

**City of Fairfield
Minutes
Regular Meeting of City Council
April 24, 2023**

Council-Manager Briefing

Economic Development Update

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

Staff members present: Scott Timmer, Steve Wolterman, Greg Kathman, Nathaniel Kaelin, Adam Sackenheim, Mandi Brock, Tom Lakamp, Amy Mays, Ben Mann and Chris Hacker.

Development Services Director Greg Kathman, Economic Development Manager Nathaniel Kaelin and staff from The Hillwood Group presented the Economic Development Update regarding the mall property. 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 Paullus 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	Present	
Leslie Besl	Councilmember, 1st Ward	Excused	
Dale Paullus	Councilmember, 2nd Ward	Present	
Terry Senger	Councilmember, 3rd Ward	Present	
Adam Kraft	Councilmember, 4th Ward	Present	
Mitch Rhodus	Mayor	Present	

Councilmember Davidson, seconded by Councilmember Meyers, moved to excuse Councilmember Besl. Motion carried 6-0.

Agenda Modifications

None.

Executive Session Requests

Councilmember Paullus, seconded by Councilmember Meyers, moved for Executive Session to consider confidential information regarding an applicant for economic development assistance. Roll call vote. Motion carried 6-0.

Special Presentations

Mayor Rhodus held a moment of silence in honor of the passing of former Councilmember Marty Judd.

a. Proclamation - Safe Prom & Graduation

Mayor Rhodus presented the Safe Prom & Graduation proclamation to Fairfield High School students and Coalition Director Joe Markowitz. Mr. Markowitz explained the purpose of the Coalition and the student leaders spoke about programs and things they are doing within the schools to promote safe and healthy activities and behaviors.

b. Proclamation - Arbor Day

Mayor Rhodus presented the Arbor Day proclamation to Environmental Commission member Donna Faulk. Mrs. Faulk spoke about the programs the Environmental Commission is involved in to promote tree planting and preservation in the City.

Citizen Comments

1. Ricky Riley, 5552 Crystal Drive

Mr. Riley asked if the Police Department or Animal Control has gone out to look for dens of coyotes, as stated in the plan. Mr. Timmer told him that they have not and that he did not recall that provision in the plan, but would be happy to review all versions with Mr. Riley at another time.

2. Charles Schwartz, 251 Symmes Road

Mr. Schwartz stated that the soccer tournaments pose a safety hazard to residents and participants because the traffic and parking situation is so bad that there is no way for Fire or EMS to get through. Mayor Rhodus told him that there are already meetings taking place to address some of these issues before next year. He explained that the organizers were not prepared for the turnout that they had this year, as it had declined over previous years, but that they are committed to addressing the safety concerns before the next tournament.

Mr. Schwartz also stated that McCormick Avenue is a speeding concern. He said that the Police Department has written tickets to speeders but it's not improved. He also stated that his fence was knocked down by a snow plow and he is not allowed to put a new one up to protect his kids in his yard due to the way his lot is structured and the building and zoning requirements. He was told his old fence was grandfathered. Mayor Rhodus referred him to Development Services Director Greg Kathman to explore the fence requirements further.

Councilmember Kraft assured Mr. Schwartz that the tournament issues were noticed by him as the Fourth Ward Councilmember, as well as by the Police Department, and he hoped to see a solution before next year.

3. Liz Jarvis, 2440 Clara Bea Lane

Ms. Jarvis stated that she has not heard of any progress with the citizen committee regarding coyotes and she would like to see this get started. She also stated that the City has identified "hot spots" and the ones in Oakwood Park are a big issue.

4. Dick Bell, 370 Hallmark Court

Mr. Bell recapped several comments made during the meetings since October 2022. He stated that since that time, the only thing we have in place is the management plan that puts all responsibility on residents. He also said that trappers will tell anyone that coyotes are not easily caught on private property, the best place to trap them is in public green space, such as the parks. He frequently sees a large coyote on his camera. He asked if the City plans to wait until fall 2024 to evaluate the plan. He stated that we are already one level away from the highest interaction on the chart, which is a human attack. He asked if any thought has been given to actually doing something and trapping coyotes in the public space.

5. Scott Timmer, City Manager

Mr. Timmer gave an update on the Coyote Management Plan and where the City stands with that program. He stated that the Fall 2024 review is a holistic review, but each report received has been and will be catalogued and reviewed for necessary action immediately. He stated that there has been one report received since the link went live. Mr. Timmer also explained that they are in the process of finalizing the speaker for the first education session and once that is done, the information will be made available to everyone. He said that staff held a meeting with an expert in the field today and that included visiting locations and speaking with a few residents. Staff is also developing a dashboard to help determine hot spots. He stated that this will never be a closed book issue and will be worked on continually over several years, that even though residents can't see all of the work happening, he wants to assure them that it has been and is continuing.

Mayor Rhodus asked what consideration there was for trapping on public property and Mr. Timmer stated that those discussions are ongoing with the appropriate individuals.

Ricky Riley suggested game cameras in the parks.

Councilmember Brill stated that she has not seen coyotes on her cameras in a week and a half, and had previously been seeing them every night.

Public Hearing(s)

None.

Approval of Minutes

The Regular Meeting Minutes of April 10, 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

Public Works

Councilmember Terry Senger

Finance & Budget

Councilmember Tim Meyers

NEW BUSINESS

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

Community & Public Relations

Councilmember Leslie Besl

Simple Motion: Motion to approve the 2023 Summer Meeting Schedule for City Council Meetings.

Recommendation:

It is recommended that Council, via simple motion, approve the summer meeting schedule for 2023. City Council will meet on only the second Monday of each month of June, July and August.

SIMPLE MOTION NO. 7-23. APPROVED 6-0.

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

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 first reading of this ordinance.

RESULT: **FIRST READING** **Next: 5/8/2023 7:00 PM**

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: Matt Davidson, Councilmember, At-Large
AYES: Meyers, Davidson, Brill, Paullus, Senger, Kraft
EXCUSED: Besl

Resolution declaring intent and necessity of the South Gilmore Road Improvement Project and declaring an emergency.

Recommendation:

It is recommended that Council adopt a resolution declaring the intent and necessity of the South Gilmore Road Improvement Project.

RESOLUTION NO. 4-23. APPROVED 6-0.

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

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: Gwen Brill, Councilmember, At-Large
AYES: Meyers, Davidson, Brill, Paullus, Senger, Kraft
EXCUSED: Besl

Ordinance to authorize the City Manager to enter into a contract with SLE Technologies dba Indiana Automotive Equipment for the purchase of four (4) mobile lifts for the Public Works Garage 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 \$97,737 from the Capital Improvement Fund for the purchase of this equipment. 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 SLE Technologies

(dba Indiana Automotive Equipment), Maxwell, IN for the purchase of (4) Mobile Lifts.

ORDINANCE NO. 72-23. APPROVED 6-0.

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

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, Brill, Paullus, Senger, Kraft
EXCUSED:	Besl

Ordinance to authorize the City Manager to enter into a contract with Beau Townsend Ford for the purchase of a Ford F-550 #657 (Parks) 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 \$61,500 from the Capital Improvement Fund for the purchase of this truck. It is further recommended that City Council authorize and direct the preparation of legislation authorizing the City Manager to enter into a contract with the Beau Townsend Ford for this purchase.

ORDINANCE NO. 73-23. APPROVED 6-0.

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

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, Brill, Paullus, Senger, Kraft
EXCUSED:	Besl

Ordinance to authorize the City Manager to enter into a contract with WA Jones Truck Bodies and Equipment for the outfitting of a Ford F-550 for the Parks 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 \$58,304 from the Capital Improvement Fund for the outfitting of a Ford F-550 to be used by the Parks Department. 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. 74-23. APPROVED 6-0.

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

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, Paullus, Senger, Kraft
EXCUSED:	Besl

Ordinance to authorize the City Manager to enter into a contract with Deere and Company for the purchase of a John Deere 5095M Tractor with mower attachment for the Sewer 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 \$79,263 from the Sewer Surplus Fund for the purchase of an John Deere 5095MTractor with mower attachment. It is further recommended that City Council authorize and direct the preparation of legislation authorizing the City Manager to enter into a contract with Deere and Company for the purchase of this equipment.

ORDINANCE NO. 75-23. APPROVED 6-0.

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

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:	Matt Davidson, Councilmember, At-Large
AYES:	Meyers, Davidson, Brill, Paullus, Senger, Kraft
EXCUSED:	Besl

Ordinance to authorize the City Manager to enter into a contract with WA Jones Truck Bodies and Equipment for the outfitting of a Freightliner M2 106 Tandem Axle Dump Truck #048 (Water) 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 \$68,165 from the Sewer Surplus Fund for the outfitting of a Freightliner M2 106 with a 14' stainless steel dump body, emergency lighting, and hydraulics to be used by the Water Department . 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.

Since the Water Plants dump truck #10 (2009 International 7400) will be handed down to the Sewer Plant to replace their unit # 005 (1996 GMC), the truck Cab and Chassis was purchased from the Water Surplus Fund and the outfitting is being purchased through the Sewer Surplus Fund so that this purchase is shared from both departments.

ORDINANCE NO. 76-23. APPROVED 6-0.

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

Finance & Budget

Councilmember Tim Meyers

Motion to Suspend Second and Third Readings

Councilmember 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, Paullus, Senger, Kraft
EXCUSED:	Besl

Ordinance to establish salaries and hourly rates for certain Municipal Court employees of the City of Fairfield, Ohio and to authorize and limit the numbers and types of certain Municipal Court employees to repeal Ordinance No. 4-23 and all amendments thereto and declaring an emergency.

Recommendation:

It is recommended that City Council approve this ordinance, suspending the rules and declaring an emergency to allow for the expeditious implementation of Court employees wage increases.

ORDINANCE NO. 77-23. APPROVED 6-0.

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

Motion to Suspend Second and Third Readings

Councilmember 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, Paullus, Senger, Kraft
EXCUSED:	Besl

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. 78-23. APPROVED 6-0.

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

Motion to Suspend Second and Third Readings

Councilmember Meyers presented the first reading of this ordinance.

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

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. 79-23. APPROVED 6-0.

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

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Monday, May 8 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Monday, May 22 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, June 12 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

Executive Session of Council (if needed)

Council recessed to Executive Session at 8:10 PM.

15. ADJOURNMENT

The Regular Meeting adjourned at 8:35 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved_____



Forest Fair Mall Update

Property Timeline

- Developed - 1988-89
- Renovated - 2003-04
 - Rebranded as “Cincinnati Mills”
 - 30-year TIF established
 - Bonds issued by Cincinnati Port
- Acquired by Current Owner - 2010
- Parking Garage Closed - 2018
- Mall Interior Closed - 2022





1.A.a

Attachment: Forest Fair Council Overview - April 2023 (3574 : Economic Development



Packet Pg. 13



1.A.a

22.4 acres
24.7% of site

BUTLER COUNTY
HAMILTON COUNTY



68.1 acres
75.3% of site

Attachment: Forest Fair Council Overview - April 2023 (3574 : Economic Development



FAIRFIELD

BUTLER COUNTY
HAMILTON COUNTY

NORTHWEST

WINTON
WOODS

BBINGTON

Redevelopment Hurdles

- Cost of Acquisition
- Outstanding Debt
- Site Demolition and Grading
- New Project Framework
 - Property Rezoning
 - Financing/Incentives Structure
 - Development Agreement(s)





THANK YOU

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Development Services Director
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(513) 867-5345



FOREST FAIR VILLAGE REDEVELOPMENT

APRIL 24, 2023

PREPARED FOR:



TALKING POINTS

1.A.b

I. PROJECT UPDATE

- Demo Grant
- Kohl's Retrofit
- Project Timeline
 - Rezoning
 - Demolition
 - Construction

II. WHY INDUSTRIAL?

- Other commercial uses do not seem to make sense given the size of the site and current trends
 - Office
 - Mixed Use
 - Retail

III. CURRENT SITE PLAN

IV. UNION CENTRE INTERCHANGE COMPARATIVE STUDY

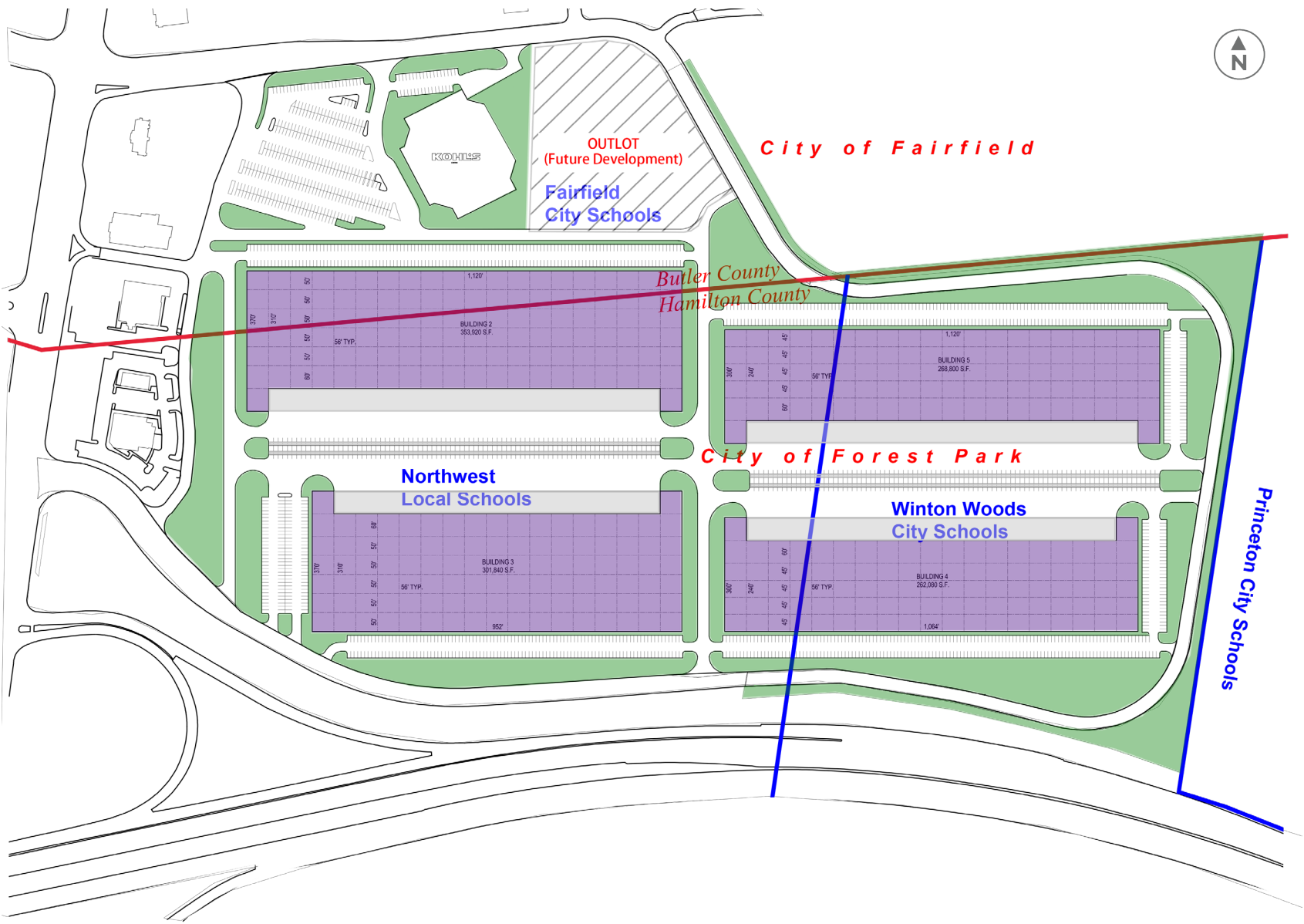
V. CHARACTERISTICS OF CLASS A INDUSTRIAL BUILDINGS

VI. Q & A

PROJECT UPDATE

- Demo Grant
 - \$7.9M awarded in October 2022
 - Grant extended to June 2023
 - Total demolition budget is \$10.5M
- Kohl's Retrofit
 - Significant investment for interior and exterior refresh
- Project Timeline
 - Rezoning
 - Demolition
 - Construction

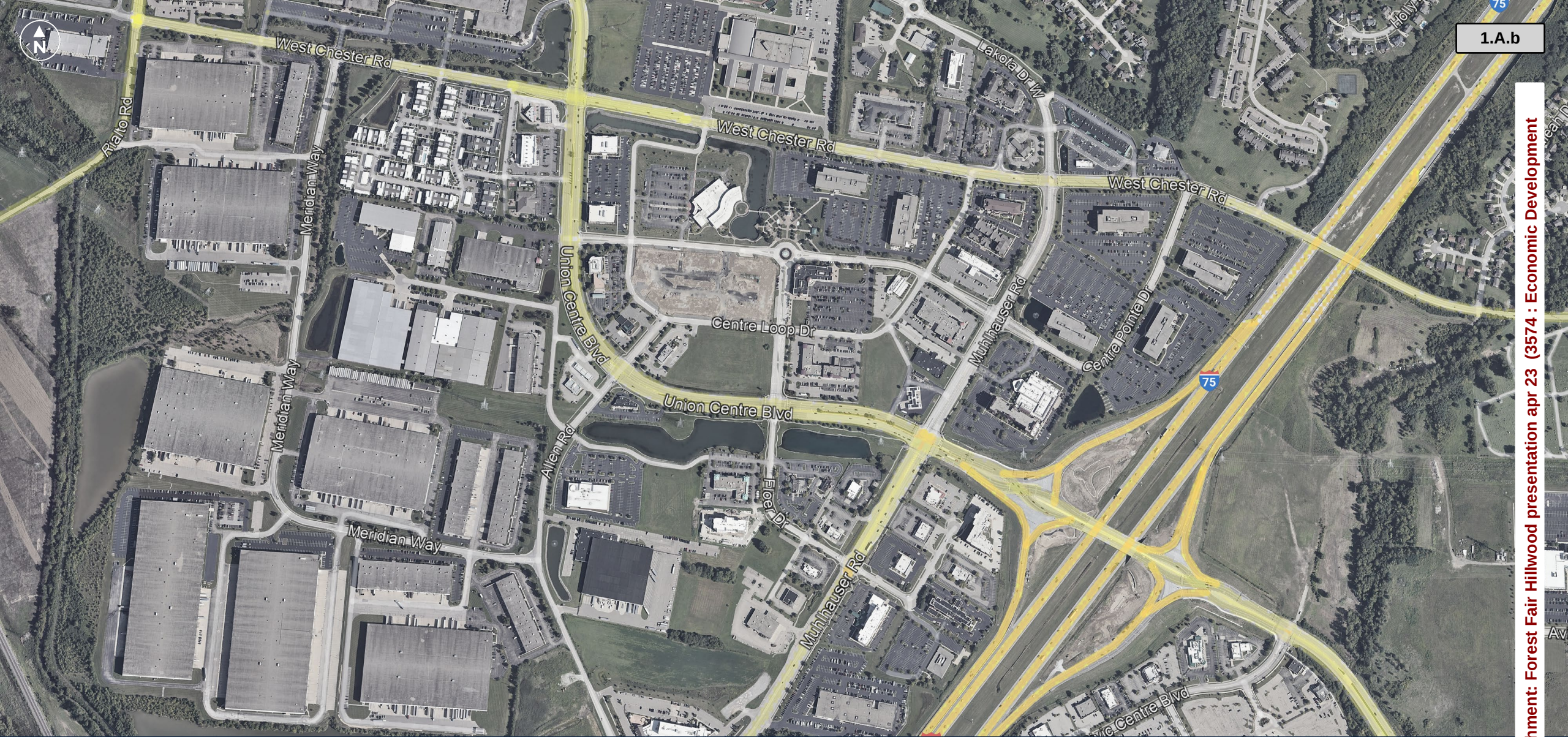




PROJECT UPDATE

- Total investment of \$150M
- Business Park setting
- Characteristics of prospective tenants
- Traffic distribution

CURRENT SITE PLAN



UNION CENTRE INTERCHANGE COMPARATIVE STUDY

CHARACTERISTICS OF CLASS A INDUSTRIAL BUILDINGS



CHARACTERISTICS OF CLASS A INDUSTRIAL BUILDINGS



Q & A