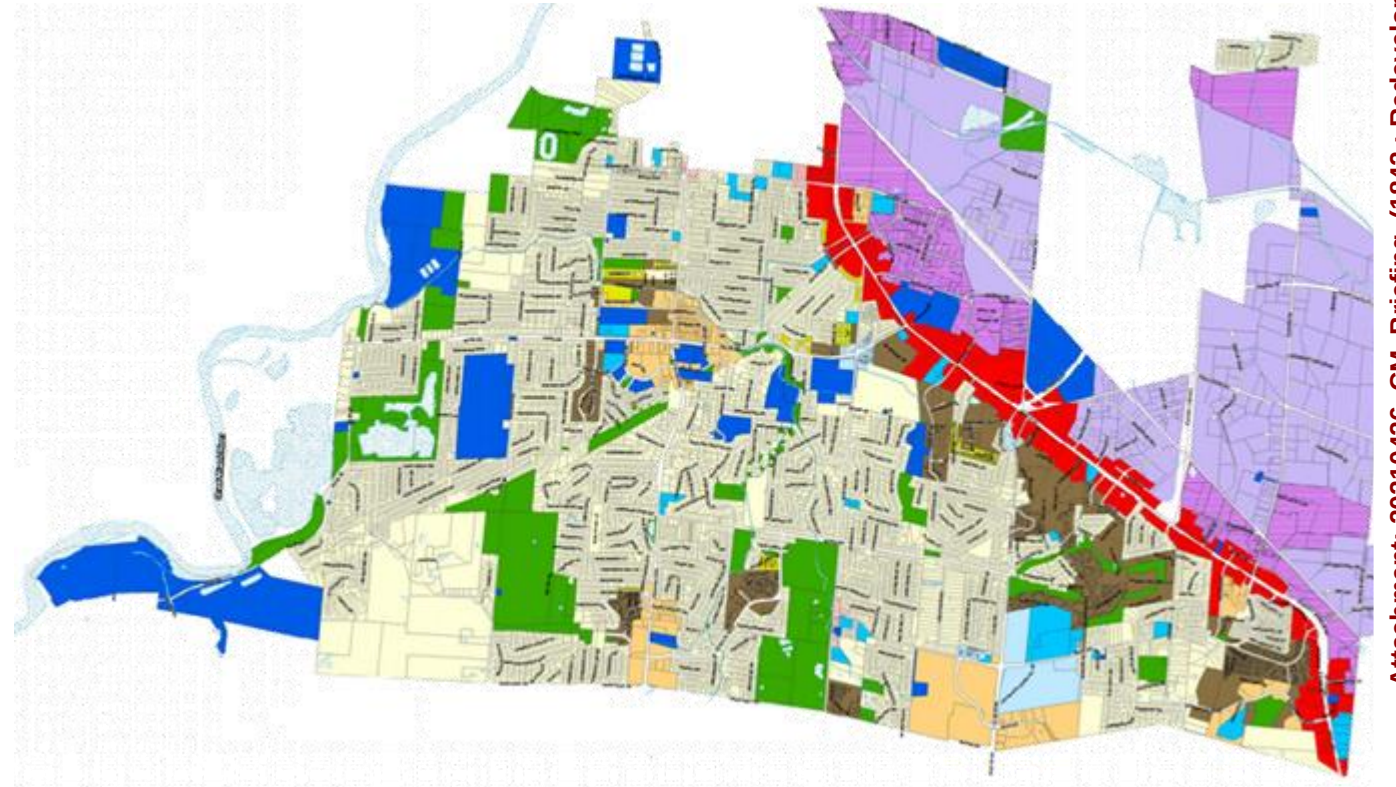
Attachment: 20210426_CM_Briefing (1842 : Redevelopment Fund Slides)

Agenda

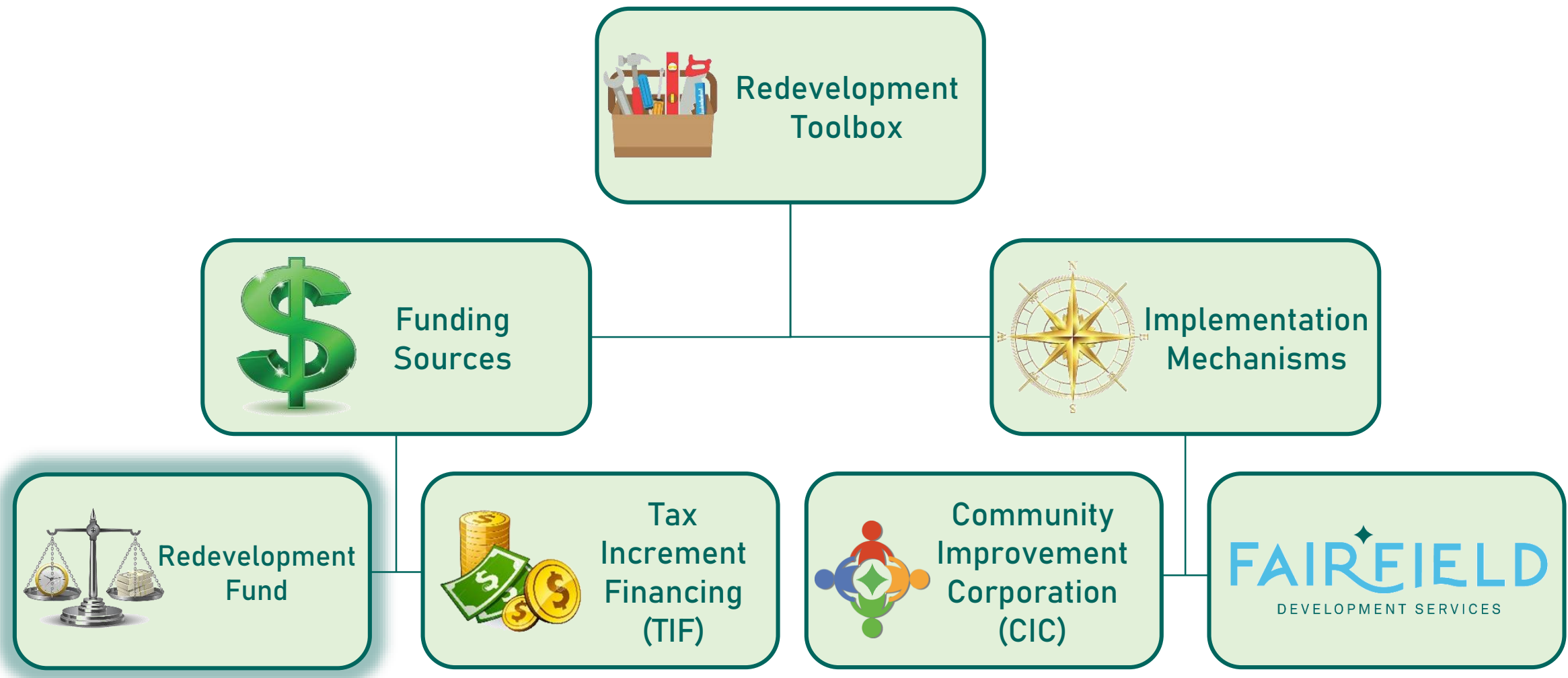
- Value Proposition
- Goal Alignment
- Funding Strategy
- Next Steps

Value Proposition

- Transformative economic development will provide a critical, strategic framework for future growth and redevelopment resources to ensure a high quality of life can be sustained for years to come with a focus on:
 1. Job Creation
 2. Business Recruitment & Retention
 3. Strategic Properties
 4. Blight Removal



Value Proposition: Redevelopment Toolbox



Attachment: 20210426_CM_Briefing (1842 : Redevelopment Fund Slides)

Goal Alignment

- Land Use and Zoning
 - ✓ Town Center – Goal TC-5 – Promote the continued revitalization of the aging commercial areas within the Town Center.
 - ✓ Route 4 Corridor – Goal R4-1 – Promote the continued revitalization of this vital commercial corridor.



Attachment: 20210426_CM_Briefing (1842 : Redevelopment Fund Slides)

Goal Alignment

- Economic Development
 - ✓ Goal ED-2 – Promote the revitalization of aging and deteriorating commercial areas.
 - ✓ Goal ED-3 – Encourage investment and development in existing areas of the city through the promotion of mixed-uses, increased densities, infill development, and adaptive reuse of existing buildings that promote walkable developments, including residential and non-residential uses, that will create vibrant centers of activity.



Attachment: 20210426_CM_Briefing (1842 : Redevelopment Fund Slides)

Funding Strategy

- Transformative Economic Development Fund
 - ✓ Initial Funding
 - 1DV01: \$150,000
 - ✓ Sustainable Funding Model
 - Unanticipated Revenue



Attachment: 20210426_CM_Briefing (1842 : Redevelopment Fund Slides)

Unanticipated Revenue Model

- 2021 Example

2021 General Fund Original Budgeted Revenue:	\$31,045,664
2021 General Fund Actual Revenue Received*:	\$32,045,664
2021 Unanticipated Revenue:	\$ 1,000,000
20% of Unanticipated Revenue:	\$ 200,000

80% of Unanticipated Revenue is maintained in the General Fund to support continued operations and/or Capital Improvement Program (CIP) needs.

- 2011-2020 Average at 20% = \$385,483 per year

**Note: Actual Revenue Received is strictly an estimation for calculation purposes; not a forecast of actual revenue anticipated for 2021*

Next Steps

- May 10, 2021 – Resolution to establish the Transformative Economic Development Fund
- May 11, 2021 – Request fund approval from the Ohio Auditor of State
- May 24, 2021 – Appropriate \$150,000 transfer from the General Fund to TED Fund (1DV01)
- January-February 2022 – Calculate unanticipated revenue; complete transfer
- Ongoing
 - ✓ Identification of redevelopment opportunities
 - ✓ Strategize utilization of the Community Improvement Corporation (CIC)

