

**City of Fairfield
Minutes
Regular Meeting of City Council
April 8, 2024**

Council-Manager Briefing

Disparate Population Discussion

Mayor Rhodus called the briefing to order at 6:30 PM. Councilmembers present: Leslie Besl, Dale Paullus, Debbie Pennington, Adam Kraft and Tim Meyers.

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

City Manager Scott Timmer and Public Works Director Ben Mann presented a potential project to utilize money from Butler County to improve the quality of life for disparate populations within the City. 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 Leslie 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	Excused	
Gwen Brill	Councilmember, At-Large	Excused	
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 Meyers, seconded by Councilmember Kraft, moved to excuse Councilmembers Brill and Davidson. Motion carried 5-0.

Agenda Modifications

None.

Executive Session Requests

Councilmember Besl, seconded by Councilmember Paullus, moved for Executive Session to discuss the status of negotiations with public employees regarding their wages, hours and other terms and conditions of their employment, the appointment, promotion, demotion, discipline or compensation of a public employee or official and the purchase or sale of public property. Roll call vote. Motion carried 5-0.

Special Presentations

Flavors of Fairfield

Economic Development Manager Kaelin presented the newly developed Flavors of Fairfield program through a partnership with Travel Butler County. He encouraged Council, staff and residents to participate and explore the many locally owned international restaurants in Fairfield. See attached slides.

Citizen Comments

Council Reports

Public Hearing(s)

Joint Public Hearing - Optimized Senior Living PUD

Mayor Rhodus opened the Joint Public Hearing at 7:22 PM. Clerk Wilson called the Planning Commission roll call. Commissioner Lepsky, seconded by Commissioner Medler, moved to excuse Commissioners Davidson and Robertson. Motion carried 4-0. Clerk Wilson read the public hearing notice. Planning Manager Erin Lynn presented an overview of the project and the applicant, Lindsay McLaughlin, spoke about the reason the business was started and the intent for this project. See attached slides.

Marcus Payne, 6119 River Road - addressed Council regarding his concerns that the property lines shown in the presentation are not correct and actually include part of his property, as well as concerns for construction mess and dust during the project.

Krista Hutzal, 6146 River Road - stated that she feels the property is too small for this project and asked if other properties were explored as an option. Ms. McLaughlin explained that they have been looking for a property in the area for about a year and a half and they wanted something that would work with the small residential feel of their business.

Rodney Cadle, 6174 River Road - addressed Council regarding his concerns for increased traffic in the area because it is already a busy area.

Della Lohrey, 595 River Bend Court - addressed Council regarding concerns for traffic and speed, especially in the 90 degree curve and asked if a roundabout would end up going in there. She asked when construction would begin and end and stated that she is on the fence about it and understands both sides. Ms. McLaughlin explained that they still need to go through the process with Fairfield Township for approval for the buildings located there and then they would start renovations of the front building. She also explained that there would not be much increase in traffic because the residents of the home don't drive and the nurses triage a lot of situations instead of calling EMS for everything.

Ellen Smith, 80 Stone Meadow Court - addressed Council regarding concerns for the level of car and staffing because she feels it is too low.

Mayor Rhodus encouraged all residents to attend the Planning Commission meeting to discuss their concerns in more detail.

The public hearing closed at 8:00 PM.

Approval of Minutes

The Regular Meeting Minutes of March 25, 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.

Second reading of this ordinance was held pending Planning Commission recommendation.

RESULT:	TABLED [UNANIMOUS]	Next: 4/22/2024 7:00 PM
AYES:	Meyers, Besl, Paullus, Pennington, Kraft	
EXCUSED:	Davidson, Brill	

NEW BUSINESS

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

Community & Public Relations

Councilmember Tim Meyers

Simple Motion: Motion to approve the following 2024 Boards/Commissions Appointments effective April 1, 2024: Kent Ernsting - Environmental Commission (term expires 3/31/27) Vivian Paul - Environmental Commission (term expires 3/31/27) Jeremy Powell - Environmental Commission (term expires 3/31/27) Dona Canaan - Environmental Commission (term expires 3/31/27) Roy Cohen - Environmental Commission (partial term expires 3/31/26) Mark Pennington - Environmental Commission (partial term expires 3/31/25)

Recommendation:

It is recommended that City Council, via simple motion, appoint the following residents to serve on the various boards and commissions **effective April 1, 2024:**

Kent Ernsting - Environmental Commission (term expires 3/31/27)
Vivian Paul - Environmental Commission (term expires 3/31/27)
Jeremy Powell - Environmental Commission (term expires 3/31/27)
Dona Canaan - Environmental Commission (term expires 3/31/27)
Roy Cohen - Environmental Commission (partial term expires 3/31/26)
Mark Pennington - Environmental Commission (partial term expires 3/31/25)

Councilmember Pennington recused herself from the vote and left the room due to her son being a recommended candidate.

SIMPLE MOTION NO. 10-24. APPROVED 4-0.

Councilmember Pennington rejoined the meeting.

RESULT:	APPROVED [4 TO 0]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Adam Kraft, Councilmember, 4th Ward
AYES:	Meyers, Besl, Paullus, Kraft
EXCUSED:	Davidson, Brill
RECUSED:	Pennington

Finance & Budget

City Manager Scott Timmer - Report

Councilmember Gwen Brill

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

Ordinance authorizing the issuance of not to exceed \$1,500,000 of various purpose bond anticipation notes, series 2024, by the City of Fairfield, Ohio, in anticipation of the issuance of bonds, and declaring an emergency.

Recommendation:

It is necessary for City Council to authorize the issuance of \$1.50 million in various purpose Bond Anticipation for the Water Distribution system improvements for the Public Utilities Department. It is recommended that City Council authorize and direct the preparation of legislation to issue \$1.50 million on various purpose Bond Anticipation Notes (BAN). It is estimated that the rate of interest will be in the range of 3.50 to 4.00 percent. To accommodate the pricing of the BAN, a suspension of the second and third readings is requested. The settlement of the new BAN is April 16, 2024.

ORDINANCE NO. 44-24. APPROVED 5-0.

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

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

Ordinance authorizing the issuance of not to exceed \$4,334,000 of various purpose bond anticipation notes, series 2017, 2019, 2021 and 2023 renewal, by the City of Fairfield, Ohio, in anticipation of the issuance of bonds, and declaring an emergency.

Recommendation:

It is necessary for City Council to authorize the issuance of \$4,334,000 of various purpose bond anticipation notes (BANs). This is a renewal of the 2017, 2019, 2021 and 2023 notes for Water and Wastewater System Improvements. It is recommended that City Council authorize and direct the preparation of legislation to issue \$4,334,000 in various purpose Bond Anticipation Notes. It is estimated that the rate of interest will be in the range of 3.5 to 4.00 percent. To accommodate the pricing of the BAN, a suspension of the second and third readings is requested. The settlement of the new BAN will be on April 16, 2024.

ORDINANCE NO. 45-24. APPROVED 5-0.

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

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:	Debbie Pennington, Councilmember, 3rd Ward
AYES:	Meyers, Besl, Paullus, Pennington, Kraft
EXCUSED:	Davidson, Brill

Ordinance authorizing the issuance of not to exceed \$5,834,000 of various purpose bond anticipation notes, by the City of Fairfield, Ohio, in anticipation of the issuance of bonds, and declaring an emergency.

Recommendation:

It is recommended the City council authorize and direct the preparation of legislation to issue \$5.834 million in various purpose Bond Anticipation Notes (BANs). It is estimated that the rate of interest will be in the range of 3.50 to 4.00 percent. To accommodate the pricing of the BAN, a suspension of the second and third readings is requested. The settlement of the new BAN will be on April 16, 2024.

ORDINANCE NO. 46-24. APPROVED 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Leslie Besl, Councilmember, 1st Ward
AYES:	Meyers, Besl, Paullus, Pennington, Kraft
EXCUSED:	Davidson, Brill

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

Ordinance establishing salaries for certain exempt and salaried employees of the City of Fairfield, Ohio, to repeal Ordinance No. 27-24 and all amendments thereto.

Recommendation:

That Council adopt the recommended adjustment of the two allocations of funds provided to the City Manager to award performance-based wage increases and other lump sum wage, merit, and

equity adjustments to unclassified personnel.

ORDINANCE NO. 47-24. APPROVED 5-0.

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

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

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. 48-24. APPROVED 5-0.

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

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

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. 49-24. APPROVED 5-0.

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

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Monday, April 22 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Monday, May 13 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Tuesday, May 28 - 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.

16. ADJOURNMENT

The Regular Meeting adjourned at 8:58 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved_____



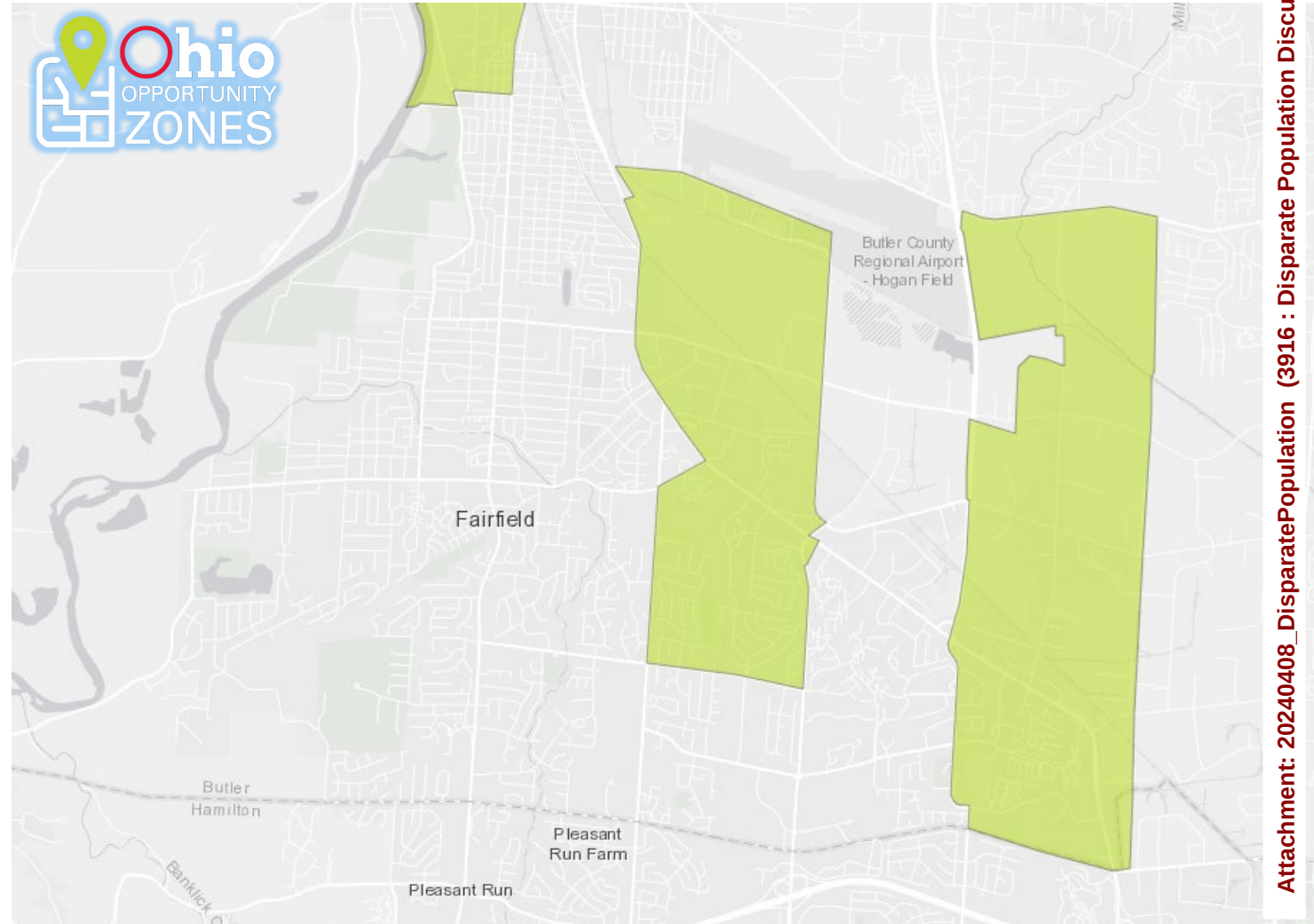
Disparate Population Discussion
Council-Manager Briefing

Monday, April 8, 2024

Attachment: 20240408_DisparatePopulation (3916 : Disparate Population Discussion)

- Affirm funds from the American Rescue Plan Act may be expended only to cover costs incurred consistent with the requirements of Section 603(c)(1) of the Social Security Act and the Department of the Treasury's Final Rule and any applicable amendments or regulations; approve the Board of Commissioners Local Community Allocation Uses Plan of the American Rescue Plan Act/State and Local Fiscal Recovery Fund;
- Allocate funds in the amount of \$7,950,000.00 to be distributed as
 1. ARPA principal funds to:
 - City of Fairfield in the amount of one million dollars (\$1,000,000.00);
 - City of Hamilton in the amount of two million dollars (\$2,000,000.00);
 - City of Middletown in the amount of two million dollars (\$2,000,000.00); and
 - City of Oxford in the amount of one million dollars (\$1,000,000.00)
 2. Accrued interest balance to date to:
 - The 13 Butler County townships in the amount of one hundred fifty thousand dollars (\$150,000.00) per township
- To be used for disparate populations within the respective community and to mitigate the needs of the underserved; and authorize the County Administrator to take and make any and all lawful and necessary actions with Prosecutor's Office approval to effectuate and implement the said Plan.

- Opportunity Zones are economically distressed communities, defined by individual census tract, nominated by America's governors, and certified by the U.S. Secretary of the Treasury via his delegation of that authority to the Internal Revenue Service.
- Under certain conditions, new investments in Opportunity Zones may be eligible for preferential tax treatment.
- There are 8,764 Opportunity Zones in the United States, many of which have experienced a lack of investment for decades.
- The Opportunity Zones initiative is not a top-down government program from Washington but an incentive to spur private and public investment in America's underserved communities.



- Walkability in a city can significantly improve mobility for disparate populations, for several reasons.
 - ✓ **Reduced Reliance on Cars**: Car ownership can be a financial burden, especially for low-income residents, seniors, and people with disabilities. Walkable cities allow people to get around without needing a car, saving money and increasing access to opportunities.
 - ✓ **Accessibility**: Well-designed walkable areas with sidewalks, crosswalks, and ramps improve accessibility for people with disabilities who may have difficulty using public transportation or driving.
 - ✓ **Increased Safety**: Walkable areas tend to have slower traffic speeds and prioritize pedestrians, making them safer for everyone, especially children and older adults.
 - ✓ **Health Benefits**: Walking is a healthy form of exercise, and walkable cities encourage people to be more active, improving overall health outcomes.

- Increasing the walkability and connectivity of the Route 4 corridor has the potential to be a major improvement in the quality of life and economic mobility for several reasons:
 - ✓ **Improved Access**: Better sidewalks, crosswalks, and bike lanes would allow people to get around more easily without a car. This is especially beneficial for low-income residents, seniors, and people with disabilities who may not have access to a car or find it difficult to drive. Easier access to stores, jobs, and other amenities can improve their quality of life.
 - ✓ **Economic Development**: A more walkable corridor can attract businesses and customers, leading to economic growth and job creation. This can benefit all residents, but especially those who are currently struggling financially. Additionally, with easier access to stores and businesses via walking or biking, residents can save money on transportation costs.
 - ✓ **Health and Safety**: A focus on pedestrians and cyclists would likely lead to slower traffic speeds and a safer environment for everyone. This is especially important for children, older adults, and people with disabilities. Encouraging walking and biking would also lead to a healthier population overall.
 - ✓ **Community Building**: A more walkable corridor can create a more vibrant and connected community. People are more likely to interact with each other when they are walking or biking around their neighborhood. This can lead to a stronger sense of community and a more inclusive environment.

- Historically, there have been potential challenges to consider:
 - ✓ **Cost**: Creating a walkable corridor can be expensive. The city would need to invest in sidewalks, crosswalks, and potentially traffic calming measures.
 - ✓ **Traffic Flow**: Some residents may be concerned that increased pedestrian and bicycle traffic will slow down traffic on Route 4. However, studies have shown that walkable areas can actually improve traffic flow in the long run.







City of Fairfield
Route 4 Sidewalk Gap
Roesch to Ross
Butler County, Ohio



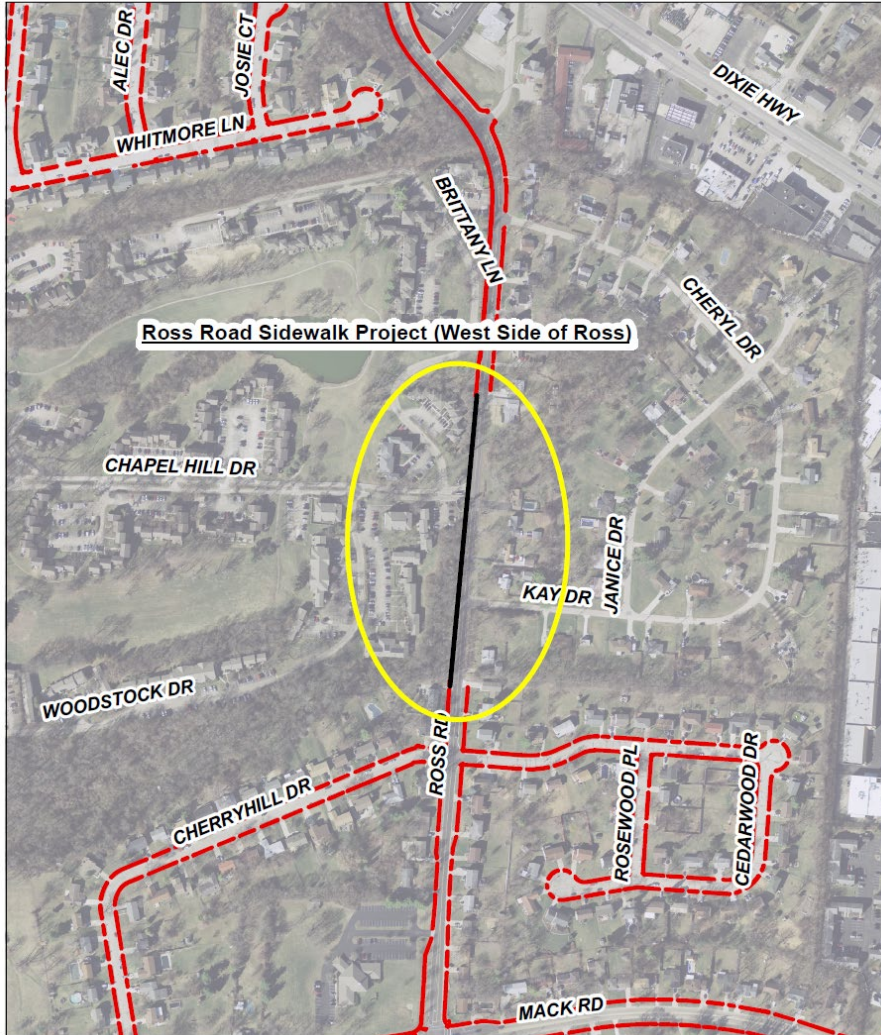
- Roesch to Ross (Whitmore Estates)



Attachment: 20240408_DisparatePopulation (3916 : Disparate Population Discussion)



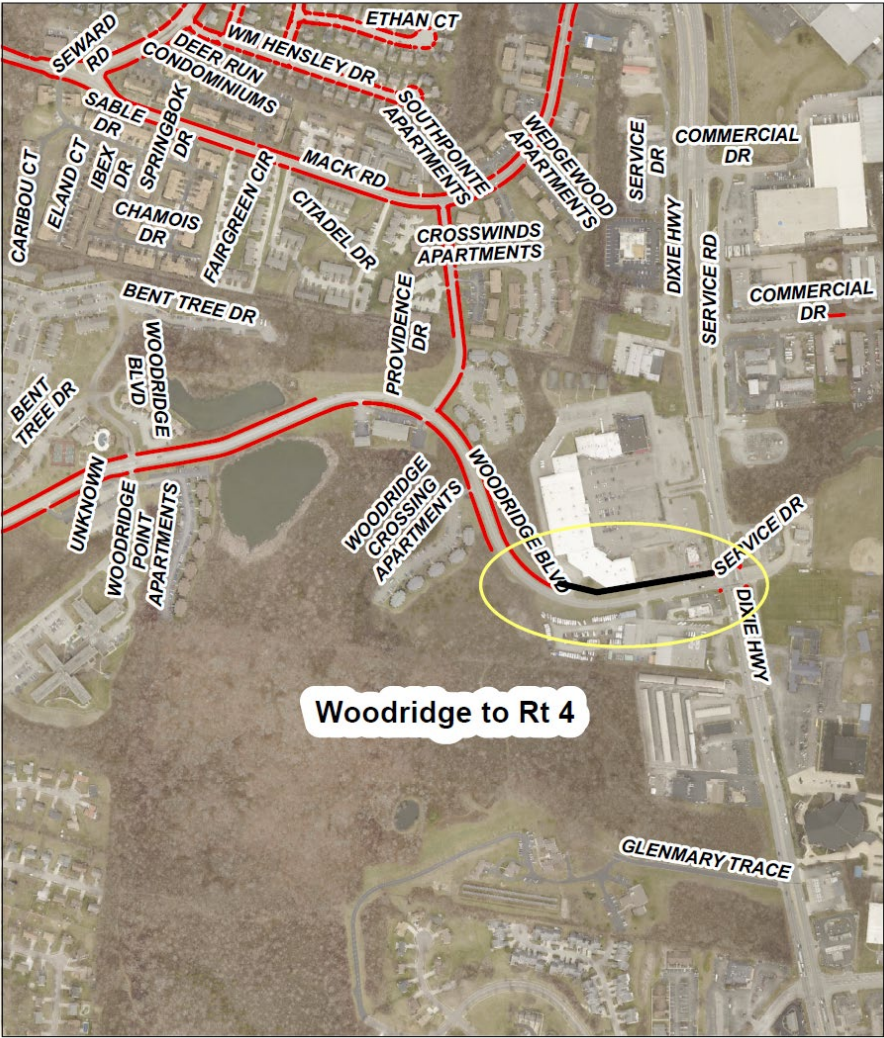
City of Fairfield
Ross Road Sidewalk Gap
Butler County, Ohio



- Ross Road Sidewalk Project
(West Side of Ross / Wildwood
Frontage)



City of Fairfield
Woodridge Sidewalk Gap
Connect to Route 4
Butler County, Ohio



- Woodridge to Rt. 4

Attachment: 20240408_DisparatePopulation (3916 : Disparate Population Discussion)



City of Fairfield
Route 4 Sidewalk Gap
Connect to Springdale
Butler County, Ohio



- Woodridge to Crescentville
(Meets Springdale Connectivity Plan)

Attachment: 20240408_DisparatePopulation (3916 : Disparate Population Discussion)



FAIRFIELD CONNECTS
CONNECTIVITY MASTER PLAN

- Rt 4 (S. Gilmore to Roesch) - \$550,000
- Rt 4 (Roesch to Bypass) - \$347,500
- Ross (Wildwood Frontage) - \$180,000
- Woodridge (to Rt. 4) - \$ 55,250
- Rt 4. (Woodridge to Crescentville) - \$135,000
- **TOTAL - \$1,267,750**

- **Fairfield Amount: \$ 267,750**
- **Butler County ARPA: \$1,000,000**

Attachment: 20240408_DisparatePopulation (3916 : Disparate Population Discussion)



April 8, 2024

Attachment: Flavors of Fairfield Council Overview (3915 : Flavors of Fairfield)



Mofongo City
Dominican



Hot 'N Spicy
Nepali & Indian



Pho District Cincy
Vietnamese



Attachment: Flavors of Fairfield Council Overview (3915 : Flavors of Fairfield)



Caruso's Ristorante
Italian



Cocina Mexicana Los Rodriguez
Hispanic



Trinity Diner
African



APRIL 10 – MAY 15



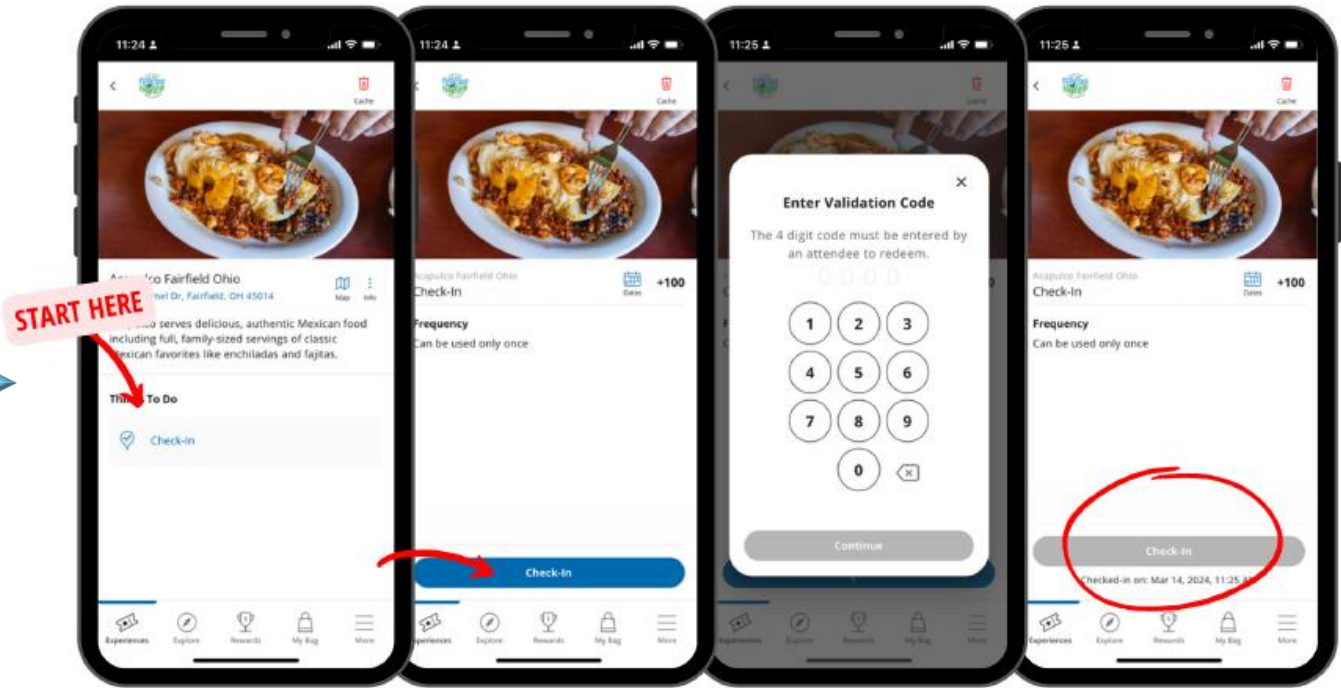
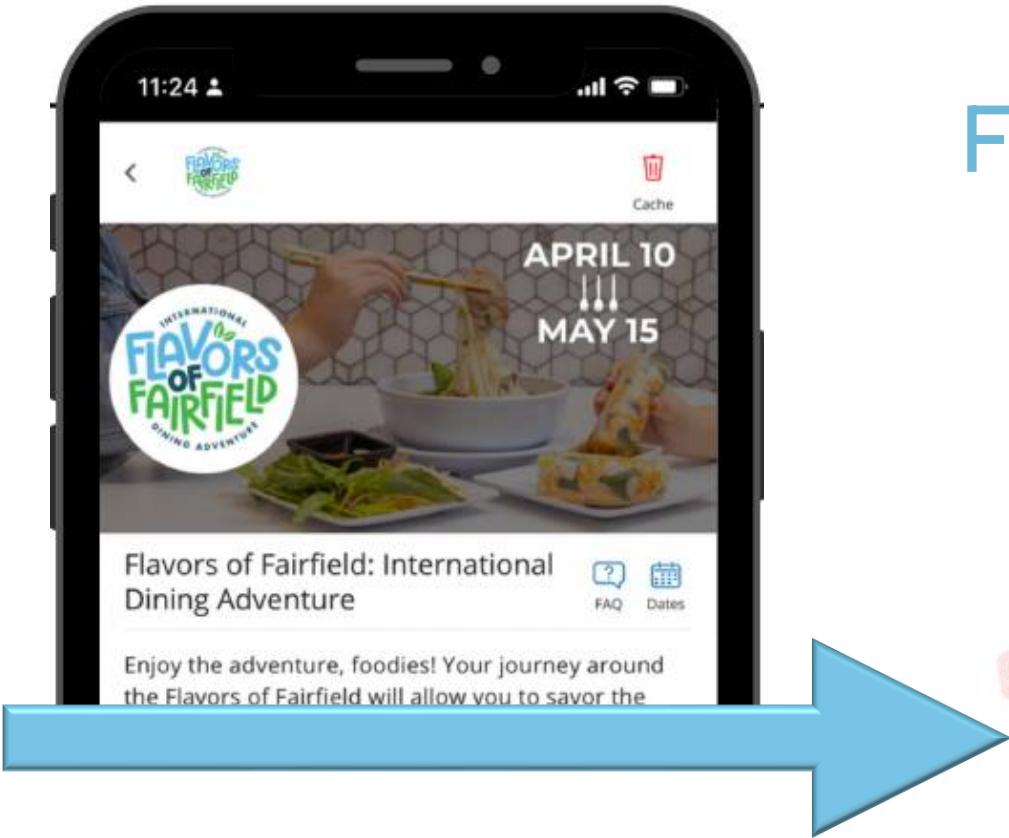


24 Restaurants
& Bakeries



Attachment: Flavors of Fairfield Council Overview (3915 : Flavors of Fairfield)

FlavorsofFairfield.com



Attachment: Flavors of Fairfield Council Overview (3915 : Flavors of Fairfield)

4 CHECK-INS



8 CHECK-INS



Chance to Win



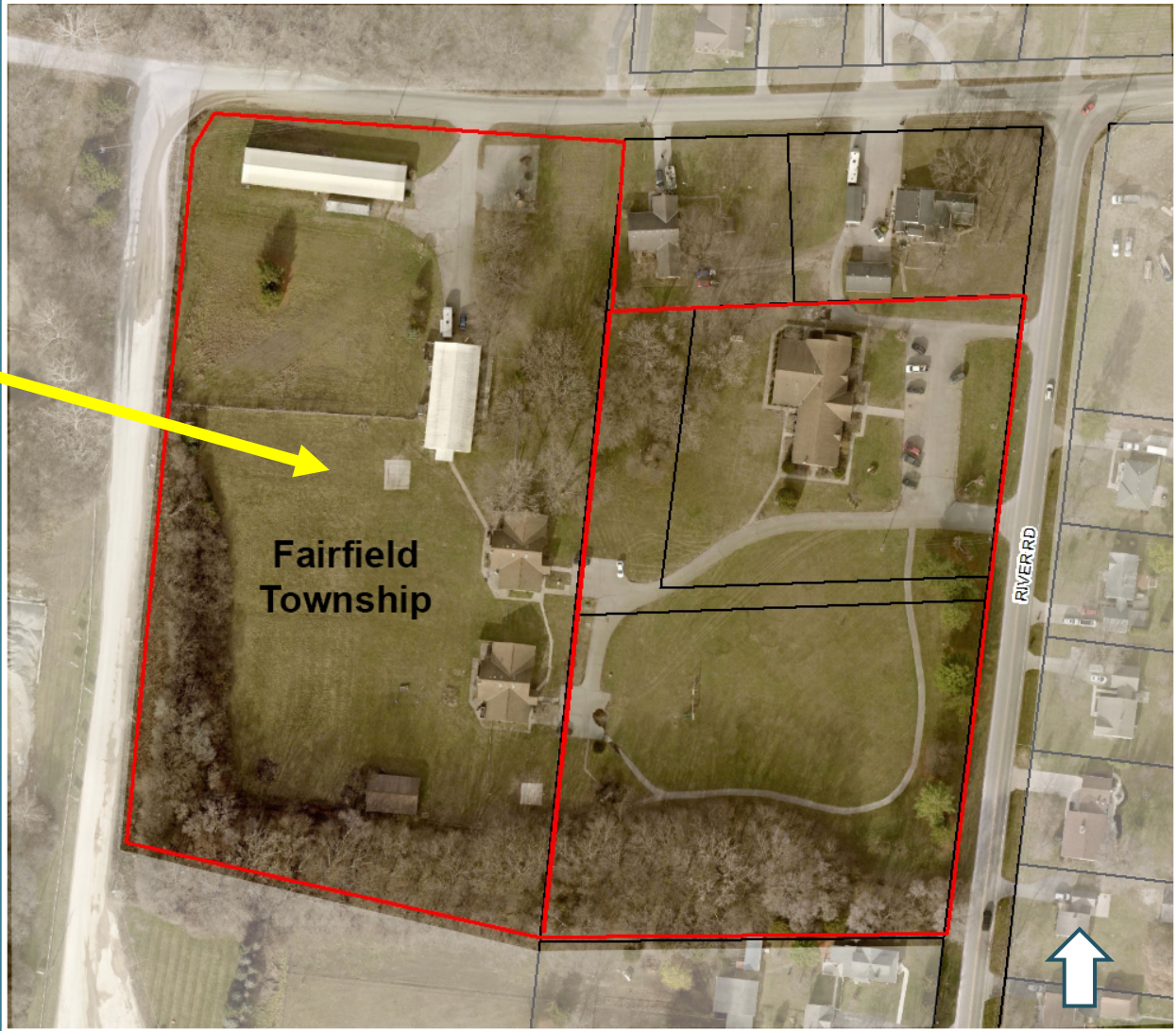
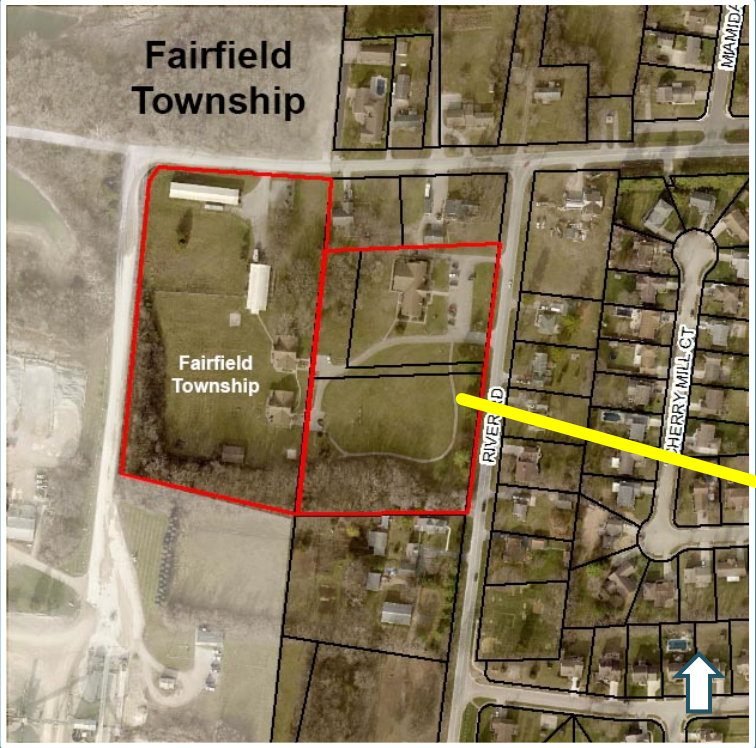
Attachment: Flavors of Fairfield Council Overview (3915 : Flavors of Fairfield)



APRIL 10 – MAY 15
FlavorsofFairfield.com



Optimized Senior Living Public Hearing April 8, 2024





View of open space and residential units in Fairfield Township







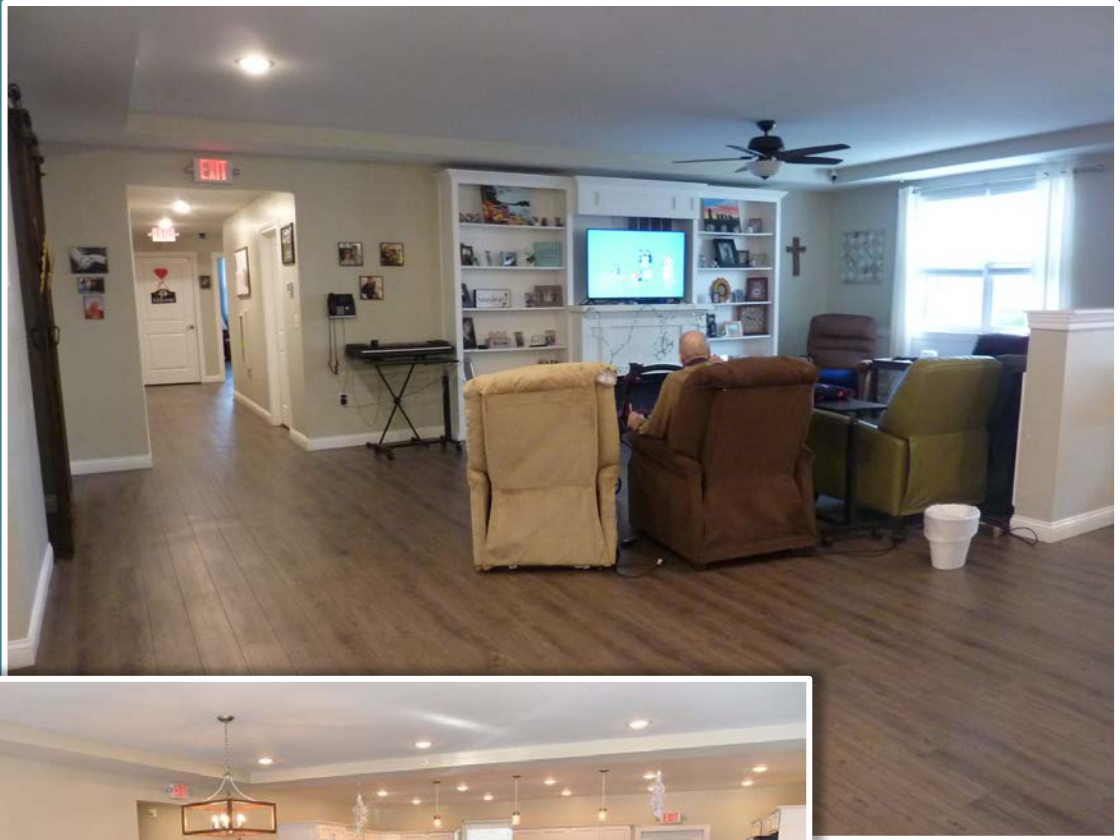
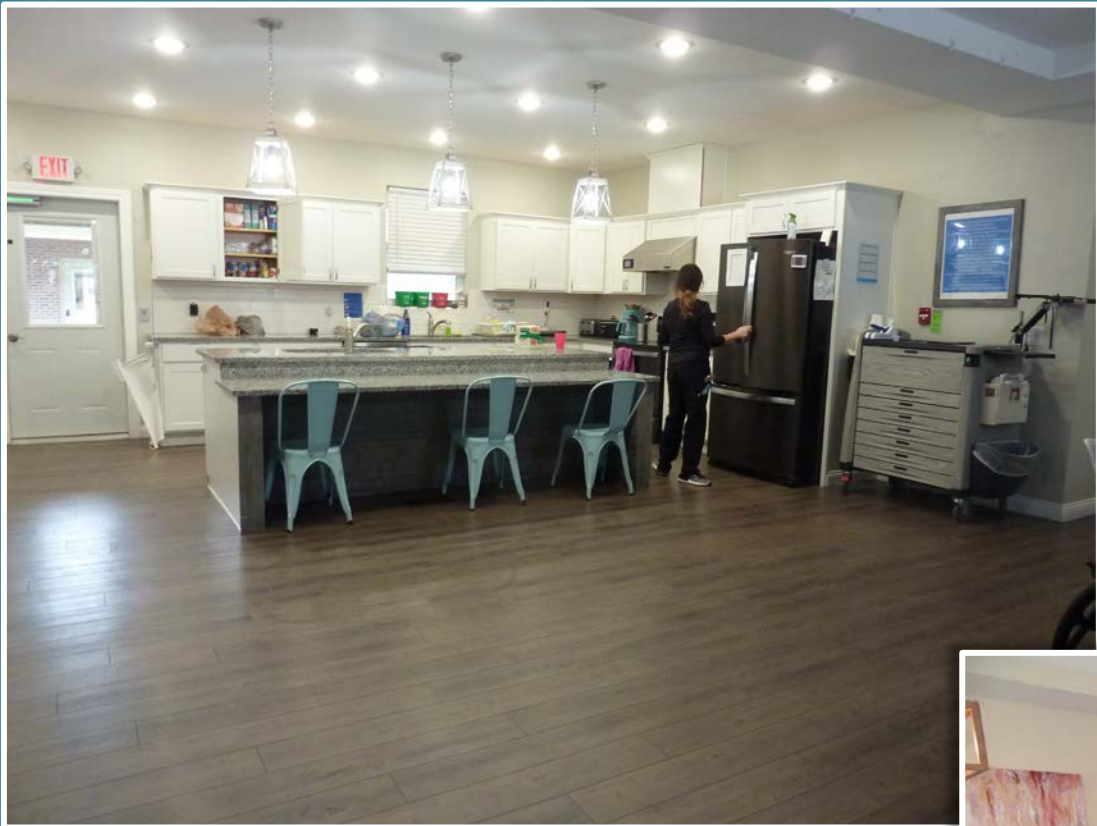
Existing location
in Lebanon





Existing location
in Lebanon



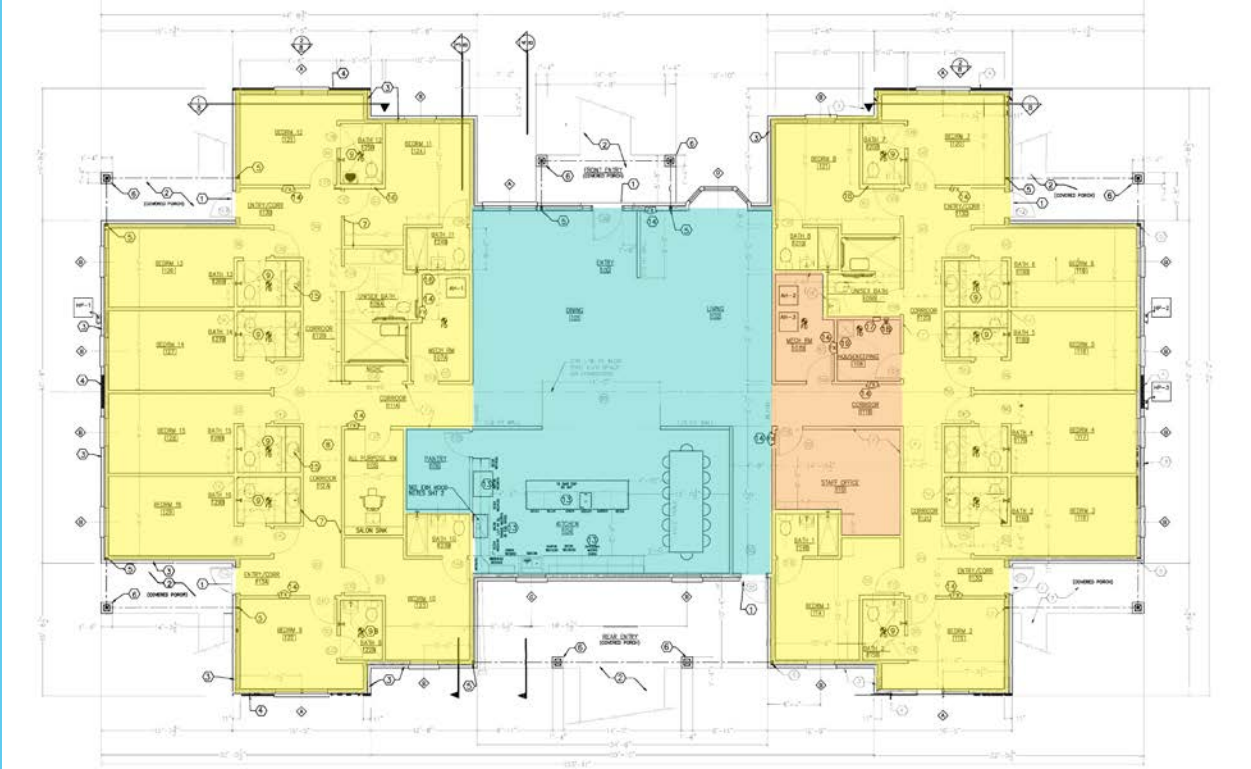


Existing location
in Lebanon

Existing Building



Proposed Building





Attachment: Optimized Senior Living_PH_4.8.24 (3890 : Joint Public Hearing - Optimized

Proposed Elevation for Existing Building



Proposed Elevation for Proposed Buildings

Attachment: Optimized Senior Living_PH_4.8.24 (3890 : Joint Public Hearing - Optimized

Meeting Schedule

March 25, 2024 – 1st Reading

April 8, 2024 – Joint Public Hearing

April 10, 2024 – Planning Commission

April 24, 2024 – 2nd Reading

May 13, 2024 – 3rd Reading

Questions Or Comments