

**City of Fairfield
Minutes
Regular Meeting of City Council
March 8, 2021**

Council-Manager Briefing

Parks & Recreation Update

Business Meeting Call to Order

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

Prayer/Pledge of Allegiance

Councilmember Oberson led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Attendee Name	Title	Status	Arrived
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	Present	
Tim Abbott	Council Member, 4th Ward	Present	
Steve Miller	Mayor	Present	

Agenda Modifications

None.

Executive Session Requests

Councilmember Abbott, seconded by Councilmember Senger, moved for Executive Session to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a public employee or official; to consider the purchase of property for public purposes, the sale of property at competitive bidding, or the sale or other disposition of unneeded, obsolete, or unfit-for-use property; to confer regarding pending or imminent court action. Motion carried 7-0.

Special Presentations and Citizen Comments

- a. Joe Bellomo, owner of 5411 Southgate

Mr. Bellomo addressed Council regarding utility billing issues he has experienced with his apartment complex. He stated that he was not made aware of an unusually large bill because the utilities are not in his name, they are in the tenants name. He requested that the landlord be made aware of those types of bills before the problem continues for 2 months, because if the tenant moves out, the landlord is stuck with the bill. Public Utilities Director Adam Sackenheim informed him that there are new protocols in place that will alert the landlord when the balance on the account reaches \$250. Councilmember Oberson requested that amount to be lowered to \$125.01, however, Mr. Sackenheim stated that places a large administrative burden on the billing staff.

b. George Wilson

Mr. Wilson addressed Council regarding a warning ticket he received several years ago, in which he feels he was racially profiled. Mayor Miller informed him that the issue had been investigated and no wrongdoing was found on the officer's part, so the issue would no longer be discussed.

Public Hearing(s)

Joint Public Hearing - Hypershine Car Wash

Mayor Miller opened the Joint Public Hearing at 7:20 PM. Clerk Wilson read the meeting notice. Planning Commission members in attendance: Bill Woeste, Martin Medler, Melissa O'Brien, Scott Lepsky and Gwen Ritchie. Commissioner Lepsky, seconded by Commissioner O'Brien, moved to excuse Commissioners Hassler and Begley. Motion carried 5-0. Planning Manager Erin Lynn presented the plans for the Hypershine Car Wash located in the Meijer PUD. See attached slides. Councilmember Scharringhausen requested that Planning Commission review the plans and determine if this is the best use for the space. Councilmember Oberson stated that he felt it would be a great spot to add the electric vehicle charging station and that he thinks the business will do well, but that it is not a difficult building to get rid of if it doesn't do well in that location. Mayor Miller closed the public hearing at 7:35 PM.

Approval of Minutes

The Special Meeting Minutes of February 20, 2021 and Regular Meeting Minutes of February 22, 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 was held pending Planning Commission recommendation.

RESULT:	TABLED [UNANIMOUS]	Next: 3/22/2021 7:00 PM
AYES:	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

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

NEW BUSINESS

Councilmember Besl, seconded by Councilmember Woeste, moved to read all New Business by title only. Motion carried 7-0.

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: Mark Rhodus - Board of Zoning Appeals (term ending 3/31/26) Rick Fox - Civil Service Commission (term ending 3/31/24) Kert Radel - Design Review Committee (term ending 3/31/23) Zachery Ketring - Design Review Committee (term ending 3/31/23) Daniel Prior - Parks & Recreation Board (term ending 3/31/24) Gwen Ritchie - Parks & Recreation Board (term ending 3/31/24) Don Hassler - Planning Commission (term ending 3/31/25) Scott Lepsky - Planning Commission (term ending 3/31/25) Kevin Corey - Income Tax Review Board (3/31/23) Ingrid Anderson - Income Tax Review Board (3/31/23)

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:**

Mark Rhodus - Board of Zoning Appeals (term ending 3/31/26)
Rick Fox - Civil Service Commission (term ending 3/31/24)
Kert Radel - Design Review Committee (term ending 3/31/23)
Zachery Ketring - Design Review Committee (term ending 3/31/23)
Daniel Prior - Parks & Recreation Board (term ending 3/31/24)
Gwen Ritchie - Parks & Recreation Board (term ending 3/31/24)
Don Hassler - Planning Commission (term ending 3/31/25)
Scott Lepsky - Planning Commission (term ending 3/31/25)
Kevin Corey - Income Tax Review Board (3/31/23)

SIMPLE MOTION NO. 3-21. APPROVED 7-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Tim Abbott, Council Member, 4th Ward
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

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.

Councilmember Oberson presented the first reading of this ordinance.

RESULT:	FIRST READING Next: 3/22/2021 7:00 PM
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Finance & Budget Committee

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

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. 6-21 and all amendments thereto and declaring an emergency.

Recommendation:

It is recommended that City Council amend the Non-Exempt Wage and Salary Ordinance to add additional Full-Time Dispatch positions and reduce Part-Time Dispatch positions. Rules suspension and adoption as well as the emergency provision are requested.

ORDINANCE NO. 26-21. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, 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, Council Member, 4th Ward
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, 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. 26-21 and all amendments thereto and declaring an emergency.

Recommendation:

It is recommended that City Council amend the Non-Exempt Wage and Salary Ordinance to add additional Police Officer positions. Rules suspension and adoption as well as the emergency provision are requested.

ORDINANCE NO. 27-21. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Chad Oberson, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, 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, Council Member, 4th Ward
SECONDER:	Chad Oberson, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

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.

Councilmember Abbott presented the first reading of this ordinance.

RESULT:	FIRST READING	Next: 3/22/2021 7:00 PM
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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. 28-21. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Chad Oberson, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, 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, Council Member, 4th Ward
SECONDER:	Chad Oberson, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

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. 29-21. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, 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, Council Member, 4th Ward
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Monday, March 15 - Special Meeting, 6:00 PM
- B. Monday, March 22 - Council-Manager Briefing, 5:30 PM; Regular Meeting 7:00 PM
- C. Monday, March 29 - Special Meeting, 6:00 PM

Executive Session of Council (if needed)

Council recessed to Executive Session at 7:45 PM.

14. ADJOURNMENT

The Regular Meeting adjourned at 8:43 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved_____

HARBIN PARK MASTER PLAN

PHASE I UPDATE



Harbin Park – Phase I Update

- Historical Snapshot
- 2014 Master Plan – Needs Assessment
- Conceptual Plan for Renovations
- 2021 Customer Satisfaction Survey
- Current Design and Engineering Plan
- Next Steps
- Questions



How did we get to where we are today?

- 1974 (cir): Feters Farm sold to the City.
- July 1, 1976: The first 5-year plan was approved for the Fairfield Municipal Park at a cost of \$312,368.35 (equivalent to \$1,466,413.20 in today's dollars).
 - Included shelters, trails, playgrounds and restrooms.
- 2014: Identified needs for a multi-phase renovation program in the Department's 10-year Master Plan.
- 2016: Harbin Park renovation program developed.
- 2019: Applied for funding assistance from the state.
- 2020: Awarded \$700,000 from the State Capital Grant.
- Currently: Nearing the completion of the engineering and design of the first phase of the project.



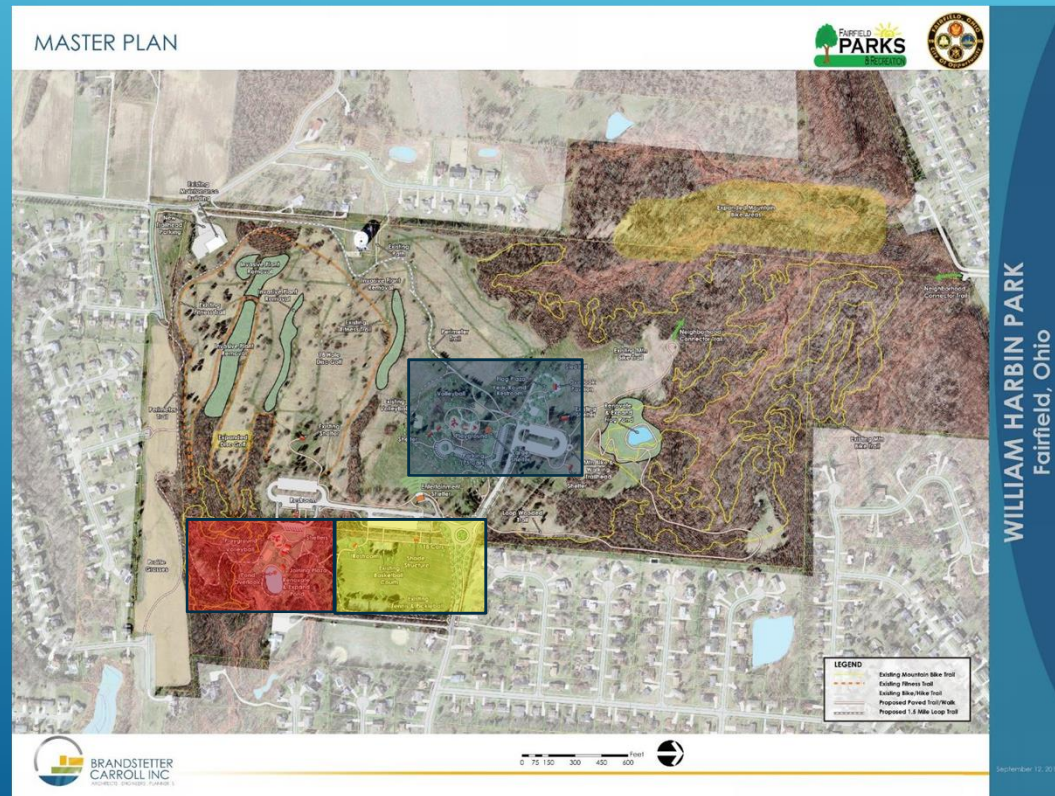
2014 Master Planning

- In conjunction with the community and users of Harbin Park, the needs were assessed by Department Staff.
 - Goal was to identify what areas and amenities were highest priority for updates.
- Top five amenities were addressed as “critically” important to upgrade:
 - Playgrounds
 - Shelters
 - Walking/Biking/Jogging Paths
 - Restrooms
 - Disc Golf

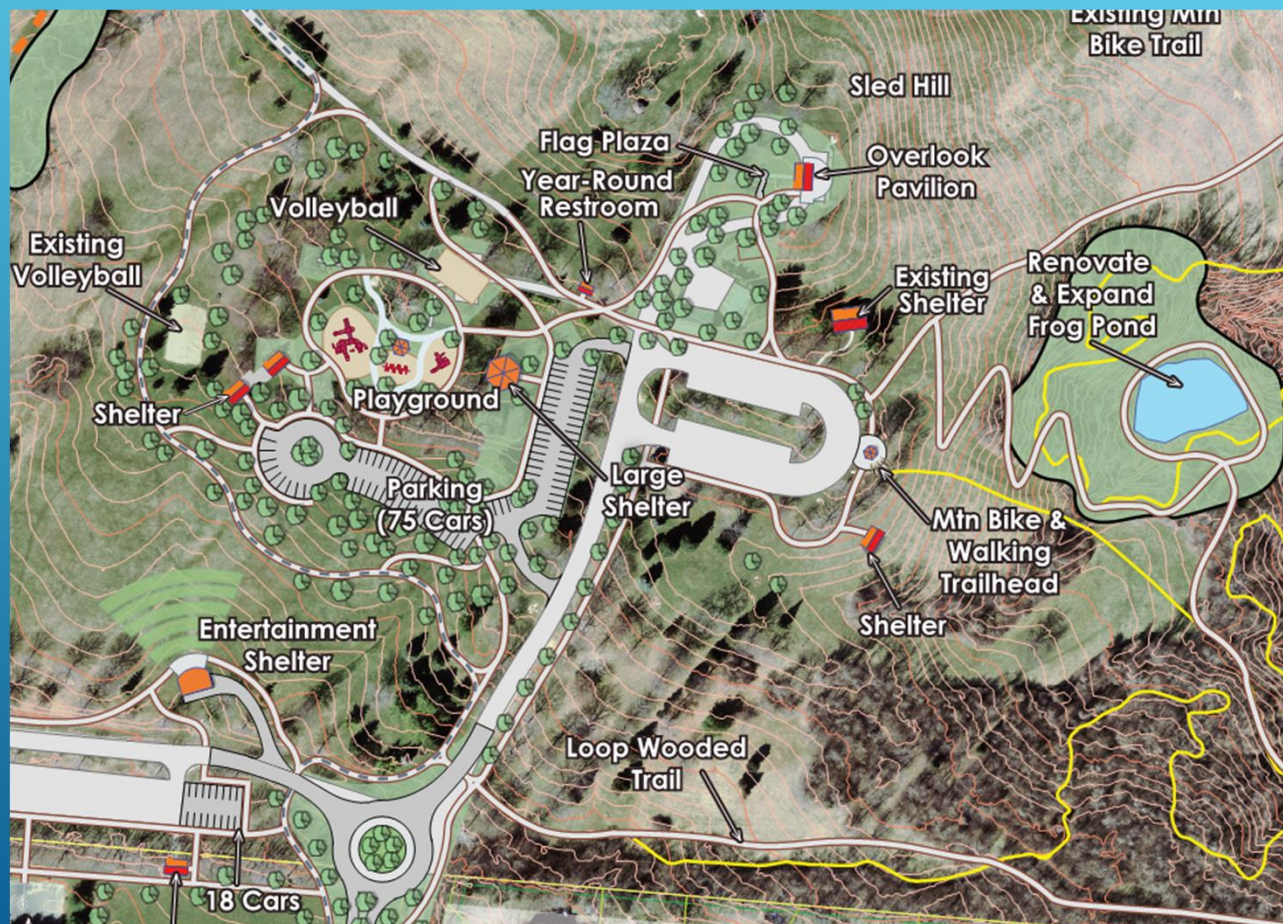


2016 Conceptual Plan Designed

- Addressed concepts for renovations with a focus on the five areas that were identified.
- Architects designed a multi-phased project that consisted of three major phases.



Conceptual Plan Design – Overlook Area (Phase I)



Conceptual Plan Design – Lower Picnic Area (Phase II)



Conceptual Plan Design – Entry/Field Area (Phase III)



2021 Customer Satisfaction Survey

- Satisfaction survey conducted to review potential changes in community needs.
- Top amenities most valuable to residents and their families:
 - Walking/Biking Paths (72.3%)
 - Restrooms (59%)
 - Playgrounds (44.9%)
 - Picnic Shelters (37.2%)

Q4. Which of the following park amenities are the most valuable to you and your family? (Check all that apply)

Answer Choices	Responses
Walk/Bike Paths	72.33%
Restrooms	59.07%
Parking	48.60%
Playgrounds	44.88%
Outdoor Concert Venue	41.63%
Open Space/Lawn Area	38.60%
Picnic Shelters	37.21%
Community Gardens	17.91%
Dog Off-Leash Areas	12.79%
Disc Golf	11.86%
BBQ Grill	9.07%
Ball Diamond	8.14%
Mountain Bike Trails	8.14%
Basketball Courts	7.44%
Soccer Field	6.98%
Pickleball Courts	6.28%
Tennis Courts	6.05%
Sand Volleyball Courts	2.33%
Other (please specify)	

Where we are today - Shelters



Engineering Plan Design – Overlook Area (Pavilion)





Where we are today - Playground



Where we are today - Playground



Engineering Plan Design – Overlook Area (Playscape)



Erick Cook Children's Discovery Area

Engineering Plan Design – Overlook Area (Playscape)



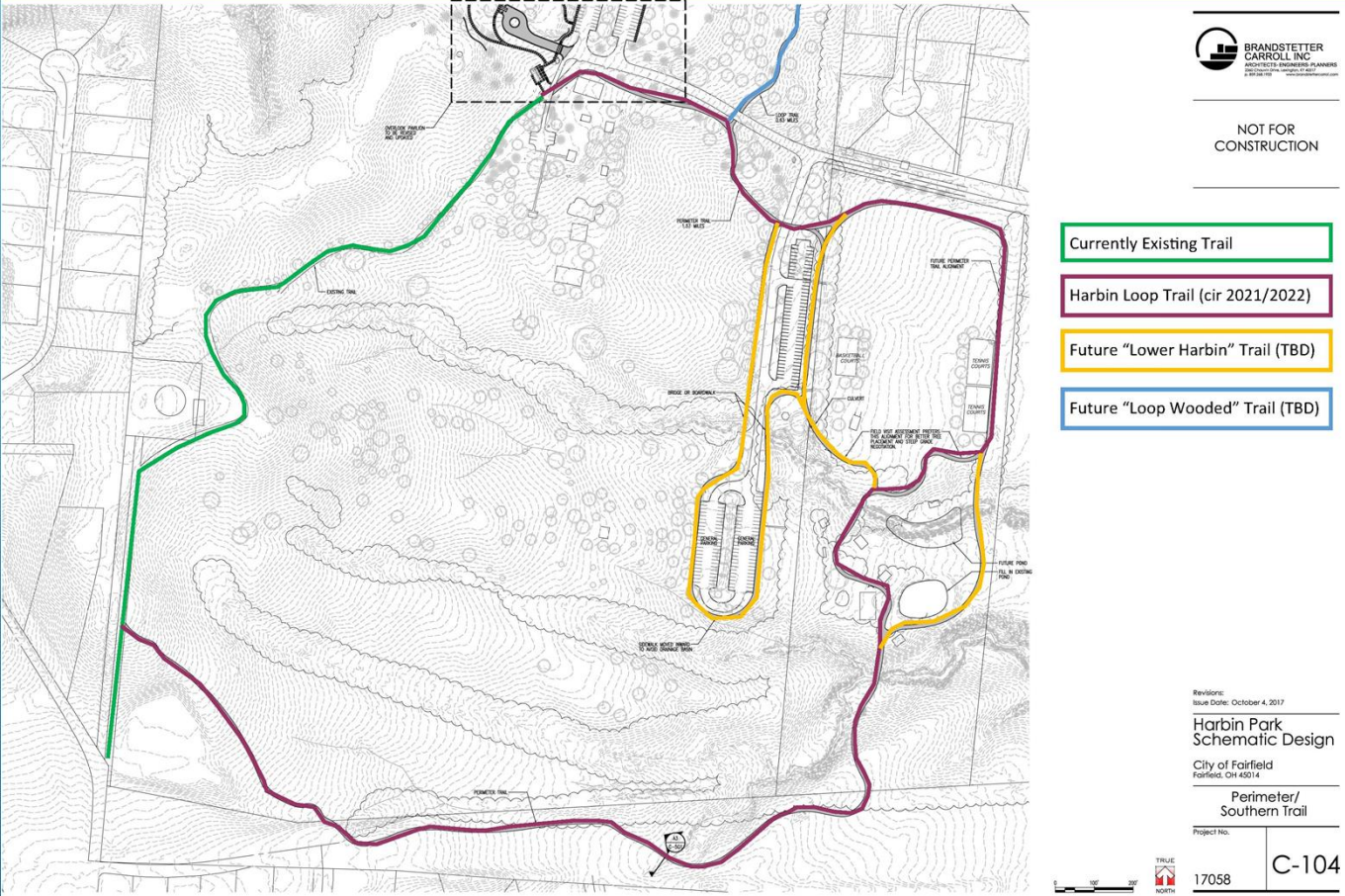
Where we are today - Restrooms

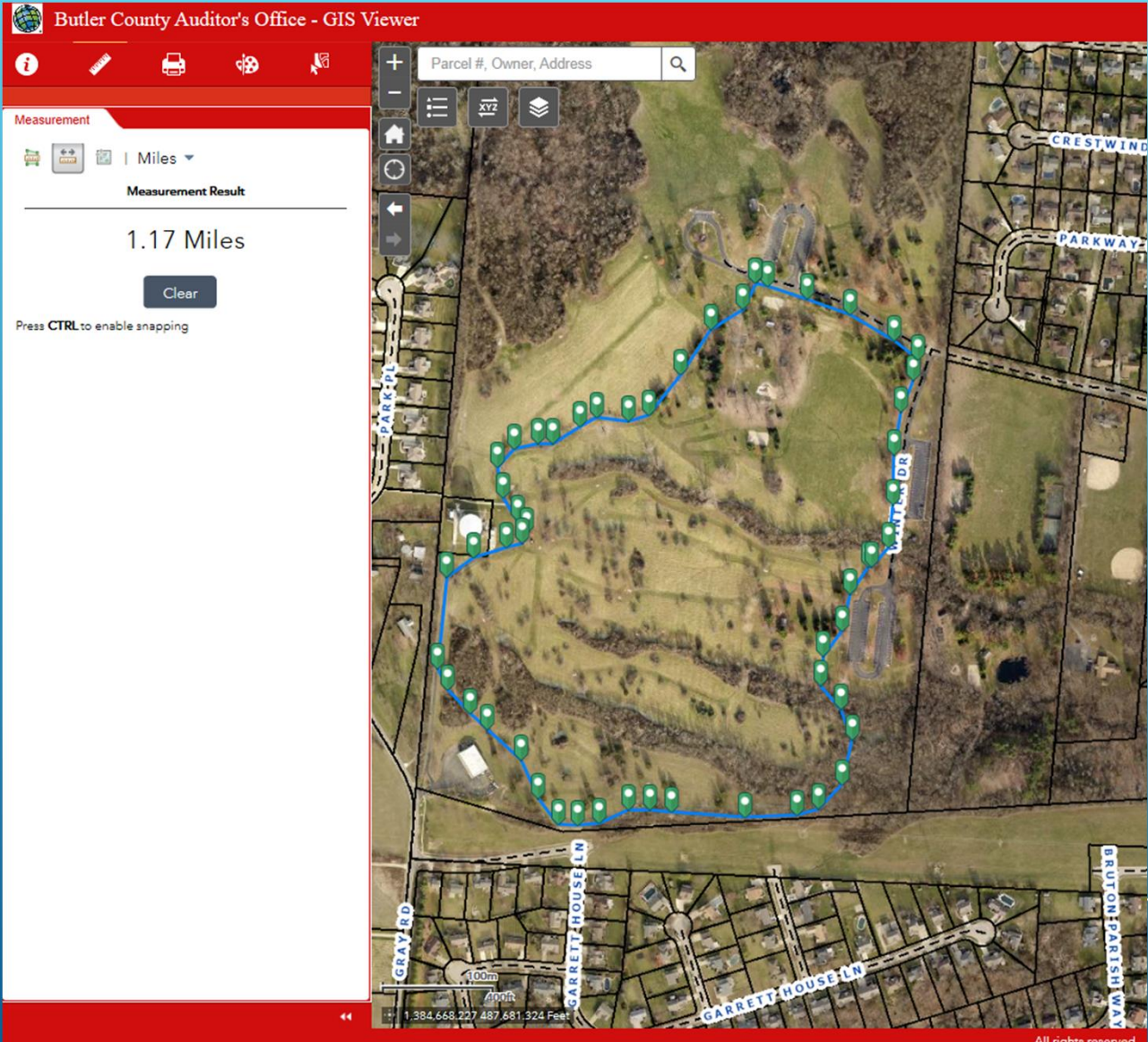


Engineering Plan Design – Overlook Area (Restrooms)



Engineering Plan Design – Perimeter Loop





Next Steps

- Finish engineering and design of Phase I plans.
- Parks Board and Council approval.
- Break ground/Construction.
- Phase I Grand Opening celebration!



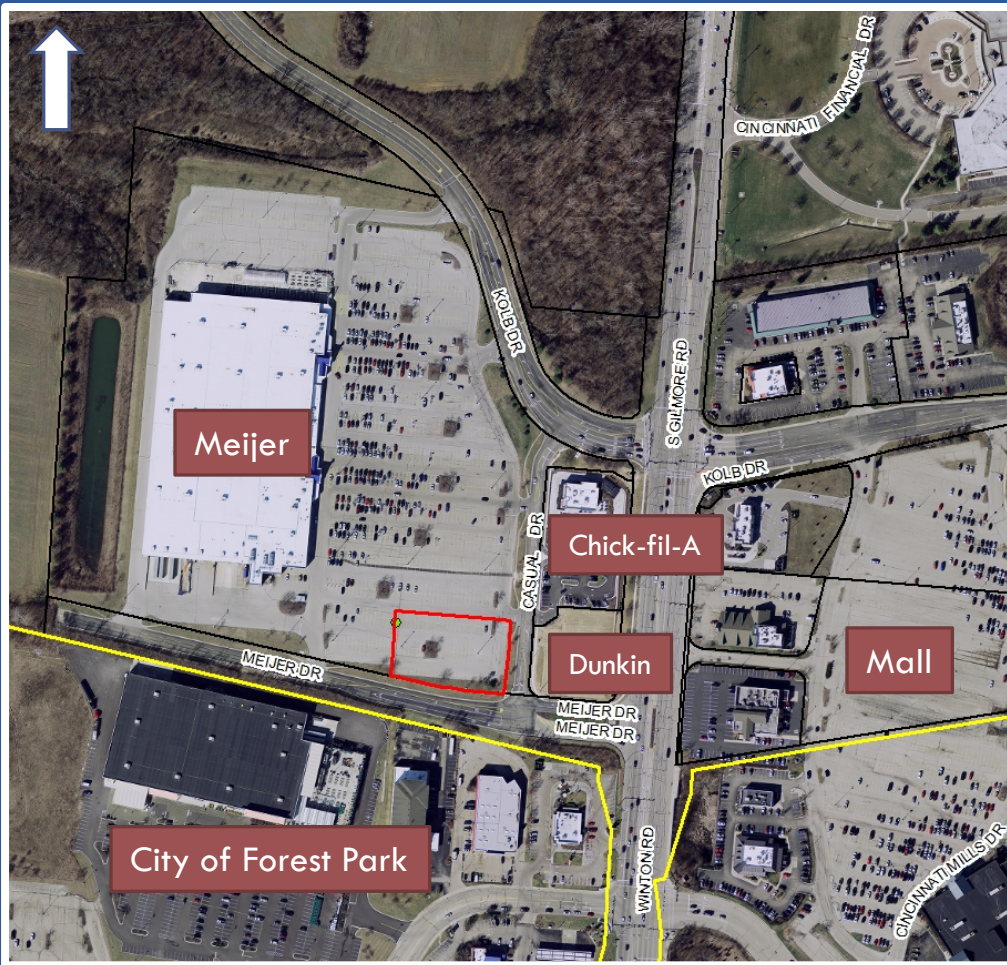
QUESTIONS?



PUBLIC HEARING

March 8, 2021

HYPERSHINE CAR WASH FINAL DEVELOPMENT PLAN



Hypershine Car Wash



View of site looking toward Meijer



View of site looking East toward South Gilmore



Hypershine Car Wash



North
Elevation

Exit – East Elevation (Casual Drive)

Entrance – West Elevation
(Meijer Store)



South Elevation

Schedule

- Public Hearing – March 8 at 7:00 PM
 - Planning Commission – March 10 at 6:00 PM
 - Second Reading – March 22 at 7:00 PM
 - Third Reading – April 12 at 7:00 PM
-
- Note: If Planning Commission delays their decision to a second meeting, the Council meetings will be delayed accordingly.

Comments Or Questions?