

Mitch Rhodus  
Mayor

Tim Meyers  
Councilmember, At-Large

Matt Davidson  
Councilmember, At-Large

Gwen Brill  
Councilmember, At-Large



Leslie Besl  
Councilmember, 1st Ward

Dale Paullus  
Councilmember, 2nd Ward

Terry Senger  
Councilmember, 3rd Ward

Adam Kraft  
Councilmember, 4th Ward

**CITY OF FAIRFIELD CITY COUNCIL  
REGULAR MEETING AGENDA  
MONDAY, MARCH 27, 2023 7:00 PM  
5350 PLEASANT AVENUE, FAIRFIELD, OH 45014**

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Guidelines for Citizen Comments: Thank you for your interest and participation in city government. Fairfield City Council's Guidelines for Citizen Comments describe the rules for addressing City Council. The guidelines are posted in the Council Chambers.

ADA Notice: The City of Fairfield is pleased to provide accommodations to disabled individuals or groups and encourage full participation in city government. Should special accommodations be required, please contact the Clerk of Council at 867-5383 at least 48 hours in advance of the meeting.

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- 1. COUNCIL-MANAGER BRIEFING**
  - A. No briefing
- 2. BUSINESS MEETING CALL TO ORDER**
- 3. PRAYER/PLEDGE OF ALLEGIANCE**
  - A. Councilmember Davidson
- 4. ROLL CALL**
- 5. AGENDA MODIFICATIONS**
- 6. EXECUTIVE SESSION REQUESTS**
- 7. SPECIAL PRESENTATIONS**
  - a. Fairfield Chamber President & CEO Introduction
- 8. CITIZEN COMMENTS**
- 9. PUBLIC HEARING(S)**
- 10. APPROVAL OF MINUTES**
  - a. Regular Meeting held March 13, 2023

## **11. OLD BUSINESS AND REPORTS**

### **A. COMMUNITY & PUBLIC RELATIONS**

*Councilmember Leslie Besl*

### **B. DEVELOPMENT SERVICES**

*Councilmember Matt Davidson*

### **C. PARKS, RECREATION AND ENVIRONMENT**

*Councilmember Gwen Brill*

### **D. PUBLIC SAFETY**

*Councilmember Dale Paullus*

1. Ordinance to amend Section 505.11 of Chapter 505 of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio relative to control of nuisance animals.

- Legislation - Third Reading
- Motion - Adoption

### **E. PUBLIC UTILITIES**

*Councilmember Adam Kraft*

### **F. PUBLIC WORKS**

*Councilmember Terry Senger*

### **G. FINANCE & BUDGET**

*Councilmember Tim Meyers*

1. Ordinance to amend Sections 121.01 and 131.01 of Ordinance 166-84, the Codified Ordinances of Fairfield, Ohio relative to the annual compensation for members of Council and the Mayor for new terms commencing January 1, 2024 and thereafter.

- Legislation - Third Reading
- Motion - Adoption

## **12. NEW BUSINESS**

**Motion to read all New Business by title only.**

### **A. DEVELOPMENT SERVICES**

*Councilmember Matt Davidson*

1. Ordinance to authorize the City Manager to execute an Acknowledgement of Termination of Community Reinvestment Area Agreement and an Acknowledgement of Termination of School Compensation Agreement, which will terminate tax incentives for Pro Kleen Industrial Services, Inc., Pro Kleen Environmental Services, Inc., and Black Family Real Estate Investments, LLC, and declaring an emergency.

- Legislation - First Reading

- Motion - Suspend Second and Third Readings
  - Motion - Adoption
2. Ordinance to authorize the City Manager to execute an Acknowledgement of Termination of Community Reinvestment Area Agreement and an Acknowledgement of Termination of School Compensation Agreement, which will terminate tax incentives for AOZI-FAIRFIELD OFFICE, LLC, and declaring an emergency.
    - Legislation - First Reading
    - Motion - Suspend Second and Third Readings
    - Motion - Adoption
  3. Ordinance to authorize the City Manager to execute an Amendment to School Compensation Agreement, which will modify the requirements of tax incentives granted to AOZI-FAIRFIELD LAND, LLC, and declaring an emergency.
    - Legislation - First Reading
    - Motion - Suspend Second and Third Readings
    - Motion - Adoption
  4. Ordinance to authorize the City Manager to execute a Development Agreement with fee simple owners and/or ground lessees related to redevelopment of the Riegert Square within Fairfield's Town Center area and to authorize the City Manager to execute an Agreement between Adjoining Landowners establishing easements for the same, and declaring an emergency.
    - Legislation - First Reading
    - Motion - Suspend Second and Third Readings
    - Motion - Adoption
  5. Ordinance to authorize the City Manager to execute a Development Agreement with P&V Partners Group LLC related to the redevelopment of the Riegert Square within Fairfield's Town Center area, and declaring an emergency.
    - Legislation - First Reading
    - Motion - Suspend Second and Third Readings
    - Motion - Adoption

## **B. PUBLIC WORKS**

*Councilmember Terry Senger*

1. Ordinance to authorize the City Manager to enter into a contract with John R. Jurgensen Company for the BUT/HAM-SR 4-0.00/9.97 (PID 110415) – Route 4 Paving Project
  - Legislation - First Reading
  - Motion - Suspend Second and Third Readings
  - Motion - Adoption

2. Ordinance to authorize the City Manager to enter into a contract with FYDA Freightliner Cincinnati, Inc. for the purchase of a Freightliner 108 SD single axle truck cab and chassis for the Street Division and declaring an emergency.
  - Legislation - First Reading
  - Motion - Suspend Second and Third Readings
  - Motion - Adoption
3. Ordinance to authorize the City Manager to enter into a contract with WA Jones Truck Bodies and Equipment for the outfitting of a Freightliner 108 SD for the Street Division and declaring an emergency.
  - Legislation - First Reading
  - Motion - Suspend Second and Third Readings
  - Motion - Adoption
4. Ordinance to authorize the City Manager to enter into a contract with Southeastern Equipment Company for the purchase of a Case TR270B Skid Steer and trailer for the Water Department and declaring an emergency.
  - Legislation - First Reading
  - Motion - Suspend Second and Third Readings
  - Motion - Adoption
5. Ordinance to authorize the City Manager to enter into a contract with FYDA Freightliner Cincinnati, Inc. for the purchase of a Freightliner M2 106 tandem axle truck cab and chassis for the Water Department and declaring an emergency.
  - Legislation - First Reading
  - Motion - Suspend Second and Third Readings
  - Motion - Adoption
6. Ordinance to authorize the City Manager to enter into a contract with Ohio Cat for the purchase of a CAT 953 Track Loader with Trailer for the Street Department and declaring an emergency.
  - Legislation - First Reading
  - Motion - Suspend Second and Third Readings
  - Motion - Adoption
7. Ordinance to authorize the City Manager to enter into a contract with Deere and Company for the purchase of a John Deere 6110M Tractor for the Street Division and declaring an emergency.
  - Legislation - First Reading
  - Motion - Suspend Second and Third Readings
  - Motion - Adoption
8. Ordinance to authorize the City Manager to enter into a contract with Kalida Truck Equipment, Inc., for the purchase of a Mower attachment for a John Deere 6110M Tractor for the Street Division and declaring an emergency.

- Legislation - First Reading
- Motion - Suspend Second and Third Readings
- Motion - Adoption

## **C. FINANCE & BUDGET**

*Councilmember Tim Meyers*

1. Ordinance authorizing the issuance of not to exceed \$1,260,000 of various purpose bond anticipation notes, series 2023, by the City of Fairfield, Ohio, in anticipation of the issuance of bonds, and declaring an emergency.
  - Legislation - First Reading
  - Motion - Suspend Second and Third Readings
  - Motion - Adoption
2. Ordinance authorizing the issuance of not to exceed \$4 million of various purpose bond anticipation notes, series 2017, 2019, and 2021 renewal, by the City of Fairfield, Ohio, in anticipation of the issuance of bonds, and declaring an emergency.
  - Legislation - First Reading
  - Motion - Suspend Second and Third Readings
  - Motion - Adoption
3. Ordinance authorizing the issuance of not to exceed \$5.26 million of various purpose bond anticipation notes, by the City of Fairfield, Ohio, in anticipation of the issuance of bonds, and declaring an emergency.
  - Legislation - First Reading
  - Motion - Suspend Second and Third Readings
  - Motion - Adoption
4. 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. 37-23 and all amendments thereto and declaring an emergency.
  - Legislation - First Reading
  - Motion - Suspend Second and Third Readings
  - Motion - Adoption
5. 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.”
 

Contractual Appropriations: \$4,200,000 for Route 4 Paving Project; \$104,359 for Freightliner 108 SD for Street Division; \$145,368 for outfitting of snow plow for Street Division; \$88,691 for purchase of Case TR270B Skid Steer for Water Division; \$114,252 for purchase of Freightliner M2 106 for Water Division;

\$419,158 for purchase of Cat 953 Track Loader for Street Division; \$77,447 for purchase of John Deere 6110M tractor for Street Division; \$86,400 for purchase of Kalida Mowing Attachment for Street Division.

- Legislation - First Reading
- Motion - Suspend Second and Third Readings
- Motion - Adoption

6. 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.”

Non-Contractual Appropriations: \$50,000 for minor Parks Projects engineering (multiple vendors); \$22,650 for Traffic Signal System Assistance; \$6,142 for evidence processing equipment; \$6,313 for dispatch upgrades; \$12,500 for Water Division instrumentation; \$26,000 for Community Arts Center upgrades and improvements; \$45,800 for engineering services for raw water supply well project; \$11,950 for Forcible Door Simulator; \$20,000 for Water Division safety equipment; \$20,000 for Wastewater Division safety equipment; \$49,920 for engineering services for water main replacement project; \$23,800 for CAD/RMS project; \$25,000 for server room UPS system; \$14,833 for purchase of Toro Zero Turn Mower for Water Division; \$39,853 for purchase of Fork Lift for Water Division; \$39,853 for purchase of Fork Lift for Wastewater Division.

- Legislation - First Reading
- Motion - Suspend Second and Third Readings
- Motion - Adoption

**13. MEETING SCHEDULE**

- A. Monday, April 10 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Monday, April 24 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, May 8 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

**14. EXECUTIVE SESSION OF COUNCIL (IF NEEDED)**

**15. ADJOURNMENT**