

**City of Fairfield
Minutes
Regular Meeting of City Council
March 28, 2022**

Council-Manager Briefing

5:30 PM - 2022-2026 Capital Improvement Program

Mayor Rhodus called the briefing to order at 5:30 PM. Councilmembers present: Leslie Besl, Dale Paullus, Terry Senger, Tim Abbott, Tim Meyers, Matt Davidson and Gwen Brill.

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

Finance Director Jake Burton and Senior Staff presented the 2022-2026 Capital Improvement Program. 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 Brill 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	Present	
Mitch Rhodus	Mayor	Present	

Agenda Modifications

None.

Executive Session Requests

Councilmember Abbott, seconded by Councilmember Paullus, moved for Executive Session to discuss the purchase of property for public use. Motion carried 7-0.

Special Presentations and Citizen Comments

a. Public Safety Oath of Office - Police

Mayor Rhodus administered the ceremonial oath of office to new members of the Police Department. Chief Maynard introduced each of the officers and welcomed them to the department.

Public Hearing(s)

Clerk Wilson called the Planning Commission Roll Call. Commissioners present: Martin Medler, Melissa O'Brien, Don Hassler, Scott Lepsky, Gwen Ritchie and Doug Robertson.

Joint Public Hearing - Weber Agricultural District Renewal

Mayor Rhodus opened the Public Hearing at 7:12 PM. Clerk Wilson read the meeting notice. Development Services Director Greg Kathman presented an overview and history of the Webers' renewal application. See attached slides. Mayor Rhodus closed the Public Hearing at 7:16 PM.

Joint Public Hearing - Freddy's Restaurant

Mayor Rhodus opened the public hearing at 7:16 PM. Clerk Wilson read the meeting notice. Planning Manager Erin Lynn and the franchise owner presented an overview of the Freddy's Restaurant application. See attached slides. Mayor Rhodus closed the public hearing at 7:27 PM.

Joint Public Hearing - Mercy Health Mixed Use Development

Approval of Minutes

The Regular Meeting Minutes of March 14, 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.

Second Reading held pending Planning Commission recommendation.

RESULT: **TABLED [UNANIMOUS]**

Next: 4/11/2022 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.

Second Reading held pending Planning Commission recommendation.

RESULT: **TABLED [UNANIMOUS]**

Next: 4/11/2022 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 7-0.

Community & Public Relations Committee

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

Simple Motion: Motion to approve the following nominations to the Charter Review Commission: Mark Wilhelm, 1st Ward (by Councilmember Leslie Besl) Edward Swain, 2nd Ward (by Councilmember Dale Paullus) Teresa Durbin, 3rd Ward (by Councilmember Terry Senger) Donna Canaan, 4th Ward (by Councilmember Tim Abbott) Terry White, At-Large (by Councilmember Tim Meyers) Don Moser, At-Large (by Councilmember Matt Davidson) Ron Snell, At-Large (by Councilmember Gwen Brill)

Recommendation:

It is recommended that City Council, via simple motion, appoint the following residents to serve on the Charter Review Commission:

Mark Wilhelm, 1st Ward (by Councilmember Leslie Besl)
Edward Swain, 2nd Ward (by Councilmember Dale Paullus)
Teresa Durbin, 3rd Ward (by Councilmember Terry Senger)
Donna Canaan, 4th Ward (by Councilmember Tim Abbott)
Terry White, At-Large (by Councilmember Tim Meyers)
Don Moser, At-Large (by Councilmember Matt Davidson)
Ron Snell, At-Large (by Councilmember Gwen Brill)

SIMPLE MOTION NO. 7-22. APPROVED 7-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Leslie Besl, Councilmember, 1st Ward
SECONDER:	Tim Abbott, Councilmember, 4th Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Abbott

Public Safety Committee

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

Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Family Dollar Stores of Ohio LLC dba Family Dollar Store 29326, 5056 Pleasant Avenue, Fairfield, OH 45014 (Permit Class C1, C2 & 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 Family Dollar Stores of Ohio LLC dba Family Dollar Store 29326, 5056 Pleasant Avenue, Fairfield, OH 45014 (Permit Class C1, C2 & D6).

SIMPLE MOTION NO. 8-22. APPROVED 7-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Tim Abbott, Councilmember, 4th Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Abbott

Public Utilities Committee

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

Motion to Suspend Second and Third Readings

Councilmember Paullus presented the first reading of this ordinance.

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

Ordinance to authorize the City Manager to enter into a one (1) year contract with Greer Lime Company for the purchase of quick lime for use at the City's Water Treatment Plant, with City option for two additional one (1) year terms.

Recommendation:

It is recommended that City Council authorize the City Manager to enter into a one (1) contract with Greer Lime Company for the purchase of lime for the Water Treatment Plant, with City option for two (2) additional one (1)-year terms. Rules suspension is requested to expedite the contract.

ORDINANCE NO. 32-22. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Tim Abbott, Councilmember, 4th Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, 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:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Abbott

Ordinance to authorize the City Manager to execute a Traffic Signal Maintenance Agreement with the Ohio Department of Transportation (ODOT) for the three traffic signals at I-275 ramps to Winton Road and declaring an emergency.

Recommendation:

It is recommended that City Council authorize the preparation of legislation, with rules suspension and emergency provision, authorizing the City Manager to execute the agreement with ODOT for the City to continue to maintain these traffic signals and for ODOT to reimburse the City per the terms of the agreement.

ORDINANCE NO. 33-22. 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, Abbott

Finance & Budget Committee

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

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Abbott, Councilmember, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Abbott

Ordinance establishing salaries for certain exempt and salaried employees of the City of Fairfield, Ohio, to repeal Ordinance No. 131-21 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 the new rates that are effective April 1, 2022.

ORDINANCE NO. 34-22. APPROVED 7-0.

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

Ordinance to establish salaries and hourly rates for certain salaried and hourly employees of the City of Fairfield, Ohio and to authorize and limit the numbers and types of certain employees, to repeal Ordinance No. 103-21 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 the new rates.

ORDINANCE NO. 35-22. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Councilmember, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Davidson, Brill, 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, Councilmember, 4th Ward
SECONDER:	Matt Davidson, Councilmember, At-Large
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, 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. 36-22. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Councilmember, 4th Ward
SECONDER:	Terry Senger, Councilmember, 3rd Ward
AYES:	Meyers, Davidson, Brill, 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, Councilmember, 4th Ward
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, 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. 37-22. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Councilmember, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Abbott

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Monday, April 11th - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Monday, April 25th - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, May 9th - 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 8:37 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved_____



2022-2026 Capital Improvement Program

Attachment: 2022-2026-Council-Manager (3131 : 2022-2026 Capital Improvement Program)

Agenda

- Overview
 - ✓ Program
 - ✓ Prioritization
 - ✓ Program Summary
 - ✓ Cash Flows
- Public Utilities
 - ✓ Water
 - ✓ Wastewater
- Public Safety
 - ✓ Police
 - ✓ Fire
- Transportation/Infrastructure
 - ✓ Fleet
 - ✓ Facilities
 - ✓ Street
- General Government
 - ✓ Development Services
 - ✓ City Manager's Office
- Leisure Activities
 - ✓ Parks
 - ✓ Golf/Aquatic

Capital Improvement Program (CIP)

- Five-Year CIP

- ✓ Represents a long-term financial plan, including funding sources.
- ✓ Establishes priorities and serves as a planning document or blueprint for the City's investment in capital infrastructure.
- ✓ Provides a breakdown of major project costs and phasing.
- ✓ Does not appropriate money. The Annual Operating Budget and the annual appropriation ordinance(s) are the documents which authorize the actual funding authority for capital projects.

Capital Improvement Program – Priority & Need

- Need Definitions

- ✓ Mandated – legal, public health, safety, or welfare
- ✓ Service Level – maintain current, improve current, or improve efficiency or convenience
- ✓ Development Driven – economic growth, public/private partnership or quality of life

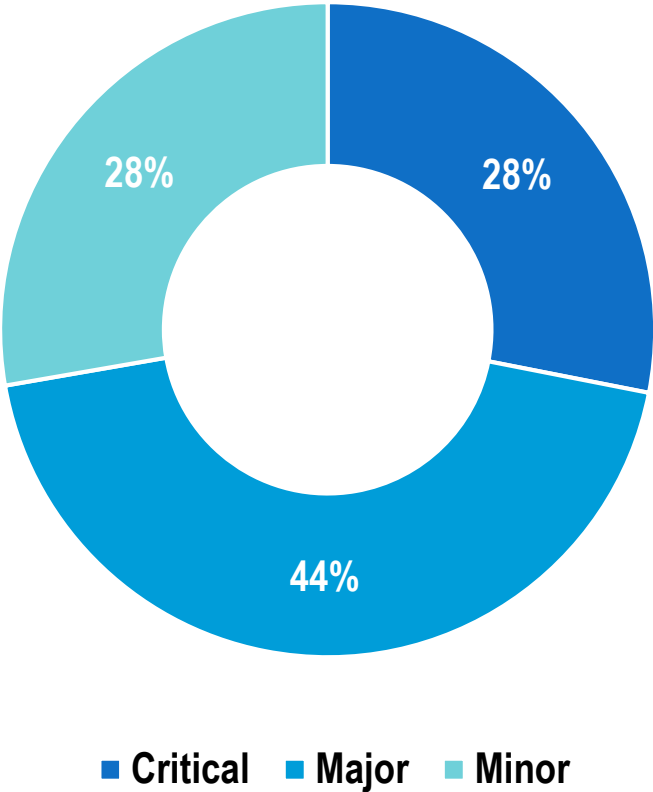
Capital Improvement Program – Priority & Need

- Priority

- ✓ Critical – essential; results in an emergency without it
- ✓ Major – serious; needs attention or is large in scope
- ✓ Minor – not serious; lesser in importance

YEAR	Critical	Major	Minor
2022	12,817,685	14,191,483	4,173,000
2023	6,275,300	11,980,000	4,504,500
2024	3,832,300	10,815,806	4,967,000
2025	5,409,300	6,096,000	10,906,500
2026	4,629,300	8,761,000	7,994,500
	32,963,885	51,844,289	32,545,500

By Priority



Capital Improvement Program – Goal Alignment

- Continued in 2022: Fairfield Forward Comprehensive Plan Goal Alignment
 - ✓ Land Use and Zoning
 - ✓ Housing
 - ✓ Transportation
 - ✓ Economic Development
 - ✓ Public Services
 - ✓ Sustainability



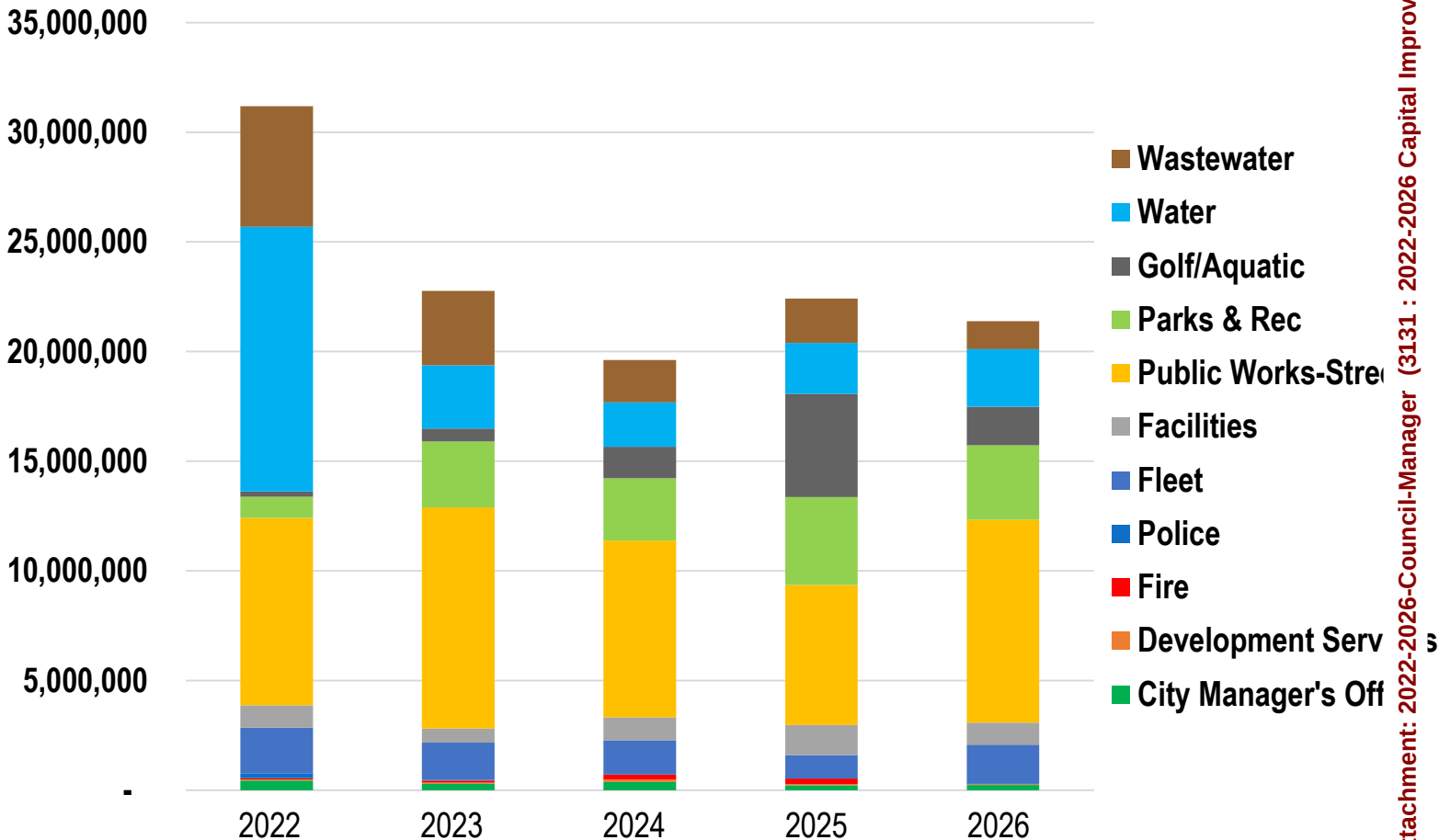
Capital Improvement Program – By Year

- Projects

 - ✓ 5 Year CIP = \$117,353,674

- By Year

 - ✓ 2022: \$31.2 M
 - ✓ 2023: \$22.8 M
 - ✓ 2024: \$19.6 M
 - ✓ 2025: \$22.4 M
 - ✓ 2026: \$21.4 M

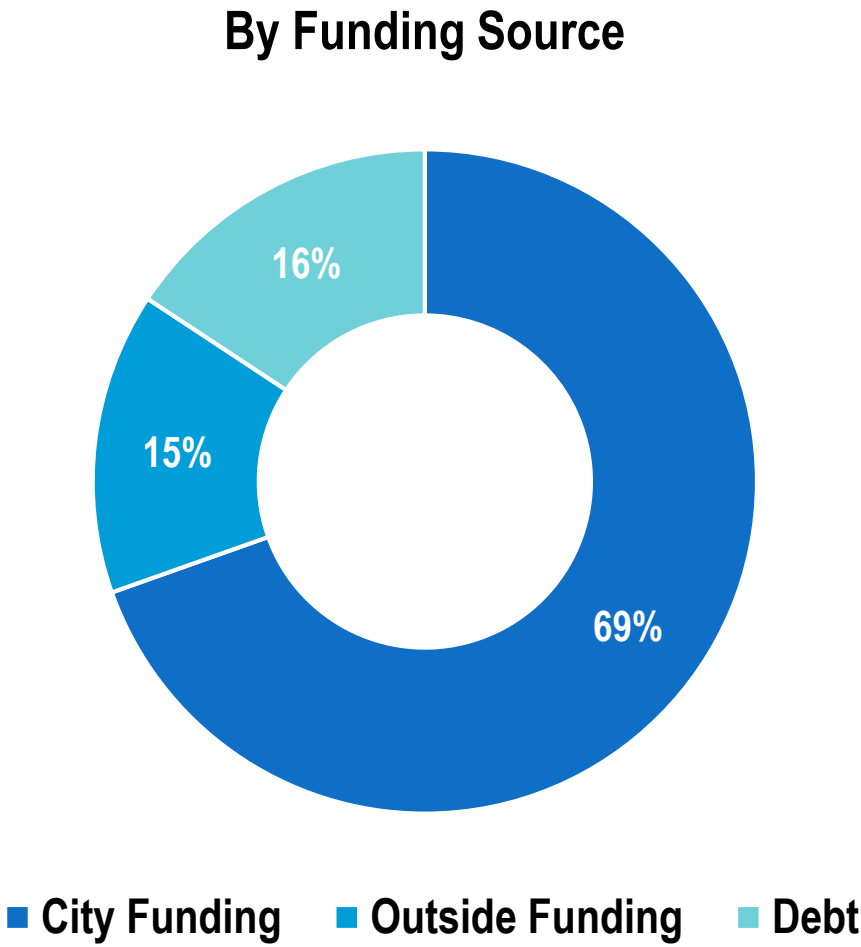


Attachment: 2022-2026-Council-Manager (3131 : 2022-2026 Capital Improvement Program)

Capital Improvement Program – By Funding Source

- By Funding Source

- ✓ City Funding: \$81.65 M
- ✓ Outside Funding: \$17.25 M
- ✓ Debt: \$18.45 M



Capital Improvement Program – Project Funding

• Sources

- ✓ Income Tax
 - General Fund
 - Capital Improvement Fund
 - Street Improvement Fund
- ✓ Charges For Service
 - Water
 - Water Revenue
 - Water Replacement & Improvement
 - Water Surplus
 - Wastewater
 - Sewer Revenue
 - Sewer Replacement & Improvement
 - Sewer Surplus
- ✓ American Rescue Plan Act (ARPA)
 - April 11th Council-Manager Briefing

• Cash Flows

- ✓ Revenues estimated conservatively
- ✓ Expenditures projected aggressively

General Fund

Beginning Unreserved Fund Balance	\$27.1 M
Revenues – Estimated	\$32.5 M
Expenditures – Projected	\$35.1 M
Ending Unreserved Fund Balance	\$24.5 M

Attachment: 2022-2026-Council-Manager (3131 : 2022-2026 Capital Improvement Program)

Capital Improvement Fund

Beginning Unreserved Fund Balance	\$2.6 M
Revenues – Estimated	\$4.5 M
Expenditures – Projected	\$5.9 M
Ending Unreserved Fund Balance	\$1.2 M

Attachment: 2022-2026-Council-Manager (3131 : 2022-2026 Capital Improvement Program)



Adam Sackenheim

Past Expansion Projects – Public Utilities

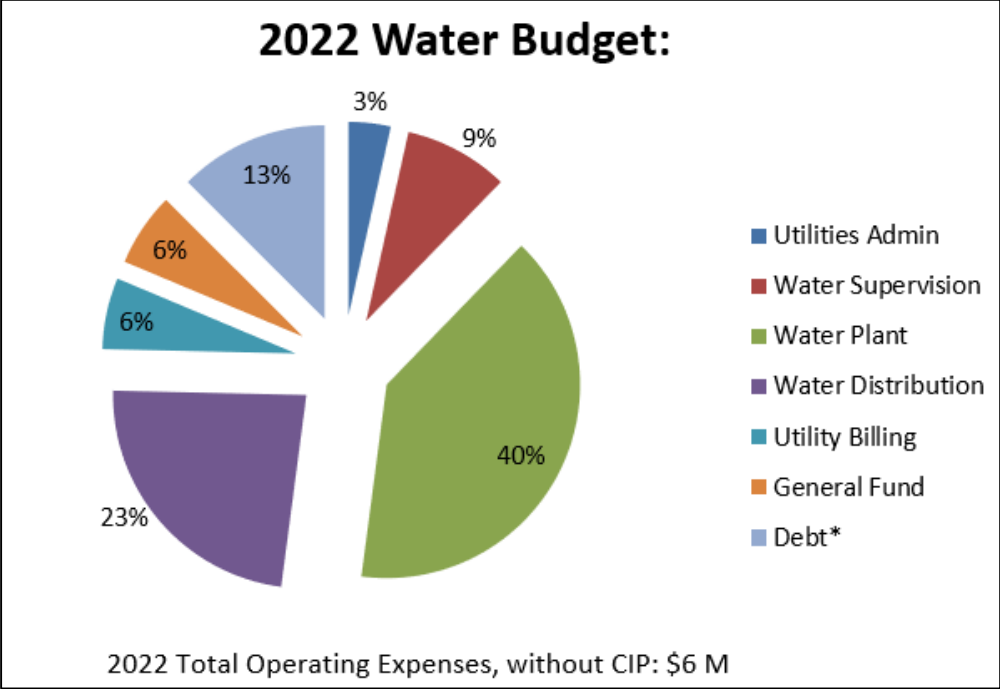
Water

- ✓ 1984 – WTP expansion from 1.5 MGD to 5 MGD
- ✓ 1997 – Seward water tank #2
- ✓ 1999 – WTP expansion from 5 MGD to 9.1 MGD
 - TOTAL COST OF 1999 PROJECT: ~\$6M

Wastewater

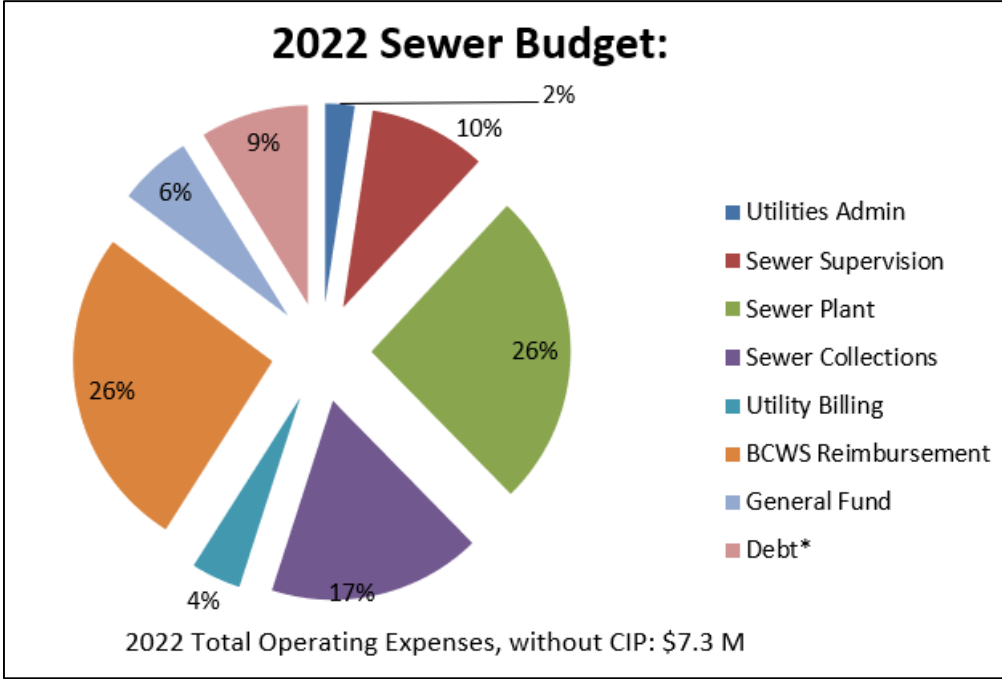
- Wastewater
 - ✓ 1988 – Sewer plant expansion from 8 MGD to 10 MGD
 - ✓ 1998-1999 – Sewer system upgrades
 - Storage lagoons; Broadview LS; Relief sewers
 - TOTAL COST OF 1998 PROJECT: ~\$13.5M

1999 CIP Budget: \$20 M
2022 CIP Budget request: \$17.5 M



2021 SEWER
REVENUES, ALL-
INCLUSIVE: \$9.6M

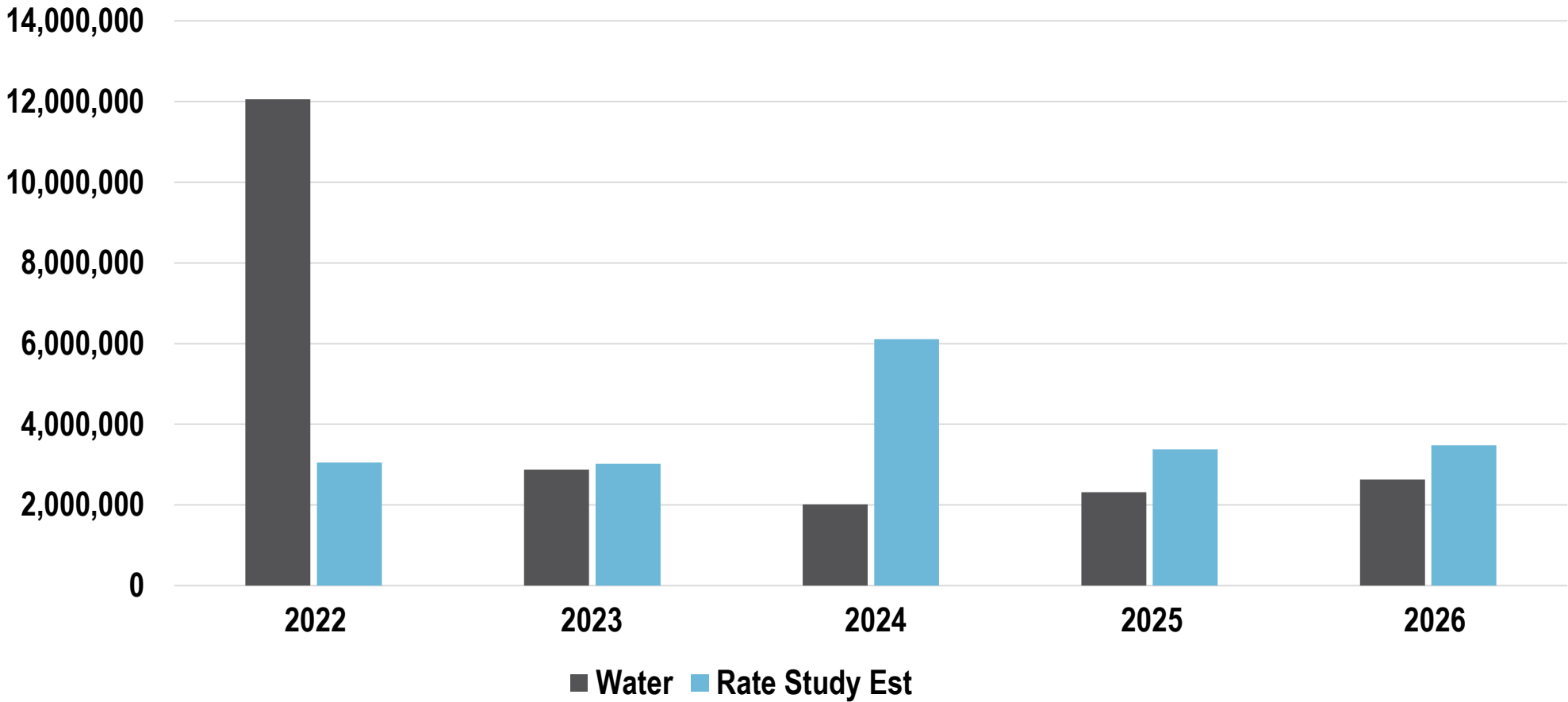
2021 WATER REVENUES,
ALL-INCLUSIVE: \$8.5M



Water Revenue Fund

Beginning Unreserved Fund Balance	\$6.6 M
Revenues – Estimated	\$7.5 M
Expenditures – Projected	\$6.8 M
Ending Unreserved Fund Balance	\$7.3 M

Public Utilities - Water



CIP as Drafted: \$21.9

Rate Study Est: \$19.0

Attachment: 2022-2026-Council-Manager (3131 : 2022-2026 Capital Improvement Program)

Water Projects

- 2022: 24 Projects

- ✓ 4 Critical (\$7.6 M)

- Booster Station Improvements (\$100 K)
 - Distribution System Improvements (\$1.7 M)
 - Water Tank/Tower Maintenance (\$600 K)
 - New Water Tower (\$5.2 M)

- ✓ 16 Major (\$4.31 M)

- Maintain Raw Water Production Wells (\$50 K)
 - Instrumentation Replacement Program (\$20 K)
 - Security/Surveillance (\$25 K)
 - Pump Overhaul/Replacement Program (\$30 K)
 - Replace Major Process Equipment (\$25 K)
 - Water Plant Concrete/Masonry Repair (\$25 K)
 - Replace Fire Hydrants (\$30 K)
 - Small Water Line Improvements (\$150 K)

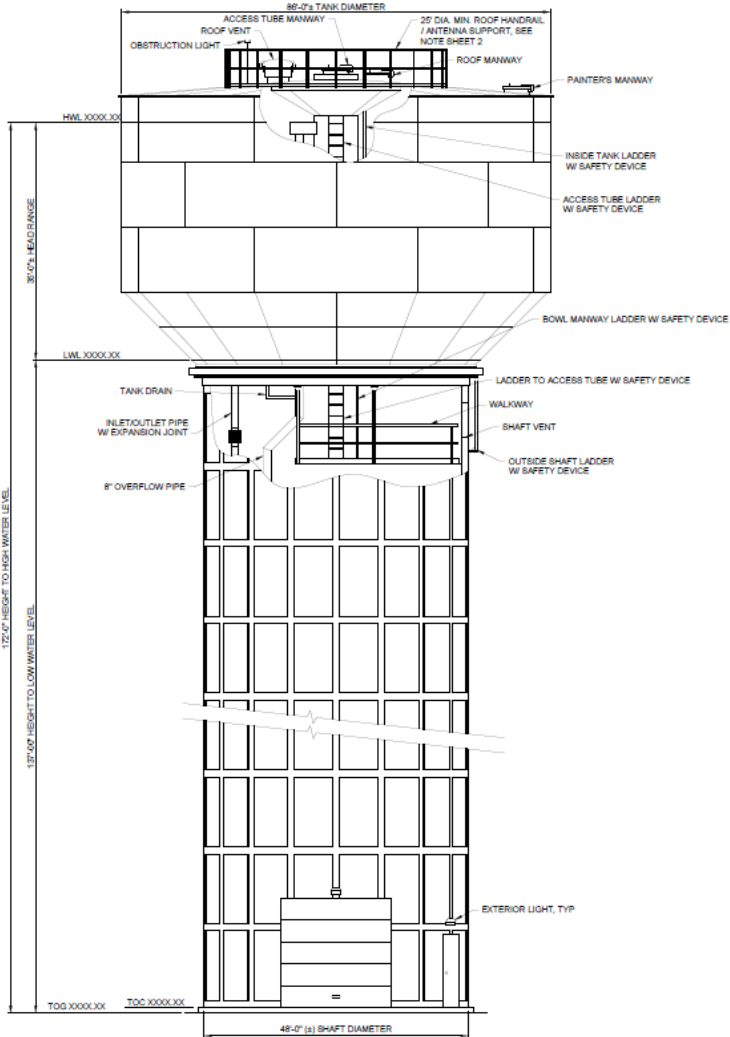
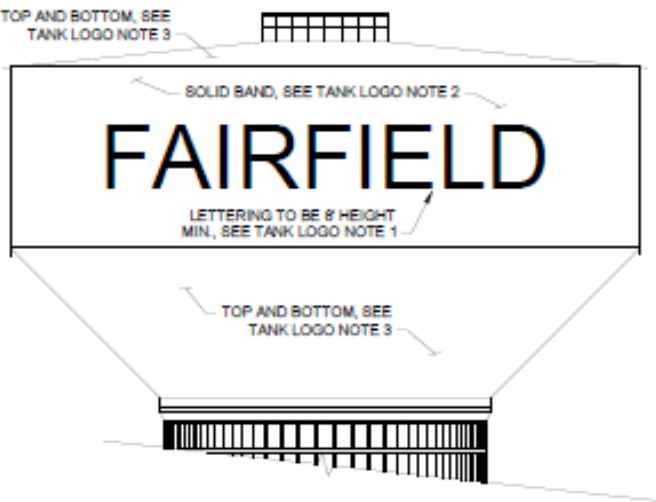
- ✓ 16 Major (\$4.31 M) – Continued

- Water Computer Modeling (\$20 K)
 - Asphalt/Concrete Replacement (\$75 K)
 - Electrical Improvements (\$90 K)
 - Automated Meter Reading (\$2.95 M)
 - New Production Wells (\$700 K)
 - SCADA Integration (\$70 K)
 - Clarifier Rehabilitation (\$30 K)
 - Pipe Gallery Dehumidifiers (\$20 K)

- ✓ 4 Minor (\$149.5 K)

Water – New Water Tower (Critical)

- 2WT25 – (\$5.2 M)



Attachment: 2022-2026-Council-Manager (3131 : 2022-2026 Capital Improvement Program)

Water – Water Tower Maintenance (Critical)

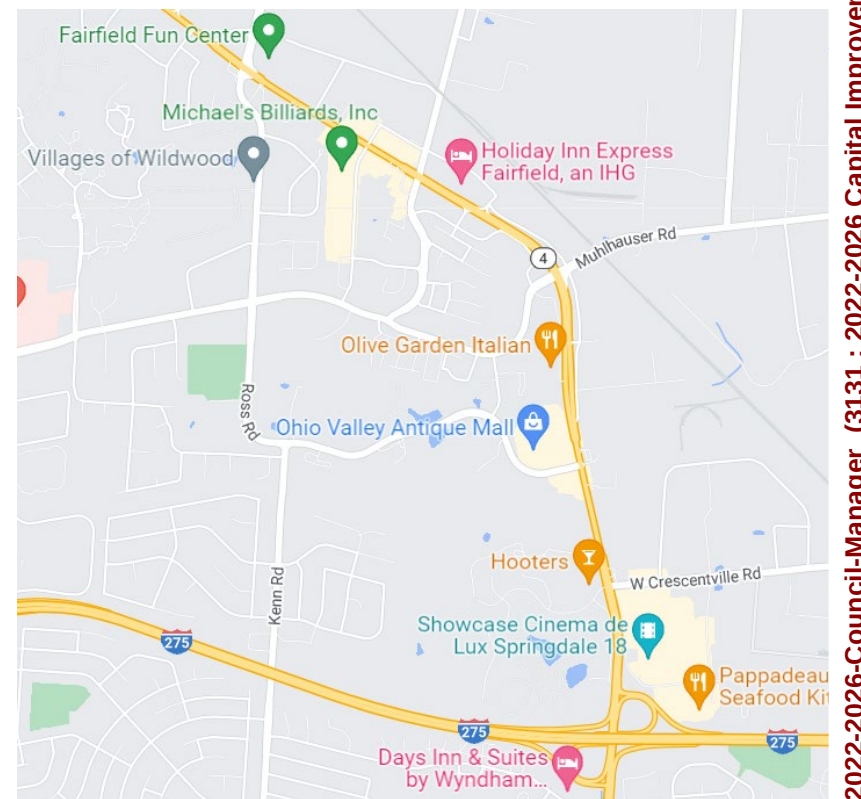
- 2WT12 – (\$600 K)



Attachment: 2022-2026-Council-Manager (3131 : 2022-2026 Capital Improvement Program)

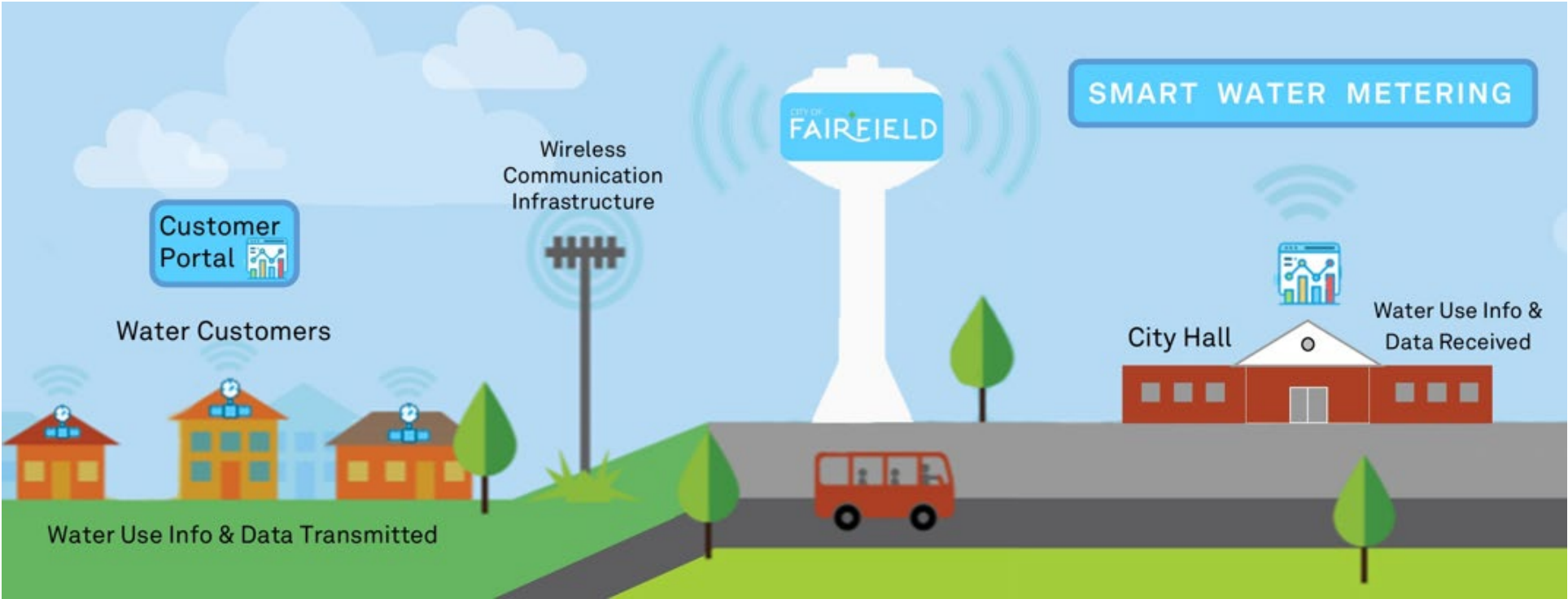
Water – Distribution System Improvements (Critical)

- 2WT11 – (\$1.7 M)
✓ Route 4; South of Bypass 4
- 3WT11 – (\$1.15 M)
✓ John Gray Road
- 4WT11 – (\$500 K)
✓ Industry



Water – Automatic Meter Reading (Major)

- 2WT17 (Water) + 2WW14 (Sewer) = \$5.9 M



Attachment: 2022-2026-Council-Manager (3131 : 2022-2026 Capital Improvement Program)

Water – New Production Wells (Major)

- 2WT22 – (\$700 K)

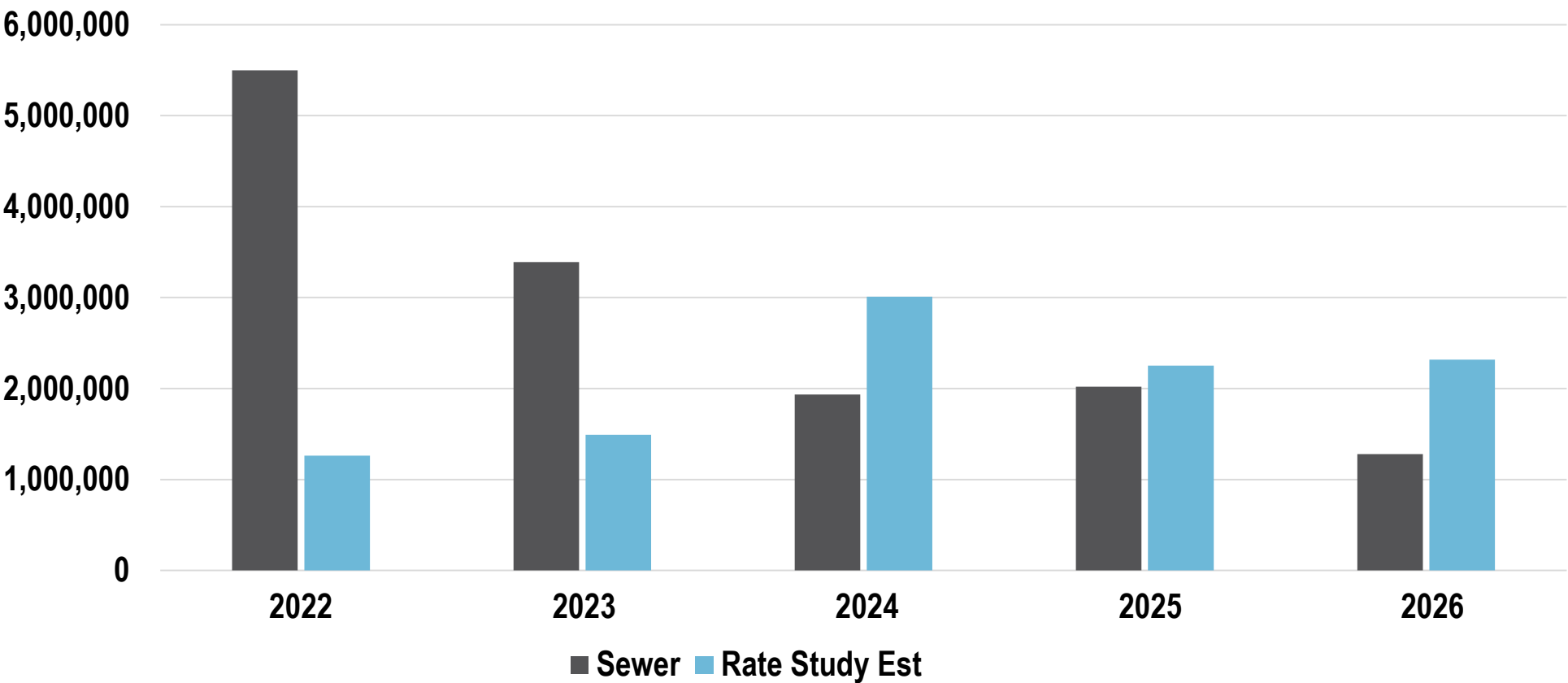


Attachment: 2022-2026-Council-Manager (3131 : 2022-2026 Capital Improvement Program)

Sewer Revenue Fund

Beginning Unreserved Fund Balance	\$7.1 M
Revenues – Estimated	\$8.8 M
Expenditures – Projected	\$9.0 M
Ending Unreserved Fund Balance	\$6.9 M

Public Utilities – Wastewater



CIP as Drafted: \$14.1 M

Rate Study Est: \$10.3 M

Attachment: 2022-2026-Council-Manager (3131 : 2022-2026 Capital Improvement Program)

Sewer Projects

- 2022: 25 Projects

- ✓ 2 Critical (\$500 K)

- Sanitary Sewer Rehabilitation (\$150 K)
 - Secondary Clarifier Rehabilitation (\$350 K)

- ✓ 15 Major (\$4.8 M)

- Root Control Maintenance Program (\$20 K)
 - Primary System Tank Overhaul (\$100 K)
 - Instrumentation Replacement Program (\$15 K)
 - Pump Overhaul/Replacement Program (\$125 K)
 - Pavement Repairs and Replacement (\$15 K)
 - Electrical Improvements (\$14 K)
 - Sanitary Sewer Flow Modeling (\$7.5 K)
 - Automatic Meter Reading (\$2.95 M)

- ✓ 15 Major (\$4.8 M) - Continued

- Aeration System Improvements (\$180 K)
 - Primary Boiler Replacement (\$325 K)
 - Water Main Improvements (\$250 K)
 - Lime Residual Sanitary Sewer (\$20 K)
 - Commerce Center Sewer Upgrades (\$750 K)
 - Repair/Replace EQ Liners (\$25 K)
 - Well Abandonment (\$8 K)

- ✓ 8 Minor (\$193.5 K)

Wastewater – Secondary Clarifier Rehabilitation (Critical)

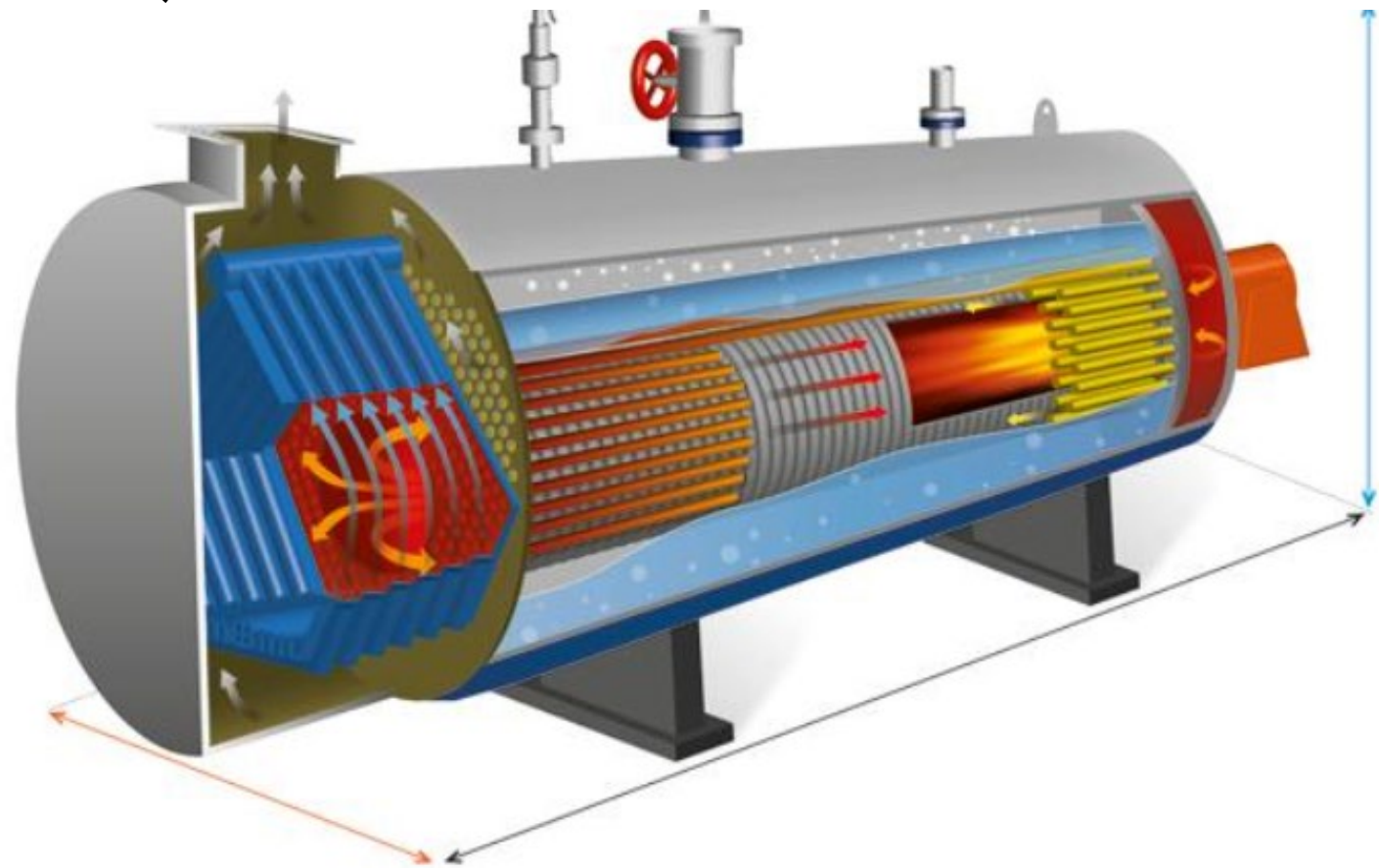
- 2WW19 – (\$350 K)



Attachment: 2022-2026-Council-Manager (3131 : 2022-2026 Capital Improvement Program)

Wastewater – Primary Boiler Replacement (Major)

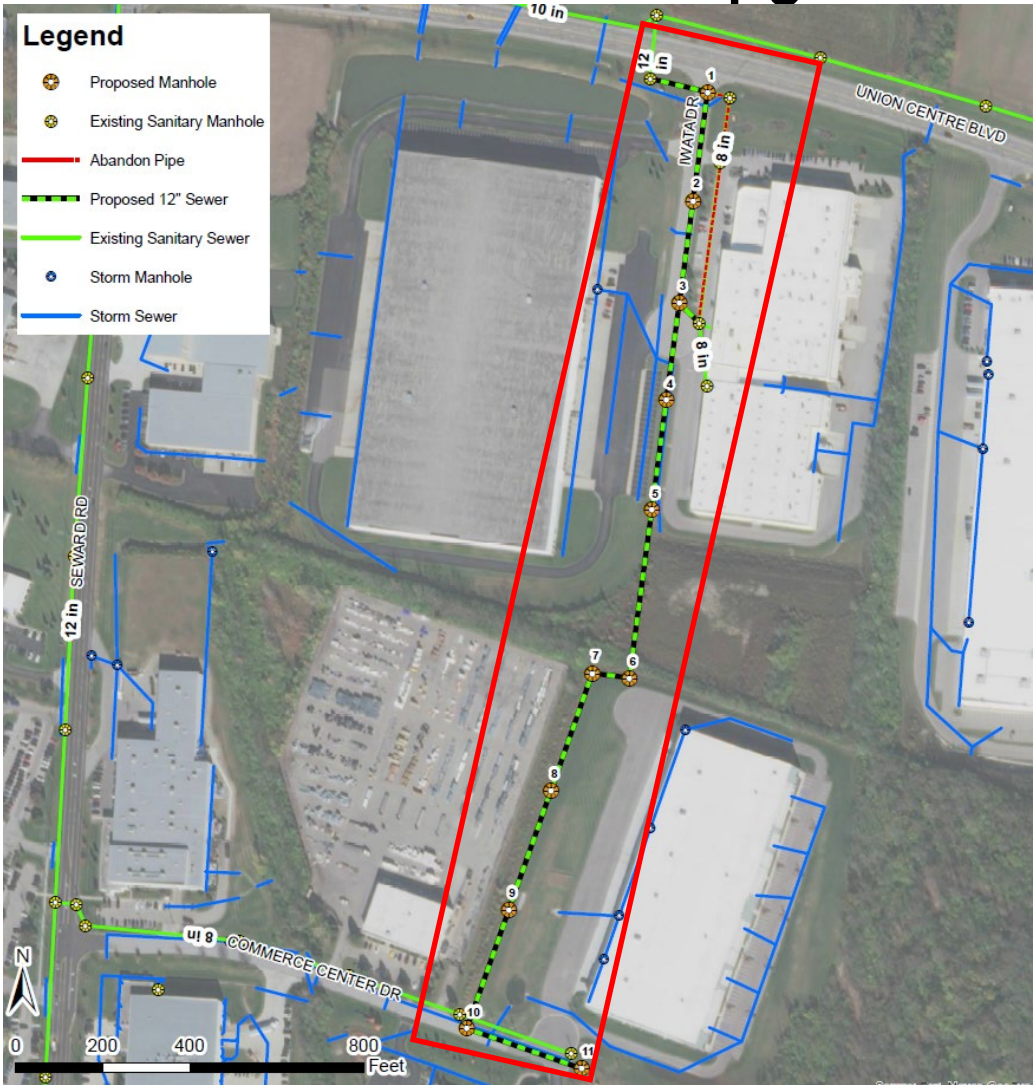
- 2WW17 – (\$325 K)



Attachment: 2022-2026-Council-Manager (3131 : 2022-2026 Capital Improvement Program)

Wastewater – Commerce Center Sewer Upgrades (Major)

- 2WW17 – (\$750 K)



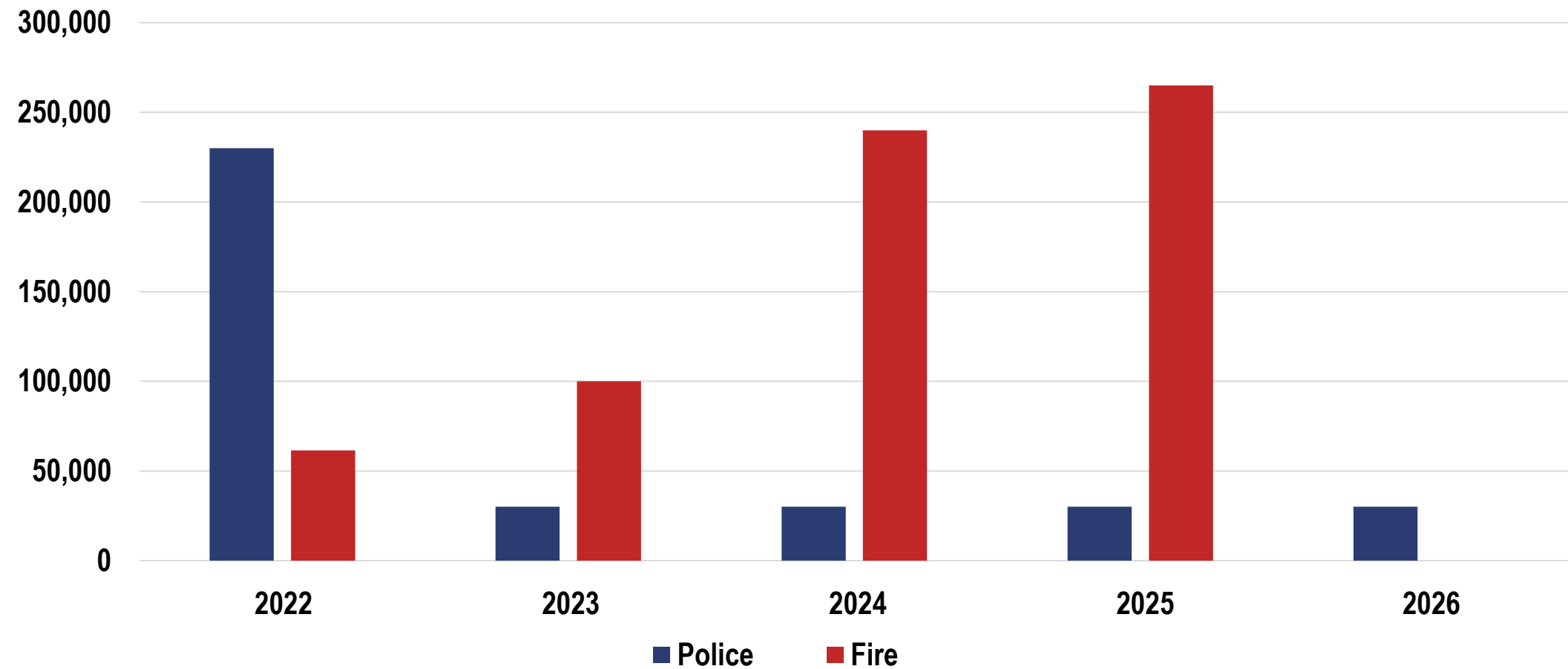
Attachment: 2022-2026-Council-Manager (3131 : 2022-2026 Capital Improvement Program)



Chief Steve Maynard & Chief Don Bennett

Attachment: 2022-2026-Council-Manager (3131 : 2022-2026 Capital Improvement Program)

Public Safety – Police & Fire



Attachment: 2022-2026-Council-Manager (3131 : 2022-2026 Capital Improvement Program)

Public Safety - Police

- 2022 – 3 Projects
 - ✓ 1 Major (\$50 K)
 - Taser Replacement (\$50 K)
 - ✓ 2 Minor (\$100 K)
 - Upgrade Kennels (\$70 K)
 - Police Vehicle Equipment (\$30 K)
- Primary funding sources:
 - ✓ 402-Capital Improvement Fund (\$100 K)
 - ✓ 211-Law Enforcement Fund (\$50 K)
- 2022-26 CIP Binder
 - ✓ Includes \$80K for Dispatch Console which will be rolled into CAD/RMS replacement & removed from 2022-2026 CIP



New Kennel



Old Kennel



Attachment: 2022-2026-Council-Manager (3131 : 2022-2026 Capital Improvement Program)

Public Safety - Fire

- 2022 – 2 Projects

- ✓ 2 Major

- Replacement Hose and Fire Equipment (\$45 K)
 - Station Monitors and Alerting (\$16.5 K)

- Primary funding source:

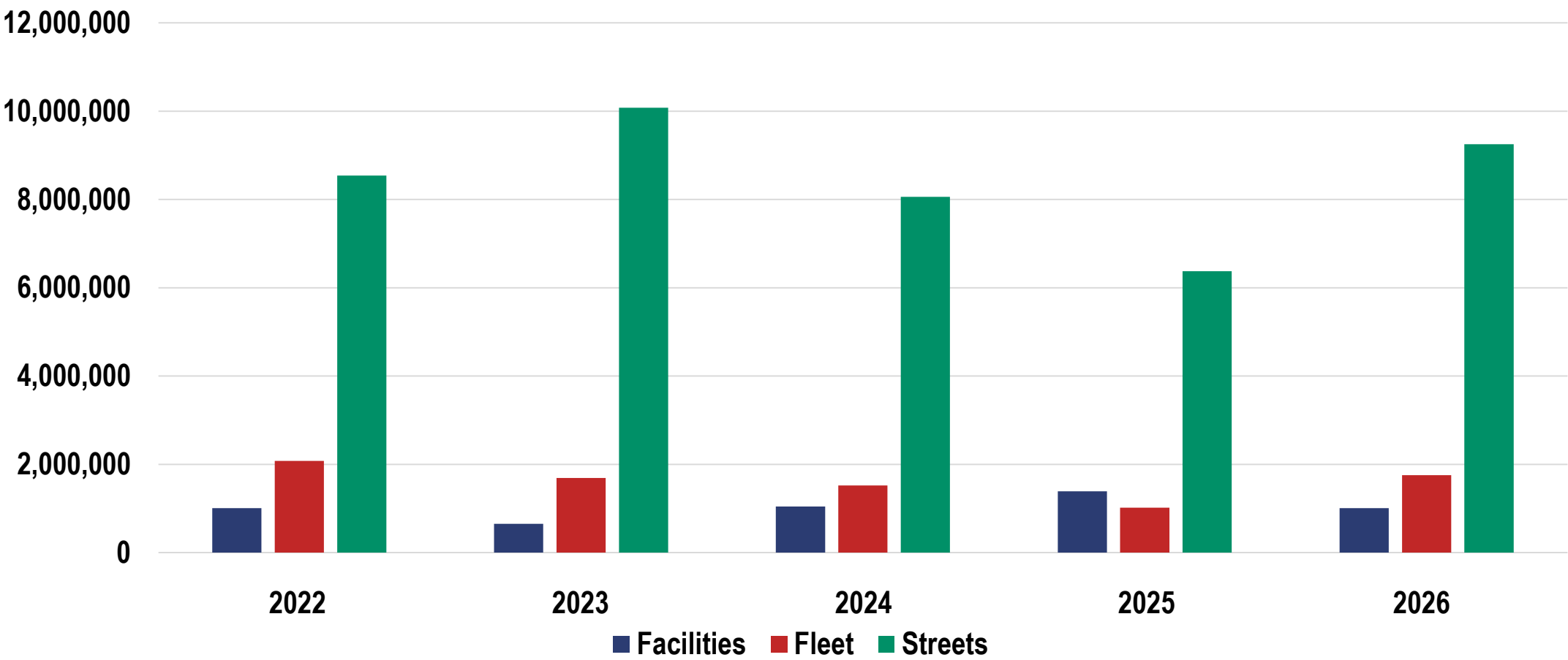
- ✓ 402-Capital Improvement Fund (\$61.5 K)



FAIRFIELD
PUBLIC WORKS

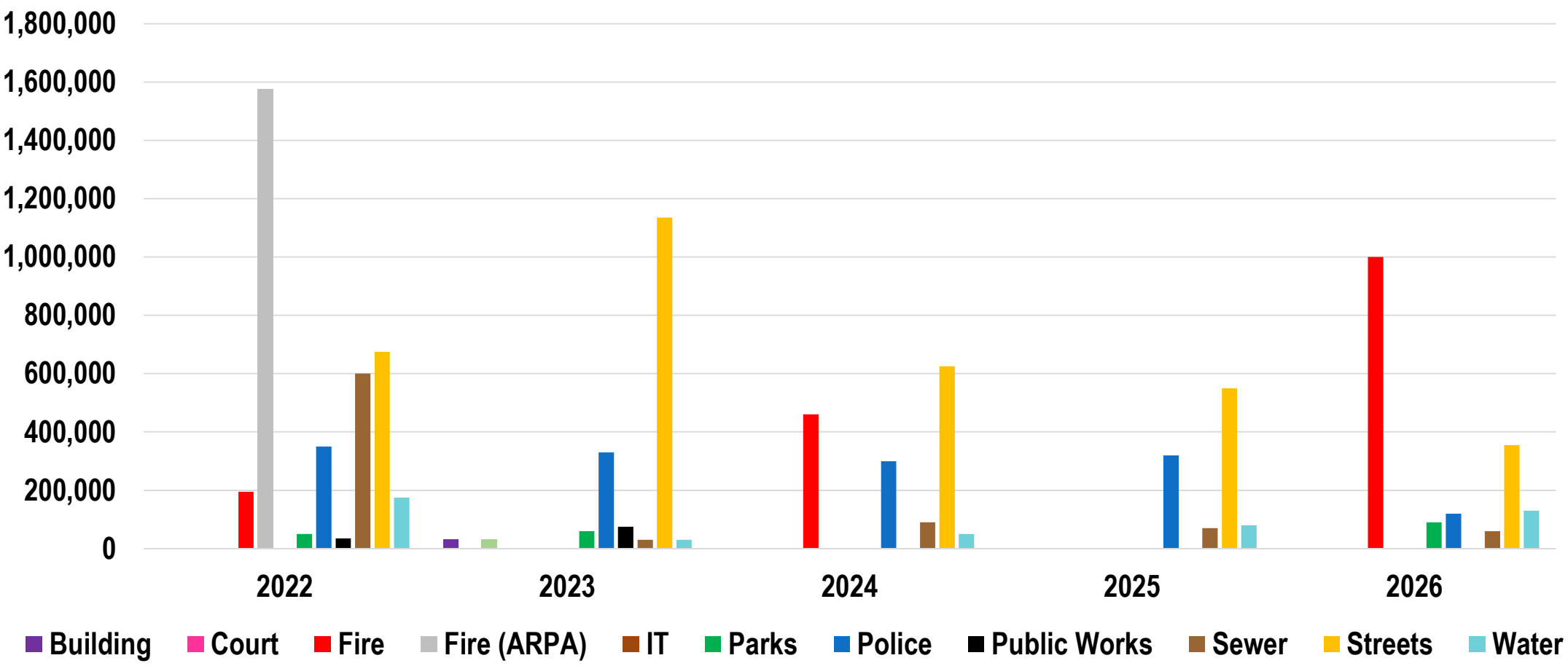
Ben Mann

Transportation/Infrastructure – Fleet, Facilities, & Streets



Attachment: 2022-2026-Council-Manager (3131 : 2022-2026 Capital Improvement Program)

Transportation – Fleet by Department



Attachment: 2022-2026-Council-Manager (3131 : 2022-2026 Capital Improvement Program)

Transportation – Fleet

- 2022 – 12 Projects

- ✓ 5 Major (\$1.505 M)

- Replacement Snow Truck-Street (\$230 K)
 - Replacement of Case Loader-Street (\$220 K)
 - Replacement Patrol Vehicles-Police (\$260 K)
 - Replacement of Staff Vehicles-Fire (\$195 K)
 - Replacement of Sewer Vacuum Truck (\$600 K)

- ✓ 7 Minor (\$575 K)

- Primary funding sources:

- ✓ 402-Capital Improvement Fund (\$1.305 M)

- Fire (\$195 K)
 - Parks (\$50 K)
 - Police (\$350 K)
 - Public Works – Engineering (\$35 K)
 - Public Works – Street (\$675 K)
 - \$25 K from State Grant; Snow Truck

- ✓ 605-Water Surplus Fund (\$175 K)

- ✓ 624-Sewer Surplus Fund (\$600 K)



- ✓ 402-ARPA Funds (\$1.575 M)

- Fire Truck (\$1.2 M)
 - Ambulance (\$375 K)

Facilities

- 2022 – 9 Projects

- ✓ 3 Major (\$115 K)

- Fire Alarm Communications (\$20 K)
 - Municipal Building & Annex Repairs (\$25 K)
 - Firehouse Repairs & Upgrades (\$70 K)

- ✓ 6 Minor (\$895 K)

- Primary funding sources:

- ✓ 402-Capital Improvement Fund (\$1.01 M)



Street Improvement Fund

Beginning Unreserved Fund Balance	\$9.9 M
Revenues – Estimated	\$6.7 M
Expenditures – Projected	\$8.0 M
Ending Unreserved Fund Balance	\$8.6 M

Transportation - Street

- 2022 – 30 Projects
 - ✓ 4 Critical (\$4.37 M)
 - ✓ 15 Major (\$2.83 M)
 - ✓ 11 Minor (1.35 M)
- Primary funding sources:
 - ✓ 401-Street Improvement Fund (\$4.59 M)
 - ✓ 402-Capital Improvement Fund (\$1.46 M)
 - ✓ 100-General Fund (\$205 K)
 - ✓ 205-County Motor Vehicle Fund (\$5 K)
 - ✓ 211-Law Enforcement Fund (\$5 K)
 - ✓ 411-Downtown Development Fund (\$15 K)
 - ✓ 604-Water Replacement & Imp. Fund (\$55 K)
 - ✓ Grant/Other Funding (\$2.21 M)



Transportation - Street

- 2022 – 30 Projects

- ✓ 4 Critical (\$4.37 M)

- Annual Street Paving Program (\$2.79 M)
 - Rt. 4/Michael/Camelot Construction (\$1.48 M)
 - \$1.3 M grant funded
 - Storm Sewer Lining (\$100 K)
 - Geotechnical Exploration & Testing (\$10 K)



Transportation - Street

• 2022 – 30 Projects

✓ 15 Major (\$2.83 M)

- Traffic Engineering (\$20 K)
- Drainage Improvements–Contracted/In-house (\$200 K)
- Annual Concrete Curb Program (\$1.45 M)
- Pavement Marking (\$75 K)
- Street Maintenance–Crack Sealing (\$15 K)
- CCTV Replacement (\$10 K)
- Sidewalk/Apron Program (\$165 K)
- Rt. 4 Sidewalk (Camelot to Nilles) (\$23.5 K)
- Patterson 3 Lane Widening–Engineering (\$32.5 K)
- Holden–North Gilmore Sidewalk (\$150 K)
- S. Gilmore (Resor–Mack)–Engineering (\$384.4 K)
- Ross Rd Sidewalk (Kay to Cheryl) (\$50 K)
- S. Gilmore (Old Gilmore to Resor) (\$200 K)
- Pleasant Ave (Wessel to Patterson) (\$50 K)

✓ 11 Minor (\$1.35 M)

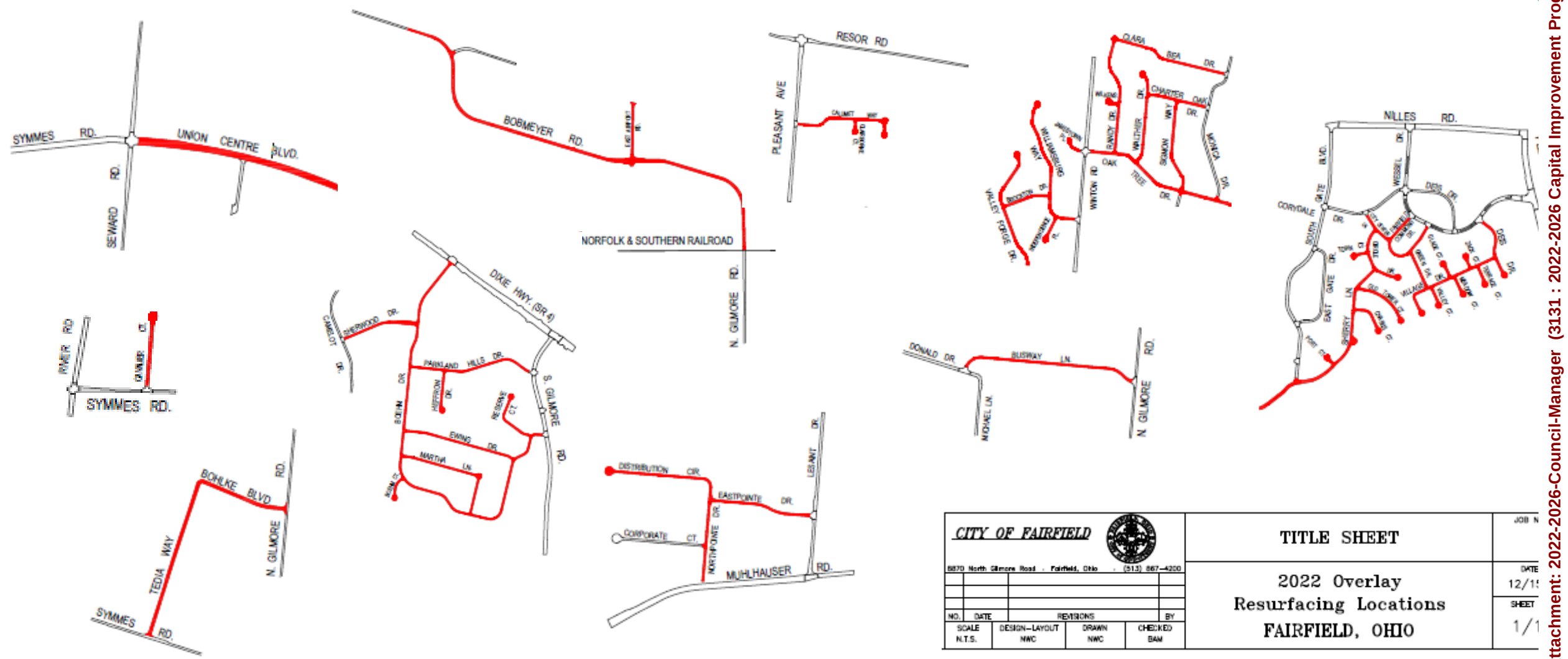


Street Sustainability Plan (Critical)

- Resolution 11-20 – Fairfield City Council
 - ✓ To avoid significant fluctuations in the repair/resurfacing of streets and roads and ensure streets and roads do not fall into disrepair, a minimum average of **5.4% to 6.1%** (**currently 23.5 ± 1.5 lane miles**) of the total Lane Miles of streets and roads will be repaved annually based on a three-year average.
 - 2022 Projected Lane Miles: 23.77
 - 2023 Projected Lane Miles: 23.83 + 8.63 (Route 4)
 - Utilizing ODOT & OPWC funding for Route 4 in 2023
 - 2024 Projected Lane Miles: 23.91



Street Sustainability Plan – 2022 Overlay Map (Critical)



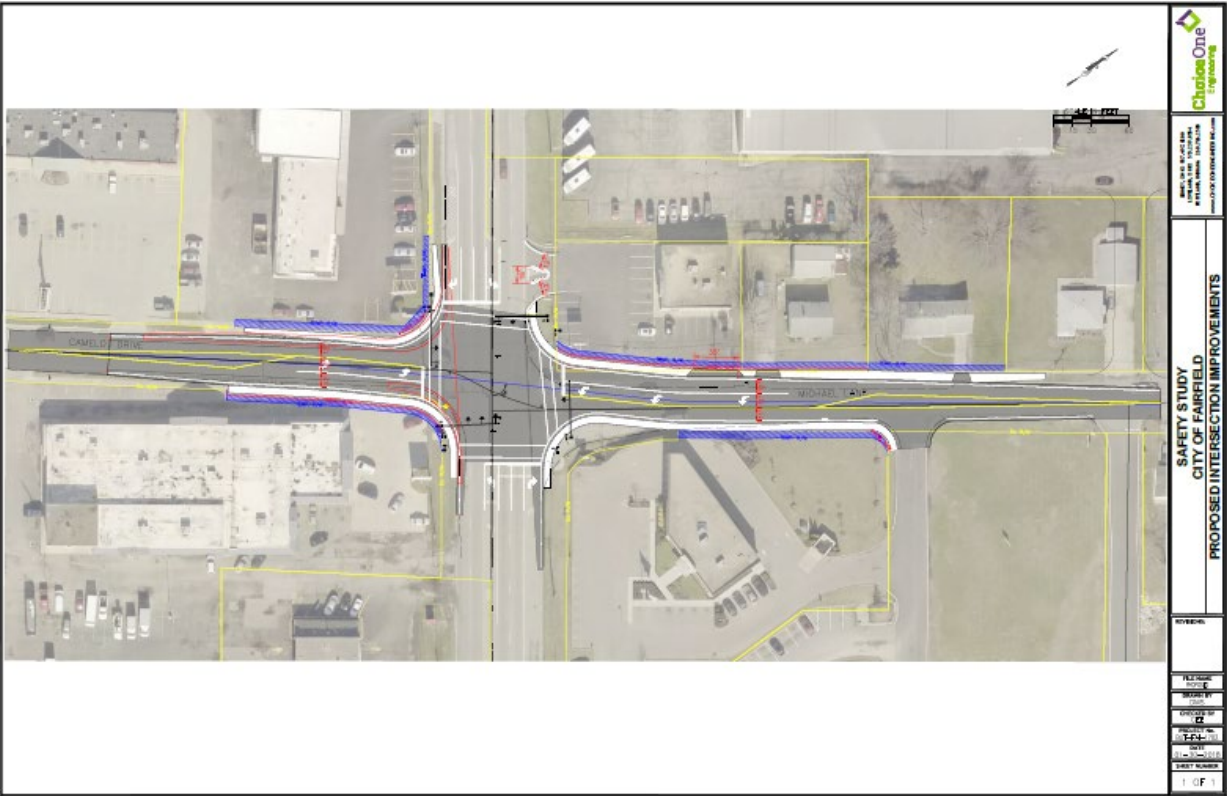
Attachment: 2022-2026 Council-Manager (3131 : 2022-2026 Capital Improvement Program)

S. Gilmore (Resor-Mack) – Engineering (Major)

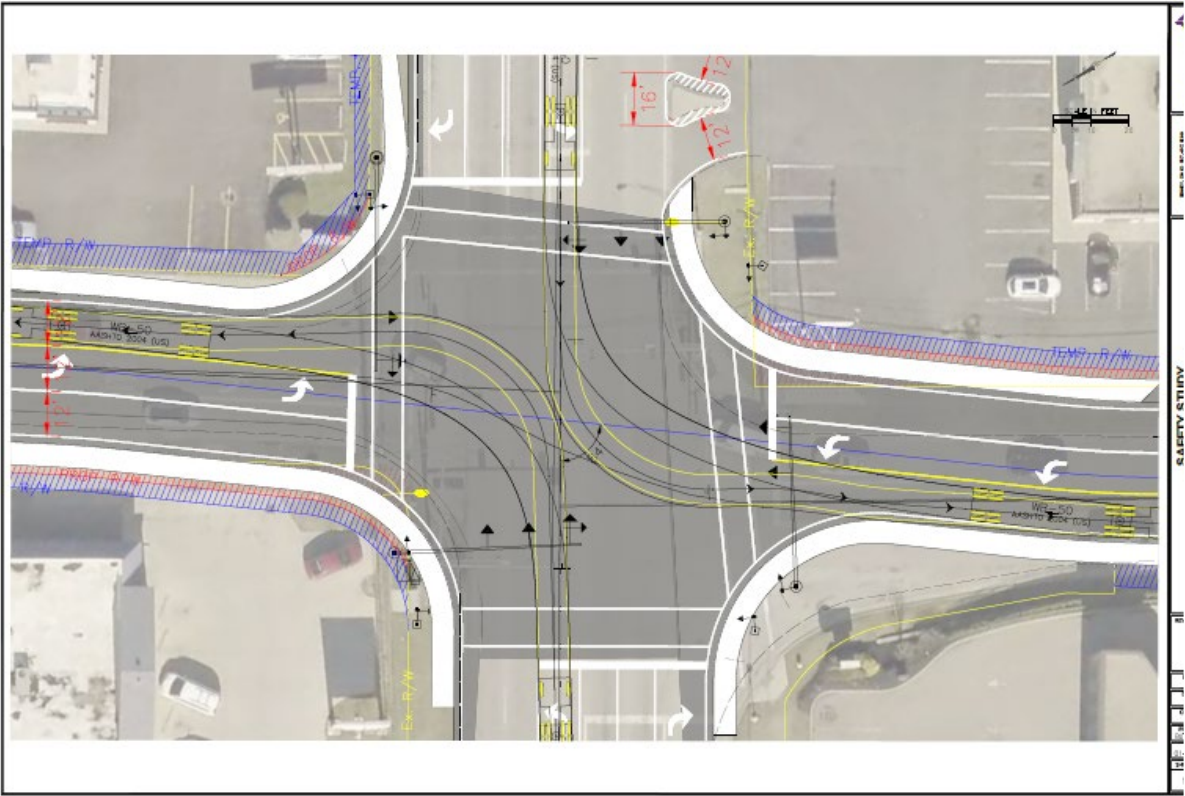


Attachment: 2022-2026 Council-Manager (3131 : 2022-2026 Capital Improvement Program)

Rt. 4/Michael/Camelot - Construction (Critical)



Proposed Intersection Improvements



Truck Turns

Attachment: 2022-2026 Council-Manager (3131 : 2022-2026 Capital Improvement Program)

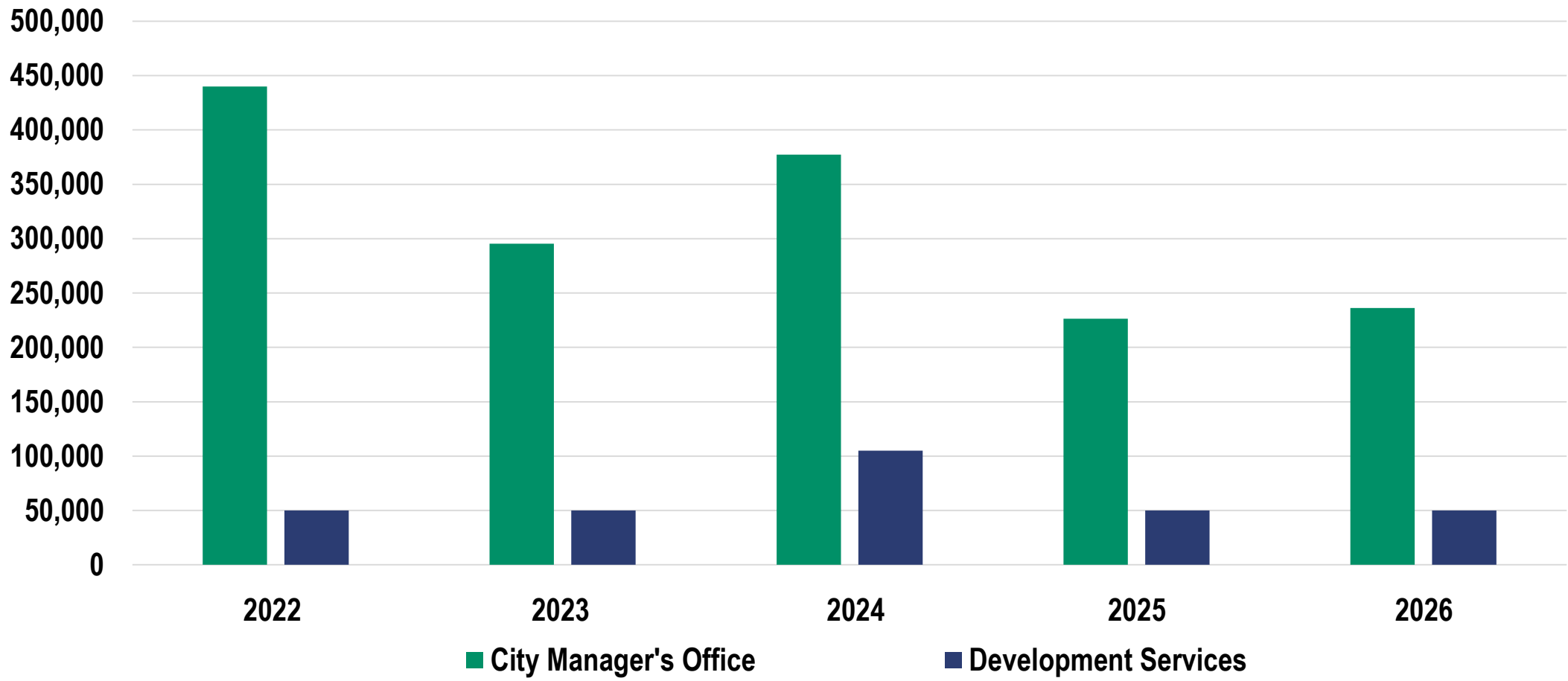


General Government

Attachment: 2022-2026-Council-Manager (3131 : 2022-2026 Capital Improvement Program)

General Government

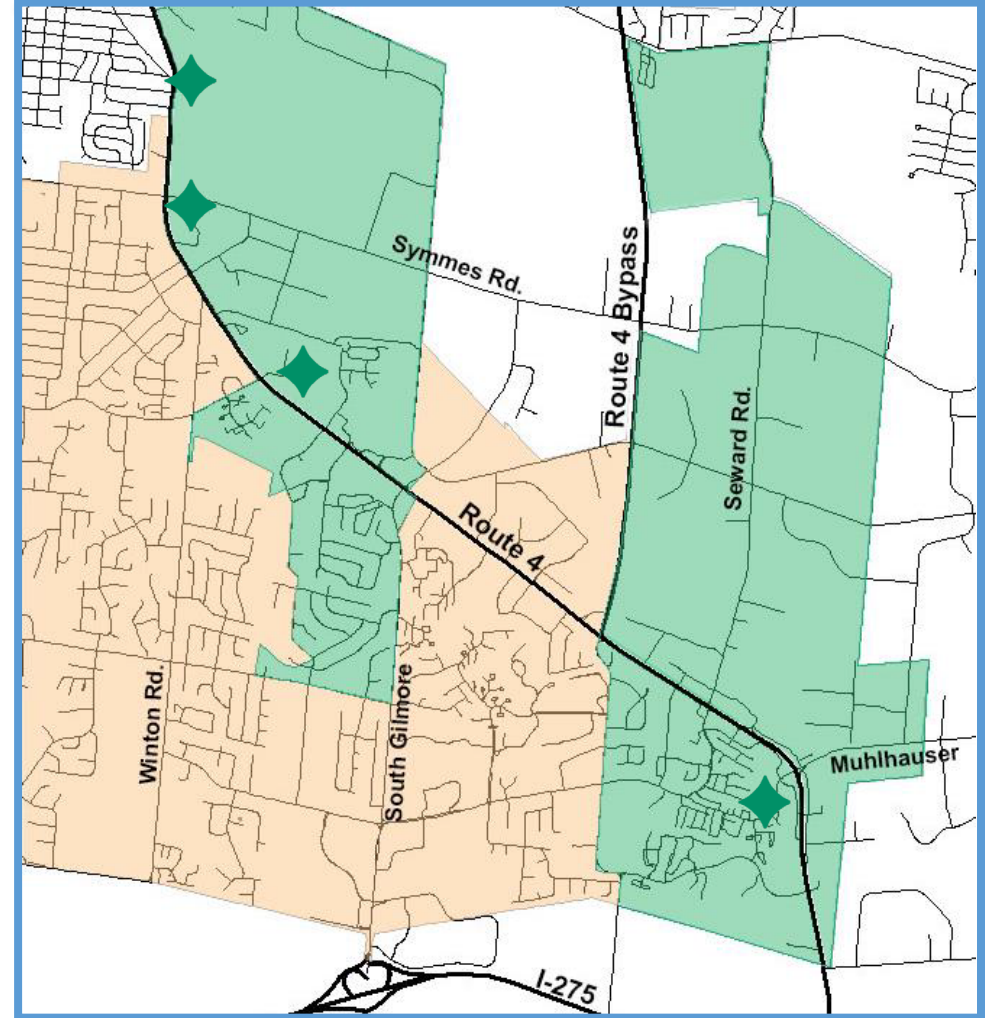
Attachment: 2022-2026-Council-Manager (3131 : 2022-2026 Capital Improvement Program)



General Government – Development Services

- 2021 – 1 Projects
 - ✓ 1 Critical (\$50 K)
 - City Wide Redevelopment Fund (\$50 K)
- Primary funding source:
 - ✓ 100-General Fund (\$50 K)

◆ Example Property



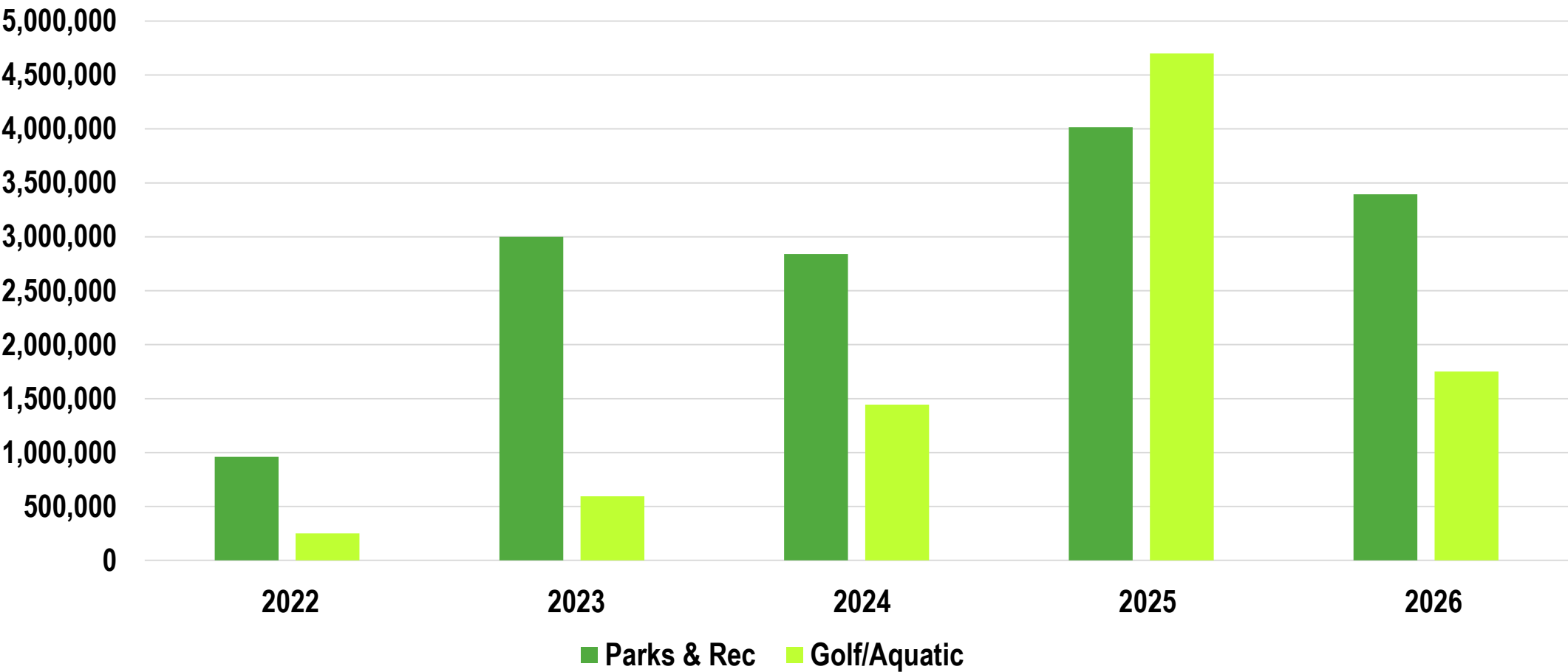
General Government – City Manager's Office

- 2022 – 4 Projects
 - ✓ 2 Critical (\$295 K)
 - Computer & Server Equipment (\$215 K)
 - Software Maintenance (\$80 K)
 - ✓ 1 Major (\$110 K)
 - Network Infrastructure Maintenance (\$110 K)
 - ✓ 1 Minor (\$35 K)
- Primary funding sources:
 - ✓ 402-Capital Improvement Fund (\$338 K)
 - ✓ 100-General Fund (\$95 K)
 - ✓ 605-Water Surplus Fund(\$3.5 K)
 - ✓ 624-Sewer Surplus Fund (\$3.5 K)

FAIRFIELD
PARKS AND RECREATION

Tiphanie Mays

Leisure Activities – Parks & Golf/Aquatic



Attachment: 2022-2026-Council-Manager (3131 : 2022-2026 Capital Improvement Program)

Leisure Activities – Parks

- 2022 – 10 Projects
 - ✓ 2 Major (\$230 K)
 - Harbin Park Renovations (\$180 K)
 - Landscaping/Irrigation (\$50 K)
 - ✓ 8 Minor (\$730 K)
- Primary funding sources:
 - ✓ 402-Capital Improvement Fund (\$530 K)
 - ✓ 413-Park Development Fund (\$180 K)
 - ✓ Donor Funding (\$250 K)



Leisure Activities – Aquatic / Golf

- 2022 – 4 Projects
 - ✓ 1 Major (\$100 K)
 - Mowers/Equipment Replacement (\$100 K)
 - ✓ 3 Minor (\$150 K)
- Primary funding sources:
 - ✓ 640-Recreation Facilities Fund (\$50 K)
 - *Note: All projects funded out of 640-Recreation Facilities Fund are Revenue Dependent; in order for a project to be approved revenue must support the project.*
 - ✓ 402-Capital Improvement Fund (\$200 K)





Questions?

Agricultural District Renewal for 1990 Resor Road

MARCH 28, 2022

26.024 acres



Agricultural District

- ⦿ Application by Harold & Gayle Weber
- ⦿ “Right to Farm” law passed in 1982
- ⦿ Designed to allow farmers to plant crops & raise livestock in areas that are urbanizing.
 - Protection against nuisance suits over farm operations
 - Deferment of tax assessments for water/sewer.
 - Additional review for land that is taken by eminent domain.

Agricultural District Cont.

- ⦿ Land must be in agricultural production
- ⦿ Good for 5 years
 - Penalties if land taken out or used for non-farming purposes
- ⦿ Per the Auditor, this is the only Agricultural District in the City
- ⦿ Municipalities can approve with conditions. We have done that in the past.

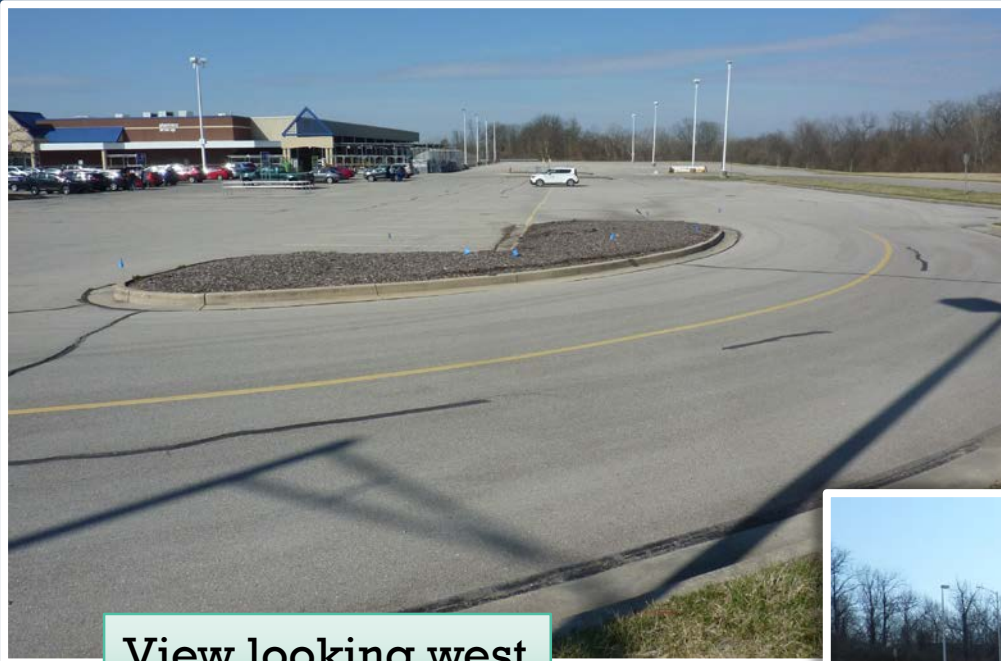
CITY OF FAIRFIELD PUBLIC HEARING

March 28, 2022

FREDDY'S FROZEN CUSTARD & STEAKBURGERS



FREDDY'S FROZEN CUSTARD & STEAKBURGERS

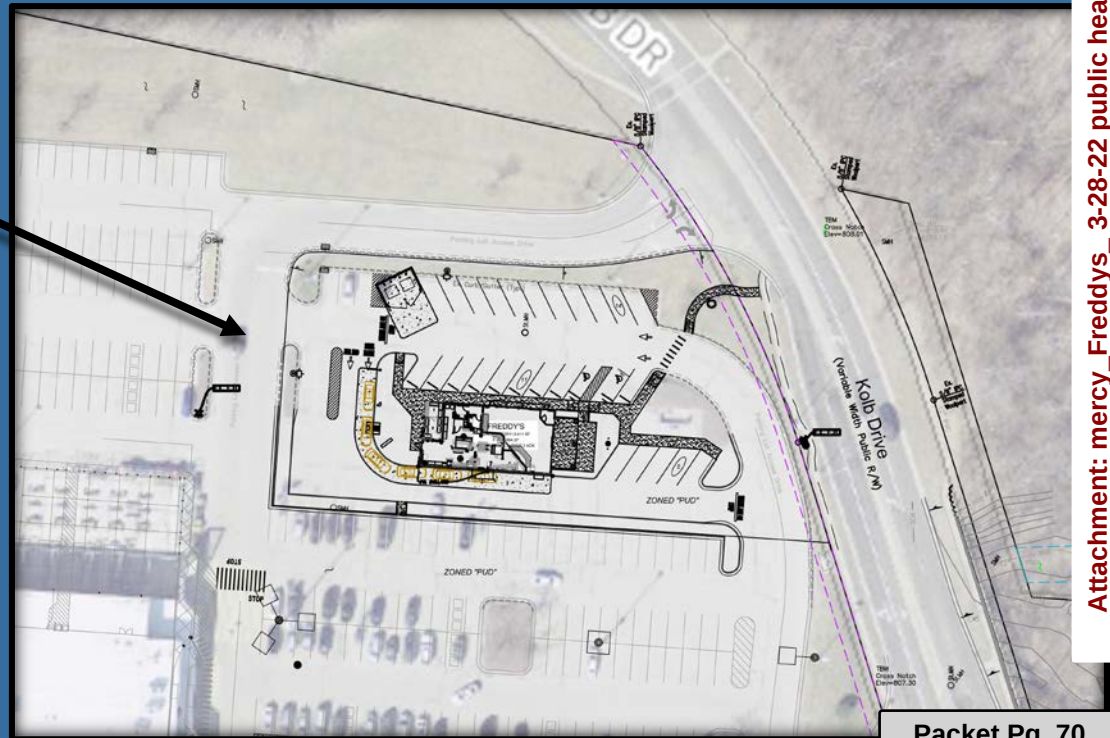


View looking west
towards Meijer

View from northwest corner
Looking toward Chick-fil-A



FREDDY'S FROZEN CUSTARD & STEAKBURGERS



[illegible]

FREDDY'S FROZEN CUSTARD & STEAKBURGERS



East Elevation



West Elevation

FREDDY'S FROZEN CUSTARD & STEAKBURGERS



North Elevation



South Elevation

FREDDY'S FROZEN CUSTARD & STEAKBURGERS

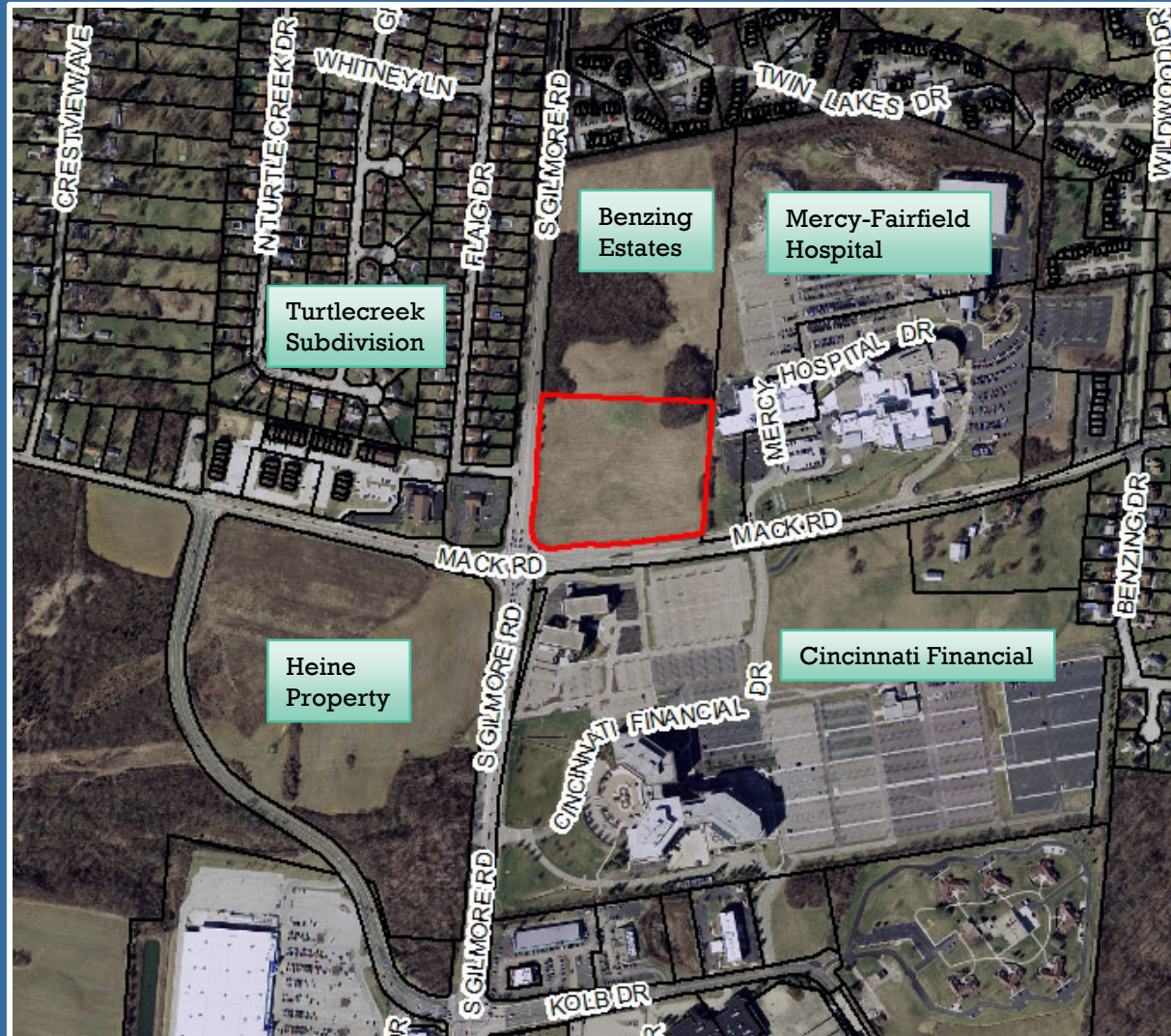
Schedule

- Public Hearing – March 28 at 7:00 PM
- Planning Commission – April 13 at 6:00 PM
- Second Reading – April 25 at 7:00 PM*
- Third Reading – May 9 at 7:00 PM*

* Dates may be delayed depending upon the outcome of Planning Commission

QUESTIONS OR COMMENTS?

MERCY – FAIRFIELD MIXED USE PUD

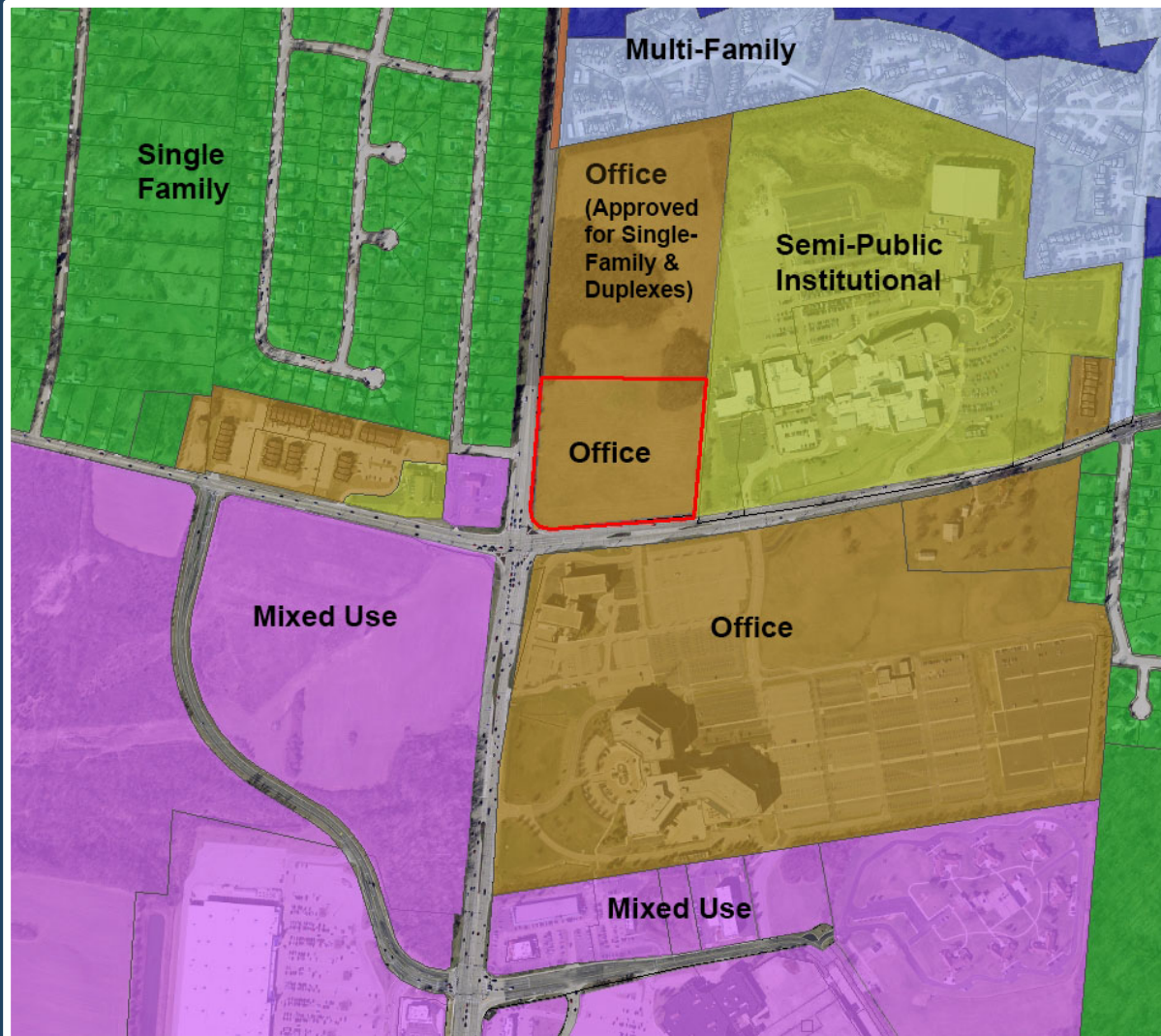


MERCY – FAIRFIELD MIXED USE PUD



View from Mack Road

MERCY – FAIRFIELD MIXED USE PUD



Fairfield Forward
Comprehensive Plan

Future Lane Use

MERCY – FAIRFIELD MIXED USE PUD



MERCY – FAIRFIELD MIXED USE PUD



Attachment: mercy_Freddys_ 3-28-22 public hearing (3127 : Joint Public Hearing -

MERCY – FAIRFIELD MIXED USE PUD

Schedule

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QUESTIONS OR COMMENTS?