

**City of Fairfield  
Minutes  
Regular Meeting of City Council  
March 22, 2021**

**Council-Manager Briefing**

2021-2025 CIP Presentation

Mayor Miller called the briefing to order at 5:30 PM. Councilmembers present: Leslie Besl, Dale Paullus, Tim Abbott, Mark Scharringhausen, Chad Oberson and Bill Woeste.

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

Assistant City Manager Timmer presented the 2021-2025 CIP budget, along with department directors. See attached slides.

**Business Meeting Call to Order**

Mayor Miller called the Regular Meeting to order at 7:00 PM.

**Prayer/Pledge of Allegiance**

Councilmember Woeste led in prayer and Pledge of Allegiance.

**Roll Call**

Councilmembers present included:

| <b>Attendee Name</b> | <b>Title</b>             | <b>Status</b> | <b>Arrived</b> |
|----------------------|--------------------------|---------------|----------------|
| Mark Scharringhausen | Council Member at Large  | Present       |                |
| Chad Oberson         | Council Member at Large  | Present       |                |
| Bill Woeste          | Council Member at Large  | Present       |                |
| Leslie Besl          | Council Member, 1st Ward | Present       |                |
| Dale Paullus         | Councilmember, 2nd Ward  | Present       |                |
| Terry Senger         | Councilmember, 3rd Ward  | Excused       |                |
| Tim Abbott           | Council Member, 4th Ward | Present       |                |
| Steve Miller         | Mayor                    | Present       |                |

Councilmember Oberson, seconded by Councilmember Abbott, moved to excuse Councilmember Senger. Motion carried 6-0.

## Agenda Modifications

None.

## Executive Session Requests

## Special Presentations and Citizen Comments

### a. Kyle Weidner Proclamation

Mayor Miller presented a proclamation to Mr. Weidner for his heroic actions during a neighbor's house fire. Mr. Weidner rescued his neighbor and dogs from the burning house.

### b. Fire Department Oath of Office - Evan Miller, Firefighter/Paramedic

Mayor Miller administered the oath of office to Firefighter/Paramedic Evan Miller. Deputy Chiefs Wagner and McCreadie welcomed FF Miller to the department as a full-time career firefighter.

## Public Hearing(s)

None.

## Approval of Minutes

The Regular Meeting Minutes of March 8, 2021 were approved as written and submitted.

## OLD BUSINESS AND REPORTS

### Community & Public Relations Committee

*Dale Paullus, Chair; Leslie Besl, Vice Chair; Terry Senger, Member*

### Development Services Committee

*Bill Woeste, Chair; Tim Abbott, Vice Chair; Mark Scharringhausen, 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 Revised Concept Plan and Final Development Plan for the Hypershine Carwash portion of the Meijer-Gilmore Road Planned Unit Development.

### Recommendation:

It is recommended that City Council have a first reading on this item at the February 22, 2021 meeting, set a joint public hearing for March 8, and await the written recommendation from the Planning Commission.

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

|                |                                                                 |                                |
|----------------|-----------------------------------------------------------------|--------------------------------|
| <b>RESULT:</b> | <b>TABLED [UNANIMOUS]</b>                                       | <b>Next: 4/12/2021 7:00 PM</b> |
| <b>AYES:</b>   | Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott |                                |

### Parks, Recreation and Environment Committee

*Leslie Besl, Chair; Dale Paullus, Vice Chair; Tim Abbott, Member*

### Public Safety Committee

*Mark Scharringhausen, Chair; Terry Senger, Vice Chair; Dale Paullus, Member*

### **Public Works Committee**

*Chad Oberson, Chair; Mark Scharringhausen, Vice Chair; Bill Woeste, Member*

Ordinance to authorize the Acting City Manager to enter into a contract with Barrett Paving Materials, Inc. for the 2021 Asphalt Paving and Resurfacing Project

#### **Recommendation:**

The staff recommends that City Council authorize the City Manager to enter into a contract with Barrett Paving for the 2021 Asphalt Paving and Resurfacing Project at the unit prices indicated.

It is further recommended that City Council authorize and direct the preparation of legislation for the appropriation of funding in the amount of \$1,800,000.00 from the Street Improvement Fund for this project with \$700,000 being reimbursable from OPWC.

- Legislation - Second Reading

|                |                       |
|----------------|-----------------------|
| <b>RESULT:</b> | <b>SECOND READING</b> |
|----------------|-----------------------|

|                                |
|--------------------------------|
| <b>Next: 4/12/2021 7:00 PM</b> |
|--------------------------------|

### **Public Utilities Committee**

*Terry Senger, Chair; Chad Oberson, Vice Chair; Leslie Besl, Member*

### **Finance & Budget Committee**

*Tim Abbott, Chair; Bill Woeste, Vice Chair; Chad Oberson, Member*

Motion to Suspend Third Reading

Councilmember Abbott presented the second reading of this ordinance.

|                |                            |
|----------------|----------------------------|
| <b>RESULT:</b> | <b>CARRIED [UNANIMOUS]</b> |
|----------------|----------------------------|

|               |                                      |
|---------------|--------------------------------------|
| <b>MOVER:</b> | Tim Abbott, Council Member, 4th Ward |
|---------------|--------------------------------------|

|                  |                                       |
|------------------|---------------------------------------|
| <b>SECONDER:</b> | Dale Paullus, Councilmember, 2nd Ward |
|------------------|---------------------------------------|

|              |                                                         |
|--------------|---------------------------------------------------------|
| <b>AYES:</b> | Scharringhausen, Oberson, Woeste, Besl, Paullus, Abbott |
|--------------|---------------------------------------------------------|

|                 |        |
|-----------------|--------|
| <b>EXCUSED:</b> | Senger |
|-----------------|--------|

Ordinance to amend Ordinance No. 109-20 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, 2021, and ending December 31, 2021.” Supplemental Appropriation

#### **Recommendation:**

It is necessary for City Council to pass appropriations to reconcile accounts. It is recommended that City Council authorize and direct the preparation of legislation amending the annual operating budget.

ORDINANCE NO. 30-21. APPROVED 6-0.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Tim Abbott, Council Member, 4th Ward                    |
| <b>SECONDER:</b> | Bill Woeste, Council Member at Large                    |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Abbott |
| <b>EXCUSED:</b>  | Senger                                                  |

## NEW BUSINESS

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

### Community & Public Relations Committee

*Dale Paullus, Chair; Leslie Besl, Vice Chair; Terry Senger, Member*

Simple Motion: Motion to approve the following 2021 Boards/Commissions Appointments effective April 1, 2021: Trisha Lutterbie - Cultural Arts Advisory Commission (term expires 3/31/24) Victoria Bailey - Cultural Arts Advisory Commission (term expires 3/31/24) Vivian Crooks - Cultural Arts Advisory Commission (term expires 3/31/24) Patricia Ott - Environmental Commission (term expires 3/31/24) Jeremy Powell - Environmental Commission (term expires 3/31/24) Kent Ernsting - Environmental Commission (term expires 3/31/24)

### 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, 2021:**

Trisha Lutterbie - Cultural Arts Advisory Commission (term expires 3/31/24)  
Victoria Bailey - Cultural Arts Advisory Commission (term expires 3/31/24)  
Vivian Crooks - Cultural Arts Advisory Commission (term expires 3/31/24)  
Patricia Ott - Environmental Commission (term expires 3/31/24)  
Jeremy Powell - Environmental Commission (term expires 3/31/24)  
Kent Ernsting - Environmental Commission (term expires 3/31/24)

**SIMPLE MOTION NO. 4-21. APPROVED 6-0.**

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                             |
| <b>MOVER:</b>    | Dale Paullus, Councilmember, 2nd Ward                   |
| <b>SECONDER:</b> | Tim Abbott, Council Member, 4th Ward                    |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Abbott |
| <b>EXCUSED:</b>  | Senger                                                  |

### Development Services Committee

*Bill Woeste, Chair; Tim Abbott, Vice Chair; Mark Scharringhausen, Member*

### Motion to Suspend Second and Third Readings

Councilmember Woeste presented the first reading of this ordinance.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Bill Woeste, Council Member at Large                    |
| <b>SECONDER:</b> | Tim Abbott, Council Member, 4th Ward                    |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Abbott |
| <b>EXCUSED:</b>  | Senger                                                  |

Ordinance to authorize the Acting City Manager to Execute a Development Agreement with TL Property Rental, LLC and Nilles Holdings, LLC relative to the properties located at 465 & 479 Nilles Road 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. 31-21. APPROVED 6-0.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Bill Woeste, Council Member at Large                    |
| <b>SECONDER:</b> | Dale Paullus, Councilmember, 2nd Ward                   |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Abbott |
| <b>EXCUSED:</b>  | Senger                                                  |

**Public Safety Committee**

*Mark Scharringhausen, Chair; Terry Senger, Vice Chair; Dale Paullus, Member*

Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Carusoscincy LLC, 6765 Dixie Highway, Fairfield, OH 45014 (Permit Class D1, D2, D3 & 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 Carusoscincy LLC, 6765 Dixie Highway, Fairfield, OH 45014 (Permit Class D1, D2, D3 & D6).

SIMPLE MOTION NO. 5-21. APPROVED 6-0.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                             |
| <b>MOVER:</b>    | Mark Scharringhausen, Council Member at Large           |
| <b>SECONDER:</b> | Tim Abbott, Council Member, 4th Ward                    |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Abbott |
| <b>EXCUSED:</b>  | Senger                                                  |

**Public Works Committee**

*Chad Oberson, Chair; Mark Scharringhausen, Vice Chair; Bill Woeste, Member*

Ordinance to Authorize the Acting City Manager to enter into a contract with SCA of Ohio, LLC for a period of three (3) years for the 2021-2023 Street Sweeping Services Contract

**Recommendation:**

It is recommended that City Council authorize the City Manager to enter into a contract with SCA of OH, LLC of West Chester, Ohio for a period of three (3) years at the attached prices.

ORDINANCE NO. 32-21. APPROVED 6-0.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Chad Oberson, Council Member at Large                   |
| <b>SECONDER:</b> | Tim Abbott, Council Member, 4th Ward                    |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Abbott |
| <b>EXCUSED:</b>  | Senger                                                  |

Motion to Suspend Second and Third Readings

Councilmember Oberson presented the first reading of this ordinance.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Chad Oberson, Council Member at Large                   |
| <b>SECONDER:</b> | Bill Woeste, Council Member at Large                    |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Abbott |
| <b>EXCUSED:</b>  | Senger                                                  |

Ordinance to authorize the Acting City Manager to enter into a contract with Capital Electric Line Builders for traffic signal maintenance services for a period of three (3) years and declaring an emergency.

**Recommendation:**

It is recommended that City Council authorize the City Manager to enter into a contract with the Capital Electric Line Builders for Traffic Signal Maintenance Services for a period of three (3) years at the attached prices.

ORDINANCE NO. 33-21. APPROVED 6-0.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Chad Oberson, Council Member at Large                   |
| <b>SECONDER:</b> | Tim Abbott, Council Member, 4th Ward                    |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Abbott |
| <b>EXCUSED:</b>  | Senger                                                  |

Motion to Suspend Second and Third Readings

Councilmember Oberson presented the first reading of this ordinance.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Chad Oberson, Council Member at Large                   |
| <b>SECONDER:</b> | Dale Paullus, Councilmember, 2nd Ward                   |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Abbott |
| <b>EXCUSED:</b>  | Senger                                                  |

**Finance & Budget Committee**

*Tim Abbott, Chair; Bill Woeste, Vice Chair; Chad Oberson, Member*

Ordinance authorizing the issuance of not to exceed \$1,000,000 of various purpose bond anticipation notes, series 2021, by the City of Fairfield, Ohio, in anticipation of the issuance of bonds, and declaring an emergency.

**Recommendation:**

It is necessary for the City Council to authorize the issuance of \$1 million in various purpose Bond Anticipation for the Distribution System Improvements for the Public Utilities Water Division. It is recommended that Council authorize and direct the preparation of legislation to issue \$1 million in Various Purpose Bond Anticipation Notes (BAN). It is estimated that the rate of interest will be in the range of 0.2 to 1%. To accommodate the pricing of the BAN on April 13, a suspension of the second and third readings is requested. The settlement of the new BAN will be on April 27, 2021.

ORDINANCE NO. 34-21. APPROVED 6-0.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Tim Abbott, Council Member, 4th Ward                    |
| <b>SECONDER:</b> | Chad Oberson, Council Member at Large                   |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Abbott |
| <b>EXCUSED:</b>  | Senger                                                  |

**Motion to Suspend Second and Third Readings**

Councilmember Abbott presented the first reading of this ordinance.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Tim Abbott, Council Member, 4th Ward                    |
| <b>SECONDER:</b> | Dale Paullus, Councilmember, 2nd Ward                   |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Abbott |
| <b>EXCUSED:</b>  | Senger                                                  |

Ordinance authorizing the issuance of not to exceed \$4,600,000 of various purpose bond anticipation notes, series 2017 and series (2019) 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 \$4,600,000 of various purpose bond anticipation notes (BANs). This is a renewal of the 2017 and 2019 note for the Water and Waste Water System Improvements.

It is recommended that Council authorize and direct the preparation of legislation to issue \$4.6 million in Various Purpose Bond Anticipation Notes. It is estimated that rate of interest will be in the range of 0.2 to 1%. To accommodate the pricing of the BAN on April 13, a suspension of the second and third readings is requested. The settlement of the new BAN will be on April 27, 2021.

ORDINANCE NO. 35-21. APPROVED 6-0.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Tim Abbott, Council Member, 4th Ward                    |
| <b>SECONDER:</b> | Bill Woeste, Council Member at Large                    |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Abbott |
| <b>EXCUSED:</b>  | Senger                                                  |

**Motion to Suspend Second and Third Readings**

Councilmember Abbott presented the first reading of this ordinance.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Tim Abbott, Council Member, 4th Ward                    |
| <b>SECONDER:</b> | Dale Paullus, Councilmember, 2nd Ward                   |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Abbott |
| <b>EXCUSED:</b>  | Senger                                                  |

Ordinance authorizing the issuance of not to exceed \$5,600,000 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 that Council authorize and direct the preparation of legislation to issue \$5.6 million in Various Purpose Bond Anticipation Notes (BAN). It is estimated that the rate of interest will be nominal given the City's strong Aa1 bond rating. To accommodate the pricing of the BAN on April 13, a suspension of the second and third readings is requested. The settlement of the new BAN will be on April 27, 2021.

ORDINANCE NO. 36-21. APPROVED 6-0.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Tim Abbott, Council Member, 4th Ward                    |
| <b>SECONDER:</b> | Dale Paullus, Councilmember, 2nd Ward                   |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Abbott |
| <b>EXCUSED:</b>  | Senger                                                  |

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Tim Abbott, Council Member, 4th Ward                    |
| <b>SECONDER:</b> | Bill Woeste, Council Member at Large                    |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Abbott |
| <b>EXCUSED:</b>  | Senger                                                  |

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. 27-21 and all amendments thereto and declaring an emergency.

**Recommendation:**

This is a request for City Council to amend the Wage and Salary Ordinance for certain Classified employees.

ORDINANCE NO. 37-21. APPROVED 6-0.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Tim Abbott, Council Member, 4th Ward                    |
| <b>SECONDER:</b> | Dale Paullus, Councilmember, 2nd Ward                   |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Abbott |
| <b>EXCUSED:</b>  | Senger                                                  |

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Tim Abbott, Council Member, 4th Ward                    |
| <b>SECONDER:</b> | Bill Woeste, Council Member at Large                    |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Abbott |
| <b>EXCUSED:</b>  | Senger                                                  |

Ordinance to amend Ordinance No. 109-20 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, 2021, and ending December 31, 2021.”

**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. 38-21. APPROVED 6-0.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Tim Abbott, Council Member, 4th Ward                    |
| <b>SECONDER:</b> | Chad Oberson, Council Member at Large                   |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Abbott |
| <b>EXCUSED:</b>  | Senger                                                  |

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Tim Abbott, Council Member, 4th Ward                    |
| <b>SECONDER:</b> | Bill Woeste, Council Member at Large                    |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Abbott |
| <b>EXCUSED:</b>  | Senger                                                  |

Ordinance to amend Ordinance No. 109-20 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, 2021, and ending December 31, 2021.”

**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. 39-21. APPROVED 6-0.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Tim Abbott, Council Member, 4th Ward                    |
| <b>SECONDER:</b> | Chad Oberson, Council Member at Large                   |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Abbott |
| <b>EXCUSED:</b>  | Senger                                                  |

#### Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Tim Abbott, Council Member, 4th Ward                    |
| <b>SECONDER:</b> | Bill Woeste, Council Member at Large                    |
| <b>AYES:</b>     | Scharringhausen, Oberson, Woeste, Besl, Paullus, Abbott |
| <b>EXCUSED:</b>  | Senger                                                  |

#### **Meeting Schedule**

Clerk Wilson read the following meeting schedule:

- A. Monday, April 12th - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Monday, April 26th - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, May 10th - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

#### **Executive Session of Council (if needed)**

None.

#### **14. ADJOURNMENT**

The Regular Meeting adjourned at 7:25 PM.

ATTEST:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Mayor's Approval

Date Approved\_\_\_\_\_



# 2021-2025 Capital Improvement Program

FAIRFIELD

# Agenda

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

## 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

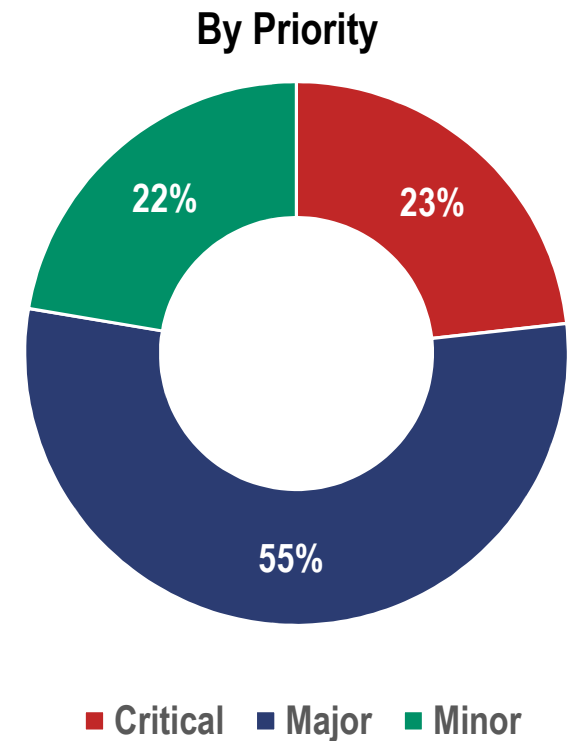
- ✓ Mandated – legal, public health, safety, or welfare
- ✓ Service Level – maintain current, improve current, or improve efficiency or convenience
- ✓ Development Driven – economic growth, public/private partnership or quality of life

## 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             |
|------|-------------------|-------------------|-------------------|
| 2021 | 3,847,000         | 12,982,300        | 2,019,500         |
| 2022 | 6,036,026         | 11,942,000        | 3,258,000         |
| 2023 | 2,732,300         | 11,311,500        | 5,127,000         |
| 2024 | 5,827,300         | 9,278,306         | 5,989,500         |
| 2025 | 4,675,300         | 8,624,000         | 5,839,000         |
|      | <b>23,117,926</b> | <b>54,138,106</b> | <b>22,233,000</b> |



## Capital Improvement Program – Goal Alignment

- New in 2021: Fairfield Forward Comprehensive Plan Goal Alignment
  - ✓ Land Use and Zoning
  - ✓ Housing
  - ✓ Transportation
  - ✓ Economic Development
  - ✓ Public Services
  - ✓ Sustainability



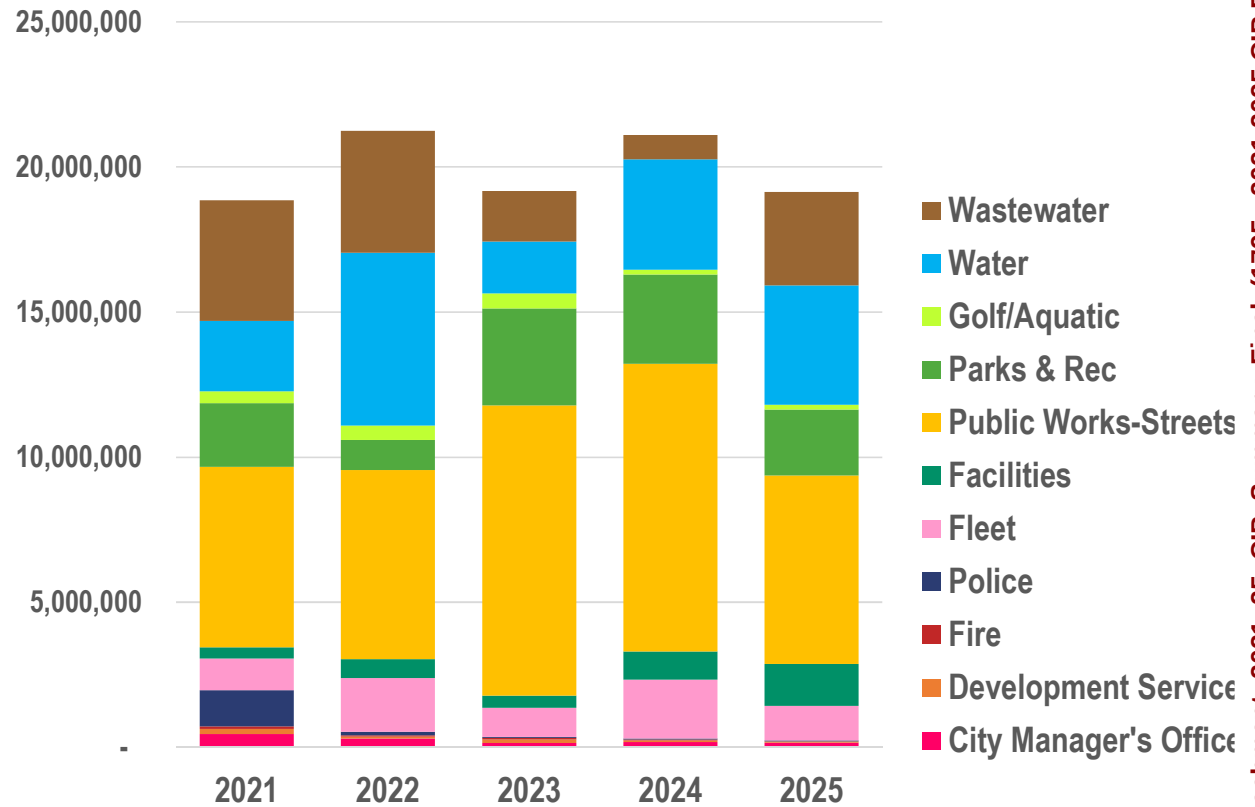
## Capital Improvement Program – By Year

- Projects

✓ 5 Year CIP = \$99,489,032

- By Year

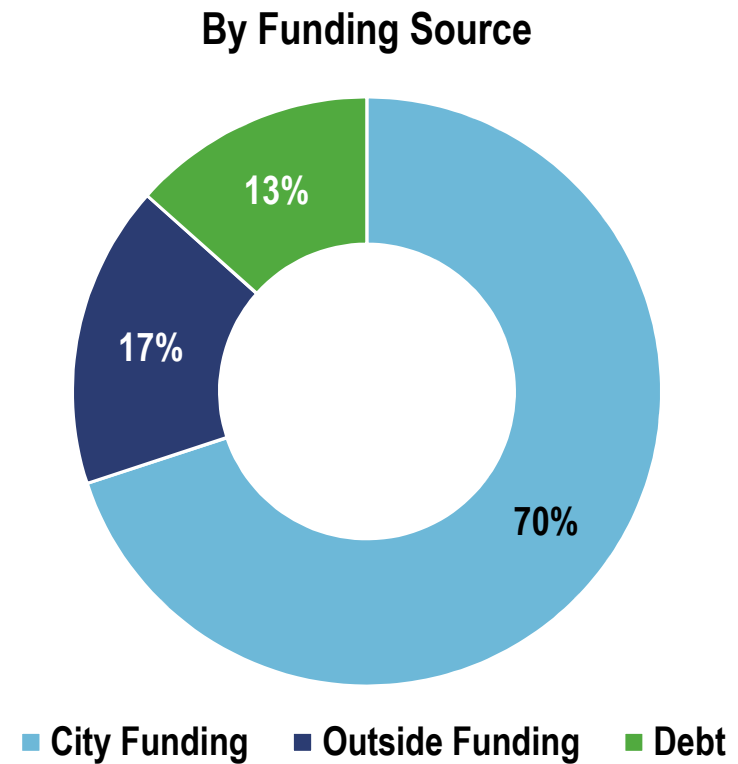
- ✓ 2021: \$18.8 M
- ✓ 2022: \$21.2 M
- ✓ 2023: \$19.2 M
- ✓ 2024: \$21.1 M
- ✓ 2025: \$19.2 M



## Capital Improvement Program – By Funding Source

- By Funding Source

- ✓ City Funding: \$69.6 M
- ✓ Outside Funding: \$16.6 M
- ✓ Debt: \$13.3 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

- Cash Flows

- ✓ Revenues estimated conservatively
  - ✓ Expenditures projected aggressively

## General Fund

|                                    |          |
|------------------------------------|----------|
| Beginning Unreserved Fund Balance* | \$22.0 M |
| Revenues – Estimated               | \$31.1 M |
| Expenditures – Projected           | \$32.9 M |
| Ending Unreserved Fund Balance     | \$20.2 M |

*\*Note: The numbers within this report have not been audited and are not intended to be presented in conformance with Generally Accepted Accounting Principles (GAA*

## Capital Improvement Fund

|                                           |                |
|-------------------------------------------|----------------|
| <b>Beginning Unreserved Fund Balance*</b> | <b>\$3.2 M</b> |
| Revenues – Estimated                      | \$4.5 M        |
| Expenditures – Projected                  | \$6.8 M        |
| Ending Unreserved Fund Balance            | \$0.9 M        |

*\*Note: The numbers within this report have not been audited and are not intended to be presented in conformance with Generally Accepted Accounting Principles (GAA*



*Adam Sackenheim*



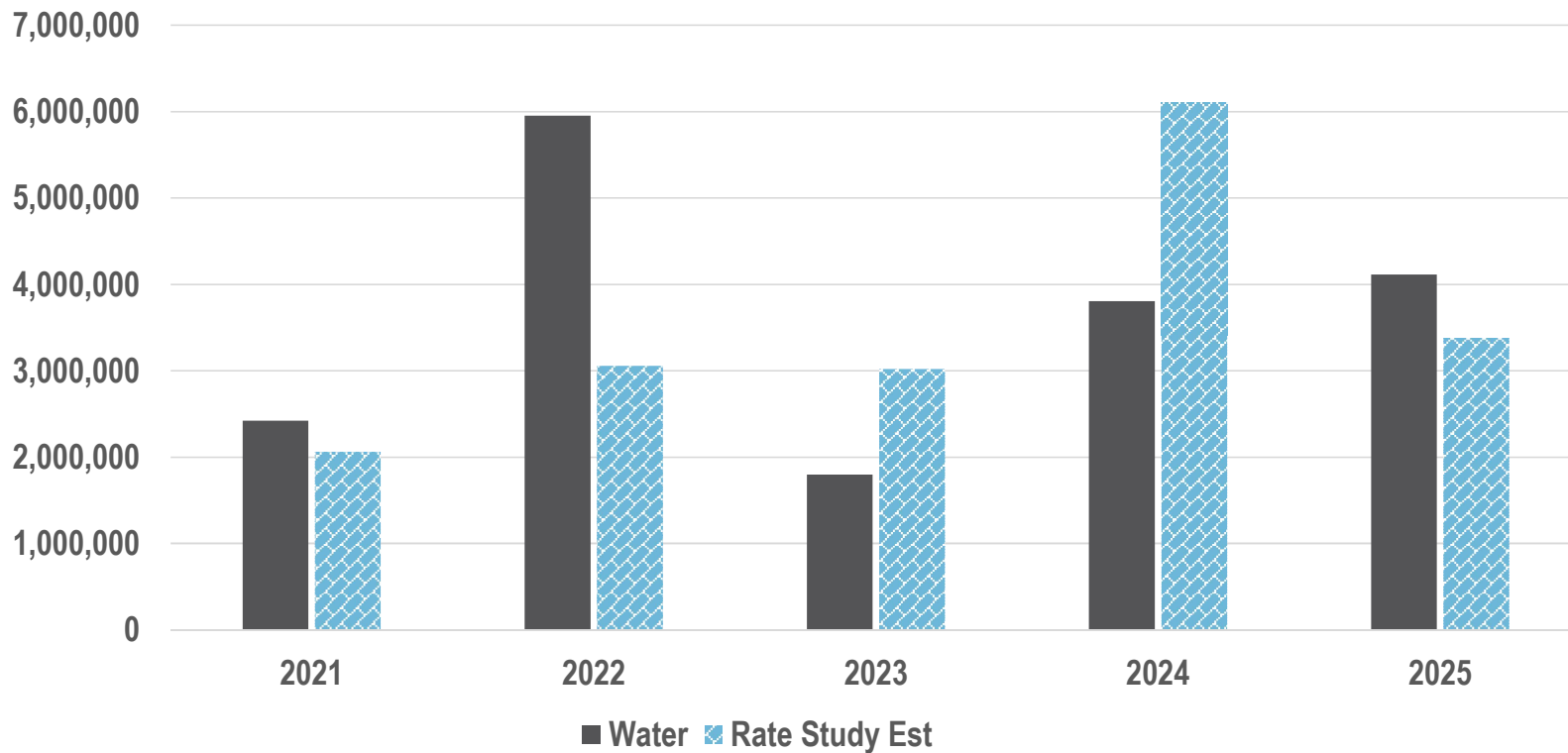
## Water Revenue Fund

|                                    |         |
|------------------------------------|---------|
| Beginning Unreserved Fund Balance* | \$5.2 M |
| Revenues – Estimated               | \$7.1 M |
| Expenditures – Projected           | \$6.5 M |
| Ending Unreserved Fund Balance     | \$5.8 M |

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# Public Utilities - Water

## 5-Year Capital Improvement Program



*CIP as Drafted: \$18.1*

*Rate Study Est: \$17.6*

## Water Projects

- 2021: 24 Projects

- ✓ 2 Critical (\$1.05 M)

- Distribution System Improvements (\$1 M)
    - Water Tank/Tower Maintenance (\$50 K)

- ✓ 17 Major (\$1.285 M)

- Maintain Raw Water Production Wells (\$70 K)
    - Instrumentation Replacement Program (\$20 K)
    - Security/Surveillance (\$5 K)
    - Pump Overhaul/Replacement Program (\$125 K)
    - Replace Major Process Equipment (\$100 K)
    - Water Plant Concrete/Masonry Repair (\$25 K)
    - Booster Station Improvements (\$35 K)
    - Replace Fire Hydrants (\$15 K)
    - Small Water Line Improvements (\$185 K)

- ✓ 17 Major (\$1.285 M) - Continued

- Water Computer Modeling (\$20 K)
    - Asphalt/Concrete Replacement (\$65 K)
    - Electrical Improvements (\$40 K)
    - Automated Meter Reading (\$125 K)
    - Administration Building Roof Repair (\$250 K)
    - New Production Wells (\$75 K)
    - SCADA Integration (\$40 K)
    - Property Acquisition (\$90 K)

- ✓ 5 Minor (\$84 K)

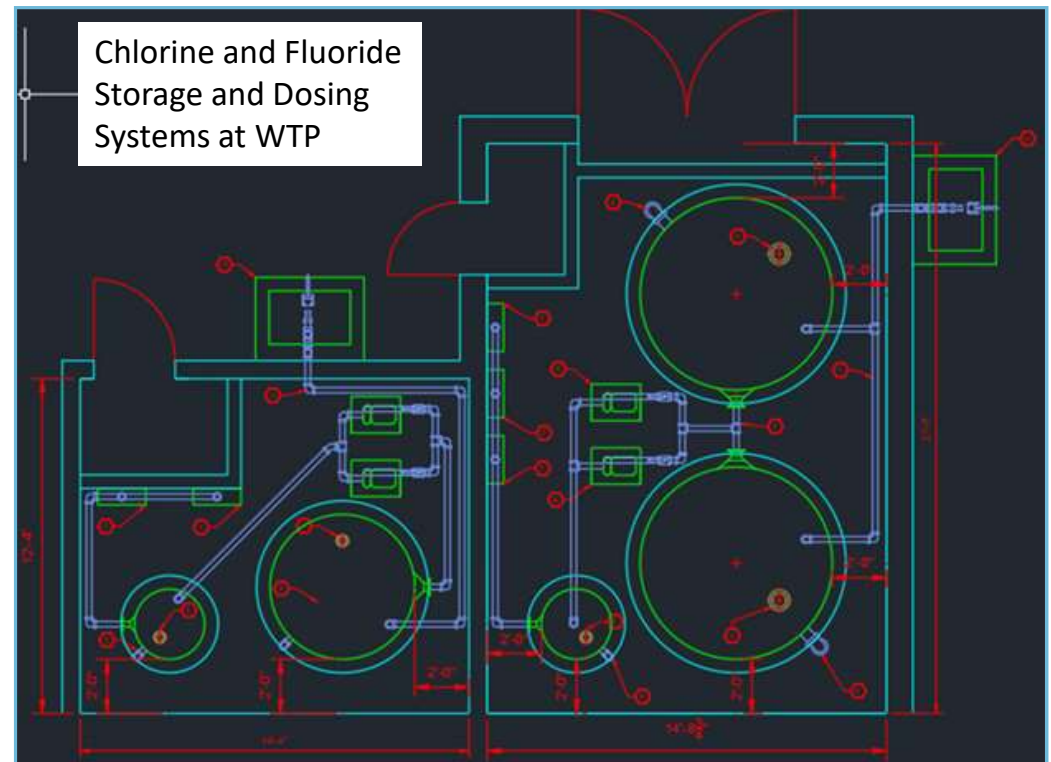
## Water – Pump Overhaul & Replacement Program (Major)

- 1WT04 – (\$125 K)
  - ✓ High Service Pump # 10



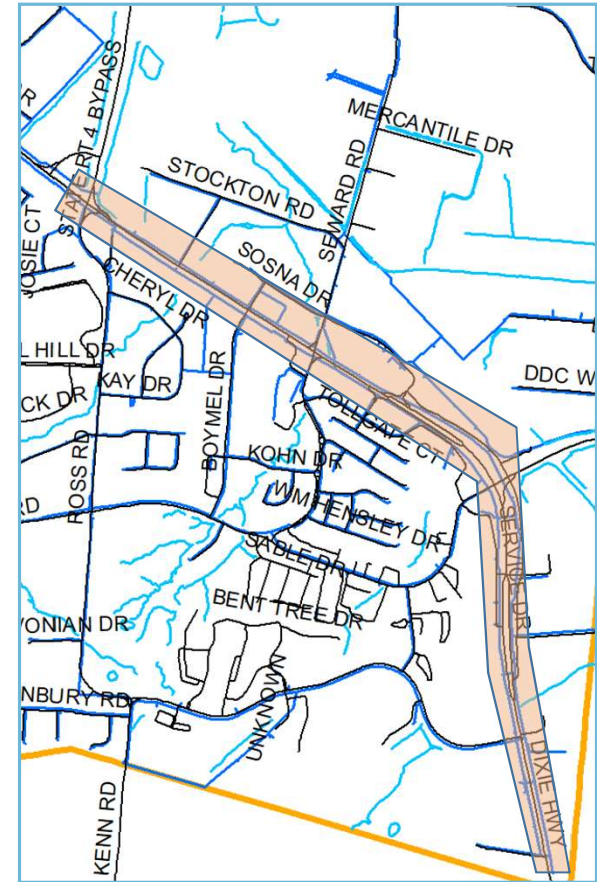
## Water – Replace Major Process Equipment (Major)

- 1WT05 – (\$100 K)
  - ✓ Engineering/Permitting
  - ✓ 2WT05 – Installation



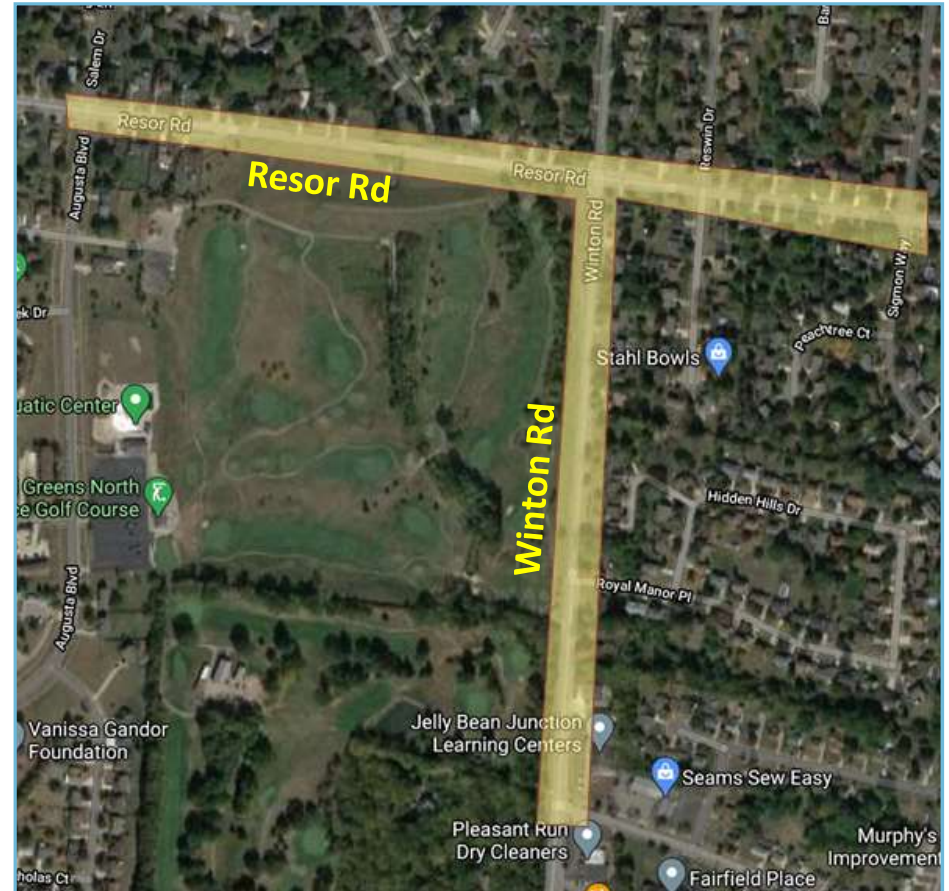
## Water – Small Water Line Improvements (Major)

- 1WT10 – (\$185 K)
  - ✓ Route 4; South of Bypass 4
  - ✓ Engineering



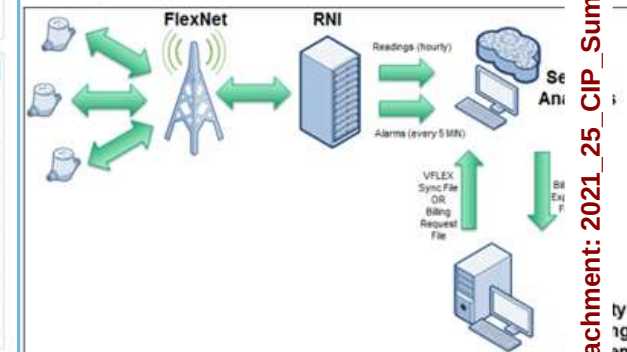
## Water – Distribution System Improvements (Critical)

- 1WT11 – (\$1 M)
  - ✓ Resor Road & Winton Road
- 2WT11 – (\$1.5 M)
  - ✓ Route 4; South of Bypass 4
- 3WT11 – (\$950 K)
  - ✓ John Gray Road



## Water – Automatic Meter Reading (Major)

- 1WT17 (Water) + 1WW14 (Sewer) = \$250 K
- 2WT17 (Water) + 2WW14 (Sewer) = \$4 M



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## Water – New Production Well (Major)

- 1WT21 – (\$75 K)
  - ✓ Engineering
- 2WT22 – (\$650 K)
  - ✓ Construction



## Water – Property Acquisition (Major)

- 1WT24 – (\$90 K)
- 5WT17 – (\$3 M)  
✓ New Water Tower



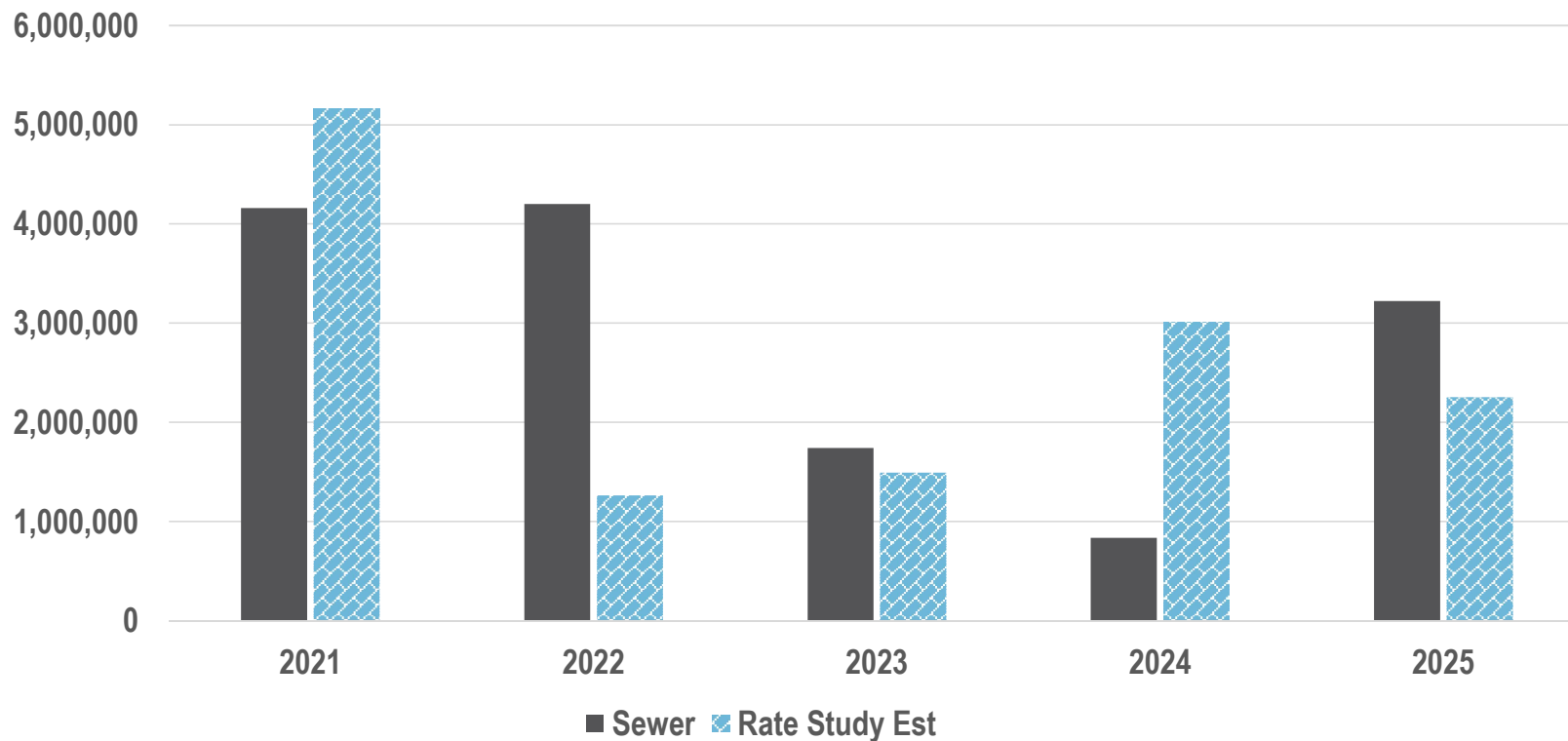
## Sewer Revenue Fund

|                                    |         |
|------------------------------------|---------|
| Beginning Unreserved Fund Balance* | \$5.4 M |
| Revenues – Estimated               | \$8.3 M |
| Expenditures – Projected           | \$7.1 M |
| Ending Unreserved Fund Balance     | \$6.6 M |

*\*Note: The numbers within this report have not been audited and are not intended to be presented in conformance with Generally Accepted Accounting Principles (GAA*

# Public Utilities – Wastewater

## 5-Year Capital Improvement Program



*CIP as Drafted: \$13.65*

*Rate Study Est: \$13.17*

Attachment: 2021\_25\_CIP\_Summary\_Final (1795 : 2021-2025 CIP Presentation)

## Sewer Projects

- 2021: 19 Projects

- ✓ 1 Critical (\$100 K)

- Sanitary Sewer Rehabilitation (\$100 K)

- ✓ 13 Major (\$3.965 M)

- Root Control Maintenance Program (\$20 K)
    - Primary System Tank Overhaul (\$50 K)
    - Instrumentation Replacement Program (\$28 K)
    - Pump Overhaul/Replacement Program (\$88 K)
    - Pavement Repairs and Replacement (\$15 K)
    - Electrical Improvements (\$14 K)
    - Sanitary Sewer Flow Modeling (\$35 K)
    - Automatic Meter Reading (\$125 K)
    - EQ Basin Valve Replacement (\$25 K)

- ✓ 13 Major (\$3.965 M) - Continued

- Aeration System Improvements (\$90 K)
    - Commerce Center Sewer Upgrades (\$50 K)
    - Repair/Replace EQ Liners (\$25 K)
    - Dewatering/Chemical Feed Building (\$3.4 M)

- ✓ 5 Minor (\$93.5 K)

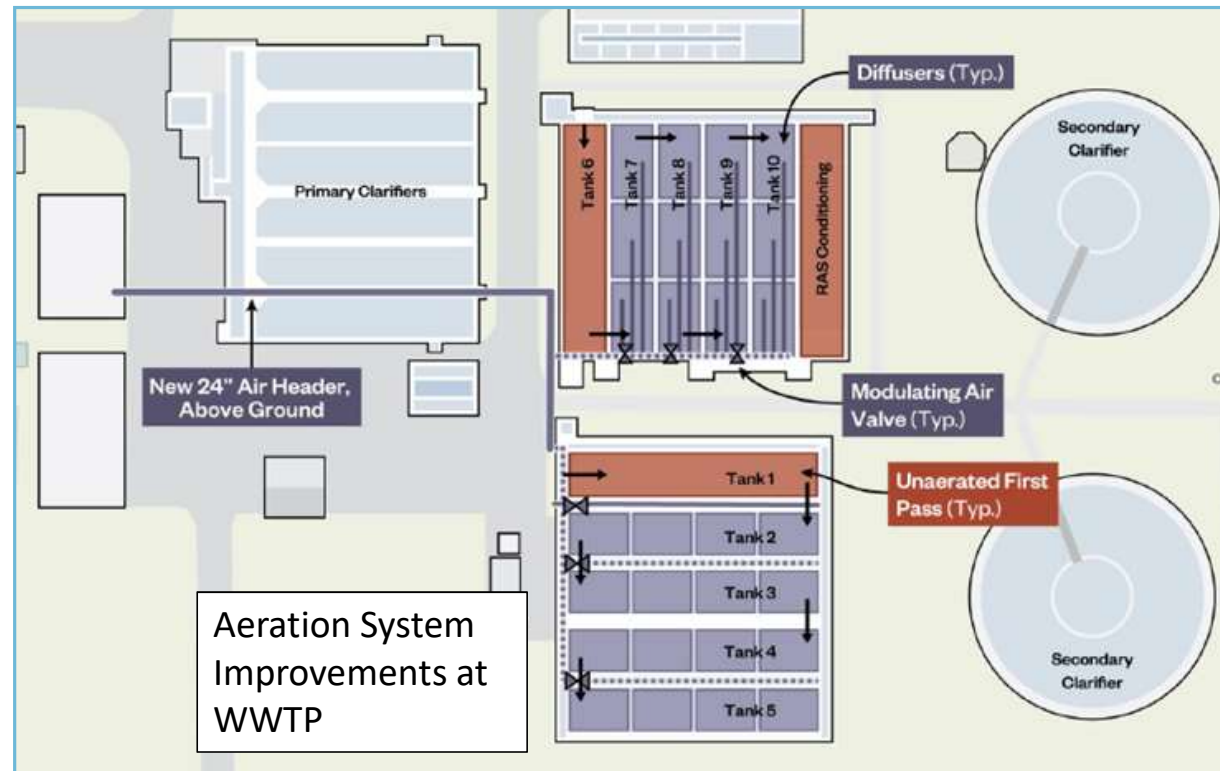
## Wastewater – Sanitary Sewer Rehabilitation (Critical)

- 1WW01 – (\$100 K)



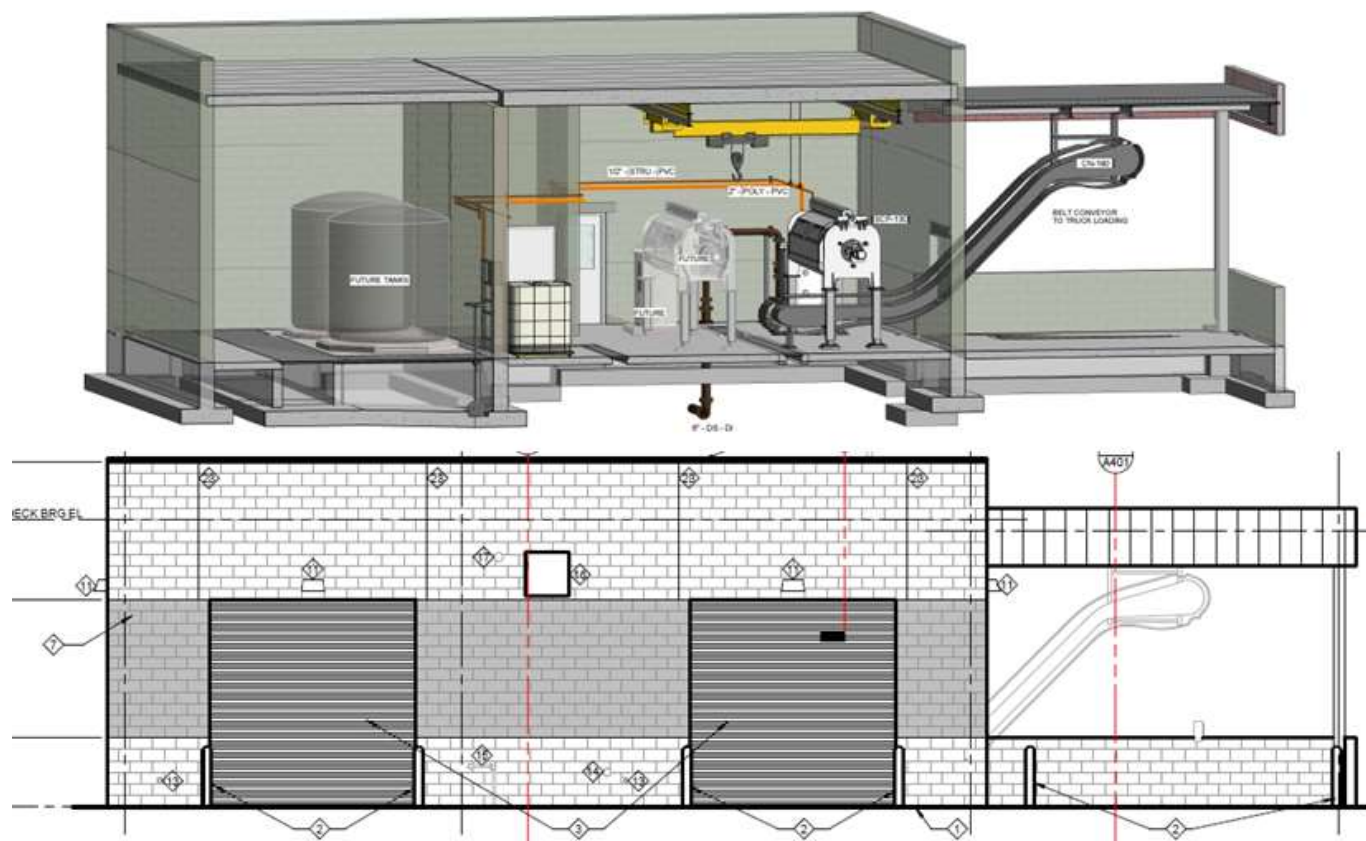
## Wastewater – Aeration System Improvements (Major)

- 1WW16 – (\$90 K)
  - ✓ Engineering
- 2WW16 – (\$900 K)
  - ✓ Construction



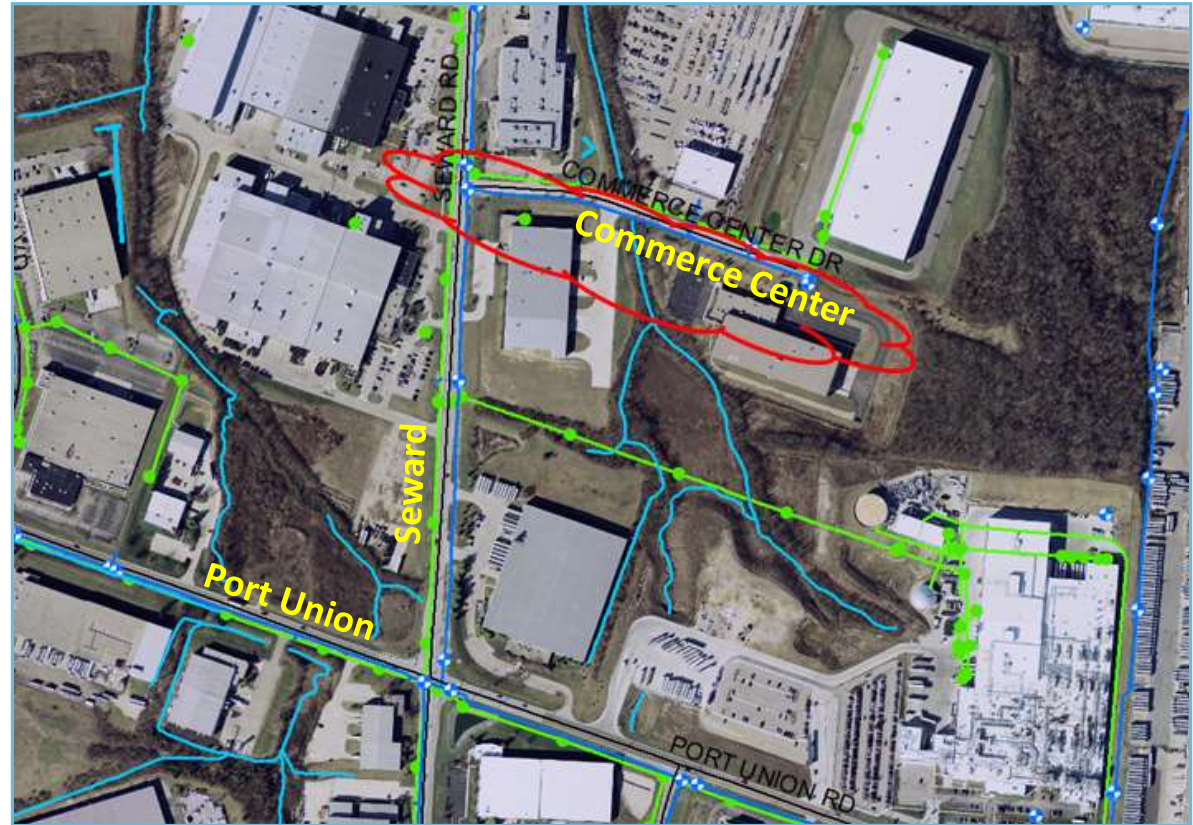
## Wastewater – Dewatering/Chemical Feed Building (Major)

- 1WW20 – (\$2.9 M)



## Wastewater – Commerce Center Sewer Upgrades (Major)

- 1WW17 – (\$50 K)
  - ✓ Engineering
- 2WW21 – (\$250 K)
  - ✓ Construction



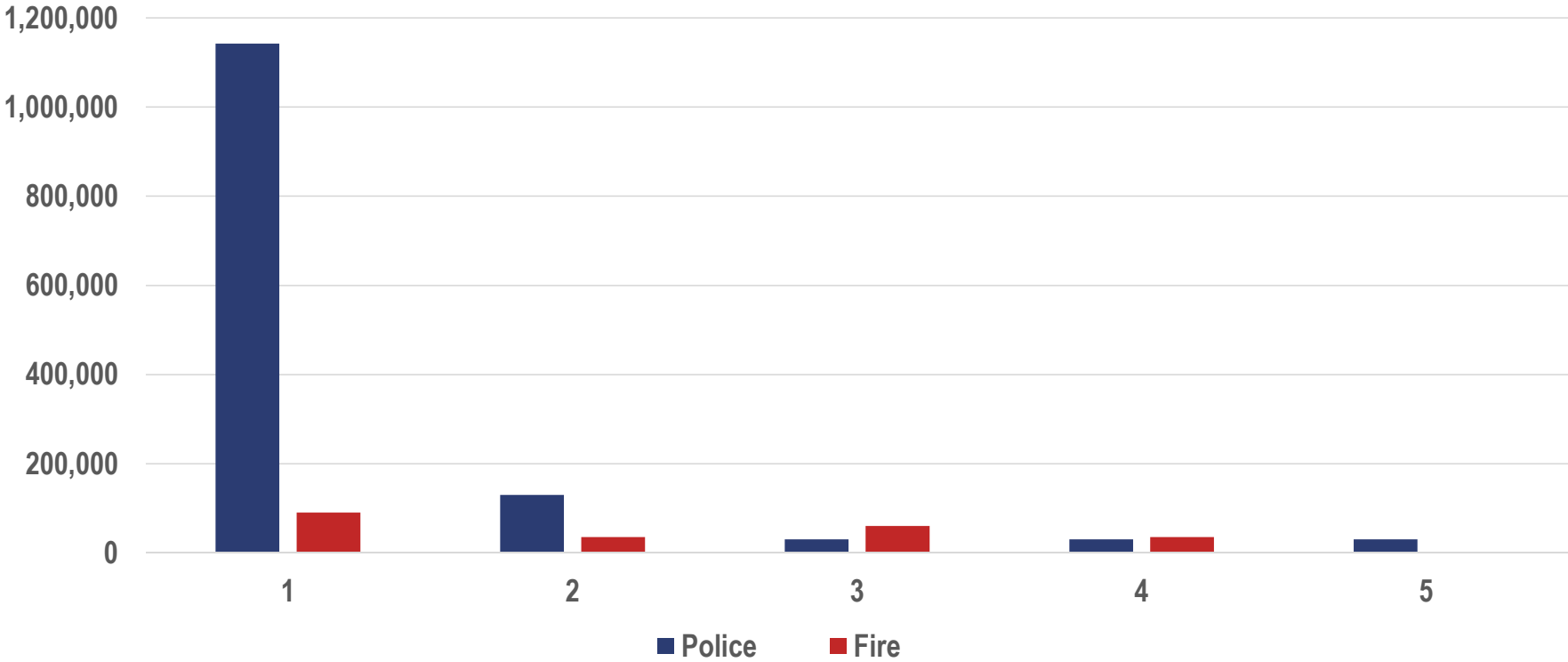


*Chief Steve Maynard & Chief Don Bennett*

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# Public Safety – Police & Fire

5-Year Capital Improvement Program



## Public Safety - Police

- 2021 – 3 Projects
  - ✓ 1 Major (\$1.1 M)
    - CAD / RMS Replacement (\$1.1 M)
  - ✓ 2 Minor (\$42 K)
- Primary funding sources:
  - ✓ 402-Capital Improvement Fund (\$1.13 M)
  - ✓ 211-Law Enforcement Fund (\$12 K)
- 2022-25 Project Highlights
  - ✓ 2022 – Taser Replacement (\$100 K)



## Public Safety - Fire

- 2021 – 2 Projects
  - ✓ 1 Critical
    - Replace Personal Protective Equipment (\$65 K)
  - ✓ 1 Major
    - Training Complex Repairs (\$25 K)
- Primary funding source:
  - ✓ 402-Capital Improvement Fund (\$324 K)



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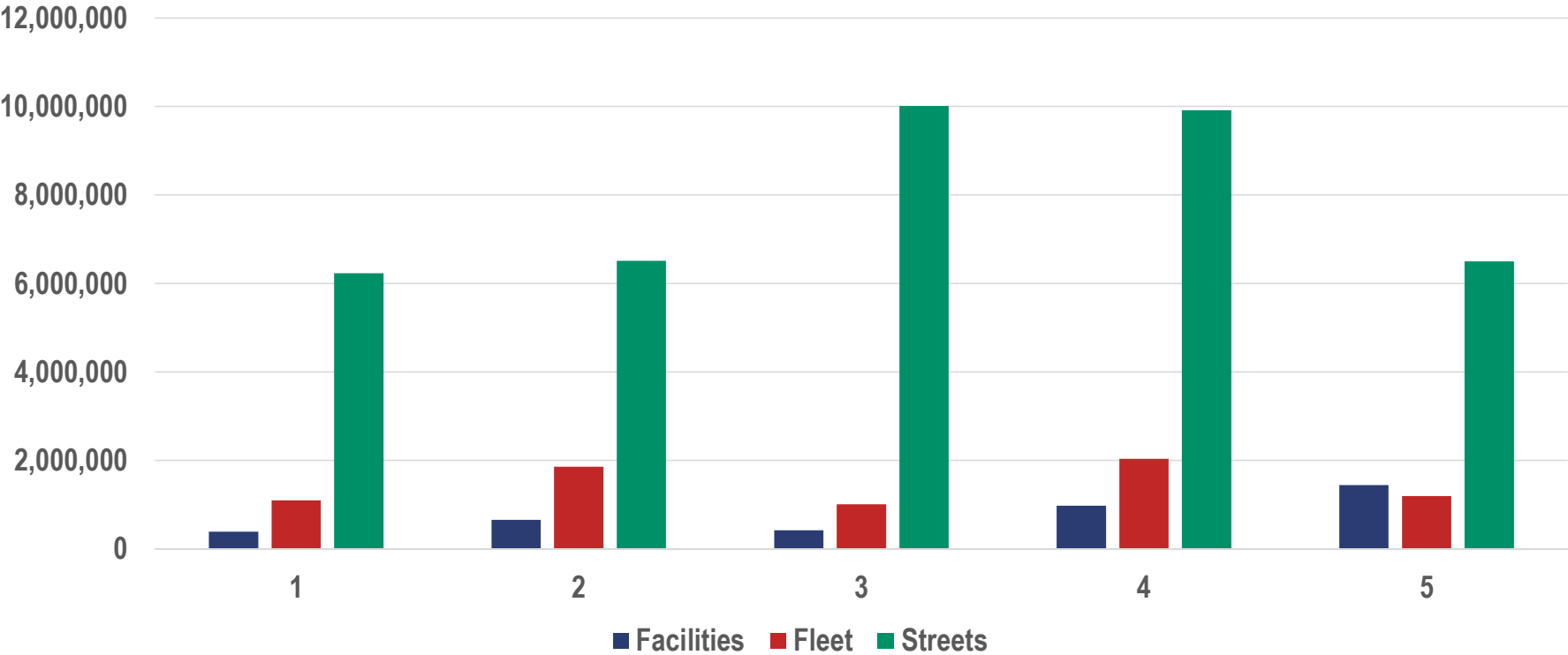
PUBLIC WORKS

*Ben Mann*

FAIRFIELD

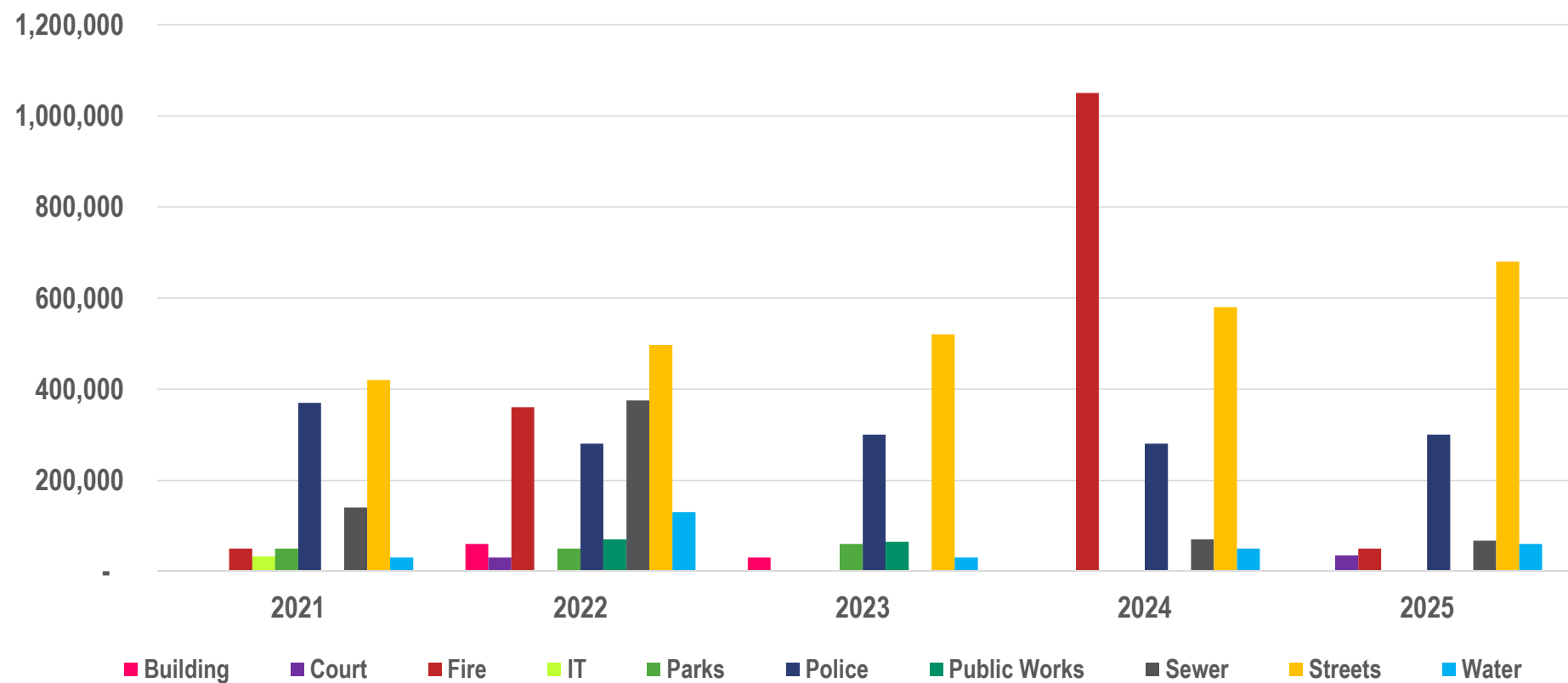
# Transportation/Infrastructure – Fleet, Facilities, & Streets

## 5-Year Capital Improvement Program



Attachment: 2021\_25\_CIP\_Summary\_Final (1795 : 2021-2025 CIP Presentation)

# Transportation – Fleet by Department



Attachment: 2021\_25\_CIP\_Summary\_Final (1795 : 2021-2025 CIP Presentation)

## Transportation – Fleet

- 2021 – 11 Projects

- ✓ 5 Major (\$560 K)

- Replacement Snow Truck-Street (\$225 K)
    - Replacement Patrol Vehicles-Police (\$220 K)
    - Replacement Animal Control Truck-Police (\$65 K)
    - Replacement of Staff Vehicle-IT (\$33 K)
    - Ambulance Transport Upgrade-Fire (\$50 K)

- ✓ 6 Minor (\$533 K)

- Primary funding sources:

- ✓ 402-Capital Improvement Fund (\$898 K)

- Fire (\$50 K)
    - IT (\$33 K)
    - Parks (\$50 K)
    - Police (\$370 K)
    - Public Works – Snow Truck (\$395 K)
      - \$25 K from State Grant; Snow Truck

- ✓ 605-Water Surplus Fund (\$30 K)

- ✓ 624-Sewer Surplus Fund (\$140 K)



## Facilities

- 2021 – 8 Projects
  - ✓ 3 Major (\$215 K)
    - City Wide Access Card Update (\$95 K)
    - Public Works Repairs & Upgrades (\$60 K)
    - Firehouse Repairs & Upgrades (\$60 K)
  - ✓ 5 Minor (\$170 K)
- Primary funding sources:
  - ✓ 402-Capital Improvement Fund (\$385 K)



## Street Improvement Fund

|                                    |         |
|------------------------------------|---------|
| Beginning Unreserved Fund Balance* | \$8.7 M |
| Revenues – Estimated               | \$6.0 M |
| Expenditures – Projected           | \$5.9 M |
| Ending Unreserved Fund Balance     | \$8.8 M |

*\*Note: The numbers within this report have not been audited and are not intended to be presented in conformance with Generally Accepted Accounting Principles (GAA*

## Transportation - Street

- 2021 – 29 Projects
  - ✓ 3 Critical (\$2.3 M)
  - ✓ 15 Major (\$3.4 M)
  - ✓ 11 Minor (525 K)
- Primary funding sources:
  - ✓ 401-Street Improvement Fund (\$3.3 M)
  - ✓ 402-Capital Improvement Fund (\$775 K)
  - ✓ 100-General Fund (\$255 K)
  - ✓ 205-County Motor Vehicle Fund (\$225 K)
  - ✓ 211-Law Enforcement Fund (\$5 K)
  - ✓ 605-Water Surplus Fund (\$10 K)
  - ✓ Grant/Other Funding (\$1.7 M)



## Transportation - Street

- 2021 – 29 Projects

- ✓ 3 Critical (\$2.3 M)

- Annual Street Paving Program (\$2.3 M)
    - Storm Sewer Water Quality Program (\$15 K)
    - Geotechnical Exploration & Testing (\$10 K)



## Transportation - Street

### • 2021 – 29 Projects

#### ✓ 15 Major (\$3.4 M)

- Traffic Engineering (\$20 K)
- Drainage Improvements–Contracted/In-house (\$175 K)
- Annual Concrete Curb Program (\$900 K)
- Pavement Marking (\$120 K)
- Street Maintenance–Crack Sealing (\$29 K)
- CCTV Replacement (\$10 K)
- Sidewalk/Apron Program (\$170 K)
- Bypass 4 Milling–Engineering (\$20 K)
- S. Gilmore (Resor-Mack)–Engineering (\$400 K)
- Rt. 4/Michael Ln/Camelot Dr – Right of Way (\$250 K)
- South Rt. 4 Paving–Engineering (\$75 K)
- S. Gilmore/275 WB Ramp (\$980 K)
- Crestview-Planet HW Construction (\$160 K)
- Muskopf Storm Sewer–Contingency (\$65 K)

#### ✓ 11 Minor (\$525 K)

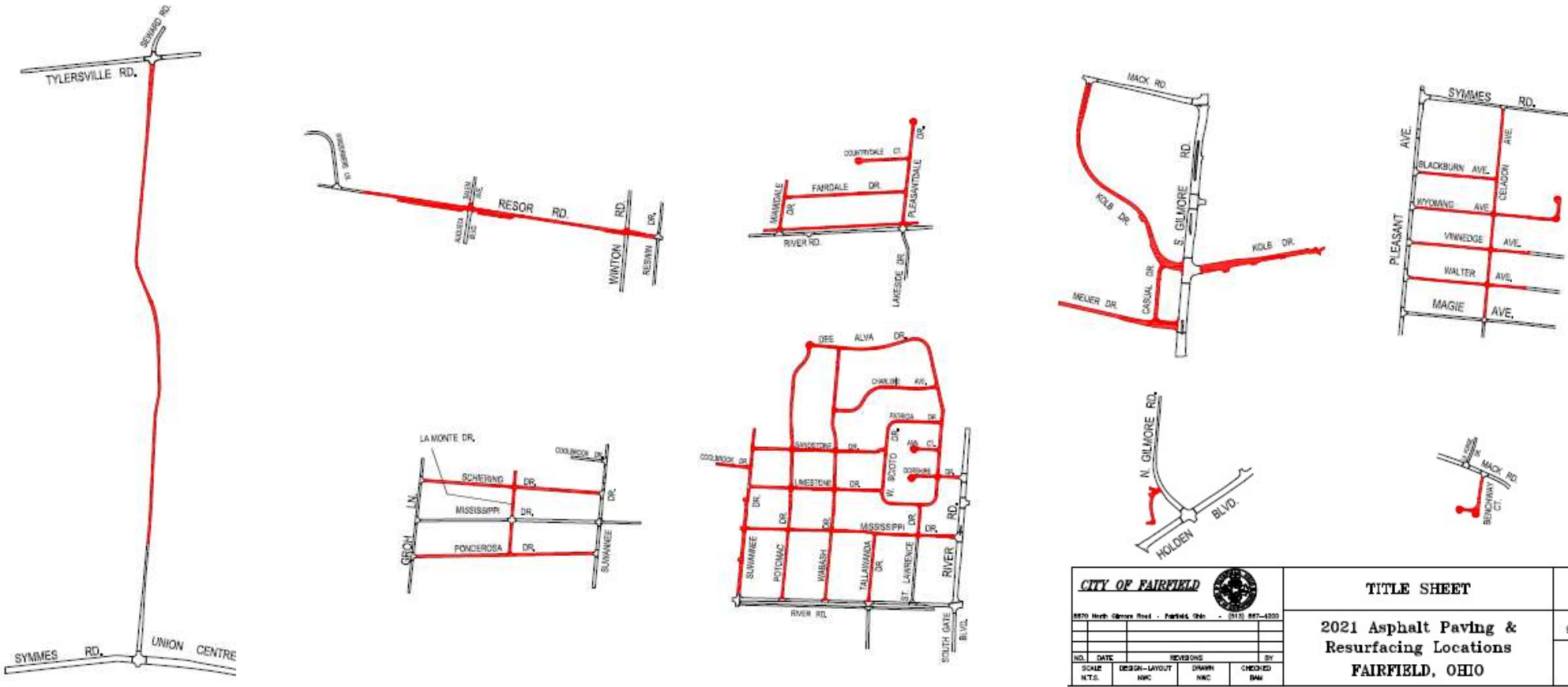


## Street Sustainability Plan (Critical)

- 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.
    - 2021 Projected Lane Miles: 23.46
    - 2022 Projected Lane Miles: 24.30
    - 2023 Projected Lane Miles: 23.63
  - ✓ Three Year Average: **23.80**



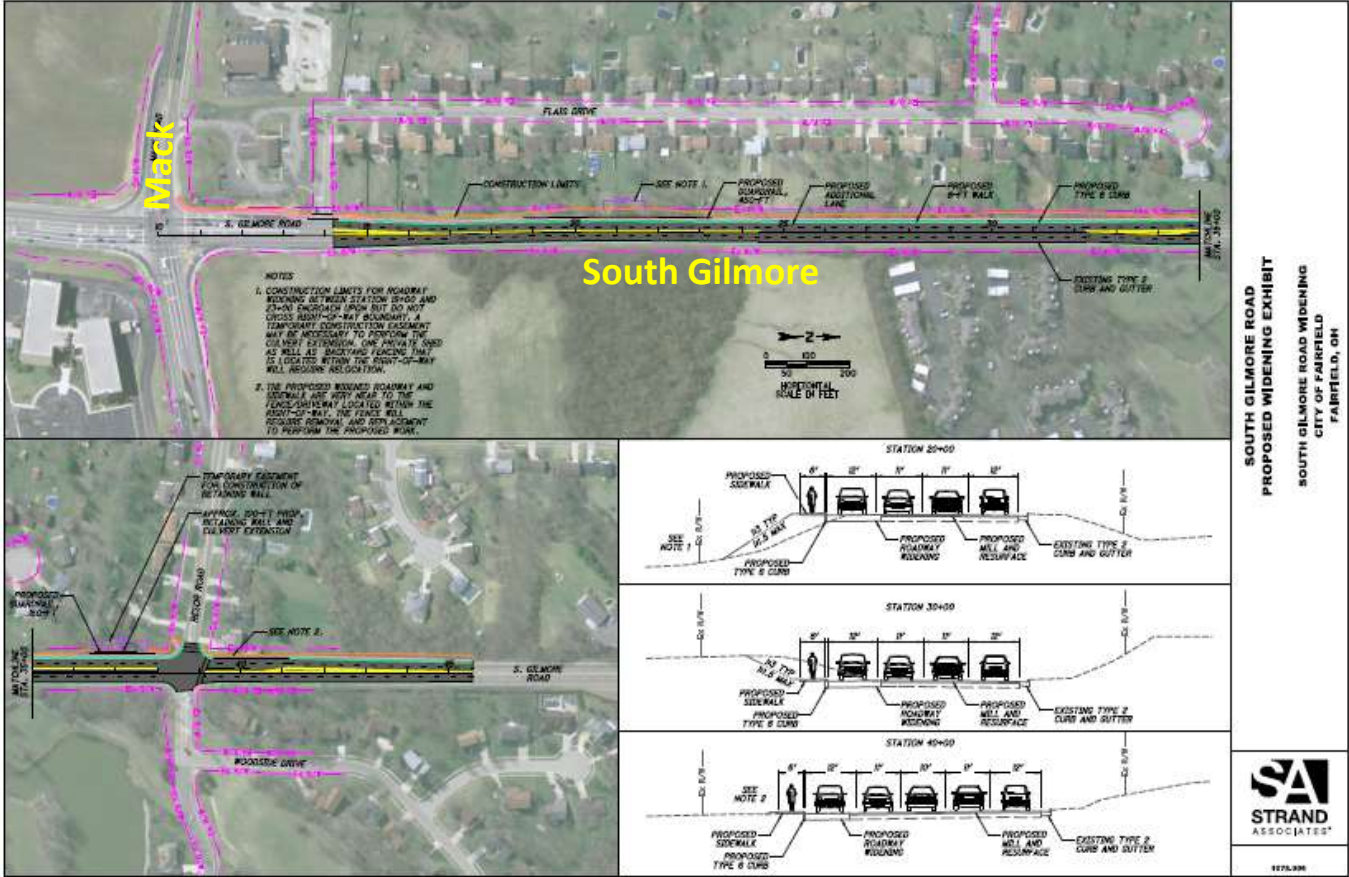
# Street Sustainability Plan – 2021 Overlay Map (Critical)



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# S. Gilmore Widening (Major)



3/22/2021



# Gilmore-Winton Interchange (Major)



## Gilmore-Winton Interchange



3/22/2021

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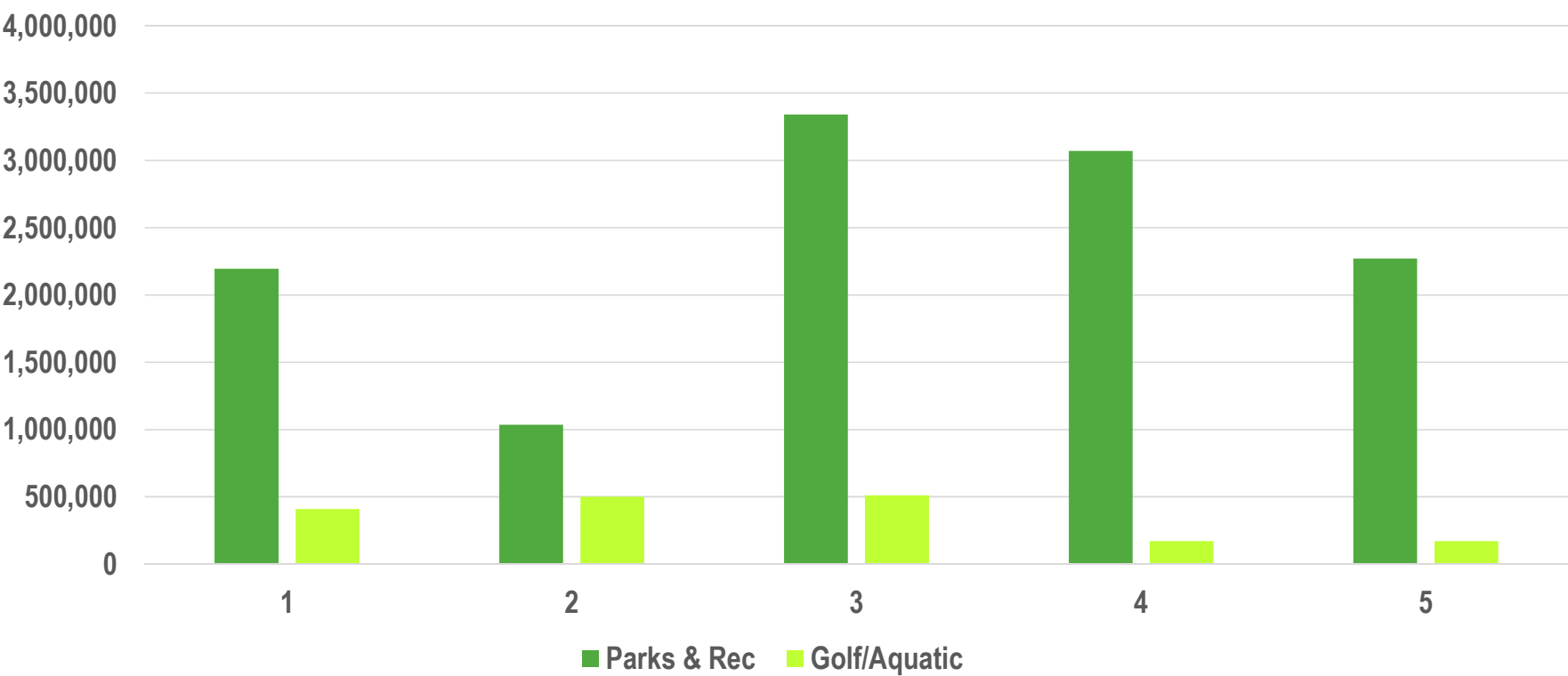
PARKS AND RECREATION

*Tiphonie Howard*

FAIRFIELD

# Leisure Activities – Parks & Golf/Aquatic

5-Year Capital Improvement Program



## Leisure Activities – Parks

- 2021 – 9 Projects

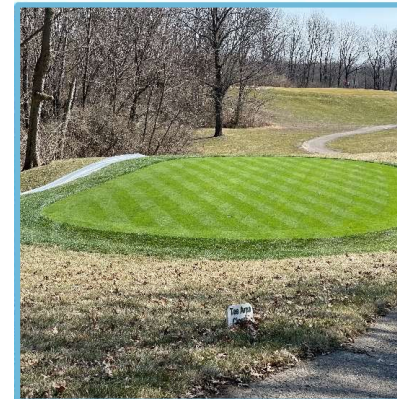
- ✓ 5 Major (\$1.8 M)

- Community Arts Center (\$115 K)
    - Village Green/Town Center (\$35 K)
    - Harbin Park Overlook (\$1.1 M)
    - Harbin Park Loop Trail (\$400 K)
    - Facilities Maintenance (\$130 K)

- ✓ 4 Minor (\$400 K)

- Primary funding sources:

- ✓ 402-Capital Improvement Fund (\$460 K)
  - ✓ 413-Park Development Fund (\$813 K)
  - ✓ State Capital Funding (\$700 K)
  - ✓ Clean Ohio Grant(s) (\$220 K)



## Leisure Activities – Aquatic / Golf

- 2021 – 8 Projects

- ✓ 3 Major (\$240 K)

- South Trace Patio Expansion (\$200 K)
    - South Trace A/V Upgrades (\$20 K)
    - Outdoor Tables and Chairs (\$20 K)

- ✓ 5 Minor (\$170 K)

- Primary funding sources:

- ✓ 640-Recreation Facilities Fund (\$410 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.*





## General Government

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# General Government

## 5-Year Capital Improvement Program



## General Government – City Manager's Office

- 2021 – 4 Projects
  - ✓ 1 Critical (\$307 K)
    - Computer & Server Equipment (\$307 K)
  - ✓ 2 Major (\$121.7 K)
    - Network Infrastructure Maintenance (\$88 K)
    - Software Maintenance(\$33.7 K)
  - ✓ 1 Minor (\$35 K)
- Primary funding sources:
  - ✓ 402-Capital Improvement Fund (\$423 K)
  - ✓ 100-General Fund (\$33.7 K)
  - ✓ 605-Water Surplus Fund(\$3.5 K)
  - ✓ 624-Sewer Surplus Fund (\$3.5 K)

## General Government – Development Services

- 2021 – 2 Projects
  - ✓ 2 Major (\$270 K)
    - City Wide Redevelopment Fund (\$150)
    - Zoning Code Update (\$120 K)
- Primary funding source:
  - ✓ 100-General Fund (\$270 K)





# Questions?

The logo for Fairfield, Ohio, featuring the word "FAIRFIELD" in light blue with a green diamond above the "R" and a green swoosh underline, with "OHIO" in green below it.