

City of Fairfield
Minutes
Regular Meeting of City Council
April 11, 2022

Council-Manager Briefing

American Rescue Plan Act

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

Staff members present: Scott Timmer, Jake Burton, Alisha Wilson, Steve Wolterman, Tiphonie Mays, Adam Sackenheim, Ben Mann, Greg Kathman, Steve Maynard, Randy McCreadie, and Carol Mayhall.

City Manager Timmer presented the plan for use of funds that the city received, or will receive, from the American Rescue Plan Act. 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 Besl 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	Present	
Dale Paullus	Councilmember, 2nd Ward	Present	
Terry Senger	Councilmember, 3rd Ward	Present	
Tim Abbott	Councilmember, 4th Ward	Excused	
Mitch Rhodus	Mayor	Present	

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

Agenda Modifications

None.

Executive Session Requests

Councilmember Besl, seconded by Councilmember Paullus, moved for Executive Session to discuss the purchase of property for public use and the status of collective bargaining with public employees regarding their compensation and other terms and conditions of their employment. Roll call vote. Motion carried 6-0.

Special Presentations and Citizen Comments

a. Arbor Day Proclamation

Mayor Rhodus presented the annual Arbor Day Proclamation.

b. Fairfield Workforce Development Initiatives

Nathaniel Kaelin, Economic Development Manager, introduced Kert Radel, President of Fairfield Chamber of Commerce, and Brandon Simmons, REDI Cincinnati. Mr. Radel and Mr. Simmons discussed initiatives in Fairfield to assist business with finding and retaining their workforce needs. See attached slides.

Public Hearing(s)

Fairfield Township JEDD Public Hearing

Mayor Rhodus opened the public hearing at 7:27 PM. Clerk Wilson read the meeting notice. Economic Development Manager Nathaniel Kaelin gave an overview of the proposed Fairfield Township JEDD project. See attached slides. Councilmember Davidson requested clarification on the annexation portion of the agreement and Council discussed the areas that were permitted and not permitted for future annexation. Mayor Rhodus closed the public hearing at 7:45 PM.

Approval of Minutes

The Regular Meeting Minutes of March 28, 2022 were approved as written and submitted.

OLD BUSINESS AND REPORTS

Community & Public Relations Committee

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

Development Services Committee

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

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 Plan for the Mercy Health Mixed Use development.

Recommendation:

It is recommended that City Council have a first reading on this item at the March 14, 2022 meeting, set a joint public hearing for March 28, and await the written recommendation from the Planning Commission.

The Second Reading of this ordinance was held pending Planning Commission recommendation

RESULT:	TABLED [UNANIMOUS]	Next: 4/25/2022 7:00 PM
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Abbott	

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 Amended Concept Plan and the Final Development Plan for the Freddy's Frozen Custard and Steakburgers Restaurant portion of the Meijer-Gilmore Road Planned Unit Development.

Recommendation:

It is recommended that City Council have first reading on this item at the March 14, 2022 meeting, set the joint public hearing for March 28 and await the written recommendation from the Planning Commission.

The Second Reading of this ordinance was held pending Planning Commission recommendation

RESULT:	TABLED [UNANIMOUS]	Next: 4/25/2022 7:00 PM
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Abbott	

Parks, Recreation and Environment Committee

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

Public Safety Committee

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

Public Utilities Committee

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

Public Works Committee

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

Finance & Budget Committee

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

NEW BUSINESS

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

Development Services Committee

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

Motion to Suspend Second and Third Readings

Councilmember Davidson presented the first reading of this resolution.

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

Resolution approving with limitations the renewal application for inclusion of Part Lot 352 of the City of Fairfield, Butler County, Ohio, in an Agricultural District and declaring an emergency.

Recommendation:

It is recommended that City Council suspend the rules and approve this resolution as an emergency.

RESOLUTION NO. 7-22. APPROVED 6-0.

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

Motion to Suspend Second and Third Readings

Councilmember Davidson presented the first reading of this ordinance.

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

Ordinance to authorize the City Manager to execute a Joint Economic Development District (JEDD) Contract with Fairfield Township, 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. 38-22. APPROVED 6-0.

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

Public Works Committee

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

Motion to Suspend Second and Third Readings

Councilmember Senger presented the first reading of this ordinance.

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

Ordinance to authorize the City Manager to enter into an agreement with Strand Associates, Inc. to design the improvements to widen southbound South Gilmore Road from just north of Mack Road to approximately 600' north of Resor Road.

Recommendation:

It is recommended that City Council authorize the City Manager to enter into the attached agreement with Strand Associates, Inc. to design the improvements to widen southbound South Gilmore Road from just north of Mack Road to approximately 600' north of Resor Road and further recommends that City Council authorize funding in the amount shown in the Financial Impact section.

ORDINANCE NO. 39-22. APPROVED 6-0.

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

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

Ordinance to authorize the City Manager to enter into a construction contract with Hendy, Inc. for the proposed sidewalk along Holden Boulevard and North Gilmore Road between the High School and the Freshman School.

Recommendation:

It is recommended that funding be appropriated in the amount of \$153,000.00 (\$145,372.00 base bid plus a contingency of \$7,628.00). Funding will be \$130,000.00 from the Community Development Block Grant and \$23,000.00 from the Street Fund 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 Hendy Inc. for this project.

ORDINANCE NO. 40-22. APPROVED 6-0.

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

Finance & Budget Committee

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

Motion to Suspend Second and Third Readings

Councilmember Brill presented the first reading of this resolution.

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

Resolution to approve and adopt the City of Fairfield, Ohio 2022-2026 Capital Improvement Program.

Recommendation:

It is necessary for City Council to pass a resolution to approve the 2022-2026 Capital Improvement Program.

It is recommended that City Council authorize and direct the preparation of legislation adopting the 2022-2026 Capital Improvement Program.

RESOLUTION NO. 8-22. APPROVED 6-0.

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

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:	Meyers, Davidson, Brill, Besl, Paullus, Senger
EXCUSED:	Abbott

Ordinance to amend Ordinance No. 148-21 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2022, and ending December 31, 2022.” - Supplemental Appropriations

Recommendation:

It is recommended that City Council authorize and direct the preparation of legislation amending the annual operating budget for 2022.

ORDINANCE NO. 41-22. APPROVED 6-0.

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

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:	Meyers, Davidson, Brill, Besl, Paullus, Senger
EXCUSED:	Abbott

Ordinance to amend Ordinance No. 148-21 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2022, and ending December 31, 2022.”

Recommendation:

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

ORDINANCE NO. 42-22. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Leslie Besl, Councilmember, 1st Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger
EXCUSED:	Abbott

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:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger
EXCUSED:	Abbott

Ordinance to amend Ordinance No. 148-21 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2022, and ending December 31, 2022.”

Recommendation:

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

ORDINANCE NO. 43-22. APPROVED 6-0.

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

Meeting Schedule

Clerk Wilson read the following meeting schedule.

- A. Monday, April 25th - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Monday, May 9th - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, May 23rd - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

Executive Session of Council (if needed)

Council recessed to Executive Session at 8:05 PM.

14. ADJOURNMENT

The Regular Meeting adjourned at 8:40 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved _____



American Rescue Plan Act (ARPA)

Monday, April 11, 2022

FAIRFIELD

Contents

- ✓ Guiding Principals
- ✓ Best Practices
- ✓ Fairfield ARPA Investment Plan: Value Proposition
- ✓ Fairfield ARPA Investment Plan: Categories

Guiding Principles

- ✓ Temporary Nature of ARPA Funds. ARPA funds are non-recurring so their use should be applied primarily to non-recurring expenditures.
- ✓ ARPA Scanning and Partnering Efforts. State and local jurisdictions should be aware of plans for ARPA funding throughout their communities.
- ✓ Take Time and Careful Consideration. ARPA funds will be issued in two tranches to local governments. Throughout the eligible spending period, consider how the funds may be used to address local needs.
- ✓ The funding provided under ARPA provides a unique opportunity for local governments to make strategic investments in long-lived assets, enhance financial stability, and provide funding to areas that have not historically had consistent funding streams.

Fairfield ARPA Investment Plan – Considerations

1. Think Strategically

- ✓ Strive to make strategic investments to enhance the community and ensure long-lasting prosperity.

2. Integrate Fairfield Forward

- ✓ Fairfield Forward represents the most significant public input available to help guide decisions.

3. Concentrate Investments

- ✓ Examine projects without typical funding sources.

Value Proposition

This Fairfield APRA Investment plan will provide a critical, strategic framework for the utilization of American Rescue Plan Act funds to ensure the City of Fairfield can stabilize, strategize, organize, and act in line with its stated goals and initiatives.



Fairfield ARPA Investment Plan – Categories

✓	Development/Redevelopment	\$1,400,000
✓	Quality of Life	\$750,000
✓	City Facilities/Equipment	<u>\$2,315,000</u>
		\$4,465,000

Fairfield ARPA Investment Plan – Development/Redevelopment

✓ Development/Redevelopment - \$1,400,000

❖ Strategic Property Redevelopment

- Conduct targeted areas for redevelopment; serving as the catalyst for redevelopment projects
- Allow the City to control the future of key site(s) while also providing the ability to enhance connectivity and visual appeal

❖ Property Maintenance Assistance Grants

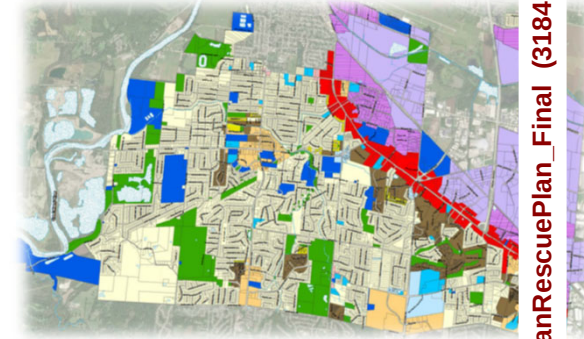
- Develop a neighborhood improvement program to assist qualifying homeowners with grants opportunities and programs
- Aim to retain and attract residents to safe, clean, and engaged neighborhoods

❖ Route 4 Redevelopment

- Requested \$5 M from Butler County ARPA Distribution
- Redevelopment of blighting property within the Route 4 corridor
- Further analysis necessary to determine location of high impact

❖ Sanitary Sewer Improvements

- Requested \$550,000 from Butler County ARPA Distribution
- Install 2,500 linear feet relief sewer near Seward Road to support area industrial expansion
- Supports \$200 million+ private investment to create more than 400 jobs and \$14 million in payroll



Fairfield ARPA Investment Plan – Quality of Life

✓ Quality of Life - \$750,000

❖ Neighborhood Park Investments

- Enhance the vitality of some of the smaller neighborhood parks
- Potential for enhanced amenities as identified in the Fairfield Forward Comprehensive Plan

❖ Fairfield Connects

- Implement features from the Fairfield Connects Master Plan
- Developing safe pedestrian routes, ensuring walkability, designing pedestrian and bicycle facilities along major corridors, and improving pedestrian and bicycle mobility
- Review and analyze opportunities to fill sidewalk gaps

❖ Complete the Extension of the Great Miami River Trail

- Requested \$3.5 M from Butler County ARPA Distribution
- Fairfield Connects Plan calls for the construction of numerous pedestrian and bicycle paths
- Best opportunity: Waterworks Park through Marsh Park to the Furfield Dog Park

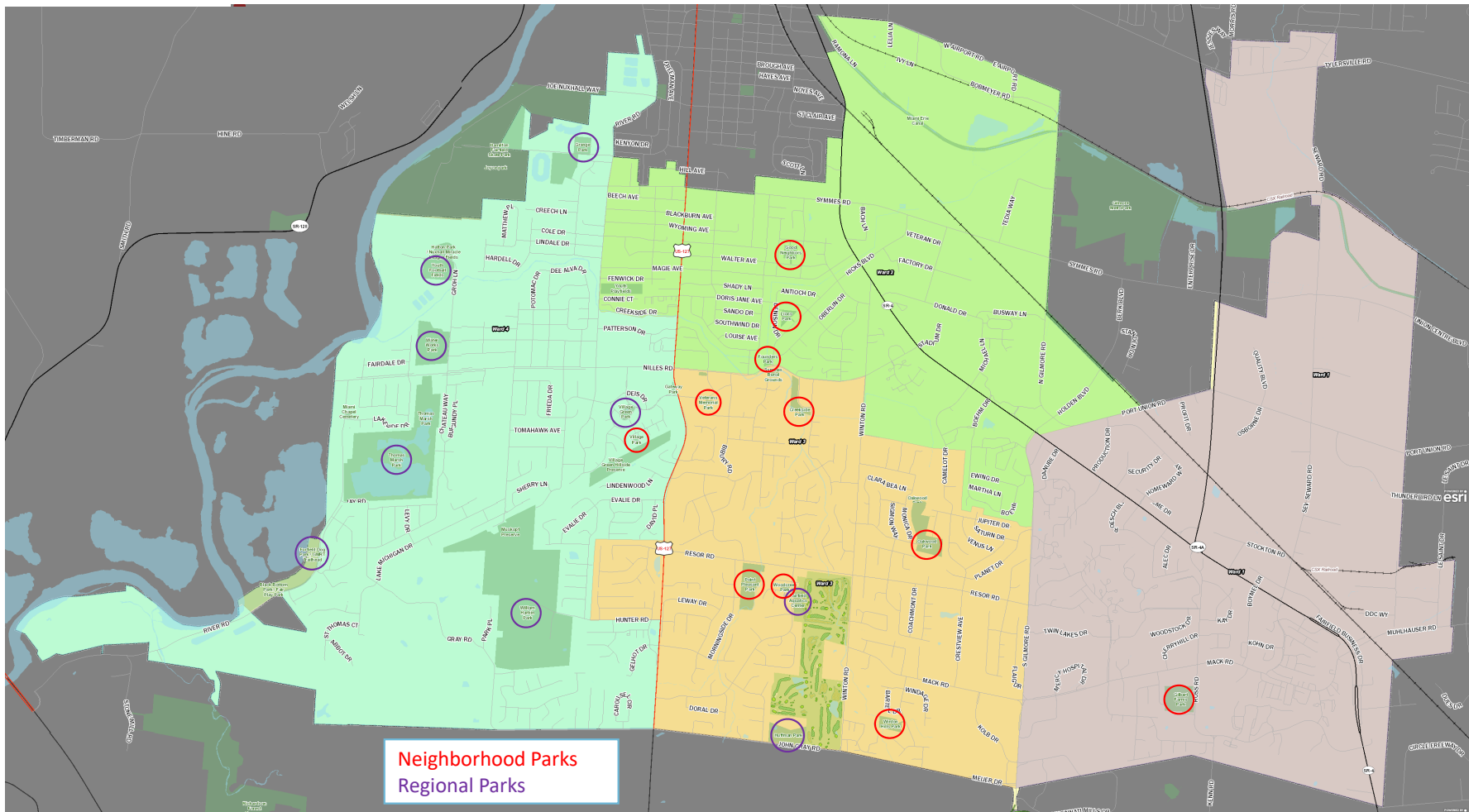
Land Use
& ZoningPublic
Services

Transportation



Transportation





4/12/2022

FAIRFIELD

GOALS OF THE PLAN

The goals of this plan are to improve connectivity for non-motorized travel between various places in and near the City of Fairfield. This plan describes the importance and benefits of improved connections using sidewalks, crossings, trails, pathways and other opportunities to make it more inviting, convenient and safe to walk or bicycle. Expected results from these investments, based on case studies from similar cities, include: an improved quality of life, higher property values, increased business activity, fewer vehicle emissions, fewer and less severe pedestrian/bicycle injuries, improved health outcomes for residents of all ages including those with physical impairments, and a potential reduction in vehicle congestion. The overall goals of the plan are illustrated below.



CONNECT TO PARKS



CONNECT TO TOWN CENTER



CONNECT TO EXISTING TRAILS



CONNECT NEIGHBORHOODS



CONNECT TO MAJOR DESTINATIONS



IMPROVE PUBLIC HEALTH

FAIRFIELD CONNECTS

FAIRFIELD

Fairfield ARPA Investment Plan – City Facilities/Equipment

✓ City Facilities - \$2,315,000



❖ Fire/EMS Equipment

- Fire Truck – 2022
- Ambulance – 2023



❖ Replace Council Chambers A/V System

- Replace aging A/V system
- Enhances public accessibility and remote meeting capabilities



❖ Building Improvements

- HVAC Improvements
 - Provide necessary HVAC updates throughout City facilities
 - Enhances the City's ability to mitigate future transmission issues
- Security Updates throughout the Municipal Building and other facilities



❖ Sustainability Plan

- Investigate Alternative Energy Opportunities for City Facilities
- Hire a consultant to investigate alternative energy opportunities
- Enhance energy efficiency, providing long-term cost savings



FAIRFIELD

OHIO

FAIRFIELD



Workforce Development Initiatives

April 11, 2022

Attachment: COUNCIL - 4.11.22 (3144 : Fairfield Township JEDD Public Hearing)

FAIRFIELD CAREER FEST



WHEN: *April 21, 2022 | 8:00AM – 3:00PM*

WHERE: *Fairfield High School Arena | 8800 Holden Boulevard*

Build your workforce pipeline by attending this one-day interactive event to expose junior and senior students to career options in the Fairfield area.



Butler County
A proud partner of the
American Job Center network



EVENT DETAILS

Companies receive FREE exhibitor table and two chairs

Interactive or hands-on exhibits encouraged

Audience of 1,500 juniors and seniors



FIRE DEPARTMENT

POLICE DEPARTMENT

PARKS AND RECREATION



The Fischer Group



Parkside
AN EMBASSY HEALTHCARE COMMUNITY



TAKUMI
STAMPING INC.





THANK YOU



April 11, 2022

CITY OF FAIRFIELD

Attachment: COUNCIL - 4.11.22 (3144 : Fairfield Township JEDD Public Hearing)



WHO WE ARE

The **Regional Economic Development Initiative** (REDI) Cincinnati is a private nonprofit organization designed to drive job creation and **new capital investment** through business attraction, retention, and expansion efforts in southwest Ohio, northern Kentucky, and southeast Indiana.

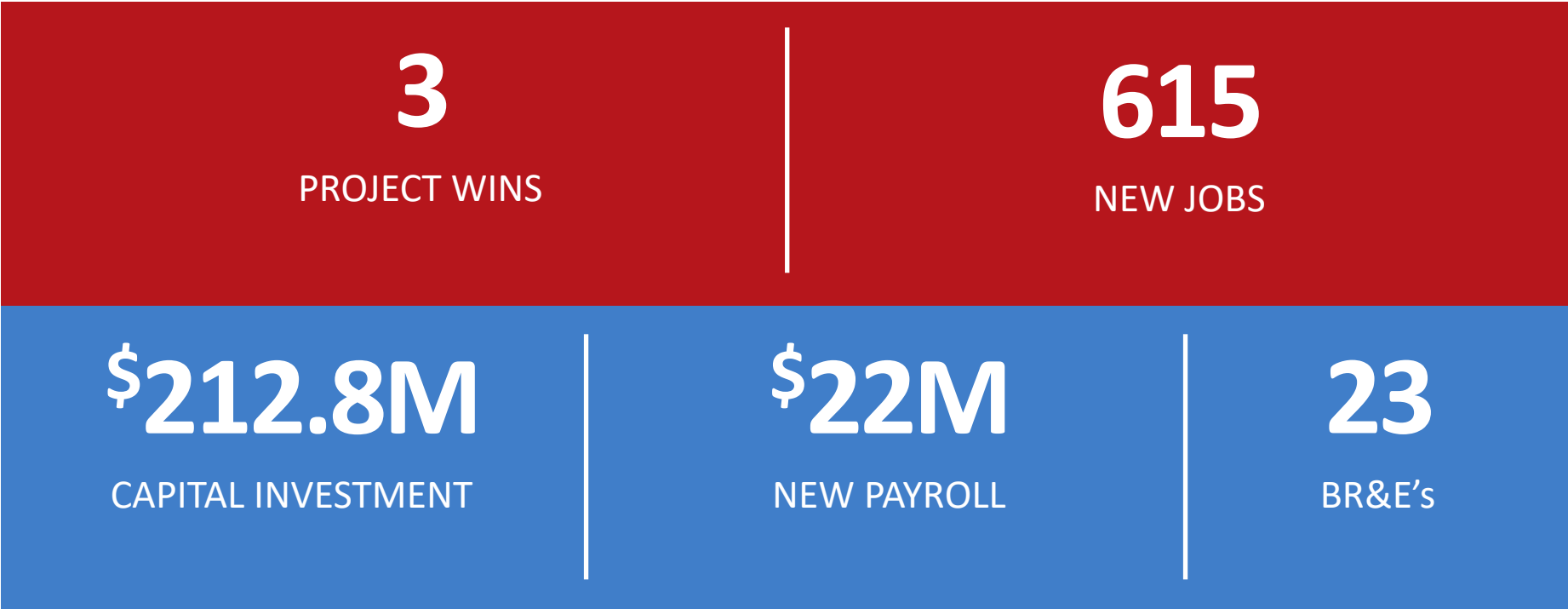
OUR PURPOSE

To unite the region to compete globally and be recognized as a national model for the practice of economic development.

OUR CORE VALUES

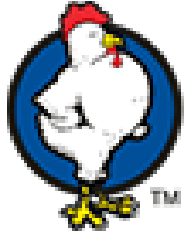
Respect | Client-centric | Lead

2021 METRICS • CITY OF FAIRFIELD



@GrowCincyUSA #CincyRegion

KOCH FOODS PROJECT HIGHLIGHT



KOCH FOODS

- **Expansion:** Construct a 2nd plant, creating capacity for 6 new lines
- **Location:** Fairfield, OH
- **Industry:** Food & Agriculture
- **Jobs:** 400 new
- **Cap X:** \$200M



Attachment: COUNCIL - 4.11.22 (3144 : Fairfield Township JEDD Public Hearing)



@GrowCincyUSA #CincyRegion

HILCO VISION PROJECT HIGHLIGHT

HILCO *vision*

- **Expansion:** New manufacturing and distribution center
- **Location:** Fairfield, OH
- **Industry:** Healthcare Manufacturing
- **Jobs:** 200 new
- **Cap X:** \$8.1M



@GrowCincyUSA #CincyRegion

THANK YOU!

We look forward to our continued partnership in 2022.

@GrowCincyUSA
#CincyRegion
REDICincinnati.com





Fairfield-Fairfield Township JEDD

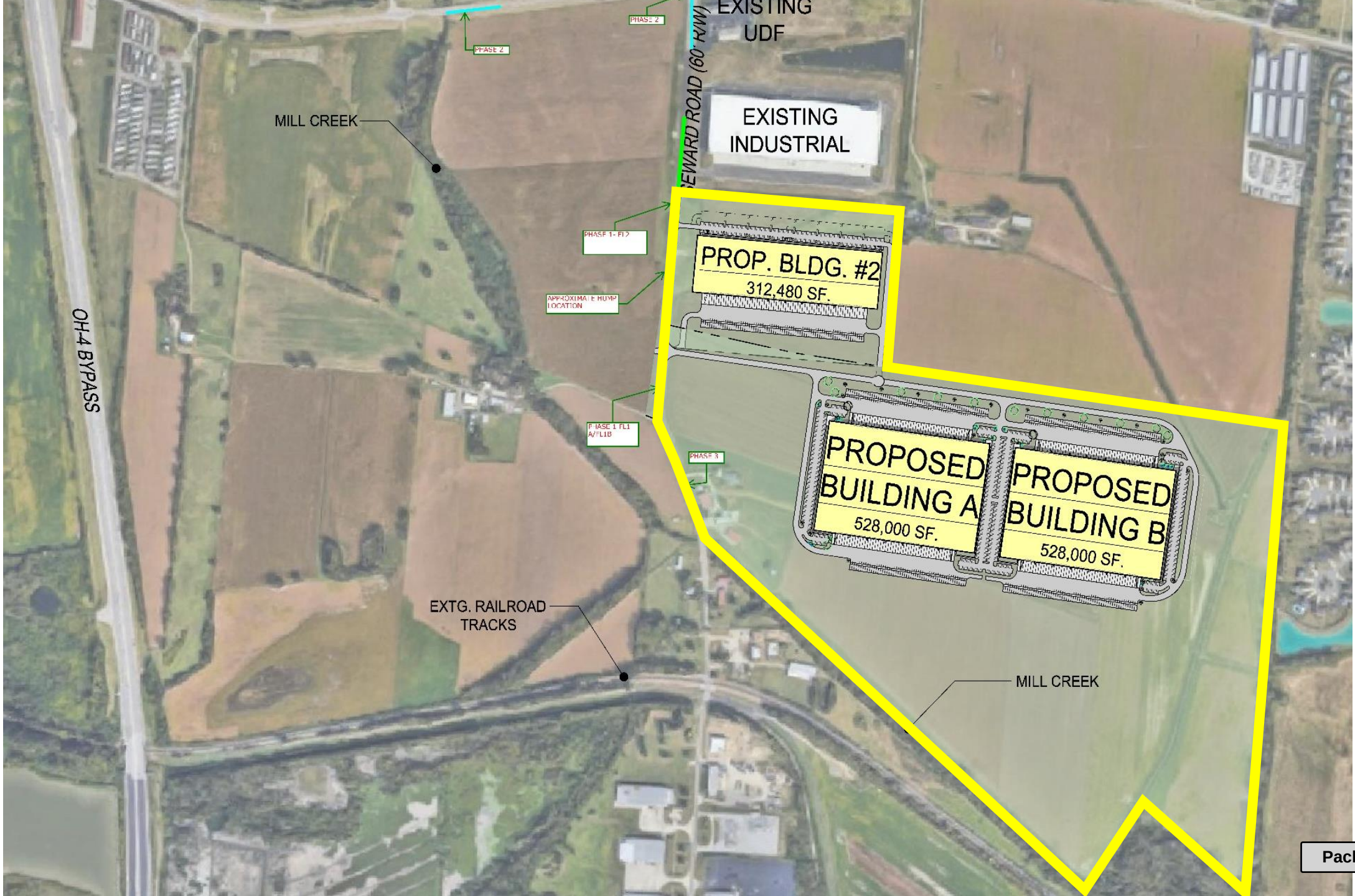
PUBLIC HEARING

April 11, 2022

Attachment: COUNCIL - 4.11.22 (3144 : Fairfield Township JEDD Public Hearing)

Joint Economic Development Districts (JEDD)

- Special purpose district created to spur economic development
- Allows for the levying of municipal income tax in unincorporated areas
- Established by a contract signed between at least one municipality and at least one township



Proposed JEDD Terms

- Three person Board of Directors
- Board will enact a 1.5% income tax
 - City to receive 5% of gross revenues for administration
 - Net revenues will be split with 75% to township, 25% to city
- Property owners have petitioned for initial ~83 acres
- City annexation of land within township would be limited

Fairfield Logistics Center Agreements

- Development Agreement
 - City, Township, & Developer
 - Specifies roadway improvements
 - Approved by City Council on February 28th
 - Township Trustees agenda for April 12th
- JEDD Contract
 - City & Township
 - City Council agenda this evening
 - Township Trustees agenda for April 12th



THANK YOU