

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, FEBRUARY 27, 2023 7:00 PM
5350 PLEASANT AVENUE, FAIRFIELD, OH 45014**

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.

1. COUNCIL-MANAGER BRIEFING

A. No briefing.

2. BUSINESS MEETING CALL TO ORDER

3. PRAYER/PLEDGE OF ALLEGIANCE

A. Vice Mayor Tim Meyers

4. ROLL CALL

5. AGENDA MODIFICATIONS

6. EXECUTIVE SESSION REQUESTS

7. SPECIAL PRESENTATIONS

8. CITIZEN COMMENTS

9. PUBLIC HEARING(S)

a. Public Hearing - Fairfield-Fairfield Township Joint Economic Development District - 1

10. APPROVAL OF MINUTES

a. Regular Meeting held February 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

E. PUBLIC UTILITIES

Councilmember Adam Kraft

F. PUBLIC WORKS

Councilmember Terry Senger

G. FINANCE & BUDGET

Councilmember Tim Meyers

1. Ordinance establishing salaries for certain exempt and salaried employees of the City of Fairfield, Ohio, to repeal Ordinance No. 154-22 and all amendments thereto.
 - Legislation - Second Reading

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 amendment to the Joint Economic Development District (JEDD) Contract with Fairfield Township, and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption

B. PARKS, RECREATION AND ENVIRONMENT

Councilmember Gwen Brill

1. Ordinance to authorize the City Manager to enter into a contract with Cincy Entertainment Services for the purchase of a Video Wall with Appurtenances for use at Parks and Recreation Events and declaring an emergency.
 - Legislation - First Reading

- Motion - Suspend Second and Third Readings
- Motion - Adoption

C. 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 - First Reading

D. PUBLIC WORKS

Councilmember Terry Senger

1. Ordinance to authorize the City Manager to enter into an agreement with the Ohio Department of Transportation (ODOT) for Signage of US and State Bicycle Routes and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
2. Ordinance to authorize the City Manager to enter into a three (3) year contract with GSF USA, Inc. for janitorial services for various municipal buildings.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
3. Ordinance to authorize the City Manager to enter into a contract with Mt. Pleasant Blacktopping Co. Inc. for the 2023 Asphalt Paving and Resurfacing Project.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
4. Ordinance to authorize the City Manager to enter into a contract with Rack and Ballauer Excavating Co., Inc. for the 2023 Pleasant Avenue Improvements Project.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
5. Ordinance to authorize the City Manager to enter into a contract with Aero-Mark Company, LLC for the 2023 Pavement Marking Application Program.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption

6. Ordinance to authorize the City Manager to enter into a contract with Vogelpohl Fire Equipment for the purchase of a 2023 E-One Typhoon HR100 Quint Fire Truck to be used by the Fire Department, to repeal Ordinance No. 69-22, and declaring an emergency.

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

E. FINANCE & BUDGET

Councilmember Tim Meyers

1. Resolution to approve and adopt the City of Fairfield, Ohio 2023-2027 Capital Improvement Program

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

2. 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 - First Reading

3. 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.” - Supplemental Appropriations.

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

4. 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: \$2,600,000 for 2023 Asphalt Paving and Resurfacing Project; \$710,000 for 2023 Pleasant Avenue Improvements Project; \$62,000 for 2023 Pavement Marking Application Program, \$99,073 for Video Wall for Parks & Recreation Department, and 1,414,576 for a Fire Engine.

- 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.”

Non-Contractual Appropriations: \$17,460 for Water Well #5 Rehabilitation

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

13. MEETING SCHEDULE

A. Monday, March 13 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

B. Monday, March 27 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

C. Monday, April 10 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

14. EXECUTIVE SESSION OF COUNCIL (IF NEEDED)

15. ADJOURNMENT



Fairfield City Council
January 27, 2023

Public Hearing Notice

Notice is hereby given that a public hearing will be held by the City of Fairfield City Council on Monday, February 27, 2023 in the Fairfield Municipal Building located at 5350 Pleasant Ave. at 7:00 p.m. to allow for public comment and recommendations on a joint economic development contract amendment and district expansion. The City of Fairfield, Ohio and Fairfield Township, Ohio have filed documents to expand an existing joint economic development district pursuant to Section 715.72 of the Ohio Revised Code; such district is known as the "Fairfield-Fairfield Township Joint Economic Development District - 1".

The documents include a copy of the contract amendment expanding the district and the original contract, including the economic development plan for the district and the schedule for the provision of new, expanded or additional services, facilities or improvements, a description of the areas to be included in the district including a map and description thereof and a schedule for the collection of an income tax. These documents are on file and open for public inspection in the City of Fairfield Municipal Building, Office of the City Clerk, 5350 Pleasant Avenue, Fairfield, Ohio 45014, and in the Fairfield Township Administrative Building, Office of the Fiscal Officer, 6032 Morris Rd., Hamilton, Ohio 45011 during normal business hours.

City of Fairfield business hours: Monday through Friday 8:00 a.m. – 5:00 p.m.

Fairfield Township business hours: Monday through Friday 8:30 a.m. – 4:30 p.m.

Alisha Wilson
Clerk of Council

For insertion in the Hamilton Journal News Friday, January 27, 2023.

Attachment: PH Notice - FF Twp JEDD.2023 (3437 : Public Hearing - FF-FF Twp JEDD)

**City of Fairfield
Minutes
Regular Meeting of City Council
February 13, 2023**

Council-Manager Briefing

2023-2027 Capital Improvement Program

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

Staff members present: Scott Timmer, Chris Hacker, Steve Wolterman, Mandi Brock, Ben Mann, Laurie Murphy, Carol Mayhall, Adam Sackenheim, Steve Maynard and Tom Lakamp.

Finance Director Chris Hacker and staff presented the proposed 2023-2027 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 Kraft 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	
Adam Kraft	Councilmember, 4th Ward	Present	
Mitch Rhodus	Mayor	Present	

Agenda Modifications

None.

Executive Session Requests

None.

Special Presentations

Minutes Acceptance: Minutes of Feb 13, 2023 7:00 PM (Approval of Minutes)

a. Oath of Office - Fire Department

Mayor Rhodus administered the oath of office to Firefighters Casey Oliver, Joseph Campbell, Elijah Brodbeck, Zachary Russ, Craig Metzcar, Matthew Schueler and Deputy Chief McCready welcomed them to the department:

Citizen Comments

1. George Kell - Ross Road

Mr. Kell addressed Council regarding dangerous curve on Ross Road between Mack Road and Woodridge Boulevard.

2. Gina Anaple - 6281 Ross Road

Ms. Anaple shared Mr. Kell's concern regarding the dangerous curve in the road and presented a picture of the location to Council. Mr. Kell suggested rumble strips or something similar on the road.

Public Hearing(s)

None.

Approval of Minutes

The Regular Meeting Minutes of January 23, 2023 were approved as written and submitted.

OLD BUSINESS AND REPORTS

Community & Public Relations

Councilmember Leslie Besl

Development Services

Councilmember Matt Davidson

Parks, Recreation and Environment

Councilmember Gwen Brill

Public Safety

Councilmember Dale Paullus

Public Utilities

Councilmember Adam Kraft

Public Works

Councilmember Terry Senger

Resolution declaring necessity of repairing sidewalks (including aprons).

Recommendation:

It is recommended that City Council authorizes and directs the preparation of a Resolution of Necessity for the sidewalk/driveway apron repairs.

Minutes Acceptance: Minutes of Feb 13, 2023 7:00 PM (Approval of Minutes)

Councilmember Senger presented the third reading of this resolution.

RESOLUTION NO. 1-23. APPROVED 7-0.

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

Finance & Budget

Councilmember Tim Meyers

NEW BUSINESS

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

Community & Public Relations

Councilmember Leslie Besl

Simple Motion: Community Improvement Corporation Board Appointments - James Mitchell and Peggy Jo Emerson

SIMPLE MOTION NO. 3-23. APPROVED 7-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Leslie Besl, Councilmember, 1st Ward
SECONDER:	Terry Senger, Councilmember, 3rd Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Kraft

Development Services

Councilmember Matt Davidson

Motion to Suspend Second and Third Readings

Councilmember Davidson presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Matt Davidson, Councilmember, At-Large
SECONDER:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Kraft

Ordinance affirming the designation of the Community Improvement Corporation of Fairfield, Ohio as the City's agency for development in the City and authorizing a grant to be made to the Community Improvement Corporation of Fairfield for public purposes, 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. 11-23. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matt Davidson, Councilmember, At-Large
SECONDER:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Kraft

Public Utilities

Councilmember Adam Kraft

Motion to Suspend Second and Third Readings

Councilmember Kraft presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Leslie Besl, Councilmember, 1st Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Kraft

Ordinance to authorize the City Manager to enter into a three (3) year contract extension with City option for two (2) additional one (1)-year terms with Synagro (formerly LimeCorp, LTD; formerly Reagent Technologies) for the transport and disposal of lime residuals from the City's Water Treatment Plant and declaring an emergency.

Recommendation:

It is recommended that City Council authorize the City Manager to enter into a three (3) year contract extension with City option for two (2) additional one (1)-year terms with Synagro for the transport and disposal of lime residuals from the City's Water Treatment Plant.

ORDINANCE NO. 12-23. APPROVED 7-0.

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

Finance & Budget

Councilmember Tim Meyers

Motion to Suspend Second and Third Readings

Councilmember Meyers presented the first reading of this ordinance.

Minutes Acceptance: Minutes of Feb 13, 2023 7:00 PM (Approval of Minutes)

RESULT: CARRIED [UNANIMOUS]
MOVER: Tim Meyers, Councilmember, At-Large
SECONDER: Gwen Brill, Councilmember, At-Large
AYES: Meyers, Davidson, Brill, Besl, Paullus, Senger, Kraft

Ordinance to authorize the City Manager to enter into a successor collective bargaining agreement with the International Union of Operating Engineers, Local #20, AFL-CIO for wages, hours, and terms and conditions of employment effective March 1, 2020 through February 28, 2023, inclusive and declaring an emergency.

Recommendation:

That City Council authorize the City Manager to enter into a successor collective bargaining agreement with the International Union of Operating Engineers, Local #20, AFL-CIO effective March 1, 2020 through February 28, 2023, inclusive.

ORDINANCE NO. 13-23. APPROVED 7-0.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Tim Meyers, Councilmember, At-Large
SECONDER: Gwen Brill, Councilmember, At-Large
AYES: Meyers, Davidson, Brill, Besl, Paullus, Senger, Kraft

Motion to Suspend Second and Third Readings

Councilmember Meyers presented the first reading of this ordinance.

RESULT: CARRIED [UNANIMOUS]
MOVER: Tim Meyers, Councilmember, At-Large
SECONDER: Terry Senger, Councilmember, 3rd Ward
AYES: Meyers, Davidson, Brill, Besl, Paullus, Senger, Kraft

Ordinance to authorize an amendment to the Employment Agreement for the City Manager and declaring an emergency.

Recommendation:

It is recommended that City Council adopt an Ordinance authorizing an amendment to the Employment Agreement of the City Manager. A 3% adjustment to the Manager's base pay will take effect as of his February 1, 2023 anniversary date as City Manager.

ORDINANCE NO. 14-23. APPROVED 7-0.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Tim Meyers, Councilmember, At-Large
SECONDER: Gwen Brill, Councilmember, At-Large
AYES: Meyers, Davidson, Brill, Besl, Paullus, Senger, Kraft

Ordinance establishing salaries for certain exempt and salaried employees of the City of Fairfield, Ohio, to repeal Ordinance No. 154-22 and all amendments thereto.

Recommendation:

That Council adopt the recommended revisions to the Unclassified Service Pay Plan and authorize two allocations, in the amount of \$100,000 each, for the City Manager to award

performance-based wage increases and other lump sum wage, merit and equity adjustments.

Vice Mayor Meyers presented the first reading of this ordinance.

RESULT: **FIRST READING** **Next: 2/27/2023 7:00 PM**

Motion to Suspend Second and Third Readings

Councilmember Meyers presented the first reading of this ordinance.

RESULT: **CARRIED [UNANIMOUS]**
MOVER: Tim Meyers, Councilmember, At-Large
SECONDER: Matt Davidson, Councilmember, At-Large
AYES: Meyers, Davidson, Brill, Besl, Paullus, Senger, Kraft

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. 5-23 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 for IUOE and allow the creation of the part-time Human Resources Assistant position.

ORDINANCE NO. 15-23. APPROVED 7-0.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Tim Meyers, Councilmember, At-Large
SECONDER: Matt Davidson, Councilmember, At-Large
AYES: Meyers, Davidson, Brill, Besl, Paullus, Senger, Kraft

Motion to Suspend Second and Third Readings

Councilmember Meyers presented the first reading of this ordinance.

RESULT: **CARRIED [UNANIMOUS]**
MOVER: Tim Meyers, Councilmember, At-Large
SECONDER: Terry Senger, Councilmember, 3rd Ward
AYES: Meyers, Davidson, Brill, Besl, Paullus, Senger, Kraft

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.” - Supplemental Appropriations.

Recommendation:

It is recommended that City Council authorize and direct the preparation of legislation amending the annual operating budget.

ORDINANCE NO. 16-23. APPROVED 7-0.

Minutes Acceptance: Minutes of Feb 13, 2023 7:00 PM (Approval of Minutes)

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

Motion to Suspend Second and Third Readings

Councilmember Meyers presented the first reading of this ordinance.

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

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.”

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. 17-23. APPROVED 7-0.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Tim Meyers, Councilmember, At-Large
SECONDER: Matt Davidson, Councilmember, At-Large
AYES: Meyers, Davidson, Brill, Besl, Paullus, Senger, Kraft

Motion to Suspend Second and Third Readings

Councilmember Meyers presented the first reading of this ordinance.

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

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.”

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. 18-23. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Matt Davidson, Councilmember, At-Large
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Kraft

Meeting Schedule

City Manager Timmer read the following meeting schedule:

- A. Monday, February 27 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Monday, March 13 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, March 27 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

Executive Session of Council (if needed)

None.

15. ADJOURNMENT

The Regular Meeting adjourned at .

The Regular Meeting adjourned at 7:45 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved _____

Minutes Acceptance: Minutes of Feb 13, 2023 7:00 PM (Approval of Minutes)



2023-2027 Capital Improvement Program

Chris Hacker

Agenda

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

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

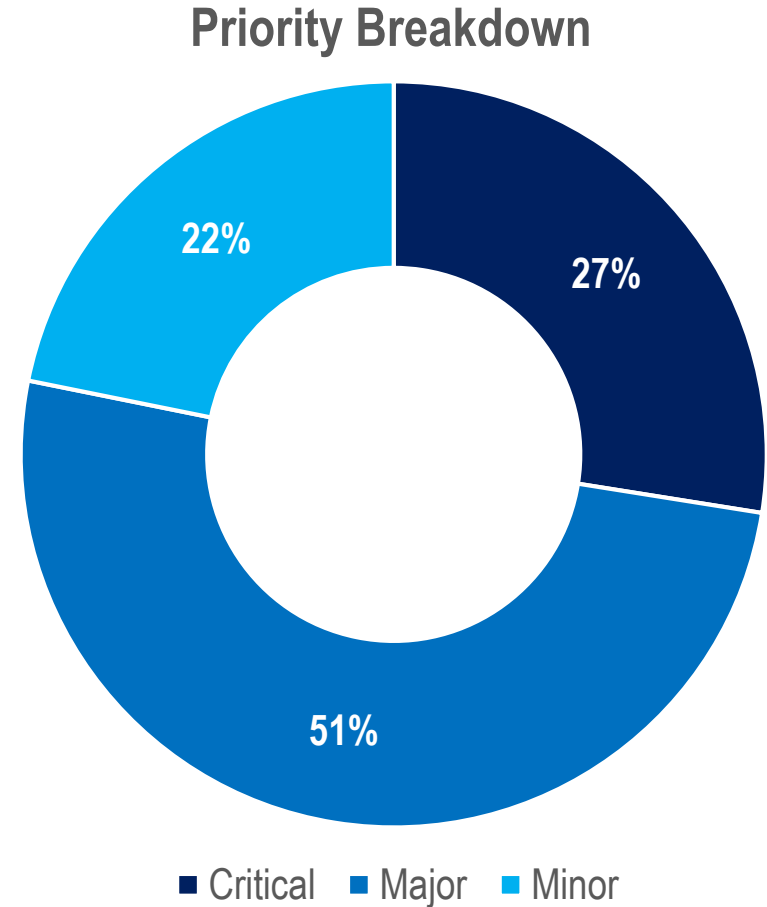
- ✓ Mandated – legal, public health, safety, or welfare
- ✓ Service Level – maintain current, improve current, or improve efficiency or convenience
- ✓ Development Driven – economic growth, public/private partnership or quality of life

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

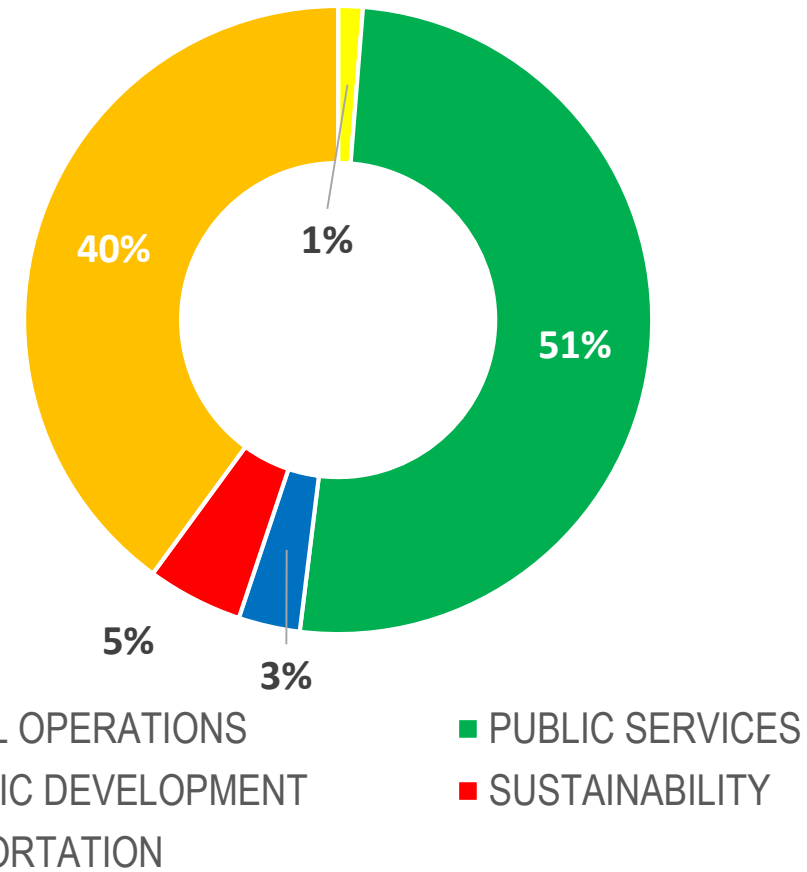
Year	Critical	Major	Minor
2023	13,580,200	15,419,645	5,136,800
2024	5,320,000	14,249,076	3,076,800
2025	3,309,300	9,410,000	5,106,500
2026	4,574,300	10,531,000	5,999,500
2027	5,010,000	8,939,000	5,904,500
	31,793,800	58,548,721	25,224,100



Capital Improvement Program – Goal Alignment

- Continued in 2023: 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 = \$115,511,621

• By Year

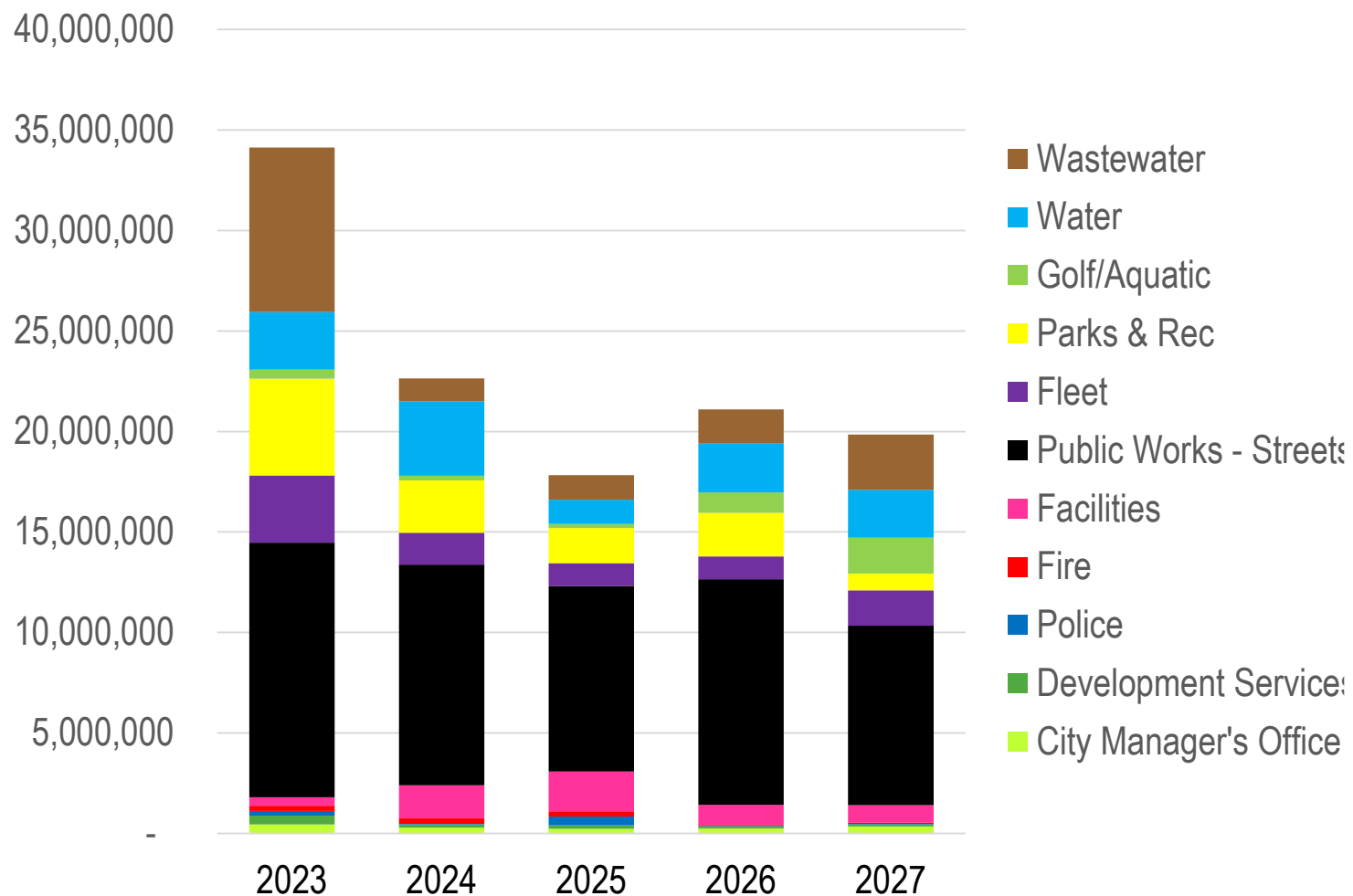
✓ 2023: \$34.1 M

✓ 2024: \$22.6 M

✓ 2025: \$17.8 M

✓ 2026: \$21.1 M

✓ 2027: \$19.9 M

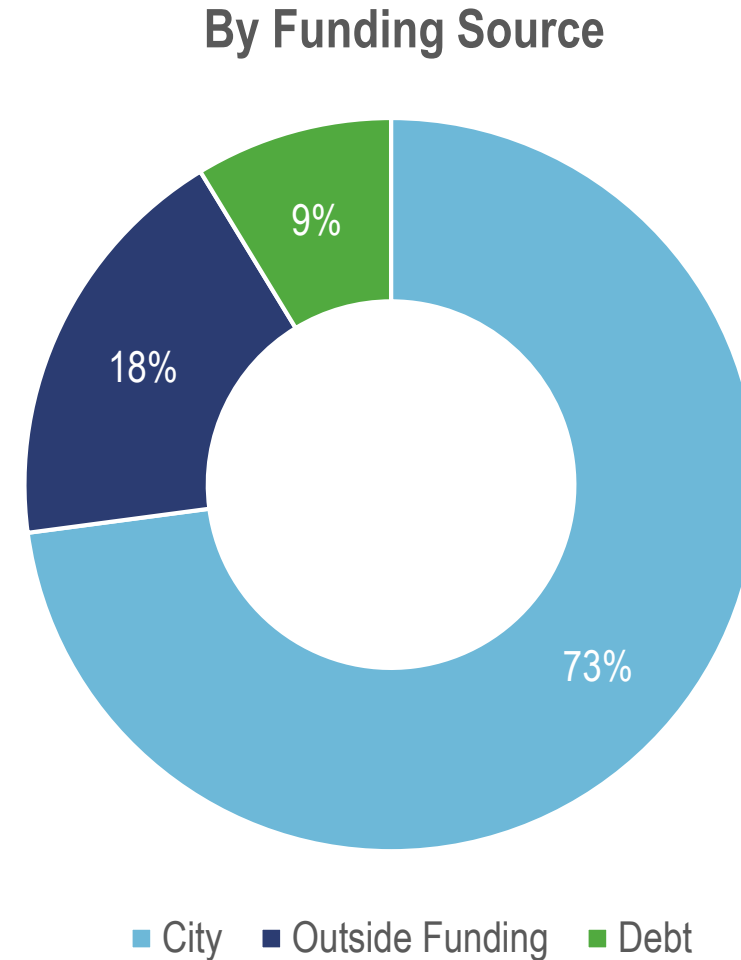


Minutes Acceptance: Minutes of Feb 13, 2023 7:00 PM (Approval of Minutes)

Capital Improvement Program – By Funding Source

- By Funding Source

- ✓ City Funding: \$85.25 M
- ✓ Outside Funding: \$20.20 M
- ✓ Debt: \$10.06 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	\$27.8 M
Revenues – Estimated	\$36.2 M
Expenditures – Projected	\$37.8 M
Ending Unreserved Fund Balance	\$26.2 M

Capital Improvement Fund

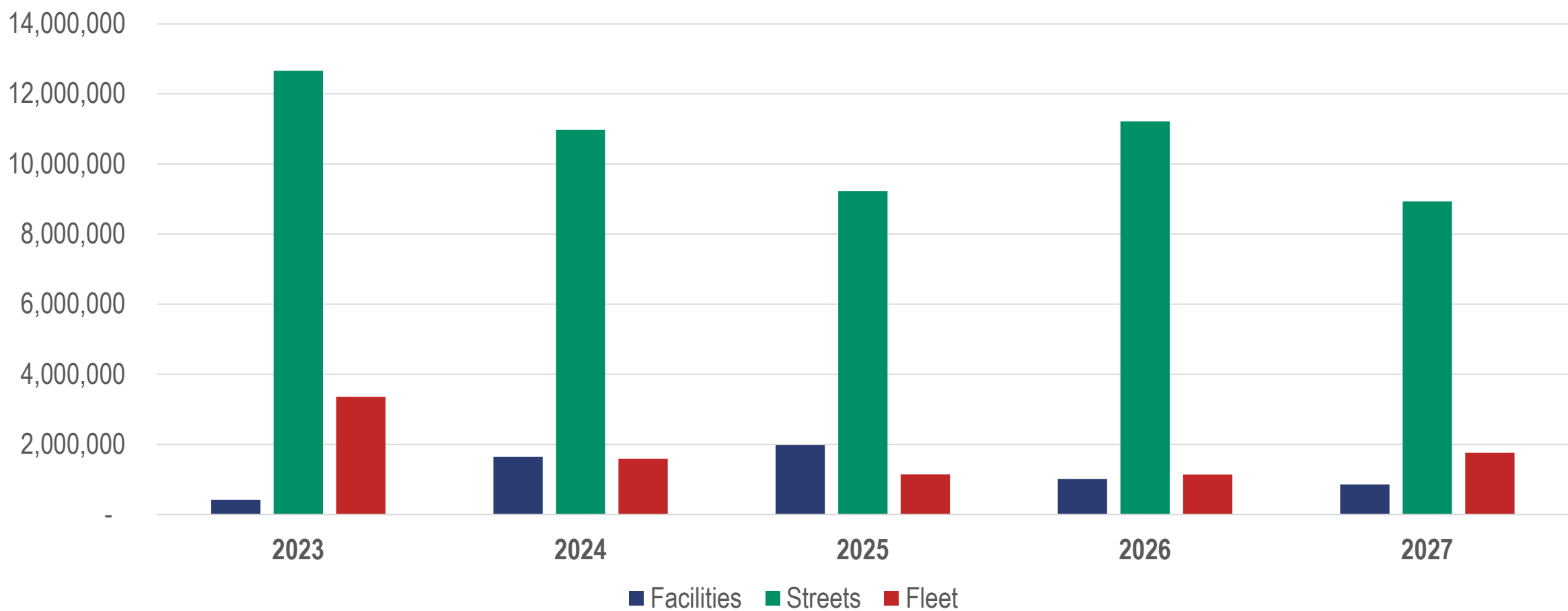
Beginning Unreserved Fund Balance	\$3.5 M
Revenues – Estimated	\$5.3 M
Expenditures – Projected	\$7.7 M
Ending Unreserved Fund Balance	\$1.1 M

FAIRFIELD

PUBLIC WORKS

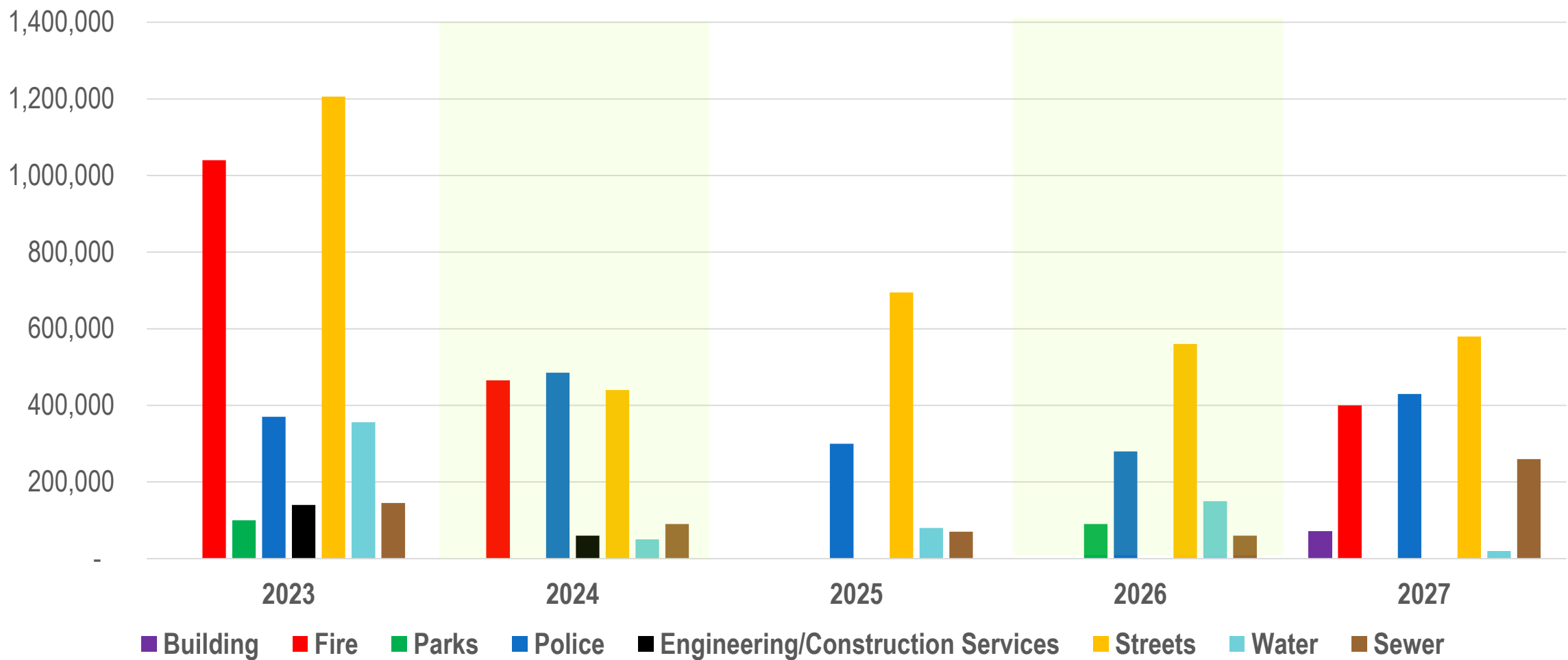
Ben Mann

Transportation/Infrastructure – Fleet, Facilities, & Streets



Minutes Acceptance: Minutes of Feb 13, 2023 7:00 PM (Approval of Minutes)

Transportation – Fleet by Department



Minutes Acceptance: Minutes of Feb 13, 2023 7:00 PM (Approval of Minutes)

Transportation – Fleet

• 2023 – 18 Projects

- ✓ 2 Critical (\$1.04 M)
 - Replace Fire Truck (\$900 K) ♦
 - Modification to New Fire Ladder Truck (\$140 K) ♦
- ✓ 4 Major (\$1.15 M)
 - Replacement Dump Truck-Water (\$200 K) ♦
 - Replacement Snow Truck-Street (\$230 K) ♦
 - Replacement of CAT Loader-Street (\$450 K) ♦
 - Replacement Patrol Vehicles-Police (\$270 K) ♦
- ✓ 12 Minor (\$1.17 M)



• Primary funding sources:

- ✓ 402-Capital Improvement Fund (\$2.72 M)
 - Fire (\$900 K)
 - Parks (\$100 K)
 - Police (\$370 K)
 - Public Works – Engineering (\$140 K)
 - Public Works – Street (\$1.21 M)
- ✓ 605-Water Surplus Fund (\$281 K)
- ✓ 624-Sewer Surplus Fund (\$220 K)
- ✓ ARPA (\$140 K)
 - Fire Truck (\$140 K)

Facilities

- 2023 – 6 Projects
 - ✓ 1 Critical (\$60 K)
 - Municipal Building & Annex Repairs (\$60 K)
 - ✓ 5 Minor (\$360 K)
- Primary funding sources:
 - ✓ 402-Capital Improvement Fund (\$420 K)



Street Improvement Fund

Beginning Unreserved Fund Balance	\$8.8 M
Revenues – Estimated	\$8.9 M
Expenditures – Projected	\$10.5 M
Ending Unreserved Fund Balance	\$7.4 M

Transportation - Street

- 2023 – 37 Projects

- ✓ 6 Critical (\$3.62 M)

- Annual Street Paving (\$2.7 M)
- Geotechnical Exploration & Testing (\$10 K)
- Storm Sewer Lining (\$150 K)
- Bruton Parish Storm Sewer (\$270 K)
- Stonewall Lane Storm Sewer (\$100 K)
- Woodridge Storm Sewer (\$392 K)

- ✓ 20 Major (\$7.56 M)

- ✓ 11 Minor (1.48 M)



- Primary funding sources:

- ✓ 401-Street Improvement Fund (\$5.44 M)
- ✓ 402-Capital Improvement Fund (\$1.61 M)
- ✓ 100-General Fund (\$310 K)
- ✓ 205-County Motor Vehicle Fund (\$180 K)
- ✓ 211-Law Enforcement Fund (\$5 K)
- ✓ 605-Water Surplus Fund (\$5 K)
- ✓ 624-Sewer Surplus Fund (\$5 K)
- ✓ ARPA-(\$1.25 M)
- ✓ Grant/Other Funding (\$3.85 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.

- 2023 Projected Lane Miles: 22.52 (Citywide) + 8.63 (Route 4) = 31.15

- Utilizing ODOT and OPWC Funding for Route 4 in 2023

- 2024 Projected Lane Miles: 20.13 (Citywide) + 2.62 (South Gilmore) = 22.75

- Utilizing OPWC Funding for Citywide Paving in 2024

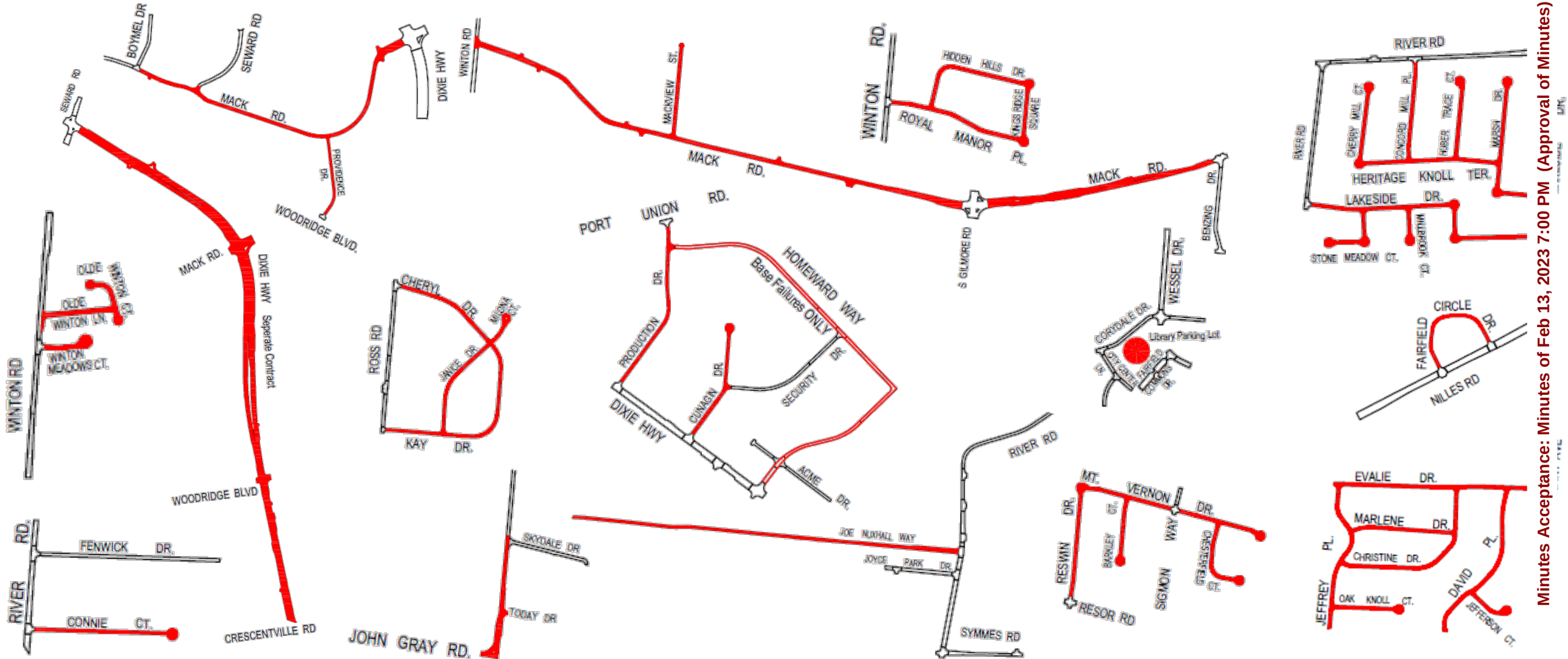
- Utilizing OKI Funding for South Gilmore Paving in 2024

- 2025 Projected Lane Miles: 24.32 (Citywide) + 2.80 (South Gilmore) = 27.12

- Utilizing OPWC Funding for South Gilmore Paving in 2025



Street Sustainability Plan – 2023 Overlay Map (Critical)



Minutes Acceptance: Minutes of Feb 13, 2023 7:00 PM (Approval of Minutes)

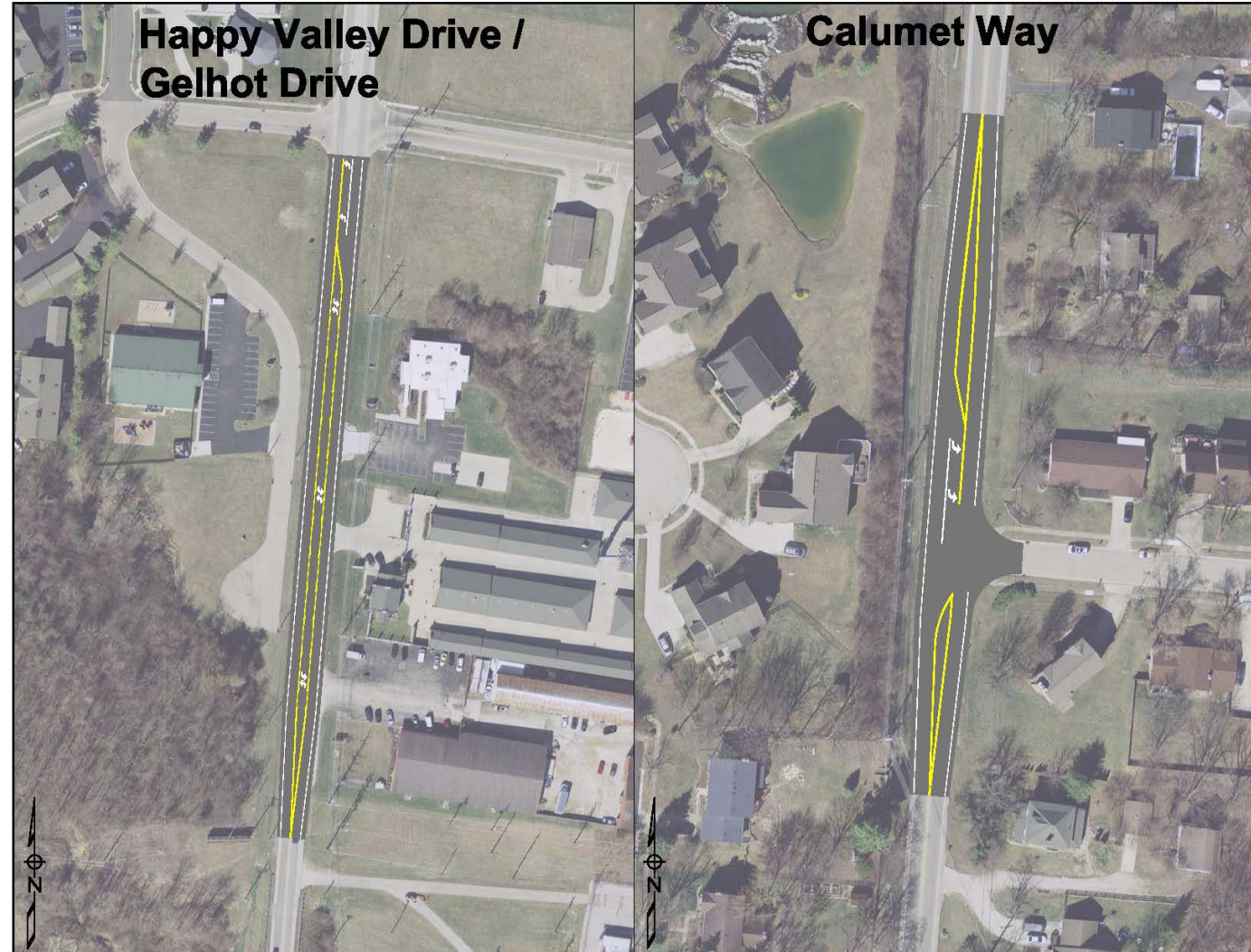
Transportation - Street

- 3PW21 – Riegert Square Construction – (\$1.25 M)



Pleasant Avenue (Augusta to Resor)

- 3PW21 – (\$710 K)



Public Works



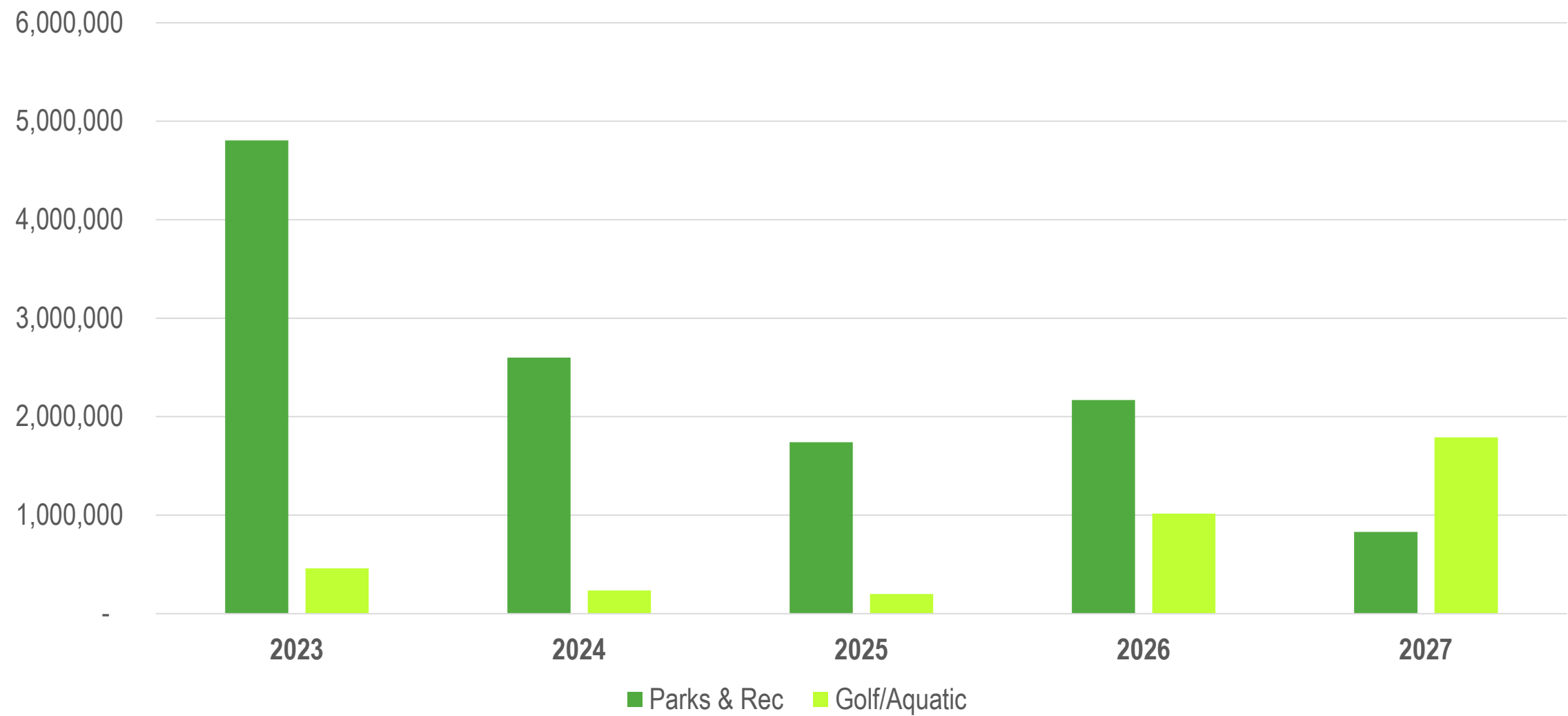
Minutes Acceptance: Minutes of Feb 13, 2023 7:00 PM (Approval of Minutes)

FAIRFIELD

PARKS AND RECREATION

Mandi Brock

Leisure Activities – Parks & Golf/Aquatic



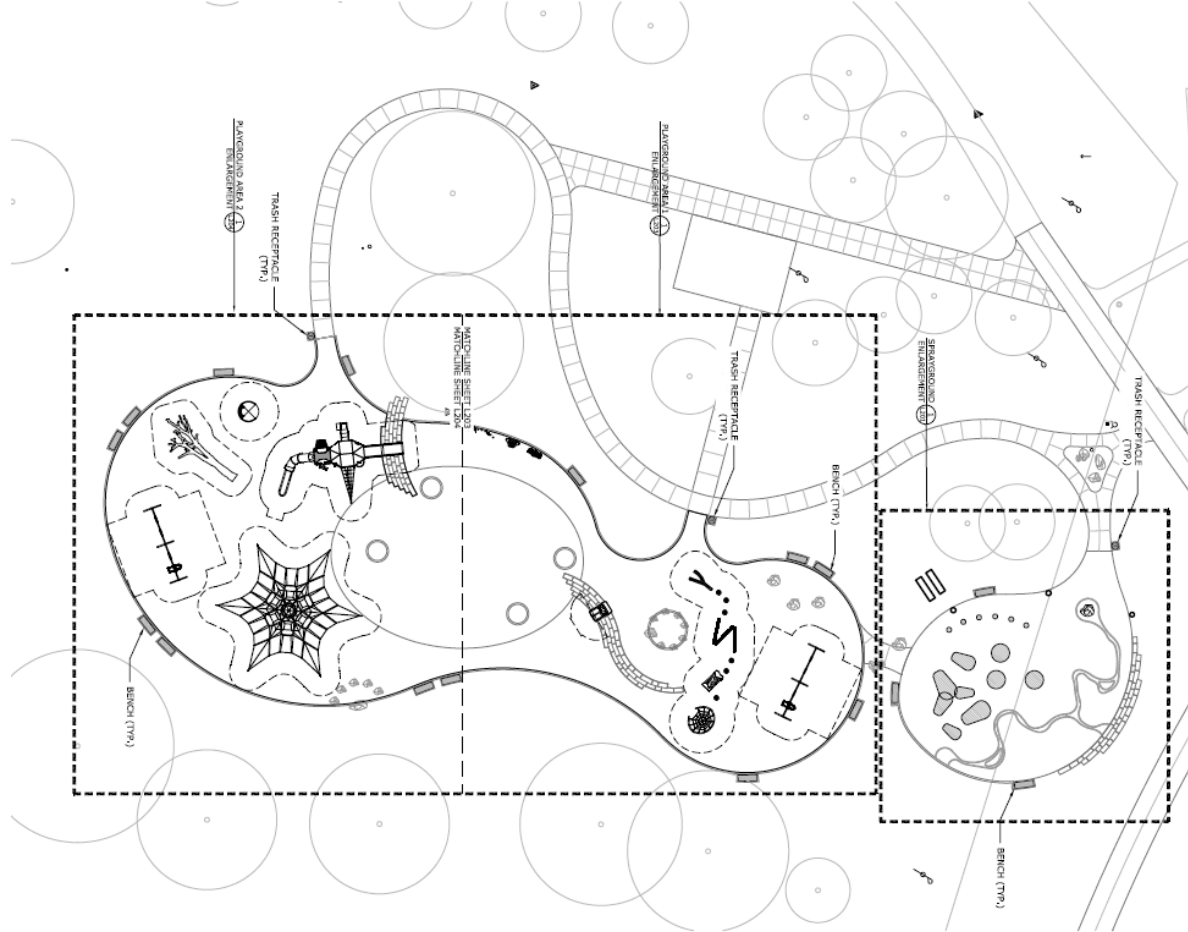
Minutes Acceptance: Minutes of Feb 13, 2023 7:00 PM (Approval of Minutes)

Leisure Activities – Parks

- 2023 – 8 Projects
 - ✓ 3 Major (\$3.95 M)
 - Parks Equipment (\$150 K)
 - Village Green Playground (\$800 K)
 - Harbin Park Renovations (\$3 M)
 - ✓ 5 Minor (\$855 K)
- Primary funding sources:
 - ✓ 402-Capital Improvement Fund (\$1.0 M)
 - ✓ 413-Park Development Fund (\$3 M)
 - ✓ ARPA (\$500 K)
 - ✓ Grant Funding (\$300 K)

Leisure Activities – Parks

- Harbin Park Renovations – (\$3 M)



Leisure Activities – Parks

- Village Green – (\$800 K)



Leisure Activities – Aquatic / Golf

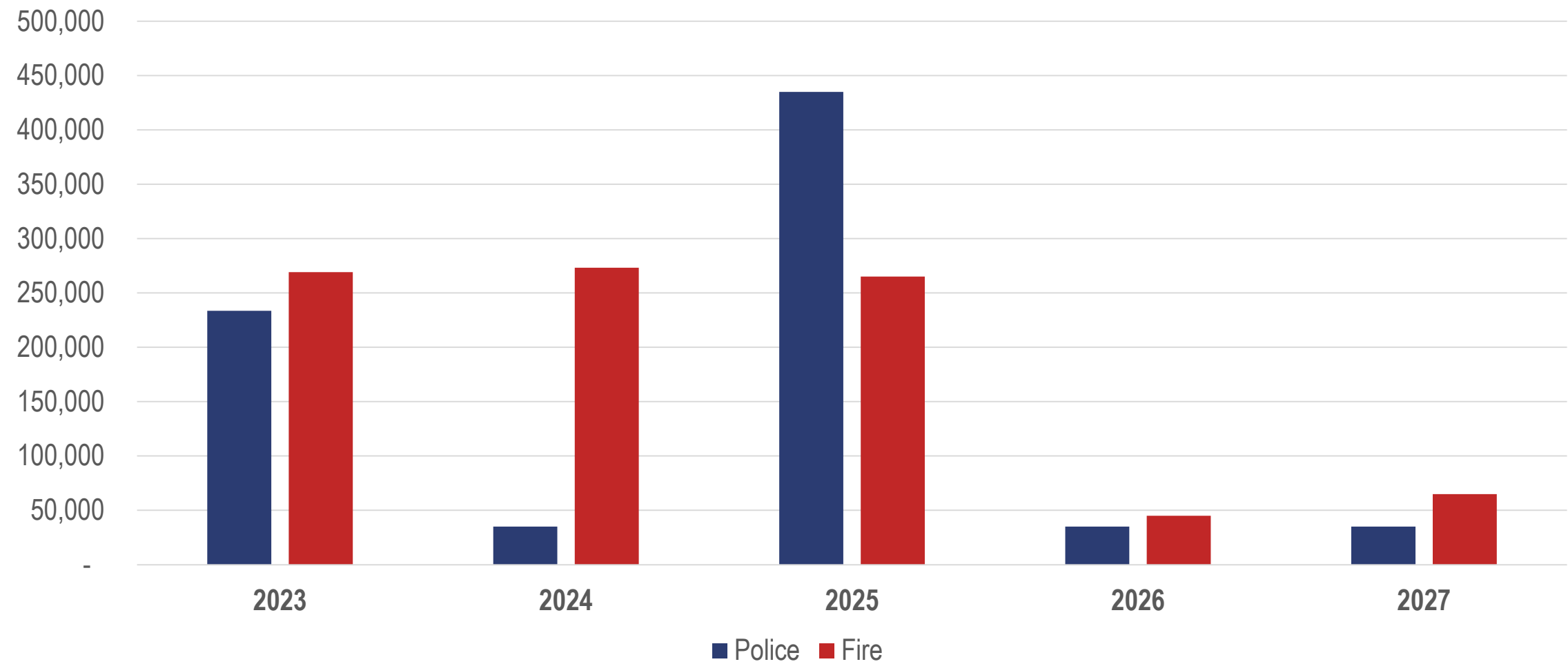
- 2023 – 4 Projects
 - ✓ 1 Major (\$150 K)
 - Golf Course Bunker Renovations (\$150 K)
 - ✓ 3 Minor (\$310 K)
- Primary funding sources:
 - ✓ 640-Recreation Facilities Fund (\$150 K)
 - *Note: All projects funded out of 640-Recreation Facilities Fund are Revenue Dependent; in order for a project to be approved revenue must support the project.*
 - ✓ 402-Capital Improvement Fund (\$310 K)





Chief Steve Maynard & Chief Tom Lakamp

Public Safety – Police & Fire



Minutes Acceptance: Minutes of Feb 13, 2023 7:00 PM (Approval of Minutes)

Public Safety - Police

- 2023 – 8 Projects

- ✓ 5 Major (\$187 K)

- Police Canine Replacement (\$40 K)
 - Flock Camera System (\$116.5 K)
 - Safety Town Project (\$10 K)
 - Dispatch Upgrades (\$12 K)
 - Evidence Collection Equipment (\$8.5 K)

- ✓ 3 Minor (\$46.5 K)

- Police Vehicle Equipment (\$30 K)
 - Police Bike Upgrades (\$10 K)
 - Camera Upgrades (\$6.5 K)

- Primary funding sources:

- ✓ 402-Capital Improvement Fund (\$193.5 K)
 - ✓ 211-Law Enforcement Fund (\$40 K)



Public Safety - Fire

- 2023 – 5 Projects

- ✓ 1 Critical (\$65 K)

- Replacement Personal Protective Equipment (\$65 K)

- ✓ 4 Major (\$204.1 K)

- Replacement Ballistic Equipment (\$35 K)
 - Forcible Door Simulator (\$12.5 K)
 - EMS Gator (\$73 K)
 - Extrication Tools (\$83.6 K)

- Primary funding source:

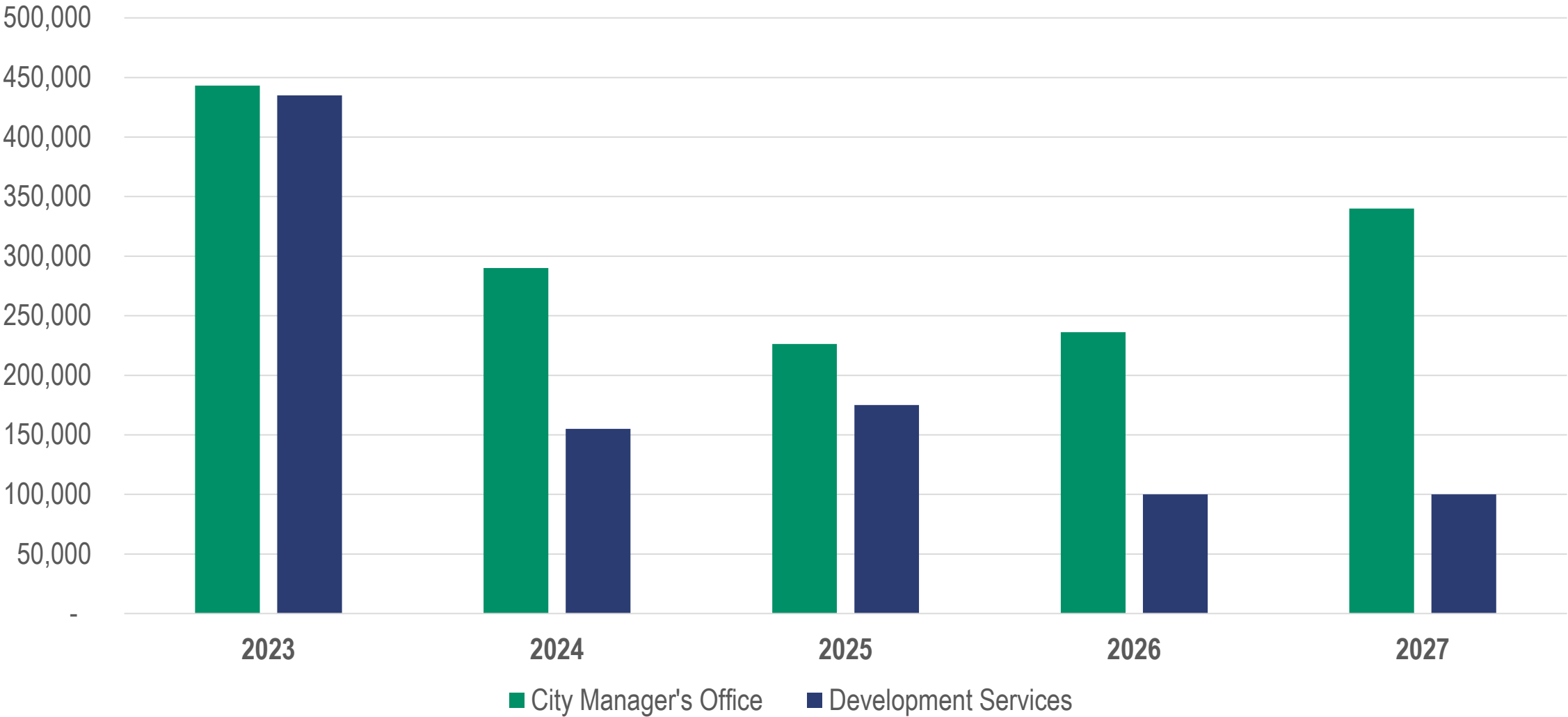
- ✓ 402-Capital Improvement Fund (\$269.1 K)





General Government

General Government



Minutes Acceptance: Minutes of Feb 13, 2023 7:00 PM (Approval of Minutes)

General Government – Development Services

- 2023 – 4 Projects

- ✓ 1 Critical (\$100 K)

- City Wide Redevelopment Fund (\$100 K)

- ✓ 2 Major (\$210 K)

- Sustainability Plan (\$150 K)
 - Pleasant Ave West Redevelopment (\$60 K)

- ✓ 1 Minor (\$125 K)

- Primary funding source:

- ✓ 100-General Fund (\$125 K)
 - ✓ 220-North Town Center TIF (\$60 K)
 - ✓ 414-TED Fund (\$100 K)
 - ✓ ARPA (\$150 K)



General Government – City Manager's Office

- 2023 – 5 Projects

- ✓ 2 Critical (\$313 K)

- Computer & Server Equipment (\$163 K)
 - Council Chambers AV Upgrade(\$150 K)

- ✓ 2 Major (\$95 K)

- Network Infrastructure Maintenance (\$70 K)
 - Software Maintenance (\$25 K)

- ✓ 1 Minor (\$35 K)

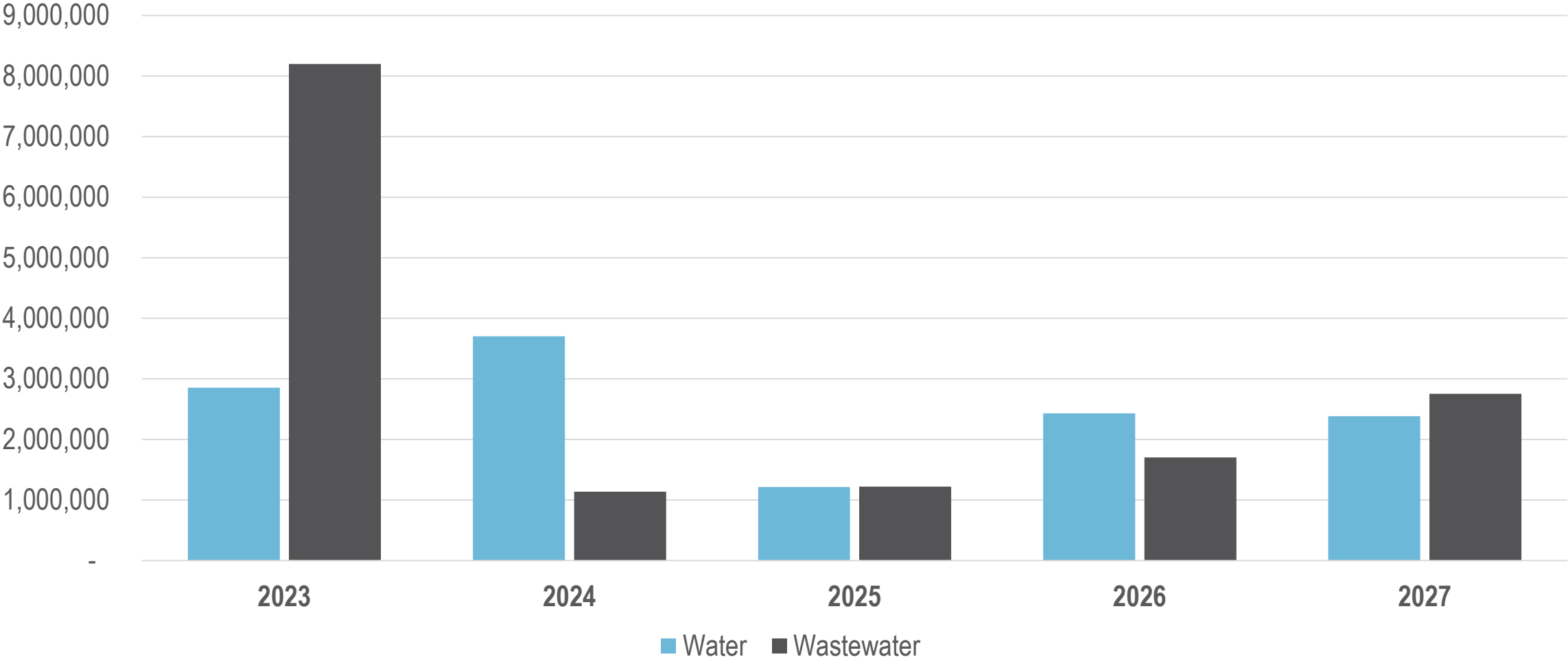
- Primary funding sources:

- ✓ 402-Capital Improvement Fund (\$253 K)
 - ✓ 100-General Fund (\$25 K)
 - ✓ 605-Water Surplus Fund(\$7.5 K)
 - ✓ 624-Sewer Surplus Fund (\$7.5 K)
 - ✓ ARPA-(\$150 K)



Adam Sackenheim

Public Utilities



Minutes Acceptance: Minutes of Feb 13, 2023 7:00 PM (Approval of Minutes)

Water Revenue Fund

Beginning Unreserved Fund Balance	\$6.8 M
Revenues – Estimated	\$7.9 M
Expenditures – Projected	\$7.8 M
Ending Unreserved Fund Balance	\$6.9 M

Water Projects

- 2023: 26 Projects
 - ✓ 2 Critical (\$1.28 M)
 - Distribution System Improvements (\$1.26 M)
 - Water Tower Maintenance (\$20 K)
 - ✓ 19 Major (\$1.45 M)
 - Small Water Line Improvements (\$425 K)
 - New Production Well (\$400 K)
 - ✓ 5 Minor (\$125 K)



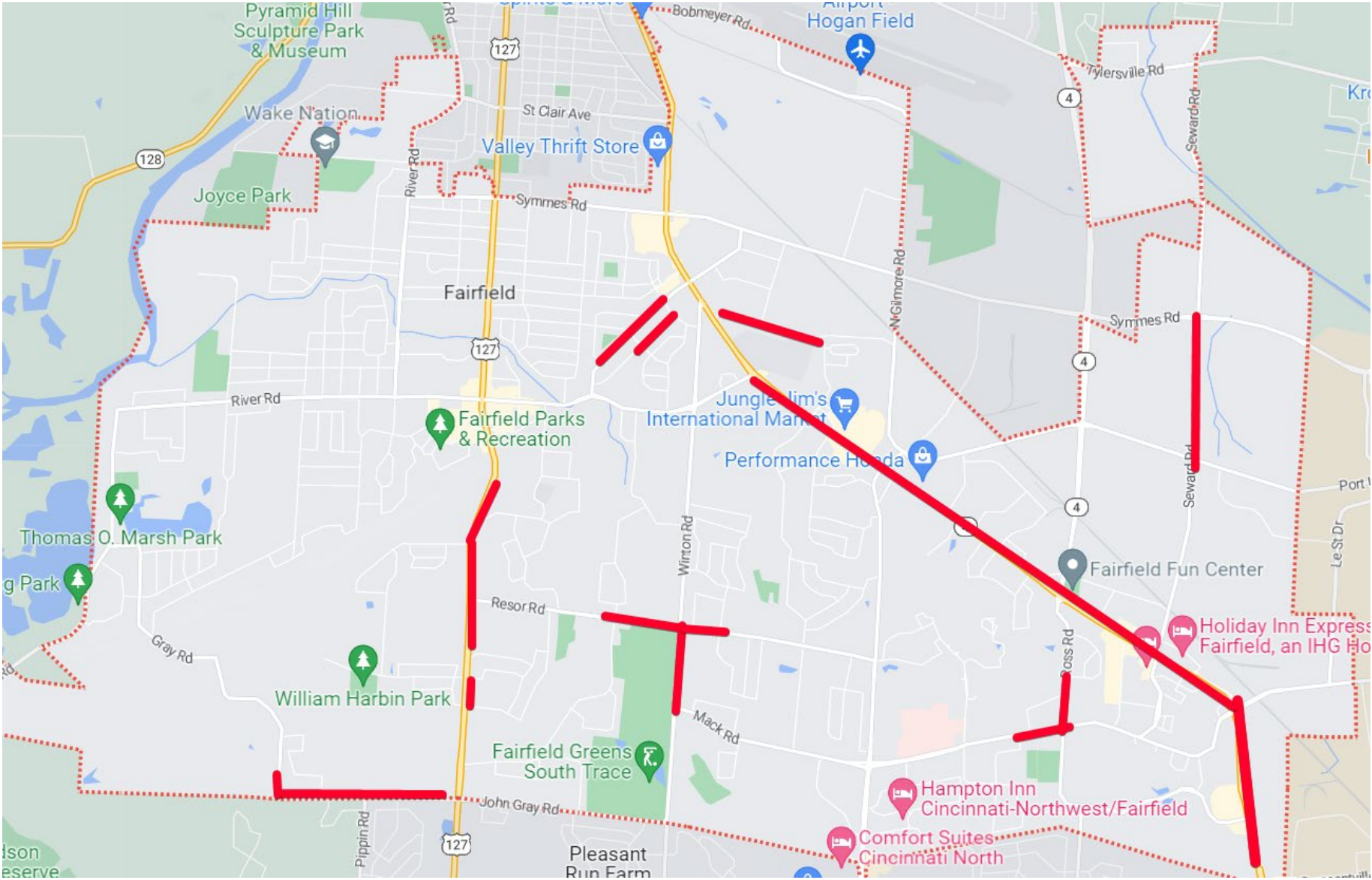
Minutes Acceptance: Minutes of Feb 13, 2023 7:00 PM (Approval of Minutes)

Water – Distribution System Improvements

- 3WT10 - \$425,000 - (Major)
 - ✓ Glenna Drive;
 - ✓ DDC Way
 - ✓ Pleasant Ave (Design)
- 3WT11 - \$1.26 M - (Critical)
 - ✓ John Gray Road
- 4WT11 - \$1.8 M - (Critical)
 - ✓ Pleasant Ave



Minutes Acceptance: Minutes of Feb 13, 2023 7:00 PM (Approval of Minutes)



Minutes Acceptance: Minutes of Feb 13, 2023 7:00 PM (Approval of Minutes)

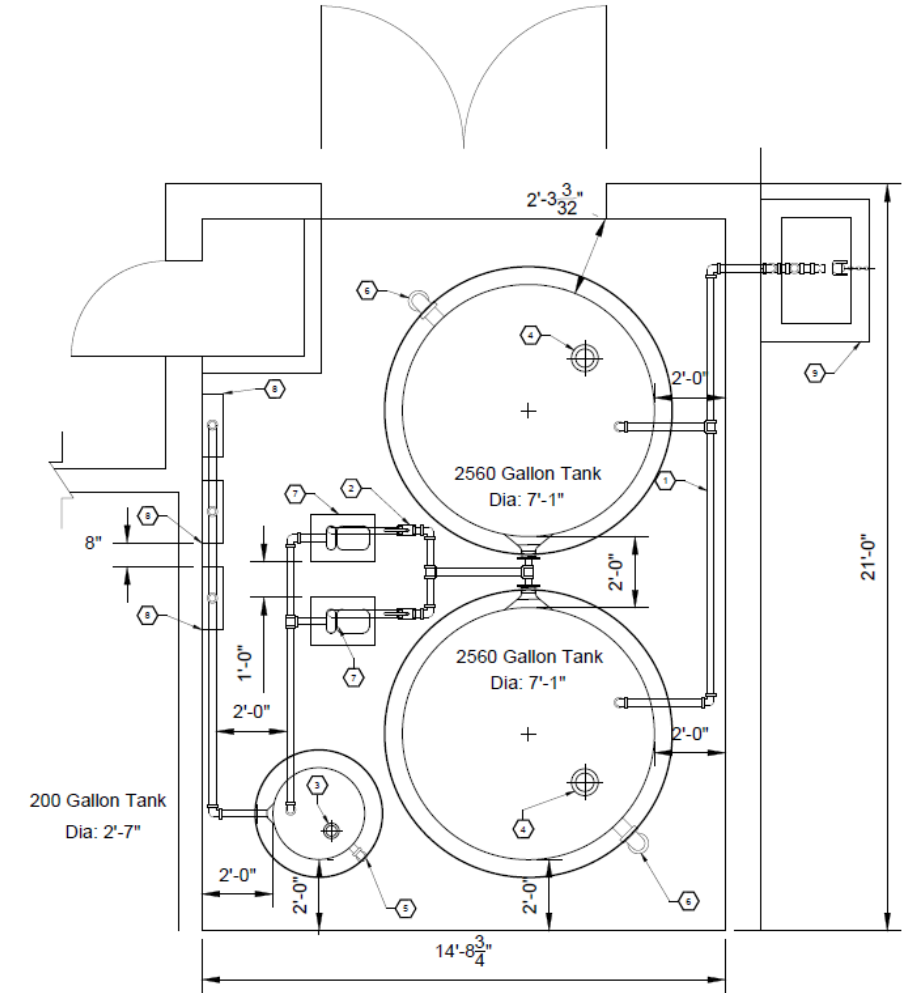
Water – New Production Wells (Major)

- 3WT21 –\$400 K



Water – Replace Major Process Equipment

- 4WT05 – \$1.0 M) – (Major)
 - ✓ Chlorine and Fluoride Storage and Dosing Systems at Water Treatment Plant



NaOCI BULK INTERIOR STORAGE
PLAN VIEW

Minutes Acceptance: Minutes of Feb 13, 2023 7:00 PM (Approval of Minutes)

Sewer Revenue Fund

Beginning Unreserved Fund Balance	\$8.3 M
Revenues – Estimated	\$8.9 M
Expenditures – Projected	\$8.7 M
Ending Unreserved Fund Balance	\$8.5 M

Sewer Projects

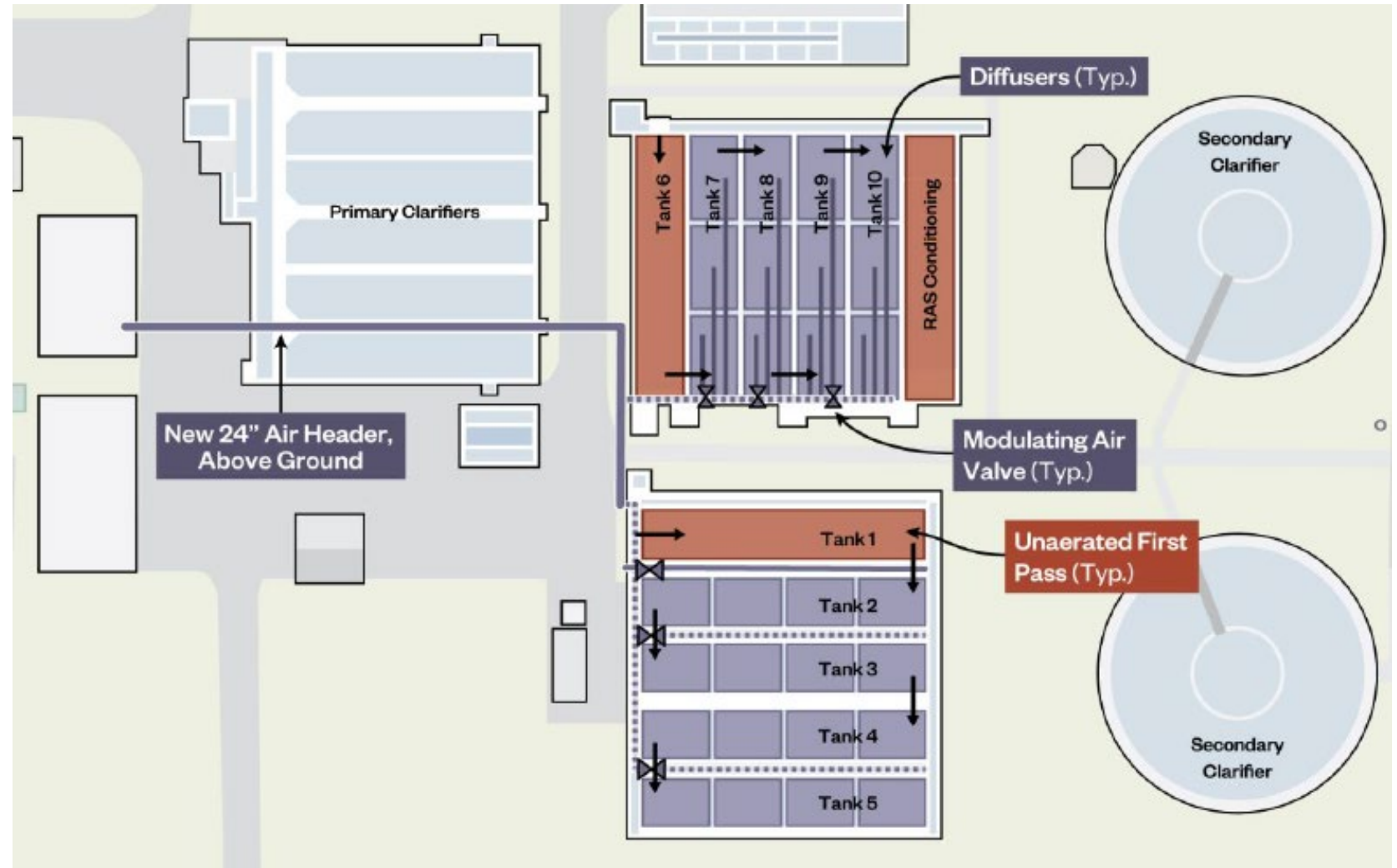
- 2023: 19 Projects
 - ✓ 2 Critical (\$7.1 M)
 - Sanitary Sewer Rehabilitation (\$100 K)
 - **Aeration System Improvements (\$7 M)**
 - ✓ 12 Major (\$468.5 K)
 - ✓ 5 Minor (631.5 K)



Minutes Acceptance: Minutes of Feb 13, 2023 7:00 PM (Approval of Minutes)

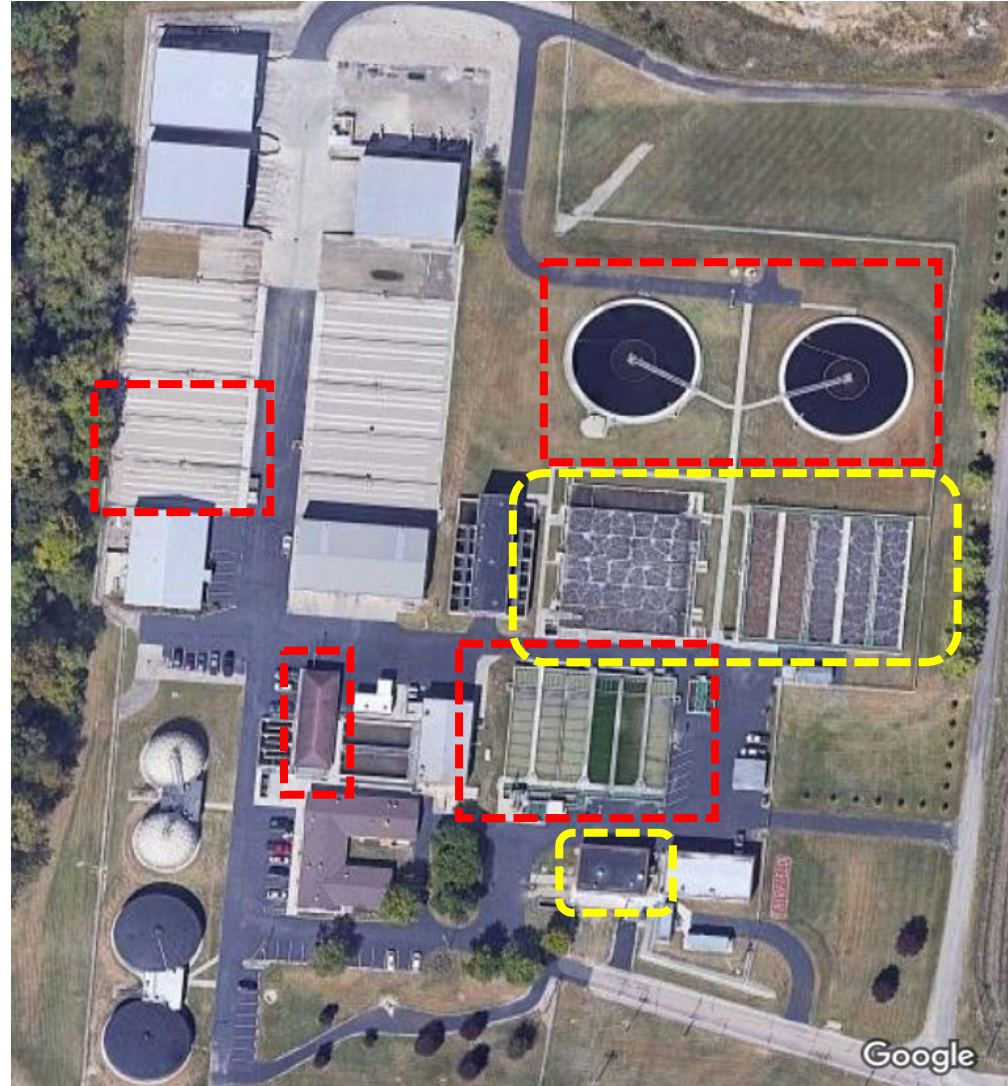
Wastewater – Aeration System Improvements

- 3WW17 – \$7.0 M – (Critical)



Minutes Acceptance: Minutes of Feb 13, 2023 7:00 PM (Approval of Minutes)

Wastewater – Aeration System Improvements



Minutes Acceptance: Minutes of Feb 13, 2023 7:00 PM (Approval of Minutes)

Wastewater – 10 Year Rate Plan

- The following plan of sewer rate increases was developed based on operating expenses, capital expenses, debt service requirements, and fund balance reserve targets:

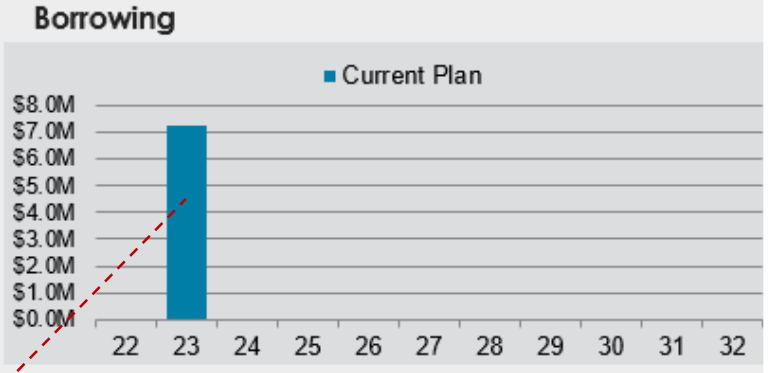
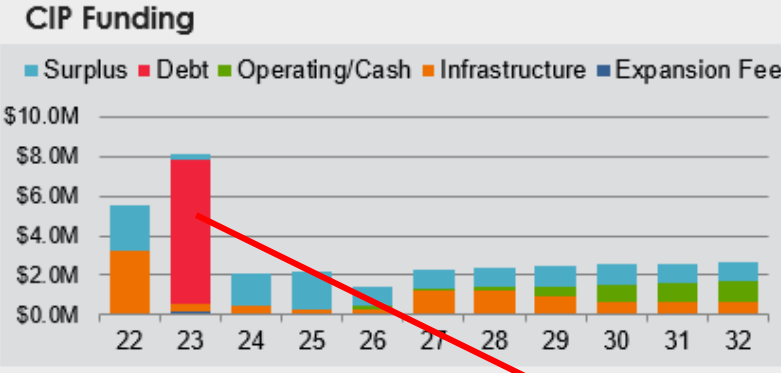
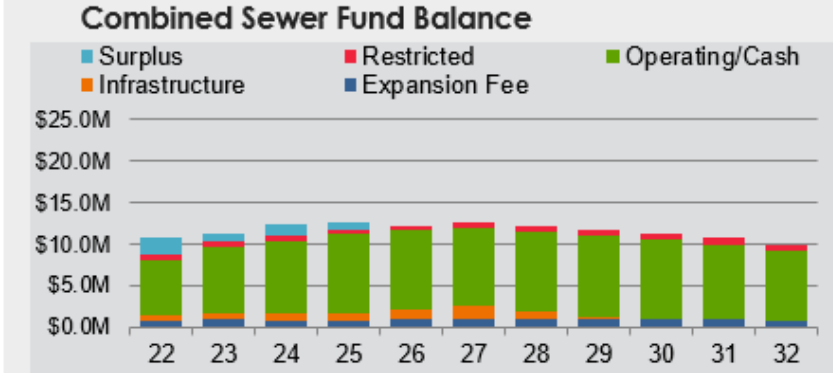
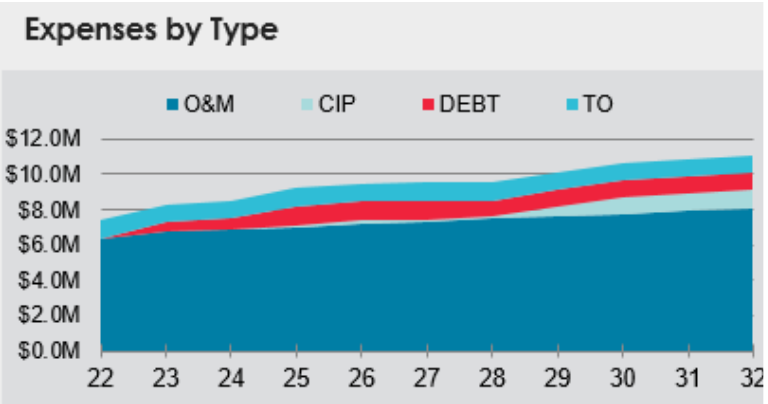
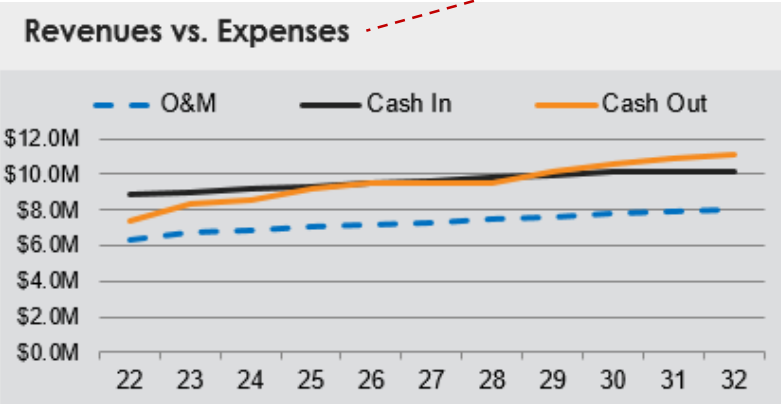
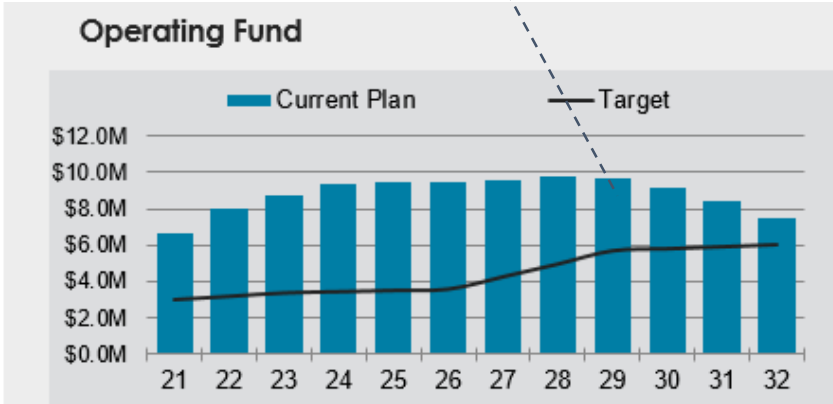
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Override ▶		1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%		
Sewer Rate Plan	0.00%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	0.00%	0.00%
Infrastructure Rate Plan	0.00%	0.00%	20.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Sewer Charge	\$28.32	\$28.74	\$29.18	\$29.62	\$30.07	\$30.52	\$30.97	\$31.43	\$31.89	\$31.89	\$31.89
Infrastructure Charge	\$2.50	\$2.50	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00
Total Sewer Bill (5,000 gal)	\$30.82	\$31.24	\$32.18	\$32.62	\$33.07	\$33.52	\$33.97	\$34.43	\$34.89	\$34.89	\$34.89

Note: Infrastructure
surcharge can only be
used for CIP projects

Wastewater – Long-Term Financial Sustainability

Fund balance reaches 9 months of reserves by FY 2029

Sustainable cash inflow vs. cash outflow in long-term



Borrowing in FY 2023 for WWTP project.

Minutes Acceptance: Minutes of Feb 13, 2023 7:00 PM (Approval of Minutes)

Wastewater – Key Performance Indicators

Debt is used to fund large projects in the year they occur; overall debt-funding of CIP is sustainable. The increase in debt funded CIP in FY 2023 is driven by the WWTP project.

Performance Indicators	Source	Stronger/ AAA	Midrange/ AA	Weaker / A	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
% CIP funded by Debt	Fitch	Less than 50%	50% to 90%	Over 90%	0%	89%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Cumulative % CIP funded by Debt	Fitch	Less than 50%	50% to 90%	Over 90%	0%	53%	46%	40%	37%	33%	30%	27%	25%	23%	21%
All-In Debt Service Coverage	Moody's	Over 2.00	2.00 to 1.25	Less than 1.25	160.38	4.19	3.75	2.05	2.07	2.08	2.48	2.49	2.50	2.35	2.20
Fixed Revenue % of Total Rate Revenue	Fitch	Over 30%	30% to 15%	Less than 15%	49.2%	49.2%	49.2%	49.2%	49.2%	49.2%	49.2%	49.2%	49.2%	49.2%	49.2%
Days Cash on Hand	Moody's	Over 250	250 to 150	Less than 150	460	471	497	493	481	477	480	462	429	387	337

Debt service coverage exceeds DSC target each year

Days cash on hand remains above 250-day target

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

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

FAIRFIELD

Questions?



City Council Ordinance
Regular Meeting - February 27, 2023

Submitted by: Laurie Murphy,
 Submitting Department: City Manager's Office

Subject:

Unclassified Service Pay Plan

Legislation Title:

Ordinance establishing salaries for certain exempt and salaried employees of the City of Fairfield, Ohio, to repeal Ordinance No. 154-22 and all amendments thereto.

Recommendation:

That Council adopt the recommended revisions to the Unclassified Service Pay Plan and authorize two allocations, in the amount of \$100,000 each, for the City Manager to award performance-based wage increases and other lump sum wage, merit and equity adjustments.

Background/Synopsis:

Background

Pay ranges for the Unclassified Service Pay Plan were originally established by the Clemans Nelson & Associates Wage Study in January 2017. Pay grade assignments were established for each position through a point factor analysis that considers required education, experience, supervision, communications, responsibility for assets, independence and discretion, work environment, physical demands, and responsibility for accurate reporting. This approach encouraged wage equality across the organization. Council adopted a version of the proposal in 2018 which created 14 pay grades and minimum/maximum pay ranges for the grades. The pay ranges were adjusted in 2020 to adapt to changing market influences and inflation.

Upon the recommendation of Clemans Nelson and Associates, Inc., a comprehensive plan review was conducted at the end of 2022. A proposal was submitted to Council to revise the pay grades and increase the minimum and maximums of the pay ranges based on a review of internal and external comparable position wages, considerations of compression within Department bargaining and non-bargaining personnel wages, and an analysis of historical inflation data from the US Bureau of Labor Statistics Midwest Consumer Price Index from 2018 through present.

Synopsis

It is recommended Council adopt the proposed changes to maintain the integrity of the Compensation and Pay Plan and to establish an appropriate and fair salaries for certain exempt and salaried employees of the City of Fairfield.

Financial Impact:

Partial funding is provided under the auspices of City Council's previously approved 2023 Budget, based on the previous allocation of \$135,000.00. It is proposed the City Manager be authorized two allocations, in the amount of \$100,00 each, as follows: 1) to award performance-based, base wage percentage increases and 2) to award other lump sum wages, merit and equity adjustments. Legislation will be submitted by the Finance Department in support of an additional appropriation upon the passage of this Ordinance.

Emergency Provision Explanation:

N/A

Rule Suspension Requested:

No

Emergency Provision Needed:

No

Attachments:

1. Unclassified Service Pay Plan and Position List, effective April 3, 2023
2. UNCLASSIFIED SERVICE PAY PLAN- POSITION LIST eff. 4.3.2023

ORDINANCE NO. _____

ORDINANCE ESTABLISHING SALARIES FOR CERTAIN EXEMPT AND
SALARIED EMPLOYEES OF THE CITY OF FAIRFIELD, OHIO, TO REPEAL
ORDINANCE NO. 154-22 AND ALL AMENDMENTS THERETO

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

- Section 1. Ordinance No. 154-22 and all other prior ordinances inconsistent herewith, are hereby repealed.
- Section 2. The attached position list, which is incorporated herein by reference, is hereby adopted. The existing salary for the positions set forth in the attached salary structure shall be within the ranges as shown and are effective April 3, 2023.
- Section 3. The City Manager is authorized to hire up to one additional person for each position authorized in the ordinance to allow for overlap training and transitioning. Generally, such instances would occur when the current employee has given notice of retirement or resignation and a replacement, not currently employed by the City, is able to be hired before the departure of the employee. Such training overlaps would be of short duration, generally, not to exceed 60 days.
- Section 4. The City Manager is hereby authorized to grant performance-based wage increases, lump sum achievement awards and equity pay adjustments for employees within the job classifications listed on the Unclassified Service Pay Plan structure attached, within the confines of the ranges shown. Base wage increases awarded by percentage shall not exceed a total of \$100,000.00. Base wage lump sum increases awarded by percentage, lump sum achievement awards and equity pay adjustments shall not exceed a total of \$100,000.00. All increases and adjustments shall be effective as approved by the City Manager.
- Section 5. This Ordinance shall take effect at the earliest period allowed by law.

Passed _____

Mayor's Approval

Posted _____

First Reading _____

Rules Suspended _____

Second Reading _____

Emergency _____

Third Reading _____

ATTEST:

Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided in the City Charter.

Clerk of Council

Attachment: Unclassified Service Pay Plan and Position List, effective April 3, 2023 [Revision 2] (3419 : Unclassified Service Pay Plan)

**UNCLASSIFIED SERVICE PAY PLAN
POSITION LIST
(Effective April 3, 2023)**

Pay Grade	Position Title	Annual Minimum	Annual Maximum
1	Secretary to Mayor Parks & Recreation Coordinator (3) Secretary to Director of Development Services Secretary to Director of Public Utilities Administrative Assistant Clerk of Council (PT) EMS Privacy Officer	\$41,2777.60	\$68,520.82
2	Help Desk Technician* Payroll Administrator Human Resources Coordinator Accountant Code Enforcement Supervisor Golf Course Superintendent Landscape Coordinator Parks & Recreation Manager (2) Tax Analyst (2)	\$50,565.01	\$83,954.00
3	Network Analyst* G.I.S. Analyst* CALEA Accreditation Manager Golf Operations Manager Juvenile Diversion Counselor Risk/Safety Coordinator Communications Manager Construction Manager Neighborhood Development Manager Engineer	\$61,939.28	\$96,108.06
4	Senior Network Analyst* Accounting Supervisor Economic Development Manager Fleet/Facilities Superintendent Income Tax Administrator Planning Manager Parks & Recreation Superintendent (2) Streets & Grounds Superintendent Utility Collection Supervisor Human Resources Manager	\$71,593.81	\$115,967.07

5	City Engineer* Information Technology Manager* Superintendent of Building Inspection and Zoning Superintendent of Public Utilities - Field Operations Superintendent of Public Utilities - Treatment Deputy Fire Chief (2) Major/Deputy Police Chief (3)	\$83,495.36	\$135,275.92
6	Director of Development Services Director of Finance Director of Parks and Recreation Director of Public Utilities Director of Public Works Fire Chief Police Chief	\$97,392.26	\$146,076.94
7	Assistant City Manager	\$105,189.14	\$157,772.16

* S.T.E.M. positions- point factored in one pay grade lower but assigned to one pay grade higher for salary range



City Council Ordinance
Regular Meeting - February 27, 2023

Submitted by: Nathaniel Kaelin, Economic Development Manager
 Submitting Department: Development Services

Subject:

Fairfield-Fairfield Township Joint Economic Development District (JEDD I) Amendment

Legislation Title:

Ordinance to authorize the City Manager to execute an amendment to the Joint Economic Development District (JEDD) Contract with Fairfield Township, 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.

Background/Synopsis:

Al Neyer, a commercial real estate development firm based in Cincinnati, has acquired a 146-acre site located at 7950 and 8200 Seward Road in Fairfield Township. The company is developing a speculative industrial park on the site known as "Fairfield Logistics Center." The initial phase of the project includes two buildings that are near completion and a planned third building.

The property is fully located within Fairfield Township, however the property is accessed by Seward Road which is located within, owned, and maintained by the City of Fairfield. In order to facilitate the development and necessary roadway improvements, the City, the Township, and the developer negotiated a Development Agreement and established a Joint Economic Development District (JEDD).

In April 2022, the JEDD was established through a contract executed by the City and Township. The JEDD allows for the collection of municipal income tax on the development. Income tax proceeds are shared between the City and Township to support ongoing public services to the site.

When the JEDD was established, it was envisioned that the district would cover the entirety of the 146-acre Fairfield Logistics Center site. However, only a portion of the property (approximately 59 acres) was initially petitioned for inclusion in the JEDD, representing the parcels that were owned by Al Neyer at that time. Al Neyer has now acquired the remaining portion of the site (approximately 87 acres) and has petitioned for these parcels to be included in the district.

Approval of the ordinance will allow the City Manager to execute an amendment to the JEDD Contract to add the additional parcels to the district.

Financial Impact:

Al Neyer is constructing multiple warehouse and manufacturing buildings on Seward Road in

Fairfield Township. This contract amendment will provide for ongoing revenue sharing through the expansion of a JEDD with Fairfield Township.

Emergency Provision Explanation:

It is recommended that City Council suspend the rules requiring a second and third reading of this ordinance and pass as an emergency.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

Yes

Attachments:

1. JEDD Amendment Revised
2. JEDD Agreement - Fairfield Township - April 2022
3. JEDD-FF Twp-Ord

**FIRST AMENDMENT TO
JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT**

**BY AND BETWEEN
CITY OF FAIRFIELD
(BUTLER COUNTY AND HAMILTON COUNTY), OHIO
AND
FAIRFIELD TOWNSHIP (BUTLER COUNTY), OHIO**

**Dated as of
April 12, 2022**

Amendment Dated as of _____, 2023

FIRST AMENDMENT

JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT

This First Amendment to Joint Economic Development District Contract is made pursuant to Ohio Revised Code Section 715.72 (the “First Amendment”), is dated as of _____, 2023, and is entered into by and between the City of Fairfield, Ohio (“City”), a municipal corporation and political subdivision organized and existing pursuant to the Constitution and the laws of the State of Ohio, and Fairfield Township (Butler County), Ohio (“Township”), a township and political subdivision organized and existing under the laws of the State of Ohio. Capitalized terms and words used, but not otherwise defined in this First Amendment, shall have the meanings assigned to them in the Joint Economic Development District Contract by and between the City and the Township dated as of April 12, 2022 (the “Contract”).

WITNESSETH:

WHEREAS, the City and the Township have previously entered into the Contract and created the Fairfield-Fairfield Township Joint Economic Development District – 1 (the “District”); and

WHEREAS, the Contract provides for the addition of areas to the District at Section 2.4 of the Contract; and

WHEREAS, the owners of the real property set forth in *Exhibit A* to this First Amendment (the “Expanded Area”) have, by Petition dated January __, 2023 (the “Petition,” attached as *Exhibit B*), petitioned the City and the Township to add the Expanded Area to the District; and

WHEREAS, the City and the Township are amenable to this petition; and,

NOW THEREFORE, in consideration of the mutual promises and covenants set forth in this First Amendment, the City and the Township agree and bind themselves, their agents, employees, and successors as follows:

ARTICLE I

Section 1.1 **Addition of Expanded Area.** Pursuant to Section 2.4 of the Contract and as provided under the JEDD Statute, the City and the Township hereby amend the Contract to add the Expanded Area into the District. From and after the date of this First Amendment, the Expanded Area shall be part of the District for all intents and purposes of the Contract.

Section 1.2 **Support of Contract; Signing of Other Documents** The City and the Township agree to cooperate with each other and to use their best efforts to do all things necessary for the creation and continued operation of the District. Neither the Township nor City will challenge or seek to invalidate any provision contained in the Contract as amended by this First Amendment. In the event that the Contract as amended by this First Amendment, or any of its terms, conditions or provisions, is challenged by one or more third parties in a court of law, the City and the Township agree to cooperate with one another and to use their best efforts in defending the Contract with the object of upholding it. The City and the Township shall each bear its own costs in any such proceeding challenging the Contract as amended by this First Amendment or any term or provision thereof, provided that the Board shall reimburse the City and the Township for such costs to the extent funds of the District are available and appropriated therefore. The Parties agree to cooperate with one another and to use their best efforts in the implementation of the Contract as amended by this First Amendment and to sign or cause to be signed, in a timely fashion, all other necessary instruments and documents, and to take such other actions, in order to effectuate the purposes of the Contract as amended by this First Amendment.

Section 1.3 **Approval of Tax Exemptions.** The Parties hereby consent, pursuant to Ohio Revised Code Section 715.72(U), to any tax exemption granted by a political subdivision under Ohio Revised Code Chapter 1728 or Ohio Revised Code Sections 3735.67, 5709.62, 5709.63 or 5709.632 on any property located within the District.

Section 1.4 **Binding Effect.** This First Amendment shall inure to the benefit of and shall be binding upon the District, the City, the Township and their respective permitted successors, subject, however, to the specific provisions hereof. This First Amendment shall not inure to the benefit of anyone other than as provided in the immediately preceding sentence. This First

Amendment is for the exclusive benefit of the above, and nothing contained herein is intended to, or shall, convey or create any right or privilege to or for any third party except as otherwise noted specifically herein.

Section 1.5 **Counterparts.** This First Amendment may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same First Amendment.

Section 1.6 **Severability.** Except as provided in Article V of the Contract, in the event that any section, paragraph or provision of the Contract as amended by this First Amendment, or any covenant, agreement, obligation or action, or part thereof, made, assumed, entered into or taken, or any application thereof, is held to be illegal or invalid for any reason:

- (i) that illegality or invalidity shall not affect the remainder hereof or thereof, any other section or provision hereof, or any other covenant, agreement, obligation or action, or part thereof, made, assumed, entered into or taken, all of which shall be construed and enforced as if the illegal or invalid portion were not contained herein or therein;
- (ii) the illegality or invalidity of any application hereof or thereof shall not affect any legal and valid application hereof or thereof; and
- (iii) each section, paragraph, provision, covenant, agreement, obligation or action, or part thereof, shall be deemed to be effective, operative, made, assumed, entered into or taken in the manner and to the full extent permitted by law.

Section 1.7 **Governing Law.** This First Amendment shall be governed exclusively by and construed in accordance with the laws of this State, and in particular, the JEDD Statute. In the event that the JEDD Statute is amended or supplemented by the enactment of a new section or sections of the Revised Code relating to joint economic development districts, the Parties shall be bound by the provisions of the JEDD Statute existing on the date of the Contract unless both Parties agree to be bound by said amendment or supplement, to the extent permitted by law.

Section 1.8 **Captions and Headings.** The captions and headings herein are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections hereof.

[Signatures follow on next page.]

**IN WITNESS THEREOF, FAIRFIELD TOWNSHIP AND THE CITY OF FAIRFIELD
HAVE CAUSED THIS FIRST AMENDMENT TO BE EXECUTED BY THEIR DULY
AUTHORIZED REPRESENTATIVES AS OF THE DATE WRITTEN HEREIN:**

FAIRFIELD TOWNSHIP BOARD OF TRUSTEES

By: Julie Vonderhaar, Township Administrator

Date:_____

Resolution No._____

APPROVED AS TO FORM:

Katherine L. Barbieri, Esq.

Township Law Director

CITY OF FAIRFIELD

By: Scott W. Timmer, City Manager

Date:_____

Ordinance No._____

APPROVED AS TO CONTENT:

Greg Kathman, Development Services

Director

APPROVED AS TO FORM:

John Clemmons, Esq.

City Law Director

FISCAL OFFICERS' CERTIFICATIONS

The undersigned Fiscal Officer of Fairfield Township, Butler County Ohio hereby certifies that the moneys required to meet the obligations of the Township during the calendar year 2023 under the foregoing First Amendment to Joint Economic Development District Contract, being zero, have been appropriated lawfully for that purpose, and are in the treasury of the Township or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This Certificate is given in compliance with Ohio Revised Code Sections 5705.41 and 5705.44.

By: Shelly Schultz

Fairfield Township Fiscal Officer

The undersigned Finance Director of the City of Fairfield, Butler and Hamilton Counties, Ohio hereby certifies that the moneys required to meet the obligations of the City, during the calendar year 2023 under the foregoing First Amendment to Joint Economic Development District Contract have been appropriated lawfully for that purpose, and are in the treasury of the City or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This Certificate is given in compliance with Ohio Revised Code Sections 5705.41 and 5705.44.

By: Christopher Hacker

Fairfield City Finance Director

EXHIBIT A

LEGAL DESCRIPTION AND DEPICTION OF THE EXPANDED AREA

[Legal Description from Petition to be inserted in execution document]

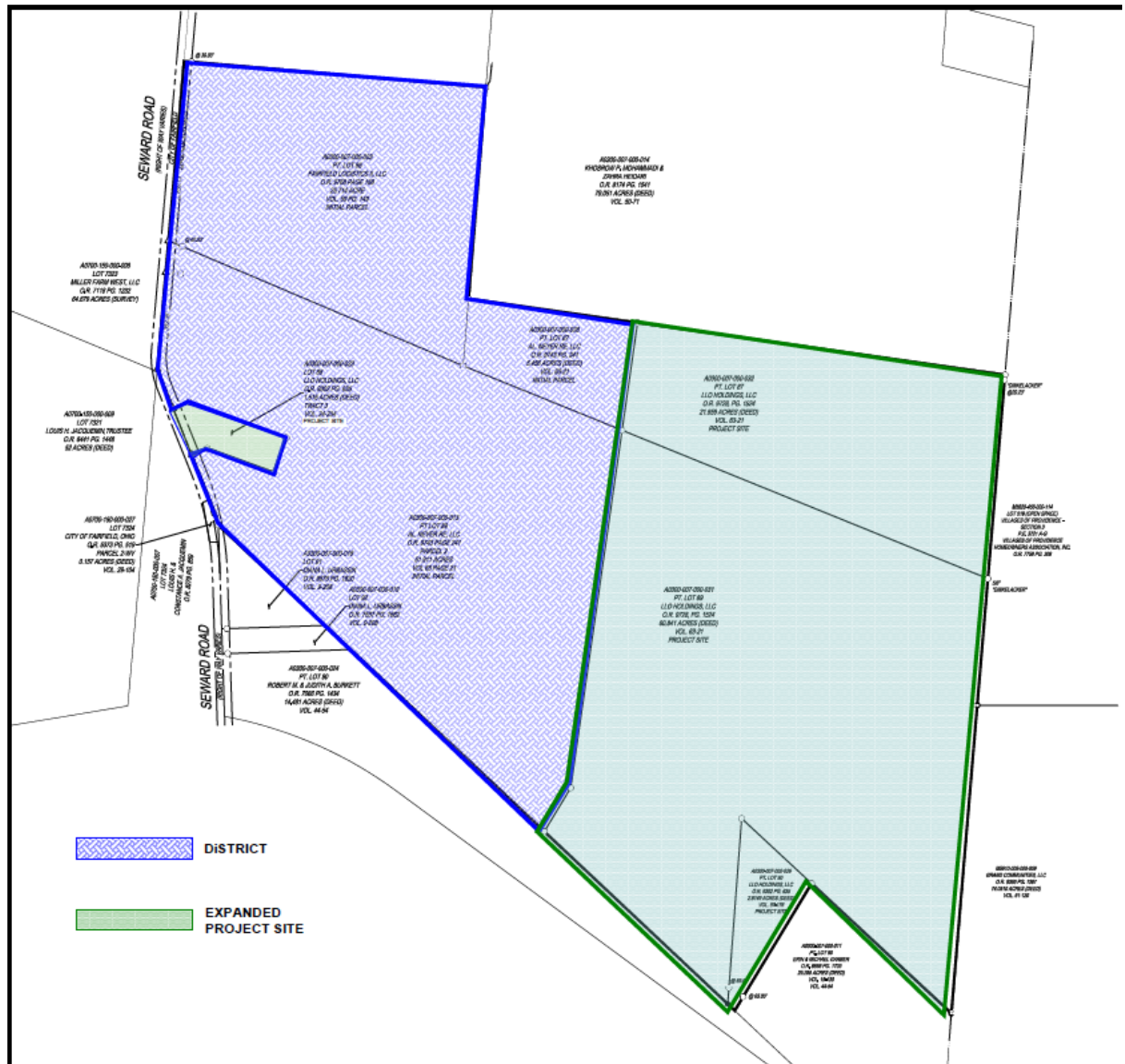


EXHIBIT B

SIGNED PETITION OF PROPERTY OWNERS IN THE EXPANDED AREA

PETITION

(For Property Owner in proposed JEDD District)

To: The Council of the City of Fairfield and the Board of Trustees of Fairfield Township, Butler County, Ohio

WHEREAS, the contiguous communities of the City of Fairfield (the "City"), located in Butler County and Hamilton County, Ohio, and Fairfield Township (the "Township"), located in Butler County, Ohio, entered into an agreement (the "JEDD Contract") dated April 12, 2022 to create the Fairfield-Fairfield Township Joint Economic Development District - 1 (the "District");

WHEREAS, the City and Township now contemplate amending the JEDD Contract to add territory to the District;

WHEREAS, the following documents will be filed and available for public inspection in the office of the Clerk of Council of the City and in the office of the Fiscal Officer of the Township:

- (A) A copy of the JEDD Contract creating the District, including the economic development plan for the District and the schedule for the provision of new, expanded, or additional services, facilities, or improvements described in division (F)(3) of section 715.72 of the Revised Code;
- (B) A description of the area or areas included in the District when the JEDD Contract was executed and the area or areas proposed to be added to the District by amendment, including a map in sufficient detail to denote the specific boundaries of the area or areas and to indicate any zoning restrictions applicable to the area or areas; and
- (C) A schedule for the collection of an income tax as required under division (I) of section 715.72 of the Revised Code.

WHEREAS, a copy of the JEDD Contract and proposed amendment in the form originally on file in accordance with section 715.72(I) of the Revised Code is attached hereto as Exhibit A;

NOW, THEREFORE, the undersigned petitioner (the "Petitioner") hereby consents to the proposed expansion of the Fairfield-Fairfield Township Joint Economic Development District - 1 and requests that the City and the Township amend the JEDD Contract, in the form attached hereto as Exhibit A, and add territory to the District at the earliest time permitted by law; provided however, the support herein for the JEDD District and its formation is expressly conditioned upon the JEDD income tax rate in the District not exceeding one and one-half percent (1½%).

The Petitioner represents and warrants with regard to the property the Petitioner owns in the proposed District (the "Property") that:

- (1) the Petitioner is owner of the Property;
- (2) the Property is accurately described below;

- (3) no electors reside on the Property; and
- (4) the Property is located within the Township and within the proposed District.

[Signatures follow on next page.]

PETITIONER #1**BUSINESS NAME
OR DESCRIPTION**

Name: **LIT ANL FAIRFIELD PHASE 1A, LLC** DEVELOPER
 By: Neyer Fairfield 1A, LLC, its Managing Member
 By: Al. Neyer, LLC, its Manager

Address: 302 W Third St., Ste 800, Cinti, OH 45202

Signature: 

Its: SVP & General Counsel

Date: January 12, 2023

PETITIONER #2

Name: **LIT ANL FAIRFIELD LAND, LLC** DEVELOPER
 By: Neyer Fairfield, LLC, its Managing Member
 By: Al. Neyer, LLC, its Manager

Address: 302 W Third St., Ste 800, Cinti, OH 45202

Signature: 

Its: SVP & General Counsel

Date: January 12, 2023

DESCRIPTION OF PROPERTY OF PETITIONER #1

Tract IV: Auditor's Parcel No. A0300-007-000-023 (Fee Simple)

Entire Lot Numbered Eighty Eight (**88**) as the same is known and designated on the Auditor's Revised List of Lots for Fairfield Township, Butler County, Ohio, being formerly known as follows:

Situated and being in Section 17, Town 2, Range 2, Fairfield Township, Butler County, Ohio, and more specifically described as follows:

Begin at a point in Seward Road found by measuring from the northeasterly corner of Section 17 the following courses along the easterly line of said section, South 05 degrees 57' 38" West, 2669.50 feet; thence continuing along said section line South 05 degrees 54' 36" West, 1240.34 feet; thence leaving said section line North 45 degrees 59' 58" West, 1148.21 feet; thence South 05 degrees 37' 05" West, 742.0 feet; thence North 45 degrees 38' 10" West, 2799.61 feet to the centerline of Seward Road; thence along said centerline North 00 degrees 47' 00" West, 17.03 feet; thence continuing along said centerline North 20 degrees 45' 55" West, 285.00 feet to the real point of beginning; thence continuing along said centerline North 20 degrees 45' 55" West, 200.00 feet; thence leaving said centerline North 69 degrees 14' 05" East, 68.88 feet; thence South 68 degrees 49' 40" East, 415.83 feet; thence South 21 degrees 10' 20" West, 150.00 feet; thence North 68 degrees 49' 40" West, 283.53 feet; thence South 69 degrees 14' 05" West, 67.05 feet to the point of beginning containing 1.516 acres of land.

The above description was prepared from a survey by Keith R. Becker, Registered Surveyor #6620 in the State of Ohio, March 1992.

The plat of which is recorded in Volume 24, Page 234 of the Butler County Engineer's Records. This property is located in the flood plain.

DESCRIPTION OF PROPERTY OF PETITIONER #2



CINCINNATI
COLUMBUS
DAYTON
LOUISVILLE

6219 Centre Park Drive
West Chester, OH 45069
phone ► 513.779.7851
fax ► 513.779.7852
www.kleingers.com

Legal Description Lot 9695

Situated in Section 17, Town 2, Range 2, BTM, Fairfield Township, Butler County, Ohio and being all of a 21.659 acre parcel, all of a 60.841 acre parcel, and all of a 2.8149 acre parcel conveyed to LIT ANL Fairfield Land, LLC in OR 9875 Page 1775, the boundary of which being more particularly described as follows:

Commencing at a found concrete monument at the southeast corner of Lot 11917 of Millers Run Section One as recorded in P.E. 2384, Pages A-C;

Thence S04°08'43"W, a distance of 40.55 feet;

Thence N84°41'59"E a distance of 702.17 feet;

Thence S04°39'40"W a distance of 2165.81 feet to a found 5/8" iron pin at the southwest corner of a 79.051 acre (deed) tract of land conveyed to Khosrow P. Mohammad & Zahra Heidari in O.R. 8174. Page 1541, said point being the True Point of Beginning for this description.

Thence along the south line of said 79.051 acre parcel, S81°54'34"E a distance of 1487.06 feet to a found 5/8" iron pin in the west line of lot 519, Villages of Providence Section 3 as recorded in P.E. 3721, Pages A-G;

Thence along said west line, S04°47'11"W, passing through a found 5/8" iron pin at 20.23 feet, a total distance of 1329.43 feet to a stone found at the northwest corner of a 74.0510 acre (deed) tract of land conveyed to Grand Communities, LLC in O.R. 9393, Page 1367;

Thence along the west line of said 74.0510 acre (deed) tract of land, S04°49'21"W a distance of 1239.53 feet to a stone found at the northeast corner of a 29.288 acre (deed) tract of land conveyed to Erin & Michael Garber in O.R. 8858, Page 1703;

Thence along the north line of said 29.288 acre (deed) tract of land, N47°04'44"W a distance of 764.44 feet to a found 5/8" iron pin;



Thence along the west line of said 29.288 acre tract of land, S31°09'38"W, passing a found 5/8" iron pin at 530.48 feet a total distance of 595.48 feet to a point in the north line of a 14.481 acre (deed) tract of land conveyed to Robert M. & Judith A. Burkett in O.R. 7066, Page 1434;

Thence along said north line, N46°43'56"W a distance of 1047.54 feet to a found 5/8" iron pin;

Thence along the east line of Lot 9694, N31°09'38"E a distance of 204.55 feet to a found 5/8" iron pin;

Thence continuing, N08°10'06"E a distance of 1884.31 feet to the True Point of Beginning.

Containing 85.317 acres

Bearings are based on Vol 63 Page 21A-21B

A blue ink stamp consisting of a square icon with a document symbol inside, followed by the word "ORIGINAL" in a bold, sans-serif font.

JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT

BY AND BETWEEN

CITY OF FAIRFIELD

(BUTLER COUNTY AND HAMILTON COUNTY), OHIO

AND

FAIRFIELD TOWNSHIP (BUTLER COUNTY), OHIO

Dated as of

April 12, 2022

JEDD 1

Table of Contents

Article I DEFINITIONS	4
Section 1.1 Definitions.....	4
Section 1.2 Interpretations	5
Article II JOINT ECONOMIC DEVELOPMENT DISTRICT	7
Section 2.1 Creation, Name and Territory	7
Section 2.2 Contracting Parties	7
Section 2.3 Purpose.....	7
Section 2.4 Addition of Areas to the District.....	8
Section 2.5 Contributions.....	8
Section 2.6 Economic Development Plan.....	10
Article III THE BOARD.....	11
Section 3.1 Board of Directors.....	11
Section 3.2 Officers and Compensation.....	11
Section 3.3 Powers, Duties, Functions.....	12
Article IV JEDD INCOME TAX	16
Section 4.1 JEDD Income Tax Agreement.....	16
Section 4.2 Disbursements.....	17
Section 4.3 Accounting.....	18
Section 4.4 Provisions.....	18
Article V OF CONTRACT.....	19
Article VI MISCELLANEOUS	21
Section 6.1 Fiscal Year	21
Section 6.2 Reports and Records	21
Section 6.3 Entire Agreement, Amendments.....	21
Section 6.4 Annexation.....	21
Section 6.5 Support of Contract; Signing of Other Documents.....	22
Section 6.6 Approval of Tax Exemptions.....	23
Section 6.7 Binding Effect.....	23
Section 6.8 Counterparts.....	23
Section 6.9 Severability	23
Section 6.10 Governing Law and Mediation	24
Section 6.11 Insurance.....	24

Section 6.12	Notices and Payments	24
Section 6.13	Defaults and Remedies	25
Section 6.14	Other Providers	25
Section 6.15	Captions and Headings	25
Section 6.16	Applicability of City Ordinances	25
Section 6.17	Previous Agreements Are Superseded.....	26
Section 6.18	City to Provide Safety Services to Excepted Area.....	26

JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT

This joint economic development district contract pursuant to Ohio Revised Code Section 715.72 (the "Contract") dated as of April 12, 2022, is entered into by and between the City of Fairfield, Ohio ("City"), a municipal corporation and political subdivision organized and existing pursuant to the Constitution and the laws of the State of Ohio, and Fairfield Township (Butler County), Ohio ("Township"), a township and political subdivision organized and existing under the laws of the State of Ohio. Capitalized terms and words used, but not otherwise defined in this Contract, shall have the meanings assigned to them in Article I.

WITNESSETH:

WHEREAS, Fairfield Township is located in Butler County, Ohio and the City of Fairfield is located in Butler County and Hamilton County, Ohio and both are political subdivisions of the State of Ohio (the "State"); and

WHEREAS, Ohio Revised Code Section 715.72 authorizes a municipal corporation and a township to enter into a joint economic development district contract; and

WHEREAS, the Township and the City hereby create the Fairfield-Fairfield Township Joint Economic Development District – 1 (the "District") pursuant to Ohio Revised Code Section 715.72 (the "JEDD Statute"), to facilitate economic development to create or preserve jobs and employment opportunities and to improve the economic welfare of the people in this State and in the area of the Parties, and to create and provide for the operation of the District in accordance with the JEDD Statute for their mutual benefit and for the benefit of their residents and of the State; and

WHEREAS, the territory to be included in the District is composed of certain unincorporated lands located in the Township consisting of approximately 60 acres owned by Al. Neyer RE, LLC and Fairfield Logistics II, LLC (both affiliates of Al. Neyer, LLC), as depicted in Exhibit B and more particularly described in Exhibit A, both of which Exhibits are attached to the Contract and incorporated herein by reference (the "District"); and

WHEREAS, the territory to be included in the District is zoned in a manner appropriate to the function of the District; and

WHEREAS, pursuant to Ohio Revised Code Section 715.72(I), each of the Parties, before the adoption of a resolution or ordinance approving this Contract: (1) held a public hearing concerning the Contract and District, which hearing took place on April 12, 2022 for the Township and April 11, 2022 for the City; (2) provided at least thirty (30) days public notice of the time and place of the public hearing in a newspaper of general circulation; and (3) during that thirty-day period, made all of the required documents available for public inspection at the appropriate public office (with such documents including (i) a copy of the Contract, (ii) the economic development plan, (iii) schedule for the provision of new, expanded, or additional services, facilities or improvements, (iv) description of the area(s) included in the District, including a map in sufficient detail to denote the specific boundaries, indicate any zoning restrictions applicable, and identify the parcel numbers within the boundaries of the District, and (v) a schedule for the collection of income tax within the District); and

WHEREAS, pursuant to Ohio Revised Code Section 715.72(J), the Parties, also before the adoption of a resolution or ordinance approving this Contract, circulated petitions to the record owners of real property located within the proposed District and the owners of businesses operating within the proposed District (the "Petition"), providing all required notices, and obtaining from each such owner, and therefore a majority, a signature on the Petition evidencing the owner's consent to the proposed joint economic development district (with a copy of all signed Petitions attached hereto as Exhibit C); and

WHEREAS, upon completion of the steps set forth above, the legislative authorities of the City and the Township have each authorized and directed the City and the Township, respectively, to make and enter into this Contract by and through their respective officers in accordance with Ordinance No. 38-22 passed by the City Council on April 11, 2022, and Resolution No. 22-60 adopted unanimously by the Township Trustees on April 12, 2022.

NOW THEREFORE, in consideration of the mutual promises and covenants set forth in this Contract, the City and the Township agree and bind themselves, their agents, employees, and successors as follows:

(Remainder of Page Intentionally Left Blank)

ARTICLE I DEFINITIONS

Section 1.1 Definitions. In addition to any words and terms defined elsewhere in this Contract, the following capitalized words and terms shall have the following meanings:

“Board” shall mean the board of directors of the JEDD established in accordance with Revised Code Section 715.72 and this Contract.

“Board Improvement Account” means the account established by the JEDD board of directors to receive a portion of the Net Revenues and be used in accordance with Section 3.3 of this Contract.

“Business” includes each commercial, industrial, professional, educational, governmental, health and medical, service-oriented, and charitable entity that has established or will establish a temporary or permanent location in the District.

“City” means the City of Fairfield, Ohio.

“Contract” means this joint economic development district contract by and between the City and the Township.

“District” means the Fairfield-Fairfield Township Joint Economic Development District - 1 created pursuant to Ohio Revised Code Section 715.72 and this Contract and includes all the real property described and depicted in Exhibits A and B to this Contract.

“Gross Revenues” means the proceeds of the JEDD Income Tax, less refunds.

“JEDD” means a joint economic development district created pursuant to Ohio Revised Code Section 715.72.

“JEDD Fund” means the fund account that the receipts of the JEDD Income Tax shall be deposited to and from where the disbursements shall be made.

“JEDD Income” means (i) the income earned by persons employed within or residing within the District and (ii) the net profits, if any, of a Business.

“JEDD Income Tax” means the tax on JEDD Income levied by the Board in accordance with the provisions of this Contract.

“JEDD Income Tax Agreement” means that agreement to be entered into by and between the Board and the City providing for the City to (i) assist the Board with the drafting of rules and regulations for the administration, collection and enforcement of the JEDD Income Tax on behalf of the District, (ii) collect and distribute the proceeds of the JEDD Income Tax in accordance with the provisions of this Contract and (iii) act as the fiscal agent of the JEDD and the Board.

“Net Revenues” means Gross Revenues less the amounts paid under Section 4.2.1. hereof.

“PILOT Revenues” means proceeds of any Shortfall Payments (or similar payments in lieu of taxes) made under any tax abatement agreement executed in connection with the District, including but not limited to that certain Tax Increment Financing Agreement made as of April 1, 2022 by and between Fairfield Township, Ohio and Al. Neyer RE, LLC.

“Quarter” means the standard calendar quarters (January to March, April to June, July to September, and October to December).

“Parties” or “Party” means and refers to the contracting parties, Fairfield Township and the City of Fairfield.

“State” means the State of Ohio.

“Township” means Fairfield Township (Butler County), Ohio.

Section 1.2 Interpretations. Any reference herein to the City, the Township or the Board or to any officer or employee of the City, the Township or the Board, includes the entities, officers or employees succeeding to their respective functions, duties and responsibilities pursuant to or by operation of law, or the entities, officers or employees lawfully performing their respective functions, duties or responsibilities.

Any reference to a section or provision of the Constitution of the State, a section, provision or chapter of the Ohio Revised Code, an ordinance of the City, a resolution of the Township or any statute of the United States of America, includes that section, provision, chapter, ordinance,

resolution or statute as amended, modified, revised, supplemented or superseded from time to time; provided, however, that no amendment, modification, revision, supplement or superseding section, provision, chapter, ordinance, resolution or statute shall be applicable to this Contract solely by reason of this Section 1.2 if such amendment, modification, revision, supplement or superseding section, provision, chapter, ordinance, resolution or statute constitutes an impairment of the rights or obligations of the City, the Township or the Board under this Contract.

(End of Article I)

ARTICLE II

JOINT ECONOMIC DEVELOPMENT DISTRICT

Section 2.1 **Creation, Name and Territory.** The City and the Township, by their combined action evidenced by the signing of this Contract and pursuant to Ohio Revised Code Section 715.72, hereby create a joint economic development district (“JEDD”) in accordance with the terms and provisions of this Contract. The JEDD created pursuant to this Contract shall be known as the “Fairfield - Fairfield Township Joint Economic Development District - 1.” The Board of Directors (the “Board”) of the District may change the name of the District by resolution of the Board.

The territorial boundaries of the District are described in Exhibit “A” and depicted in Exhibit “B,” which attached to and made part of this Contract. The District is located entirely within the boundaries of the Township in Butler County and does not include any “parcel of land” (as defined in Section 715.72(E)(1)(c) of the Revised Code) that is owned in fee by or leased to a municipal corporation or township. Furthermore, in accordance with Section 715.72(E)(1)(b) of the Revised Code, no electors reside within the District.

Section 2.2 **Contracting Parties.** The contracting parties to this Contract are the City of Fairfield, a municipal corporation existing and operating under the constitution and laws of the State, and Fairfield Township, Butler County, a township existing and operating under the laws of the State, and their respective successors in all or in part. The contracting parties, as that term is defined and used in Section 715.72 of the Revised Code, are referred to herein as the Parties.

Section 2.3 **Purpose.** The City and the Township intend that the creation and operation of the District shall be, and it is the purpose of the District to, facilitate commercial and economic development, to create or preserve jobs and employment opportunities and to improve the economic welfare of the people in the State, the City, the Township and the District.

The Parties further acknowledge that economic development incentives, such as property tax incentives and tax increment financing, and economic development investments, such as public infrastructure investments and arrangements to fully or partially reimburse developers or end users for certain public infrastructure investments, can play a critical role in competitively positioning the

District to attract jobs and economic growth that will benefit the Parties. The Parties also acknowledge that the Township is employing tax increment financing to support the construction of a new, state-of-the-art industrial park in the Township anticipated to contain approximately Eight Hundred Fifty Thousand square feet (850,000 ft²) of warehouse, distribution center and/or light manufacturing buildings (the "Project") situated on portions of Parcel Nos. A0300-007-000-013, A0300-007-000-028, and A0300-007-000-003, and comprising the District (see Exhibits A and B). The Parties understand that this tax increment financing structure will, among other things, provide for certain payments to the Fairfield City School District, and support public infrastructure investments, including improvements to certain public roads to support the Project. The City consents to this tax increment financing structure.

Section 2.4 Addition of Areas to the District. This Contract, including Exhibits A and B hereto, may be amended from time to time in accordance with the JEDD Statute to add certain property within the Township to the District. Each of the Parties agrees to cooperate with the other to amend this Contract to add other areas to the District whenever the Parties so agree in the future.

Section 2.5 Contributions. In accordance with Section 715.72(F)(1) of the Revised Code, the Parties each agree to contribute to the development and operation of the District as follows:

2.5.1 Water Service. The Parties anticipate that all qualified customers located within the JEDD District shall be able to connect to and receive water services from Butler County provided by the Butler County Water and Sewer Department pursuant to its ordinary and customary practices.

2.5.2 Sewer and Sanitation Services. The Parties anticipate that all qualified customers located within the JEDD District shall be able to connect to and receive sewer and sanitation services from Butler County provided by the Butler County Water and Sewer Department pursuant to its ordinary and customary practices.

2.5.3 Electric and Gas Services. The Parties anticipate that all qualified customers located within the District will be able to receive access to electric and gas utility services through Duke Energy.

2.5.4 Public Safety Services. For the term of this Contract, Fairfield Township shall except as otherwise specified in this Contract, provide services within the District.

2.5.5 Other Services. The Township and the City may, at their discretion, provide services to assist the District with planning, marketing, promotion and related activities to facilitate economic development in the District. In addition, the Township and City agree to assist in the marketing of available properties in the District to prospective commercial or industrial enterprises to a level acceptable to the Township and the City. In addition, the Board may contract for such services with either or both of the Parties on such terms as the Board and the respective Party may agree. However, the District may not enter into a contract with one of the Parties without the consent of the other Party. The Township will provide secretarial and administrative services for the District. Further, the Parties may, but are not required to, make other financial contributions to the District. The Parties shall cooperate with the Board in obtaining financial assistance, both public and private, for economic development projects, but shall not be required to assume any financial obligation in doing so unless otherwise specified in a different agreement.

2.5.6 Public Records. The Township shall hold all records or documents of the District for safe keeping, exclusive of the tax receipts. The Township shall maintain those records and documents as public records of the Township, City and the District as applicable and shall provide copies of those records and documents to the Parties in accordance with the public records law of the State and the Public Records Policy of the Township.

2.5.7 Formation of District. The City and Township shall prepare, or cause to be prepared, all documents of the City, the Township and the District relating to the formation of the District, including but not limited to, this Contract, instruments describing the District boundaries, notices, forms of City, Township, and District legislation. Any costs incurred and paid by the City and Township in preparing such documents or otherwise incurred by the City and Township in assisting in the establishment of the District, including the defense of any litigation challenging the District, shall be shared equally between the City and Township, not including expenses for existing personnel and officials of either Party, which shall be paid by each Party respectively.

2.5.8 Subcontracting. To the extent otherwise permitted by law, the City and Township may each fulfill any of their separate or joint obligations under this Contract by contracting with or delegating to a third-party, including both public and private entities

Section 2.6 Economic Development Plan. Pursuant Ohio Revised Code Section 715.72(F)(3), the Parties have developed an economic development plan for the District (attached hereto as Exhibit D) that consists of a schedule for the provision of new, expanded, or additional services, facilities, or improvements.

(End of Article II)

ARTICLE III THE BOARD

Section 3.1 Board of Directors. Pursuant Ohio Revised Code Section 715.72(P), a Board of Directors is established to govern the District. The Board shall consist of three members, one member representing the City to serve a term of one year (Board Member No. 1), one member representing the Township to serve a term of two years (Board Member No. 2), and one member selected by the other members to serve a term of three years as chairperson of the Board (Board Member No. 3). After service of an initial term, terms for each member shall be for four years. A member may be reappointed to the Board, but no member shall serve more than two consecutive terms on the Board.

Each of the Board Members identified in this Section 3.1 shall be selected as follows: (1) Board Member No. 1 shall be appointed by a majority vote of the Fairfield City Council; (2) Board Member No. 2 shall be appointed by majority vote of the Board of Township Trustees of Fairfield Township; (3) Board Member No. 3 shall be selected by a majority vote of the other Board Members. As there are no businesses located or persons working within the District at the time of formation, the District Board's number of members shall be three (3) members in accordance with Ohio Revised Code Section 715.72(P)(2).

Section 3.2 Officers and Compensation. The members of the Board shall serve without compensation as such members. Necessary and authorized expenses incurred by members on behalf of the District shall be reimbursed from District funds in accordance with procedures established by the Board.

The Board shall elect the following officers (who shall constitute the Officers of the Board) from among its members: a Chair, a Vice-Chair, a Secretary and a Treasurer. The offices of Secretary and Treasurer may be combined into a single office. These officers shall be elected on a rotating basis, with one officer from each Party to this Contract holding office at any given time. The Officers shall be elected at the first meeting of the Board and thereafter every other year for two-year terms and shall serve until their respective successors take office. The Board shall establish a procedure for conducting those elections. The Officers shall perform such duties as provided herein and such additional duties as may be provided from time to time by the Board.

Section 3.3 Powers, Duties, Functions. Pursuant to Section 715.72(F)(4) of the Revised Code, this Contract sets forth the specific powers, duties and functions of the Board and enumerates the rules that govern it. The Board shall meet at least once each calendar year on a date determined by the Board. The Board shall adopt procedures for holding and conducting regular and special meetings. Meetings may be held at the offices of the City or the Township or at other locations within Butler County or Hamilton County as determined by the Board. The principal office and mailing address of the District and the Board shall be determined by the Board at its first meeting and may be changed by the Board from time to time. The Board may maintain an office within the District. A minimum of a majority of the members shall constitute a quorum for Board meeting purposes. The Board shall act through resolutions adopted by the Board. A resolution must receive the affirmative vote of at least a majority of the members present and constituting a quorum of the Board to be adopted. A resolution adopted by the Board shall be immediately effective unless otherwise provided in that resolution or by the JEDD Statute.

The Board shall adopt by-laws for the regulation of its affairs and the conduct of its business consistent with this Contract. The by-laws may be amended or supplemented from time to time by the Board.

The Chair shall preside over and conduct the meetings of the Board in accordance with its by-laws or other procedures adopted by the Board. The Chair may call special meetings of the Board by giving 24-hour written notice of such meeting to each member delivered to his or her residence or place of business. A majority of the members of the Board may also call a special meeting by providing the same notice.

The Vice-Chair shall act as Chair in the temporary absence of the Chair.

The Secretary shall be responsible for the records of the Board including, but not limited to, correspondence and minutes of the meetings of the Board.

The Treasurer shall be the fiscal officer of the Board and shall be responsible for all fiscal matters of the Board including, but not limited to, the preparation of the budget and the appropriations resolution, paying or providing for the payment of expenses of operation of the Board, receiving, safekeeping and investing, or providing for the receipt, safekeeping and

investment of, funds of the Board and maintaining, or providing for the maintenance of, accurate accounts of all receipts and expenditures. The Board may provide in the JEDD Income Tax Agreement (as defined in Article IV hereof) that the Department of Finance of the City shall assist the Treasurer with the duties of that office.

The Board shall designate by resolution, or in its by-laws, those Officers who may sign documents on behalf of the Board.

A member who is absent without being excused from three consecutive meetings shall be deemed to have resigned as a member of the Board. In the event of the death, disqualification, removal or resignation of any member of the Board, a new member shall be appointed in the same manner as set forth above to serve as successor for the unexpired term of such member. A member of the Board may be removed by the appointing party for "cause", which shall mean: willfully failing to perform a duty expressly imposed by this Contract or by law with respect to his or her office; willfully performing any act forbidden by law with respect to his or her office; failing to achieve the faithful, efficient and intelligent administration of his or her duties of office as required by this Contract or by law; engaging in conduct unbecoming to such office. Removal shall be effective upon receipt of written notice of removal from the Board and the reasons for the Board member being removed. In the event of such removal, the appointing entity may not re-appoint the same person who has been so removed.

The Board shall adopt an annual budget for the District. The budget shall estimate the revenues of the District and expenses of the operation of the District. The Board shall establish an appropriations procedure to provide for payment of the operating expenses of the District and the distribution of income tax revenues in accordance with Article IV hereof. The Board shall provide a copy of the annual budget to the Parties promptly after its adoption.

The Board is authorized to take such necessary and appropriate actions, or establish such programs, to facilitate economic development in the District in accordance with the purpose of this Contract. The Board, on behalf of the District, may:

- (1) apply to the proper authorities of the United States pursuant to appropriate law for the right to establish, operate, and maintain foreign trade zones within the area or jurisdiction of the District and to establish, operate and maintain such foreign trade zones;
- (2) establish and maintain such funds or accounts as it deems necessary, either of its own or in conjunction with or through the City or the Township;
- (3) promote, advertise and publicize the District and its facilities, provide information relating to the District and promote the interests and economic development of the District, the City, the Township and the State;
- (4) make and enter into all contracts and agreements and authorize one or more members to sign all instruments necessary or incidental to the performance of its duties and the execution of its powers under this Contract;
- (5) retain or contract with consulting engineers, financial consultants, accounting experts, architects, attorneys and such other consultants and independent contractors as are necessary in its judgment to carry out the purposes of this Contract, and fix the compensation thereof which shall be payable from any available funds of the District;
- (6) purchase insurance for liability for protection of the District and its Board, Officers and any other insurance that the Board may determine to be reasonably necessary.

This Contract grants and requires to the Board the power and authority to adopt a resolution to levy an income tax within the District in accordance with Section 715.72(F)(5) of the Revised Code and Article IV hereof. Any subsequent amendment to modify the income tax shall require the authorization from the City Council of Fairfield and the Fairfield Township Board of Trustees.

The Board is authorized to do all acts and things necessary or convenient to carry out the powers granted in this Contract.

(End of Article III)

ARTICLE IV

JEDD INCOME TAX

Section 4.1 JEDD Income Tax Agreement. The Board at its first meeting, in accordance with Section 715.72(F)(5) of the Revised Code, shall adopt a resolution to levy an income tax in the District at a rate not to exceed one and one-half percent (1½%). The income tax shall go into effect immediately upon adoption of the resolution. The income tax shall be based on both the income earned by persons employed or residing within the District and the net profit of businesses operating within the District (collectively, the “JEDD Income”). The income tax rate on JEDD Income shall remain at or below one and one-half percent (1½%) and shall not change to equal the highest rate of the income tax levied by the City, or some other rate in excess of one and one-half percent (1½%). The revenues of that income tax shall be used for the purposes of the District and the Parties pursuant to this Contract.

The Board shall adopt, by resolution, for the District’s income tax all the provisions (other than for the names of parties and the allocation of funds) of the City’s income tax legislation, as it may be amended from time to time, including regulations. The income tax levied by the Board pursuant to this Contract and Section 715.72 of the Revised Code shall apply in the entire District throughout the term of this Contract.

In accordance with Section 715.72 of the Revised Code, the Board shall enter into an agreement with the City to administer, collect and enforce the income tax on behalf of the District (the “JEDD Income Tax Agreement”). The JEDD Income Tax Agreement shall provide that the Finance Director of the City shall be the Administrator of the income tax of the District (the “Administrator”), who shall be responsible for the receipt, safekeeping and investment of the income tax revenues collected within the District. The JEDD Income Tax Agreement shall provide that such services are provided for a service fee equal to five (5%) percent of gross income tax revenues collected for that period or Five Thousand Dollars (\$5,000), whichever is less.

The Administrator and his/her staff shall provide necessary accounting, bookkeeping, purchasing, income tax collection, and enforcement and administration services. Further, the Administrator is authorized to open accounts with banking institutions and/or governmental institutions, to sign checks on such accounts and to prepare and file any and all reports, returns and

other filings with banking institutions and/or governmental institutions necessary and proper to carry out the purposes of this Contract and duties of the Board. The Administrator is also given the authority to grant refunds and compromise claims for tax, penalties and interest. The Administrator may also issue subpoenas and bring suit in the name of the District in any assessment or enforcement action.

The City shall establish the JEDD Fund into which the Administrator shall deposit the Gross Revenue and PILOT Revenue. The Administrator shall deposit the Gross Revenue and PILOT Revenue into the JEDD Fund no later than five (5) business days (or if any such date is not a business day, on the immediately succeeding business day), after the end of each Quarter.

Section 4.2 Disbursements. Within thirty (30) days after the end of each month, the Administrator shall, without the need for further action of the Board, perform the duties and functions set forth in this Section.

4.2.1 Payments from Gross Revenue. From Gross Revenue, the Administrator shall make the following payments in order of priority:

- (a) Reimburse each Party for any cost that Party incurred to establish the District, until paid in full;
- (b) Pay the JEDD Board in an amount sufficient to pay the outstanding or expected expenses of the operations of the District for that year in accordance with the budget and appropriation resolution (as amended from time to time) of the Board, and for the long term maintenance of the District (collectively, the "Administrative Expenses"), provided, however, that this payment may not exceed five percent (5%) of the Gross Revenue, or Five Thousand Dollars (\$5,000) per annum, whichever amount is less. Annually, the JEDD Board shall distribute the remaining income tax revenues to the Parties based on the net revenue percentages set forth below; and
- (c) Pay the City an amount not to exceed five (5%) percent of the Gross Revenue to pay the City's expenses to administer the JEDD Income Tax, or Five Thousand Dollars (\$5,000), whichever is less.

- (d) Place five (5%) percent of the gross income tax revenue into an escrow fund. Escrow proceeds may be utilized to pay refunds, and in general to balance accounts. In the event of an escrow deficiency, the Administrator may invoice the Parties according to their net revenue percentages set forth below to satisfy the deficiency. Annually, any escrow surplus shall be distributed to the Parties based on the net revenue percentages set forth below. Earnings achieved on any surplus escrow shall be added to the escrow fund.

4.2.2 Payments from Net Revenue. From Net Revenue, the Administrator shall within 30 days after each Quarter pay: (a) twenty-five percent (25%) of the Net Revenue to the City; and (b) seventy-five percent (75%) of the Net Revenue to the Township.

4.2.3 Payments from PILOT Revenue. From any PILOT Revenue, the Administrator will, at the same time payments are made under Section 4.2.2 hereof, pay: (a) twenty-five percent (25%) of the PILOT Revenue to the City; and (b) seventy-five percent (75%) of the PILOT Revenue to the Township.

Section 4.3 Accounting. The Administrator shall provide an accounting to the Board and Township of the receipts and disbursements of the proceeds of the JEDD Income Tax monthly, including, but not limited to, a summary of the amounts of JEDD Income Tax on individuals withheld by each Business. In the event that any amount due to the Board, the City or the Township is a negative amount, then that negative amount shall be set off against the next amount credited to be paid.

Section 4.4 Provisions. The income tax revenues may be used in part by the District, the Township and City for carrying out the economic development plan of the District and may also be used by the District, the Township, and the City to encourage and promote economic development in the District and/or in the Township and/or in the City, including, but not limited to, maintaining and improving the infrastructure facilities of the District and the Parties (including paying debt charges related thereto), providing safety and health services within the District and within the territory of the Parties, providing urban and economic development planning, engineering, counseling, consulting, marketing and financing services for the District and the Parties, including

attorneys' fees, and generally improving the environment for those working in the District and in the territory of the Parties, and for all other purposes of the Parties as permitted by law.

(End of Article IV)

ARTICLE V OF CONTRACT

Pursuant to Section 715.72(M)(3) of the Revised Code, this Contract is not effective before the thirty-first day after its approval.

The initial term of this Contract shall commence the thirty-first day after its approval (which is the first date on which the City and the Township have lawfully executed this Contract) and shall terminate on December 31, 2072 (the "Initial Term"). This Contract shall be extended by either Party for up to four successive 25-year terms (each, an "Extended Term"), if one Party delivers written notice of the extension to the other Party at least ninety (90) days prior to the expiration of current term (*i.e.*, the Initial Term, or any Extended Term, as applicable). This Contract and its provisions for the Initial Term and the Extended Terms recognize that the accrual of the benefits to the Parties from this Contract may take decades and that the anticipated improvements to the District to support the Project may take years to complete.

This Contract may be terminated at any time by mutual consent of the City and the Township as authorized by their respective legislative authorities as provided herein. In order for such termination to be effective, the legislative actions of the Parties that terminate this Contract must occur and be effective within a period of ninety (90) days of each other.

Notwithstanding Article VI and Section 6.13 hereof, this Contract may also be terminated by either Party:

- (i) if it is determined at any time, for any reason, that joint economic development district contracts, including this Contract, cannot be entered into, cannot be implemented, or are held invalid by a court of competent jurisdiction;
- (ii) if it is determined at any time, for any reason, that the income tax provided for in Article IV hereof is not legal or valid or that the District, for any reason, may not levy, collect or distribute that income tax in accordance with this Contract; or
- (iii) If it is determined at any time, for any reason, that any payments to the City or Township set forth in Article IV are not legal, valid or enforceable.

A Party's determination to so terminate this Contract shall be evidenced by a written notice of such termination approved and dated by resolution of its legislative authority. The termination shall occur on the date set forth in that notice. If this Contract is terminated upon the exercise of this option, neither the City nor the Township shall have any further obligation under this Contract after the date of termination.

Upon termination of this Contract, any property, assets or obligations of the District shall be divided equally between the City and the Township, provided that the District shall first use any property or assets to reduce or settle any obligations of the District. Any records or documents of the District shall be placed with the Township, and maintained by the Township in accordance with its public records policy.

This Contract shall continue in existence throughout its terms and shall be binding on the Parties and on any entities succeeding the Parties, whether by annexation, merger, or otherwise. In the event that any portion of the territory of the District shall be included within a municipal corporation other than the City of Fairfield by annexation, merger or otherwise, the City and the Township may, but are not required to, amend this Contract to include that municipal corporation as a party to this Contract in addition to the Township. The portion of the territory of the District that is included within a municipal corporation by annexation, merger or otherwise after the date of this Contract shall continue to be a part of the District and subject to the terms of this Contract and to the income tax provided for in Article IV hereof. In the event that any portion of the territory of the Township that is within the territorial boundaries of the District becomes the subject of an annexation or merger into a municipal corporation or an incorporation as a municipal corporation, the Township and the City, shall use their best efforts, including but not limited to legal action, to oppose and prevent such annexation, merger or incorporation, except as otherwise specifically provided in Article VI, Section 6.4 with regard to the annexation of expanded Seward Road right-of-way into the City.

(End of Article V)

ARTICLE VI MISCELLANEOUS

Section 6.1 **Fiscal Year.** The fiscal year of the District shall commence on January 1 of each calendar year and shall terminate on December 31st of the same calendar year.

Section 6.2 **Reports and Records.** The Board shall, at its initial meeting, notify the Auditor of the State of the creation of the District and the Board. Within ninety (90) days prior to the commencement of each fiscal year of the District, the Board shall prepare or cause to be prepared and distribute to the City and the Township a budget for that fiscal year, stating anticipated revenues and expenditures of the District. All books, records, documents, and financial information of the District shall, upon request, be made available to the City and the Township and their agents for review and/or audit. The Board and the District shall fully cooperate with the City and the Township in fulfilling such a request.

Section 6.3 **Entire Agreement, Amendments.** This Contract is the entire agreement of the Parties and merges and supersedes all prior discussions, agreements and undertakings of any kind between the Parties with respect to the subject matter of this Contract, or any particular contained therein. In addition to the amendments provided for in Section 2.4 hereof, this Contract may be amended only by the City and the Township and only in writing approved by the legislative authorities of each Party by appropriate legislation authorizing that amendment. In order for such amendment to be effective, the legislative actions of the Parties that amend this Contract must occur and be effective within a period of ninety (90) days of each other.

Section 6.4 **Annexation.** So long as this Contract is in effect, any annexation, merger or consolidation to the City of unincorporated territory within the Township is prohibited in accordance with Section 715.72(R) of the Revised Code, unless the prior formal consent and approval of the Fairfield Township Board of Trustees is given, excepting only the following specific areas which may be annexed under the following described terms and conditions:

- A. Those lands within Town 1, Range 2 of Fairfield Township consisting of 21.4 +/- acres situated along River Road and referred to as the Groh property (depicted as "Tract 1" in Exhibit E-1 which is attached and incorporated herein) and the area of the right-of- way

for the widening of Seward Road (as depicted in Exhibit E-2, which is attached and incorporated herein) (collectively the "Groh and Seward Areas"). The Groh and Seward Areas, or any part thereof, may be annexed to the City of Fairfield subject to the following conditions precedent:

a. The written consent or approval of at least a majority of the owners of the real property located within the territory sought to be annexed, irrespective of whether such majority of owners also owns a majority of the total land area sought to be annexed.

B. Those lands within Town 1, Range 2 of Fairfield Township consisting of 381.0 +/- acres situated to the east and/or south of the Great Miami River (depicted as "Tract 2" in Exhibit E-1). The Tract 2 Area, or any part thereof, may be annexed to the City of Fairfield subject to the following conditions precedent:

a. The City of Fairfield is an owner of the real property to be annexed.

b. If any of the Tract 2 Area is annexed to the City of Fairfield, the City of Fairfield agrees to collect and distribute to Fairfield Township 50% of all City income tax collected in excess of \$50,000 per annum from taxpayers within the annexed Tract 2 Area during the term of the Agreement.

Section 6.5 Support of Contract; Signing of Other Documents. The City and the Township agree to cooperate with each other and to use their best efforts to do all things necessary for the creation and continued operation of the District. Neither the Township nor City will challenge or seek to invalidate any provision contained in this Contract. In the event that this Contract, or any of its terms, conditions or provisions, is challenged by one or more third parties in a court of law, the City and the Township agree to cooperate with one another and to use their best efforts in defending this Contract with the object of upholding this Contract. The City and the Township shall each bear its own costs in any such proceeding challenging this Contract or any term or provision thereof, provided that the Board shall reimburse the City and the Township for such costs to the extent funds of the District are available and appropriated therefor.

The Parties agree to cooperate with one another and to use their best efforts in the implementation of this Contract and to sign or cause to be signed, in a timely fashion, all other

necessary instruments and documents, and to take such other actions, in order to effectuate the purposes of this Contract.

Section 6.6 Approval of Tax Exemptions. The Parties hereby consent, pursuant to Ohio Revised Code Section 715.72(U), to any tax exemption granted by a political subdivision under Ohio Revised Code Chapter 1728 or Ohio Revised Code Sections 3735.67, 5709.62, 5709.63 or 5709.632 on any property located within the District.

Section 6.7 Binding Effect. This Contract shall inure to the benefit of and shall be binding upon the District, the City, the Township and their respective permitted successors, subject, however, to the specific provisions hereof. This Contract shall not inure to the benefit of anyone other than as provided in the immediately preceding sentence. This Contract is for the exclusive benefit of the above, and nothing contained herein is intended to, or shall, convey or create any right or privilege to or for any third party except as otherwise noted specifically herein.

Section 6.8 Counterparts. This Contract may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same Contract.

Section 6.9 Severability. Except as provided in Article V hereof, in the event that any section, paragraph or provision of this Contract, or any covenant, agreement, obligation or action, or part thereof, made, assumed, entered into or taken, or any application thereof, is held to be illegal or invalid for any reason:

- (i) that illegality or invalidity shall not affect the remainder hereof or thereof, any other section or provision hereof, or any other covenant, agreement, obligation or action, or part thereof, made, assumed, entered into or taken, all of which shall be construed and enforced as if the illegal or invalid portion were not contained herein or therein;
- (ii) the illegality or invalidity of any application hereof or thereof shall not affect any legal and valid application hereof or thereof; and

(iii) each section, paragraph, provision, covenant, agreement, obligation or action, or part thereof, shall be deemed to be effective, operative, made, assumed, entered into or taken in the manner and to the full extent permitted by law.

Section 6.10 Governing Law and Mediation. This Contract shall be governed exclusively by and construed in accordance with the laws of this State, and in particular, the JEDD Statute. In the event that the JEDD Statute is amended or supplemented by the enactment of a new section or sections of the Revised Code relating to joint economic development districts, the Parties shall be bound by the provisions of the JEDD Statute existing on the date of this Contract unless both Parties agree to be bound by said amendment or supplement, to the extent permitted by law.

The City and the Township agree that all disputes, claims, or controversies arising from or relating to this Contract or the relationship of the Parties which result or arise from this Contract, or the validity of this mediating clause or of the entire Contract shall be resolved by mediation by a panel of three mediators. The City shall select one mediator, the Township shall select one mediator and the two mediators so selected shall select a third mediator. Said third mediator selected by the first two mediators shall be the chairman of the mediation panel. The Parties understand that they have a right or opportunity to litigate disputes through a court, but that they prefer to resolve their disputes through mediation. The Parties agree and understand that all disputes arising under case law, statutory law, and all other laws including, but not limited to, all contract, tort and property disputes, are subject to mediation in accord with this section.

Section 6.11 Insurance. The City and the Township shall each be responsible to provide public officials' liability insurance for their own respective elected officials and appointed officers and other appointees who serve the District on the Board or in any other official capacity unless such insurance is purchased by the JEDD Board.

Section 6.12 Notices and Payments. All notices, demands, requests, consents or approvals given, required or permitted hereunder shall be in writing and shall be deemed sufficiently given if received or if hand delivered or sent by recognized overnight delivery service or by certified mail, postage prepaid and return receipt requested, addressed to (i) the City of Fairfield, 5350 Pleasant Avenue, Fairfield, OH 45014, Attention: City Manager, (ii) Fairfield Township, 6032 Morris Road, Fairfield Township, Ohio 45011, Attention: Township

Administrator, and (iii) the Board, Fairfield-Fairfield Township Joint Economic Development District – 1 at the business address for the District in the by-laws adopted by the Board, or (iv) at such other address as the recipient shall have previously notified the sender in writing as provided in this section.

All payments shall be made to (i) the City of Fairfield, 5350 Pleasant Avenue, Fairfield, OH 45014, Attention: City Manager, (ii) Fairfield Township, 6032 Morris Road, Fairfield Township, Ohio 45011, Attention: Fiscal Officer, and (iii) the Board, Attention: Chair, Fairfield-Fairfield Township Joint Economic Development District – 1 at the business address for the District in the by-laws adopted by the Board, or (iv) such other address as the recipient shall have previously notified the sender in writing as provided in this section.

Section 6.13 Defaults and Remedies. A failure to comply with the terms of this Contract shall constitute a default hereunder. The Party in default shall have sixty (60) days after receiving written notice from the other Party of the event of default to cure that default. If the default is not cured within that time period, the non-defaulting Party may refer the dispute to mediation as set forth in Section 6.10 of this Contract. Other than as provided in Section 6 hereof, this Contract may not be canceled or terminated because of a default unless the City and the Township agree to such cancellation or termination.

Section 6.14 Other Providers. It is not the intent of this Contract to limit or restrict the ability or jurisdiction of other governmental authorities, not a party to this Contract, to provide services within the District or to have any other effect on such governmental authorities.

Section 6.15 Captions and Headings. The captions and headings herein are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections hereof.

Section 6.16 Applicability of City Ordinances. No City ordinances, resolutions, rules and regulations, codes or other requirements of the City shall apply to or affect properties within the JEDD District, except those which are necessary to levy and collect the JEDD Income Tax contemplated herein, provided, however, that if the Parties jointly agree hereafter, such other said

ordinances, resolutions, rules and regulations, codes or other requirements may apply within the JEDD District.

Section 6.17 Previous Agreements Are Superseded. The Township and City entered into an agreement named “Fairfield Township and City Joint Economic Development District 1 Contract” on April 6, 2010, and an agreement named “Fairfield Township and City of Fairfield Annexation Agreement” on April 6, 2010. Upon full execution, this Contract supersedes those earlier agreements, and those earlier agreements and all obligations therein are void.

Section 6.18 Section 6.18 City to Provide Safety Services to Excepted Area. The City agrees to provide first responder safety services (Fire, EMS, and Police) to the Excepted Area defined in Section 6.4 above at no cost to the Township during the Initial Term or any Extended Term of the Agreement. These services will be provided on a mutual aid basis and the Parties will execute an appropriate mutual aid agreement to document the provision of such services by the City.

(End of Article VI)

IN WITNESS THEREOF, FAIRFIELD TOWNSHIP AND THE CITY OF FAIRFIELD
HAVE CAUSED THIS CONTRACT TO BE EXECUTED BY THEIR DULY
AUTHORIZED REPRESENTATIVES AS OF THE DATE WRITTEN HEREIN:

FAIRFIELD TOWNSHIP BOARD OF TRUSTEES



By: Julie Vonderhaar, Township Administrator

Date: 5/13/22

Resolution No. 22-60

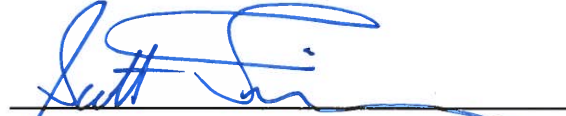
APPROVED AS TO FORM:



Lawrence Barbieri, Esq.

Township Law Director

CITY OF FAIRFIELD

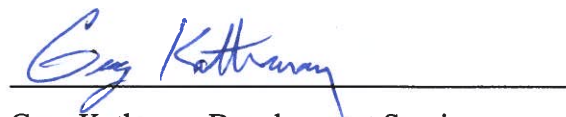


By: Scott Timmer, City Manager

Date: 5/13/22

Ordinance No. 38-22

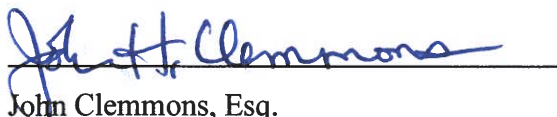
APPROVED AS TO CONTENT:



Greg Kathman, Development Services

Director

APPROVED AS TO FORM:

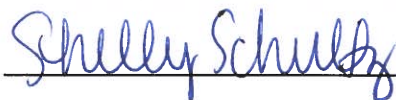


John Clemmons, Esq.

City Law Director

FISCAL OFFICERS' CERTIFICATIONS

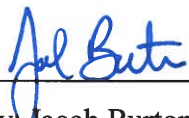
The undersigned Fiscal Officer of Fairfield Township, Butler County Ohio hereby certifies that the moneys required to meet the obligations of the Township during the calendar year 2022 under the foregoing Joint Economic Development District Contract, being zero, have been appropriated lawfully for that purpose, and are in the treasury of the Township or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This Certificate is given in compliance with Ohio Revised Code Sections 5705.41 and 5705.44.



By: Shelly Schultz

Fairfield Township Fiscal Officer

The undersigned Finance Director of the City of Fairfield, Butler and Hamilton Counties, Ohio hereby certifies that the moneys required to meet the obligations of the City, during the calendar year 2022 under the foregoing Joint Economic Development District Contract, being zero, have been appropriated lawfully for that purpose, and are in the treasury of the City or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This Certificate is given in compliance with Ohio Revised Code Sections 5705.41 and 5705.44.



By: Jacob Burton

Fairfield City Finance Director

EXHIBIT A
LEGAL DESCRIPTION OF THE DISTRICT

LEGAL DESCRIPTION OF PROPERTY OF PETITIONER #1

Tract I

51.911 Acres

Situated in Section 17, Town 2, Range 2, BTM, Fairfield Township, Butler County, Ohio and being part of Lot 89 as conveyed to LLO Holdings, LLC in O.R. 9302, Page 635 of the Butler County Ohio, Recorder's Office, the boundary of which being more particularly described as follows:

Commencing at a found concrete monument at the southeast corner of Lot 11917 of Millers Run Section One as recorded in P.E. 2384, Pages A-C;

Thence S04°08'43"W, a distance of 40.55 feet;

Thence N84°41'59"E a distance of 702.17 feet;

Thence S04°39'40"W a distance of 2435.90 feet to a found concrete monument at the southwest corner of a 27.115 acre (deed) tract of land conveyed to LLO Holding, LLC in O.R. 9302, Page 641, said point being the True Point of Beginning for this description.

Thence along the south line of said 27.115 acre (deed) tract of land, S67°54'24"E a distance of 687.50 feet to a set 5/8" iron pin;

Thence along a new division line S08°10'06"W a distance of 1448.35 feet to a set 5/8" iron pin;

Thence continuing, S31°09'38"W a distance of 204.55 feet to a set 5/8" iron pin in the north line of a 14.481 acre (deed) tract of land conveyed to Robert M & Judith A Burkett in O.R. 7066, Page 1434;

Thence along the north line of said 14.481 acre (deed) tract of land, N46°43' 56"W a distance of 1793.84 feet to a found 5/8" iron pin in the east line of a 0.157 acre (deed) tract of land conveyed to the City of Fairfield in O.R. 5373, Page 519;

Thence along said east line, N01°52'46"W a distance of 17.03 feet to a found 5/8" iron pin;

Thence continuing, N21°51'41"W a distance of 285.00 feet to a found magnail in the centerline of Seward Road, said point also being the southwest corner of Lot 88 as conveyed to LLO Holdings, LLC in O.R. 9302, Page 635;

Thence along the lines of said Lot 88 the following five (5) courses:

1. N68°08'19"E a distance of 67.05 feet to a found 5/8" iron pin;
2. S69°55'26"E a distance of 283.53 feet to a found 5/8" iron pin at the southeast corner;
3. N20°04'34"E a distance of 150.00 feet to a 5/8" iron pin found at the northeast corner;
4. N69°55'26"W a distance of 415.83 feet to a found 5/8" iron pin;
5. S68°08'19"W a distance of 68.88 feet to a found magnail in the centerline of Seward Road;

Thence along said centerline, N21°51'41"W a distance of 169.28 feet to a found magnail;

Thence continuing, N04°57'24"E a distance of 517.04 feet to found magnail at the southwest corner of a 25.714 acre tract of land conveyed to Miller Farm Enterprises, LLC in O.R. 7118, Page 1237;

Thence along the south line of said 25.714 acre tract of land, S66°58'33"E, passing a found 5/8" iron pin at 60.00 feet, a total distance of 1282.48 feet to the True Point of Beginning.

Containing 51.911 acres, more or less and being subject to easements, restrictions and rights of way of record.

Bearings are based on the south line of Lot 86 being S66°58'33"E per Volume 59-149

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers".

The above description is based on a field survey performed by The Kleingers Group in September 2021 under the direct supervision of Randy C. Wolfe, Ohio Professional Surveyor No. 8033.

Less and except the following real estate:

Situated in Section 17, Town 2, Range 2, BTM. Fairfield Township, Butler County, Ohio and being part of Lot 89 as conveyed to Al. Neyer RE, LLC in OR 9743 Page 241 of the Butler County Ohio, Recorder's Office, the boundary of which being more particularly described as follows:

Commencing at a found concrete monument at the southeast corner of Lot 11917 of Millers Run Section One as recorded in P.E. 2384 Pages A-C;

Thence S04°08'43"W, a distance of 40.55 feet;

Thence S84°41'59"W a distance of 201.32 feet;

Thence S05°18'01"E a distance of 320.77 feet;

Thence S84°41'59"W a distance of 380.82 feet to a point in the centerline of Seward Road;

Thence with said centerline, S04°57'24"W a distance of 1493.79 feet to a set mag nail at the southwest corner of a 25.714 acre tract conveyed to Fairfield Logistics II, LLC in O.R. 9768 Pg. 188, said point being the True Point of Beginning of this description.

Thence along the south line of said 25.714 acre tract, S66°58'33"E, passing a found 5/8" iron pin at 60.00 feet, a total distance of 411.64 feet to a set 5/8" iron pin;

Thence along a new division line, N85°02'36"W, passing a set 5/8" iron pin at 331.34 feet, a total distance of 391.34 feet to a set mag nail in the aforementioned centerline of Seward Road;

Thence along said centerline, N04°57'24"E a distance of 127.66 feet to the True Point of Beginning.

Containing 0.574 acres, more or less and being subject to easements, restrictions and rights of way of record.

Bearings are based on Miller's Run Section One as recorded in P.E. 2384 Pages A-C.

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers".

This conveyance is a transfer between adjoining lot owners made in compliance with Section 711.001 Subsection (B) (1) Ohio Revised Code and does not create an additional building site nor violate any zoning regulation or other public regulation in the parcel hereby conveyed or the balance of the parcel retained by the Grantor herein. The parcel hereby conveyed may not hereafter be conveyed separately from the Grantee's adjoining parcel without the prior approval of the authority having approved jurisdiction of plats.

The above description is based on a field survey performed by The Kleingers Group in March 2021 under the direct supervision of Randy C. Wolfe, Ohio Professional Surveyor No. 8033.

Tract II

5.456 Acres

Situated in Section 17, Town 2, Range 2, BTM, Fairfield Township, Butler County, Ohio and being part of Lot 87 as conveyed to LLO Holdings, LLC in O.R. 9302, Page 641 of the Butler County Ohio, Recorder's Office, the boundary of which being more particularly described as follows:

Commencing at a found concrete monument at the southeast corner of Lot 11917 of Millers Run Section One as recorded in P.E. 2384, Pages A-C;

Thence S04°08'43"W, a distance of 40.55 feet;

Thence N84°41'59"E a distance of 702.17 feet;

Thence S04°39'40"W a distance of 2165.81 feet to a found 5/8" iron pin at the southwest corner of a 79.051 acre (deed) tract of land conveyed to Khosrow P. Mohammad & Zahra Heidari in O.R. 8174, Page 1541, said point being the True Point of Beginning for this description.

Thence along the south line of said 79.051 acre (deed) tract of land, S81°54'34"E a distance of 683.82 feet to a set 5/8" iron pin;

Thence along a new division line, S08°10'06"W a distance of 435.96 feet to a set 5/8" iron pin in the north line of a tract of land conveyed LLO Holding, LLC in O.R. 9302, Page 635;

Thence along said north line, N67°54'24"W a distance of 687.50 feet to a found concrete monument at the southeast corner of a 25.714 acre tract of land conveyed to Miller Farm Enterprises, LLC in O.R. 7118, Page 1237;

Thence along the east line of said 25.714 acre tract of land, N04°39'40"E a distance of 270.09 feet to the True Point of Beginning.

Containing 5.456 acres, more or less and being subject to easements, restrictions and rights of way of record.

Bearings are based on the south line of Lot 86 being S66°58'33"E per Volume 59-149

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers".

The above description is based on a field survey performed by The Kleingers Group in September 2021 under the direct supervision of Randy C. Wolfe, Ohio Professional Surveyor No. 8033.

Tract III

2.562 Acres

Situated in Section 17, Town 2, Range 2, BTM. Fairfield Township, Butler County, Ohio and being Part of Lot 86 as conveyed to Fairfield Logistics II, LLC in OR 9768 Page 188 of the Butler County Ohio, Recorder's Office, the boundary of which being more particularly described as follows:

Commencing at a found concrete monument at the southeast corner of Lot 11917 of Millers Run Section One as recorded in P.E. 2384 Pages A-C;

Thence S04°08'43"W, a distance of 40.55 feet;

Thence S84°41'59"W a distance of 201.32 feet;

Thence S05°18'01"E a distance of 320.77 feet;

Thence S84°41'59"W a distance of 380.82 feet to a point in the centerline of Seward Road;

Thence with said centerline, S04°57'24"W a distance of 1493.79 feet to a set mag nail at the northwest corner of a 51.911 acre tract of land conveyed to Al. Neyer RE, LLC in O.R. 9743 Pg. 241;

Thence along the north line of said 51.911 acre tract, S66°58'33"E, passing a found 5/8" iron pin at 60.00 feet, a total distance of 411.64 feet to a set 5/8" iron pin, being the True Point of Beginning of this description.

Thence along a new division line, S85°02'36"E, a distance of 826.51 feet to a set 5/8" iron pin at the northwest corner of a 5.456 acre tract conveyed to Al. Neyer RE, LLC in OR 9743 Page 241;

Thence along the west line of said 5.456 acre tract, S04°39'40"W a distance of 270.09 feet to a found concrete monument;

Thence along the north line of the aforesaid 51.911 acre tract, N66°58'33"W a distance of 870.84 feet to the True Point of Beginning.

Containing 2.562 acres, more or less and being subject to easements, restrictions and rights of way of record.

Bearings are based on Miller's Run Section One as recorded in P.E. 2384 Pages A-C.

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers".

This conveyance is a transfer between adjoining lot owners made in compliance with Section 711.001 Subsection (B) (1) Ohio Revised Code and does not create an additional building site nor violate any zoning regulation or other public regulation in the parcel hereby conveyed or the balance of the parcel retained by the Grantor herein. The parcel hereby conveyed may not hereafter be

conveyed separately from the Grantee's adjoining parcel without the prior approval of the authority having approved jurisdiction of plats.

The above description is based on a field survey performed by The Kleingers Group in May 2021 under the direct supervision of Randy C. Wolfe, Ohio Professional Surveyor No. 8033.

LEGAL DESCRIPTION OF PROPERTY OF PETITIONER #2

Tract I

23.152 Acres

Situated in Section 17, Town 2, Range 2, BTM, Fairfield Township, Butler County, Ohio and being part of Lot 86 as conveyed to the Miller Farm Enterprises, LLC. in O.R. 7118 Pg. 1237 of the Butler County Ohio, Recorder's Office, the boundary of which being more particularly described as follows:

Beginning at the southeast corner of Miller Run Section One as recorded in PE 2384 Pages A-C;

Thence S84°41'59"W, a distance of 201.32 feet;

Thence S05°18'01"E a distance of 320.77 feet;

Thence S84°41'59"W, a distance of 380.82 feet to a point in the centerline of Seward Road;

Thence with said centerline, S04°57'24"W, a distance of 771.32 feet to the Real Point of Beginning of this description;

Thence S85°02'36"E, passing a 5/8" iron pin found at 30.00 feet, for a total distance of 1213.46 feet, to a 5/8" iron pin found in the west line of a 79.051 acre (deed) tract conveyed to Khosrow P. Mohammadi and Zahra Heidari in O.R. 8174 Pg. 1541;

Thence along said west line, S04°39'40"W a distance of 1120.22 feet to a concrete monument found in the north line of a tract of land conveyed to Norbert A Davis in O.R. 8175 Pg. 309;

Thence with said north line, N66°58'33"W, passing a 5/8" iron pin set in the east right of way line of Seward Road at a distance of 1222.48 feet, for a total distance of 1282.48 feet to a point in the centerline of Seward Road;

Thence along said centerline; N04°57'24"E a distance of 722.47 feet to the point of beginning.

Containing 25.714 acres, more or less. Bearings are based on Miller's Run Section One as recorded in P.E. 2384 Pages A-C.

The above description is based on a field survey performed by the Kleingers Group under the direct supervision of Randy C. Wolfe, Ohio Professional Surveyor No. 8033.

Less and except the following real estate:

Situated in Section 17, Town 2, Range 2, BTM. Fairfield Township, Butler County, Ohio and being Part of Lot 86 as conveyed to Fairfield Logistics II, LLC in OR 9768 Page 188 of the Butler County Ohio, Recorder's Office, the boundary of which being more particularly described as follows:

Commencing at a found concrete monument at the southeast corner of Lot 11917 of Millers Run Section One as recorded in P.E. 2384 Pages A-C;

Thence S04°08'43"W, a distance of 40.55 feet;

Thence S84°41'59"W a distance of 201.32 feet;

Thence S05°18'01"E a distance of 320.77 feet;

Thence S84°41'59"W a distance of 380.82 feet to a point in the centerline of Seward Road;

Thence with said centerline, S04°57'24"W a distance of 1493.79 feet to a set mag nail at the northwest corner of a 51.911 acre tract of land conveyed to Al. Neyer RE, LLC in O.R. 9743 Pg. 241;

Thence along the north line of said 51.911 acre tract, S66°58'33"E, passing a found 5/8" iron pin at 60.00 feet, a total distance of 411.64 feet to a set 5/8" iron pin, being the True Point of Beginning of this description.

Thence along a new division line, S85°02'36"E, a distance of 826.51 feet to a set 5/8" iron pin at the northwest corner of a 5.456 acre tract conveyed to Al. Neyer RE, LLC in OR 9743 Page 241;

Thence along the west line of said 5.456 acre tract, S04°39'40"W a distance of 270.09 feet to a found concrete monument;

Thence along the north line of the aforesaid 51.911 acre tract, N66°58'33"W a distance of 870.84 feet to the True Point of Beginning.

Containing 2.562 acres, more or less and being subject to easements, restrictions and rights of way of record.

Bearings are based on Miller's Run Section One as recorded in P.E. 2384 Pages A-C.

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers".

This conveyance is a transfer between adjoining lot owners made in compliance with Section 711.001 Subsection (B) (1) Ohio Revised Code and does not create an additional building site nor violate any zoning regulation or other public regulation in the parcel hereby conveyed or the balance of the parcel retained by the Grantor herein. The parcel hereby conveyed may not hereafter be conveyed separately from the Grantee's adjoining parcel without the prior approval of the authority having approved jurisdiction of plats.

The above description is based on a field survey performed by The Kleingers Group in May 2021 under the direct supervision of Randy C. Wolfe, Ohio Professional Surveyor No. 8033.

Tract II
0.574 Acres

Situated in Section 17, Town 2, Range 2, BTM. Fairfield Township, Butler County, Ohio and being part of Lot 89 as conveyed to Al. Neyer RE, LLC in OR 9743 Page 241 of the Butler County Ohio, Recorder's Office, the boundary of which being more particularly described as follows:

Commencing at a found concrete monument at the southeast corner of Lot 11917 of Millers Run Section One as recorded in P.E. 2384 Pages A-C;

Thence S04°08'43"W, a distance of 40.55 feet;

Thence S84°41'59"W a distance of 201.32 feet;

Thence S05°18'01"E a distance of 320.77 feet;

Thence S84°41'59"W a distance of 380.82 feet to a point in the centerline of Seward Road;

Thence with said centerline, S04°57'24"W a distance of 1493.79 feet to a set mag nail at the southwest corner of a 25.714 acre tract conveyed to Fairfield Logistics II, LLC in O.R. 9768 Pg. 188, said point being the True Point of Beginning of this description.

Thence along the south line of said 25.714 acre tract, S66°58'33"E, passing a found 5/8" iron pin at 60.00 feet, a total distance of 411.64 feet to a set 5/8" iron pin;

Thence along a new division line, N85°02'36"W, passing a set 5/8" iron pin at 331.34 feet, a total distance of 391.34 feet to a set mag nail in the aforementioned centerline of Seward Road;

Thence along said centerline, N04°57'24"E a distance of 127.66 feet to the True Point of Beginning.

Containing 0.574 acres, more or less and being subject to easements, restrictions and rights of way of record.

Bearings are based on Miller's Run Section One as recorded in P.E. 2384 Pages A-C.

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers".

This conveyance is a transfer between adjoining lot owners made in compliance with Section 711.001 Subsection (B) (1) Ohio Revised Code and does not create an additional building site nor violate any zoning regulation or other public regulation in the parcel hereby conveyed or the balance of the parcel retained by the Grantor herein. The parcel hereby conveyed may not hereafter be conveyed separately from the Grantee's adjoining parcel without the prior approval of the authority having approved jurisdiction of plats.

The above description is based on a field survey performed by The Kleingers Group in March 2021 under the direct supervision of Randy C. Wolfe, Ohio Professional Surveyor No. 8033.

EXHIBIT B

DEPICTION OF THE DISTRICT AND EXPANDED PROJECT SITE



EXHIBIT C**Signed Petitions of Property and Business Owners in the District****(To be attached)**

PETITION

(For Property Owner in proposed JEDD District)

To: The Council of the City of Fairfield and the Board of Trustees of Fairfield Township, Butler County, Ohio

WHEREAS, the contiguous communities of the City of Fairfield (the "City"), located in Butler County and Hamilton County, Ohio, and Fairfield Township (the "Township"), located in Butler County, Ohio, contemplate entering into an agreement (the "JEDD Contract") to create the Fairfield-Fairfield Township Joint Economic Development District - 1 (the "District");

WHEREAS, the following documents have been filed and are available for public inspection in the office of the Clerk of Council of the City and in the office of the Fiscal Officer of the Township:

- (A) A copy of the JEDD Contract creating the District, including the economic development plan for the District and the schedule for the provision of new, expanded, or additional services, facilities, or improvements described in division (F)(3) of section 715.72 of the Revised Code;
- (B) A description of the area or areas to be included in the District, including a map in sufficient detail to denote the specific boundaries of the area or areas and to indicate any zoning restrictions applicable to the area or areas; and
- (C) A schedule for the collection of an income tax as required under division (I) of section 715.72 of the Revised Code.

WHEREAS, a copy of the JEDD Contract in the form originally on file in accordance with section 715.72(I) of the Revised Code is attached hereto as Exhibit A;

NOW, THEREFORE, the undersigned petitioner (the "Petitioner") hereby consents to the proposed Fairfield-Fairfield Township Joint Economic Development District - 1 and requests that the City and the Township enter into the JEDD Contract, in the form attached hereto as Exhibit A, and create the District at the earliest time permitted by law; provided however, the support herein for the JEDD District and its formation is expressly conditioned upon: the JEDD income tax rate in the District not exceeding one and one-half percent (1½%).

The Petitioner represents and warrants with regard to the property the Petitioner owns in the proposed District (the "Property") that:

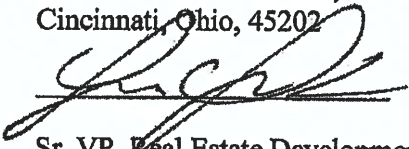
- (1) the Petitioner is owner of the Property;
- (2) the Property is accurately described below;
- (3) no electors reside on the Property; and
- (4) the Property is located within the Township and within the proposed District.

PETITIONER #1**BUSINESS NAME
OR DESCRIPTION**

Name: AL. NEYER RE, LLC, an Ohio limited liability company, by Al. Neyer, LLC, an Ohio limited liability company, its Manager

DEVELOPER

Address: 302 W. Third Street, Ste. 800, Cincinnati, Ohio, 45202

Signature: 

Its: Sr. VP, Real Estate Development

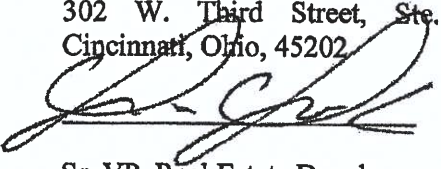
Date: 4/8/2022, 2022

PETITIONER #2**BUSINESS NAME
OR DESCRIPTION**

Name: FAIRFIELD LOGISTICS II, LLC, an Ohio limited liability company, by Al. Neyer, LLC, an Ohio limited liability company, its Manager

DEVELOPER

Address: 302 W. Third Street, Ste. 800, Cincinnati, Ohio, 45202

Signature: 

Its: Sr. VP, Real Estate Development

Date: 4/8/2022, 2022

LEGAL DESCRIPTION OF PROPERTY OF PETITIONER #1

Tract I

51.911 Acres

Situated in Section 17, Town 2, Range 2, BTM, Fairfield Township, Butler County, Ohio and being part of Lot 89 as conveyed to LLO Holdings, LLC in O.R. 9302, Page 635 of the Butler County Ohio, Recorder's Office, the boundary of which being more particularly described as follows:

Commencing at a found concrete monument at the southeast corner of Lot 11917 of Millers Run Section One as recorded in P.E. 2384, Pages A-C;

Thence S04°08'43"W, a distance of 40.55 feet;

Thence N84°41'59"E a distance of 702.17 feet;

Thence S04°39'40"W a distance of 2435.90 feet to a found concrete monument at the southwest corner of a 27.115 acre (deed) tract of land conveyed to LLO Holding, LLC in O.R. 9302, Page 641, said point being the True Point of Beginning for this description.

Thence along the south line of said 27.115 acre (deed) tract of land, S67°54'24"E a distance of 687.50 feet to a set 5/8" iron pin;

Thence along a new division line S08°10'06"W a distance of 1448.35 feet to a set 5/8" iron pin;

Thence continuing, S31°09'38"W a distance of 204.55 feet to a set 5/8" iron pin in the north line of a 14.481 acre (deed) tract of land conveyed to Robert M & Judith A Burkett in O.R. 7066, Page 1434;

Thence along the north line of said 14.481 acre (deed) tract of land, N46°43' 56"W a distance of 1793.84 feet to a found 5/8" iron pin in the east line of a 0.157 acre (deed) tract of land conveyed to the City of Fairfield in O.R. 5373, Page 519;

Thence along said east line, N01°52'46"W a distance of 17.03 feet to a found 5/8" iron pin;

Thence continuing, N21°51'41"W a distance of 285.00 feet to a found magnail in the centerline of Seward Road, said point also being the southwest corner of Lot 88 as conveyed to LLO Holdings, LLC in O.R. 9302, Page 635;

Thence along the lines of said Lot 88 the following five (5) courses:

1. N68°08'19"E a distance of 67.05 feet to a found 5/8" iron pin;
2. S69°55'26"E a distance of 283.53 feet to a found 5/8" iron pin at the southeast corner;
3. N20°04'34"E a distance of 150.00 feet to a 5/8" iron pin found at the northeast corner;
4. N69°55'26"W a distance of 415.83 feet to a found 5/8" iron pin;
5. S68°08'19"W a distance of 68.88 feet to a found magnail in the centerline of Seward Road;

Thence along said centerline, N21°51'41"W a distance of 169.28 feet to a found magnail;

Thence continuing, N04°57'24"E a distance of 517.04 feet to found magnail at the southwest corner of a 25.714 acre tract of land conveyed to Miller Farm Enterprises, LLC in O.R. 7118, Page 1237;

Thence along the south line of said 25.714 acre tract of land, S66°58'33"E, passing a found 5/8" iron pin at 60.00 feet, a total distance of 1282.48 feet to the True Point of Beginning.

Containing 51.911 acres, more or less and being subject to easements, restrictions and rights of way of record.

Bearings are based on the south line of Lot 86 being S66°58'33"E per Volume 59-149

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers".

The above description is based on a field survey performed by The Kleingers Group in September 2021 under the direct supervision of Randy C. Wolfe, Ohio Professional Surveyor No. 8033.

Less and except the following real estate:

Situated in Section 17, Town 2, Range 2, BTM. Fairfield Township, Butler County, Ohio and being part of Lot 89 as conveyed to Al. Neyer RE, LLC in OR 9743 Page 241 of the Butler County Ohio, Recorder's Office, the boundary of which being more particularly described as follows:

Commencing at a found concrete monument at the southeast corner of Lot 11917 of Millers Run Section One as recorded in P.E. 2384 Pages A-C;

Thence S04°08'43"W, a distance of 40.55 feet;

Thence S84°41'59"W a distance of 201.32 feet;

Thence S05°18'01"E a distance of 320.77 feet;

Thence S84°41'59"W a distance of 380.82 feet to a point in the centerline of Seward Road;

Thence with said centerline, S04°57'24"W a distance of 1493.79 feet to a set mag nail at the southwest corner of a 25.714 acre tract conveyed to Fairfield Logistics II, LLC in O.R. 9768 Pg. 188, said point being the True Point of Beginning of this description.

Thence along the south line of said 25.714 acre tract, S66°58'33"E, passing a found 5/8" iron pin at 60.00 feet, a total distance of 411.64 feet to a set 5/8" iron pin;

Thence along a new division line, N85°02'36"W, passing a set 5/8" iron pin at 331.34 feet, a total distance of 391.34 feet to a set mag nail in the aforementioned centerline of Seward Road;

Thence along said centerline, N04°57'24"E a distance of 127.66 feet to the True Point of Beginning.

Containing 0.574 acres, more or less and being subject to easements, restrictions and rights of way of record.

Bearings are based on Miller's Run Section One as recorded in P.E. 2384 Pages A-C.

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers".

This conveyance is a transfer between adjoining lot owners made in compliance with Section 711.001 Subsection (B) (1) Ohio Revised Code and does not create an additional building site nor violate any zoning regulation or other public regulation in the parcel hereby conveyed or the balance of the parcel retained by the Grantor herein. The parcel hereby conveyed may not hereafter be conveyed separately from the Grantee's adjoining parcel without the prior approval of the authority having approved jurisdiction of plats.

The above description is based on a field survey performed by The Kleingers Group in March 2021 under the direct supervision of Randy C. Wolfe, Ohio Professional Surveyor No. 8033.

Tract II
5.456 Acres

Situated in Section 17, Town 2, Range 2, BTM, Fairfield Township, Butler County, Ohio and being part of Lot 87 as conveyed to LLO Holdings, LLC in O.R. 9302, Page 641 of the Butler County Ohio, Recorder's Office, the boundary of which being more particularly described as follows:

Commencing at a found concrete monument at the southeast corner of Lot 11917 of Millers Run Section One as recorded in P.E. 2384, Pages A-C;

Thence S04°08'43"W, a distance of 40.55 feet;

Thence N84°41'59"E a distance of 702.17 feet;

Thence S04°39'40"W a distance of 2165.81 feet to a found 5/8" iron pin at the southwest corner of a 79.051 acre (deed) tract of land conveyed to Khosrow P. Mohammad & Zahra Heidari in O.R. 8174, Page 1541, said point being the True Point of Beginning for this description.

Thence along the south line of said 79.051 acre (deed) tract of land, S81°54'34"E a distance of 683.82 feet to a set 5/8" iron pin;

Thence along a new division line, S08°10'06"W a distance of 435.96 feet to a set 5/8" iron pin in the north line of a tract of land conveyed LLO Holding, LLC in O.R. 9302, Page 635;

Thence along said north line, N67°54'24"W a distance of 687.50 feet to a found concrete monument at the southeast corner of a 25.714 acre tract of land conveyed to Miller Farm Enterprises, LLC in O.R. 7118, Page 1237;

Thence along the east line of said 25.714 acre tract of land, N04°39'40"E a distance of 270.09 feet to the True Point of Beginning.

Containing 5.456 acres, more or less and being subject to easements, restrictions and rights of way of record.

Bearings are based on the south line of Lot 86 being S66°58'33"E per Volume 59-149

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers".

The above description is based on a field survey performed by The Kleingers Group in September 2021 under the direct supervision of Randy C. Wolfe, Ohio Professional Surveyor No. 8033.

Tract III
2.562 Acres

Situated in Section 17, Town 2, Range 2, BTM. Fairfield Township, Butler County, Ohio and being Part of Lot 86 as conveyed to Fairfield Logistics II, LLC in OR 9768 Page 188 of the Butler County Ohio, Recorder's Office, the boundary of which being more particularly described as follows:

Commencing at a found concrete monument at the southeast corner of Lot 11917 of Millers Run Section One as recorded in P.E. 2384 Pages A-C;

Thence S04°08'43"W, a distance of 40.55 feet;

Thence S84°41'59"W a distance of 201.32 feet;

Thence S05°18'01"E a distance of 320.77 feet;

Thence S84°41'59"W a distance of 380.82 feet to a point in the centerline of Seward Road;

Thence with said centerline, S04°57'24"W a distance of 1493.79 feet to a set mag nail at the northwest corner of a 51.911 acre tract of land conveyed to Al. Neyer RE, LLC in O.R. 9743 Pg. 241;

Thence along the north line of said 51.911 acre tract, S66°58'33"E, passing a found 5/8" iron pin at 60.00 feet, a total distance of 411.64 feet to a set 5/8" iron pin, being the True Point of Beginning of this description.

Thence along a new division line, S85°02'36"E, a distance of 826.51 feet to a set 5/8" iron pin at the northwest corner of a 5.456 acre tract conveyed to Al. Neyer RE, LLC in OR 9743 Page 241;

Thence along the west line of said 5.456 acre tract, S04°39'40"W a distance of 270.09 feet to a found concrete monument;

Thence along the north line of the aforesaid 51.911 acre tract, N66°58'33"W a distance of 870.84 feet to the True Point of Beginning.

Containing 2.562 acres, more or less and being subject to easements, restrictions and rights of way of record.

Bearings are based on Miller's Run Section One as recorded in P.E. 2384 Pages A-C.

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers".

This conveyance is a transfer between adjoining lot owners made in compliance with Section 711.001 Subsection (B) (1) Ohio Revised Code and does not create an additional building site nor violate any zoning regulation or other public regulation in the parcel hereby conveyed or the balance of the parcel retained by the Grantor herein. The parcel hereby conveyed may not hereafter be

conveyed separately from the Grantee's adjoining parcel without the prior approval of the authority having approved jurisdiction of plats.

The above description is based on a field survey performed by The Kleingers Group in May 2021 under the direct supervision of Randy C. Wolfe, Ohio Professional Surveyor No. 8033.

LEGAL DESCRIPTION OF PROPERTY OF PETITIONER #2

Tract I

23.152 Acres

Situated in Section 17, Town 2, Range 2, BTM, Fairfield Township, Butler County, Ohio and being part of Lot 86 as conveyed to the Miller Farm Enterprises, LLC. in O.R. 7118 Pg. 1237 of the Butler County Ohio, Recorder's Office, the boundary of which being more particularly described as follows:

Beginning at the southeast corner of Miller Run Section One as recorded in PE 2384 Pages A-C;

Thence S84°41'59"W, a distance of 201.32 feet;

Thence S05°18'01"E a distance of 320.77 feet;

Thence S84°41'59"W, a distance of 380.82 feet to a point in the centerline of Seward Road;

Thence with said centerline, S04°57'24"W, a distance of 771.32 feet to the Real Point of Beginning of this description;

Thence S85°02'36"E, passing a 5/8" iron pin found at 30.00 feet, for a total distance of 1213.46 feet, to a 5/8" iron pin found in the west line of a 79.051 acre (deed) tract conveyed to Khosrow P. Mohammadi and Zahra Heidari in O.R. 8174 Pg. 1541;

Thence along said west line, S04°39'40"W a distance of 1120.22 feet to a concrete monument found in the north line of a tract of land conveyed to Norbert A Davis in O.R. 8175 Pg. 309;

Thence with said north line, N66°58'33"W, passing a 5/8" iron pin set in the east right of way line of Seward Road at a distance of 1222.48 feet, for a total distance of 1282.48 feet to a point in the centerline of Seward Road;

Thence along said centerline; N04°57'24"E a distance of 722.47 feet to the point of beginning.

Containing 25.714 acres, more or less. Bearings are based on Miller's Run Section One as recorded in P.E. 2384 Pages A-C.

The above description is based on a field survey performed by the Kleingers Group under the direct supervision of Randy C. Wolfe, Ohio Professional Surveyor No. 8033.

Less and except the following real estate:

Situated in Section 17, Town 2, Range 2, BTM. Fairfield Township, Butler County, Ohio and being Part of Lot 86 as conveyed to Fairfield Logistics II, LLC in OR 9768 Page 188 of the Butler County Ohio, Recorder's Office, the boundary of which being more particularly described as follows:

Commencing at a found concrete monument at the southeast corner of Lot 11917 of Millers Run Section One as recorded in P.E. 2384 Pages A-C;

Thence S04°08'43"W, a distance of 40.55 feet;

Thence S84°41'59"W a distance of 201.32 feet;

Thence S05°18'01"E a distance of 320.77 feet;

Thence S84°41'59"W a distance of 380.82 feet to a point in the centerline of Seward Road;

Thence with said centerline, S04°57'24"W a distance of 1493.79 feet to a set mag nail at the northwest corner of a 51.911 acre tract of land conveyed to Al. Neyer RE, LLC in O.R. 9743 Pg. 241;

Thence along the north line of said 51.911 acre tract, S66°58'33"E, passing a found 5/8" iron pin at 60.00 feet, a total distance of 411.64 feet to a set 5/8" iron pin, being the True Point of Beginning of this description.

Thence along a new division line, S85°02'36"E, a distance of 826.51 feet to a set 5/8" iron pin at the northwest corner of a 5.456 acre tract conveyed to Al. Neyer RE, LLC in OR 9743 Page 241;

Thence along the west line of said 5.456 acre tract, S04°39'40"W a distance of 270.09 feet to a found concrete monument;

Thence along the north line of the aforesaid 51.911 acre tract, N66°58'33"W a distance of 870.84 feet to the True Point of Beginning.

Containing 2.562 acres, more or less and being subject to easements, restrictions and rights of way of record.

Bearings are based on Miller's Run Section One as recorded in P.E. 2384 Pages A-C.

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers".

This conveyance is a transfer between adjoining lot owners made in compliance with Section 711.001 Subsection (B) (1) Ohio Revised Code and does not create an additional building site nor violate any zoning regulation or other public regulation in the parcel hereby conveyed or the balance of the parcel retained by the Grantor herein. The parcel hereby conveyed may not hereafter be conveyed separately from the Grantee's adjoining parcel without the prior approval of the authority having approved jurisdiction of plats.

The above description is based on a field survey performed by The Kleingers Group in May 2021 under the direct supervision of Randy C. Wolfe, Ohio Professional Surveyor No. 8033.

Tract II
0.574 Acres

Situated in Section 17, Town 2, Range 2, BTM. Fairfield Township, Butler County, Ohio and being part of Lot 89 as conveyed to Al. Neyer RE, LLC in OR 9743 Page 241 of the Butler County Ohio, Recorder's Office, the boundary of which being more particularly described as follows:

Commencing at a found concrete monument at the southeast corner of Lot 11917 of Millers Run Section One as recorded in P.E. 2384 Pages A-C;

Thence S04°08'43"W, a distance of 40.55 feet;

Thence S84°41'59"W a distance of 201.32 feet;

Thence S05°18'01"E a distance of 320.77 feet;

Thence S84°41'59"W a distance of 380.82 feet to a point in the centerline of Seward Road;

Thence with said centerline, S04°57'24"W a distance of 1493.79 feet to a set mag nail at the southwest corner of a 25.714 acre tract conveyed to Fairfield Logistics II, LLC in O.R. 9768 Pg. 188, said point being the True Point of Beginning of this description.

Thence along the south line of said 25.714 acre tract, S66°58'33"E, passing a found 5/8" iron pin at 60.00 feet, a total distance of 411.64 feet to a set 5/8" iron pin;

Thence along a new division line, N85°02'36"W, passing a set 5/8" iron pin at 331.34 feet, a total distance of 391.34 feet to a set mag nail in the aforementioned centerline of Seward Road;

Thence along said centerline, N04°57'24"E a distance of 127.66 feet to the True Point of Beginning.

Containing 0.574 acres, more or less and being subject to easements, restrictions and rights of way of record.

Bearings are based on Miller's Run Section One as recorded in P.E. 2384 Pages A-C.

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers".

This conveyance is a transfer between adjoining lot owners made in compliance with Section 711.001 Subsection (B) (1) Ohio Revised Code and does not create an additional building site nor violate any zoning regulation or other public regulation in the parcel hereby conveyed or the balance of the parcel retained by the Grantor herein. The parcel hereby conveyed may not hereafter be conveyed separately from the Grantee's adjoining parcel without the prior approval of the authority having approved jurisdiction of plats.

The above description is based on a field survey performed by The Kleingers Group in March 2021 under the direct supervision of Randy C. Wolfe, Ohio Professional Surveyor No. 8033.

EXHIBIT D
ECONOMIC DEVELOPMENT PLAN
FAIRFIELD - FAIRFIELD TOWNSHIP JOINT ECONOMIC DEVELOPMENT
DISTRICT – 1

Introduction – Fairfield Township and the City of Fairfield are creating a joint economic development district for the mutual betterment of Fairfield Township, the City of Fairfield, and their surrounds. The objective is to create jobs and to enable long term expanded economic opportunity for the benefit of the combined region and for the State of Ohio.

Background – Fairfield Township and the City of Fairfield share a common history. The City became a municipal corporation in 1954, and it remained in the Township until 1995. Most of the Township shares the Fairfield City School District with the City and the combined community is served by the same civic and community groups. In addition to social ties, there are interactive economic contacts including shopping and employment opportunities. Strong community bonds provide a firm foundation to pursue expanded development opportunities in furtherance of regional economic growth.

Transportation and Commercial Development – Over the last two decades, Fairfield Township has changed from a semi-rural to a predominately suburban community. Population growth has surged to more than 21,000 as of the 2010 Census.

Completion of State Route 129 highway improvements (with connection to I-75) was a catalyst for commercial and industrial growth particularly in proximity to the intersection of the new highway and State Route 4 By-Pass. The trend toward commercial and industrial growth within the last decade introduced greatly increased vehicular traffic moving through Fairfield Township and visiting the Township as a destination. Major retail and service oriented businesses serve Township residents and surrounding communities. The Fairfield Township Trustees and their staff have worked to provide a good home to businesses. Improved roads, infrastructure, community aesthetics, and superior delivery of local governmental services have fostered a welcoming environment for business opportunities. The objective is to enable quality, measured growth in furtherance of a balanced community.

In order to sustain a hospitable business environment and to encourage future growth, the Township recognizes the need to improve the transportation system. Widening of roads to

overcome traffic congestion and to assure safe and efficient travel within and around the Township is a foremost concern of the Township.

Increased activity within the Township calls for added governmental services including administration, zoning, and safety services (i.e. police and fire). New and improved police and fire stations, well equipped to serve growing needs, are part of the equation. Economic growth and expanded governmental services run in tandem.

Revenue Sources – While the overall community – residents and businesses – benefit from superior services, sound fiscal planning to meet financial expectations requires diversification of revenue sources. The Township Trustees have moved from dependence upon real property tax based revenue structure to expanded revenue sources from income taxation associated with commercial activity. The creation of a joint economic development district within the Township enables income taxation from activity within the JEDD territory. Reducing over-dependence upon a single revenue source through broadening of revenue stream balances the Township's financial needs against growth. Moreover, it assures that residents within the Township do not sustain disproportionate burden associated with expanding enterprise which benefits the region as a whole. By expanding revenue sources, the Township is equipped with a broader source of local funding to serve its role in enabling economic development and in sustaining needs resulting from development.

Job Creation – Diversification of the business mix is a priority in looking toward future development activity. The Township and City will actively recruit potential users for the highest and best use of the JEDD territory, provided that each entity is also free to recruit potential users to other properties outside the JEDD territory as they determine in their own discretion. Ideal users include light industrial, distribution, clean manufacturing, and high tech enterprises to achieve economic balance. The objective is to encourage demand for local work force with employees ready at hand within the region.

Goals of the JEDD – Promoting the JEDD territory through improved transportation links, expanded infrastructure, dependable services, and local government hospitable toward business are primary goals in furtherance of JEDD creation. Job creation and economic activity will in turn

provide revenue sources directly associated with meeting the increased demand for services from local government.

Land Use Plan – This Economic Development Plan is supplemental to the Fairfield Township Land Use Plan. Any future Land Use Plans for Fairfield Township shall incorporate the Economic Development Plan by reference in furtherance of objectives stated in the Economic Development Plan.

New, Expanded, or Additional Services, Facilities, and Improvements – The Township and City plan to participate in the improvement of Seward Road to provide an improved transportation and service network as provided in the schedule in the Development Agreement dated as of April 12, 2022 executed by the Township, the City, and Al. Neyer RE, LLC, which is incorporated herein by reference.

The Township shall furthermore provide expanded public services to the JEDD, for example, police protection, fire protection, civil defense, local government, administration, and so forth commensurate with economic growth. The Township expects to provide superior level of services in order to attract development and to support commerce. JEDD revenues may enable Township expenditures in furtherance of improvements which are already planned and utilization of tax increment financing, other financial arrangements, and inter-governmental agreements pertaining thereto also in furtherance of improvements.

EXHIBIT E-1**Depiction of Groh Area**



Exhibit E-1 Excepted Areas of Fairfield Township

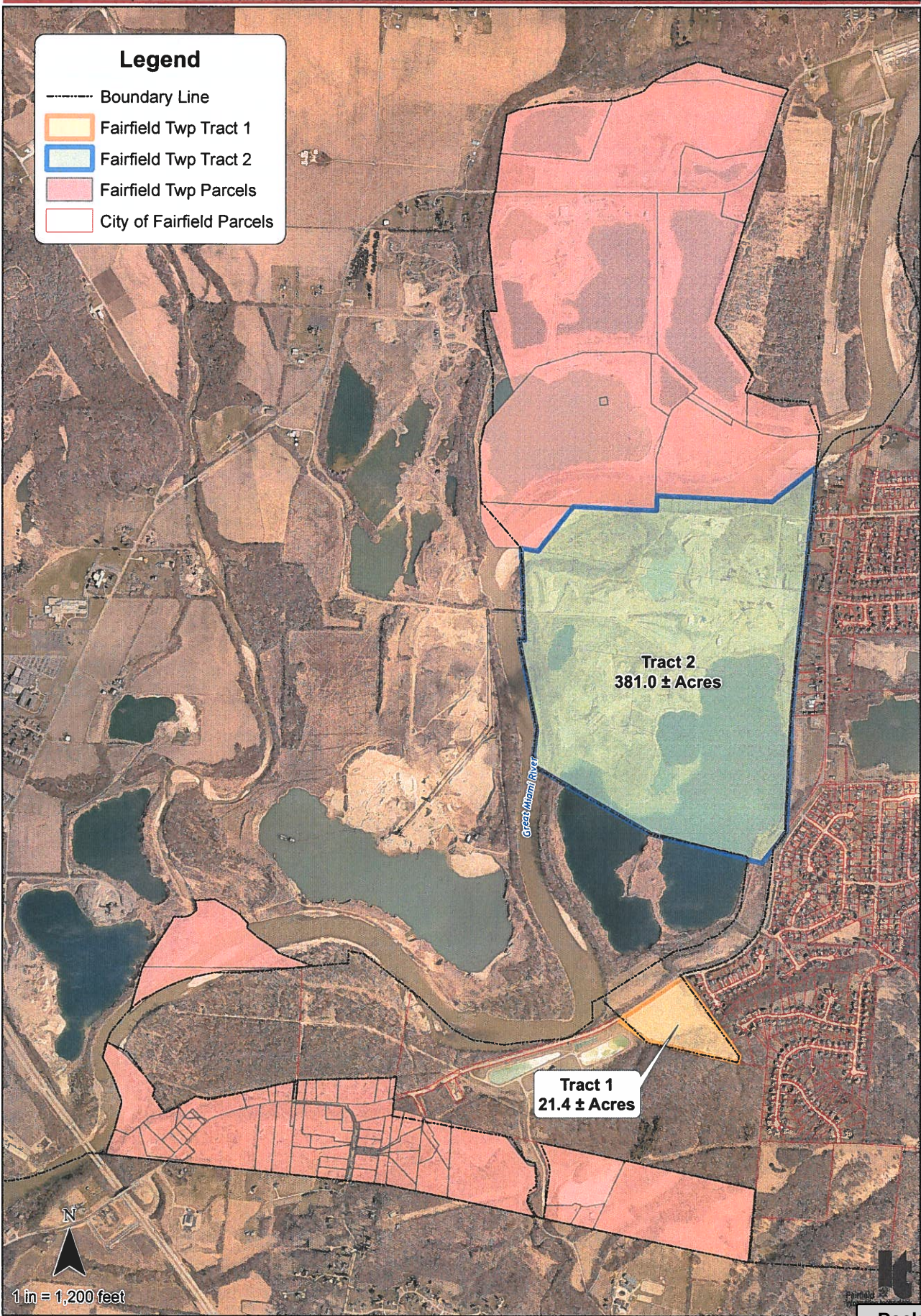


EXHIBIT E-2

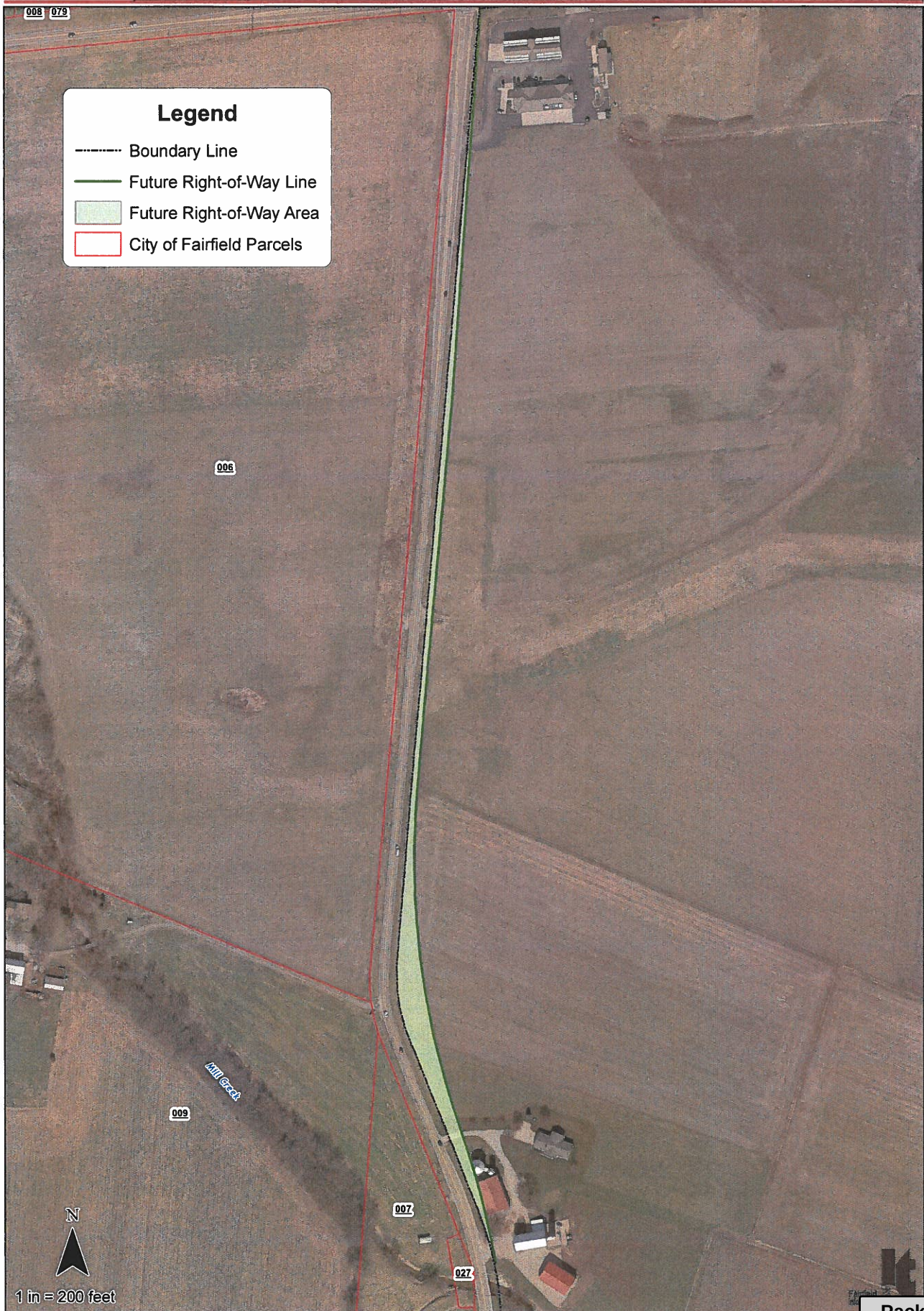
Depiction of Seward Area

11061148.1



Exhibit E-2 Excepted Area of Fairfield Township

Future Right-of-Way for widened Seward Road
Approximately 1.30 ± Acres



ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN
AMENDMENT TO THE JOINT ECONOMIC DEVELOPMENT DISTRICT (JEDD)
CONTRACT WITH FAIRFIELD TOWNSHIP AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The City Manager is hereby authorized to execute an amendment to the Joint Economic Development District (JEDD) Contract with Fairfield Township, Ohio in accordance with the amendment on file in the office of the City Manager.

Section 2. This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that the amendment can be executed in a timely manner to precede development of the expanded area; wherefore, this ordinance shall take effect immediately upon its passage.

Passed	_____	_____	_____
		Mayor's Approval	
Posted	_____		
First Reading	_____	Rules Suspended	_____
Second Reading	_____	Emergency	_____
Third Reading	_____		

ATTEST:

Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2023\JEDD-FF Twp-Ord

Attachment: JEDD-FF Twp-Ord (3425 : Fairfield-Fairfield Township Joint Economic Development District (JEDD I) Amendment)



City Council Ordinance
Regular Meeting - February 27, 2023

Submitted by: Ben Mann,
 Submitting Department: Public Works

Subject:

Video Wall with Appurtenances for use at Parks and Recreation Events

Legislation Title:

Ordinance to authorize the City Manager to enter into a contract with Cincy Entertainment Services for the purchase of a Video Wall with Appurtenances for use at Parks and Recreation Events and declaring an emergency.

Recommendation:

It is recommended that City Council authorize an appropriation of \$99,073.00 (\$94,073.00 with \$5,000.00 for contingencies and Village Green Park needs) from the Capital Fund for the purchase of a Video Wall with appurtenances.

Background/Synopsis:

This project is to purchase a Video Wall to be used at Parks and Recreation events such as the summer concert series, the Holiday Parade, etc. The Parks Department has been renting a video wall recently for these events when one is available. Owning this piece of equipment will allow the City to offer it for more events and to ensure that we will be able to provide it.

This purchase will improve the quality of events offered to the public and enhance event enjoyment and engagement.

The equipment is specialized in nature and the vendor for the Icon/NovaStar products is Cincy Entertainment Services. Staff was unable to procure multiple quotes for this item due to the vendor/distributor relationship for this proprietary item. This company provides a seven-year warranty which is significantly greater than the industry standard, the unit is outdoor rated, and this is the only equipment that will be compatible with other companion equipment that we may need to rent from Cincy Entertainment Services.

The project is programmed in the 2023-2027 CIP as 3PR02 Village Green Park.

Financial Impact:

\$99,073.00 from the Capital Fund (\$94,073.00 with \$5,000.00 for contingencies and Village Green Park needs).

Emergency Provision Explanation:

Emergency provision is requested in order to procure the item ahead of concert season and other upcoming community events.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

Yes

Attachments:

1. 2022-09-11 13.05.19
2. Estimate_1192_from_Cincy_Entertainment_Services
3. 61416-IRISICONIP3XLDataSheet
4. WTS 708

Services Provided by
Jaco
Waterproofing



Attachment: 2022-09-11 13:05:19 (3440 : Video Wall with Appurtenances for use at Parks and Recreation Events)



Cincy Entertainment Services
 5816 Ferdinand Dr
 West Chester, OH 45069
 5133792396
 braden@cincyent.com
 www.CincyEnt.com

Quote 1192

ADDRESS

City of Fairfield

DATE
01/25/2023

TOTAL
\$94,073.00

DATE	ACTIVITY	QTY	RATE	AMOI
	Sales Icon IP3XL 3.9MM	30	2,999.00	89,970
	Sales Blizzard Video Wall Rigging Dual Panel Rigging Bar	5	449.00	2,245
	Sales Custom ICON IP3 XL Road Cases	6	799.00	4,794
	Sales NovaStar™ VX600	1	1,799.00	1,799
	Sales Rigging Package 10 Round Slings 10 Carabiners 2 5/8 Shackles 2 6' Gac Flex Spanset	1	489.00	489
	Sales Work Pro Lifters WTS708 with single point rigging bar	2	9,239.00	18,478
	Sales 12" Box Truss 3M SQ-4114 Global Truss **Add \$100 for matte black	2	506.00	1,012
	SUBTOTAL			118,787.
	DISCOUNT			-26,000.
	SHIPPING			1,286.

TOTAL

\$94,073.0

THANK YOU

Accepted By

Accepted Date

Deliveries / Pick-ups: Warehouse address: 3120 Homeward Way, ste 16, Fairfield OH



ICON™ Series Overview

All IRIS® LED video products are 100% compatible with NovaStar™ LED video controllers & processors, including the newest ICON™ series which is built with the A8s Series of receiving cards.

A8s features HDR10 & HLG support, automatic module calibration, image rotation and more, giving ICON™ video panels the latest & greatest, adaptive, advanced LED technology.



No Fears for 7 Years™

IRIS® ICON™ panels are covered by the industry's only 7-year limited warranty, with coverage designed specifically to keep your panels in the field, not in a repair shop.

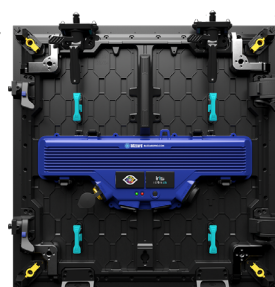
NovaStar™ products are covered with a 3-year limited warranty, making the duo a top pick for LED display solutions, plus both offer U.S.-based service & support.

Read the full details here: [No Fears for 7 Years](#).

#1 U.S. Distributor

Blizzard Lighting is the #1 U.S. distributor of NovaStar™ products, so we work hand-in-hand with the NovaStar™ team to develop customized firmware solutions to handle virtually any application under the sun... or clouds.

See more NovaStar™ solutions [here](#).



Main Features:

- NovaStar™ A8s receiving card
- Die cast aluminum
- Front or back maintenance
- Corner protectors
- Ground support locks
- Blackout gaskets
- Quick-thumb locking
- Certifications: FCC, ETL, CE, RoHS
- 7-year limited warranty

IRIS® ICON™ IP3 & IP3 XL (Indoor or Outdoor, IP65 / IP54)

- NationStar™ 1921 LEDs (100,000 hours)
- 500 x 500 mm (IP3) / 500 x 1000 mm (IP3 XL)
- Pixel pitch: 3.9 mm
- Resolution: 128 x 128 (IP3) / 128 x 256 (IP3 XL)

IRIS® ICON™ 2.6 & 2.9 (Indoor, IP40 / IP21)

- NationStar™ 1515 LEDs (100,000 hours)
- Panel size: 500 x 500 mm
- Pixel pitch: 2.6 mm / 2.9 mm
- Resolution: 192 x 192 (2.6) / 168 x 168 (2.9)

NovaStar™ Video Controllers

NovaStar™ offers a variety of powerful all-in-one video controllers, built with features and connections to best suit the needs of a wide range of applications.

[Learn More](#)



NovaStar™ VX4S-N

- Loading capacity: 2.3m pixels
- Max pixel width: 3,840
- Max pixel height: 1,920
- Control port: USB/TCP/IP
- Output port: 4 Ethernet ports
- Layers: PIP



NovaStar™ VX6S

- Loading capacity: 3.9m pixels
- Max pixel width: 4,096
- Max pixel height: 4,096
- Control port: USB/TCP/IP
- Output port: 6 Ethernet ports
- Layers: 3



NovaStar™ VX1000

- Loading capacity: 6.5m pixels
- Max pixel width: 10,240
- Max pixel height: 8,192
- Control port: HDMI
- Output port: 10 Ethernet ports
- Layers: 3



WTS 708

WTS 708. The WTS Series means a change of concept within the front load towers, as it introduces the new Structural Mode. This Structural Mode does not use the winch to lift the load, but involves lifting the load with the help of a manual or electric hoist. That is, the tower is used as a structure that is all locked to the required working height. Once the tower is raised to this desired height, the load must be raised with the hoist. The Structural Mode performs improved loading capacities.

Furthermore, the WTS Series incorporates the innovative Dynamic Overlap system. Dynamic Overlap is an innovative solution that increases the resistance of the towers and reduces their deflection, making that each tower section overlaps with the previous one at different distances, as with trees in nature. This means that all efforts are concentrated in the same way in all the sections of the tower. Thanks to this, the tower can withstand greater efforts with less deflection.

Features:

- Modes of operation: Mechanism Mode and Structural Mode.
- Four extensible profiles made of extruded aluminum.
- Reinforcing bars on the back and front of the lifter for additional reinforcement.

- Castors at the base of the lifter.
- Dynamic Overlap system.
- Available color: Black.
- Compatible accessories: AWS 502, AWS 301, AWS 501.

Specifications:

WTS Model	WTS 708	
Folded height	2,00	m
	6,56	ft
Base width	0,705	m
	2,31	ft
Base length	0,58	m
	1,90	ft
Maximum height	8,13	m
	26,67	ft
Minimum fork height	0,91	m
	2,98	ft
Unfolded diameter	3,47	m
	11,38	ft
Frontal side width	2,15	m
	7,05	ft
Rear side width	2,55	m
	8,37	ft

Fork length	0,86	m
	2,82	ft
Number of profiles	6	
Minimum load capacity	25	Kg
	55,12	Lb
Max.load as mechanism	450	Kg
	992,08	Lb
Max. load as structure	700	Kg
	1543,24	Lb
Net weight	287	Kg
	632,72	Lb
Winch	1200	Kg
	2645,5	Lb
Cable diameter	6	mm2
Noise emissions	73	dB



City Council Ordinance
Regular Meeting - February 27, 2023

Submitted by: John Clemmons,
Submitting Department: Legal

Subject:

Amendment of General Offense Code Section 505.11

Legislation Title:

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.

Recommendation:

It is recommended that City Council adopt an ordinance to amend Section 505.11 of the General Offenses Code.

Background/Synopsis:

The amendment to the General Offenses Code will permit the use of cage type live traps for the control of nuisance animals.

Financial Impact:

None.

Emergency Provision Explanation:

None.

Rule Suspension Requested:

No

Emergency Provision Needed:

No

Attachments:

1. Amend Section 505.11-Ord
2. Ex A-Section 505.11

ORDINANCE NO. _____

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.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. Section 505.11 of Chapter 505 of the General Offenses Codes of Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio is hereby amended to read as follows:

See attached Exhibit "A" which is incorporated herein by reference.

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	
Third Reading	_____	

ATTEST:

Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2023\Amend Section 505.11-Ord

Attachment: Amend Section 505.11-Ord (3436 : Amendment of General Offense Code Section 505.11)

Exhibit "A"

505.11 HUNTING.

(a) Definitions. For purposes of this section, the following words and phrases shall have the following meanings ascribed to them respectively.

- (1) "Hunting" means pursuing, shooting, killing or capturing wild birds or wild quadrupeds, and all other acts such as placing, setting, drawing or employing any device commonly used to kill or capture wild birds or wild quadrupeds, whether they result in killing or capturing or not. It includes every attempt to kill or capture and every act of assistance to any other person in killing or capturing or attempting to capture wild birds or wild quadrupeds.
- (2) "Person" means an individual, company, partnership, corporation, association or any combination of individuals, or any employee, agent or officer thereof.
(Ord. 21-58. Passed 5-12-58.)

(b) Hunting Forbidden. No hunting shall be permitted within the corporate limits of the City, except anyone engaged in farming may destroy any wild animal that is doing damage to property or crops thereon or animals raised on the confines of the farm if such hunting takes place more than one thousand feet from any building or three hundred feet from any highway, road or lane.

(c) Dogs. No person shall run dogs on the land of another unless written permission has first been obtained from the property owner. All dogs must be accompanied by a handler. Accompanied means that the handler is within reasonable distance so that dogs can be commanded to return by a call from the handler.

(Ord. 71-75. Passed 12-8-75.)

(d) Enforcement. Law enforcement officials of the City, police or conservation police shall have full authority to enforce this section.

(Ord. 21-58. Passed 5-12-58.)

(e) This section shall not apply to killing or capturing nuisance or injured animals by law enforcement officials, including persons acting at the direction of law enforcement officials, in furtherance of their duty and in their official capacity.

(f) THIS SECTION SHALL NOT PROHIBIT THE USE OF CAGE-TYPE LIVE TRAPS EMPLOYED FOR THE CONTROL OF NUISANCE ANIMALS SO LONG AS SUCH TRAPS ARE SET BY OR WITH THE CONSENT OF THE REAL PROPERTY OWNER OR OCCUPANT, AND ARE TENDED TO AT LEAST ONCE EVERY TWENTY-FOUR HOURS.

(g)[(f)] Penalty. Whoever violates any provision of this section is guilty of a misdemeanor of the fourth degree.

(Ord. 42-04. Passed 3-8-04.)



City Council Ordinance
Regular Meeting - February 27, 2023

Submitted by: Ben Mann,
 Submitting Department: Public Works

Subject:

Agreement between the State and the City of Fairfield for Signage of US and State Bicycle Routes

Legislation Title:

Ordinance to authorize the City Manager to enter into an agreement with the Ohio Department of Transportation (ODOT) for Signage of US and State Bicycle Routes and declaring an emergency.

Recommendation:

It is recommended that City Council authorizes and directs the City Manager to enter into an agreement with ODOT for the installation of signage within the City of Fairfield to accommodate the development of US and State Bicycle Routes.

Background/Synopsis:

This is a statewide project to establish an Ohio network of designated and signed US and state bicycle routes that will connect Ohio's urbanized areas.

A network of US and state bike routes was developed by ODOT (Ohio Department of Transportation) and various planning partners. The routes were selected with the intent of connecting Ohio's 17 urbanized areas.

This project will provide initial signage at no cost to the City of Fairfield. The city will be responsible for maintaining signs within corporate boundaries. The city has elected to install the signs with our own forces to ensure that they are not in conflict with any future city needs.

The city worked with ODOT to modify the proposed route to better accommodate city plans to extend bike trails along River Road in conjunction with the future development of Thomas Marsh Park.

Staff worked with ODOT in 2017 to modify the proposed route to a new route shown in yellow on the attached exhibit (Fairfield Map). The route from Hamilton County is north on Pippen, west on Kemper, north on Stonemill, continuing north on Georgetown, and north on River Road. The Route continues in the City of Fairfield going north on River Road to North on Groh Lane and then continuing north on the Great Miami River Trail from Waterworks Park.

Council passed a resolution of support for this route in 2017.

Financial Impact:

No financial impact.

Emergency Provision Explanation:

An emergency provision with suspension of rules and immediate adoption is requested in order to meet the ODOT schedule for consistent sign installation through multiple jurisdictions in a timely manner.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

Yes

Attachments:

1. 2-17 Council Resolution
2. Odot agreement
3. Fairfield Map
4. ODOT-Ord

RESOLUTION NO. 2-11RESOLUTION OF SUPPORT FOR THE DEVELOPMENT
OF STATE AND U.S. BICYCLE ROUTES AND U.S. BIKE
ROUTE 25.

WHEREAS, bicycle tourism is a growing industry in North America, contributing \$133 billion a year to the economies of communities that provide facilities for such tourists; and

WHEREAS, the American Association of State Highway and Transportation Officials (AASHTO) has designated a series of corridors crossing Ohio to be developed as various U.S. Bicycle Routes; and

WHEREAS, the Ohio Department of Transportation has designated a series of corridors crossing Ohio to be developed as various U.S. Bicycle Routes to connect the U.S. Bicycle routes and communities; and

WHEREAS, the Ohio Department of Transportation (ODOT) has designated a series of corridors crossing Ohio to be developed as various State Bicycle Routes; and

WHEREAS, the Ohio Department of Transportation is supportive of AASHTO designated bicycle routes through Ohio, subject to ongoing collaboration with affected jurisdictions to inventory, analyze, and designate specific facilities the routes will traverse; and

WHEREAS, the City of Fairfield, Ohio, an municipal corporation, and the Adventure Cycling Association, with the cooperation of the Ohio Department of Transportation and other stakeholders, have proposed these specific routes to be designated, a map of which is herein incorporated into this resolution by reference, and

WHEREAS, the City has investigated the proposed route and found it to be a suitable route, and desires that the route be designated so that it can be mapped and signed, thereby promoting bicycle tourism in our area,

WHEREAS, the City acknowledges the route may change over time because new facilities are being constructed that are more suitable for bicyclists,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fairfield, Ohio that:

Section 1. The City of Fairfield, Ohio, a municipal corporation, hereby expresses its approval and support for the development of State and U.S. Bicycle routes and requests that the appropriate officials pursue official designation of U.S.

Bike Route 25 by AASHTO and the Ohio Department of Transportation. Once U.S. Bike Route 25 is approved, there may be efforts to publicize the route via internet maps, incorporating the U.S. Bike Route 25 on local maps, etc. Tourism agencies may be involved in these efforts.

Section 2. Copies of this Resolution be forwarded to appropriate State of Ohio and U.S. officials.

Section 3. This Resolution shall take effect at the earliest period allowed by law.

Passed

2/13/17


Mayor's Approval

Posted

2/14/17

First Reading

2/13/17

Rules Suspended

2/13/17

Second Reading

—

Third Reading

—

ATTEST:



Clerk of Council

This is to certify that this Resolution has been duly published by posting and summary publication as provided by Charter.



Clerk of Council

ODOT AGREEMENT NO. _____
 Local Consent Ordinance/Resolution No. _____

**AGREEMENT
 BETWEEN THE STATE OF OHIO,
 DEPARTMENT OF TRANSPORTATION
 AND FAIRFIELD, OHIO
 FOR SIGN MAINTENANCE ONLY**

This Agreement is made by and between the State of Ohio, Department of Transportation, 1980 West Broad Street, Columbus, Ohio 43223, acting by and through its Director, hereinafter referred to as the “ODOT” and the City of Fairfield, 5350 Pleasant Ave., Fairfield, Ohio 45014, hereinafter referred to as the “LOCAL” and shall be referred to singularly as “party” and collectively as “parties”.

WHEREAS, pursuant to Ohio Revised Code 5501.11(A)(4), the Ohio Department of Transportation may cooperate with counties, municipal corporations, townships, and other subdivisions of the state in the improvement of public roads; and

WHEREAS, it is in the interest and safety of the traveling public, and it serves to manage public resources of ODOT and the LOCAL in an efficient manner that ODOT furnish certain signage for the LOCAL to install and maintain within its political subdivision limits.

NOW THEREFORE, it is agreed by the parties as follows:

1. OBLIGATIONS OF ODOT

- 1.1 ODOT will furnish, at no cost to the LOCAL, US Bicycle Route Signage (M1-9a) for the LOCAL to install at locations identified in the USBR Signage Plan attached as Exhibit A within the LOCAL’s political subdivision limits.

2. OBLIGATIONS OF THE LOCAL

- 2.1 The LOCAL agrees to install the USBR Signs according to the USBR Signage Plan and in accordance with the Ohio Manual of Uniform Traffic Control Devices within ninety (90) days of receiving the USBR Signs from ODOT.
- 2.2 The LOCAL agrees to assume ownership of all the USBR Signs within its jurisdiction.
- 2.3 The LOCAL agrees to assume responsibility for relocating signage if US Bicycle Route alignments change overtime in their jurisdiction.
- 2.4 The LOCAL agrees to assume, at their sole cost, all future maintenance, repair, and replacement of the USBR Signage under this Agreement.

3. TERM OF AGREEMENT

- 3.1 This Agreement shall commence on date of last signature below and shall expire June 30, 2024, but in no case shall this Agreement extend beyond the current biennium.
- 3.2 This Agreement may be terminated by either party giving sixty (60) days written notice to the other party.
- 3.3 The maintenance, repair, replacement, and relocation responsibilities by the LOCAL of the USBR Signage will continue in perpetuity.

4. GENERAL PROVISIONS

- 4.1 This Agreement shall be to the benefit of and be binding upon the respective parties herein, their successors and assigns.
- 4.2 Either party may, at any time during the term of the agreement, request amendments or modifications. Requests for amendments or modifications shall be in writing and shall specify the requested changes and the justifications for such changes. Should the Parties consent to modifications of the agreement, then an amendment shall be drawn, approved, and executed in the same manner as the original agreement.
- 4.3 This Agreement shall be governed, construed, and interpreted in accordance with the laws of the State of Ohio. To the extent that the ODOT is a party to any litigation arising out of or relating in any way to this agreement or the performance there under, such an action shall be brought only in a court of competent jurisdiction in Franklin County, Ohio.
- 4.4 The State of Ohio and ODOT are self-insured.
- 4.5 Each party shall be responsible for liability associated with that party's own errors, actions, and failures to act.
- 4.6 If the LOCAL breaches or defaults any of the terms or conditions of this Agreement, and if that breach is not remedied within thirty (30) days after written notification by ODOT of that breach or default, ODOT may terminate this Agreement.
- 4.7 ODOT and LOCAL agree to make a good faith effort to resolve any disputes which may arise between them concerning interpretation of, or performance pursuant to, this agreement, with the exception of matters identified in this agreement requiring approval solely and finally by ODOT.
- 4.8 Ohio Ethics Law: The LOCAL and ODOT, by signing this document, each certify: (1) it has reviewed and understands the Ohio Ethics law and conflict of interest laws as provided by Chapters 102 and 2921 of the Ohio Revised Code, and (2) will take no action inconsistent with those laws.

5. NOTICE

- 5.1 Notices under this agreement shall be directed as follows:

City of Fairfield
5350 Pleasant Ave.
Fairfield, Ohio 45014

Ohio Department of Transportation
District 8
505 S. State Route 741
Lebanon, OH 45036

6. SIGNATURES

- 6.1 Any person executing this agreement in a representative capacity hereby warrants that he/she has been duly authorized to execute this agreement.
- 6.2 Any party hereto may deliver a copy of its counterpart signature page to this Agreement via fax or email. Each party hereto shall be entitled to rely upon a facsimile or electronic signature of any other party delivered in such a manner as if such signature were an original.

The Parties have caused this agreement to be executed as of the day and year last written below.

City of Fairfield

STATE OF OHIO
Department of Transportation

By: _____

By: _____

Jack Marchbanks, Director

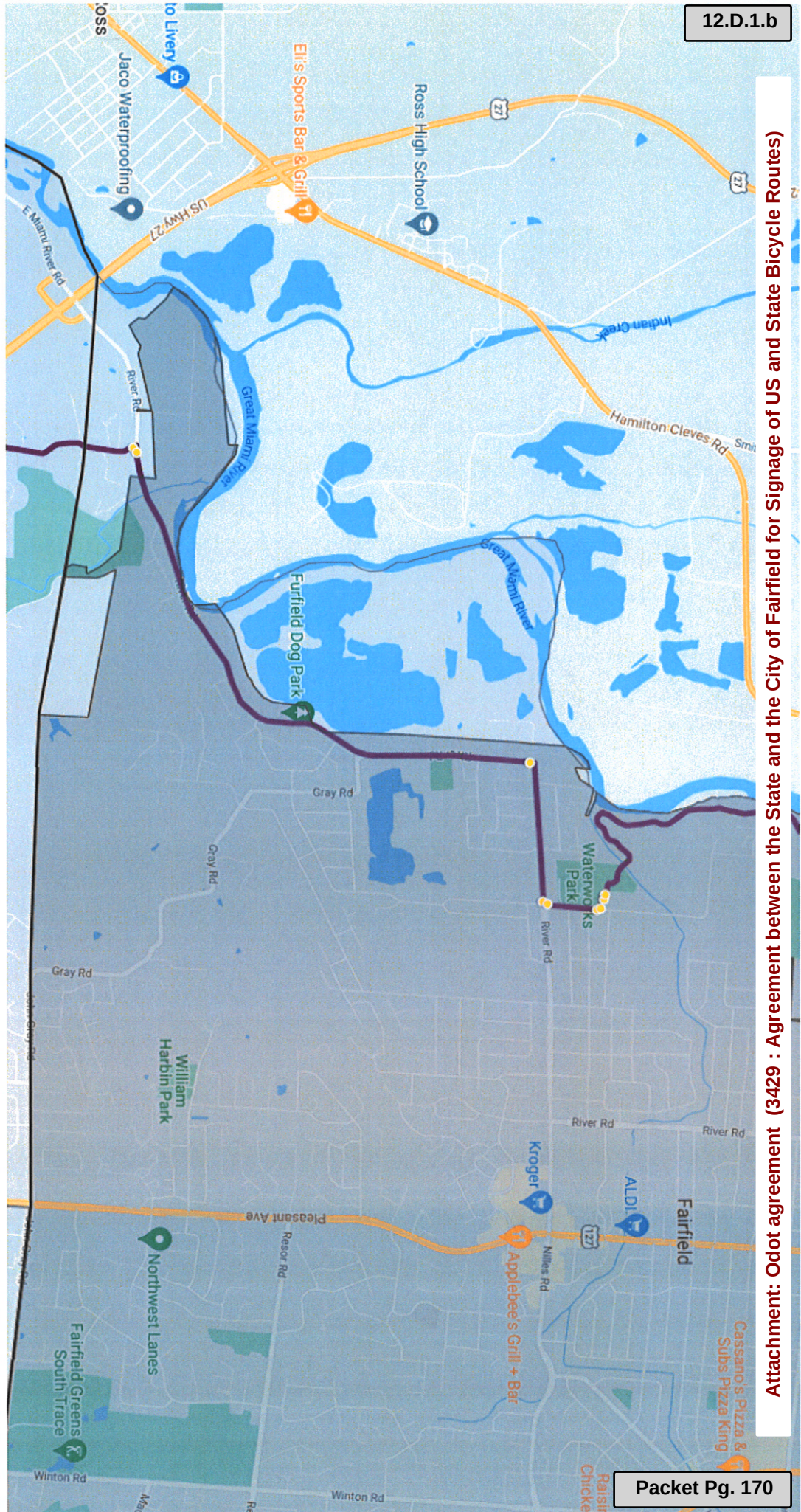
Printed Name: _____

Date: _____

Title: _____

Date: _____

DISTRICT	COUNTY	OWNER	ROUTE	ROAD OR PATH NAME	TRAVEL DIRECTION	ARROW DIRECTION	LAT	LON	GOOGLE MAPS LINK DO NOT EDIT THIS COLUMN	SIGN CODE	SIZE	GROUND MOUNTED SUPPORT, NO. 3 POST, AS PER PLAN	SIGN FLAT SHEET, AS PER PLAN SF	SIGN SUPPORT ASSEMBLY, POLE MOUNTED EACH	SIGNING, BRIDGE MOUNTING EACH
8	BUT	CITY OF FAIRFIELD	25	RIVER ROAD	NORTH		39.33671	-84.58504	GoogleMapLink	MT-9A-18	18X24	14.0	3.00		
8	BUT	CITY OF FAIRFIELD	25	RIVER ROAD		RIGHT				M6-1-12	12X9	-	0.75		
8	BUT	CITY OF FAIRFIELD	25	RIVER ROAD	EAST		39.33741	-84.58481	GoogleMapLink	MT-9A-18	18X24	14.0	3.00		
8	BUT	CITY OF FAIRFIELD	25	RIVER ROAD		LEFT				M6-1-12	12X9	-	0.75		
8	BUT	CITY OF FAIRFIELD	25	GROH LN	SOUTH		39.33771	-84.58458	GoogleMapLink	MT-9A-18	18X24	14.0	3.00		
8	BUT	CITY OF FAIRFIELD	25	GROH LN		RIGHT				M6-1-12	12X9	-	0.75		
8	BUT	CITY OF FAIRFIELD	25	GROH LN	NORTH		39.34057	-84.58417	GoogleMapLink	MT-9A-18	18X24	14.0	3.00		
8	BUT	CITY OF FAIRFIELD	25	GROH LN		LEFT				M6-1-12	12X9	-	0.75		
8	BUT	CITY OF FAIRFIELD	25	GROH LN	EAST		39.34071	-84.58429	GoogleMapLink	MT-9A-12	12X18	11.0	1.50		
8	BUT	CITY OF FAIRFIELD	25	GREAT MIAMI REC TRAIL		RIGHT				M6-1-12	12X9	-	0.75		
8	BUT	CITY OF FAIRFIELD	25	GREAT MIAMI REC TRAIL	WEST		39.34093	-84.58486	GoogleMapLink	MT-9A-12	12X18	11.0	1.50		
8	BUT	CITY OF FAIRFIELD	25	GREAT MIAMI REC TRAIL		RIGHT				M6-1-12	12X9	-	0.75		
8	BUT	CITY OF FAIRFIELD	25	GREAT MIAMI REC TRAIL	EAST		39.34102	-84.58529	GoogleMapLink	MT-9A-12	12X18	11.0	1.50		
8	BUT	CITY OF FAIRFIELD	25	GREAT MIAMI REC TRAIL		LEFT				M6-1-12	12X9	-	0.75		

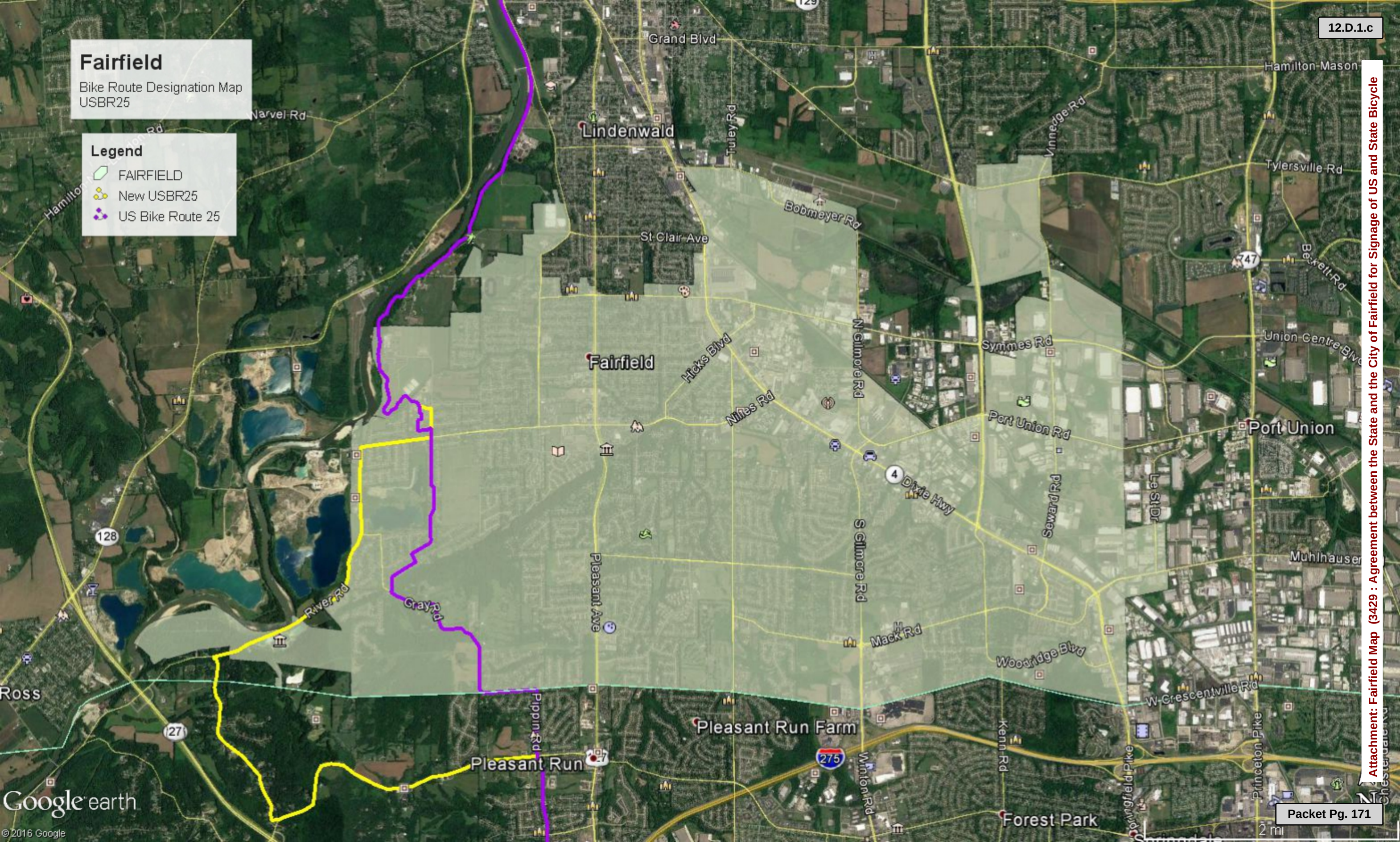


Fairfield

Bike Route Designation Map
USBR25

Legend

- FAIRFIELD
- New USBR25
- US Bike Route 25



ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) FOR SIGNAGE OF US AND STATE BICYCLE ROUTES AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The City Manager is hereby authorized to enter into an agreement with the Ohio Department of Transportation (ODOT) for Signage of US and State Bicycle Routes in accordance with the agreement on file in the office of the City Manager.

Section 2. This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that the ODOT schedule for consistent sign installation through multiple jurisdictions in a timely manner be met; wherefore, this ordinance shall take effect immediately upon its passage.

Passed	_____	_____	_____
		Mayor's Approval	
Posted	_____		
First Reading	_____	Rules Suspended	_____
Second Reading	_____	Emergency	_____
Third Reading	_____		

ATTEST:

Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2023\ODOT-Ord

Attachment: ODOT-Ord (3429 : Agreement between the State and the City of Fairfield for Signage of US and State Bicycle Routes)



City Council Ordinance
Regular Meeting - February 27, 2023

Submitted by: Ben Mann,
 Submitting Department: Public Works

Subject:

2023-2025 Janitorial Services Contract Award

Legislation Title:

Ordinance to authorize the City Manager to enter into a three (3) year contract with GSF USA, Inc. for janitorial services for various municipal buildings.

Recommendation:

It is recommended that City Council authorize the City Manager to enter into a contract with GSF USA, Inc. for Janitorial Services for a period of three (3) years at the prices bid.

Background/Synopsis:

The City continues to have a need for contracted janitorial services. This will be a monthly rate per building contract with prices for the Municipal Building, Municipal Building Annex, Public Works Facility, Justice Center, and Community Arts Center. The contractor is required to have qualified personnel as well as spend a minimum number of hours at each building as required to perform janitorial services at the facilities listed above.

Public Works advertised for bids on January 20th and 27th. Bids were opened on February 6, 2023 and two bids were received. City staff reviewed the two bids and it was determined that GSF USA, Inc. was the lowest and best bidder.

GSF USA, Inc. had a bid of \$506,544 for years one thru three.
 Legacy Commercial Cleaning had a bid of \$557,688 for years one thru three.

The complete bids for both companies are attached.

The current contract for Janitorial Services is also with GSF USA, Inc.

Financial Impact:

No financial impact at this time. Funding is approved with the operating budget for various departments.

SYNOPSIS:

RECOMMENDATION:

It is recommended that City Council authorize the City Manager to enter into a contract with GSF USA, Inc. for Janitorial Services for a period of three (3) years at the prices bid.

Emergency Provision Explanation:

A Rules Suspension is requested in order to ensure operations are adequately maintained with the current contract which expires on April 30th.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

No

Attachments:

1. Janitorial Services - GSF
2. Janitorial Services - Legacy Commercial Cleaning
3. GSF USA Inc.-Ord



GSF-USA Inc.
9850 Princeton Glendale Rd. Ste B
Cincinnati, OH 45246

Proposal

Prepared for

City of Fairfield, Ohio

2023 Janitorial Services

**Municipal Building, Municipal Justice Center, Public
Works Facility, Municipal Building Annex, and Fairfield
Community Arts Center**

BID Opening: February 6, 2023

City of Fairfield, Ohio
Finance Department
5350 Pleasant Avenue
Fairfield, Ohio 45014

Original Proposal

Attachment: Janitorial Services - GSF (3427 : 2023-2025 Janitorial Services Contract Award)



TABLE OF CONTENTS

- **Executive Summary**
- **Bid Form – Pricing per the Specification**
- **Bid Bond**
- **Notarized Affidavits**
 - **Non-Collusion Affidavit**
 - **Affidavit of Non-Delinquency of Personal Property Taxes**
 - **Statement of Bidder's Qualifications**
- **Financial Statements**
- **Certificate of Insurance**
- **Supporting Documentation**
 - **W-9 Taxpayer Identification**
 - **BWC**
 - **Experience Modification Rate**
 - **State of Ohio – Good Standing**
 - **Incorporation Certificate**
- **Qualifications**
 - **Company Background**
 - **Organizational Structure**
 - **Location of main office and all branch offices**
 - **Years in business**
 - **References**
- **GSF Leadership**
- **Technical Proposal**
- **Copy of RFP**



2/6/2023

Brian Rose
Facility Manager
8870 N. Gilmore Road
Fairfield, Ohio
RE: 2023 Janitorial Services

Cover Letter – Executive Summary

Dear Mr. Rose,

GSF USA, Inc. understands and agrees to perform the custodial services as set forth in the scope of work, expectations, and conditions expressed in the Fairfield Public Works Janitorial Services 2023 Request for Proposal.

I am confident that after reviewing this proposal and evaluating our current service level and experience servicing your facilities, you will see that we are effective with managing and investing in our team. At GSF USA, we continue to recruit, train, and develop a strong cleaning and management team to better service our customers. Our team is made up of strongly motivated people who desire to make a positive contribution to not only our company, but to our customers. You will see this in our proposal, but I would like to highlight a few very important aspects of our company:

Sourcing, Recruiting, and Hiring

Our success is directly related to hiring, staffing, and training the best service operators, supervisors, managers, and floor technicians in our industry. Our HR and Recruiting office work daily with our management team to source and hire strong cleaners that will not only service your properties, but will develop into reliable supervisors and managers. By investing in and coaching our employees, we build strong relationships and recognize our employees' success. This correlates with our low turnover, as we retain great employees and promote them from within GSF.

Strong Management

While all our area managers across Ohio and Kentucky have their assigned portfolios, we also believe in working as a team. Our managers are cross trained across all sites and work together to communicate expectations and set high standards. At GSF USA we believe in teamwork that allows us to share our expertise and to problem solve across all customer sites. Each area manager brings their best skill set and industry experience which directly affects how we manage our teams of cleaners and how we can better serve our customers. We have oversight at our buildings at all levels and there is always someone ready to respond and assist our cleaning technicians onsite.

Special Project Team

Our Special Project Team is made up of 5 experienced floor technicians and cleaners. This team is managed by Operational Support Manager, Ederly Gonzalez, who has 13 years industry experience and a unique

Attachment: Janitorial Services - GSF (3427 : 2023-2025 Janitorial Services Contract Award)



experience of managing large floor projects. This team is dedicated to servicing any large-scale projects at all our sites across Ohio and Kentucky. This includes stripping and waxing, extracting carpet and upholstery, post-construction cleans, electrostatic spray disinfection, emergency cleans, and everything in between. Not only is their quality of floorwork the best in the business, but they are able to train, cover, and assist with any and all needs at the City of Fairfield. This means we can handle large-scale projects, cover employee vacations, and complete any tasks without taking any issues out on our customer. I'm confident that this team is the best in the business, and we can handle any additional service requests our customers will ever ask of us.

As you can see, at GSF we emphasize the importance of building a strong relationship with our customer, and with developing longstanding relationships with all our service operators, at every level. This begins with hiring and training strong cleaners, cross training our managers, and having a Project Team designated to service and contribute to large projects. We believe in constant communication at all levels that allows us to reduce turnover and be successful across our accounts.

Over the past 5 years, we have truly valued our relationship with you and the City of Fairfield. We want to continue this great partnership, and my team and I are committed to you and delivering the highest-level service. I trust in this team, and our company as a whole, and I speak as the General Manager and experienced operations leader for GSF. I am not a salesperson working for a commission. I am the same person that will work with our team and lead the operations necessary to deliver our commitments presented in this RFP.

Thank you for this consideration and I look forward to hearing from you.

Respectfully,

Anne Guju

Anne Guju
General Manager
513-509-2460
aguju@gsf-usa.com

Attachment: Janitorial Services - GSF (3427 : 2023-2025 Janitorial Services Contract Award)

CITY OF FAIRFIELD, OHIO
BID FORM
 (Page 1 of 4)

The undersigned, having full knowledge of these specifications to furnish Janitorial Services for a (3) year (36 month) period, with an option to renew for two (2) additional years, hereby agrees to furnish all labor, materials and equipment according to the specifications and to accept the unit prices specified on the bid form as full compensation.

BASE BID

- 1) Furnish necessary labor, materials and equipment to perform the required janitorial services for the **Municipal Building** for a period of thirty-six (36) months.

\$ 2,066 per month x 12 months (for 1st year) = \$24,792 for first year

\$ 2,066 per month x 12 months (for 2nd year) = \$24,792 for second year

\$ 2,087 per month x 12 months (for 3rd year) = \$25,044 for third year

TOTAL FOR ALL THREE YEARS FOR THE MUNICIPAL BUILDING \$74,628

Optional 4th and 5th year for the Municipal Building:

\$ 2,108 per month x 12 months (for 4th year) = \$25,296 for forth year

\$ 2,129 per month x 12 months (for 5th year) = \$25,548 for fifth year

- 2) Furnish necessary labor, materials and equipment to perform the required janitorial services for the **Municipal Building Annex** for a period of thirty-six (36) months.

\$ 689 per month x 12 months (for 1st year) = \$8,268 for first year

\$ 689 per month x 12 months (for 2nd year) = \$8,268 for second year

\$ 696 per month x 12 months (for 3rd year) = \$8,352 for third year

TOTAL FOR ALL THREE YEARS FOR THE MUNICIPAL BUILDING ANNEX \$24,888

Optional 4th and 5th year for Municipal Building Annex:

\$ 702 per month x 12 months (for 4th year) = \$8,424 for forth year

\$ 709 per month x 12 months (for 5th year) = \$8,508 for fifth year

CITY OF FAIRFIELD, OHIO

BID FORM

(Page 2 of 4)

Furnish necessary labor, materials and equipment to perform the required janitorial services for the **Public Works Facility** for a period of thirty-six (36) months.

\$ 1,449 per month x 12 months (for 1st year) = \$17,388 for first year

\$ 1,449 per month x 12 months (for 2nd year) = \$17,388 for second year

\$ 1,463 per month x 12 months (for 3rd year) = \$17,556 for third year

TOTAL FOR ALL THREE YEARS FOR THE PUBLIC WORKS FACILITY \$52,332

Optional 4th and 5th Year for the Public Works Facility:

\$ 1,478 per month x 12 months (for 4th year) = \$17,736 for forth year

\$ 1,493 per month x 12 months (for 5th year) = \$17,916 for fifth year

Furnish necessary labor, materials and equipment to perform the required janitorial services for the **Municipal Justice Center** for a period of thirty-six (36) months.

\$ 4,874 per month x 12 months (for 1st year) = \$58,488 for first year

\$ 4,874 per month x 12 months (for 2nd year) = \$58,488 for second year

\$ 4,922 per month x 12 months (for 3rd year) = \$59,064 for third year

TOTAL FOR ALL THREE YEARS FOR THE MUNICIPAL JUSTICE CENTER \$176,040

Optional 4th and 5th year for Municipal Justice Center:

\$ 4,971 per month x 12 months (for 4th year) = \$59,652 for forth year

\$ 5,021 per month x 12 months (for 5th year) = \$60,252 for fifth year

Attachment: Janitorial Services - GSF (3427 : 2023-2025 Janitorial Services Contract Award)

CITY OF FAIRFIELD, OHIO
BID FORM
 (Page 3 of 4)

Furnish necessary labor, materials and equipment to perform the required janitorial services for the **Community Arts Center** for a period of thirty-six (36) months.

\$ 4,961 per month x 12 months (for 1st year) = \$59,532 for first year

\$ 4,961 per month x 12 months (for 2nd year) = \$59,532 for second year

\$ 4,966 per month x 12 months (for 3rd year) = \$59,592 for third year

TOTAL FOR ALL THREE YEARS FOR THE COMMUNITY ARTS CENTER \$178,656

Optional 4th and 5th year for the Fairfield Community Arts Center:

\$ 5,015 per month x 12 months (for 4th year) = \$60,180 for forth year

\$ 5,065 per month x 12 months (for 5th year) = \$60,780 for fifth year

Attachment: Janitorial Services - GSF (3427 : 2023-2025 Janitorial Services Contract Award)

CITY OF FAIRFIELD, OHIO

BID FORM

(Page 4 of 4)

Anne Guju Signature
Anne Guju Name
General Manager Title
GSF USA, Inc. Company
2/6/2023 Date
9850 Princeton Glendale Rd. Ste. B Address
Cincinnati, Ohio 45246 City/State/Zip
513-509-2460 Telephone
aguju@gsf-usa.com Email Address
35-1734232 SS Number of
 Company Owner or
 Federal ID#

NOTE: Please indicate type of Bid Security:

☒ Bid Bond ☐ Certified Check

Addendums Received: 0 Number ☐ Yes ☒ No

Work will start within 30 days after Notice to Proceed.

✓ Each bid must be accompanied by the following completed documents/certifications:

- ☒ **Bid Form** (Fully completed including optional 4th and 5th years.)
- ☒ **Bid Bond** (Bid Bond, Certified Check or Cashier's Check for ten percent (10%) of the amount of the one (1) year pricing (1st year) bid submitted unless otherwise specified)
- ☒ **Non-Collusion Affidavit** (Notarized)
- ☒ **Affidavit of Non-Delinquency of Personal Property Taxes** (Notarized)
- ☒ **Statement of Bidder's Qualifications** (Notarized)

20.0 CLEANING SCHEDULE FOR ALL BUILDINGS

20.1 DAILY—OFFICES, HALLWAYS, WORK AREAS, LOBBIES, STAIRWAYS, MEETING AREAS, and CONFERENCE AREAS

- a) Remove waste paper and empty trash cans and recycle containers. Replace plastic liners. (recycle materials must be emptied into appropriate recycling containers)
- b) Dust with a chemically treated dust cloth thoroughly all horizontal surfaces of tables, desks, cabinets, counters, files, etc.
- c) Clean and sanitize all telephones.
- d) Clean and polish all drinking fountains.
- e) Clean all non-carpeted floors per sections:
21.0 Municipal Justice Center
22.0 Community Arts Center
23.0 Municipal Building, Municipal Building Annex, Public Works Facility
- g) Vacuum all carpeting free from all dirt and debris and spot clean as needed.
- h) Clean off all chair floor mats, chair legs, and feet.
- i) Remove finger prints from doors, frames and switches.
- j) Clean glass in interior and exterior doors and side lights.
- k) Clean all outside entrance ways.
- l) Clean and sanitize all stairway handrails.
- m) Remove waste paper and empty trash cans and recycle containers and replace plastic liners for all outside entrance way trash cans
- n) Wipe off outside entrance way park benches.
- o) Clean outside entrance areas from debris.
- p) Empty and clean all ash trays, butt stops, and sand urns on the exterior of building.
- q) Turn off all interior office and hall lights after cleaning.
- r) Close and lock all interior and exterior doors after cleaning.

20.2 DAILY – KITCHENS

- a) Empty trash cans and recycling bins. Replace plastic liners as needed. (recycle materials must be emptied into appropriate recycling containers)
- b) Clean horizontal surfaces.
- c) Scour and disinfect sinks
- d) Polish bright work.
- e) Clean and polish dispensers.
- f) Clean microwave.
- g) Clean all non-carpeted floors per sections:
21.0 Municipal Justice Center
22.0 Community Arts Center
23.0 Municipal Building, Municipal Building Annex, Public Works Facility
- h) Vacuum all carpeting and spot clean as needed
- i) Refill paper products

20.3 DAILY – RESTROOMS AND LOCKER ROOMS

- a) Empty trash cans.
- b) Dust all horizontal surfaces
- c) Scour and disinfect wash bowls.
- d) Clean and disinfect toilets and urinals.
- e) Polish bright work.
- f) Clean and polish mirrors and dispensers.
- g) Clean all non-carpeted floors per sections:
21.0 Municipal Justice Center
22.0 Community Arts Center
23.0 Municipal Building, Municipal Building Annex, Public Works Facility
- h) Vacuum all carpeting and spot clean as needed
- i) Stock all paper and feminine products.
- j) Vacuum all carpeting and spot clean as needed.
- k) Scour and disinfect all shower floors and walls.
- l) Clean shower floor drains
- m) Clean and disinfect all partitions.

20.4 WEEKLY – OFFICES, HALLWAYS, WORK AREAS, LOBBIES, STAIRWAYS, MEETING AREAS, and CONFERENCE AREAS

- a) Dust all vertical surfaces of furniture, doors, etc.
- b) Dust all air vents.
- c) Dust and polish high and low horizontal and vertical surfaces such as cabinets, picture frames, ledges, wood work, baseboards, doors, air vents, etc.
- d) Vacuum all upholstered furniture (chairs and couches).
- e) Dust all horizontal and vertical blinds and window ledges.
- f) Clean all cob webs, low and high.

20.5 WEEKLY – RESTROOMS

- a) Wash partitions.
- b) Dust all air vents.
- c) Wash waste cans.
- d) Clean plumbing under sinks.
- e) Dust all baseboards and floors.
- f) Clean all non-carpeted floors per sections:
21.0 Municipal Justice Center
22.0 Community Arts Center
23.0 Municipal Building, Municipal Building Annex, Public Works Facility

20.6 WITHIN 60 DAYS AFTER START OF CONTRACT AND THEN EVERY 12 MONTHS THEREAFTER

(Cleaning schedules to be coordinated with City staff and done outside of the minimum hours listed in section 11.0)

- a) Clean all interior and exterior glass free from residue, smudges, and streaks.

**20.7 SATURDAYS, SUNDAYS, AND HOLIDAYS AT THE MUNICIPAL JUSTICE CENTER
(Police Side Only including 911 dispatch)**

- a) Remove waste paper and empty trash cans and recycle containers. Replace liners.
- b) Clean and polish drinking fountains.
- c) Vacuum carpet in briefing room, reporting room, locker rooms, and copy room.
- d) Clean bathrooms and locker rooms per section 20.3.
- e) Spot clean ceramic tile and entrance ways as needed.
- f) Clean Police and Dispatch Kitchen's per section 20.2.

20.8 DAY PORTER RESPONSIBILITIES

(The Day Porter's attire will include work pants, work shoes, and a shirt or smock identifying the contractor. Tennis shoes and jeans are not allowed. A two-way radio (provide by the City) will be carried by the Day Porter for communication purposes.)

- a) The Day Porter will ensure the cleanliness of the building by performing daily inspections and cleaning as needed of the entire facility.
- b) Clean and polish drinking fountains.
- c) Spot clean all floors as needed.
- d) Keep restrooms clean, disinfected, and stocked with paper products. Refer to 20.3 - Nightly Restrooms.
- e) Keep kitchens and seniors lounge clean, disinfected, and stocked with paper products. Wash dishes as needed. Refer to 20.2 - Nightly Kitchens.
- f) Prepare coffee and refreshments as directed by City Staff.
- g) Assist in the setup, breakdown, and cleaning before and after events as directed by City Staff.
- h) Clean all entrance mats
- i) Clean all glass entrance doors.
- j) Clean elevator entrance doors.
- k) Clean Community Room Balcony
- l) Keep Basement Floor clean.
- m) Perform all cleaning duties as directed by City Staff.

21.0 MUNICIPAL JUSTICE CENTER CLEANING FOR NON-CARPETED FLOORS

21.1 DAILY

- a) **CERAMIC TILE and MARBLE - AUTOMATIC FLOOR SCRUBBER**
(Police Hallways, Marble Court Lobby, Police Entrance Hard and Soft Lobby, Marble Judges Hallway)
Pick up debris and dust mop floor getting under all furniture. Scrub floors using a Clarke Focus II S20 walk behind automatic floor scrubber or approved equal (provided by contractor and left at site) using a disinfectant cleaning solution. After cleaning, the floor will have a uniform appearance with no streaks, film, swirl marks, detergent residue, mop strings or any evidence of soil. Any splash marks on baseboards will be removed immediately. Areas not accessible to the scrubber will be manually scrubbed with an abrasive hand pad. Cleaning solution and pad selection per manufacturer's recommendations.
- b) **CERAMIC TILE and EPOXY FLOOR – WET MOP**
(All Bathrooms, Locker Rooms, Police Kitchen, Break Area in Police Kitchen, Jury Room Restroom, Jury Room Kitchenette, Court Employee Restrooms, Court Public Restrooms, Judges Restroom, Jail Cells, Booking Area, and all other Epoxy and Ceramic Tile Floors.)
Pick up debris and dust mop floor getting under all furniture. Wet mop (mop and bucket) entire area with a germicidal detergent solution per manufacturer's recommendations. After cleaning, the floor will have a uniform appearance with no streaks, film, swirl marks, detergent residue, mop strings or any evidence of soil. Any splash marks on baseboards will be removed immediately.
- c) **VINYL COMPOSITION TILE (VCT) AND OTHER HARD SURFACES– WET MOP**
(Dispatch Break Area, Dispatch Kitchen, Dispatch Bathroom, Court Records Long Hallway, Evidence Preparation Room, Weapons Maintenance Room, Briefing Room Kitchenette, Investigations Kitchenette, Police Chiefs Kitchenette, Court Employees Kitchen, Exercise Room, and all other hard floors not included in 21.1 (a) and (b))
Pick up debris and dust mop floor getting under all furniture. Wet mop (mop and bucket) entire area with a germicidal detergent solution per manufacturer's recommendations. After cleaning, the floor will have a uniform appearance with no streaks, film, swirl marks, detergent residue, mop strings or any evidence of soil. Any splash marks on baseboards will be removed immediately.

21.2 WEEKLY

- a) **EPOXY FLOOR - AUTOMATIC HEAVY-DUTY ELECTRIC FLOOR BUFFER**
(Jail Cells and Booking Area)

Pick up debris and dust mop floor getting under all furniture. Scrub floors using a Clarke FM-2000 automatic heavy-duty electric floor buffer or approved equal (provided by contractor and left at site) using a germicidal detergent solution. Areas not accessible to the buffer will be manually scrubbed with an abrasive hand pad. Cleaning solution and pad selection per manufacturer's recommendations.

21.3 MONTHLY

(Cleaning schedules to be coordinated with City staff and done outside of the minimum hours listed in section 11.0)

a) **MARBLE FLOOR - AUTOMATIC HEAVY-DUTY ELECTRIC FLOOR MACHINE**
(Marble Court Lobby, Marble Judges Hallway)

Pick up debris and dust mop floor getting under all furniture. Scrub floors using a Clarke FM-2000 automatic heavy-duty electric floor buffer or approved equal (provided by contractor and left at site) using detergent cleaning solution. After cleaning, the floor will have a bright uniform appearance with no streaks, film, swirl marks, detergent residue, mop strings or any evidence of soil. Any splash marks on baseboards will be removed immediately. Areas not accessible to the buffer will be manually scrubbed with an abrasive hand pad. Cleaning solution and pad selection per manufacturer's recommendations.

b) **VINYL COMPOSITION TILE (VCT) AND OTHER HARD SURFACES**
SPRAY BUFF- AUTOMATIC HEAVY-DUTY ELECTRIC FLOOR BUFFER

(Dispatch Break Area, Dispatch Kitchen, Dispatch Bathroom, Court Records Long Hallway, Evidence Preparation Room, Weapons Maintenance Room, Briefing Room Kitchenette, Investigations Kitchenette, Police Chiefs Kitchenette, Court Employees Kitchen, and all other VCT floors)

Pick up debris and dust mop floor getting under all furniture. Wet mop (mop and bucket) entire area with a detergent solution per manufacturer's recommendations. Buff entire floor with manufacturers approved pad using a Clarke FM-2000 automatic heavy-duty electric floor buffer or approved equal (provided by contractor and left at site) using a spray buff solution approved by the manufacturer. After cleaning, the floor will have a uniform glossy appearance with no streaks, film, swirl marks, detergent residue, mop strings or any evidence of soil. Any splash marks on baseboards will be removed immediately.

21.4 WITHIN 45 DAYS AFTER START OF CONTRACT AND THEN EVERY 6 MONTHS THEREAFTER

(Cleaning schedules to be coordinated with City staff and done outside of the minimum hours listed in section 11.0)

a) **VINYL COMPOSITION TILE (VCT) AND ALL OTHER NON-CARPETED FLOORS - STRIPPING AND REFINISHING**

(Dispatch Break Area, Dispatch Kitchen, Dispatch Bathroom, Court Records Long Hallway, Evidence Preparation Room, Weapons Maintenance Room,

Briefing Room Kitchenette, Investigations Kitchenette, Police Chiefs Kitchenette, Court Employees Kitchen, and all other VCT floors)

STRIPPING: Will be the complete removal, without damage to the floor surface, of all finish and or sealer from all visible floor surfaces and from those floor surfaces which there is damage to the floor surfaces. Strip floor of old wax using a stripping compound per manufacturer's instructions. After allowing solution to stand per manufacturer's instructions, use an electric floor machine with appropriate pad to remove all buildup. All edges are to be stripped by hand ensuring that all old wax and dirt have been removed. After stripping, the floor surface will be triple rinsed with a mild acid-based detergent. Stripping solution will be wiped off immediately from baseboards and all other fixed/non-fixed items in the area. Care will be taken to avoid flooding the floor in order to prevent damage to the tile and its bond to the sub floor.

REFINISHING: After a floor has been stripped, two coats of a sealer will be applied and then two coats of a metal interlock polymer floor finish will be applied. Only every other coat will be applied to the floor baseboard with the alternating coat applied so as to leave a 12-inch border around the area. The coats will be thin and evenly applied. After the finish has dried, the reflectance will be uniform with no streaks, swirls, etc. visible and no finish will be on the baseboard or other non-floor surfaces. Each coat of sealer or wax will be buffed thoroughly before the next coat is applied. All materials (sealer, finish, etc.) shall be removed from doors and all other non-floor surfaces.

b) **CERAMIC TILE AND MARBLE GROUT CLEANING**

(Police Hallways, Police Kitchen, Police Break Room, Marble Court Lobby, Marble Judges Hallway, All Ceramic Tile Bathrooms, Locker Rooms, Jury Room Restroom, Jury Room Kitchenette, Court Employee Restrooms, Court Public Restrooms, Judges Restroom, Jail Cell, Booking Area, and all other Ceramic Tile Floors.)

Clean all grout lines and tile with a Windsor Grout Hog or approved equal. Clean inaccessible areas by hand with a scrub brush. Use grout cleaning solution approved by the manufacturer. Coordinate grout cleaning with daily or monthly buffing and cleaning. All grout lines will be clean and have a uniform color. Grout cleaning is to be done prior to floor cleaning.

22.0 COMMUNITY ARTS CENTER CLEANING FOR NON-CARPETED FLOORS

22.1 DAILY

a) **CERAMIC TILE - AUTOMATIC FLOOR SCRUBBER**

(All ceramic tile throughout building excluding areas in 22.1 (b))

Pick up debris and dust mop floor getting under all furniture. Scrub floors using a Clarke Focus II S20 walk behind automatic floor scrubber or approved equal (provided by contractor and left at site) using disinfectant

cleaning solution. After cleaning, the floor will have a uniform appearance with no streaks, film, swirl marks, detergent residue, mop strings or any evidence of soil. Any splash marks on baseboards will be removed immediately. Areas not accessible to the scrubber will be manually scrubbed with an abrasive hand pad. Cleaning solution and pad selection per manufacturer's recommendations.

b) **CERAMIC TILE AND EPOXY FLOOR– WET MOP**

(All Bathrooms, Second Floor Kitchen, Kitchen Area, Seniors Lounge Kitchen Area, and Dressing Rooms Restrooms)

Pick up debris and dust mop floor getting under all furniture. Wet mop (mop and bucket) entire area with a germicidal detergent solution per manufacturer's recommendations. After cleaning, the floor will have a uniform appearance with no streaks, film, swirl marks, detergent residue, mop strings or any evidence of soil. Any splash marks on baseboards will be removed immediately.

c) **WOOD FLOORS – DAMP MOP**

(Exercise Workout Room, 2nd Floor Community Room, and the Art Galleria)

Pick up debris and dust mop floor getting under all furniture. Using a plastic scraper, remove any built-up stains (gum, etc.) without marking floor. Damp mop the entire area with a micro fiber mop and solution per manufacturer's recommendations. After cleaning, the floor will have a uniform appearance with no streaks, film, swirl marks, detergent residue, mop strings or any evidence of soil. Any splash marks on baseboards will be removed immediately.

d) **VINYL COMPOSITION TILE (VCT) AND ALL OTHER HARD SURFACES – WET MOP**

(Theater Second Level Seating Area, Second Floor Classroom, Children's Classroom, Employee Break room, Employee Storage Area, Pottery Room, Café Kitchen, Seniors Lounge Kitchenette, Maintenance Hallway, Dressing Room Hallway, Green Room, Stairways, Maintenance Hallway Entrance, And All Vinyl Composition Tile and other Hard Surfaces throughout building not included in 22.1 (a), (b), and (c))

Pick up debris and dust mop floor getting under all furniture. Wet mop (mop and bucket) entire area with a detergent solution per manufacturer's recommendations. After cleaning, the floor will have a uniform appearance with no streaks, film, swirl marks, detergent residue, mop strings or any evidence of soil. Any splash marks on baseboards will be removed immediately.

22.2 MONTHLY

(Cleaning schedules to be coordinated with City staff and done outside of the minimum hours listed in section 11.0)

a) **BUFF WOOD FLOORS - AUTOMATIC HEAVY-DUTY ELECTRIC FLOOR BUFFER**

(Exercise Workout Room, 2nd Floor Community Room, and the Art Galleria)
Pick up debris and dust mop floor getting under all furniture. Buff floors using a Clarke FM-2000 automatic heavy-duty electric floor buffer or approved equal (provided by contractor and left at site) using a manufacturer's approved buffing solution and approved pad (white). After cleaning, the floor will have a bright uniform appearance with no streaks, film, swirl marks, solution residue, mop strings or any evidence of soil. Any splash marks on baseboards will be removed immediately. Areas not accessible to the buffer will be manually scrubbed with an approved hand pad.

- b) **EPOXY FLOOR - AUTOMATIC HEAVY-DUTY ELECTRIC FLOOR BUFFER**
(Second Floor Kitchen and Kitchen area)
Pick up debris and dust mop floor getting under all furniture. Scrub floors using a Clarke FM-2000 automatic heavy-duty electric floor buffer or approved equal (provided by contractor and left at site) using germicidal cleaning solution. Areas not accessible to the buffer will be manually scrubbed with an abrasive hand pad. Cleaning solution and pad selection per manufacturer's recommendations.
- c) **VINYL COMPOSITION TILE (VCT) AND OTHER HARD SURFACES SPRAY BUFF- AUTOMATIC HEAVY-DUTY ELECTRIC FLOOR BUFFER**
(Second Floor Classroom, Children's Classroom, Employee Break room, Employee Storage Area, Pottery Room, Café Kitchen, Seniors Lounge Kitchenette, Maintenance Hallway, Dressing Room Hallway, Green Room, Stairways, Maintenance Hallway Entrance, And All Other Vinyl Composition Tile)
Pick up debris and dust mop floor getting under all furniture. Wet mop (mop and bucket) entire area with a detergent solution per manufacturer's recommendations. Buff entire floor with manufacturers approved pad using a Clarke FM-2000 automatic heavy-duty electric floor buffer or approved equal (provided by contractor and left at site) using a spray buff solution approved by the manufacturer. After cleaning, the floor will have a uniform glossy appearance with no streaks, film, swirl marks, detergent residue, mop strings or any evidence of soil. Any splash marks on baseboards will be removed immediately.

22.3 WITHIN 45 DAYS AFTER START OF CONTRACT AND THEN EVERY 6 MONTHS THEREAFTER

(Cleaning schedules to be coordinated with City staff and done outside of the minimum hours listed in section 11.0)

- a) **VINYL COMPOSITION TILE (VCT) STRIPPING AND REFINISHING**
(Second Floor Classroom, Children's Classroom, Employee Break room, Employee Storage Area, Pottery Room, Café Kitchen, Seniors Lounge Kitchenette, Maintenance Hallway, Dressing Room Hallway, Green Room, Stairways, Maintenance Hallway Entrance, And All Other Vinyl Composition Tile)

STRIPPING: Will be the complete removal, without damage to the floor surface, of all finish and or sealer from all visible floor surfaces and from those floor surfaces which there is damage to the floor surfaces. Strip floor of old wax using a stripping compound per manufacturer's instructions. After allowing solution to stand per manufacturer's instructions, use an electric floor machine with appropriate pad to remove all buildup. All edges are to be stripped by hand ensuring that all old wax and dirt have been removed. After stripping, the floor surface will be triple rinsed with a mild acid-based detergent. Stripping solution will be wiped off immediately from baseboards and all other fixed/non-fixed items in the area. Care will be taken to avoid flooding the floor in order to prevent damage to the tile and its bond to the sub floor.

REFINISHING: After a floor has been stripped, two coats of a sealer will be applied and then two coats of a metal interlock polymer floor finish will be applied. Only every other coat will be applied to the floor baseboard with the alternating coat applied so as to leave a 12-inch border around the area. The coats will be thin and evenly applied. After the finish has dried, the reflectance will be uniform with no streaks, swirls, etc. visible and no finish will be on the baseboard or other non-floor surfaces. Each coat of sealer or wax will be buffed thoroughly before the next coat is applied. All materials (sealer, finish, etc.) shall be removed from doors and all other non-floor surfaces.

b) **CERAMIC TILE GROUT CLEANING**

(All Ceramic Tile throughout building)

Clean all grout lines and tile with a Windsor Grout Hog or approved equal. Clean inaccessible areas by hand with a scrub brush. Use grout cleaning solution approved by the manufacturer. Coordinate grout cleaning with daily or monthly buffing and cleaning. All grout lines will be clean and have a uniform color. Grout cleaning is to be done prior to floor cleaning.

23.0 MUNICIPAL BUILDING, MUNICIPAL BUILDING ANNEX, AND THE PUBLIC WORKS FACILITY CLEANING FOR NON-CARPETED FLOORS

23.1 DAILY

a) **CERAMIC TILE FLOOR, VINYL COMPOSITION TILE (VCT), AND OTHER HARD SURFACES— WET MOP**

(Municipal Building Bathrooms, Kitchens, Handicap Bathroom, South Copy Room, and Basement Hallway - Municipal Building Annex Bathrooms, Kitchen, and Kitchen Area - Public Works Facility Entrance Ways, Hallways, Inspectors Office, Bathroom behind Fleet/Facilities managers Office, Kitchen, Break Room, Bathrooms, Locker Rooms, Foreman's Office, Exercise Room, Mezzanine Mud Room, Truck Barn 5 Snow Office, and Truck Barn 5 Bathroom)

Pick up debris and dust mop floor getting under all furniture. Wet mop (mop and bucket) entire area with a germicidal detergent solution per

manufacturer's recommendations. After cleaning, the floor will have a uniform appearance with no streaks, film, swirl marks, detergent residue, mop strings or any evidence of soil. Any splash marks on baseboards will be removed immediately.

23.2 MONTHLY

(Cleaning schedules to be coordinated with City staff and done outside of the minimum hours listed in section 11.0)

a) VINYL COMPOSITION TILE (VCT) AND OTHER HARD SURFACES - SPRAY BUFF- AUTOMATIC HEAVY-DUTY ELECTRIC FLOOR BUFFER

(Municipal Building South Copy Room, Kitchens, Handicap Bathroom, and Basement Hallway - Municipal Building Annex Bathrooms, Kitchen, and Kitchen Area - Public Works Facility South Entrance, Hallways, Kitchen, Break Room, Bathrooms, Locker Rooms, Foreman's Office, Truck Barn 5 Snow Office, and Truck Barn 5 Bathroom and all other VCT floors)

Pick up debris and dust mop floor getting under all furniture. Wet mop (mop and bucket) entire area with a detergent solution per manufacturer's recommendations. Buff entire floor with manufacturers approved pad using a Clarke FM-2000 automatic heavy-duty electric floor buffer or approved equal (provided by contractor and left at site) using a spray buff solution approved by the manufacturer. After cleaning, the floor will have a uniform glossy appearance with no streaks, film, swirl marks, detergent residue, mop strings or any evidence of soil. Any splash marks on baseboards will be removed immediately.

23.3 WITHIN 45 DAYS AFTER START OF CONTRACT AND THEN EVERY 6 MONTHS THEREAFTER

(Cleaning schedules to be coordinated with City staff and done outside of the minimum hours listed in section 11.0)

a) VINYL COMPOSITION TILE (VCT) STRIPPING AND REFINISHING (Municipal Building South Copy Room, Kitchens, Handicap Bathroom, and Basement Hallway - Municipal Building Annex Bathrooms, Kitchen, and Kitchen Area - Public Works Facility Hallways, Foreman's Office, Truck Barn 5 Snow Office, and Truck Barn 5 Bathroom and all other VCT floors)

STRIPPING: Will be the complete removal, without damage to the floor surface, of all finish and or sealer from all visible floor surfaces and from those floor surfaces which there is damage to the floor surfaces. Strip floor of old wax using a stripping compound per manufacturer's instructions. After allowing solution to stand per manufacturer's instructions, use an electric floor machine with appropriate pad to remove all buildup. All edges are to be stripped by hand ensuring that all old wax and dirt have been removed. After stripping, the floor surface will be triple rinsed with a mild acid-based detergent. Stripping solution will be wiped off immediately from baseboards and all other fixed/non-fixed items in the area. Care will be taken to avoid flooding the floor in order to prevent damage to the tile and its bond to the

sub floor.

REFINISHING: After a floor has been stripped, two coats of a sealer will be applied and then two coats of a metal interlock polymer floor finish will be applied. Only every other coat will be applied to the floor baseboard with the alternating coat applied so as to leave a 12-inch border around the area. The coats will be thin and evenly applied. After the finish has dried, the reflectance will be uniform with no streaks, swirls, etc. visible and no finish will be on the baseboard or other non-floor surfaces. Each coat of sealer or wax will be buffed thoroughly before the next coat is applied. All materials (sealer, finish, etc.) shall be removed from doors and all other non-floor surfaces.

b) **CERAMIC TILE GROUT CLEANING**

(Areas include; Municipal Building Bathrooms - Public Works Facility North Entrance Way, Bathrooms, and Bathroom behind Fleet/Facilities Managers Office)

Clean all grout lines and tile with a Windsor Grout Hog or approved equal. Clean inaccessible areas by hand with a scrub brush. Use grout cleaning solution approved by the manufacturer. Coordinate grout cleaning with daily or monthly buffing and cleaning.

c) **Luxury Vinyl**

(Public Works Facility Hallways, Kitchen, Break Room, Bathrooms, Locker Rooms)

Clean all Luxury Vinyl flooring per Manufacturer's Instructions with an electric floor machine and apply polish as recommended.

24.0 LIQUIDATED DAMAGES

- 24.1 Any area not cleaned as scheduled in section 20.0 or inadequately cleaned as deemed by the City will be cleaned by the contractor within two (2) hours of notification to the contractor's supervisor by cell phone (provided by the contractor). If for any reason the cleaning is not performed, the individual does not answer their cell phone or return a voice message within 10 minutes, or the work cannot be performed due to occupant inconvenience, the contractor will be charged \$100 liquidated damages. A janitorial incident report will be filled out and emailed to the contractor's email address, provided in the Bid Form, within (3) working days after discovery of the deficiency. These charges will be deducted from the contractor's monthly invoice. Each and every day that a deficiency exists will be considered a new incident for deduction purposes.
- 24.2 Any monthly or bi-annual floor areas/windows not cleaned as required in sections 20.6, 21.3, 21.4, 22.2, 22.3, 23.2, and 23.3 will result in \$300 liquidated damages per area of building. These liquidated damages will be deducted from the contractors monthly invoice. A janitorial incident report will be filled out and emailed to the contractor's email address, provided in the Bid Form, at the end of the month. Each and every month that a deficiency exists will be considered a new incident for deduction purposes.
- 24.3 Minimum total hours for personnel are listed in section 11. Failure to meet the minimum hours as described will result in a \$50 per hour deduction from the contractor's monthly invoice. A janitorial incident report will be filled out and emailed to the contractor's email address, provided in the Bid Form, at the end of the month.
- a) At the Justice Center, it is the responsibility of each cleaning person to document their hours by signing in upon arrival and sign out upon leaving. The contract employee will sign their name, date, and time. The sign in sheet will be located at the 911 dispatch center.
- b) At all other buildings a key FOB will be provided to all contract cleaning personnel for exit and entry to the buildings. It will be the responsibility of each of the contract cleaning personnel to swipe a reader upon entry to the building and swipe a reader at the conclusion of their day. The log that this provides will be used to track the cleaning hours worked.
- 24.4 Continued failure to meet the City's standards shall be considered justification for termination of the Contract and for action against the bonding company.
- 24.5 The City and Contractor agree that actual damages for individual breaches of the performance requirements of this contract would be difficult to ascertain and therefore the liquidated damage amounts shown above are reasonable and may be imposed as fixed, liquidated and ascertained damages without proof of loss or damage.

25.0 City of Fairfield Janitorial Services Incident Report

Facility: (check one)

- ☐ MUNICIPAL BUILDING
☐ MUNICIPAL JUSTICE CENTER
☐ PUBLIC WORKS FACILITY
☐ MUNICIPAL BUILDING ANNEX
☐ FAIRFIELD COMMUNITY ARTS CENTER

Date of incident: _____

Nature of Incident: _____

Reason for incident report: (check one)

Liquidated Damages

- | | |
|--|----------|
| ☐ Missed cleaning/Contractor did not perform cleaning within (2) hours of notification. | \$100 |
| ☐ Missed cleaning/Area could not be cleaned due to occupant inconvenience. | \$100 |
| ☐ Monthly or Bi-annual floor cleaning not performed as required by contract. | \$300 |
| ☐ Monthly or Annual window cleaning not performed as required by contract. | \$300 |
| ☐ Minimum total hours for personnel not met. _____ hrs X \$50 = | \$ _____ |

Total to be subtracted from the monthly invoice per Section 7.0 \$ _____

Signed: _____ Date sent to Contractor: _____

26.0

City of Fairfield Janitorial Inspection Report
(To be filled out in full and submitted with monthly invoice)

Facility: (check one)

- ☐ MUNICIPAL BUILDING
- ☐ MUNICIPAL JUSTICE CENTER
- ☐ PUBLIC WORKS FACILITY
- ☐ MUNICIPAL BUILDING ANNEX
- ☐ FAIRFIELD COMMUNITY ARTS CENTER

Work completed: (Check mark verifies that a visual inspection of all building areas has been completed and that all areas conform to the City's standards.)

Yes No

- | | | |
|-----|-----|--|
| [] | [] | All work completed per section 20.1
NIGHTLY—OFFICES, HALLWAYS, WORK AREAS, LOBBIES, STAIRWAYS, MEETING AREAS, and CONFERENCE AREAS |
| [] | [] | All work completed per section 20.2
NIGHTLY – KITCHENS |
| [] | [] | All work completed per section 20.4
WEEKLY – OFFICES, HALLWAYS, WORK AREAS, LOBBIES, STAIRWAYS, MEETING AREAS, and CONFERENCE AREAS |
| [] | [] | All work completed per section 20.5
WEEKLY – RESTROOMS |
| [] | [] | All daily and weekly floors cleaned per sections 21.0, 22.0, and 23.0 |
| [] | [] | All monthly floors cleaned per sections 21.0, 22.0, and 23.0 |
| [] | [] | All bi-yearly floors cleaned per sections 21.0, 22.0, and 23.0 |

Month/year

Last month VCT floors were stripped and waxed:

Next month VCT floors are due:

Last month Marble and Ceramic Tile Grout was cleaned:

Next month Marble and Ceramic Tile Grout cleaning is due:

- ☐ ☐ All Annual Windows cleaned per section 20.6.

Month/year

Last month windows were cleaned:

Next month windows are due:

Inspected By: _____

Print Name _____

Sign Name

Date Inspected: _____ Time Inspected: _____

Time Inspected: _____



AssuredPartners

10401 N. Meridian Street, Suite #300
Carmel, IN 46290
Phone: (317) 844-7759
Fax: 317-844-9910

12.D.2.a

January 18, 2023

Ms. Anne Guju
G.S.F. USA, Inc.
9850 Princeton-Glendale Rd., Suite B
Cincinnati, OH 45246

Re: Type of Bond: Bid Bond
 Obligee: City of Fairfield, Ohio
 Description: Janitorial Services for the Municipal Building, Municipal
 Justice Center, Public Works Facility, Municipal Building
 Annex, and the Fairfield Community Arts Center
 Bond Amount: 10 %

Dear Anne,

We are pleased to enclose the bond you requested. The bond issued was based upon the information you provided. We suggest you check all the documents enclosed, including the Power of Attorney, signatures, dates, amounts, description, and any other attachments. Please verify that the bond form attached is the form required and be sure to execute the bond with the proper signature and seal.

Thank you and please call me should you have any questions.

Sincerely,

AssuredPartners

Angela M. Riley

Enclosures

Attachment: Janitorial Services - GSF (3427 : 2023-2025 Janitorial Services Contract Award)

CITY OF FAIRFIELD, OHIO

BID BOND

KNOW BY ALL MEN BY THESE PRESENTS, That we, G.S.F. USA, Inc.
 _____ (hereinafter called the Principal), as Principal,
 and Arch Insurance Company, a corporation organized under the laws
 of the State of MO, with its principal office in the City of Jersey City
 (hereinafter called the Surety) and licensed to do business in the State of
OH as Surety, are held and firmly bound unto the City of Fairfield, Ohio, (hereinafter
 called the Obligee) in the penal sum of Ten Percent of the Amount of the One (1) Year Pricing
(1st Year) of the Bid Dollars
 (\$ 10%) lawful money of the United States for the payment of which
 sum well and truly to be made, we bind ourselves, our heirs, executors, administrators,
 successors, and assigns.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas, the Principal has
 submitted the accompanying bid, dated January 6th, 2023 for Janitorial Services for the Municipal Building, Municipal
Justice Center, Public Works Facility, Municipal Building
February 6th, 2023 for Annex and the Fairfield Community Arts Center.

NOW, THEREFORE, If the Obligee shall make any award according to the terms of said Bid
 and the Principal shall enter into a Contract with said Obligee in accordance with the terms
 of said Bid and give Bond for the faithful performance thereof within the time specified; or
 if no time is specified, within thirty days after the date of award; or if the Principal shall in
 the case of failure to do so, indemnify the Obligees against any loss the Obligee may suffer
 directly arising by reason of such failure, not exceeding the penalty of this Bond, then this
 obligation shall be null and void: otherwise, to remain in full force and virtue.

Signed and sealed and dated this 6th day of February, 2023.

Principal G.S.F. USA, Inc.

By Anne Guju
 Anne Guju, General Manager

Surety Arch Insurance Company

By Angela M. Riley
 Attorney in Fact, Angela M. Riley



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Andrew A. Lanphere, Angela M. Riley, Brian T. Morton, Josephine G. McKinley, Kathryn R. Postma and Larry J. Simons of Indianapolis, IN (EACH)

its true and lawful Attorney(s)-in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding **One Hundred Fifty Million Dollars (\$150,000,000.00)**.

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

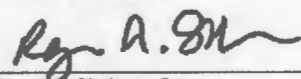
This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof**, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 7th day of December, 2022.

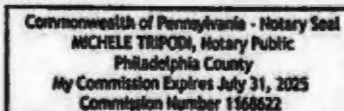
Attested and Certified



Regan A. Shulman, Secretary

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

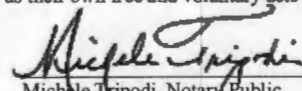
I, **Michele Tripodi**, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



Arch Insurance Company



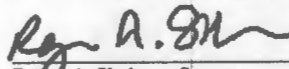
Stephen C. Ruschak, Executive Vice President


Michele Tripodi, Notary Public
My commission expires 07/31/2025

CERTIFICATION

I, **Regan A. Shulman**, Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated December 7, 2022** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said **Stephen C. Ruschak**, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 6th day of February, 2023.


Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance – Surety Division
3 Parkway, Suite 1500
Philadelphia, PA 19102



**To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.**

Office of Risk Assessment
50 West Town Street
Third Floor - Suite 300
Columbus, Ohio 43215
(614)644-2658
Fax(614)644-3256
www.insurance.ohio.gov

Ohio Department of Insurance

Mike DeWine - Governor

Judith French - Director

Certificate of Compliance



Issued 03/29/2022

Effective 04/02/2022

Expires 04/01/2023

I, Judith French, hereby certify that I am the Director of Insurance in the State of Ohio and have supervision of insurance business in said State and as such I hereby certify that

ARCH INSURANCE COMPANY

of Missouri is duly organized under the laws of this State and is authorized to transact the business of insurance under the following section(s) of the Ohio Revised Code:

Section 3929.01 (A)

Aircraft	Inland Marine
Allied Lines	Medical Malpractice
Boiler & Machinery	Multiple Peril - Commercial
Burglary & Theft	Multiple Peril - Farmowners
Collectively Renewable A & H	Multiple Peril - Homeowners
Commercial Auto - Liability	Noncancellable A & H
Commercial Auto - No Fault	Nonrenew-States Reasons (A&H)
Commercial Auto - Physical Damage	Ocean Marine
Credit	Other
Credit Accident & Health	Other Accident only
Earthquake	Other Liability
Fidelity	Private Passenger Auto - Liability
Financial Guaranty	Private Passenger Auto - No Fault
Fire	Private Passenger Auto - Physical Damage
Glass	Surety
Group Accident & Health	Workers Compensation
Guaranteed Renewable A & H	

ARCH INSURANCE COMPANY certified in its annual statement to this Department as of December 31, 2021 that it has admitted assets in the amount of \$7,087,516,097, liabilities in the amount of \$5,464,410,835, and surplus of at least \$1,623,105,261.

IN WITNESS WHEREOF, I have hereunto subscribed my name and caused my seal to be affixed at Columbus, Ohio, this day and date.

Judith L. French

Judith French, Director



Attachment: Janitorial Services - GSF (3427 : 2023-2025 Janitorial Services Contract Award)

ARCH INSURANCE COMPANY
STATEMENT OF FINANCIAL CONDITION
DECEMBER 31, 2021

Assets

Cash & Cash Equivalents in Banks	\$528,209,019
Bonds owned	4,116,256,071
Stocks	728,138,166
Premiums in course of collection	681,336,099
Accrued interest and other assets	1,033,576,742
Total Assets	\$ 7,087,516,097

Liabilities

Reserve for losses and adjustment expenses	\$3,037,270,373
Reserve for unearned premiums	1,157,010,715
Ceded reinsurance premiums payable	498,082,255
Amounts withheld or retained by company for account of others	242,924,982
Reserve for taxes, expenses and other liabilities	529,122,510
Total Liabilities	\$5,464,410,835
Surplus as regards policyholders	1,623,105,261
Total Surplus and Liabilities	\$7,087,516,096

By:


Executive Vice President, Chief
Financial Officer and Treasurer

Attest:


Executive Vice President
General Counsel and Secretary

State of New Jersey)

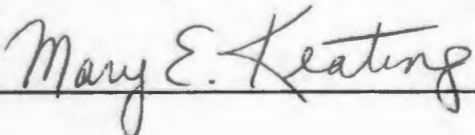
) SS

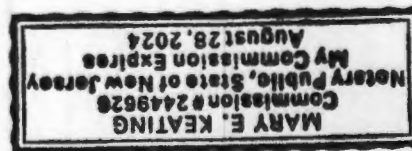
County of Hudson)

Thomas James Ahern, Executive Vice President, Chief Financial Officer and Treasurer and Regan Shulman, Executive Vice President, General Counsel and Secretary being duly sworn, of ARCH INSURANCE COMPANY, Missouri; and that the foregoing is a true and correct statement of financial condition of said company, as of December 31, 2021.

Subscribed and sworn to before me, this 2ND day of March, 2022

Notary Public





CITY OF FAIRFIELD, OHIO
NON-COLLUSION AFFIDAVIT

State of Ohio, County of Butler
 City of Fairfield

Anne Guju

(Name of Individual)

General Manager

(Company Representative)

BEING DULY SWORN, DOES DEPOSE AND SAY THAT (HE, THEY) RESIDE AT

3714 Carlton Street, Cincinnati, Ohio 45227

(Resident Address)

AND THAT (HE, THEY) ARE THE ONLY PERSON (S) WITH SAID

GSF USA Inc.

(Name of Company)

9850 Princeton Glendale RD. Ste. B, Cincinnati, OH 45246

(Company Address)

INTERESTED IN THE PROFITS OF THE PROPOSED CONTRACT FOR THIS PROJECT: THAT THE SAID CONTRACT IS MADE WITHOUT ANY CONNECTION OR COMMON INTEREST IN THE PROFITS, THEREOF, WITH ANY PERSON MAKING ANY BID OR PROPOSAL FOR SAID WORK: THAT THE SAID CONTRACT IS ON THEIR PART, IN ALL RESPECTS, FAIR AND WITHOUT COLLUSION OR FRAUD: AND, ALSO THAT NO MEMBER OF COUNCIL, HEAD OF ANY DEPARTMENT OR BUREAU, OR EMPLOYEE THEREIN, OR ANY OFFICER OR EMPLOYEE OF THE CITY OF FAIRFIELD, OHIO, IS DIRECTLY OR INDIRECTLY INTERESTED THEREIN.

SUBSCRIBED TO AND SWORN TO THIS 20th DAY OF January, 2023

Signature

General Manager

Title

Notary Public



JEANETTE TRUJILLO
 Notary Public, State of Ohio
 My Commission Expires
 March 6, 2023

CITY OF FAIRFIELD, OHIO

**AFFIDAVIT OF CONTRACTOR OR SUPPLIER OF NON-DELINQUENCY
OF PERSONAL PROPERTY TAXES
AND CITY OF FAIRFIELD INCOME TAXES
AND POLITICAL CONTRIBUTIONS**

To: City of Fairfield, Ohio
Butler County, Ohio

The undersigned contractor or supplier being first duly sworn, having been awarded a contract by the City of Fairfield, Ohio for GSF USA Inc. hereby states that it is not charged at the time the bid was submitted with any delinquent personal property taxes on the general tax list of personal property of any county in which the City of Fairfield as a tax district has territory and that it was not charged with delinquent personal property taxes on any such tax list. Furthermore, the undersigned states that the contractor or supplier is not delinquent for income tax owed to the City of Fairfield.

The undersigned contractor or supplier also further certifies that it is in compliance with ORC Section 3517.13(I)(1) or 3517.13(J)(1), whichever is applicable, relative to political contributions to public officials of the City of Fairfield, Ohio.

In consideration of the award of the above contract, the above statements are incorporated in said contract as covenants of the undersigned contractor or supplier.

Anne Higin
Signature

General Manager
Title

GSF USA Inc.
Company

Sworn to and subscribed in my presence on this 20th day of January, 2023 by the above referenced person on behalf of the contractor or supplier.

Jeanette Trujillo
Notary Public



JEANETTE TRUJILLO
Notary Public, State of Ohio
My Commission Expires
March 6, 2023

STATEMENT OF BIDDER'S QUALIFICATIONS

(Page 1 of 3)

This form is to be submitted by the Bidder upon request of the Public Works Director or if your company has not previously been awarded a contract by the City of Fairfield.

All questions must be answered and the data given must be clear and comprehensive. **This statement must be notarized.** Questions may be answered on separate attached sheets. The Bidder may submit additional information if he so desires.

1. Name of Bidder: GSF USA Inc.
2. Main office address: 9850 Princeton Glendale Rd. Ste B. Cincinnati, Ohio 45246
3. When organized: 1987
4. If a corporation, where incorporated? Delaware, Charter #21270860 8300
5. How many years have you been engaged in janitorial work under your present firm name or trade style? 36 years
6. Contracts currently on hand and years worked: 500, ranging from 1-36 years
7. Are your employees bonded? If so, to what amount: Our employees are insured
through a 3rd party crime coverage policy.
8. Have you ever failed to complete a contract? If so, where and why? No
9. Have you ever defaulted on a contract? If so, where and why? No
10. List your major equipment available for this contract: Tennant T3 Floor Scrubber,
Tennant T2 Floor Scrubber, Tennant Single and Dual Speed Floor Buffers, Windsor XP Upright
Vacuums, Kaivac Cleaning Systems

Attachment: Janitorial Services - GSF (3427 : 2023-2025 Janitorial Services Contract Award)

STATEMENT OF BIDDER'S QUALIFICATIONS

(Page 2 of 3)

11. Background and experience of the principal members of your organization, including the officers: Troy Bargmann, President of GSF USA, 16 years, graduate of USMA West Point.
Anne Guju, General Manager, 2 years (6 years with GSF), graduate of Centre College and Middlebury College. Lisa Cleaver, Officer/Secretary, 26 years, graduate of Morehead State University. Kate James, Controller, 1 year, graduate of Indiana University Bloomington.
12. Give bank references: BMO Harris Bank, 135 North Pennsylvania St. Suite 1000
Indianapolis, IN 46241. POC: Angela M Cecil, VP Business Banking Group, 317-269-1321
13. Please furnish financial statement. Please see attached financial statements for previous 3 years.
14. The undersigned hereby authorizes and requests any person, firm or corporation to furnish any information requested by the City of Fairfield in verification of the recitals comprising this State of Bidder's Qualifications.
15. Please furnish (3) references, contact persons and phone numbers of companies you have cleaned in the last (3) years.

Reference 1:

Company: Clermont County Address: 4001 Filager Rd, Batavia, OH 45103Contact: Wade Grabowski Phone: 513 - 615 - 5493 Years Cleaned: 2018 - present

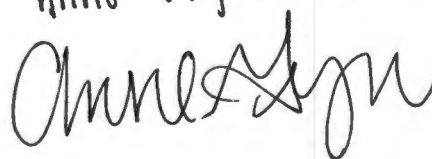
Reference 2:

Company: Summit Behavioral Healthcare Address: 1101 Summit Rd, Cincinnati, OH 45237Contact: John Eardley (COO) Phone: 937 - 689 - 2779 Years Cleaned: 2019 - present

Reference 3:

Company: Ohio Means Jobs Address: 1916 Central Pkwy, Cincinnati, OH 45214Contact: Wes Miller Phone: 513 - 478 - 6287 Years Cleaned: 2013 - present

Anne Guju

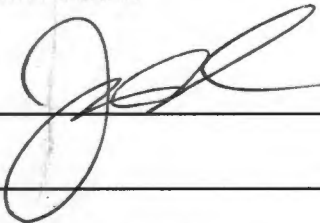


STATEMENT OF BIDDER'S QUALIFICATIONS

(Page 3 of 3)

I hereby certify that the answers to the foregoing statements attached hereto including any supplemental data, are true and correct to the best of my knowledge.

WITNESSES



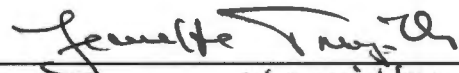


STATE OF OHIO)

COUNTY OF Hamilton)

Sworn to before me and subscribed in my presence this 20th day of

January, 2023.


Notary Public, Hamilton County

My commission Expires 3/6/23



JEANETTE TRUJILLO
Notary Public, State of Ohio
My Commission Expires
March 6, 2023

CITY OF FAIRFIELD, OHIO



FINANCIAL INFORMATION

GSF is a financially strong company, with the resources available to ensure our clients receive the highest quality service. Please refer to our annual report following this section for additional information on the financial performance of GSF. We are committed to providing the best, safest, and most environmentally friendly cleaning chemicals and equipment for our service operators, clients and their tenants.

When you work with GSF, you have the over fifty years of experience and the strength of the whole team working to provide you with the best possible service.

Taxpayer Identification Number: 35-1734232

D-U-N-S® Number: 62-394-1853

Bank References

BMO Harris Bank

135 N. Pennsylvania St.

Indianapolis, IN 46204

Angela Cecil 317/269-1321

GSF USA, INC.
Indianapolis, Indiana

FINANCIAL STATEMENTS
December 31, 2021 and 2020

Attachment: Janitorial Services - GSF (3427 : 2023-2025 Janitorial Services Contract Award)

GSF USA, INC.
Indianapolis, Indiana

FINANCIAL STATEMENTS
December 31, 2021 and 2020

CONTENTS

INDEPENDENT ACCOUNTANT'S REVIEW REPORT	1
FINANCIAL STATEMENTS	
STATEMENTS OF INCOME	2
BALANCE SHEETS	3
STATEMENTS OF SHAREHOLDER'S EQUITY	4
STATEMENTS OF CASH FLOWS.....	5
NOTES TO FINANCIAL STATEMENTS	6



Crowe LLP
Independent Member Crowe Global

INDEPENDENT ACCOUNTANT'S REVIEW REPORT

Board of Directors
GSF USA, Inc.
Indianapolis, Indiana

We have reviewed the accompanying financial statements of GSF USA, Inc., which comprise the balance sheets as of December 31, 2021 and 2020, and the related statements of income, shareholder's equity, and cash flows for the years then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review engagements in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of GSF USA, Inc. and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our reviews.

Accountant's Conclusion

Based on our reviews, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Crowe LLP
Crowe LLP

Indianapolis, Indiana
February 10, 2022

Attachment: Janitorial Services - GSF (3427 : 2023-2025 Janitorial Services Contract Award)

GSF USA, INC.
STATEMENTS OF INCOME
Years ended December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Revenue	\$ 49,923,761	\$ 39,870,086
Direct expenses	<u>38,757,145</u>	<u>29,849,686</u>
Gross profit	11,166,616	10,020,400
Selling, general and administrative expenses	<u>7,823,292</u>	<u>6,571,344</u>
Income before other income and income tax expense	3,343,324	3,449,056
Other income		
Gain on disposal of equipment	<u>47,725</u>	<u>135,936</u>
Income before income tax expense	3,391,049	3,584,992
Income tax expense (Note 3)	<u>881,622</u>	<u>891,814</u>
Net income	<u>\$ 2,509,427</u>	<u>\$ 2,693,178</u>

See notes to financial statements and
independent accountant's review report.

GSF USA, INC.
BALANCE SHEETS
December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
ASSETS		
Current assets		
Cash and cash equivalents	\$ 5,781,401	\$ 5,170,922
Accounts receivable, net of allowance for doubtful accounts of \$142,553 and \$21,669	6,113,212	4,904,455
Due from related parties (Note 9)	229,587	172,927
Other current assets (Note 1)	<u>99,923</u>	<u>124,561</u>
Total current assets	12,224,123	10,372,865
 Property and equipment - net (Note 2)	 4,606,175	 3,242,219
 Other assets (Note 1)	 <u>34,888</u>	 <u>28,064</u>
	<u>\$ 16,865,186</u>	<u>\$ 13,643,148</u>
 LIABILITIES AND SHAREHOLDER'S EQUITY		
Current liabilities		
Accounts payable	\$ 626,692	\$ 558,153
Current portion of long-term debt (Note 5)	132,514	144,315
Accrued expenses (Note 4)	<u>3,322,563</u>	<u>3,303,209</u>
Total current liabilities	4,081,769	4,005,677
 Long-term liabilities		
Long-term debt (Note 5)	339,057	228,470
Deferred income taxes (Note 3)	<u>718,073</u>	<u>192,141</u>
Total long-term liabilities	1,057,130	420,611
 Shareholder's equity		
Common stock	1,000	1,000
Additional paid-in capital	8,060,000	8,060,000
Accumulated earnings	<u>3,665,287</u>	<u>1,155,860</u>
	<u>11,726,287</u>	<u>9,216,860</u>
	<u>\$ 16,865,186</u>	<u>\$ 13,643,148</u>

See notes to financial statements and
independent accountant's review report.

GSF USA, INC.
STATEMENTS OF SHAREHOLDER'S EQUITY
Years ended December 31, 2021 and 2020

	<u>Common Stock</u>				
	Shares (1,000 shares Authorized Issued and Outstanding \$1 par value)	<u>Amount</u>	Additional Paid-in Capital	Accumulated Earnings (Deficit)	Total Shareholder's Equity
Balance at January 1, 2020	1,000	\$ 1,000	\$ 8,060,000	\$ (1,537,318)	\$ 6,523,682
Net income	-	-	-	2,693,178	2,693,178
Balance at December 31, 2020	1,000	1,000	8,060,000	1,155,860	9,216,860
Net Income	-	-	-	2,509,427	2,509,427
Balance at December 31, 2021	<u>1,000</u>	<u>\$ 1,000</u>	<u>\$ 8,060,000</u>	<u>\$ 3,665,287</u>	<u>\$ 11,726,287</u>

See notes to financial statements and
independent accountant's review report.

GSF USA, INC.
STATEMENTS OF CASH FLOWS
Years ended December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Cash flows from operating activities		
Net income	\$ 2,509,427	\$ 2,693,178
Adjustments to reconcile net income to net cash from operations		
Depreciation and amortization	1,410,480	1,060,997
Provision (recoveries) for doubtful accounts	120,884	(55,977)
Gain on disposal of equipment	(47,725)	(135,936)
Deferred income taxes	525,932	833,187
Change in assets and liabilities		
Accounts receivable	(1,329,641)	(774,920)
Due to/from related parties	(56,660)	(18,743)
Other assets	17,814	(85,086)
Account payable	68,539	166,162
Accrued expenses	<u>19,354</u>	<u>1,588,463</u>
Net cash from operating activities	3,238,404	5,271,325
Cash flows from investing activities		
Purchases of property and equipment	(2,598,807)	(2,114,938)
Proceeds from disposal of equipment	<u>161,858</u>	<u>327,405</u>
Net cash from investing activities	(2,436,949)	(1,787,533)
Cash flows from financing activity		
Payments on long-term debt	<u>(190,976)</u>	<u>(174,139)</u>
Net cash from financing activity	(190,976)	(174,139)
Net change in cash and cash equivalents	610,479	3,309,653
Cash and cash equivalents at beginning of year	<u>5,170,922</u>	<u>1,861,269</u>
Cash and cash equivalents at end of year	<u>\$ 5,781,401</u>	<u>\$ 5,170,922</u>
Supplemental disclosure of cash flow information		
Cash paid during the year for interest	\$ 6,178	\$ 5,557
Vehicles financed under long-term debt	289,762	173,646

See notes to financial statements and
independent accountant's review report.

GSF USA, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2021 and 2020

NOTE 1 - COMPANY DESCRIPTION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Company Description: GSF USA, Inc. (the "Company"), a Delaware Corporation, provides janitorial services in the greater Indianapolis, Indiana; Chicago, Illinois; Cincinnati, Ohio; and Orlando, Florida areas, concentrating primarily on commercial building cleaning. The Company provides services to property managers and individual companies.

Revenue Recognition: The Company recognizes revenue from contracts with customers when (or as) control of the promised goods or services transfers to the customer, which generally occurs as services are provided to the customer. Revenue is recorded at the amount of consideration the Company expects to be entitled to in exchange for the services. Generally, most of the Company's contracts can be terminated by either party with written notice without substantive penalty. Revenue is recorded net of sales tax.

The Company's revenue arises from it providing commercial building cleaning services to property managers and individual companies within the Midwest. The majority of the Company's contracts contain multiple promises that represent an integrated bundle of services comprised of activities that may vary over time; however, these activities fulfill a single integrated performance obligation since the Company performs a continuous service that is substantially the same and has the same pattern of transfer to the customer. The performance obligations are primarily satisfied over time as the Company provides the related services. The Company allocates the contract transaction price to this single performance obligation and recognizes revenue as the services are performed.

The Company primarily accounts for its performance obligations under the series guidance, using the as invoiced practical expedient when applicable. The Company applies the as-invoiced practical expedient to record revenue as the services are provided, given the nature of the services provided and the frequency of billing under the customer contracts. Under this practical expedient, revenue is recognized in an amount that corresponds directly with the value to the customer of the Company's performance completed to date and for which it has the right to invoice the customer. The Company typically bills customers on a monthly basis and has the right to consideration from customers in an amount that corresponds directly with the performance obligation satisfied to date.

The Company has arrangements under the following types of contracts:

Monthly Fixed-Price: Monthly fixed-price arrangements are contracts in which customers agree to pay a fixed fee every month over a specified contract term.

Square Foot: Monthly square-foot arrangements are contracts in which the customer agrees to pay a fixed fee every month based on the actual square footage serviced over a specified contract term.

Cost-Plus: Cost-plus arrangements are contracts in which the customer reimburses the Company for the agreed-upon amount of wages and benefits, payroll taxes, insurance charges, and other expenses associated with the contracted work, plus a profit margin.

Revenue is recognized under each of these types of contracts at the agreed-upon contractual amount over time because the customer simultaneously receives and consumes the benefits of the services as they are performed.

Special Services: The Company also provides special cleanings services to various customers that are short-term in nature (typically a one-day service period). Given the short-term nature of the services provided, substantially all revenue from these special services are recognized on the same day services are rendered.

(Continued)

GSF USA, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2021 and 2020

NOTE 1 - COMPANY DESCRIPTION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(Continued)

Consumables Reimbursements: Under some arrangements, the Company will purchase consumables and pass through the revenue and expenses associated with the purchases to the customer. Under these contracts, the Company recognizes both revenues and expenses that are directly reimbursed as such expenses are incurred.

Revenue is recognized under each of these types of contracts at the agreed-upon contractual amount at the time the service is performed.

The following table presents the composition of the Company's revenue for the year ended December 31, 2021 and 2020, including a disaggregation by timing of revenue recognition:

	Recognition Methodology		Total
	Point in Time	Over Time	
<u>Year ending December 31, 2021</u>			
Service revenue	\$ 5,565,457	\$ 44,358,304	\$ 49,923,761
Total revenue	<u>\$ 5,565,457</u>	<u>\$ 44,358,304</u>	<u>\$ 49,923,761</u>
	Recognition Methodology		Total
	Point in Time	Over Time	
<u>Year ending December 31, 2020</u>			
Service revenue	\$ 4,095,436	\$ 35,774,650	\$ 39,870,086
Total revenue	<u>\$ 4,095,436</u>	<u>\$ 35,774,650</u>	<u>\$ 39,870,086</u>

Accounts Receivable: The Company sells to customers using credit terms customary in its industry. The time between completion of the performance obligation and collection of cash is generally 30 to 60 days. Interest is not normally charged on receivables. Management establishes an allowance for losses on its accounts based on historic loss experience and current economic conditions.

Use of Estimates in the Preparation of Financial Statements: The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant estimates, which are particularly subject to change, include the determination of allowance for doubtful accounts, deferred tax valuations, and depreciation. Actual results could differ from those estimates.

Other Assets: Other assets represent deposits and prepayments for insurance and other operating expenses.

Property and Equipment: Property and equipment are recorded at original cost less accumulated depreciation. Depreciation is calculated by accelerated and straight-line methods over the useful lives of the assets. The Company estimates useful lives for vehicles (three to five years), service equipment (two to seven years), office equipment (three to seven years), and computer equipment (two to five years). Leasehold improvements are amortized over the remaining lease term, if shorter. Expenditures for maintenance and repairs are charged to operations as incurred.

(Continued)

GSF USA, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2021 and 2020

NOTE 1 - COMPANY DESCRIPTION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(Continued)

Long-lived Assets: Long-lived assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. The Company determined that no impairment loss needs to be recognized for applicable assets in 2021 and 2020.

Income Taxes: Income taxes are provided for the tax effects of transactions reported in the financial statements and consist of taxes currently due plus deferred taxes related primarily to differences between the bases of assets and liabilities for financial and income tax reporting. The deferred tax assets and liabilities represent the future tax return consequences of those differences, which will either be taxable or deductible when the assets and liabilities are recovered or settled. Deferred taxes also are recognized for operating losses that are available to offset future taxable income and tax credits that are available to offset future federal income taxes. If necessary, the measurement of deferred tax assets is reduced by recording a valuation allowance to reflect the deferred tax assets at their estimated realizable amount based on available evidence.

With respect to accounting for uncertainty in income taxes, a tax position is recognized as a benefit only if it is "more likely than not" that the tax position would be sustained in a tax examination, with a tax examination being presumed to occur. The amount recognized is the largest amount of tax benefit that is greater than 50% likely of being realized on examination. For tax positions not meeting the "more likely than not" test, no tax benefit is recorded.

The Company is subject to U.S. federal income tax as well as income tax of multiple-state jurisdictions. The Company is no longer subject to examination by taxing authorities prior to 2018. The Company does not expect the total amount of unrecognized tax benefits to significantly change in the next 12 months.

Statement of Cash Flows: For the purpose of the statement of cash flows, cash includes cash and cash equivalents with original maturities of 90 days or less. As of December 31, 2021 and 2020, cash balances in one financial institution were in excess of the insurance limits provided by the Federal Deposit Insurance Corporation.

Sales Taxes: The Company transacts business in certain states that assess sales tax on services. The Company's accounting policy is to record sales tax on a net basis.

Risks and Uncertainties: In December 2019, a novel strain of coronavirus ("COVID-19") surfaced in Wuhan, China, and has spread around the world with resulting business and social disruption. COVID-19 was declared a Public Health Emergency of International Concern by the World Health Organization on January 30, 2020. Consequences of the coronavirus outbreak could result in disruption or restriction on our ability to operate. The Company has not seen a disruption in its operations to date. The potential impact of the pandemic with respect to the Company's markets and operations, however, is difficult to predict and could adversely impact the Company's business.

(Continued)

GSF USA, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2021 and 2020

NOTE 2 - PROPERTY AND EQUIPMENT

Property and equipment consist of the following at December 31, 2021 and 2020:

	<u>2021</u>	<u>2020</u>
Vehicles	\$ 2,135,313	\$ 1,691,345
Service equipment	8,624,654	7,184,761
Office equipment	473,440	448,947
Computer equipment	493,642	547,428
Leasehold improvements	<u>220,935</u>	<u>194,132</u>
	11,947,984	10,066,613
Accumulated depreciation	<u>(7,341,809)</u>	<u>(6,824,394)</u>
	<u>\$ 4,606,175</u>	<u>\$ 3,242,219</u>

Depreciation and amortization expense related to property and equipment was \$1,410,480 for 2021 and \$1,060,997 for 2020.

NOTE 3 - INCOME TAXES

The income tax expense for the years ended December 31, 2021 and 2020 consists of the following:

	<u>2021</u>	<u>2020</u>
Deferred provision	\$ 525,932	\$ 833,187
Current provision	<u>355,690</u>	<u>58,627</u>
Income tax expense	<u>\$ 881,622</u>	<u>\$ 891,814</u>

A reconciliation of the statutory U.S. federal income tax rate to the income tax expense is as follows:

	<u>2021</u>	<u>2020</u>
Provision for federal taxes	\$ 712,120	\$ 752,848
Provision for state income taxes, net of federal income tax effect	154,276	125,307
Tax effect of nondeductible expenses	8,866	13,701
Other items	<u>6,360</u>	<u>(42)</u>
Income tax expense	<u>\$ 881,622</u>	<u>\$ 891,814</u>

(Continued)

GSF USA, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2021 and 2020

NOTE 3 - INCOME TAXES (Continued)

Net deferred taxes in the accompanying balance sheets at December 31, 2021 and 2020 include the following:

	<u>2021</u>	<u>2020</u>
Deferred tax assets	\$ -	\$ 354,945
Deferred tax liabilities	<u>(718,073)</u>	<u>(547,086)</u>
Net deferred taxes liabilities	<u>\$ (718,073)</u>	<u>\$ (192,141)</u>

At December 31, 2021 and 2020, the Company had a net deferred tax liability recorded of \$718,073 and \$192,141, respectively. The deferred tax liabilities recorded relate to temporary differences arising from acceleration of fixed asset depreciation. The net deferred tax asset is comprised primarily of accrued payroll taxes, accrued vacation, and operating loss carryforwards. In assessing the realization of deferred tax assets, management considers whether it is more likely than not that some portion or all of the deferred tax assets will not be realized. The ultimate realization of deferred tax assets is dependent upon the generation of future taxable income during the periods in which those temporary differences become deductible. At December 31, 2021 and 2020, the Company concluded that no valuation allowance on deferred tax assets is required as it is more likely than not they will be realized as a result of future anticipated earnings.

Federal net operating loss carry forwards of approximately \$0 and \$64,120 exist at December 31, 2021 and December 31, 2020, respectively. These federal net operating losses can be carried forward indefinitely. During the tax period ending December 31, 2021, the Company utilized approximately \$64,120 of the net operating loss carry forward benefit recorded. State net operating loss carry forwards of approximately \$58,000 and \$184,000 exist at December 31, 2021 and 2020, respectively. The state net operating loss carry forwards begin to expire in 2031. During the tax period ending December 31, 2021, the Company utilized approximately \$126,000 of the state net operating loss carry forward benefit recorded.

NOTE 4 - ACCRUED EXPENSES

Accrued expenses consist of the following at December 31, 2021 and 2020:

	<u>2021</u>	<u>2020</u>
Accrued payroll and benefits	\$ 2,973,039	\$ 3,099,383
Other current liabilities	<u>349,524</u>	<u>203,826</u>
	<u>\$ 3,322,563</u>	<u>\$ 3,303,209</u>

(Continued)

GSF USA, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2021 and 2020

NOTE 5 - DEBT

Senior Credit Agreement: The Company maintains a credit facility with BMO Harris Bank, N.A. comprising a \$1,500,000 revolving line of credit. The revolving line of credit expires in July 2023 and accrues interest at the Wall Street Journal Prime Rate or 3.25% and is payable monthly.

The credit facility is secured by a first security interest in substantially all business assets of the Company. The credit facility agreement requires, among other items, that certain financial covenants be maintained such as a senior fixed charge coverage ratio and a leverage ratio.

At December 31, 2021 and 2020, the Company had no borrowings outstanding under the credit facility.

Vehicle Loans: During 2021, the Company financed the purchase of seven service vehicles. The terms for these seven loans varied, with monthly principal and interest payments due to the creditor ranging from \$497 to \$1,632. Interest rates for these loans ranged from 0.91% to 2.99%, secured by the vehicles. Payments on these loans commenced in June 2021 and continue through July 2026.

The Company financed the purchase of six service vehicles during 2020. The terms for these six loans varied, with monthly principal and interest payments due to the creditor ranging from \$425 to \$509. Interest rates for these loans ranged from 1.00% to 1.93%, secured by the vehicles. Payments on these loans commenced in January 2020 and continue through May 2026.

Scheduled principal payments on long-term debt are as follows:

2022	\$ 132,514
2023	114,981
2024	102,310
2025	86,986
2026	34,780
	<u>\$ 471,571</u>

NOTE 6 - COMMITMENTS AND CONTINGENCIES

Operating Leases: The Company leases office and warehousing space in Indianapolis, Indiana through December 31, 2022. Monthly lease payments escalate from free base rent to \$5,475 throughout the term of the lease. Under the lease, the Company has the option to renew the lease for two additional terms of five years each. The lease also provides the Company with an early termination option after year six of the lease term and at all times thereafter as further described in the agreement.

The Company leases office space in Cincinnati, Ohio through October 2024. Monthly lease payments escalate from \$2,900 to \$3,250 throughout the term of the lease.

The Company leases office space in Chicago, Illinois through January 2025. Monthly lease payments range from \$6,305 to \$6,830 throughout the term of the lease. The Company also leases office space in Rockford, Illinois through December 2028 with monthly lease payments escalating from \$2,218 to \$2,583 throughout the term of the lease. Under these leases, the Company has the option to renew the leases for one additional term of five years each.

For the Company's office and warehousing leases, in addition to the base rent, the Company is obligated to pay common area charges and other expenses as defined in the lease agreements on a monthly basis and as annually adjusted.

(Continued)

GSF USA, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2021 and 2020

NOTE 6 - COMMITMENTS AND CONTINGENCIES (Continued)

Rent expense, including common area maintenance charges, for these leases was \$227,638 and \$219,021 for the years ended December 31, 2021 and 2020, respectively.

Minimum annual operating lease payments subsequent to December 31, 2021 are as follows:

2022	\$ 244,773
2023	182,504
2024	182,337
2025	45,029
2026	36,599
Thereafter	<u>76,537</u>
	<u>\$ 767,779</u>

NOTE 7 - PROFIT SHARING

The Company maintains a profit-sharing plan covering substantially all of its eligible employees. The Company may make a matching contribution based on employees' voluntary participation. In addition, the Company's matching provision allows for discretionary contributions by the employer. The Company's contributions to the plan for the years ended December 31, 2021 and 2020 were \$155,804 and \$115,673, respectively.

NOTE 8 - UNION-ADMINISTERED PLANS

Health and Welfare Plans: Certain employees in Indiana, Ohio and Illinois are members of a local union, which requires the Company to contribute to union-administered health and welfare plans for each union employee as specified in the union contract. The Company is required to make contributions to the plans of \$924 per month per employee.

For the years ended December 31, 2021 and 2020, the Company's contributions to the health and welfare plans aggregated \$299,237 and \$367,576, respectively.

Multi-Employer Pension Plan: Certain employees in Illinois are members of a local union which requires the Company to contribute to a union-administered multi-employer pension plan. The pension plan promises an employee a specified monthly benefit upon retirement that is predetermined by a formula based on the tenure of service, age, and other data, rather than depending on investment returns.

The risks of participating in a multi-employer pension plan are different from single-employer plans in the following aspects:

1. Assets contributed to the multi-employer plan by one employer may be used to provide benefits to employees of other participating employers.
2. If a participating employer stops contributing to a plan, the unfunded obligations of the plan may be borne by the remaining participating employers.
3. If the Company chooses to stop participating in the multi-employer plan, it may be required to pay the plan an amount based on the underfunded status of the plan, referred to as a withdrawal liability.

(Continued)

GSF USA, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 8 - UNION-ADMINISTERED PLANS (Continued)

The Company has no current plans to withdraw from the pension plan. The Company's participation in the plan for the annual periods ended December 31, 2021 and 2020, is outlined in the table below. The Company's contributions to the plan were below five percent of total contributions to the plan for both 2021 and 2020. The zone status is based on information that the Company received from the plan and is certified by the plan's actuary. The zone status is reported as of December 31, 2021 and 2020, the plan year end. Among other factors, plans in the red zone are less than 65% funded, plans in the yellow zone are between 65-80% funded, and plans in the green zone are more than 80% funded.

Pension Fund	EIN/Plan Number	Pension Protection Act Zone Status		Company Contributions		Collective Bargaining Agreement Exp. Date	Funding Plan	Future Contributions
		2021	2020	2021	2020			
Local 25 S.E.I.U.	36-6486542/001	Green	Green	\$ 14,927	\$ 23,543	4/7/2024	No	\$50/wk per employee

NOTE 9 - RELATED PARTY TRANSACTIONS

The Company pays a management fee to its parent company, GSF Intercontinental. Fees of \$66,969 and \$65,933 were paid in 2021 and 2020, respectively, and are recorded in selling, general and administrative expenses. At December 31, 2021 and 2020, the Company had amounts due from its parent company of \$229,587 and \$172,927, respectively, comprised of advance payments of management fees.

NOTE 10 - SUBSEQUENT EVENTS

The Company has performed an analysis of the activities and transactions subsequent to December 31, 2021 to determine the need for any adjustments to and/or disclosures within the reviewed financial statements for the year then ended. The Company has performed their analysis through February 10, 2022, the date the financial statements were available to be issued.

GSF USA, INC.
Indianapolis, Indiana

FINANCIAL STATEMENTS
December 31, 2020 and 2019

GSF USA, INC.
Indianapolis, Indiana

FINANCIAL STATEMENTS
December 31, 2020 and 2019

CONTENTS

INDEPENDENT ACCOUNTANT’S REVIEW REPORT	1
FINANCIAL STATEMENTS	
STATEMENTS OF INCOME	2
BALANCE SHEETS	3
STATEMENTS OF SHAREHOLDER’S EQUITY	4
STATEMENTS OF CASH FLOWS	5
NOTES TO FINANCIAL STATEMENTS	6



Crowe LLP
Independent Member Crowe Global

INDEPENDENT ACCOUNTANT'S REVIEW REPORT

Board of Directors
GSF USA, Inc.
Indianapolis, Indiana

We have reviewed the accompanying financial statements of GSF USA, Inc., which comprise the balance sheets as of December 31, 2020 and 2019, and the related statements of income, shareholder's equity, and cash flows for the years then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review engagements in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

Accountant's Conclusion

Based on our reviews, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Crowe LLP
Crowe LLP

Indianapolis, Indiana
February 11, 2021

Attachment: Janitorial Services - GSF (3427 : 2023-2025 Janitorial Services Contract Award)

GSF USA, INC.
STATEMENTS OF INCOME
Years ended December 31, 2020 and 2019

	<u>2020</u>	<u>2019</u>
Revenue	\$ 39,870,086	\$ 34,863,992
Direct expenses	<u>29,849,686</u>	<u>28,263,833</u>
Gross profit	10,020,400	6,600,159
Selling, general and administrative expenses	<u>6,571,344</u>	<u>5,936,497</u>
Income before other income and income tax expense	3,449,056	663,662
Other income		
Gain on disposal of equipment	<u>135,936</u>	<u>14,422</u>
Income before income tax expense	3,584,992	678,084
Income tax expense (Note 3)	<u>891,814</u>	<u>176,679</u>
Net income	<u>\$ 2,693,178</u>	<u>\$ 501,405</u>

See notes to financial statements and
independent accountant's review report.

GSF USA, INC.
BALANCE SHEETS
December 31, 2020 and 2019

	<u>2020</u>	<u>2019</u>
ASSETS		
Current assets		
Cash and cash equivalents	\$ 5,170,922	\$ 1,861,269
Accounts receivable, net of allowance for doubtful accounts of \$21,669 and \$80,756	4,904,455	4,073,558
Due from related parties (Note 9)	172,927	154,184
Other current assets (Note 1)	<u>124,561</u>	<u>43,688</u>
Total current assets	10,372,865	6,132,699
 Property and equipment - net (Note 2)	 3,242,219	 2,206,101
Deferred income taxes (Note 3)	-	641,046
Other assets (Note 1)	<u>28,064</u>	<u>23,851</u>
	<u>28,064</u>	<u>664,897</u>
	<u>\$ 13,643,148</u>	<u>\$ 9,003,697</u>
 LIABILITIES AND SHAREHOLDER'S EQUITY		
Current liabilities		
Accounts payable	\$ 558,153	\$ 391,991
Current portion of long-term debt (Note 5)	144,315	122,524
Accrued expenses (Note 4)	<u>3,303,209</u>	<u>1,714,746</u>
Total current liabilities	4,005,677	2,229,261
Long-term liabilities		
Long-term debt (Note 5)	228,470	250,754
Deferred income taxes (Note 3)	<u>192,141</u>	<u>-</u>
Total long-term liabilities	420,611	250,754
Shareholder's equity		
Common stock	1,000	1,000
Additional paid-in capital	8,060,000	8,060,000
Accumulated earnings (deficit)	<u>1,155,860</u>	<u>(1,537,318)</u>
	<u>9,216,860</u>	<u>6,523,682</u>
	<u>\$ 13,643,148</u>	<u>\$ 9,003,697</u>

See notes to financial statements and
independent accountant's review report.

GSF USA, INC.
STATEMENTS OF SHAREHOLDER'S EQUITY
Years ended December 31, 2020 and 2019

	<u>Common Stock</u>					
	Shares (1,000 shares Authorized Issued and Outstanding \$1 par value)	Amount	Additional Paid-in Capital	Accumulated Earnings (Deficit)	Total Shareholder's Equity	
Balance at January 1, 2019	1,000	\$ 1,000	\$ 8,060,000	\$ (2,038,723)	\$ 6,022,277	
Net income	-	-	-	501,405	501,405	
Balance at December 31, 2019	1,000	1,000	8,060,000	(1,537,318)	6,523,682	
Net Income	-	-	-	2,693,178	2,693,178	
Balance at December 31, 2020	<u>1,000</u>	<u>\$ 1,000</u>	<u>\$ 8,060,000</u>	<u>\$ 1,155,860</u>	<u>\$ 9,216,860</u>	

See notes to financial statements and
independent accountant's review report.

GSF USA, INC.
STATEMENTS OF CASH FLOWS
Years ended December 31, 2020 and 2019

	<u>2020</u>	<u>2019</u>
Cash flows from operating activities		
Net income	\$ 2,693,178	\$ 501,405
Adjustments to reconcile net income to net cash from operations		
Depreciation and amortization	1,060,997	908,540
Provision (recoveries) for doubtful accounts	(55,977)	370,893
Gain on disposal of equipment	(135,936)	(14,422)
Deferred income taxes	833,187	176,679
Change in assets and liabilities		
Accounts receivable	(774,920)	(876,069)
Due to/from related parties	(18,743)	(25,095)
Other assets	(85,086)	2,442
Account payable	166,162	46,722
Accrued expenses	<u>1,588,463</u>	<u>325,163</u>
Net cash from operating activities	5,271,325	1,416,258
Cash flows from investing activities		
Purchases of property and equipment	(2,114,938)	(766,885)
Proceeds from disposal of equipment	<u>327,405</u>	<u>14,421</u>
Net cash from investing activities	(1,787,533)	(752,464)
Cash flows from financing activity		
Payments on long-term debt	<u>(174,139)</u>	<u>(94,266)</u>
Net cash from financing activity	(174,139)	(94,266)
Net change in cash and cash equivalents	3,309,653	569,528
Cash and cash equivalents at beginning of year	<u>1,861,269</u>	<u>1,291,741</u>
Cash and cash equivalents at end of year	<u>\$ 5,170,922</u>	<u>\$ 1,861,269</u>
Supplemental disclosure of cash flow information		
Cash paid during the year for interest	\$ 5,557	\$ 6,485
Vehicles financed under long-term debt	173,646	181,294

See notes to financial statements and
independent accountant's review report.

GSF USA, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 1 - COMPANY DESCRIPTION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Company Description: GSF USA, Inc. (the "Company"), a Delaware Corporation, provides janitorial services in the greater Indianapolis, Indiana; Chicago, Illinois; Cincinnati, Ohio; and Orlando, Florida areas, concentrating primarily on commercial building cleaning. The Company provides services to property managers and individual companies.

Recently Adopted Accounting Pronouncements: On January 1, 2019, the Company adopted Accounting Standards Update (ASU) 2014-09, *Revenue from Contracts with Customers*, and all subsequent amendments thereto (collectively, "Topic 606"). Topic 606 supersedes virtually all existing revenue recognition guidance, including industry-specific guidance, and replaces it with a single, comprehensive framework for recognizing revenue from contracts with customers. Topic 606 also requires enhanced disclosure about the Company's revenue from contracts with customers.

The Company elected to adopt Topic 606 using the modified retrospective transition method, including the practical expedient to apply Topic 606 only to contracts not completed as of the date of adoption. Under this method, there was no material impact of the effect of adopting Topic 606 and therefore no adjustment to the Company's January 1, 2019 opening balance of accumulated deficit.

Revenue Recognition: The Company recognizes revenue from contracts with customers when (or as) control of the promised goods or services transfers to the customer, which generally occurs as services are provided to the customer. Revenue is recorded at the amount of consideration the Company expects to be entitled to in exchange for the services. Generally, most of the Company's contracts can be terminated by either party with written notice without substantive penalty. Revenue is recorded net of sales tax.

The Company's revenue arises from it providing commercial building cleaning services to property managers and individual companies within the Midwest. The majority of the Company's contracts contain multiple promises that represent an integrated bundle of services comprised of activities that may vary over time; however, these activities fulfill a single integrated performance obligation since the Company performs a continuous service that is substantially the same and has the same pattern of transfer to the customer. The performance obligations are primarily satisfied over time as the Company provides the related services. The Company allocates the contract transaction price to this single performance obligation and recognizes revenue as the services are performed.

The Company primarily accounts for its performance obligations under the series guidance, using the as invoiced practical expedient when applicable. The Company applies the as-invoiced practical expedient to record revenue as the services are provided, given the nature of the services provided and the frequency of billing under the customer contracts. Under this practical expedient, revenue is recognized in an amount that corresponds directly with the value to the customer of the Company's performance completed to date and for which it has the right to invoice the customer. The Company typically bills customers on a monthly basis and has the right to consideration from customers in an amount that corresponds directly with the performance obligation satisfied to date.

The Company has arrangements under the following types of contracts:

Monthly Fixed-Price: Monthly fixed-price arrangements are contracts in which customers agree to pay a fixed fee every month over a specified contract term.

Square Foot: Monthly square-foot arrangements are contracts in which the customer agrees to pay a fixed fee every month based on the actual square footage serviced over a specified contract term.

(Continued)

GSF USA, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 1 - COMPANY DESCRIPTION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(Continued)

Cost-Plus: Cost-plus arrangements are contracts in which the customer reimburses the Company for the agreed-upon amount of wages and benefits, payroll taxes, insurance charges, and other expenses associated with the contracted work, plus a profit margin.

Revenue is recognized under each of these types of contracts at the agreed-upon contractual amount over time because the customer simultaneously receives and consumes the benefits of the services as they are performed.

Special Services: The Company also provides special cleanings services to various customers that are short-term in nature (typically a one-day service period). Given the short-term nature of the services provided, substantially all revenue from these special services are recognized on the same day services are rendered.

Consumables Reimbursements: Under some arrangements, the Company will purchase consumables and pass through the revenue and expenses associated with the purchases to the customer. Under these contracts, the Company recognizes both revenues and expenses that are directly reimbursed as such expenses are incurred.

Revenue is recognized under each of these types of contracts at the agreed-upon contractual amount at the time the service is performed.

The following table presents the composition of the Company's revenue for the year ended December 31, 2020 and 2019, including a disaggregation by timing of revenue recognition:

	Recognition Methodology		Total
	Point in Time	Over Time	
<u>Year ending December 31, 2020</u>			
Service revenue	\$ 4,095,436	\$ 35,774,650	\$ 39,870,086
Total revenue	\$ 4,095,436	\$ 35,774,650	\$ 39,870,086
	Recognition Methodology		Total
	Point in Time	Over Time	
<u>Year ending December 31, 2019</u>			
Service revenue	\$ 2,440,565	\$ 32,423,427	\$ 34,863,992
Total revenue	\$ 2,440,565	\$ 32,423,427	\$ 34,863,992

Accounts Receivable: The Company sells to customers using credit terms customary in its industry. The time between completion of the performance obligation and collection of cash is generally 30 to 60 days. Interest is not normally charged on receivables. Management establishes a reserve for losses on its accounts based on historic loss experience and current economic conditions.

Use of Estimates in the Preparation of Financial Statements: The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant estimates, which are particularly subject to change, include the determination of allowance for doubtful accounts, deferred tax valuations, and depreciation. Actual results could differ from those estimates.

(Continued)

GSF USA, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 1 - COMPANY DESCRIPTION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(Continued)

Other Assets: Other assets represent deposits and prepayments for insurance and other operating expenses.

Property and Equipment: Property and equipment are recorded at original cost less accumulated depreciation. Depreciation is calculated by accelerated and straight-line methods over the useful lives of the assets. The Company estimates useful lives for vehicles (three to five years), service equipment (two to seven years), office equipment (three to seven years), and computer equipment (two to five years). Leasehold improvements are amortized over the remaining lease term, if shorter. Expenditures for maintenance and repairs are charged to operations as incurred.

Long-lived Assets: Long-lived assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. The Company determined that no impairment loss needs to be recognized for applicable assets in 2020 and 2019.

Income Taxes: Income taxes are provided for the tax effects of transactions reported in the financial statements and consist of taxes currently due plus deferred taxes related primarily to differences between the bases of assets and liabilities for financial and income tax reporting. The deferred tax assets and liabilities represent the future tax return consequences of those differences, which will either be taxable or deductible when the assets and liabilities are recovered or settled. Deferred taxes also are recognized for operating losses that are available to offset future taxable income and tax credits that are available to offset future federal income taxes. If necessary, the measurement of deferred tax assets is reduced by recording a valuation allowance to reflect the deferred tax assets at their estimated realizable amount based on available evidence.

With respect to accounting for uncertainty in income taxes, a tax position is recognized as a benefit only if it is "more likely than not" that the tax position would be sustained in a tax examination, with a tax examination being presumed to occur. The amount recognized is the largest amount of tax benefit that is greater than 50% likely of being realized on examination. For tax positions not meeting the "more likely than not" test, no tax benefit is recorded.

The Company is subject to U.S. federal income tax as well as income tax of multiple-state jurisdictions. The Company is no longer subject to examination by taxing authorities for year before 2017. The Company does not expect the total amount of unrecognized tax benefits to significantly change in the next 12 months.

Statement of Cash Flows: For the purpose of the statement of cash flows, cash includes cash and cash equivalents with original maturities of 90 days or less. As of December 31, 2020 and 2019, cash balances in one financial institution were in excess of the insurance limits provided by the Federal Deposit Insurance Corporation.

Sales Taxes: The Company transacts business in certain states that assess sales tax on services. The Company's accounting policy is to record sales tax on a net basis.

Risks and Uncertainties: In December 2019, a novel strain of coronavirus ("COVID-19") surfaced in Wuhan, China, and has spread around the world with resulting business and social disruption. COVID-19 was declared a Public Health Emergency of International Concern by the World Health Organization on January 30, 2020. Consequences of the coronavirus outbreak could result in disruption or restriction on our ability to operate. The Company has not seen a disruption in its operations to date. The potential impact of the pandemic with respect to the Company's markets and operations, however, is difficult to predict and could adversely impact the Company's business.

(Continued)

GSF USA, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 2 - PROPERTY AND EQUIPMENT

Property and equipment consist of the following at December 31, 2020 and 2019:

	<u>2020</u>	<u>2019</u>
Vehicles	\$ 1,691,345	\$ 1,565,052
Service equipment	7,184,761	5,855,099
Office equipment	448,947	435,533
Computer equipment	547,428	521,490
Leasehold improvements	<u>194,132</u>	<u>185,755</u>
	10,066,613	8,562,929
Accumulated depreciation	<u>(6,824,394)</u>	<u>(6,356,828)</u>
	<u>\$ 3,242,219</u>	<u>\$ 2,206,101</u>

Depreciation and amortization expense related to property and equipment was \$1,060,997 for 2020 and \$908,540 for 2019.

NOTE 3 - INCOME TAXES

The income tax expense for the years ended December 31, 2020 and 2019 consists of the following:

	<u>2020</u>	<u>2019</u>
Deferred provision	\$ 833,187	\$ 176,679
Current provision	<u>58,627</u>	<u>-</u>
Income tax expense	<u>\$ 891,814</u>	<u>\$ 176,679</u>

A reconciliation of the statutory U.S. federal income tax rate to the income tax expense is as follows:

	<u>2020</u>	<u>2019</u>
Provision for federal taxes	\$ 752,848	\$ 142,398
Provision for state income taxes, net of federal income tax effect	125,307	19,637
Tax effect of nondeductible expenses	13,701	16,573
Change in valuation allowance	-	-
Effect of change in tax rate	-	(1,218)
Other items	<u>(42)</u>	<u>(711)</u>
Income tax expense	<u>\$ 891,814</u>	<u>\$ 176,679</u>

(Continued)

GSF USA, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 3 - INCOME TAXES (Continued)

Net deferred taxes in the accompanying balance sheets at December 31, 2020 and 2019 include the following:

	<u>2020</u>	<u>2019</u>
Deferred tax assets	\$ 354,945	\$ 641,046
Deferred tax liabilities	<u>(547,086)</u>	<u>-</u>
Net deferred taxes assets (liabilities)	<u>\$ (192,141)</u>	<u>\$ 641,046</u>

At December 31, 2020, the Company had a net deferred tax liability recorded of \$192,141. The deferred tax liabilities recorded relate to temporary differences arising from acceleration of fixed asset depreciation. The net deferred tax asset is comprised primarily of accrued payroll taxes, accrued vacation, and operating loss carryforwards. In assessing the realization of deferred tax assets, management considers whether it is more likely than not that some portion or all of the deferred tax assets will not be realized. The ultimate realization of deferred tax assets is dependent upon the generation of future taxable income during the periods in which those temporary differences become deductible. At December 31, 2020, the Company concluded that no valuation allowance on deferred tax assets is required as it is more likely than not they will be realized as a result of future anticipated earnings.

Federal net operating loss carry forwards of approximately \$58,000 and \$2,690,000 exist at December 31, 2020 and December 31, 2019, respectively. These federal net operating losses can be carried forward indefinitely. During the tax period ending December 31, 2020, the Company utilized approximately \$2,630,000 of the net operating loss carry forward benefit recorded. State net operating loss carry forwards of approximately \$184,000 and \$2,340,000 exist at December 31, 2020 and December 31, 2019, respectively. The state net operating loss carry forwards begin to expire in 2031. During the tax period ending December 31, 2020, the Company utilized approximately \$2,160,000 of the state net operating loss carry forward benefit recorded.

NOTE 4 - ACCRUED EXPENSES

Accrued expenses consist of the following at December 31, 2020 and 2019:

	<u>2020</u>	<u>2019</u>
Accrued payroll and benefits	\$ 3,099,383	\$ 1,407,493
Other current liabilities	<u>203,826</u>	<u>307,253</u>
	<u>\$ 3,303,209</u>	<u>\$ 1,714,746</u>

(Continued)

GSF USA, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 5 - DEBT

Senior Credit Agreement: The Company maintains a credit facility with BMO Harris Bank, N.A. comprising a \$1,500,000 revolving line of credit. The revolving line of credit expires in July 2022 and accrues interest at one-month LIBOR plus 3.00% and is payable monthly.

The credit facility is secured by a first security interest in substantially all business assets of the Company. The credit facility agreement requires, among other items, that certain financial covenants be maintained such as a senior fixed charge coverage ratio and a leverage ratio.

At December 31, 2020 and 2019, the Company had no borrowings outstanding under the credit facility.

Vehicle Loans: During 2020, the Company financed the purchase of six service vehicles. The terms for these five loans varied, with monthly principal and interest payments due to the creditor ranging from \$425 to \$509. Interest rates for these loans ranged from 1.00% to 1.93, secured by the vehicles. Payments on these loans commenced in January 2020 and continue through May 2026.

The Company financed the purchase of five service vehicles during 2019. The terms for these five loans varied, with monthly principal and interest payments due to the creditor ranging from \$593 to \$967. Interest rates for these loans ranged from 1.00% to 6.40%, secured by the vehicles. Payments on these loans commenced in June 2019 and continue through November 2024.

Scheduled principal payments on long-term debt are as follows:

2021	\$ 144,315
2022	84,881
2023	66,388
2024	45,375
2025	27,572
Thereafter	<u>4,254</u>
	<u>\$ 372,785</u>

NOTE 6 - COMMITMENTS AND CONTINGENCIES

Operating Leases: The Company leases office and warehousing space in Indianapolis, Indiana through December 31, 2022. Monthly lease payments escalate from free base rent to \$5,475 throughout the term of the lease. Under the lease, the Company has the option to renew the lease for two additional terms of five years each. The lease also provides the Company with an early termination option after year six of the lease term and at all times thereafter as further described in the agreement.

The Company leases office space in Cincinnati, Ohio through October 2024. Monthly lease payments escalate from \$2,900 to \$3,250 throughout the term of the lease.

The Company leases office space in Chicago, Illinois through January 2022. Monthly lease payments range from free base rent to \$6,305 throughout the term of the lease. The Company also leases office space in Rockford, Illinois through March 2026 with monthly lease payments escalating from \$1,006 to \$1,174 throughout the term of the lease.

For the Company's office and warehousing leases, in addition to the base rent, the Company is obligated to pay common area charges and other expenses as defined in the lease agreements on a monthly basis and as annually adjusted.

(Continued)

GSF USA, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 6 - COMMITMENTS AND CONTINGENCIES (Continued)

The Company also has an agreement to lease a vehicle that requires monthly payments of \$1,450 through March 2022.

Rent expense, including common area maintenance charges, for these leases was \$219,021 and \$224,263 for the years ended December 31, 2020 and 2019, respectively.

Minimum annual operating lease payments subsequent to December 31, 2020 are as follows:

2021	\$ 218,468
2022	127,633
2023	51,352
2024	45,955
2025	13,958
Thereafter	<u>3,521</u>
	<u>\$ 460,887</u>

NOTE 7 - PROFIT SHARING

The Company maintains a profit-sharing plan covering substantially all of its eligible employees. The Company may make a matching contribution based on employees' voluntary participation. In addition, the Company's matching provision allows for discretionary contributions by the employer. The Company's contributions to the plan for the years ended December 31, 2020 and 2019 were \$115,673 and \$108,605, respectively.

NOTE 8 - UNION-ADMINISTERED PLANS

Health and Welfare Plans: Certain employees in Indiana, Ohio and Illinois are members of a local union, which requires the Company to contribute to union-administered health and welfare plans for each union employee as specified in the union contract. The Company is required to make contributions to the plans of between \$898 and \$924 per month per employee.

For the years ended December 31, 2020 and 2019, the Company's contributions to the health and welfare plans aggregated \$367,576 and \$526,317, respectively.

Multi-Employer Pension Plan: Certain employees in Illinois are members of a local union which requires the Company to contribute to a union-administered multi-employer pension plan. The pension plan promises an employee a specified monthly benefit upon retirement that is predetermined by a formula based on the tenure of service, age, and other data, rather than depending on investment returns.

The risks of participating in a multi-employer pension plan are different from single-employer plans in the following aspects:

1. Assets contributed to the multi-employer plan by one employer may be used to provide benefits to employees of other participating employers.
2. If a participating employer stops contributing to a plan, the unfunded obligations of the plan may be borne by the remaining participating employers.
3. If the Company chooses to stop participating in the multi-employer plan, it may be required to pay the plan an amount based on the underfunded status of the plan, referred to as a withdrawal liability.

(Continued)

GSF USA, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 8 - UNION-ADMINISTERED PLANS (Continued)

The Company has no current plans to withdraw from the pension plan. The Company's participation in the plan for the annual periods ended December 31, 2020 and 2019, is outlined in the table below. The Company's contributions to the plan were below five percent of total contributions to the plan for both 2020 and 2019. The zone status is based on information that the Company received from the plan and is certified by the plan's actuary. The zone status is reported as of December 31, 2020 and 2019, the plan year end. Among other factors, plans in the red zone are less than 65% funded, plans in the yellow zone are between 65-80% funded, and plans in the green zone are more than 80% funded.

<u>Pension Fund</u>	<u>EIN/Plan Number</u>	<u>Pension Protection Act Zone Status</u>		<u>Company Contributions</u>		<u>Collective Bargaining Agreement Exp. Date</u>	<u>Funding Plan</u>	<u>Future Contributions</u>
		<u>2020</u>	<u>2019</u>	<u>2020</u>	<u>2019</u>			
Local 25 S.E.I.U.	36-6486542/001	Green	Green	\$ 23,543	\$ 40,919	4/4/2021	No	\$50/wk per employee

NOTE 9 - RELATED PARTY TRANSACTIONS

The Company pays a management fee to its parent company, GSF Intercontinental. Fees of \$65,933 and \$61,303 were paid in 2020 and 2019, respectively, and are recorded in selling, general and administrative expenses. At December 31, 2020 and 2019, the Company had amounts due from its parent company of \$172,927 and \$154,184, respectively, comprised of advance payments of management fees.

The Company pays for certain expenses and taxes on behalf of an officer of the Company, for which the officer reimburses the Company. At December 31, 2020 and 2019, respectively, there were no amounts due from the officer.

NOTE 10 - SUBSEQUENT EVENTS

The Company has performed an analysis of the activities and transactions subsequent to December 31, 2020 to determine the need for any adjustments to and/or disclosures within the reviewed financial statements for the year then ended. The Company has performed their analysis through February 11, 2021, the date the financial statements were available to be issued.



CERTIFICATE OF LIABILITY INSURANCE

12.D.2.a

DATE (MM/DD/YYYY)
11/30/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AssuredPartners of Indiana, LLC 10401 N. Meridian #300 Indianapolis, IN 46290	1-317-844-7759	CONTACT NAME: Kelsey Davis PHONE (A/C No. Ext): 317-595-7335 E-MAIL ADDRESS: kelsey.davis@assuredpartners.com FAX (A/C No): 317-844-9910
INSURED G.S.F. USA, Inc. 2701 Fortune Circle E, Suite D Indianapolis, IN 46241		INSURER(S) AFFORDING COVERAGE INSURER A: AMERISURE MUT INS CO NAIC # 23396 INSURER B: GREAT AMER INS CO 16691 INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER: 67218453

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☒ PROJECT ☒ LOC OTHER:	X	X	CPP 21133600301	12/01/22	12/01/23	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	X	X	CA 2113590302	12/01/22	12/01/23	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$	X	X	CU 21133620302	12/01/22	12/01/23	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ N	X N/A	WCE918248-00	12/01/22	12/01/23	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CITY OF FAIRFIELD IS AN ADDITIONAL INSURED FOR GENERAL LIABILITY; BUT ONLY WHERE REQUIRED BY WRITTEN CONTRACT, AND WHERE ALLOWABLE BY LAW.

CERTIFICATE HOLDER

City of Fairfield

350 Pleasant Ave
Fairfield, OH 45014

USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)
KDAVIS
67218453

The ACORD name and logo are registered marks of ACORD

Packet Pg. 238

Attachment: Janitorial Services - GSF (3427 : 2023-2025 Janitorial Services Contract Award)

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

GSF USA, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) **5**

Exemption from FATCA reporting code (if any)

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

2701 Fortune Circle E, Suite D

6 City, state, and ZIP code

Indianapolis, IN 46241

7 List account number(s) here (optional)

Requester's name and address (optional)

Print or type.
See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

- -

or

Employer identification number

-

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

[Signature]

Date ►

4/16/21

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Ohio**Bureau of Workers'
Compensation**30 W. Spring St.
Columbus, OH 43215**Certificate of Ohio Workers' Compensation**

This certifies that the employer listed below participates in the Ohio State Insurance Fund as required by law. Therefore, the employer is entitled to the rights and benefits of the fund for the period specified. This certificate is only valid if premiums and assessments, including installments, are paid by the applicable due date. To verify coverage, visit www.bwc.ohio.gov, or call 1-800-644-6292.

This certificate must be conspicuously posted.

Policy number and employer
01080884

GSF USA INC
9850 PRINCETON GLENDALE RD STE B
WEST CHESTER OH 45246-1034

Period Specified Below
07/01/2022 to 07/01/2023



www.bwc.ohio.gov

Issued by: BWC

Stephanie McCloud

Administrator/CEO

You can reproduce this certificate as needed.

Attachment: Janitorial Services - GSF (3427 : 2023-2025 Janitorial Services Contract Award)



10401 N. Meridian Street, Suite 300
Carmel, IN 46290
Phone: (317) 844-7759
Fax: (317) 844-9910

August 12, 2021

G.S.F. USA, Inc
2701 Fortune Circle E, Suite D
Indianapolis, IN 46256

RE: Workers Compensation Experience Modification Rate (EMR)
Policy Number: WC211336301
Carrier: Amerisure Mutual Insurance Company
Policy Term: 12/1/2020 to 12/1/2021

To Whom It May Concern:

The following are the Workers' Compensation Experience Modification Rates (EMRs) applicable to G.S.F. USA, Inc.

Effective Date	EMR
12/01/2021	1.01
12/01/2020	0.87
12/01/2019	0.74

Should you have any questions or need additional information, please contact our office.

Sincerely,

Connor Smith

Account Coordinator
connor.smith@assuredpartners.com
(317) 595-7314

Attachment: Janitorial Services - GSF (3427 : 2023-2025 Janitorial Services Contract Award)

UNITED STATES OF AMERICA
STATE OF OHIO
OFFICE OF THE SECRETARY OF STATE

I, Jon Husted, do hereby certify that I am the duly elected, qualified and present acting Secretary of State for the State of Ohio, and as such have custody of the records of Ohio and Foreign business entities; that said records show GSF USA, INC., a Delaware corporation, having qualified to do business within the State of Ohio on March 13, 2009 under License No. 1843062 is currently in GOOD STANDING upon the records of this office.



*Witness my hand and the seal of the
Secretary of State at Columbus, Ohio
this 7th day of March, A.D. 2018.*

Jon Husted

Ohio Secretary of State

Validation Number: 201806602222

Attachment: Janitorial Services - GSF (3427 : 2023-2025 Janitorial Services Contract Award)

Delaware

PAGE 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "GSF USA, INC." IS DULY INCORPORATED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL CORPORATE EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE NINTH DAY OF FEBRUARY, A.D. 2009.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "GSF USA, INC." WAS INCORPORATED ON THE TWENTY-SECOND DAY OF MAY, A.D. 1987.

2127086 8300

090118008

You may verify this certificate online
at corp.delaware.gov/authvar.shtml




Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 7126636

DATE: 02-09-09

Attachment: Janitorial Services - GSF (3427 : 2023-2025 Janitorial Services Contract Award)



GSF COMPANY HISTORY

GSF Group at a glance

- GSF stands for Group Services France. The group was founded in France in 1963.
- GSF has established strong partnerships all over Europe with an organization called: GEIE ECS
- GSF established in Canada in 1983, in the USA in 1987, in the United Kingdom in 1988 and in Spain in 1998
- More than 30,000 people are employed all over the world
- Today there are over 100 entities all over France
- The group's revenue in 2019 was over \$1 billion.

GSF USA, Inc.

GSF established in the United States in **1987**.

GSF first acquired Safeway Building Services in Indiana in 1987, then North American Janitorial Services in Ohio in 1992 and finally GSF acquired CBS & MEI in 2005 in Illinois.

Today, GSF USA, Inc. employs nearly 1200 people and provides cleaning and support services tailored to fit any kind of commercial facility for over **40** million square feet every day.

Our Beliefs:

Since the founding of GSF over 50 years ago, our company has been driven by four core beliefs:

- Customer Culture
- Respect for People
- Professional Approach
- Strong Identity

We implement these beliefs in our approach to everything we do in the course of conducting business

GSF AND ITS SUBSIDIARIES



United Kingdom

France

Spain

Canada

USA

Our beliefs

Development to our company is driven by these beliefs which we have held and shared since our creation.

GSF is committed to a continuing improvement program for all its services.

- Learning, growing, achieving and leading customer loyalty
- Providing safety at work
- Delivering a personalized service
- Respecting our environment
- Implementing international standards
- Encouraging social responsibility
- Ensuring compliance with regulations and laws
- Developing our employees' skills
- Ensuring the quality of our work
- Maintaining a clean and safe environment

Customer culture

Respect for people

Professional approach

Strong identity

Upgrading and managing means

Improving the customer's experience

Respecting the environment

Ensuring the quality of our work

Maintaining a clean and safe environment

Encouraging social responsibility

Ensuring compliance with regulations and laws

Developing our employees' skills

Ensuring the quality of our work

Maintaining a clean and safe environment

Encouraging social responsibility

Ensuring compliance with regulations and laws

Developing our employees' skills

Ensuring the quality of our work

Maintaining a clean and safe environment

Encouraging social responsibility

Ensuring compliance with regulations and laws

Developing our employees' skills

Ensuring the quality of our work

Maintaining a clean and safe environment

Encouraging social responsibility

Ensuring compliance with regulations and laws

Developing our employees' skills

Ensuring the quality of our work

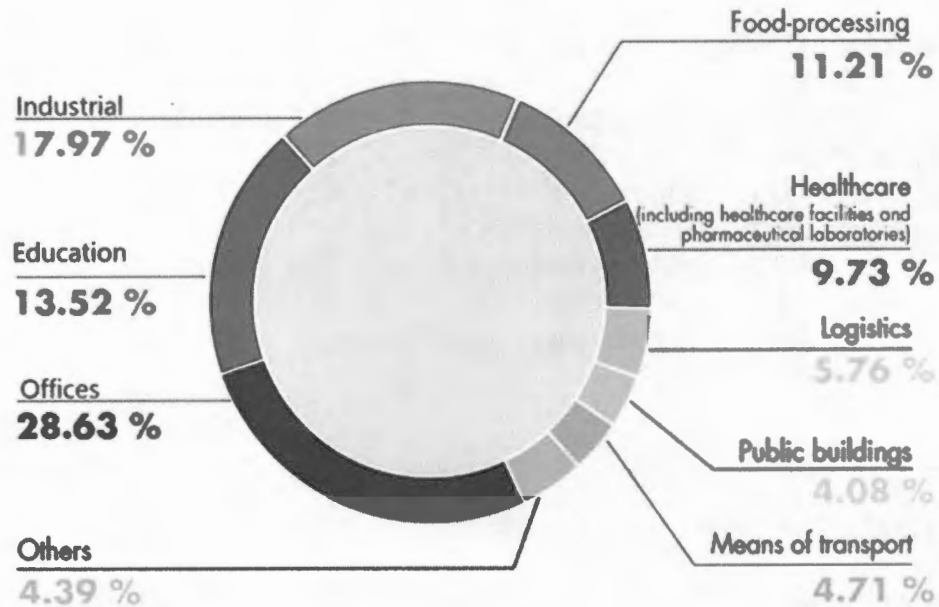
Maintaining a clean and safe environment

Encouraging social responsibility

Ensuring compliance with regulations and laws



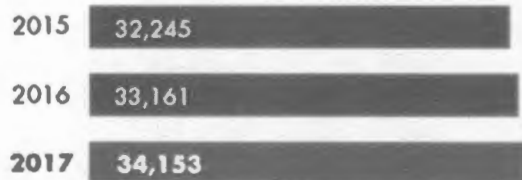
Distribution of GSF revenue by customers' business segment
GSF Group revenue in 2017



Revenue growth
in thousands Euros



Headcount's growth
in number of employees



Customers' perception of GSF performance

VIA VOICE survey (February 2018) of 301 cleaning services managers of companies with over 200 employees (file provided by ARSEG)

Each figure below is the difference in points between GSF (1st) and the 2nd best company on the list for the subject

Good perception of the service provider
A 10-POINT difference

Company worth being recommended
A 11-POINT difference

Company caring for the environment
A 24-POINT difference

Reliable partner
A 9-POINT difference

Company with good CSR
A 10-POINT difference



ORGANIZATIONAL AND SUPPORT CAPABILITIES

GSF

Our financial strength allows us to have a robust Research & Development department oriented towards innovative and sustainable cleaning processes. The R&D team is composed of microbiologists, pharmacists, medical engineers, quality engineers, time and motion engineers, and industrial engineers. Their mission is to create best in class cleaning processes in terms of efficiency and cleaning quality.

They also test on site or in our cleanroom, and then recommend the equipment and chemicals for the entire group use, based on efficiency, employee and customer safety and how environmentally friendly they are.

GSF USA, Inc.

GSF USA provides a range of cleaning and support services to facilities in the Indianapolis, Chicago, Rockford, and Cincinnati areas. These support services may range from things like extra outdoor power washing, hard surface floor maintenance, light maintenance, to things like transportation of inbound freight. We are always striving to meet whatever needs our clients may have. We are constant seeking improvement and innovation. We recently converted our managers to a hybrid fleet as part of our commitment to the environment. We are also piloting a robotic floor scrubber at one site as part of our commitment to innovation.

GSF USA is in a growing phase and over the past few years has started adding new staff throughout the organization from both inside and outside of the cleaning industry. This supports our belief of continuous improvement through the infusion of new and different ideas to keep the organization ever evolving and refining our processes.

As part of GSF USA, Inc. the Ohio office has the support of our corporate functions as well as the additional operational expertise of our Indianapolis, Chicago, and Rockford offices.

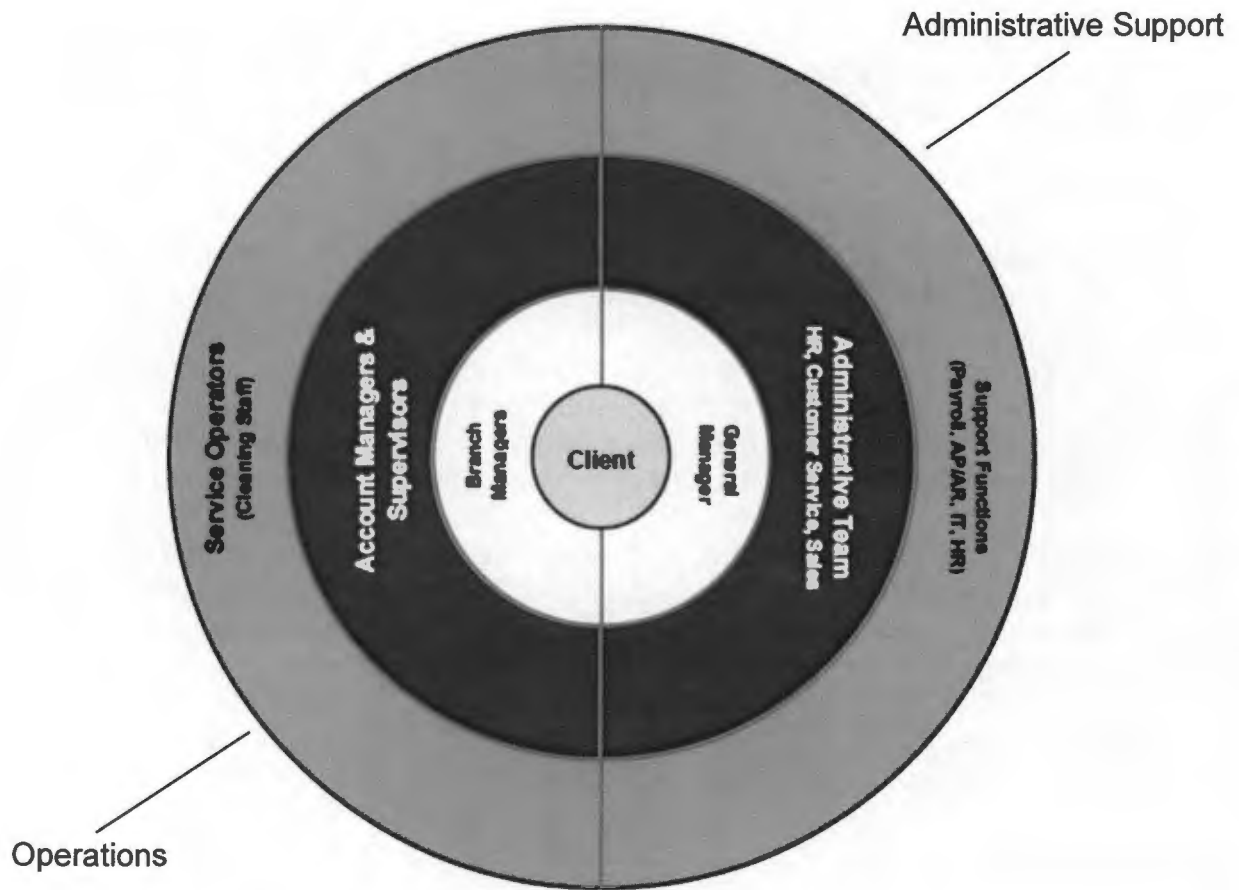
Local Expertise

Our branch managers average over 20 years in the cleaning industry. As the primary point of contact for the client, the branch manager can address all issues and requests associated with the service of the facility. The branch manager is responsible for quality control, communication with the client, communication with the supervisors and staff, and supply ordering.

Branch managers regularly visit the facility to meet with clients, supervisors, and staff members. They regularly speak with supervisors assigned to the building to address any concerns, ensure adherence to schedules, address any staff matters, and review the quality of the cleaning performed.

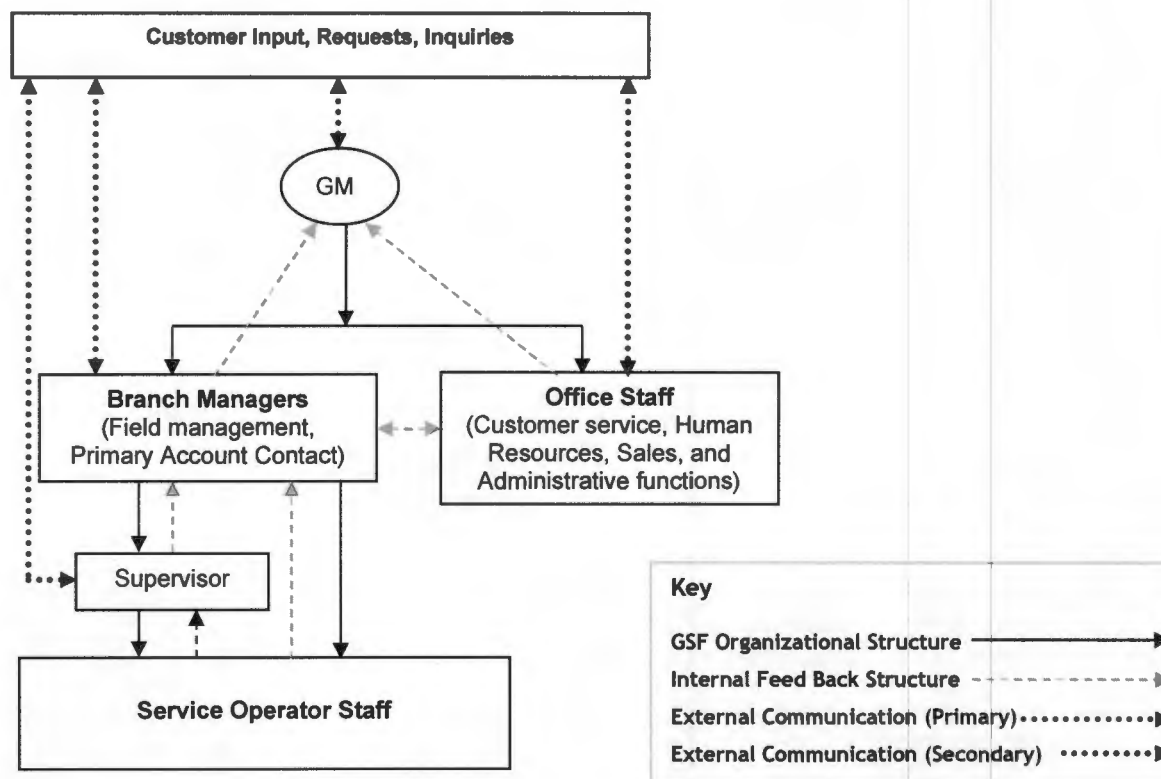


Our knowledgeable management staff has years of experience supervising janitorial staff in a variety of facilities including multi-tenant offices, health care settings, and municipal facilities. Our managers are familiar with green cleaning practices and transitioning building cleaning from night cleaning to day cleaning services as well as working with property managers to implement green cleaning practices. Branch managers are available by cell phone to the client and the GSF team day or night for any issues requiring their immediate attention.





Our structure ensures all levels of staff are focused on providing the highest levels of service and responsiveness for all requests and inquiries.



Our field management and service operator staff is supported by the General Manager and the office staff. The office staff manages the functions of customer service, human resources, sales and other administrative functions.

GSF takes communication with our clients very seriously. Anytime of day or night, we make sure there is always someone you can contact for any type of issue or emergency.

For daily communication and minor issues:

- A log book in designated in tenant's offices if so desired
- Call, e-mail, meet the supervisor or Branch Manager

For serious concern resolution:

- Sign off on all log book entries
- Call or email the Branch Manager
- Call or email the General Manager

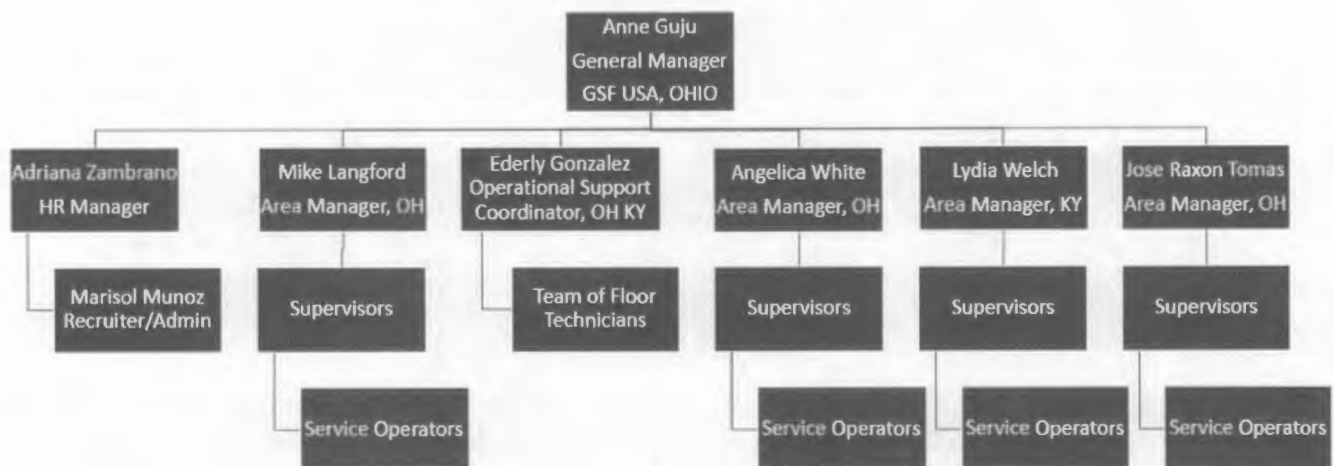


For requests and emergencies:

- Sign off on log book
- Call or e-mail Customer Service
- 24 hour hotline: call the customer service or call or email the Branch manager

A Communication log book can be placed in designated tenant offices if so desired. The purpose of this log book is to have a record of all concerns and requests so that the Account Manager or Supervisor can address each entry. He or she will then write what and when any entry will be schedule and completed. The Account Manager or Supervisor will then sign off in the log book.

Organizational Chart – GSF USA Ohio



Additional Support

GSF has built partnerships with our suppliers to ensure the best resources are available to our clients. These partners are regularly brought to sites to recommend the best products and equipment available are selected for each site's specific requirements or address areas of special concern. North American, our primary supplier for all things janitorial, offers GSF exemplary service for janitorial supplies, consumable products, equipment sales and service. North American is located about 20 minutes north of the GSF office. They offer a team of professionals with years of industry experience committed to the support and growth of their clients. They leverage their vendors to education and train our team on the new advancement in industry supplies and equipment. Other suppliers are: Tennant, Orbio and Intellibot.

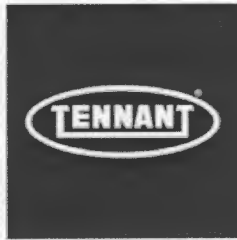
Through North American, we have partnered with our chemical manufacturer, Nuance Solutions, who has their production facility in the southern suburbs. Nuance has provided GSF



on-site access to see how the products we use every day are made. They regularly assist in startup installations and consulting on specific or unusual issues that may occur and make recommendations based on their environmentally friendly chemical line.

Through our partnerships we are not only ensuring the best options are used in the building, but also making recommendations to property managers to save on resources like consumable items through dispenser changes and product substitutions.

THE GSF SUPPORT TEAM





VENDORS REFERENCES

Enclosed you will quickly see that in a relatively short time we have developed strong partnerships with school districts both large and small. We do what we say we are going to do, and in the end, improve cleaning standards and employee morale. We are extremely proud of our partnerships and if you make a few phone calls I know you will quickly find out why.

In addition to customer references I think it would be incredibly valuable to call our vendors and former customers who have moved on to their next district. Our vendors & former customers provide a unique perspective into our industry because they in one way or another they work with every company that is likely to be participating in this RFP process. I'm confident they will support what I've told you already, that we invest more than any other company in our people, our equipment, our chemicals and our customers. Ask them about us!

VENDORS

North American Corporation www.na.com

Eric Deyerler, Sr. Director of Field Sales Commercial Group	847-832-4481
edeyerler@na.com	
Zach Hansen, Account Executive Commercial Group	630-864-8755
zhansen@na.com	
John Tinkham, Director Business Development	847-832-4058
jtinkham@na.com	

Tennant Company www.tennantco.com

Matthew Kitzmiller, Commercial Manager 630-723-1420 matthew.kitzmiller@tennantco.com

PathoSans www.pathosans.com

Bill Kohley, President	833-553-2648	bill.kohley@pathosans.com
Tyler Williams, Engineering	630-517-1744	tyler.williams@spray.com
Ken Campbell, Sales Director	708-543-4315	Ken.Campbell@pathosans.com

ECOLAB, www.ecolab.com

Tim Van Harn, Regional VP	616-540-2615	timothy.vanharn@ecolab.com
---------------------------	--------------	--

I understand it's important to you that the partner you choose has necessary experience to ensure that the decision you ultimately make is the right one for the district. I'm confident that our references, our proposal and our annual report will demonstrate that we have the **financial capacity, experience, knowledge**, and equipment to service your school district. We are not only qualified but simply the best at what we do!



CONTACT INFORMATION

GSF USA, Inc. Headquarters

2701 Fortune Circle East Dr.
Suite D
INDIANAPOLIS, IN 46241

GSF USA, Inc.

9850 Princeton Glendale Rd, Suite B
Cincinnati, OH 45246
Phone: 513-733-1451
Fax: 513-733-0431
www.gsf-usa.com

Anne Guju

General Manager
Office: 513-733-1451 ext. 306
Cell Phone: 513-509-2460
E-mail: aguju@gsf-usa.com



LOCATIONS

GSF Group



GSF USA, INC.

GSF Ohio

9850 Princeton Glendale Road
Suite B
Cincinnati, OH 45246
Office: 513-773-1451

GSF Indiana

2701 Fortune Circle Drive East
Suite D
Indianapolis, IN 46241
Office: 317-262-4959

GSF Illinois

2200 E. Devon Ave.
Suite 283
Des Plaines, IL 60018
Office: 847-913-0085

GSF Wisconsin

11414 West Park Place
Suite 202
Milwaukee, WI 53224
Office 414-716-6280

GSF Illinois - Rockford

6180 E. Riverside Blvd.
Loves Park, IL 61111
Office: 779-256-6600



GSF LEADERSHIP

The Account Manager will perform walk throughs of every building on a weekly basis and report their findings onto GFS's General Manager and to technicians. The account manager will meet with their technicians and discuss deficiencies or other items. The account manager and the technician will discuss the issue and how to rectify the issue, so it is not on-going. The account manager will continue to meet with the technician at the end of the shift to make sure all is addressed and rectified.

The General Manager will meet or be in contact with designated contacts daily or as needed.

Site leaders will also be responsible for walking each building performing inspections on a nightly basis.

Leadership Resumes

Please refer to the next page for the GSF leadership resumes.

Anne Guju

General Manager

Anne Guju
3714 Carlton Street
Cincinnati, Ohio 45247

513-509-2460
anne.guju@gmail.com



Skills

Business Development. Full P&L Responsibility. Employee Relations. Operations Management. Contract Management and Negotiations. Board Executive. Strategic Planning. Profitable Organic Growth. Customer Satisfaction. Recruiting. Training. Problem-solving. Improving Operating Efficiency and Productivity. Understanding of People & Processes. Bilingual: English and Spanish.

Experience

GSF - USA, Inc. / General Manager

JUNE 2021 - PRESENT. OHIO, KENTUCKY, MISSISSIPPI

Reporting directly to the President of GSF-USA, Inc., I am responsible for a region of 150 service associates that provide commercial cleaning and services and facility solutions. Managing over \$4 million in sales yearly. Developing a sustainable leadership team that can contribute to support profitable growth. Growing and Maintaining GSF business through new sales and current contract negotiations. Managing our floor production schedule. I oversee all operations, sales, recruiting, payroll, and human resources offices operating out of our Ohio and Kentucky Branches with full P&L responsibility.

GSF - USA, Inc. / Branch Manager

APRIL 2019 - JUNE 2021. OHIO AND KENTUCKY.

Reporting directly to the General Manager; responsible for daily operations for all commercial accounts across Ohio and Kentucky. Oversee Floor production schedule for all accounts. Hire, train, and manage the Area Management team and provide operational support for their individual portfolios. Manage key accounts. Conduct weekly payroll reports for all accounts.

GSF - USA, Inc. / Area Manager

OCTOBER 2017 - APRIL 2019, CINCINNATI, OHIO

Staff, train, and oversee daily operations of janitorial services for 12 commercial accounts across Cincinnati and Northern Kentucky. Conduct weekly payroll reports and maintain individual budgeting for all properties. Organize and facilitate out of contract work for multiple accounts, including but not limited to: strip and waxing floors, finishing hardwood, detail cleans, post-construction cleans, window cleans, powerwashing, etc. Translate company policies and interpret for Spanish-speaking employees to facilitate communication and understanding at all levels of the company.

Education

Middlebury College / Master's Degree

JUNE 2010 - AUGUST 2012, MADRID, SPAIN & MIDDLEBURY, VERMONT

Master's Degree in Spanish Linguistics. Proficiency: near-native.

Centre College / Bachelor's Degree

AUGUST 2006 - MAY 2010, DANVILLE, KENTUCKY

Bachelor's Degrees in English Literature / Spanish Language and Literature.

Ederly Gonzalez Galvez

Cincinnati, OH 45211

(513) 915-9469

WORK EXPERIENCE

Operations Support Manager, GSF-USA Inc.

Cincinnati, OH

2015-Current

Job responsibilities:

- Manage and work alongside floor crews to strip, wax, buff, and scrub all different types of flooring.
- Steam clean and chemical clean various types of carpets.
- Repair floor machines, vacuum cleaners, and other pieces of equipment.
- Train new employees and conduct quality inspections of properties.
- Cover assignments for planned vacations or sick calls.
- Respond to emergency clean-ups and other work orders related to floor care and facilities maintenance.

Floor Technician

Cincinnati, OH

2010-2015

Job responsibilities:

- Stripping, waxing, recoating, and buffing VCT flooring.
- Steam clean and chemical clean various types of carpets.
- Treat and spot clean carpets after spills or other mishaps during the work day.

SKILLS AND EXPERTISE

- Fluency in English and Spanish.
- Leadership and Management.
- Training new hires.
- Forklift Driver
- Floor Equipment and Floor Machinery Maintenance and Repair.

ADRIANA ZAMBRANO

Liberty Township, OH 45011

Summary of Qualifications

Skilled Operations/HR professional with proven expertise in policy and procedure, recruiting and hiring practices, personnel development, performance evaluations, personnel retention, benefits administration, and payroll management. Accomplished professional with ability to multi-task in a fast-paced environment, enhanced with exceptional organizational skills. Uses a customer-focused approach to communicate with employees at all levels of an organization. Fully fluent in Spanish.

Education

M.B.A.

University of Nebraska - Omaha, NE

B.S.

Business Administration Eafit University - Medellin, Colombia

Work Experience

Recruiter/HR Generalist GSF-USA Inc Cincinnati, OH Current

Conduct human resources and administrative functions in support of the GSF Ohio commercial cleaning business, including non-exempt (hourly) staff sourcing, hiring, onboarding and employee relations. Conduct administration related to safety, workers compensation, unemployment, benefits and purchasing. Process all HR transactions. Conduct regular and ad-hoc reporting, project work and other tasks based on location needs. Work collaboratively with the entire operations management team.

Bilingual On-Site Staffing Specialist/ Recruiter SURGE Staffing Cincinnati, OH 2020-2021

Effectively provide recruitment and hiring of staff for exempt and non-exempt team members utilizing internal and external sources for Latitude 36 Foods manufacturing company. Manage E-verify, drug screens and background checks. Conduct onboarding, off-boarding, and orientations. Process weekly payroll, assist with workers compensation claims and FMLA, monitor attendance, and handle disciplinary actions. Manage benefits. Enter information in Beyond, Ultipro and Microsoft Office. In addition, provide recruitment of temp-to hire employees in a fast-paced office for manufacturing, logistics, administrative and hospitality employees. Successfully and strategically match employee skill sets to customers' hiring needs. Develop and retain business by providing outstanding customer service. Bilingual in Spanish.

Supervisor CCMEP Hamilton County Easter Seals Tristate - Cincinnati, OH 2016 to 2020

Successfully implemented the Comprehensive Case Management and Employment Program aimed to serve the emerging workforce, low-income ages 16 to 24 get stable employment

to get out of Cash Assistance-OWF- benefits. Ensured that 620 program participants had access to in demand trainings and employment opportunities in the areas of construction, manufacturing, logistics, transportation, and healthcare. Recruited, hired, onboarded, trained, and evaluated a team of 10 direct staff and 40 indirect associates. Managed ADP, and Newton HR software. Worked in partnership with employers to place 155 individuals per year. Monitored the collection of data into the Ohio workforce State data system and Salesforce to analyze data and create reports. Managed the program budget of 1.1 million dollars. Ensured that all state of Ohio CME policies are followed and implemented into program practices.

Business Coach Greater Cincinnati Microenterprise Initiative 2016 to 2019

Developed Business Training Program designed to provide individuals with a comprehensive approach to starting, maintaining, and expanding a business as well as create a quality Business Plans. Teach classes; provide business coaching and consultation to 128 actual and potential entrepreneurs. Established and coached 12 new businesses per year. Created curriculum for training classes. Developed relationships with governmental and private Institutions to market the program.

Supervisor Career Pathways Easter Seals Tristate - Cincinnati, OH 2014 to 2016

Lead the Career Pathways program which included planning, implementing, and monitoring case management and job placement for individuals participating in the Logistics and Construction Career Pathways services. Recruited, hired, and supervised employees for the Social Enterprises Logistic positions which on a rolling basis had 42 staff. Assisted in shaping on-the-job training experiences and certification classes for 105 individuals seeking career attachment in Logistics, advanced manufacturing, and other industries. Collected and managed data related to demographics and outcomes of individuals served. Participated in meetings with organizations such as Ohio Means Jobs, Chambers of Commerce, to analyze trends in the Economic Development of Ohio and ways to extend our Career Pathways services. Secured the financial support from Hamilton County to provide services.

Assessments

Management & leadership skills: Planning & execution — Highly Proficient

November 2020

Planning and managing resources to accomplish organizational goals

Full results: Highly Proficient

HR: Compensation & benefits — Highly Proficient

November 2020

Knowledge of compensation and benefits programs

Full results: Highly Proficient

Training, Affiliations and Awards

Recipient of the Heartland Latino Leadership Community Award for Business Leadership. Omaha, NE

National Association of Hispanic MBA Scholarship recipient. Member of the Cincinnati Chapter

SCORE volunteer member

Jaycees Lifetime Member Award • Chapter President • Leadership Training Courses

Michael Langford

OBJECTIVE

My career objective is to utilize my broad-based experience to contribute to a growth-oriented organization in the area of Operation Management.

SUMMARY

Manager with more than 20 years of proven success growing a business, reducing expenses, increasing profits, and providing strategic assistance to other areas within the company to develop a cohesively managed business. Proven teambuilding ability, and inspiring cooperation from people of all levels, Ability and willingness to work till the job is done.

EXPERIENCE

GSF Cincinnati Ohio

Area Manager, Current

Manages multiple facilities with-in a geographical area to ensure customer satisfaction. Guides and leads supervisor and staff in all aspects of cleaning. Area manger also performs on site supervisor tasks and is hands on and participates in special projects.

Carrols Corporation, Cincinnati

General Manager, 8/2017 4/2021

Supervised and coordinated activities of 25 workers, 2 salary managers and various hourly managers engaged in preparing and serving food and other related duties. Observed and evaluated workers and work procedures to ensure quality standards and service. Assigned duties, responsibilities, and work stations to employees, following work requirements. Recommended measures to improve work procedures and worker performance to increase quality of services and job safety. Purchased and requisitioned supplies and equipment to ensure quality and timely delivery of services. Initiated personnel actions, such as hired and discharged, to ensure proper staffing. Analyzed operational problems, such as theft and wastage, and established controls. Inspected supplies, equipment, and work areas, to ensure efficient service and conformance to standards.

Frischs Restaurants, Cincinnati, Ohio

Executive Manager, 6/2002 4/2017

Supervised and mentored 4 salaried managers, and up to 75 personnel. Achieved the goal of being one of the top restaurants in sales and profit, Purchased and requisitioned supplies and equipment to ensure timely delivery of services. Initiated personnel actions, such as hired and discharged, to ensure proper staffing. Analyzed operational problems, such as theft and wastage, and established controls. Received, issued, and took inventory of supplies and equipment, and reported shortages to designated personnel. Resolved customer complaints regarding food service. Recorded production and operational data on specified forms.

Twins Group Pizza Hut, Cincinnati, Ohio

Supervisor, 8/1993 6/2002

Supervised 6 units to insure proper staffing. Earned a reputation as a valuable and cooperative supervisor by: being fair, honest, and willing to help others when needed; Effectively resolving conflicts at appropriate times; and assisting new managers and other staff to become familiar with policy and operations. Developed effective internal controls and always operated within budget. Helped prioritize work schedules and delegated assignments. Daily interfacing with managers on reaching company goals.

EDUCATION

West Virginia University and Southern Ohio College,
Associate, Business Administration.



Green Cleaning Experience:

The GSF management and service operator staff is experienced in green cleaning methods including operating within a LEED building. Please refer to our reference list for specific references.

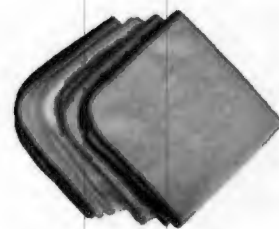
GSF utilizes green cleaning chemicals environmentally friendly cleaning equipment and cleaning methods in the facilities we clean. We have worked with property managers to transition facilities from night to day cleaning including one facility over 2 million square feet. Because green cleaning practices are our standard operating procedures, implementing these in the facilities would offer tenants and the property management a very smooth transition to GSF.

GSF will work to implement best practices into the janitorial services immediately upon starting service. These practices promote hygiene throughout the facility, reduce waste, and maximize labor productivity to support the goals of the Property Management.

Color Coding:

GSF will implement a system of color coded micro-fiber cleaning cloths and mop heads to reduce cross-contamination between different areas and surfaces of the buildings.

- Blue for general purpose office and desk areas
- Yellow for glass and mirrors
- Red for restrooms
- Green for stainless steel



Using micro-fiber cloths reduces the waste of consumable paper products (whether tree or non-tree sourced). GSF would be responsible for maintaining an adequate supply of micro-fiber cloths and color coded mop heads to ensure the cleaning staff can perform their job properly. Additionally, GSF would be responsible for laundering cloths and mop heads for maximum hygiene and performance, and replacement of the cloths and mop heads when they have become too worn to perform properly.



Cleaning Equipment:

GSF strives to use environmentally friendly cleaning equipment whenever possible as our common practice. We consider noise level for operators and bystanders, filtration levels and air quality, water consumption, and chemical consumption in operation. We choose equipment appropriate for the site to ensure high efficiency and productivity in use.

In addition, GSF maintains or replaces malfunctioning equipment to ensure it is safe to use by the operator, operates properly and efficiently, and intended features for environmental protection are working. Logs of service and preventive maintenance for equipment at the facilities will be kept on site.

The equipment proposed for use in these facilities meet the requirements for use in a LEED building and have been selected as appropriate to address the specific cleaning needs for the buildings.



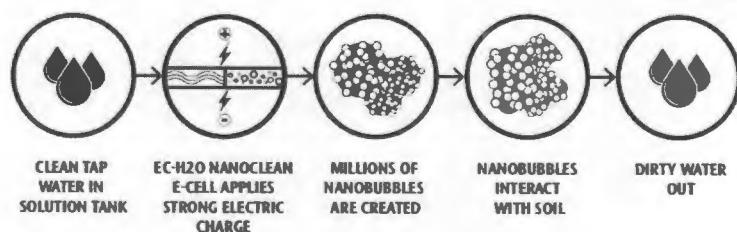
Tennant Company is a leading manufacturer of cleaning equipment. Tennant Company, just like GSF, is passionate about developing innovative and sustainable solutions that help our customers clean more spaces more effectively, addressing indoor and outdoor cleaning challenges. By using Tennant's equipment, we are making sure our employees are using the best equipment out there to provide the most outstanding level of clean for all of our customers.

ec-H2O Technology and ec-H2O NanoClean® technology electrically converts water into an innovative cleaning solution that cleans effectively, saves money, and reduces environmental impact compared to daily floor cleaning chemicals. This converted water is created by an on-board e-cell that generates millions of very tiny, microscopic bubbles known as nanobubbles that promote the cleaning efficacy of the solution.



IMAGINE CLEANING
WITH JUST WATER!

Here's how ec-H2O NanoClean™
technology works





EQUIPMENT



Tennant t300 walk behind floor scrubber.



Tennant Floor Burnisher.



Karcher Windsor Sensor Upright Vacuum.



Cordless Backpack Vacuum, Tennant

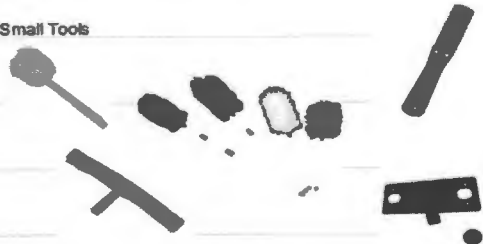


E5 Compact Low-Profile Carpet Extractor.



Tennant Air Mover.



Description	Purpose		
Microfiber cloths 	Surface cleaning. Color coding prevents cross-contamination and improved safety.		
Brooms 	Removal of dirt and debris from hard surface flooring.		
Cleaning Carts and Caddies 	Allow for efficient cleaning by allowing the service operator to have everything he needs at hand. Cart or caddy on site will depend on the needs of the facility and storage space available		
Mops & Mopping Accessories 	Used for cleaning hard surface flooring with water and cleaning chemicals. Actual mops and related mopping accessories on site will vary by type and needs of the facility.		
Spray bottles 	Used to apply diluted cleaning solution to surfaces. Bottles are labeled with what cleaning chemical is contained in the bottle for identification and safety.		
Other Small Tools 	Other various small tools may be used throughout your facility to aid in cleaning		



STAFFING AND ABSENCE COVERAGE

At GSF, we believe in a sustainable and holistic way of conducting business and providing our services. Sustainability is possible through our respect for people.

GSF is selective and focuses on hiring people who embrace our company values of teamwork, integrity, ethics, continuous improvement, and customer service.

We have great consideration for the hard work our employees perform on a daily basis. We demonstrate it through policies that promote fair and respectful treatment of employees, and we ensure our employees are properly equipped with the proper chemicals, tools, and equipment to perform their duties. GSF provides professional uniforms so our employees look and feel good about the work they are doing which is reflected in their performance.



Great employees allow GSF to grow, and we strive to grow together. We strive to ensure our employees feel like they are part of the GSF team. They are more than just an individual cleaning at one building, or more than just part of the small team at one building. They are part of something much greater.

In addition, we pay very competitive wages, offer group rate benefits, and train them with the best managers in the industry. This is in part how we retain the best employees, exceed customer expectations, and enjoy high retention rates of both employees and customers.

From time to time, it does become necessary to recruit new employees for a variety of reasons. GSF's primary source of new employees is our current employees. Additionally, we use print and web ads to recruit beyond our own internal network. New employees are hired and trained in accordance with our standard policies.

To accommodate both absences and employee vacancies, Branch Managers have a team of special services employees, who are among the best of the best in terms of project skills, cleaning quality and reliability. These employees are familiar with the specifications of the Branch Manager's facilities and can step in on short notice to cover for employee absences. Having identified these employees in advance, we get them properly credentialed when necessary for access to the facilities.



TURNOVER STATEMENT

At GSF-USA we take pride in our employees and appreciate their daily hard work. Great employees allow GSF to grow, and we strive to grow together. We organize team building activities, dinners, raffles as well as training programs for our employees. In addition, we offer an employee referral program that has been extremely successful in the past years.

GSF-USA, Inc.'s employee turnover rate is among the lowest in the commercial cleaning industry. In fact, approximately 59% of its workforce has been employed with the company for over a year.

Here at GSF-USA, we know that our employees are the driving force behind our success, and we communicate it to them whenever we can. Although not all turnover can be eliminated, we make sure to do our best to make it a point with our employees that they are not anonymous and that their work does make a difference.

Starting in the year 2019, GSF-USA has implemented a new strategy to attract the best employees out there. Our full-time status for non-union employees has been changed from 40 work hours per week 32.5 work hours per week. With that change, more of our employees can enjoy benefits like insurance, 401K matching up to 4%, paid vacations and holidays.

We train the best of the best in the industry and grow and develop our employees as much as possible. Promoting from within is a common practice at GSF-USA, which creates the best leaders in our business, who know our process from ground up. Also, in 2019 we have started a GSF-USA University that trains our management team in various fields and develops everyone's knowledge of equipment, chemicals, procedures and strives to make everyone in the field to be #1 in customer and employee relations.





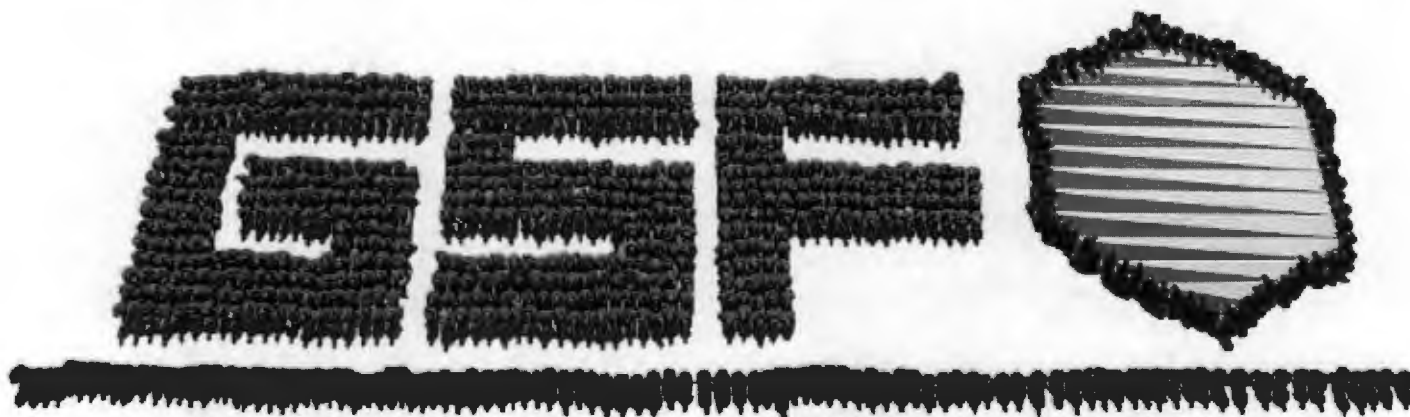
MOTIVATION PROGRAMS

GSF is a company that has been built around our teams. Our success in growing as a company over our 58 years of being in business can be directly tied to our team members. We work hard every day to deliver new and innovative ways to motivate our team members and in doing so take tremendous pride in developing and retaining the best teams in the business. Motivation and employee recognition is a complete company effort starting at the top of our organization. Below are just a few examples of the company we are today.



GSF PEOPLE LOGO

https://www.youtube.com/watch?v=sXby_LiGy6Q



NEW GSF USA Website = Focus on our people www.gsf-usa.com

We tell our stories to all that want to hear. We highlight our employees at every opportunity we have to do so. Our development of our teams is a complete partnership with our customers and it's a daily exercise. It's one thing to talk about what you do for your employees and it's a whole other to execute on those words. At GSF we do just that day in and day out.

Managers end of the year event 2019





**CONGRATS to Jose Acosta -
GSF USA's newest Account Manager!**



IN THE PHOTO:

Jose Acosta, Account Manager, has been with GSF ILLINOIS since 2016. Under his leadership, Jose has forged an outstanding relationship with the district's administrative team and with the local school facilities managers to elevate and maintain exemplary levels of service.

We knew Jose Acosta was destined to be a superstar at GSF from day one, which is why we are delighted to feature him in this month's edition of "The People Behind the Clean." His hard work and dedication over the last five years has earned him a promotion to Account Manager of the Aptakisic-Tripp school district. Congratulations, Jose! We're excited for your continued growth at GSF



HUMAN RESOURCES POLICY, HIRING PRACTICES & TRAINING

GSF's primary sources of attracting new employees are employee referrals and print and web ads. From time to time, we implement an incentive referral bonus program for employees that refer candidates for those difficult to fill positions.

GSF USA, Inc.'s employee turnover rate is among the lowest in the commercial cleaning industry. In fact, approximately 63.2% its workforce has been employed with the company for over a year.

HIRING PROCESS

Pre-hiring:

All employees are required to complete and submit a company application for consideration prior to being hired. In addition, the Human Resource Department conducts reference checks and a criminal history report on each applicant. Once the applicant passes this process, they are then interviewed by an Area Manager that has an opening in one of their accounts or by a Human Resource staff member.

Hiring:

Once an applicant accepts a job offer with GSF, they go through the hiring and orientation process with the Human Resources Department. This includes the completion of all of their pre-employment paperwork such as tax forms and the I-9 Employment Eligibility Form. All new employees must present identification to satisfy the government requirements to work in the United States. New employees are issued Employee Handbooks and receive a GSF identification badge.

Orientation:

Inasmuch as new employees are issued Employee Handbooks during the hiring process, it is important to review and emphasize certain aspects of their employment before they reach the job site on their first day. This includes Primary Company Policies, attendance policies, safety and security policies, wage information, dress code/uniform requirements, and any particular rules concerning the account they are assigned to. In addition, all employees are required to view a video on Bloodborne Pathogens and Haz Mat/Right to Know. Finally, they are given specific instructions and maps on how to get to their account, what entrance to use, who to report to, and any specific security precautions.

Training:

One of the keys to getting an employee off to a great start is to give them clear and thorough training. At GSF, we use various methods to help instruct our new and our veteran employees so they are well prepared for the daily challenges of their jobs. These methods may include classroom training, video training, on-hand instruction with our vendors, and mentor training.



TRAINING POLICY

Employees:

Required:

As previously mentioned, as part of our orientation process, all new employees are required to view two basic videos.

- Hazard Communication – Covers SDS and Right to Know
- Bloodborne Pathogens – Covers the techniques used to clean up and properly dispose of bodily fluids and infectious waste materials.

The following tapes are available and used frequently in our on-going training programs:

- Ground Rules – Covers the basics for new and current employees such as safety and security rules, work habits, preparedness, and more.
- Office Cleaning – Presents cleaning methods and techniques that maximize productivity and efficiency.
- Restroom Cleaning – Teaches techniques, covers various equipment and supplies as well as safety tips and preventative maintenance.
- Floor Care – Teaches proper methods in maintaining hard surfaces in the work site. This video covers anything from mopping and spray buffing to deep scrubbing, stripping and waxing.
- Carpet Care – Teaches preventative maintenance, spot removal and use of a wide range of equipment in the care of various types of carpeting.
- Right to Know – A more in-depth look at the employee's rights in the safe use of chemicals.
- Safety – Several tapes are in our library concerning the importance of safety in relating to various work assignments. This includes proper lifting, use of and maintenance of equipment, proper safety signage, and storage of supplies.

The following tapes are just a few of the many tapes available for our operations management teams to view and study:

- Planning and Organization – An outstanding tool for time management.
- Sexual Harassment – A part of our policy on maintaining a harassment-free workplace.
- Concepts in Focus – Covers goal setting and team building.
- Customer Service is Everyone's Responsibility – Covers customer relations and problem solving.
- Telephone Courtesy – A short video on customer service over the telephone.

Finally, it should be noted that we have many other videos available on cleaning techniques and chemicals that have been supplied by our outstanding vendors.

Employee Name _____

File # _____

Date _____

[illegible]



HARASSMENT

GSF USA, Inc. is committed to providing all employees with a work environment that is free from all forms of discrimination and conduct that can be considered harassing, coercive, or disruptive, including sexual and other harassment. Actions, jokes, or comments based on an individual's sex, race, color, national origin, age, religion, disability, or any other legally protected characteristic will not be tolerated. Although, we may not always agree with each other, we do expect all of our employees to be respectful of each other's rights, opinions and beliefs.

GSF USA, Inc. is insured under the Lloyd's London insurance

Sexual Harassment

Unwelcome advances, requests for sexual favors, and other verbal or physical conduct that is both sexual and offensive in nature constitutes sexual harassment when:



- Submission to such conduct is made a term or condition of an individual's employment.
- Submission to or rejection of such conduct is used as the basis of promotional decisions, or when
- Such conduct unreasonably interferes with work performance, or creates an intimidating, hostile or offensive work environment.

Reporting Procedure

If any employee experiences or witnesses sexual or other unlawful harassment in the workplace, they are to report it immediately to their Area Manager. If the Area Manager is unavailable to them or believe that it would be inappropriate to contact that person, the employee should immediately contact the Human Resources Department or any other member of management. Be assured that the employee can raise concerns and make reports without fear of reprisal or retaliation. The Human Resources Department may be contacted at the corporate offices by calling (317) 262-4958. All allegations of harassment will be investigated quickly and discreetly. All employees are expected to cooperate in such investigations. To the extent possible, the employee confidentiality, that of any witnesses and the alleged harasser will be protected against unnecessary disclosure.

Disciplinary Action

Any employee who is found to have violated this policy or provided false information in the course of an investigation will be subject to appropriate disciplinary action, up to and including termination.



TIMEKEEPING

GSF has implemented electronic timekeeping in our sites. GSF has partnered with KRONOS systems to offer customized timekeeping solutions for sites of varying sizes through tablet based mobile solutions, and telephone based time clocks.

Employees punch in using an employee identification number and personal password. Through KRONOS timekeeping system, branch managers and supervisors can log in and view the staff's punches in and out in real time. By implementing these secure time clocks, GSF has increased employee accountability, decreased manual time sheet errors, and minimized time theft.

Through the software, systems of controls are in place to prohibit or limit the adjustments and approvals possible on a user level basis. Because GSF uses electronic time keeping, our clients are assured that they are getting the time they are paying for.





UNIFORM STANDARD

GSF Issued Smock or T-Shirt

- Smock should be worn zipped closed over another shirt of your choosing
- Smock or t-shirt are to be kept clean and presentable at the start of each work shift



Black work pants (example Dockers style pants)

- No stretch pants or sweat pants
- No athletic pants

Pants should fit appropriately in size and length.
Pants should be clean and presentable at the start of each work shift.



Three-Season Jacket

- Issued for the employees working outside
- All-weather 100% waterproof shell with smooth taffeta-lining makes layering a breeze
- Waterproof/Breathable Insulated Nylon Parka can be worn alone
- Wind and rain resistant Lightweight Soft Shell Jacket can be worn alone
- Reflective piping and tape offers greater visibility and safety



Solid Black Gym Shoes

- Shoes should be safe and comfortable
- No high heels, sandals, or flip flops
- Clean black work boots are acceptable as long as the soles do not make marks on the floors





SECURITY/ BACKGROUND CLEARANCE

GSF USA is familiar with high security and special security procedures for access to facilities we clean. As you can see from our references, we provide cleaning service for many government and other buildings requiring high levels of security, including schools, daycares, and one of the three major credit reporting agencies

We support our clients in their efforts to maintain confidentiality, safety, and security by providing our standard background checks performed on all GSF employees as well as any additional clearances or checks clients may require including finger print backgrounds, drug and alcohol screenings, healthcare worker registry screenings, and TSA clearances.

All GSF employees can be recognized by their uniform and company ID badge for quick identification.

All employees are trained on the site specific lock and key procedures to ensure the security of the buildings and individual tenants' spaces.



John Doe
#000000
Cleaning Staff

Front

This badge is to be worn at all times while on the job. Report a lost or stolen badge immediately or call GSF USA, Inc. (847) 913-0065.

This badge is the property of GSF USA, Inc. and must be surrendered upon separation of employment.

If found, please drop in any US Mailbox. Return postage guaranteed.

GSF USA, Inc.
2200 E. Devon Ave, Suite 283
Des Plaines, IL 60018

Back



STATEMENT OF BACKGROUND SCREENING

We support our clients in their efforts to maintain confidentiality, safety, and security by providing our standard background checks performed on all GSF USA employees as well as any additional clearances or checks clients may require including finger print backgrounds, drug and alcohol screenings, healthcare worker registry screenings, and TSA clearances.

GSF USA's Human Resource Department conducts reference checks and criminal history reports on each applicant.

OUR PROCESS

- GSF USA's employment applications, verbal offers, written offers and job postings disclose that any offer of employment is contingent on passing a criminal background check.
- GSF USA runs criminal history background checks through a third party, Tri State Fingerprinting, which runs through the State of Ohio Police. By using this source to run our background checks we receive criminal history record information maintained by the BOI, which consists of information reported by Ohio criminal justice agencies summarizing subject's contacts with the criminal justice system.
 - A subject's CHRI (Criminal History Record Check Information) transcript, commonly referred to as a "rap sheet", consists of personal identification information such as name, sex, race, and date of birth, as well as other physical characteristics. Transcripts include a cumulative record of arrests, state's attorney filing decisions, court dispositions, sentence information and custodial data.
- Usually, we receive results between 1-2 days.
 - We evaluate the nature, frequency, timing and severity of all convictions knowing that our teams have frequent access to you, your facilities and all that work there, occupy or visit. For this reason, we are very conservative in our evaluation.
 - A hire should be disqualified for any felony conviction that poses a risk. A few key examples are violence, theft, harassment, sexual misconduct and drug use / distribution.
- We also run a sex offender check on all new employees using the Ohio State Police Sex Offender Registry website to help identify people who have been convicted of certain sex offenses and/or crimes against children.
 - In addition, these are run every year for current GSF USA's employees.
- Our HR staff communicates background check results internally, including disqualification if necessary.
- Once the applicant passes this process, they are then interviewed by a Manager who has an opening in one of their accounts.
- **New employees do not start before receipt and evaluation of results.**
- *Results are retained and secured in local employee files.*

Where applicable, we also make our new hires available for additional checks required by your establishment.



EMPLOYEE BENEFITS

VACATION AND SICK TIME

All regular full-time hourly employees are eligible for 40 hours paid vacation time on their employment anniversary date, and 80 hours paid vacation time on 3rd year anniversary date or the anniversary date of transfer into an eligible full-time position. All regular full time hourly employees are eligible for 24 hours of sick time following 90 consecutive calendar days. Employees hired mid-year or transferred into an eligible full time position will receive a prorated number of sick time hours based on the date of hire or transfer.

Employee Type	Years of Service	Annual Vacation Allotment
Full Time Hourly Non-Union	One through Three	40 HOURS
Full Time Hourly Non-Union	Three or More	80 HOURS

BEREAVEMENT TIME

All regular full-time employees are eligible for bereavement time. If a death occurs in your immediate family, you can take up to 3 days paid and 2 days unpaid to attend the funeral and handle other related matters. For extended family, you can take up to 1 day paid and 2 days unpaid.

JURY AND WITNESS DUTY

The Company supports its employees that are called to perform their civic duty by participating as a juror or witness in the processes of justice. Therefore, if an employee is summoned to appear as either a juror or witness, they are eligible for leave during the time in which they are an active participant in a trial.

Regular, full-time employees that have worked for the Company for a minimum of ninety (90) consecutive calendar days are eligible to receive Jury/Witness Duty pay. That pay is calculated as the difference between the employee's regular pay and the stipend they receive (in the case of jury duty) from the court, for up to 10 days per calendar year.

401(K) SAVINGS & RETIREMENT PLAN

To be eligible to enroll in the plan, employees must be at least 18 years of age, and have worked continuously for GSF for 90 days.

The Company offers an outstanding program for our employees to do some long-term savings and investing toward their retirement. This is very important since, for most people, Social Security will not provide enough income by itself to support a comfortable retirement. Our 401(k) plan combines Company matching contributions with a wide range of investment choices, allowing employees to customize their program based on current income and long-term goals. The Company matches an employee's tax-deferred contributions to the 401(k) plan by contributing an equal amount for each dollar of the participant's pay up to the first 4% of their income.

**INSURANCE 2021**

Employees working over an average of 30 hours are eligible to enroll in a medical insurance plan consistent with the Affordable Care Act. There are three options for plans, all which provide at least the minimal essential coverage required and meet other requirements mandated by the ACA. The cost for the plan is shared between GSF and the employee consistent with the ACA regulations.



SAFETY PROGRAM

GSF USA, Inc. believes strongly that all of our employees have the right to work in a safe and healthy environment. The Company maintains a commitment to safety education in order to meet the ongoing goal of an injury and illness free workplace. Our training programs are comprehensive and comply with all applicable laws and regulations regarding workplace safety.

While it is impossible to completely eliminate workplace injuries and illness, GSF USA, Inc. has implemented a corporate safety program to reduce the possibilities of accidents and exposures. It is the responsibility of each employee to work together to ensure that rules, policies and measures are all followed for the safety and benefit of everyone. Besides a safer and healthier environment, following the corporate safety program has other benefits such as:

- Higher employee morale associated with the confidence that employees have a safe work area. Fewer injuries also results in better team attendance, another plus for employee morale.
- Reduction of costs associated with occupational injuries and illnesses. Examples of such costs are: lost time, damaged supplies or equipment, worker's compensation costs, cost of hiring and training replacements, and even a reduction in productivity or quality.
- Reduction in worker's compensation or liability insurance premiums for tenants and GSF.
- Elimination of fines and penalties as a result of non-compliance with government regulations.

The *GSF Safety Program* includes, but is not limited to, educating our employees in the following areas:

- General Safety and Housekeeping Practices
- Hazard Communication Program
- Bloodborne Pathogens
- Injury Reporting and Investigation
- Emergency Evacuation Procedures
- Fire Prevention

In the event of an injury or illness to one of our employees, GSF USA, Inc. works with both local medical centers to treat our workers and get them back to work as soon as they are medically fit. Assured Partners Insurance Company works in partnership with GSF through our injury investigations, transitional work programs and accident prevention efforts to help monitor and improve our overall safety record.



BLOODBORNE PATHOGENS OVERVIEW

The potentially deadly diseases that exist within blood and other bodily fluids has heightened awareness of the existence of bloodborne pathogens. Accordingly, GSF has stepped up and expanded our training programs in this area, particularly for those employees in higher risk areas or positions.

OSHA defines bloodborne pathogens as microorganisms that are present in human blood that can cause diseases in humans. These microorganisms include viruses that can cause conditions such as Hepatitis B, Hepatitis C and Human Immunodeficiency (HIV). In all, there are 14 different diseases listed by OSHA as part of their Bloodborne Pathogens Standard. This standard, established in 1992 is designed to protect workers in a variety of jobs, workplaces and conditions.

The most obvious group of workers and those employers held to the strictest regulations are those in the medical and health care fields. However, many other professions are also included as those with a potentially high risk of occupational exposure. These include law enforcement officers, firefighters, rescue workers, first-aid personnel, laundry workers, waste removal personnel and laboratory technicians.

Due to the nature of our work, there is a slight, but potential risk of exposure in some of our positions and workplaces. We have identified those employees that work in the cleaning of medical facilities and those in other locations that are authorized to clean up spills of blood or other potentially infectious material (OPIM).

Our Bloodborne Pathogen Program contains the following elements:

- A Written Plan in accordance with OSHA requirements
- Steps to minimize exposure
- Vaccination programs
- Initial and ongoing training
- Documentation of exposure incidents
- Records maintenance

Written Plan

In its written plan, GSF has identified the tasks, procedures and job classes where a significant occupation exposure exists, regardless of the use of personal protective equipment. The plan addresses all required OSHA components and is accessible to employees in both English and Spanish. The plan is updated as regulations or work conditions change.



Records Maintenance

GSF maintains records on those employees identified in the significant exposure classification, including training, immunization and medical records. These records include the employee's name, SS number, vaccination status, test results, exposure incidents and physician opinions. All records are maintained with regard to current federal HIPAA regulations. Training records are kept for at least three years, documenting training classes, dates, course content and trainer qualifications.

Documentation of Exposure Incidents

GSF will, as required by law, make a confidential medical exam available to any exposed employee. This report will document the circumstances surrounding the exposure, the tests (and the results) given to the exposed employee and what follow up treatment or tests are necessary. The health care provider is required to make this information available in a written opinion to the employer and employee within 15 days of the test/evaluation.

Signs & Labels

GSF employees that are trained and authorized to clean up blood and OPIM substances must use the containers with the orange-red biohazard symbol marked on the outside. Red bags with the biohazard symbol are used to transport these containers to their final disposal containers. If an authorized biohazard disposal container is not available at the workplace, designated employees will transport the containers/bags to an authorized holding center to await final disposal.

Work Practices

Employees in significant exposure job classifications are required to wear personal protective equipment such as goggles or gloves to minimize exposure. Employees are also instructed to use safe work area habits, such as washing, label examination, and restricting their eating and smoking to authorized areas. They are also instructed to treat ANY bodily fluids as if they were infectious, regardless of risk perception. These are all designed to lower exposure risk factors.

Vaccination Program

GSF makes free Hepatitis B vaccinations available to all employees that are in job classifications that are considered at significant risk of exposure. Any employee can decline such vaccination and this decision will be documented. The employee may, at a later date, still take advantage of this program at no cost, should they decide to participate.



Training

Designated workers must receive initial training and an annual review. Elements contained within this training include:

- The BBP Standard and the Company's specific programs that are regulated by it.
- The definition of BBP's, the symptoms and means of transmission.
- An explanation of the Company's Exposure Control Plan.
- The recognition of exposure-related tasks.
- The use of PPE, good work habits and other methods of exposure control.
- The Company's vaccination program.
- Emergency response procedures.
- Sign and labels.
- Exposure and post-exposure procedures and protection.
- A question and answer session.

Summary

At GSF, we are committed to the protection and safety of our employees with regard to exposure to BBP's. Our program is both exposure and performance based. In other words, we have identified those at significant risk and have designed a comprehensive program to protect them through training and cleaning procedures aimed at minimizing exposure.



HAZARD COMMUNICATION

GSF USA, Inc. understands the serious nature and potential hazards associated with working with chemicals. Most of our employees work with and are therefore exposed to various cleaning solutions and maintenance chemicals each day. Therefore, this Hazard Communications Training has been designed to inform and educate our workers in the following categories:

- Methods and observations that can be used to detect the presence or release of potentially hazardous chemicals.
- Physical and health hazards associated with using chemicals.
- Means of protection that can be used when working with chemicals.
- "Right to Know" standards and the understanding of Safety Data Sheets.

It is the expectation of the Company that each employee learn and follow all of the Hazard Communication program as a condition of beginning and continuing their employment with GSF USA, Inc. It is essential for their safety and the safety of co-workers that these standards are followed closely.

The program includes the following:

- A review of hazardous chemicals and the physical harm they can cause through inhalation, absorption and ingestion.
- Careful examination of warning labels including basic warnings, signal warnings, physical hazard and health hazard information.
- An overview of the information on Safety Data Sheets (SDS) including:
 - Chemical Identification
 - Physical Characteristics
 - Hazardous Ingredients
 - Health Hazards
 - Physical Hazards
 - Handling Precautions
 - First Aid Procedures
 - Reactivity
 - Control Procedures
- A more detailed explanation of various control procedures to include:
 - Storage and Disposal Procedures
 - Avoiding Hazardous Situations
 - Spill and Leak Procedures
 - Personal Protective Equipment



TRANSITION PLAN

Step by step, find below how GSF will accompany you for a smooth transition from your previous service provider to us.

Before the start of GSF Operations: Preparation of the transition

Week 1 After Notification

Together:

- . Walk through of the facility with GSF and the facility manager.

GSF:

- . Evaluates Human Resources needs and assigns Account managers, On-Site supervisors and Operators accordingly.
- . Builds up a start-up Management team and assigns area duties to the Transition team.
- . Evaluates the needs in chemicals, equipment, supplies and orders.
- . Provides a certificate of Insurance.

You provide a file with:

- . A start date.
- . Floor plans per building
- . Copy of current Day porter schedules.
- . Specificities of each building in terms of procedures



Week 2 After Notification

- . Training of your assigned Supervisors and/or Managers with the best Training Experts in the industry to own GSF's unique cleaning processes and understand your cleaning expectations.
- . Order of the uniforms for Day Porters

Week 3 After Notification

- . Submittal of a comprehensive green cleaning solution unique to your facility needs.
- . Schedule of the security training for all employees assigned to your facility.
- . Completion of the supply and equipment delivery schedule with you
- . Finalization of the billing information and contact information per job site.
- . Finalization of the employee job task by hour



Week 4 – After Notification:

- . Last walk through to verify every detail of the process (keys ...)
- . Setting up of the janitor closets, carts, prepare chemicals and equipment for the first and second shift on the weekend prior to the first day of the contract.
- . Training of employees on your building cleaning and information on our environmental policy
- . Over the weekend prior to operation start completion of last training sessions, site orientation
- . Organization of the log books for issues, purchasing and maintenance
- . Handing out of uniforms to employees
- . Establishment of a daily dashboard report for security and for the Facility Manager

The start of GSF Operations: the transition

Week 1 – Of Contract

From Day 1 and during the entire 1st week:

- . The Transition team will work with Day Porters and the night crew to make sure everyone understands their responsibilities and your expectations as a customer.
- . They will help the crew becoming familiar with the building.
- . At the end of the shift, the Transition Team and On-Site Manager will walk all areas to control all tasks have been completed.
- . Throughout the week, communication is vital between GSF and you to make sure we meet your requirements. We will schedule some time with you to discuss any potential issue.

Week 2 – Of Contract

- . Walk through with the Facility Manager to touch base and share what is the status, where do we need to fine tune our service.
- . Definition of assigned tasks with the project team
- . Order consumable supplies if needed.

Week 3 – Of Contract

- . On-Site Manager walk entire building and perform a first cleaning inspection Audit.
- . On-Site Manager makes the inventory of cleaning supplies and small tools and inspects equipment. This is accomplished every week.
- . On-Site Manager fills out project calendar schedule and submits information to Facility Manager.

Week 4 – Of Contract

- . On-Site Manager will walk entire building and perform a cleaning inspection Audit, follow-up on week three items for corrective action.
- . The General Manager from GSF will meet the Facility Manager to assess month one performance, walk facility and plan for any necessary operational changes.





QUALITY CONTROL

GSF is committed to providing the highest quality cleaning services to our clients. We have implemented multiple tools to ensure our clients' expectations are consistently met.

Inspection Tools:

In addition to the regular visual inspections by our supervisors and Branch Managers to ensure quality control, GSF has employed CleanTelligent software to document quality control and ensure attention to detail in the facilities we clean. This software is customizable for each facility. The software is user friendly and mobile, allowing managers to input information while conducting the inspection. Property managers are welcome (and encouraged) to accompany managers while they perform the quality audit if their schedules allow.

This software enables us to load service areas, for example: "Lobby Glass," "Carpet," or "Sinks and Faucets," and ensures that each of these areas is carefully inspected at the predetermined frequency, usually monthly. If an area of concern is found, a picture can be taken using the tablet and added to the report to document the deficiency. The manager can add notes for the property manager to review or as reminders to discuss with the supervisor or service operators.

Reports are then generated that can be emailed to the property manager if desired, or kept on site at a designated location.

From the inspections, the branch managers and property managers have quantifiable data and identify trends in areas of deficiency, if any. Past reports are available online for easy comparison.



Service/Tracking Items

Service Location: Stratford Mall

Sub-Location	Section	Area	Service/Tracking Item	Inspection Notes	Rating	Done
Back Hallways	No Section	Back Hallways	S Floors, Carpet and Mats	Light sweeping needed 	3-Needs Attention	
Back Hallways	No Section	Back Hallways	S Vertical Surfaces including Walls, Doors, Partitions, and Mirrors		1-Pass	✓
Center Court	No Section	Center Court	S Chairs and other Furniture	Need to clean in between wooden bench by food court 	3-Needs Attention	
Center Court	No Section	Center Court	S Floors, Carpet and Mats		1-Pass	✓
Center Court	No Section	Center Court	S Horizontal Surfaces including Doors, Tables, and Counters		1-Pass	✓
Center Court	No Section	Center Court	S Stairs, Ramps, and Vending Machines		1-Pass	✓
Center Court	No Section	Center Court	S Planters		1-Pass	✓
Center Court	No Section	Center Court	S Trash and Trash Containers		1-Pass	✓



Account _____

Date _____

Rep _____

A=Above

Spec / S=Satisfactory / B= Below Spec / R=Recurring

Entrance / Lobby / Reception				
Task	A	S	B	R
Glass	☐	☐	☐	☐
Mats	☐	☐	☐	☐
Carpet	☐	☐	☐	☐
Hard Surface Floors	☐	☐	☐	☐
Baseboards	☐	☐	☐	☐
Sills, Ledges	☐	☐	☐	☐
Doors/ frames	☐	☐	☐	☐
Handles/ Switch Plates	☐	☐	☐	☐
Waste Receptacles	☐	☐	☐	☐
Blinds	☐	☐	☐	☐
Vents, Grills	☐	☐	☐	☐
Furniture	☐	☐	☐	☐
High dust	☐	☐	☐	☐
Restrooms / Lockers				
Task	A	S	B	R
Toilets /urinals	☐	☐	☐	☐
Handles/ Switch Plates	☐	☐	☐	☐
Sinks	☐	☐	☐	☐
Counters	☐	☐	☐	☐
Faucets/ Hardware	☐	☐	☐	☐
Mirrors	☐	☐	☐	☐
Dispensers	☐	☐	☐	☐
Floors	☐	☐	☐	☐
Baseboards	☐	☐	☐	☐
Partitions	☐	☐	☐	☐
Doors/ Frames	☐	☐	☐	☐
High dust	☐	☐	☐	☐
Vents/ Grills	☐	☐	☐	☐
Waste Receptacles	☐	☐	☐	☐
Showers	☐	☐	☐	☐
Lockers	☐	☐	☐	☐
Janitor Closets				
Task	A	S	B	R
Cart	☐	☐	☐	☐
Equipment	☐	☐	☐	☐
Labels	☐	☐	☐	☐
SDS	☐	☐	☐	☐
Floors	☐	☐	☐	☐
Sinks	☐	☐	☐	☐
Other/ Miscellaneous				
	☐	☐	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐

Offices/ Conference/ Classroom				
Task	A	S	B	R
Glass	☐	☐	☐	☐
Mats	☐	☐	☐	☐
Carpet	☐	☐	☐	☐
Hard Surface Floors	☐	☐	☐	☐
Baseboards	☐	☐	☐	☐
Sills, Ledges	☐	☐	☐	☐
Doors/ frames	☐	☐	☐	☐
Handles/ Switch Plates	☐	☐	☐	☐
Waste Receptacles	☐	☐	☐	☐
Blinds	☐	☐	☐	☐
Vents/ Grills	☐	☐	☐	☐
Furniture	☐	☐	☐	☐
High dust	☐	☐	☐	☐
Lunch Room/ Kitchen / Lounge				
Task	A	S	B	R
Glass	☐	☐	☐	☐
Matts	☐	☐	☐	☐
Carpets	☐	☐	☐	☐
Hard Surface Floors	☐	☐	☐	☐
Baseboards	☐	☐	☐	☐
Sills/ Ledges	☐	☐	☐	☐
Doors/ Frames	☐	☐	☐	☐
Handles/ Switch Plates	☐	☐	☐	☐
Waste Receptacles	☐	☐	☐	☐
Blinds	☐	☐	☐	☐
Vents/ Grills	☐	☐	☐	☐
Furniture	☐	☐	☐	☐
Partitions	☐	☐	☐	☐
High dust	☐	☐	☐	☐
Sinks/ Counters	☐	☐	☐	☐
Appliances	☐	☐	☐	☐
Stairs/ Elevator/ Corridors				
Task	A	S	B	R
Mats Carpet	☐	☐	☐	☐
Hard Surface Floors	☐	☐	☐	☐
Vents, Grills	☐	☐	☐	☐
Baseboards	☐	☐	☐	☐
High dust	☐	☐	☐	☐
Doors/ Frames	☐	☐	☐	☐
Waste Receptacles	☐	☐	☐	☐
Drinking Fountains	☐	☐	☐	☐

Below is a sample workflow map that we create for our accounts showing designated areas for each custodian. Utilizing existing floor plans, we can illustrate the workflow of our custodians, and their daily tasks, making it easier for our crew and our client to see what is supposed to be getting completed and by who.





WRITTEN CUSTODIAL STANDARDS



At GSF we use environmentally friendly chemicals, equipment and processes as much as the circumstances allow us. Indeed, as a sustainable company, we care for the environment, our employees & customers health.

1 EQUIPMENT AND CHEMICALS

Cleaning trolley, blue microfiber cloths, sprayer, neutral detergent

2 EMPTYING TRASH BINS

Empty the trash bins into the brute.
Refine with new trash bag when necessary.

3 SPRAYING THE BLUE MICROFIBER CLOTH

Fold the blue microfiber cloth into four.
Spray the cleaning product on it, over the cleaning brute.

4 BEST ORDER FOR WIPING OFFICE FURNITURE

Wipe the furniture by working in parallel lines.

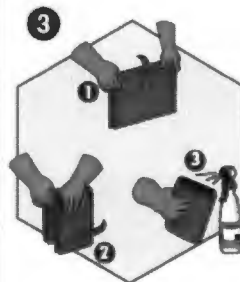
DAY CLEANING - OFFICES



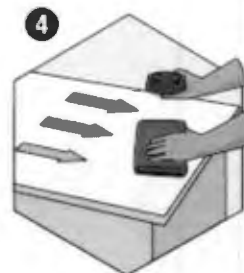
Fill up the cleaning trolley sufficiently before starting the operation.



Refer to color code floor plan for most efficient path.



As soon as one side of the microfiber cloth is dirty, use the other side.



Follow this route carefully around the room to avoid going back on yourself.



DAY CLEANING - OFFICES

5 DUSTING OF FURNITURE

Use the clean side of the microfiber cloth.

6 WIPING AWAY MARKS

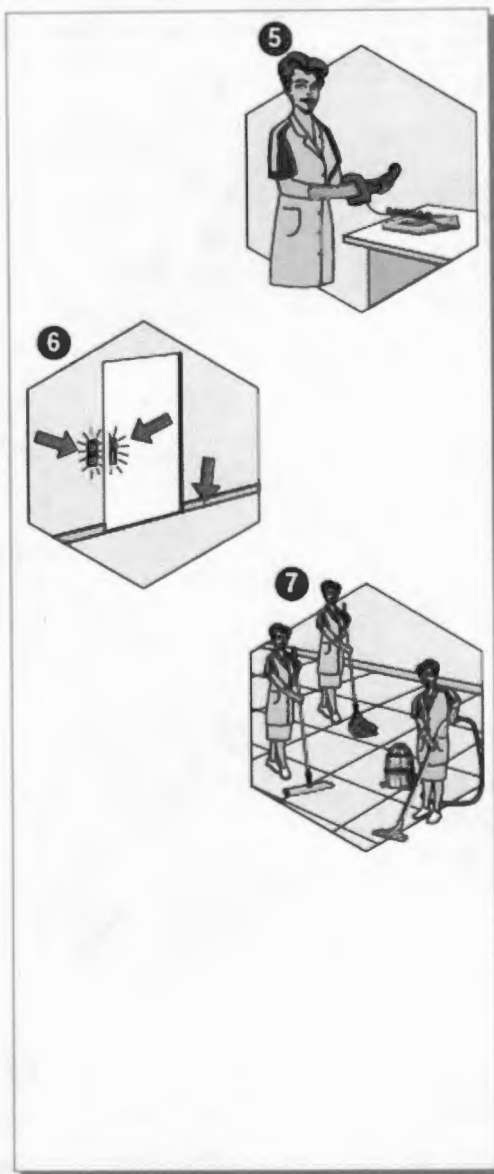
Wipe off finger marks and any dirty marks on door frames, switches, doorknobs, etc.

7 CLEANING THE FLOOR

Depending on the type of floor, use the vacuum cleaner or mop and wash if necessary.

8 END OF OPERATIONS

Switch off lights and close the door.



EQUIPMENT MAINTENANCE

Clean the blue microfiber cloths with water and detergent.
Rinse under running water.
Leave them to dry.
Clean and tidy away the equipment.



WASHROOM: DAILY UPKEEP

1 EQUIPMENT AND CHEMICALS

Pink leather cloths, blue leather cloths, sprayer, cleanser, disinfectant, toilet sponge with abrasive side.

2 AIRING PREMISES

Open the windows.

3 WEARING GLOVES

Gloves must be worn for all operations.

4 BIN EMPTYING

Empty and clean the bins.
Fill up the dispensers.

5 SPRAYING TOILETS

Flush the toilet.
Spray disinfectant cleanser inside the toilet bowl, paying careful attention to the areas that are difficult to access. Leave to work.

6 CLEANING WASH BASIN AREA

Fold the blue leather cloth into four.
Spray the cleaning product on the leather cloth.

As a general rule, the higher parts are cleaned before the lower parts: the mirror, the shelves, the porcelain.

7 CLEANING WASH BASINS

Spray the wash basin and the taps. Rub with an abrasive sponge, especially the sensitive areas of the wash basin.



Pay careful attention to your hygiene and safety.

Blue leather cloth for the wash basin.

Pay careful attention to:
1. the areas around the taps
2. the area around the overflow outlet
3. the plughole



WASHROOM: DAILY UPKEEP(cont'd)

7 CLEANING WASH BASINS (cont'd)

Clean the sides, the underneath, the wash basin stem, the pipes and the baseboards.

8 RINSING WASH BASINS

Rinse the wash basin and the taps, and then wipe them.

9 CLEANING THE INSIDE OF THE TOILET

Clean the inside of the toilet with the brush. Flush the toilet, clean the brush and the brush holder.

10 CLEANING THE OUTSIDE OF THE TOILET

Clean the outside of the toilet bowl and the toilet seat using the pink leather cloth.

11 WIPING ITEMS IN CONTACT WITH THE TOILET AREA

Wipe finger marks and dirty marks on the flush mechanism, the porcelain, the frames, the switches, the doorhandles with a clean pink leather cloth soaked in disinfectant cleanser.

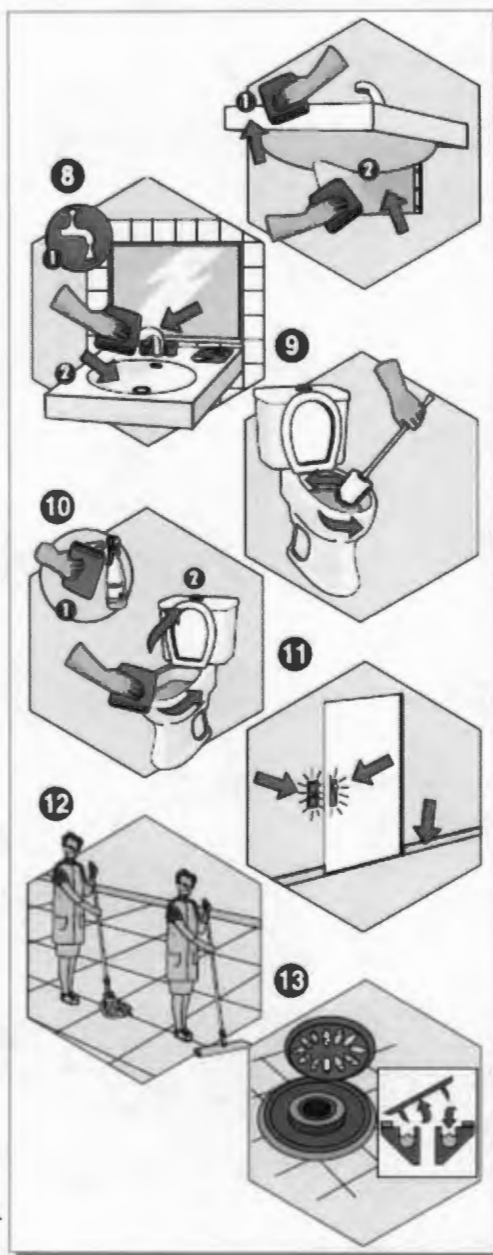
12 SWEEPING AND CLEANING THE FLOOR

Map and wash the floor.

13 VERIFICATION OF THE WATER TRAPS

Check and fill the floor water traps if necessary.

Close the windows, switch off lights and close the door.



The pink leather cloth is for cleaning the toilet. Change the cloth as often as necessary.

The water traps must always be full with water.

Clean the leather cloths with water and cleanser.
Rinse under running water.
Leave them to dry.
Clean and tidy away the equipment.

EQUIPMENT UPKEEP

CITY OF FAIRFIELD, OHIO

BID FORM

(Page 1 of 4)

The undersigned, having full knowledge of these specifications to furnish Janitorial Services for a (3) year (36 month) period, with an option to renew for two (2) additional years, hereby agrees to furnish all labor, materials and equipment according to the specifications and to accept the unit prices specified on the bid form as full compensation.

BASE BID

- 1) Furnish necessary labor, materials and equipment to perform the required janitorial services for the **Municipal Building** for a period of thirty-six (36) months.

\$2,548.00__ per month x 12 months (for 1st year) = \$30,576.00__ for first year

\$2,573.00__ per month x 12 months (for 2nd year)= \$30,876.00__ for second year

\$2,599.00__ per month x 12 months (for 3rd year)= \$31,188.00__ for third year

TOTAL FOR ALL THREE YEARS FOR THE MUNICIPAL BUILDING \$92,640.00

Optional 4th and 5th year for the Municipal Building:

\$2,625.00__ per month x 12 months (for 4th year)= \$31,500.00__ for fourth year

\$2,651.00__ per month x 12 months (for 5th year)= \$31,812.00__ for fifth year

- 2) Furnish necessary labor, materials and equipment to perform the required janitorial services for the **Municipal Building Annex** for a period of thirty-six (36) months.

\$850.00__ per month x 12 months (for 1st year) = \$10,200.00__ for first year

\$859.00__ per month x 12 months (for 2nd year)= \$10,308.00__ for second year

\$868.00__ per month x 12 months (for 3rd year)= \$10,416.00__ for third year

TOTAL FOR ALL THREE YEARS FOR THE MUNICIPAL BUILDING ANNEX \$30,924.00

Optional 4th and 5th year for Municipal Building Annex:

\$877.00__ per month x 12 months (for 4th year)= \$10,524.00__ for fourth year

\$886.00__ per month x 12 months (for 5th year)= \$10,632.00__ for fifth year

CITY OF FAIRFIELD, OHIO

BID FORM

(Page 2 of 4)

Furnish necessary labor, materials and equipment to perform the required janitorial services for the **Public Works Facility** for a period of thirty-six (36) months.

\$1,699.00____ per month x 12 months (for 1st year) = \$20,388.00____ for first year

\$1,716.00____ per month x 12 months (for 2nd year)= \$20,592.00____ for second year

\$1,733.00____ per month x 12 months (for 3rd year)= \$20,796.00____ for third year

TOTAL FOR ALL THREE YEARS FOR THE PUBLIC WORKS FACILITY **\$61,776.00**_____

Optional 4th and 5th Year for the Public Works Facility:

\$1,750.00____ per month x 12 months (for 4th year)= \$21,000.00____ for fourth year

\$1,768.00____ per month x 12 months (for 5th year)= \$21,216.00____ for fifth year

Furnish necessary labor, materials and equipment to perform the required janitorial services for the **Municipal Justice Center** for a period of thirty-six (36) months.

\$5,678.00____ per month x 12 months (for 1st year) = \$68,136.00____ for first year

\$5,735.00____ per month x 12 months (for 2nd year)= \$68,820.00____ for second year

\$5,792.00____ per month x 12 months (for 3rd year)= \$69,504.00____ for third year

TOTAL FOR ALL THREE YEARS FOR THE MUNICIPAL JUSTICE CENTER **\$206,460.00**_____

Optional 4th and 5th year for Municipal Justice Center:

\$5,850.00__ per month x 12 months (for 4th year)= \$70,200.00_____ for fourth year

\$5,909.00__ per month x 12 months (for 5th year)= \$70,908.00_____ for fifth year

CITY OF FAIRFIELD, OHIO
BID FORM
 (Page 3 of 4)

Furnish necessary labor, materials and equipment to perform the required janitorial services for the **Community Arts Center** for a period of thirty-six (36) months.

\$4,562.00__ per month x 12 months (for 1st year) = \$54,744.00_____ for first year

\$4,608.00__ per month x 12 months (for 2nd year)= \$55,296.00_____ for second year

\$4,654.00__ per month x 12 months (for 3rd year)= \$55,848.00_____ for third year

TOTAL FOR ALL THREE YEARS FOR THE COMMUNITY ARTS CENTER \$165,888.00_____

Optional 4th and 5th year for the Fairfield Community Arts Center:

\$4,701.00__ per month x 12 months (for 4th year)= \$56,412.00_____ for fourth year

\$4,748.00__ per month x 12 months (for 5th year)= \$56,976.00_____ for fifth year

CITY OF FAIRFIELD, OHIO

BID FORM

(Page 4 of 4)

Jonathan Flannery Signature
Jonathan Flannery Name
Business Development Representative Title
Legacy Commercial Cleaning, LLC Company
February 3, 2023 Date
3478 Hauck Road, Suite D Address
Cincinnati, OH 45241 City/State/Zip
937-623-8712 Telephone
jflannery@lms oh. com Email Address
82-3398259 SS Number of
 Company Owner or
 Federal ID#

NOTE: Please indicate type of Bid Security:

☒ Bid Bond
 ☐ Certified Check

Addendums Received: _____ Number _____ Yes _____ No

Work will start within 30 days after Notice to Proceed.

✓ Each bid must be accompanied by the following completed documents/certifications:

- ☐ **Bid Form** (Fully completed including optional 4th and 5th years.)
- ☐ **Bid Bond** (Bid Bond, Certified Check or Cashier's Check for ten percent (10%) of the amount of the one (1) year pricing (1st year) bid submitted unless otherwise specified)
- ☐ **Non-Collusion Affidavit** (Notarized)
- ☐ **Affidavit of Non-Delinquency of Personal Property Taxes** (Notarized)
- ☐ **Statement of Bidder's Qualifications** (Notarized)

CITY OF FAIRFIELD, OHIO

BID BOND

KNOW BY ALL MEN BY THESE PRESENTS, That we, Legacy Commercial Cleaning, LLC
 _____(hereinafter called the Principal), as Principal,
 and Capitol Indemnity Corporation, a corporation organized under the laws
 of the State of WI, with its principal office in the City of Madison
 (hereinafter called the Surety) and licensed to do business in the State of
OH as Surety, are held and firmly bound unto the City of Fairfield, Ohio, (hereinafter
 called the Obligee) in the penal sum of ONE HUNDRED EIGHTY-SIX THOUSAND AND NO Dollars
 (\$ 186,000.00) lawful money of the United States for the payment of which
 sum well and truly to be made, we bind ourselves, our heirs, executors, administrators,
 successors, and assigns.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas, the Principal has
 submitted the accompanying bid, dated

February 6, 20 23 for * See Below.

NOW, THEREFORE, If the Obligee shall make any award according to the terms of said Bid
 and the Principal shall enter into a Contract with said Obligee in accordance with the terms
 of said Bid and give Bond for the faithful performance thereof within the time specified; or
 if no time is specified, within thirty days after the date of award; or if the Principal shall in
 the case of failure to do so, indemnify the Obligees against any loss the Obligee may suffer
 directly arising by reason of such failure, not exceeding the penalty of this Bond, then this
 obligation shall be null and void: otherwise, to remain in full force and virtue.

Signed and sealed and dated this 6th day of February, 20 23.

Principal Legacy Commercial Cleaning, LLC

By _____

Surety Capitol Indemnity Corporation

By _____

Attorney in Fact

Amy M. Perdue

CAPITOL INDEMNITY CORPORATION

POWER OF ATTORNEY

N/A

Bond Number

KNOW ALL MEN BY THESE PRESENTS, That the CAPITOL INDEMNITY CORPORATION, a corporation of the State of Wisconsin, having its principal offices in the City of Middleton, Wisconsin, does make, constitute and appoint

 AMY M. PERDUE; GREGORY R. OVERMYER; JACK KEHL; STEPHANIE M. WHITE; DAVID CATANESE; BRIAN MOZENA; PEYTON JANLIN

its true and lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed, any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of

 ALL WRITTEN INSTRUMENTS IN AN AMOUNT NOT TO EXCEED: \$20,000,000.00

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of **CAPITOL INDEMNITY CORPORATION** at a meeting duly called and held on the 15th day of May, 2002.

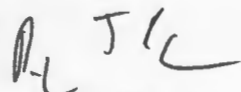
"RESOLVED, that the President, Executive Vice President, Vice President, Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings, and other writings obligatory in the nature thereof, one or more resident vice-presidents, assistant secretaries and attorney(s)-in-fact, each appointee to have the powers and duties usual to such offices to the business of this company; the signature of such officers and seal of the Company may be affixed to any such power of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking or other writing obligatory in the nature thereof to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any of said officers, at any time."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

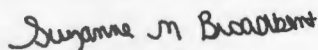
In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

IN WITNESS WHEREOF, the CAPITOL INDEMNITY CORPORATION has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested, this 1st day of January, 2020.

Attest:



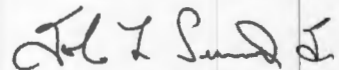
Ryan J. Byrnes
 Senior Vice President,
 Chief Financial Officer and Treasurer



Suzanne M. Broadbent
 Assistant Secretary



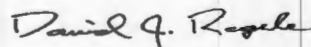
CAPITOL INDEMNITY CORPORATION



John L. Sennott, Jr.
 Chief Executive Officer and President

STATE OF WISCONSIN }
 COUNTY OF DANE } S.S.:

On the 1st day of January, 2020 before me personally came John L. Sennott, Jr., to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is Chief Executive Officer and President of **CAPITOL INDEMNITY CORPORATION**, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.

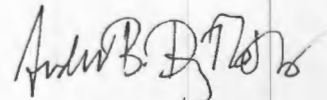



David J. Regele
 Notary Public, Dane Co., WI
 My Commission Is Permanent

STATE OF WISCONSIN }
 COUNTY OF DANE } S.S.:

I, the undersigned, duly elected to the office stated below, now the incumbent in **CAPITOL INDEMNITY CORPORATION**, a Wisconsin Corporation, authorized to make this certificate, **DO HEREBY CERTIFY** that the foregoing attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at the City of Middleton, State of Wisconsin this 6th day of February, 2023

Andrew B. Diaz-Matos
 Senior Vice President, General Counsel and Secretary

THIS DOCUMENT HAS BEEN GENERATED FOR A SPECIFIC BOND. IF YOU HAVE ANY QUESTIONS CONCERNING THE AUTHENTICITY OF THIS DOCUMENT CALL 800-475-4450.

CIC-ePOA-M (Rev. 01-2020)

CAPITOL INDEMNITY CORPORATION
BALANCE SHEET
December 31, 2021

Admitted Assets

Cash and invested assets:	
Bonds	\$ 618,141,054
Common stocks	157,173,176
Cash, cash equivalents and short-term investments	57,267,137
Total cash and invested assets	<u>832,581,367</u>
Investment income due and accrued	3,116,067
Uncollected premiums and agents' balances in course of collection	48,153,845
Deferred premiums, agents' balances and installments booked but deferred and not yet due	7,477,730
Amounts recoverable from reinsurers	5,024,047
Other amounts receivable under reinsurance contracts	208,405
Net deferred tax asset	15,886,386
Electronic data processing equipment and software	1,575,488
Receivables from parent, subsidiaries and affiliates	4,168,378
Other admitted assets	612,440
Total admitted assets	<u>\$ 918,804,153</u>

Liabilities and Surplus as Regards Policyholders

Liabilities:	
Losses	\$ 336,642,620
Reinsurance payable on paid losses and loss adjustment expenses	25,798,000
Loss adjustment expenses	61,286,658
Commissions payable, contingent commissions and other similar charges	442,074
Other expenses (excluding taxes, licenses and fees)	10,687,529
Taxes, licenses and fees (excluding federal and foreign income taxes)	35,705
Current federal and foreign income taxes	257,424
Unearned premiums	148,846,891
Advance premium	5,657
Ceded reinsurance premiums payable (net of ceding commissions)	7,819,842
Amounts withheld or retained by company for account of others	12,618,389
Payable to parent, subsidiaries and affiliates	11,427,656
Other liabilities	890,743
Total liabilities	<u>616,759,188</u>
Surplus as regards policyholders:	
Common capital stock	4,201,416
Gross paid in and contributed surplus	103,923,753
Unassigned funds (surplus)	193,919,796
Surplus as regards policyholders	<u>302,044,965</u>
Total liabilities and capital and surplus	<u>\$ 918,804,153</u>

I, John L. Sennott Jr., CEO and President of Capitol Indemnity Corporation do hereby certify that to the best of my knowledge and belief, the foregoing is a full and true statutory Statement of Admitted Assets and Liabilities, Capital and Surplus of the Operation at December 31, 2021, prepared in conformity with the accounting practices prescribed by the Insurance Department of the State of Wisconsin. IN WITNESS WHEREOF, I have set my hand and affixed the seal of the Corporation at Middleton, Wisconsin.

John L. Sennott Jr.

John L. Sennott Jr.
CEO & President



Office of Risk Assessment
50 West Town Street
Third Floor - Suite 300
Columbus, Ohio 43215
(614)644-2658
Fax(614)644-3256
www.insurance.ohio.gov

Ohio Department of Insurance

Mike DeWine - Governor
Judith French - Director



Certificate of Compliance

Issued 03/29/2022

Effective 04/02/2022

Expires 04/01/2023

I, Judith French, hereby certify that I am the Director of Insurance in the State of Ohio and have supervision of insurance business in said State and as such I hereby certify that

CAPITOL INDEMNITY CORPORATION

of Wisconsin is duly organized under the laws of this State and is authorized to transact the business of insurance under the following section(s) of the Ohio Revised Code:

Section 3929.01 (A)

Accident & Health
Allied Lines
Boiler & Machinery
Burglary & Theft
Collectively Renewable A & H
Commercial Auto - Liability
Commercial Auto - No Fault
Commercial Auto - Physical Damage
Fidelity
Fire
Glass
Group Accident & Health
Guaranteed Renewable A & H
Inland Marine
Medical Malpractice
Multiple Peril - Commercial
Noncancellable A & H

Nonrenew-Stated Reasons (A&H)

Other
Other Accident only
Other Liability
Surety

CAPITOL INDEMNITY CORPORATION certified in its annual statement to this Department as of December 31, 2021 that it has admitted assets in the amount of \$918,804,153, liabilities in the amount of \$616,759,188, and surplus of at least \$302,044,965.

IN WITNESS WHEREOF, I have hereunto subscribed my name and caused my seal to be affixed at Columbus, Ohio, this day and date.

Judith L. French

Judith French, Director



CITY OF FAIRFIELD, OHIO

NON-COLLUSION AFFIDAVIT

State of Ohio, County of Butler
City of Fairfield

Jonathan Flannery

(Name of Individual)

Business Development Representative

(Company Representative)

BEING DULY SWORN, DOES DEPOSE AND SAY THAT (HE, THEY) RESIDE AT

2254 Millwood Rd, Kettering OH 45440

(Resident Address)

AND THAT (HE, THEY) ARE THE ONLY PERSON (S) WITH SAID

Legacy Commercial Cleaning, LLC

(Name of Company)

3478 Hauck Rd, Cincinnati OH 45241

(Company Address)

INTERESTED IN THE PROFITS OF THE PROPOSED CONTRACT FOR THIS PROJECT: THAT THE SAID CONTRACT IS MADE WITHOUT ANY CONNECTION OR COMMON INTEREST IN THE PROFITS, THEREOF, WITH ANY PERSON MAKING ANY BID OR PROPOSAL FOR SAID WORK: THAT THE SAID CONTRACT IS ON THEIR PART, IN ALL RESPECTS, FAIR AND WITHOUT COLLUSION OR FRAUD: AND, ALSO THAT NO MEMBER OF COUNCIL, HEAD OF ANY DEPARTMENT OR BUREAU, OR EMPLOYEE THEREIN, OR ANY OFFICER OR EMPLOYEE OF THE CITY OF FAIRFIELD, OHIO, IS DIRECTLY OR INDIRECTLY INTERESTED THEREIN.

SUBSCRIBED TO AND SWORN TO THIS 6th DAY OF February, 2023

Signature

Business Development

Title

Elizabeth

Harlan

10-31-2027

State of Ohio
County of Greene

Notary Public



CITY OF FAIRFIELD, OHIO

**AFFIDAVIT OF CONTRACTOR OR SUPPLIER OF NON-DELINQUENCY
OF PERSONAL PROPERTY TAXES
AND CITY OF FAIRFIELD INCOME TAXES
AND POLITICAL CONTRIBUTIONS**

To: City of Fairfield, Ohio
Butler County, Ohio

The undersigned contractor or supplier being first duly sworn, having been awarded a contract by the City of Fairfield, Ohio for Janitorial Services hereby states that it is not charged at the time the bid was submitted with any delinquent personal property taxes on the general tax list of personal property of any county in which the City of Fairfield as a tax district has territory and that it was not charged with delinquent personal property taxes on any such tax list. Furthermore, the undersigned states that the contractor or supplier is not delinquent for income tax owed to the City of Fairfield.

The undersigned contractor or supplier also further certifies that it is in compliance with ORC Section 3517.13(I)(1) or 3517.13(J)(1), whichever is applicable, relative to political contributions to public officials of the City of Fairfield, Ohio.

In consideration of the award of the above contract, the above statements are incorporated in said contract as covenants of the undersigned contractor or supplier.

[Signature]
Signature

Business Development
Title

Legacy Commercial Cleaning
Company

Sworn to and subscribed in my presence on this 6th day of February,
20 23 by the above referenced person on behalf of the contractor or supplier.

State of Ohio
County of Greene

[Signature]
Notary Public

Elizabeth
Helen
10-31-2023



STATEMENT OF BIDDER'S QUALIFICATIONS

(Page 1 of 3)

This form is to be submitted by the Bidder upon request of the Public Works Director or if your company has not previously been awarded a contract by the City of Fairfield.

All questions must be answered and the data given must be clear and comprehensive. **This statement must be notarized.** Questions may be answered on separate attached sheets. The Bidder may submit additional information if he so desires.

1. Name of Bidder: Legacy Commercial Cleaning, LLC
2. Main office address: 2475 Scioto Harper Drive, Columbus OH 43204
3. When organized: 2018
4. If a corporation, where incorporated? 2018
5. How many years have you been engaged in janitorial work under your present firm name or trade style? 5 years
6. Contracts currently on hand and years worked: see references
7. Are your employees bonded? If so, to what amount: yes, \$1,000.00
8. Have you ever failed to complete a contract? If so, where and why? no
9. Have you ever defaulted on a contract? If so, where and why? no
10. List your major equipment available for this contract: floor scrubbers, floor buffers, back pack vacuums, janitor carts

STATEMENT OF BIDDER'S QUALIFICATIONS

(Page 2 of 3)

11. Background and experience of the principal members of your organization, including the officers: Eddie Davis, President (20 years experience); Jos Stein, VP of Operations (20 years experience); Ryan Rasmussen, Regional Director of Operations (22 years experience); Chris Elder, VP of Sales (15 years experience); Jon Flannery, Business Development (3 years experience)_____

12. Give bank references: Huntington Bank_____

13. Please furnish financial statement.

14. The undersigned hereby authorizes and requests any person, firm or corporation to furnish any information requested by the City of Fairfield in verification of the recitals comprising this State of Bidder's Qualifications.

15. Please furnish (3) references, contact persons and phone numbers of companies you have cleaned in the last (3) years.

Reference 1:

Company: General Mills Address: 11301 Mosteller Rd, Cincinnati OH 45241

Contact: Brian Paxton____ Phone: 513-771-8200____ Years Cleaned: 2022-2023____

Reference 2:

Company: Sysco Address: 10510 Evendale Dr, Cincinnati OH 45241_____

Contact: Chad Flood____ Phone: 513-563-6300____ Years Cleaned: 2022-2023____

Reference 3:

Company: Gorilla Glue____ Address: 2101 E. Kemper Rd, Cincinnati OH 45241_____

Contact: Gary Bunch____ Phone: 513-271-3300____ Years Cleaned: 2022-2023____

STATEMENT OF BIDDER'S QUALIFICATIONS

(Page 3 of 3)

I hereby certify that the answers to the foregoing statements attached hereto including any supplemental data, are true and correct to the best of my knowledge.

WITNESSES

Jonathan Flannery [Signature]

STATE OF OHIO)
COUNTY OF Greene)

Sworn to before me and subscribed in my presence this 6th day of February, 2023.

[Signature]
Notary Public, Greene County

My commission Expires 10-31-2027



CITY OF FAIRFIELD, OHIO

Legacy Commercial Cleaning, LLC
Unaudited Fiscal Year Financial Statements

INCOME STATEMENT

	2019	2020	2021	YTD Nov 2022
REVENUE	\$ 2,259,788	\$ 2,739,129	\$ 3,501,508	\$ 5,169,295
Cost of Sales	1,590,185	1,893,622	2,290,780	3,768,435
GROSS PROFIT	\$ 669,602	\$ 845,507	\$ 1,210,729	\$ 1,400,860
SG&A Expenses	428,885	413,528	539,527	837,147
Other Expenses	13,388	(391,422)	39,030	168,502
NET INCOME	\$ 227,330	\$ 823,401	\$ 632,171	\$ 395,211

BALANCE SHEET

	12/31/19	12/31/20	12/31/21	6/30/22
ASSETS				
Current Assets				
Cash	\$ 184,758	\$ 241,139	\$ 232,812	\$ 286,253
Accounts Receivable	134,111	106,173	212,292	657,628
Prepaid Expenses	4,282	359	1,624	1,747
LMS Intercompany Assets	-	-	24,429	340,146
Other Current Assets	-	-	10,962	89
Total Current Assets	323,151	347,671	482,119	1,285,862
Fixed Assets	44,706	36,781	69,616	99,299
Other Assets	-	-	-	-
Total Assets	\$ 367,857	\$ 384,451	\$ 551,735	\$ 1,385,161
LIABILITIES & EQUITY				
Current Liabilities				
Accounts Payable	\$ 9,682	\$ 5,605	\$ 27,466	\$ 138,270
Payroll Liabilities	48,264	62,641	111,514	208,326
Accrued Expenses	1,900	2,224	3,116	2,938
Sales Tax Liability	10,409	902	5,255	15,670
LMS Intercompany Liability	48,246	40,323	-	670,364
Other Current Liabilities	545	545	-	-
Total Current Liabilities	119,045	112,239	147,351	1,035,567
Long-Term Liabilities	-	-	-	-
Total Liabilities	119,045	112,239	147,351	1,035,567
Equity	248,811	272,212	404,384	349,594
Total Liabilities & Equity	\$ 367,857	\$ 384,451	\$ 551,735	\$ 1,385,161

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A THREE
(3) YEAR CONTRACT WITH GSF USA, INC. FOR JANITORIAL SERVICES FOR
VARIOUS MUNICIPAL BUILDINGS.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The City Manager is hereby authorized to enter into a three (3) year contract with GSF USA, Inc. for janitorial services for various municipal buildings in accordance with the bid on file in the office of the City Manager.

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	
Third Reading	_____	

ATTEST:

Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2023\GSF USA, Inc.-Ord

Attachment: GSF USA Inc.-Ord (3427 : 2023-2025 Janitorial Services Contract Award)



City Council Ordinance
Regular Meeting - February 27, 2023

Submitted by: Ben Mann,
 Submitting Department: Public Works

Subject:

2023 Asphalt Paving and Resurfacing Project – Construction Award

Legislation Title:

Ordinance to authorize the City Manager to enter into a contract with Mt. Pleasant Blacktopping Co. Inc. for the 2023 Asphalt Paving and Resurfacing Project.

Recommendation:

The staff recommends that City Council authorize the City Manager to enter into a contract with the Mt. Pleasant Blacktopping Co. Inc for the 2023 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 \$2,600,000.00 (\$2,384,714.22 base bid and a contingency of \$215,285.78) for this project. \$2,500,000 from the Street Improvement Fund and \$100,000 from the Capital Improvement Fund.

Background/Synopsis:

This project is programmed in the 2023-2027 Capital Improvement Program under 3PW006 and will resurface approximately 22.5 lane miles of roadway which meets Council's annual goal for the paving program.

City Council has historically approved funding for an annual street paving program for work done in conjunction with the Concrete Curb Replacement Program. The Public Works Department has developed a program for budgeting and scheduling needed overlays of streets in relation to several factors including deterioration, age, ride-ability, etc.

The following are the areas scheduled for repaving this year:

Joe Nuxhall Way	(River to Corp Limit)
Mack Road	(Boymel to Route 4)
Providence Drive	(Woodridge to Mack)
Mack Road	(Winton to Benzing)
Mackview Street	(Mack to Terminus)
Lakeside Drive	(River to River)

Millbrook Court	(Lakeside to Terminus)
Stone Meadow Court	(Lakeside to Terminus)
Heritage Knoll Terrace	(Marsh to Terminus)
Marsh Drive	(Lakeside to Terminus)
Huber Trace Court	(Heritage Knoll to Terminus)
Concord Mill Place	(Heritage Knoll to River)
Cherry Mill Court	(Heritage Knoll to Terminus)
Cheryl Drive	(Ross to Milona)
Kay Drive	(Ross to Milona)
Janice Drive	(Kay to Milona)
Milona Court	(Cheryl to Terminus)
Olde Winton Lane	(Winton to Terminus)
Winton Meadows Court	(Winton to Terminus)
Fairfield Circle	(Nilles to Nilles)
Connie Court	(River to Terminus)
Cunagin Drive	(Route 4 to Terminus)
Production Drive	(Route 4 to Port Union)
Winton Road	(John Gray to Skydale)
Reswin Drive	(Resor to Mt. Vernon)
Mt. Vernon Drive	(Reswin to Terminus)
Barkley Court	(Mt. Vernon to Terminus)
Chesterfield Court	(Mt. Vernon to Terminus)
Riverbend Court	(River Valley to Terminus)
River Valley Court	(River to Terminus)
Hidden Hills Drive	(Royal Manor to Kings Ridge)
Royal Manor Place	(Winton to Kings Ridge)
Kings Ridge Square	(Hidden Hills to Royal Manor)
Evalie Drive	(Jeffrey to Pleasant)
Marlene Drive	(Jeffrey to Christine)
Jeffrey Place	(Evalie to Terminus)
Oak Knoll Court	(Jeffrey to Terminus)
Christine Drive	(Jeffrey to Evalie)
David Place	(Evalie to Terminus)
Jefferson Court	(David to Terminus)
Library Parking Lot	(1485 Corydale Drive)
Intersection of Muskopf and River Road Service Drive	
River Road Shoulder north of Bolten Plant and South of River Valley Court	

Public Works advertised this project and bids were opened on February 13, 2023 for the 2023 Asphalt Paving and Resurfacing Project. Three (3) bids were received. The complete bid results are attached.

The lowest and best bidder is the Mt. Pleasant Blacktopping Co. Inc. (Fairfield, Ohio).

A portion of the Joe Nuxhall Way paving will be reimbursed to the City of Fairfield by the City of Hamilton.

Financial Impact:

The financial impact of the project is the requested funding of \$2,600,000.00 (\$2,384,714.22 base bid and a contingency of \$215,285.78). \$2,500,000 from the Street Improvement Fund and \$100,000 from the Capital Improvement Fund.

Emergency Provision Explanation:

A suspension of rules is being requested in order to have the contract in place for the contractor to be able to perform portions of the work as early as practical.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

No

Attachments:

1. 2023 Asphalt Resurfacing Project
2. 2023 Overlay
3. Mt. Pleasant Blacktopping-Ord

City of Fairfield
Bid Tabulation for "2023 Asphalt Resurfacing Project"
Bid Opening: February 13, 2022
Engineer's Estimate: \$2,506,068.00

12.D.3.a

				BIDDER (Name/Address/Phone)					
				John R Jurgensen Co 11641 Mosteller Rd Cincinnati, OH 45241 513-771-0820		Mt Pleasant Blacktopping 3199 Production Dr Fairfield, OH 45014 513-874-3777		Barrett Paving Materials Inc 3751 Commerce Dr Franklin, OH 45005 513-422-4662	
ODOT Item #	Description	Est. Qnty.	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
254	Full Width Street Planing: 1-1/2" (typical depth of cut)	172,202	Sq Yds.	\$ 2.28	\$ 392,620.56	\$ 2.20	\$ 378,844.40	\$ 3.20	\$ 551,046.40
254	Parking Lot Planing: 1-1/2" (Library Parking Lot)	4,061	Sq Yds.	\$ 3.30	\$ 13,401.30	\$ 3.00	\$ 12,183.00	\$ 5.75	\$ 23,350.75
441	Asphalt Surface Course, Type 1, PG 64-22 (448)	13,916	Tons	\$ 103.72	\$ 1,443,367.52	\$ 92.50	\$ 1,287,230.00	\$ 109.50	\$ 1,523,802.00
441	Asphalt Surface Course, Type 1, PG64-22 (448) - Library Parking Lot	350	Tons	\$ 117.59	\$ 41,156.50	\$ 94.50	\$ 33,075.00	\$ 138.75	\$ 48,562.50
441	Asphalt Surface Course, Type 1, PG 64-22 (448), Fiber Reinforcement for Asphalt Concrete, as per plan	721	Tons	\$ 115.12	\$ 83,001.52	\$ 122.50	\$ 88,322.50	\$ 126.26	\$ 91,033.26
SPEC	Asphalt Rejuvenating Agent	77,964	Sq Yds.	\$ 1.15	\$ 89,658.60	\$ 1.27	\$ 99,014.28	\$ 1.15	\$ 89,658.60
253	Full Depth Asphalt Repairs	1,800	Sq Yds.	\$ 57.98	\$ 104,364.00	\$ 45.00	\$ 81,000.00	\$ 99.25	\$ 178,650.00
441	Asphalt Intermediate Course Type 1, PG 64-22 (448)	100	Tons	\$ 103.14	\$ 10,314.00	\$ 87.50	\$ 8,750.00	\$ 185.75	\$ 18,575.00
611	Adjustment of Manholes to grade, as per plan	136	Each	\$ 499.84	\$ 67,978.24	\$ 525.00	\$ 71,400.00	\$ 945.75	\$ 128,622.00
638	Adjustment of Valve Boxes to Grade	74	Each	\$ 311.11	\$ 23,022.14	\$ 325.00	\$ 24,050.00	\$ 415.00	\$ 30,710.00
254	Full Depth Asphalt Planing (River Road - 5' wide @ 11" depth)	2,020	Sq Yds.	\$ 20.55	\$ 41,511.00	\$ 6.90	\$ 13,938.00	\$ 25.50	\$ 51,510.00
254	Full Depth Asphalt Planing (River Road - 2' wide @ 11" depth)	260	Sq Yds.	\$ 26.45	\$ 6,877.00	\$ 6.90	\$ 1,794.00	\$ 35.25	\$ 9,165.00
301	Asphalt Base Course PG 64-22 River Road (9-1/2" depth)	1,090	Tons	\$ 84.93	\$ 92,573.70	\$ 85.00	\$ 92,650.00	\$ 102.50	\$ 111,725.00
441	Asphalt Surface Course, PG 64-22 (448) River Rd (1-1/2" depth)	175	Tons	\$ 119.01	\$ 20,826.75	\$ 92.50	\$ 16,187.50	\$ 164.75	\$ 28,831.25
203	Embankment	200.00	CY	\$ 66.60	\$ 13,320.00	\$ 38.00	\$ 7,600.00	\$ 50.00	\$ 10,000.00
653	Topsoil, furnished and placed	350	CY	\$ 45.00	\$ 15,750.00	\$ 40.00	\$ 14,000.00	\$ 99.50	\$ 34,825.00
659	Seeding and mulching	500	Sq Yds.	\$ 4.00	\$ 2,000.00	\$ 5.00	\$ 2,500.00	\$ 11.25	\$ 5,625.00
614	Work Zone Center Line (Double Yellow), Class III, 642 Paint	1.79	Mile	\$ 2,060.00	\$ 3,687.40	\$ 2,500.00	\$ 4,475.00	\$ 2,500.00	\$ 4,475.00
614	Work Zone Center Line (Broken & Solid), Class III, 642 Paint	1.48	Mile	\$ 1,485.00	\$ 2,197.80	\$ 2,300.00	\$ 3,404.00	\$ 2,300.00	\$ 3,404.00
614	Work Zone Channelizing Line (4" White), Class III, 642 Paint	5,115	Feet	\$ 1.00	\$ 5,115.00	\$ 0.50	\$ 2,557.50	\$ 0.50	\$ 2,557.50
614	Work Zone Lane Line (4" White), Class III, 642 Paint	0.89	Mile	\$ 725.00	\$ 645.25	\$ 958.00	\$ 852.62	\$ 958.00	\$ 852.62
642	Parking Lot Stall (4" White) Library	1,466	Feet	\$ 0.70	\$ 1,026.20	\$ 1.57	\$ 2,301.62	\$ 1.57	\$ 2,301.62

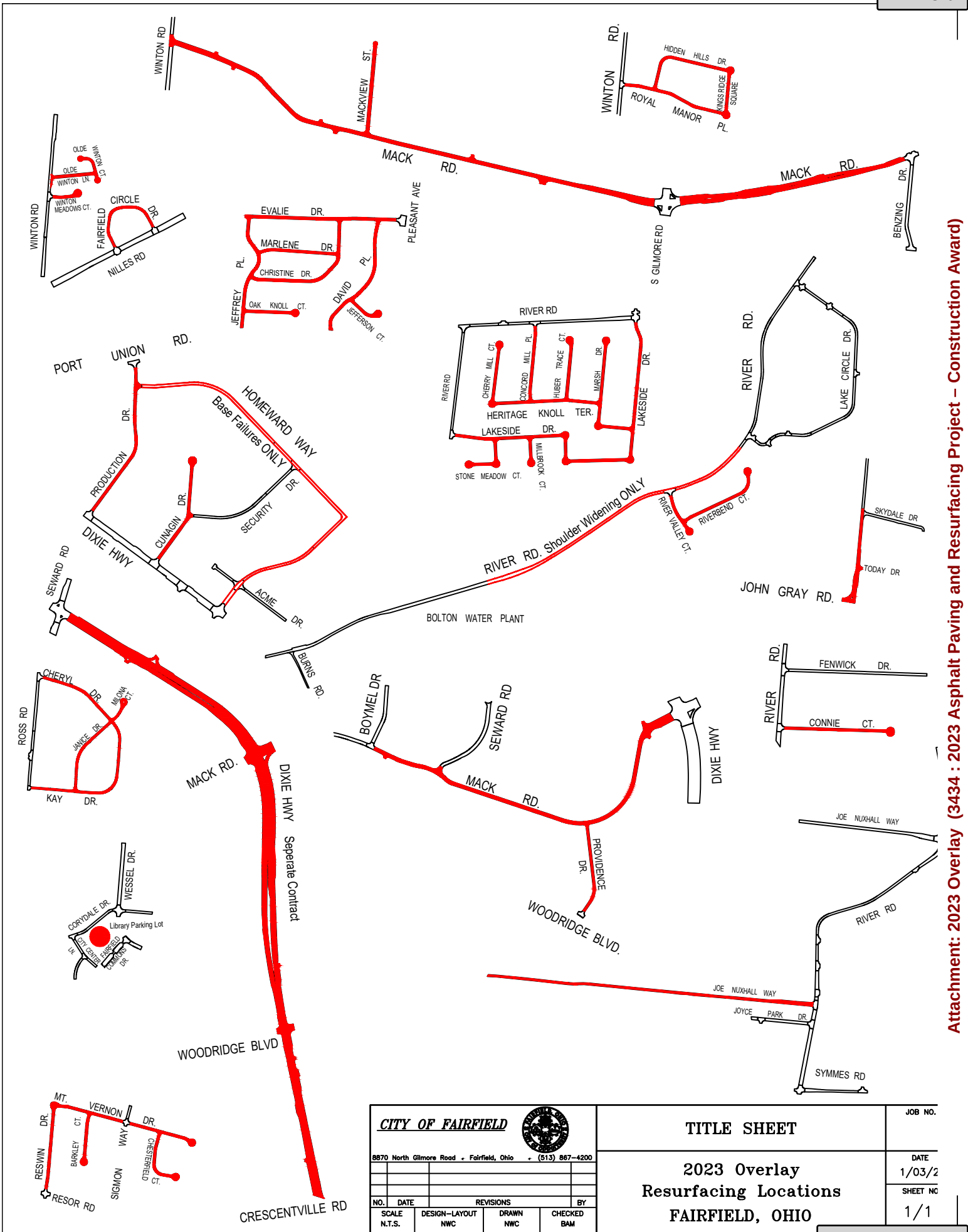
City of Fairfield
 Bid Tabulation for "2023 Asphalt Resurfacing Project"
 Bid Opening: February 13, 2022
 Engineer's Estimate: \$2,506,068.00

12.D.3.a

				BIDDER (Name/Address/Phone)					
				John R Jurgensen Co 11641 Mosteller Rd Cincinnati, OH 45241 513-771-0820		Mt Pleasant Blacktopping 3199 Production Dr Fairfield, OH 45014 513-874-3777		Barrett Paving Materials Inc 3751 Commerce Dr Franklin, OH 45005 513-422-4662	
ODOT Item #	Description	Est. Qnty.	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
642	Parking Lot Transverse (4" White) Library	288	Feet	\$ 0.70	\$ 201.60	\$ 2.00	\$ 576.00	\$ 2.00	\$ 576.00
642	Parking Lot Handicap Symbols - Library	4	Each	\$ 25.00	\$ 100.00	\$ 58.00	\$ 232.00	\$ 58.00	\$ 232.00
642	Edge Line (4" White) River Rd	0.96	Mile	\$ 3,575.00	\$ 3,432.00	\$ 2,417.00	\$ 2,320.32	\$ 2,417.00	\$ 2,320.32
644	Center Line (Double Yellow)	1.92	Mile	\$ 5,610.00	\$ 10,771.20	\$ 4,500.00	\$ 8,640.00	\$ 4,500.00	\$ 8,640.00
644	Center Line (Broken & Solid)	1.48	Mile	\$ 3,820.00	\$ 5,653.60	\$ 4,251.00	\$ 6,291.48	\$ 4,251.00	\$ 6,291.48
644	Edge Line (4" White)	0.49	Mile	\$ 3,180.00	\$ 1,558.20	\$ 2,250.00	\$ 1,102.50	\$ 2,250.00	\$ 1,102.50
644	Arrow (87 Regular, 3 merge)	90	Each	\$ 125.00	\$ 11,250.00	\$ 94.00	\$ 8,460.00	\$ 94.00	\$ 8,460.00
644	Crosswalk Line (12" White)	1,888	Feet	\$ 4.50	\$ 8,496.00	\$ 3.00	\$ 5,664.00	\$ 3.00	\$ 5,664.00
644	Stop Bar (24" White)	705	Feet	\$ 5.50	\$ 3,877.50	\$ 6.00	\$ 4,230.00	\$ 6.00	\$ 4,230.00
644	Dotted Guide Line (Double Yellow)	84	Feet	\$ 1.20	\$ 100.80	\$ 5.00	\$ 420.00	\$ 5.00	\$ 420.00
644	Dotted Guide Line (4" White)	1,367	Feet	\$ 1.15	\$ 1,572.05	\$ 1.50	\$ 2,050.50	\$ 1.50	\$ 2,050.50
644	Yield Bar	15	Feet	\$ 7.50	\$ 112.50	\$ 50.00	\$ 750.00	\$ 50.00	\$ 750.00
644	Channelizing Line (8" White)	5,442	Feet	\$ 1.25	\$ 6,802.50	\$ 1.25	\$ 6,802.50	\$ 1.25	\$ 6,802.50
644	Lane Line (4" White)	0.89	Mile	\$ 1,035.00	\$ 921.15	\$ 1,358.00	\$ 1,208.62	\$ 1,358.00	\$ 1,208.62
644	Edge Line (4" Yellow)	0.26	Mile	\$ 3,180.00	\$ 826.80	\$ 2,250.00	\$ 585.00	\$ 2,250.00	\$ 585.00
644	Route 4 Spot Thermo Repairs (See detail sheets)	1	Lump	\$ 2,775.00	\$ 2,775.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
621	RPM Removed	750	Each	\$ 12.88	\$ 9,660.00	\$ 5.00	\$ 3,750.00	\$ 18.00	\$ 13,500.00
202	Guardrail Removed	112.50	Feet	\$ 2.50	\$ 281.25	\$ 4.95	\$ 556.88	\$ 2.50	\$ 281.25
606	Guardrail, Type MGS w/All Steel Posts	1537.50	Feet	\$ 22.75	\$ 34,978.13	\$ 27.60	\$ 42,435.00	\$ 22.75	\$ 34,978.13
606	Anchor Assembly, MGS Type E	6	Each	\$ 2,400.00	\$ 14,400.00	\$ 2,835.00	\$ 17,010.00	\$ 2,400.00	\$ 14,400.00
618	Rumble Strips, Asphalt, Concrete	5,000	Feet	\$ 1.25	\$ 6,250.00	\$ 2.70	\$ 13,500.00	\$ 15.00	\$ 75,000.00
Total					\$ 2,598,434.76		\$ 2,384,714.22		\$ 3,148,775.00

These bids will be reviewed by the Public Works Department, and a recommendation will be made to Council.
 There is no guarantee that the contract will be awarded to the lowest bidder. Contracts are awarded to the bidder deemed to be the best and the lowest.

Attachment: 2023 Asphalt Resurfacing Project (3434 : 2023 Asphalt Paving and Resurfacing Project -



Attachment: 2023 Overlay (3434 : 2023 Asphalt Paving and Resurfacing Project – Construction Award)

CITY OF FAIRFIELD 8870 North Gilmore Road • Fairfield, Ohio • (513) 867-4200			TITLE SHEET		JOB NO.
			2023 Overlay Resurfacing Locations		DATE 1/03/2
			FAIRFIELD, OHIO		SHEET NO 1/1
NO.	DATE	REVISIONS	BY		
SCALE N.T.S.	DESIGN-LAYOUT NWC	DRAWN NWC	CHECKED BAM		

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MT. PLEASANT BLACKTOPPING CO., INC. FOR THE 2023 ASPHALT PAVING AND RESURFACING PROJECT.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The City Manager is hereby authorized to enter into a contract with Mt. Pleasant Blacktopping Co., Inc. for the 2023 Asphalt Paving and Resurfacing Project in accordance with the bid on file in the office of the City Manager.

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	
Third Reading	_____	

ATTEST:

Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2023\Mt. Pleasant Blacktopping-Ord

Attachment: Mt. Pleasant Blacktopping-Ord (3434 : 2023 Asphalt Paving and Resurfacing Project – Construction Award)



City Council Ordinance
Regular Meeting - February 27, 2023

Submitted by: Ben Mann,
 Submitting Department: Public Works

Subject:

Construction Award for the 2023 Pleasant Avenue Improvements Project

Legislation Title:

Ordinance to authorize the City Manager to enter into a contract with Rack and Ballauer Excavating Co., Inc. for the 2023 Pleasant Avenue Improvements Project.

Recommendation:

The staff recommends that City Council authorize the City Manager to enter into a contract with Rack and Ballauer Excavating Co., Inc. for the 2023 Pleasant Avenue BUT - 127 0.32/0.79 Improvements Project.

It is further recommended that City Council authorize and direct the preparation of legislation for the appropriation of funding in the amount of \$710,000.00 from the Street Improvement Fund for this project with reimbursement of \$300,000 in expenditures to come from an OPWC grant.

Background/Synopsis:

This project is for the widening of Pleasant Avenue in two locations to accommodate turn lanes. The first location is to widen pavement to extend the two-way center left turn lane on Pleasant Avenue south of Happy Valley Drive. The second location is to widen pavement to allow for a left turn lane (southbound) into Calumet Drive.

This project includes pavement widening, grading, reconstructing portions of curb, curb ramps, storm sewer improvements, milling, overlay, etc.

The City asked for funding from OPWC for financial assistance for construction in 2021. The funding awarded was for 48% of the project, up to \$300,000.

This project is identified in the current 2022-2026 Capital Improvement Program as 3PW36.

This project was advertised on January 20 and January 27 with a bid opening on February 6, 2023. Four (4) bids were received. The complete bid results are attached.

The lowest and best bidder is Rack and Ballauer Excavating Co., Inc. of Hamilton, Ohio.

Financial Impact:

The financial impact of the project is the requested funding of \$710,000.00 (\$672,853.70 base bid

and a contingency of \$37,146.30) from the Street Improvement Fund.

Approximately \$300,000.00 of this work will be reimbursable from an Ohio Public Works Commission (OPWC) Issue 1 - Grant Grant.

Emergency Provision Explanation:

A suspension of rules is being requested in order to get this project under contract to take advantage of any contractor availability.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

No

Attachments:

1. 2023 Pleasant Ave BUT 127 032 079 Project
2. BUT-127-(0.32)(0.79) Pavement Displays
3. Rack and Ballauer-Ord

City of Fairfield
 Bid Tabulation for
 2023 Pleasant Ave (BUT 127 - 0.32/0.79) Project
 Bid Opening: February 6, 2023
 Engineer's Estimate: \$630,501.60

				John R Jurgensen Co 11641 Mosteller Rd Cincinnati, OH 45241 513-771-0820		Mt Pleasant Blacktopping 3199 Production Dr Fairfield, OH 45014 513-874-3777		Barrett Paving Materials Inc 3751 Commerce Dr Franklin, OH 45005 513-422-4662		Rack & Ballauer Excavating Co Inc 11321 Paddys Run Rd Hamilton, OH 45013 513-738-7000	
Item	Description	Est. Qty.	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Roadway											
201E11000	Clearing and grubbing	1	LS	\$ 7,000.00	\$ 7,000.00	\$ 10,000.00	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	\$ 14,000.00	\$ 14,000.00
202E23000	Pavement removed	612	SY	\$ 8.00	\$ 4,896.00	\$ 5.00	\$ 3,060.00	\$ 22.75	\$ 13,923.00	\$ 19.00	\$ 11,628.00
202E23010	Pavement removed, asphalt	41	SY	\$ 10.00	\$ 410.00	\$ 5.00	\$ 205.00	\$ 30.75	\$ 1,260.75	\$ 19.00	\$ 779.00
202E30000	Walk removed	195	SF	\$ 4.50	\$ 877.50	\$ 1.00	\$ 195.00	\$ 4.50	\$ 877.50	\$ 1.65	\$ 321.75
202E32000	Curb removed	140	Ft	\$ 11.60	\$ 1,624.00	\$ 1.00	\$ 140.00	\$ 11.75	\$ 1,645.00	\$ 11.00	\$ 1,540.00
203E10000	Excavation	1,262	CY	\$ 88.00	\$ 111,056.00	\$ 35.00	\$ 44,170.00	\$ 53.75	\$ 67,832.50	\$ 28.00	\$ 35,336.00
203E20000	Embankment	302	CY	\$ 90.00	\$ 27,180.00	\$ 35.00	\$ 10,570.00	\$ 50.25	\$ 15,175.50	\$ 18.00	\$ 5,436.00
204E13000	Excavation of subgrade	180	CY	\$ 53.00	\$ 9,540.00	\$ 35.00	\$ 6,300.00	\$ 41.50	\$ 7,470.00	\$ 33.00	\$ 5,940.00
608E12000	5" Concrete walk	86	SF	\$ 19.00	\$ 1,634.00	\$ 12.00	\$ 1,032.00	\$ 57.50	\$ 4,945.00	\$ 21.00	\$ 1,806.00
608E52000	Curb ramp	55	SF	\$ 29.00	\$ 1,595.00	\$ 20.00	\$ 1,100.00	\$ 115.25	\$ 6,338.75	\$ 34.50	\$ 1,897.50
690E50100	Special - mailbox support system, single	1	Each	\$ 170.00	\$ 170.00	\$ 450.00	\$ 450.00	\$ 256.60	\$ 256.60	\$ 225.00	\$ 225.00
	Subtotal				\$ 165,982.50		\$ 77,222.00		\$ 124,724.60		\$ 78,909.25
Erosion Control											
659E00100	Soil analysis test	2	Each	\$ 150.00	\$ 300.00	\$ 1.00	\$ 2.00	\$ 150.00	\$ 300.00	\$ 150.00	\$ 300.00
659E00300	Topsoil	306	CY	\$ 60.00	\$ 18,360.00	\$ 30.00	\$ 9,180.00	\$ 54.00	\$ 16,524.00	\$ 56.00	\$ 17,136.00
659E10000	Seeding and mulching	2,753	SY	\$ 1.00	\$ 2,753.00	\$ 3.00	\$ 8,259.00	\$ 1.60	\$ 4,404.80	\$ 1.00	\$ 2,753.00
659E14000	Repair seeding and mulching	138	SY	\$ 1.00	\$ 138.00	\$ 1.50	\$ 207.00	\$ 1.60	\$ 220.80	\$ 1.00	\$ 138.00
659E15000	Inter-seeding	138	SY	\$ 1.00	\$ 138.00	\$ 1.50	\$ 207.00	\$ 1.00	\$ 138.00	\$ 1.00	\$ 138.00
659E20000	Commercial fertilizer	0.39	Ton	\$ 1,000.00	\$ 390.00	\$ 0.10	\$ 0.04	\$ 875.00	\$ 341.25	\$ 1,000.00	\$ 390.00
659E31000	Lime	0.57	Acre	\$ 100.00	\$ 57.00	\$ 0.01	\$ 0.01	\$ 100.00	\$ 57.00	\$ 100.00	\$ 57.00
659E35000	Water	16	MGal	\$ 10.00	\$ 160.00	\$ 0.01	\$ 0.16	\$ 1.00	\$ 16.00	\$ 10.00	\$ 160.00
832E3000	Erosion Control	6,000	Eah	\$ 1.00	\$ 6,000.00	\$ 1.00	\$ 6,000.00	\$ 1.00	\$ 6,000.00	\$ 1.00	\$ 6,000.00
	Subtotal				\$ 28,296.00		\$ 23,855.20		\$ 28,001.85		\$ 27,072.00
Drainage											
601E21050	Tied concrete block mat, type 1	8	SY	\$ 145.00	\$ 1,160.00	\$ 400.00	\$ 3,200.00	\$ 267.25	\$ 2,138.00	\$ 145.00	\$ 1,160.00
605E14000	6" Base pipe understrains	2,641	Ft	\$ 20.00	\$ 52,820.00	\$ 15.00	\$ 39,615.00	\$ 15.15	\$ 40,011.15	\$ 12.00	\$ 31,692.00
611E00510	6" Conduit, type F for underdrain outlets	54	Ft	\$ 21.00	\$ 1,134.00	\$ 20.00	\$ 1,080.00	\$ 40.50	\$ 2,187.00	\$ 35.00	\$ 1,890.00
611E99660	Manhole adjusted to grade	4	Each	\$ 1,500.00	\$ 6,000.00	\$ 850.00	\$ 3,400.00	\$ 1,450.75	\$ 5,803.00	\$ 1,200.00	\$ 4,800.00
611E98634	Catch basin reconstructed to grade	3	Each	\$ 1,250.00	\$ 3,750.00	\$ 6,500.00	\$ 19,500.00	\$ 1,725.50	\$ 5,176.50	\$ 1,200.00	\$ 3,600.00
611E99710	Precast reinforced concrete outlet	4	Each	\$ 460.00	\$ 1,840.00	\$ 450.00	\$ 1,800.00	\$ 345.25	\$ 1,381.00	\$ 350.00	\$ 1,400.00
	Subtotal				\$ 66,704.00		\$ 68,595.00		\$ 56,696.65		\$ 44,542.00
Pavement											
204E10000	Subgrade compaction	2,240	SY	\$ 3.25	\$ 7,280.00	\$ 5.00	\$ 11,200.00	\$ 2.75	\$ 6,160.00	\$ 4.00	\$ 8,960.00
204E30020	Granular material, type C	180	CY	\$ 100.00	\$ 18,000.00	\$ 81.00	\$ 14,580.00	\$ 67.75	\$ 12,195.00	\$ 57.00	\$ 10,260.00
204E45000	Proof rolling	1	Hour	\$ 140.00	\$ 140.00	\$ 125.00	\$ 125.00	\$ 284.75	\$ 284.75	\$ 200.00	\$ 200.00
204E51001	Geogrid, as per plan	538	SY	\$ 3.25	\$ 1,748.50	\$ 8.00	\$ 4,304.00	\$ 7.00	\$ 3,766.00	\$ 5.00	\$ 2,690.00
252E01500	Full depth pavement sawing	3,013	Ft	\$ 2.00	\$ 6,026.00	\$ 7.00	\$ 21,091.00	\$ 3.15	\$ 9,490.95	\$ 2.25	\$ 6,779.25
254E01000	Pavement planing, asphalt concrete	4,751	SY	\$ 4.15	\$ 19,716.65	\$ 5.00	\$ 23,755.00	\$ 4.50	\$ 21,379.50	\$ 3.25	\$ 15,440.75
301E46000	Asphalt concrete base, PG64-22	435	CY	\$ 250.00	\$ 108,750.00	\$ 266.00	\$ 115,710.00	\$ 255.75	\$ 111,251.25	\$ 215.00	\$ 93,525.00
304E20000	Aggregate base	375	CY	\$ 100.00	\$ 37,500.00	\$ 81.00	\$ 30,375.00	\$ 101.25	\$ 37,968.75	\$ 70.00	\$ 26,250.00
407E10000	Tack coat	998	Gal	\$ 2.00	\$ 1,996.00	\$ 3.00	\$ 2,994.00	\$ 3.75	\$ 3,742.50	\$ 4.00	\$ 3,992.00
441E50000	Asphalt concrete surface course, Type 1, (448), PG64-22	263	CY	\$ 280.00	\$ 73,640.00	\$ 241.00	\$ 63,383.00	\$ 215.00	\$ 56,545.00	\$ 220.00	\$ 57,860.00
441E50300	Asphalt concrete intermediate course, Type 2, (448)	306	CY	\$ 230.00	\$ 70,380.00	\$ 341.00	\$ 104,346.00	\$ 225.00	\$ 68,850.00	\$ 215.00	\$ 65,790.00
441E50400	Asphalt concrete surface course, Type 1, (448), (Driveways)	2	CY	\$ 595.00	\$ 1,190.00	\$ 341.00	\$ 682.00	\$ 1,600.00	\$ 3,200.00	\$ 710.00	\$ 1,420.00
441E50600	Asphalt concrete intermediate course, Type 2, (448), (Driveways)	2	CY	\$ 560.00	\$ 1,120.00	\$ 341.00	\$ 682.00	\$ 1,575.00	\$ 3,150.00	\$ 710.00	\$ 1,420.00
452E13010	9" Non-reinforced concrete pavement, Class QCIP	49	SY	\$ 250.00	\$ 12,250.00	\$ 175.00	\$ 8,575.00	\$ 211.75	\$ 10,375.75	\$ 250.00	\$ 12,250.00
609E18000	Combination curb and gutter, type 3	75	Ft	\$ 60.00	\$ 4,500.00	\$ 125.00	\$ 9,375.00	\$ 59.25	\$ 4,443.75	\$ 57.00	\$ 4,275.00

City of Fairfield
 Bid Tabulation for
 2023 Pleasant Ave (BUT 127 - 0.32/0.79) Project
 Bid Opening: February 6, 2023
 Engineer's Estimate: \$630,501.60

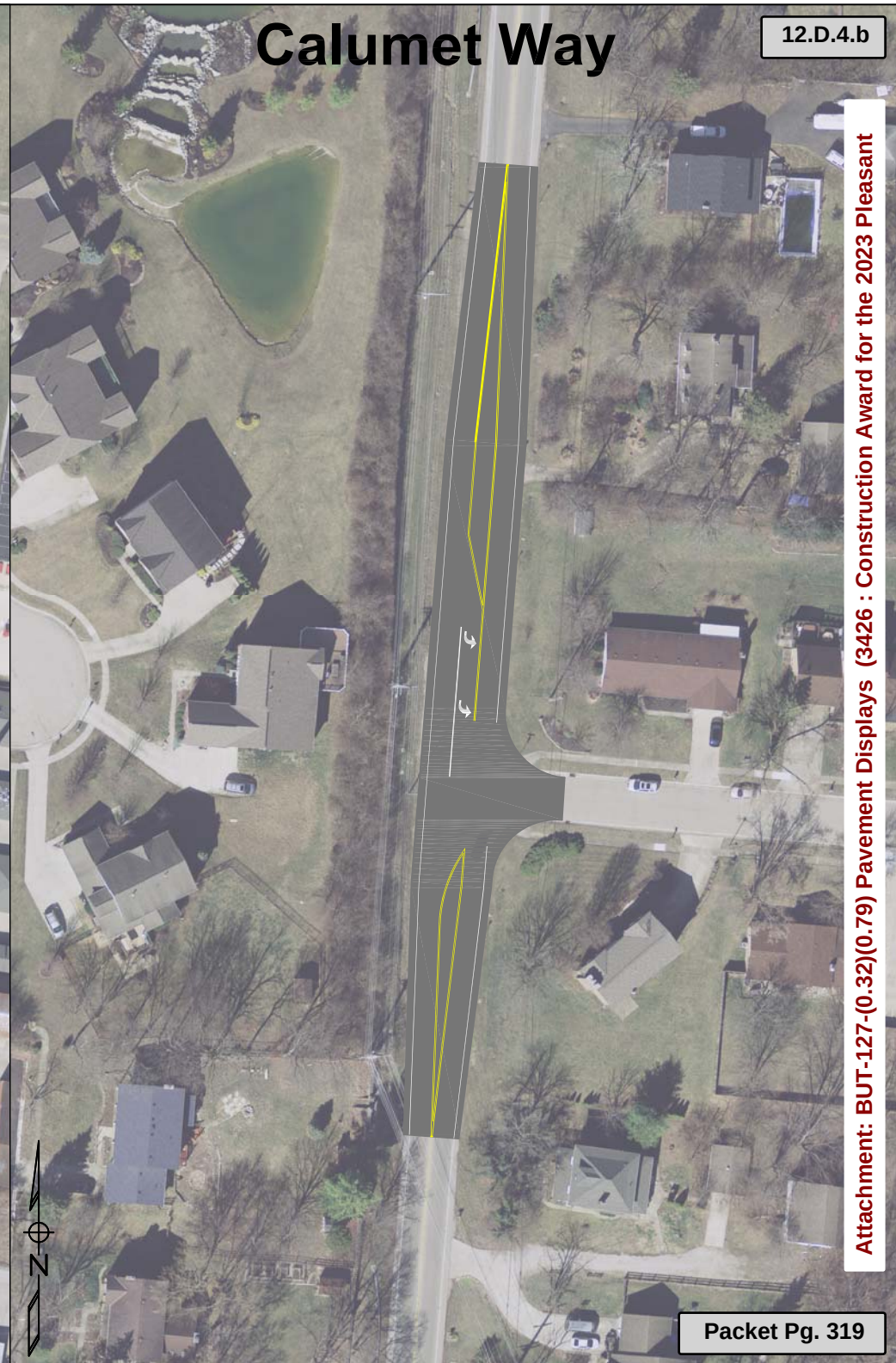
Item	Description	Est. Qty.	Unit	John R Jurgensen Co 11641 Mosteller Rd Cincinnati, OH 45241 513-771-0820		Mt Pleasant Blacktopping 3199 Production Dr Fairfield, OH 45014 513-874-3777		Barrett Paving Materials Inc 3751 Commerce Dr Franklin, OH 45005 513-422-4662		Rack & Ballauer Excavating Co Inc 11321 Paddys Run Rd Hamilton, OH 45013 513-738-7000	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
609E20000	Curb, type 3-A	37	Ft	\$ 55.00	\$ 2,035.00	\$ 125.00	\$ 4,625.00	\$ 109.50	\$ 4,051.50	\$ 57.00	\$ 2,109.00
	Subtotal				\$ 366,272.15		\$ 415,802.00		\$ 356,854.70		\$ 313,221.00
	Traffic Control										
621E00100	RPM	142	Each	\$ 42.20	\$ 5,992.40	\$ 42.00	\$ 5,964.00	\$ 42.20	\$ 5,992.40	\$ 43.00	\$ 6,106.00
621E54000	Raised pavement marker removed	122	Each	\$ 12.59	\$ 1,535.98	\$ 5.00	\$ 610.00	\$ 16.50	\$ 2,013.00	\$ 12.00	\$ 1,464.00
630E03100	Ground mounted support, no. 3 post	188	Ft	\$ 15.00	\$ 2,820.00	\$ 16.00	\$ 3,008.00	\$ 15.50	\$ 2,914.00	\$ 17.00	\$ 3,196.00
630E80100	Sign, flat sheet	54	SF	\$ 27.00	\$ 1,458.00	\$ 30.00	\$ 1,620.00	\$ 16.00	\$ 864.00	\$ 33.50	\$ 1,809.00
630E84900	Removal of ground mounted sign and disposal	15	Each	\$ 25.00	\$ 375.00	\$ 15.00	\$ 225.00	\$ 10.00	\$ 150.00	\$ 20.00	\$ 300.00
630E85100	Removal of ground mounted sign and reerection	1	Each	\$ 30.00	\$ 30.00	\$ 325.00	\$ 325.00	\$ 35.00	\$ 35.00	\$ 45.00	\$ 45.00
630E86002	Removal of ground mounted post support and disposal	13	Each	\$ 35.00	\$ 455.00	\$ 20.00	\$ 260.00	\$ 15.00	\$ 195.00	\$ 20.10	\$ 261.30
644E00100	Edge line, 4"	0.58	Mile	\$ 5,480.00	\$ 3,178.40	\$ 3,800.00	\$ 2,204.00	\$ 5,480.00	\$ 3,178.40	\$ 6,750.00	\$ 3,915.00
644E00300	Center line	0.48	Mile	\$ 8,430.00	\$ 4,046.40	\$ 11,000.00	\$ 5,280.00	\$ 8,430.00	\$ 4,046.40	\$ 10,740.00	\$ 5,155.20
644E00400	Channelizing line, 8"	176	Ft	\$ 3.15	\$ 554.40	\$ 2.50	\$ 440.00	\$ 3.15	\$ 554.40	\$ 2.50	\$ 440.00
644E00500	Stop line	12	Ft	\$ 10.60	\$ 127.20	\$ 6.90	\$ 82.80	\$ 10.60	\$ 127.20	\$ 6.90	\$ 82.80
644E00600	Crosswalk line	60	Ft	\$ 5.30	\$ 318.00	\$ 5.80	\$ 348.00	\$ 5.30	\$ 318.00	\$ 5.85	\$ 351.00
644E00700	Transverse/diagonal line	196	Ft	\$ 10.60	\$ 2,077.60	\$ 6.30	\$ 1,234.80	\$ 10.60	\$ 2,077.60	\$ 6.35	\$ 1,244.60
644E01300	Lane arrow	10	Each	\$ 167.00	\$ 1,670.00	\$ 145.00	\$ 1,450.00	\$ 167.00	\$ 1,670.00	\$ 150.00	\$ 1,500.00
644E30030	Removal of pavement marking	1	Mile	\$ 3,500.00	\$ 3,500.00	\$ 11,000.00	\$ 11,000.00	\$ 3,185.00	\$ 3,185.00	\$ 9,500.00	\$ 9,500.00
	Subtotal				\$ 28,138.38		\$ 34,051.60		\$ 27,320.40		\$ 35,369.90
	Maintenance of Traffic										
614E11110	Law enforcement officer with patrol car for assistance	24	Hour	\$ 60.00	\$ 1,440.00	\$ 145.00	\$ 3,480.00	\$ 125.00	\$ 3,000.00	\$ 75.00	\$ 1,800.00
614E12336	Work zone impact attenuator (unidirectional)	18	Each	\$ 1,997.57	\$ 35,956.26	\$ 1,990.00	\$ 35,820.00	\$ 1,997.57	\$ 35,956.26	\$ 2,000.00	\$ 36,000.00
614E13310	Barrier reflector, Type 1	48	Each	\$ 11.00	\$ 528.00	\$ 11.00	\$ 528.00	\$ 11.00	\$ 528.00	\$ 11.00	\$ 528.00
614E13350	Object marker, one way	48	Each	\$ 17.97	\$ 862.56	\$ 18.00	\$ 864.00	\$ 17.97	\$ 862.56	\$ 18.00	\$ 864.00
614E21550	Work zone center line, Class III, 642 paint	1	Mile	\$ 3,315.00	\$ 3,315.00	\$ 3,600.00	\$ 3,600.00	\$ 3,315.00	\$ 3,315.00	\$ 3,560.00	\$ 3,560.00
614E22350	Work zone edge line, Class III, 4", 642 paint	1.49	Mile	\$ 2,210.00	\$ 3,292.90	\$ 2,100.00	\$ 3,129.00	\$ 2,210.00	\$ 3,292.90	\$ 2,030.00	\$ 3,024.70
614E23680	Work zone channelizing line, Class III, 8", 642 paint	285	FT	\$ 2.25	\$ 641.25	\$ 1.00	\$ 285.00	\$ 2.25	\$ 641.25	\$ 1.00	\$ 285.00
616E10000	Water	4	Mgal	\$ 25.00	\$ 100.00	\$ 0.01	\$ 0.04	\$ 125.37	\$ 501.48	\$ 85.00	\$ 340.00
622E41000	Portable barrier, 32"	2,180	Ft	\$ 28.00	\$ 61,040.00	\$ 26.00	\$ 56,680.00	\$ 25.93	\$ 56,527.40	\$ 26.00	\$ 56,680.00
873E10000	Wet reflective removable tape	1,131	Ft	\$ 3.45	\$ 3,901.95	\$ 2.35	\$ 2,657.85	\$ 3.45	\$ 3,901.95	\$ 2.35	\$ 2,657.85
	Subtotal				\$ 111,077.92		\$ 107,043.89		\$ 108,526.80		\$ 105,739.55
	Incidentals										
614E11000	Maintaining traffic	1	Lump	\$ 22,000.00	\$ 22,000.00	\$ 35,000.00	\$ 35,000.00	\$ 50,000.00	\$ 50,000.00	\$ 26,000.00	\$ 26,000.00
623E10000	Construction layout stakes and surveying	1	Lump	\$ 8,000.00	\$ 8,000.00	\$ 11,920.30	\$ 11,920.30	\$ 30,000.00	\$ 30,000.00	\$ 12,000.00	\$ 12,000.00
624E10000	Mobilization	1	Lump	\$ 12,500.00	\$ 12,500.00	\$ 3,500.00	\$ 3,500.00	\$ 20,000.00	\$ 20,000.00	\$ 30,000.00	\$ 30,000.00
	Subtotal				\$ 42,500.00		\$ 50,420.30		\$ 100,000.00		\$ 68,000.00
Total Base				Total Base Bid Amount		\$ 808,970.95		\$ 776,989.99		\$ 802,125.00	

These bids will be reviewed by the Public Works Department, and a recommendation will be made to Council.
 There is no guarantee that the contract will be awarded to the lowest bidder. Contracts are awarded to the bidder deemed to be the best and the lowest.

Happy Valley Drive / Gelhot Drive



Calumet Way



12.D.4.b

Attachment: BUT-127-(0.32)(0.79) Pavement Displays (3426 : Construction Award for the 2023 Pleasant

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH RACK AND BALLAUER EXCAVATING CO., INC. FOR THE 2023 PLEASANT AVENUE IMPROVEMENT PROJECT.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The City Manager is hereby authorized to enter into a contract with Rack and Ballauer Excavating Co., Inc. for the 2023 Pleasant Avenue Improvement Project in accordance with the bid on file in the office of the City Manager.

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	
Third Reading	_____	

ATTEST:

Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2023\Rack and Ballauer-Ord

Attachment: Rack and Ballauer-Ord (3426 : Construction Award for the 2023 Pleasant Avenue Improvements Project)



City Council Ordinance
Regular Meeting - February 27, 2023

Submitted by: Ben Mann,
 Submitting Department: Public Works

Subject:

Pavement Marking Application contract for the 2023 Program – Construction Award

Legislation Title:

Ordinance to authorize the City Manager to enter into a contract with Aero-Mark Company, LLC for the 2023 Pavement Marking Application Program.

Recommendation:

It is recommended that City Council approve legislation for an appropriation in the amount of \$62,000.00 from the Street Improvement Fund, and authorize the City Manager to enter into a contract with the Aero-Mark Company, LLC of Streetsboro, Ohio for the 2023 Pavement Marking Application contract.

Background/Synopsis:

The City contracts out the application of pavement markings on an annual basis to promote safety and aesthetics.

The City has approximately 408 lane miles of pavement within the City. As pavement markings become aged, it is necessary to re-paint them on an annual basis. This project may also include the replacement of raised pavement marker lenses on select streets. This project is programmed in the Capital Improvement Program as 3PW09.

A bid opening was held on February 13th for which three (3) bids were received. The bid results are attached.

The lowest and best bidder is the Aero-Mark Company, LLC of Streetsboro, Ohio.

It is recommended that City Council approve legislation for an appropriation in the amount of \$62,000.00 from the Street Improvement Fund, and authorize the City Manager to enter into a contract with the Aero-Mark Company, LLC of Streetsboro, Ohio for the 2023 Pavement Marking Application contract.

Financial Impact:

\$62,000.00 (\$56,895.52 for the application of roadway pavement markings with a contingency of \$5,104.48) from the Street Improvement Fund.

Emergency Provision Explanation:

A suspension of the rules is being requested in order to schedule and complete this work as early in the year as practical.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

No

Attachments:

1. 2023 Pavement Marking Program
2. 2023 Striping Map
3. Aero-Mark Company-Ord

City of Fairfield

Bid Tabulation for "2023 Pavement Marking Program"

Bid Opening: February 13, 2023, City of Fairfield Council Chambers

Engineer's Estimate \$60,000.00

Item #	Unit	Description	642 Traffic Paint Quantity	BIDDER		BIDDER		BIDDER	
				642 Traffic Paint Unit Price	642 Traffic Paint Total	642 Traffic Paint Unit Price	642 Traffic Paint Total	642 Traffic Paint Unit Price	642 Traffic Paint Total
				The Aero-Mark Company LLC 10423 Danner Dr Streetsboro, OH 44241 330-995-0100		First Star Safety LLC 310 S Cooper Ave Cincinnati, OH 45215 513-661-7827		A&A Safety 1126 Ferris Rd Amelia, OH 45102 513-943-6100	
1	Feet	Stop Bar (24")	2,461	\$ 1.90	\$ 4,675.90	\$ 2.94	\$ 7,235.34	\$ 1.80	\$ 4,429.80
2	Miles	Lane Line (4" White)	4.56	\$ 357.00	\$ 1,627.92	\$ 534.00	\$ 2,435.04	\$ 385.00	\$ 1,755.60
3	Miles	Lane Line (4" Yellow)	0.28	\$ 375.00	\$ 105.00	\$ 534.00	\$ 149.52	\$ 385.00	\$ 107.80
4	Miles	Center Line (4" Double Yellow)	12.44	\$ 750.00	\$ 9,330.00	\$ 839.00	\$ 10,437.16	\$ 600.00	\$ 7,464.00
5	Miles	Center Line (4" Broken and Solid)	2.35	\$ 600.00	\$ 1,410.00	\$ 763.00	\$ 1,793.05	\$ 525.00	\$ 1,233.75
6	Feet	Crosswalk Line (12")	7,757	\$ 1.40	\$ 10,859.80	\$ 1.84	\$ 14,272.88	\$ 1.50	\$ 11,635.50
7	Feet	Dotted Guide Line	607	\$ 0.60	\$ 364.20	\$ 0.76	\$ 461.32	\$ 0.65	\$ 394.55
8	Feet	Transverse Line (24" White)	525	\$ 1.65	\$ 866.25	\$ 2.30	\$ 1,207.50	\$ 1.55	\$ 813.75
9	Feet	Transverse Line (24" Yellow)	189	\$ 1.65	\$ 311.85	\$ 2.30	\$ 434.70	\$ 1.55	\$ 292.95
10	Feet	Channel Line (8")	15,156	\$ 0.35	\$ 5,304.60	\$ 0.61	\$ 9,245.16	\$ 0.70	\$ 10,609.20
11	Miles	Edge Line (4" White)	7.59	\$ 500.00	\$ 3,795.00	\$ 687.00	\$ 5,214.33	\$ 485.00	\$ 3,681.15
12	Miles	Edge Line (4" Yellow)	0.16	\$ 500.00	\$ 80.00	\$ 687.00	\$ 109.92	\$ 485.00	\$ 77.60
13	Each	"ONLY"	36	\$ 44.00	\$ 1,584.00	\$ 55.00	\$ 1,980.00	\$ 40.00	\$ 1,440.00
14	Each	Arrow	257	\$ 39.00	\$ 10,023.00	\$ 55.00	\$ 14,135.00	\$ 35.00	\$ 8,995.00
15	Each	Combination Arrow	27	\$ 48.00	\$ 1,296.00	\$ 70.00	\$ 1,890.00	\$ 50.00	\$ 1,350.00
16	Each	"SCHOOL"	12	\$ 175.00	\$ 2,100.00	\$ 252.00	\$ 3,024.00	\$ 170.00	\$ 2,040.00
17	Each	Island Ball	16	\$ 42.00	\$ 672.00	\$ 55.00	\$ 880.00	\$ 45.00	\$ 720.00
18	Feet	Yield Bar	17	\$ 20.00	\$ 340.00	\$ 13.00	\$ 221.00	\$ 7.55	\$ 128.35
19	Feet	Grinding (642)	100	\$ 18.50	\$ 1,850.00	\$ 3.35	\$ 335.00	\$ 2.50	\$ 250.00
20	Each	Grinding Words/Arrows (642)	5	\$ 60.00	\$ 300.00	\$ 59.00	\$ 295.00	\$ 50.00	\$ 250.00
				Total	\$ 56,895.52	Total	\$ 75,755.92	Total	\$ 57,669.00

These bids will be reviewed by the Public Works Department, and a recommendation will be made to Council.

There is no guarantee that the contract will be awarded to the lowest bidder. Contracts are awarded to the bidder deemed to be the best and the lowest.

1

2023 Pavement Markings Map

- 642 Paint
- 644 Thermo



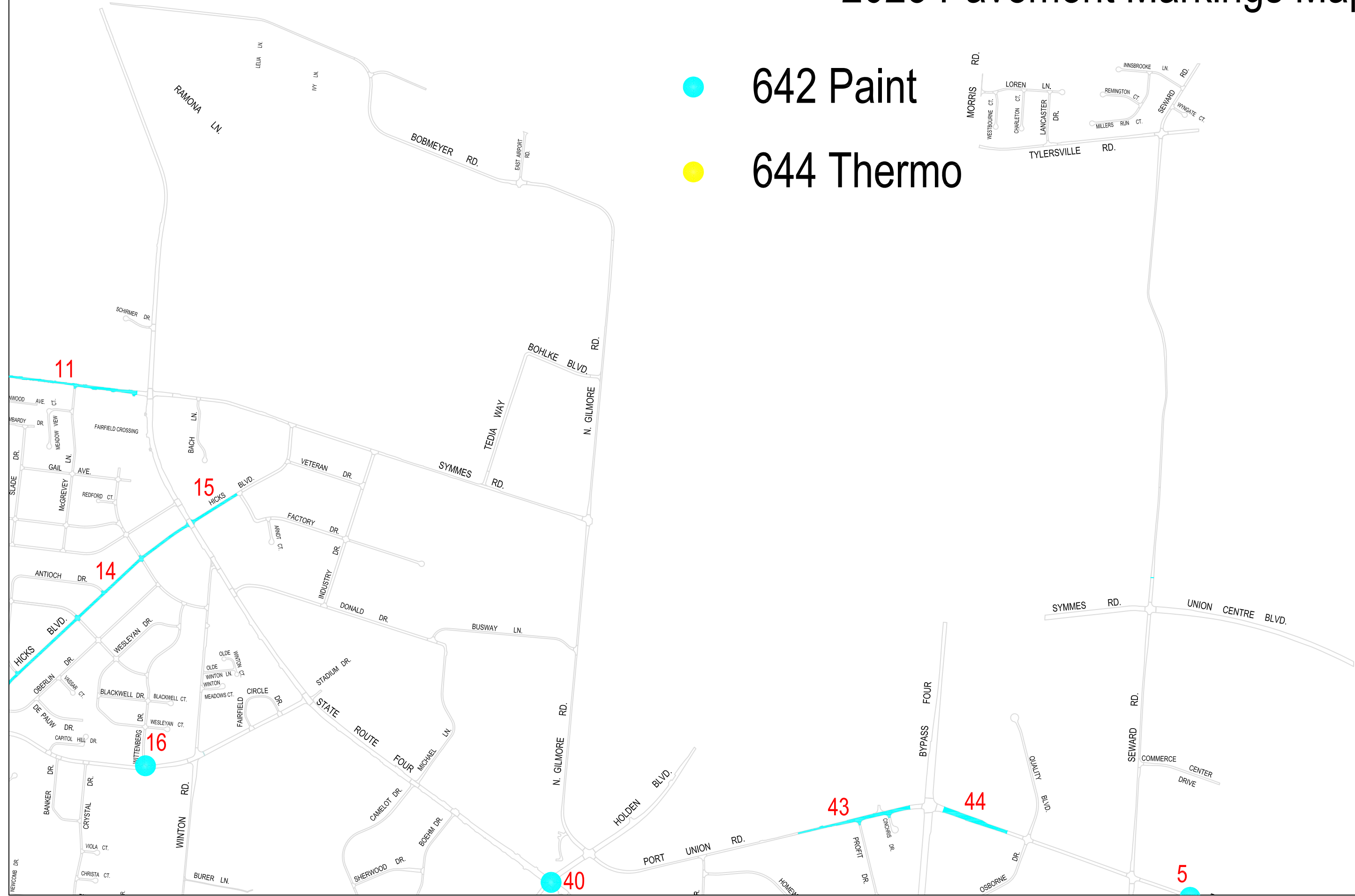
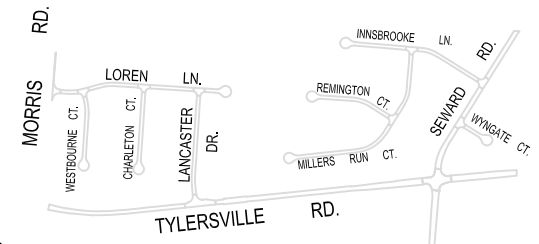
2023 Pavement Markings Map 2



642 Paint



644 Thermo



3 2023 Pavement Markings Map

- 642 Paint
- 644 Thermo



Attachment: 2023 Striping Map (3432 : Pavement Marking Application contract for the 2023 Program – Construction Award)



2023 Pavement Markings Map 4

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A
CONTRACT WITH AERO-MARK COMPANY, LLC FOR THE 2023 PAVEMENT
MARKING APPLICATION PROGRAM.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The City Manager is hereby authorized to enter into a contract with Aero-Mark Company, LLC for the 2023 Pavement Marking Application Program in accordance with the bid on file in the office of the City Manager.

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	
Third Reading	_____	

ATTEST:

Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2023\Aero-Mark Company-Ord

Attachment: Aero-Mark Company-Ord (3432 : Pavement Marking Application contract for the 2023 Program – Construction Award)



City Council Ordinance
Regular Meeting - February 27, 2023

Submitted by: Brian Rose,
 Submitting Department: Public Works

Subject:

Purchase of E-One Fire Truck #8-Q32 (Fire)

Legislation Title:

Ordinance to authorize the City Manager to enter into a contract with Vogelpohl Fire Equipment for the purchase of a 2023 E-One Typhoon HR100 Quint Fire Truck to be used by the Fire Department, to repeal Ordinance No. 69-22, and declaring an emergency.

Recommendation:

It is recommended that the City Council authorize and direct the preparation of legislation authorizing the appropriation of funding in the amount of \$1,414,576 from the American Rescue Plan Act Fund for this purchase. It is further recommended that City Council authorize and direct the preparation of legislation authorizing the City Manager to enter into a contract with Vogelpohl Fire Equipment Inc., 2770 Circleport Dr., Erlanger Kentucky, 41018.

Background/Synopsis:

This request is for the purchase of an E-One Typhoon HR100 Quint Fire Truck to be used by the Fire Department. This unit will replace unit #8-Q32, a 2000 E-One Fire Truck (VIN #1091) due to age and condition. The old unit will be auctioned. This unit is being purchased through Vogelpohl Fire Equipment Inc., 2770 Circleport Dr., Erlanger Kentucky, 41018 with contracts held with Sourcewell joint purchasing program, contract #113021-RVG, utilizing Ohio Revised Code Section 9.48 (B)(2) allowing for the purchase of contract items through a joint purchasing program operated by or through a national or state association of political subdivisions.

This purchase was originally requested on City of Fairfield Ordinance 69-22 dated May 9th, 2022. Changes have been made as presented in the 2023-2027 CIP in project 3FT81 to the original design that the Fire Administration feel will better serve the community. This request will rescind and replace Ordinance 69-22 as well as cancel the associated purchase order issued at that time.

As presented at the CIP Council-Manager Briefings on March 28, 2022, and February 13, 2023, and the ARPA Council-Manager Briefing on April 11, 2022, this Fire Truck purchase is recommended to be funded from the American Rescue Plan Act Fund. This purchase qualifies under the provision of government services under the standard allowance election.

Financial Impact:

\$1,414,576 (\$1,384,576 for the Fire Truck + \$30,000 for Fire Fleet needs and contingencies) from

the American Rescue Plan Act Fund. This unit is listed in the 2022 CIP as #2FT80 and 2023 CIP as #3FT81 Replacement of Fire Truck (Fire) \$1,200,000 and Modifications to Ladder Truck (Fire) \$140,000.

Emergency Provision Explanation:

Emergency provisions and rules suspension are being requested to facilitate the purchase and to keep our current build date of March 2024.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

Yes

Attachments:

1. 2023 Updated Fairfield HR100 23-0215 Sourcewell Quote Files
2. Vogelpohl Fire Equipment-Ord



VOGELPOHL FIRE EQUIPMENT, INC
 2770 Circleport Dr.
 Erlanger, KY 41018
 800-797-8317
 2/15/2023

SOURCEWELL QUOTATION CITY OF FAIRFIELD FIRE DEPT.

2023 E-One Typhoon HR100 Rear Mount Quint

1 \$1,384,576

Typhoon Medium Cab, Flat Roof, Seating for (4)
 (2) Front Bumper 1.75" Crosslays, (1) 2.5" Pump Module Crosslay
 Cummins X12 525hp Engine, Allison EVS4000 Transmission, Jake Brake
 E-One HR100 Welded Aluminum Aerial Ladder
 Hale DSD1500 Pump, Drv/Ofc MIV Valves, Smartfoam 2.1 Foam System
 430 gal Water Tank, 20 gal Foam Tank
 Heavy-Duty Extruded Aluminum Body -
 Rescue Style Driver Side Compts
 Rescue Style Officer Side Compts
 Side Stacker Hosebed
 (4) Rear Wheelwell Compts - (3) 3 cylinder, (1) wheel chock
 Weldon Vmux Multiplex System with drv and ofc Vista Control Screens, back-up camera
 Whelen LED Warning Lights, Whelen Electronic Siren, Federal Q Siren
 Firetech 12c Scenelights - Brow, Cab Sides, Body Sides, Rear
 Dealer Supplied Items per separate list
 E-One Quote # 123625-54

Total - Full Payment on Delivery

\$1,384,576

Quote Valid for 30 Days

Attachment: 2023 Updated Fairfield HR100 23-0215 Sourcewell Quote Files (3446 : Purchase of E-One Fire Truck #8-Q32 (Fire))

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH VOGELPOHL FIRE EQUIPMENT, INC. FOR THE PURCHASE OF A 2023 E-ONE TYPHOON HR100 QUINT FIRE TRUCK TO BE USED BY THE FIRE DEPARTMENT, TO REPEAL ORDINANCE 69-22 AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

- Section 1. The City Manager is hereby authorized to enter into a contract with Vogelpohl Fire Equipment, Inc. for the purchase of a 2023 E-One Typhoon HR100 Quint Fire Truck to be used by the Fire Department in accordance with the contract on file in the office of the City Manager.
- Section 2. Ordinance No. 69-22 passed by Council on May 9, 2022 and all prior ordinances inconsistent herewith are hereby repealed.
- Section 3. This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that that the City's emergency fire services be maintained at an optimal level; wherefore, this ordinance shall take effect immediately upon its passage.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	Emergency _____
Third Reading	_____	

ATTEST:

Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2023\Vogelpohl Fire Equipment-Ord

Attachment: Vogelpohl Fire Equipment-Ord (3446 : Purchase of E-One Fire Truck #8-Q32 (Fire))



City Council Resolution
Regular Meeting - February 27, 2023

Submitted by: Chris Hacker,
 Submitting Department: Finance

Subject:

2023-2027 Capital Improvement Program

Legislation Title:

Resolution to approve and adopt the City of Fairfield, Ohio 2023-2027 Capital Improvement Program

Recommendation:

It is recommended that City Council pass a resolution to authorize and direct the preparation of legislation adopting the 2023-2027 Capital Improvement Program.

Background/Synopsis:

The Capital Improvement Program provides City Council with a comprehensive five-year plan of capital improvements and expenditures to be undertaken by the City of Fairfield. It is presented annually in accordance with Fairfield City Charter Article VI, Section 6.02(A)(6) to members of Fairfield City Council.

Financial Impact:

The total amount included in the five-year Capital Improvement Program is approximately \$115.5 million, with 2023 projects totaling approximately \$34 million. The Capital Improvement Program Budget was presented at the February 13, 2023 Council-Manager briefing and each departments' 2023 capital projects were reviewed. The current year breakdown is as follows:

City Manager Office:	\$ 443,200
Development Services:	\$ 435,000
Police Department:	\$ 233,500
Fire Department:	\$ 269,145
Facilities:	\$ 420,000
Streets:	\$12,658,800
Fleet:	\$ 3,357,000
Parks & Recreation:	\$ 4,805,000
Golf/Aquatic:	\$ 460,000
Water:	\$ 2,855,000
Wastewater:	\$ 8,200,000

Emergency Provision Explanation:

N/A

Rule Suspension Requested:

Yes

Emergency Provision Needed:

No

Attachments:

1. 2023-27_CIP_ByYear
2. Capital Improvement Program-Res

2023-2027 Capital Improvement Program Summary Report by Year



2023

3CM01	NETWORK INFRASTRUCTURE MAINTENANCE				\$70,000
	Priority-Need:	MAJOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	402 100	
3CM02	SOFTWARE MAINTENANCE				\$25,000
	Priority-Need:	MAJOR - CURRENT SERVICE LEVEL	Source(s):	100	
3CM03	COMPUTER AND SERVER EQUIPMENT				\$163,200
	Priority-Need:	CRITICAL - CURRENT SERVICE LEVEL	Source(s):	402 624 605	
3CM04	COUNCIL CHAMBERS A/V				\$150,000
	Priority-Need:	CRITICAL - IMPROVE CURRENT SERVICE LEVEL	Source(s):	ARPA	
3CM05	CAMERA SURVEILLANCE SYSTEM				\$35,000
	Priority-Need:	MINOR - CURRENT SERVICE LEVEL	Source(s):	402	
3DV01	CITY WIDE REDEVELOPMENT FUND				\$100,000
	Priority-Need:	CRITICAL - ECONOMIC GROWTH	Source(s):	414	
3DV02	SUSTAINABILITY PLAN				\$150,000
	Priority-Need:	MAJOR - PUBLIC HEALTH, SAFETY AND WELFARE	Source(s):	ARPA	
3DV03	BUILDING DIVISION FILE DIGITIZATION				\$125,000
	Priority-Need:	MINOR - EFFICIENCY	Source(s):	100	
3DV04	PLEASANT AVE WEST REDEVELOPMENT				\$60,000
	Priority-Need:	MAJOR - ECONOMIC GROWTH	Source(s):	220	
3FD01	REPLACEMENT PERSONAL PROTECTIVE EQU				\$65,000
	Priority-Need:	CRITICAL - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
3FD02	REPLACEMENT BALLISTIC EQUIPMENT				\$35,000
	Priority-Need:	MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
3FD03	FORCIBLE DOOR SIMULATOR				\$12,500
	Priority-Need:	MAJOR - IMPROVE SERVICE LEVEL	Source(s):	402	
3FD04	EMS GATOR				\$73,000
	Priority-Need:	MAJOR - IMPROVE SERVICE LEVEL	Source(s):	402	
3FD05	BATTERY POWERED EXTRICATION TOOLS				\$83,645
	Priority-Need:	MAJOR - CURRENT SERVICE LEVEL	Source(s):	402	
3FC01	MUNICIPAL BUILDING & ANNEX REPAIRS				\$60,000
	Priority-Need:	CRITICAL - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	

2023-2027 Capital Improvement Program Summary Report by Year



2023

3FC51	PARKS BUILDINGS REPAIRS & UPGRADES			\$80,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
3FC52	LANE LIBRARY REPAIRS			\$30,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
3FC61	PUBLIC WORKS REPAIRS & UPGRADES			\$50,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
3FC71	JUSTICE CENTER REPAIRS & UPGRADES			\$150,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
3FC81	FIREHOUSE REPAIRS & UPGRADES			\$50,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
3PW01	SIDEWALK INSTALLATION GAP PROGRAM			\$15,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	100	
3PW02	TRAFFIC ENGINEERING / SPARE PARTS			\$50,000
	Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	401	
3PW03	DRAINAGE IMPROVEMENTS (CONTRACTED)			\$200,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
3PW04	DRAINAGE IMPROVEMENTS (IN HOUSE)			\$100,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
3PW06	ANNUAL STREET PAVING PROGRAM			\$2,700,000
	Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	401 402	
3PW07	ANNUAL CONCRETE CURB PROGRAM			\$800,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	401	
3PW08	LANDSCAPE MAINTENANCE PROGRAM			\$150,000
	Priority-Need: MINOR-QUALITY OF LIFE DEVELOPMENT DRIVEN	Source(s):	402	
3PW09	PAVEMENT MARKING PROGRAM			\$120,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	401	
3PW10	GEOTECHNICAL EXPLORATION & TESTING			\$10,000
	Priority-Need: CRITICAL - IMPROVE CURRENT SERVICE LEVEL	Source(s):	401	
3PW11	STREET LIGHT INSTALLATION			\$7,500
	Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	402	

2023-2027 Capital Improvement Program Summary Report by Year



2023

3PW12	PARKING LOT MAINTENANCE PROGRAM					\$50,000
	Priority-Need:	MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	402		
3PW13	STREET MAINTENANCE - CRACK SEALING					\$20,000
	Priority-Need:	MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	401		
3PW15	CCTV REPLACEMENT					\$10,000
	Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	211	205	
3PW16	SIDEWALK/APRON PROGRAM					\$220,000
	Priority-Need:	MAJOR - QUALITY OF LIFE DEVELOPMENT DRIVEN	Source(s):	100		
3PW19	PARKS PROJECTS (MINOR)-ENGINEERING					\$50,000
	Priority-Need:	MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	402		
3PW21	REIGERT SQUARE - CONSTRUCTION					\$1,250,000
	Priority-Need:	MAJOR-PRIVATE/PUBLIC PARTNERSHIP	Source(s):	ARPA		
3PW22	HOLDEN-GILMORE-RT 4 SIDEWALK					\$154,300
	Priority-Need:	MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	402	CDBG	
3PW23	BUSWAY SIDEWALK PROJECT					\$230,000
	Priority-Need:	MAJOR-QUALITY OF LIFE	Source(s):	401	CDBG	
3PW24	S GILMORE (RESOR-MACK) R/W					\$410,000
	Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401	FED	
3PW25	GILBERT PARK MULTI-USE COURTS					\$175,000
	Priority-Need:	MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	402		
3PW26	RT 4 SIDEWALK - DONALD TO HICKS					\$35,000
	Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	100		
3PW27	HICKS ROADWAY IMPROVEMENT - ENG					\$30,000
	Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401		
3PW28	ROUTE 4 PAVING SOUTH - CONSTRUCTION					\$3,500,000
	Priority-Need:	MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	401	LOCAL STATE 410	205
3PW29	AERIAL IMAGERY - CITYWIDE					\$30,000
	Priority-Need:	MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	100	624	605 401
3PW31	RIVER RD MULTIUSE PATH FEASIBILITY					\$30,000
	Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	100		

Attachment: 2023-27_CIP_ByYear (3447 : 2023-2027 Capital Improvement Program)

2023-2027 Capital Improvement Program Summary Report by Year



2023

3PW32	WINTON (RESOR TO OAK TREE) - ENG			\$150,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401	
3PW34	PLEASANT (WESSEL TO PATTERSON)-ENG			\$60,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401	
3PW35	PLEASANT AVENUE - RW RESOLUTION			\$60,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401	
3PW36	PLEASANT AVENUE (AUGUSTA TO RESOR)			\$710,000
	Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401 410	
3PW37	ROSS & WOODRIDGE - ENGINEERING			\$90,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401	
3PW40	STREET LIGHT REPLACEMENT PROJECT			\$100,000
	Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	402	
3PW52	SEWARD FLOODING ASSESSMENT			\$15,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	402	
3PW53	STORM SEWER LINING (VARIOUS)			\$150,000
	Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
3PW54	PUBLIC WORKS FACILITY UPGRADES			\$40,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	401	
3PW55	BRUTON PARISH STORM SEWER			\$270,000
	Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	401	
3PW56	STONEWALL LANE STORM SEWER			\$100,000
	Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
3PW57	WOODRIDGE STORM SEWER REPAIR			\$392,000
	Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
3FT02	REPLACEMENT STAFF VEHICLES (ENG/CS)			\$140,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
3FT21	REPLACE DUMP TRUCK (WATER)			\$200,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	605 624	
3FT22	SKID STEER WITH BROOM			\$100,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	605	

2023-2027 Capital Improvement Program Summary Report by Year



2023

3FT24	REPLACE FORKLIFT (WATER)		\$40,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
3FT25	ZERO TURN MOWER (WATER)		\$16,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
3FT45	REPLACEMENT OF FORKLIFT (SEWER)		\$45,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
3FT46	REPLACEMENT OF TRACTOR (SEWER)		\$100,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
3FT51	REPLACEMENT OF TRUCK (PARKS)		\$100,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
3FT61	REPLACE SNOW TRUCK (STREETS)		\$230,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
3FT63	REPLACE CAT TRACK LOADER (STREET)		\$450,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
3FT64	REPLACE FORD TRACTOR (STREETS)		\$200,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
3FT66	REPLACE BACKHOE (STREETS)		\$200,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
3FT67	REPLACEMENT OF MOWERS (STREETS)		\$16,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
3FT68	PUBLIC WORKS GARAGE EQUIPMENT		\$110,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
3FT71	REPLACEMENT OF PATROL VEHICLES (PD)		\$270,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
3FT74	REPLACEMENT OF STAFF VEHICLES (PD)		\$100,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
3FT80	REPLACE FIRE TRUCK (FIRE)		\$900,000
	Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
3FT81	MODIFICATION TO NEW LADDER TRUCK		\$140,000
	Priority-Need: CRITICAL - IMPROVE CURRENT SERVICE LEVEL	Source(s): ARPA	

2023-2027 Capital Improvement Program Summary Report by Year



2023

3PR01	COMMUNITY ARTS CENTER			\$255,000
	Priority-Need:	MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
3PR02	VILLAGE GREEN PARK/TOWN CENTER			\$125,000
	Priority-Need:	MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
3PR04	WATERWORKS PARK TENNIS COURTS			\$200,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
3PR09	REPLACEMENT OF PARK SITE AMENITIES			\$75,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
3PR13	PARKS EQUIPMENT			\$150,000
	Priority-Need:	MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
3PR18	VILLAGE GREEN PLAYGROUND			\$800,000
	Priority-Need:	MAJOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 413 ARPA	
3PR21	FACILITIES MAINTENANCE			\$200,000
	Priority-Need:	MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
3PR50	HARBIN PARK RENOVATIONS			\$3,000,000
	Priority-Need:	MAJOR - QUALITY OF LIFE	Source(s): 413 STATE	
3RC01	BEAUTIFICATION/LANDSCAPING			\$95,000
	Priority-Need:	MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
3RC02	GOLF COURSE BUNKER RENOVATIONS			\$150,000
	Priority-Need:	MAJOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 640	
3RC03	CART PATH PAVEMENT REPAIRS			\$90,000
	Priority-Need:	MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
3RC04	MOWERS/EQUIPMENT REPLACEMENT			\$125,000
	Priority-Need:	MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
3WT01	MAINTAIN PRODUCTION WELLS			\$50,000
	Priority-Need:	MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
3WT02	INSTRUMENTATION REPLACEMENT PROGRAM			\$30,000
	Priority-Need:	MAJOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
3WT03	SECURITY/SURVEILLANCE			\$15,000
	Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	

2023-2027 Capital Improvement Program Summary Report by Year



2023

3WT04	PUMP OVERHAUL/REPLACEMENT PROGRAM			\$50,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	604	
3WT05	REPLACE MAJOR PROCESS EQUIPMENT			\$30,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	604	
3WT06	WTP CONCRETE/MASONRY REPAIR			\$25,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	604	
3WT07	REPLACE NON-PROCESS EQUIPMENT			\$18,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	605	
3WT08	BOOSTER STATION IMPROVEMENTS			\$75,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	604	
3WT09	REPLACE FIRE HYDRANTS			\$30,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	605	
3WT10	SMALL WATER LINE IMPROVEMENTS			\$425,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	605	
3WT11	DISTRIBUTION SYSTEM IMPROVEMENTS			\$1,260,000
	Priority-Need: CRITICAL-IMPROVE CURRENT SERVICE LEVEL	Source(s):	604 DEBT	
3WT12	WATER TOWER MAINTENANCE			\$20,000
	Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	604	
3WT13	WATER COMPUTER MODELING			\$50,000
	Priority-Need: MAJOR- IMPROVE CURRENT SERVICE LEVEL	Source(s):	407	
3WT14	ASPHALT/CONCRETE REPLACEMENT			\$75,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	605	
3WT15	BUILDING IMPROVEMENTS			\$35,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	604	
3WT16	ELECTRICAL IMPROVEMENTS			\$25,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	604	
3WT17	AUTOMATIC METER READING			\$30,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	604	
3WT18	FACILITY GROUNDS LANDSCAPE			\$7,000
	Priority-Need: MINOR- MAINTAIN CURRENT SERVICE LEVEL	Source(s):	605	

2023-2027 Capital Improvement Program Summary Report by Year



2023

3WT19	VALVE BOXES AND COVERS		\$15,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
3WT20	COUNTY INTERCONNECT PRV		\$20,000
	Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 407	
3WT21	NEW PRODUCTION WELL		\$400,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
3WT22	SCADA INTEGRATION		\$60,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
3WT23	HYDRANT REHAB		\$50,000
	Priority-Need: MINOR - IMPROVE	Source(s): 604	
3WT24	CLARIFIER REHABILITATION		\$30,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
3WT25	PORT UNION TANK MIXER		\$10,000
	Priority-Need: MAJOR-IMPORVE	Source(s): 605	
3WT26	SAFETY EQUIPMENT		\$20,000
	Priority-Need: MAJOR - HEALTH	Source(s): 605	
3WW01	SANITARY SEWER REHABILITATION		\$100,000
	Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 623	
3WW02	ROOT CONTROL MAINTENANCE PROGRAM		\$20,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
3WW03	MANHOLE REHABILITATION PROGRAM		\$10,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 624	
3WW04	LIME RESIDUAL SANITARY SEWER		\$225,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 408	
3WW05	INSTRUMENTATION REPLACEMENT PROGRAM		\$60,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
3WW06	PUMP OVERHAUL/REPLACEMENT PROGRAM		\$25,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
3WW07	WASTEWATER PLANT CONCRETE/MASONRY		\$14,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 623	

Attachment: 2023-27_CIP_ByYear (3447 : 2023-2027 Capital Improvement Program)

2023-2027 Capital Improvement Program Summary Report by Year



2023

3WW08	PAVEMENT REPAIRS AND REPLACEMENT		\$15,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 623	
3WW09	VIDEO AND SEWER CLEANING EQUIPMENT		\$100,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
3WW10	MONITORING EQUIPMENT		\$7,500
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
3WW11	ELECTRICAL IMPROVEMENTS		\$14,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
3WW12	SANITARY SEWER FLOW MODELING		\$7,500
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 624	
3WW13	BUILDING IMPROVEMENTS		\$500,000
	Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 623	
3WW14	AUTOMATIC METER READING (AMR)		\$25,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 623	
3WW15	EQ BASIN LINER REPAIR		\$25,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
3WW16	GRAVITY BELT POLYMER FEED SYSTEM		\$25,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
3WW17	AERATION SYSTEM IMPROVEMENTS		\$7,000,000
	Priority-Need: CRITICAL-IMPROVE CURRENT SERVICE LEVEL	Source(s): DEBT	
3WW18	SCREW PRESS PLATFORM		\$7,000
	Priority-Need: MAJOR - IMPROVE	Source(s): 624	
3WW19	SAFETY EQUIPMENT		\$20,000
	Priority-Need: MAJOR - HEALTH	Source(s): 624	
			<u>\$33,728,145</u>

2023-2027 Capital Improvement Program Summary Report by Year



2023

3PD01	POLICE VEHICLE EQUIPMENT		\$30,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
3PD02	POLICE CANINE REPLACEMENT		\$40,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 211	
3PD03	POLICE BIKE UPGRADES		\$10,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
3PD04	FLOCK CAMERA SYSTEMS		\$116,500
	Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
3PD06	SAFETY TOWN PROJECT		\$10,000
	Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
3PD07	CAMERA UPGRADES		\$6,500
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
3PD08	DISPATCH UPGRADES		\$12,000
	Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
3PD09	EVIDENCE COLLECTION EQUIPMENT		\$8,500
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
			\$233,500

Attachment: 2023-27_CIP_ByYear (3447 : 2023-2027 Capital Improvement Program)

2023-2027 Capital Improvement Program Summary Report by Year



2024

4CM01	NETWORK INFRASTRUCTURE MAINTENANCE			\$25,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	402 100	
4CM02	SOFTWARE MAINTENANCE			\$15,000
	Priority-Need: MAJOR - CURRENT SERVICE LEVEL	Source(s):	100	
4CM05	CAMERA SURVEILLANCE SYSTEM			\$35,000
	Priority-Need: MINOR - CURRENT SERVICE LEVEL	Source(s):	402	
4DV01	CITY WIDE REDEVELOPMENT FUND			\$100,000
	Priority-Need: CRITICAL-ECONOMIC GROWTH DEVELOPMENT DRIVEN	Source(s):	414	
4DV02	BUILDING DIVISION CUSTOMER AREA			\$55,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	402	
5DV02	North Wing Employee Welfare Area			\$75,000
	Priority-Need: Minor - Improve Service Level	Source(s):	100	
4PD01	POLICE VEHICLE EQUIPMENT			\$35,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
4FD01	REPLACEMENT HOSE AND FIRE EQUIPMENT			\$40,000
	Priority-Need: CRITICAL - CONTINUATION OF SERVICE	Source(s):	402	
4FD02	REPLACEMENT LIFEPAK 15			\$200,000
	Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
4FD03	BALLISTIC VESTS/HELMETS SWAT MEDICS			\$33,270
	Priority-Need: MAJOR-CURRENT SERVICE LEVEL	Source(s):	402	
4FC01	MUNICIPAL BUILDING & ANNEX REPAIRS			\$25,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
4FC51	PARKS BUILDINGS REPAIRS & UPGRADES			\$400,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
4FC52	LANE LIBRARY REPAIRS			\$15,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
4FC61	PUBLIC WORKS REPAIRS & UPGRADES			\$130,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
4FC71	JUSTICE CENTER REPAIRS & UPGRADES			\$900,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	

2023-2027 Capital Improvement Program Summary Report by Year



2024

4FC81	FIREHOUSE REPAIRS & UPGRADES					\$100,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
4FC91	LANDSCAPING OF CITY FACILITIES					\$75,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
4PW01	SIDEWALK INSTALLATION GAP PROGRAM					\$10,000
	Priority-Need:	MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	100		
4PW02	TRAFFIC ENGINEERING / SPARE PARTS					\$25,000
	Priority-Need:	MAJOR - IMPROVE EFFICIENCY SERVICE LEVEL	Source(s):	401		
4PW03	DRAINAGE IMPROVEMENTS (CONTRACTED)					\$100,000
	Priority-Need:	MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
4PW04	DRAINAGE IMPROVEMENTS (IN HOUSE)					\$100,000
	Priority-Need:	MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
4PW06	ANNUAL STREET PAVING PROGRAM					\$2,600,000
	Priority-Need:	CRITICAL-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	401 402 410		
4PW07	ANNUAL CONCRETE PROGRAM					\$950,000
	Priority-Need:	MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	401		
4PW08	LANDSCAPE MAINTENANCE PROGRAM					\$150,000
	Priority-Need:	MINOR-QUALITY OF LIFE DEVELOPMENT DRIVEN	Source(s):	402		
4PW09	PAVEMENT MARKING PROGRAM					\$125,000
	Priority-Need:	MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	401		
4PW10	GEOTECHNICAL EXPLORATION & TESTING					\$10,000
	Priority-Need:	CRITICAL - IMPROVE CURRENT SERVICE LEVEL	Source(s):	401		
4PW11	STREET LIGHT INSTALLATION					\$7,500
	Priority-Need:	MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	402		
4PW12	PARKING LOT MAINTENANCE PROGRAM					\$25,000
	Priority-Need:	MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	402		
4PW13	STREET MAINTENANCE - CRACK SEALING					\$25,000
	Priority-Need:	MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	401		
4PW15	CCTV REPLACEMENT					\$10,000
	Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	205 211		

Attachment: 2023-27_CIP_ByYear (3447 : 2023-2027 Capital Improvement Program)

2023-2027 Capital Improvement Program Summary Report by Year



2024

4PW16	SIDEWALK/APRON PROGRAM <i>Priority-Need:</i> MAJOR - QUALITY OF LIFE DEVELOPMENT DRIVEN	<i>Source(s):</i>	100			\$210,000
4PW19	PARKS PROJECTS (MINOR)-ENGINEERING <i>Priority-Need:</i> MINOR - IMPROVE CURRENT SERVICE LEVEL	<i>Source(s):</i>	402			\$50,000
4PW21	RT 4 SIDEWALK & STORM-CONSTRUCTION <i>Priority-Need:</i> MINOR-IMPROVE CURRENT SERVICE LEVEL	<i>Source(s):</i>	401	CDBG		\$190,300
4PW22	SEWARD AND ROUTE 4 - ENG <i>Priority-Need:</i> MAJOR-IMPROVE CURRENT SERVICE LEVEL	<i>Source(s):</i>	401	FED		\$300,000
4PW24	S GILMORE (RESOR-MACK) CONSTRUCTION <i>Priority-Need:</i> MAJOR-IMPROVE CURRENT SERVICE LEVEL	<i>Source(s):</i>	401	205	FED	\$4,246,806
4PW25	S GILMORE REPLACEMENT FENCES <i>Priority-Need:</i> MAJOR-IMPROVE CURRENT SERVICE LEVEL	<i>Source(s):</i>	401			\$60,000
4PW27	ROUTE 4 SIDEWALK - NORTH OF SYMMES <i>Priority-Need:</i> MAJOR-IMPROVE CURRENT SERVICE LEVEL	<i>Source(s):</i>	100			\$45,000
4PW29	SEWARD AND TYLERSVILLE - CONSTRUCT <i>Priority-Need:</i> MAJOR-IMPROVE CURRENT SERVICE LEVEL	<i>Source(s):</i>	402	401	205 DEVEL	\$1,000,000
4PW30	SEWARD CURVE REALIGNMENT - ENG <i>Priority-Need:</i> MAJOR-IMPROVE CURRENT SERVICE LEVEL	<i>Source(s):</i>	220			\$110,000
4PW33	PLEASANT - WESSEL TO HUNTER - ENG <i>Priority-Need:</i> MAJOR-IMPROVE CURRENT SERVICE LEVEL	<i>Source(s):</i>	401			\$150,000
4PW36	GREAT MIAMI RIVER TRAIL - ENG <i>Priority-Need:</i> MAJOR-IMPROVE CURRENT SERVICE LEVEL	<i>Source(s):</i>	402			\$250,000
4PW41	TRAFFIC - ILLUMINATED SIGN REPLACE <i>Priority-Need:</i> MINOR-MAINTAIN CURRENT SERVICE LEVEL	<i>Source(s):</i>	402			\$80,000
4PW53	STORM SEWER LINING (VARIOUS) <i>Priority-Need:</i> CRITICAL-MAINTAIN CURRENT SERVICE LEVEL	<i>Source(s):</i>	402			\$150,000
4FT02	REPLACEMENT STAFF VEHICLE (ENG/CS) <i>Priority-Need:</i> MINOR-MAINTAIN CURRENT SERVICE LEVEL	<i>Source(s):</i>	402			\$60,000
4FT22	REPLACEMENT OF PICKUP TRUCK (WATER) <i>Priority-Need:</i> MINOR-MAINTAIN CURRENT SERVICE LEVEL	<i>Source(s):</i>	605			\$50,000

2023-2027 Capital Improvement Program Summary Report by Year



2024

4FT41	REPLACEMENT OF VEHICLES (SEWER)		\$90,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
4FT61	REPLACE SNOW TRUCK (STREETS)		\$230,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
4FT62	REPLACE PICKUP TRUCKS (STREETS)		\$210,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
4FT71	REPLACEMENT OF PATROL VEHICLES (PD)		\$270,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
4FT73	REPLACEMENT PARK RANGER VEHICLE(PD)		\$65,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
4FT74	REPLACEMENT OF STAFF VEHICLES (PD)		\$50,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
4FT75	REPLACEMENT OF PRISONER VAN (PD)		\$100,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
4FT81	REPLACEMENT STAFF VEHICLE (FIRE)		\$65,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
4FT85	REPLACEMENT OF AMBULANCE (FIRE)		\$400,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
4PR01	COMMUNITY ARTS CENTER		\$200,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
4PR02	VILLAGE GREEN PARK/TOWN CENTER		\$25,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
4PR04	PLAYING COURTS REPAIR PROGRAM		\$50,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
4PR09	REPLACEMENT OF PARK SITE AMENITIES		\$50,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
4PR11	MARSH PARK IMPROVEMENTS		\$75,000
	Priority-Need: MINOR - QUALITY OF LIFE	Source(s): 402	
4PR13	PARKS EQUIPMENT		\$100,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	

2023-2027 Capital Improvement Program Summary Report by Year



2024

4PR21	FACILITIES MAINTENANCE		\$100,000
Priority-Need:	MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
4PR50	HARBIN PARK RENOVATIONS		\$2,000,000
Priority-Need:	MAJOR - QUALITY OF LIFE	Source(s): 413	
4RC01	BEAUTIFICATION/LANDSCAPING		\$50,000
Priority-Need:	MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
4RC03	CART PATH PAVEMENT REPAIRS		\$50,000
Priority-Need:	MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
4RC04	MOWERS/EQUIPMENT REPLACEMENT		\$85,000
Priority-Need:	MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
4RC07	AQUATIC CENTER RENOVATION STUDY		\$50,000
Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 640	
4WT01	MAINTAIN PRODUCTION WELLS		\$50,000
Priority-Need:	MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
4WT02	INSTRUMENTATION REPLACEMENT PROGRAM		\$20,000
Priority-Need:	MAJOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
4WT03	SECURITY/SURVEILLANCE		\$5,000
Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
4WT04	PUMP OVERHAUL/REPLACEMENT PROGRAM		\$50,000
Priority-Need:	MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
4WT05	REPLACE MAJOR PROCESS EQUIPMENT		\$1,000,000
Priority-Need:	MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 604	
4WT06	WATER PLANT CONCRETE/MASONRY REPAIR		\$25,000
Priority-Need:	MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 604	
4WT07	REPLACE NON-PROCESS EQUIPMENT		\$5,000
Priority-Need:	MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
4WT08	BOOSTER STATION IMPROVEMENTS		\$35,000
Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 604	
4WT09	REPLACE FIRE HYDRANTS		\$15,000
Priority-Need:	MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	

2023-2027 Capital Improvement Program Summary Report by Year



2024

4WT10	SMALL WATER LINE IMPROVEMENTS		\$250,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
4WT11	DISTRIBUTION SYSTEM IMPROVEMENTS		\$1,800,000
	Priority-Need: CRITICAL-IMPROVE CURRENT SERVICE LEVEL	Source(s): 604 DEBT	
4WT12	WATER TOWER MAINTENANCE		\$25,000
	Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 604	
4WT13	WATER COMPUTER MODELING		\$20,000
	Priority-Need: MAJOR- IMPROVE CURRENT SERVICE LEVEL	Source(s): 407	
4WT14	ASPHALT/CONCRETE REPLACEMENT		\$65,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
4WT15	BUILDING IMPROVEMENTS		\$18,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 604	
4WT16	ELECTRICAL IMPROVEMENTS		\$80,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
4WT17	AUTOMATIC METER READING		\$30,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
4WT18	FACILITY GROUNDS LANDSCAPE		\$7,000
	Priority-Need: MINOR- MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
4WT19	VALVE BOXES AND COVERS		\$15,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
4WT20	COUNTY INTERCONNECT PRV		\$100,000
	Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
4WT21	HYDRANT REHAB		\$50,000
	Priority-Need: MINOR - IMPROVE	Source(s): 604	
4WT22	SCADA INTEGRATION		\$40,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
4WW01	SANITARY SEWER REHABILITATION		\$100,000
	Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 623	
4WW02	ROOT CONTROL MAINTENANCE PROGRAM		\$20,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	

2023-2027 Capital Improvement Program Summary Report by Year



2024

4WW03	MANHOLE REHABILITATION PROGRAM		\$10,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 624	
4WW04	PRIMARY SYSTEM TANK OVERHAUL		\$100,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
4WW05	INSTRUMENTATION REPLACEMENT PROGRAM		\$7,500
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
4WW06	PUMP OVERHAUL/REPLACEMENT PROGRAM		\$50,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
4WW07	WASTEWATER PLANT CONCRETE/MASONRY		\$14,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 623	
4WW08	PAVEMENT REPAIRS AND REPLACEMENT		\$15,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 623	
4WW09	VIDEO AND SEWER CLEANING EQUIPMENT		\$7,500
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
4WW10	MONITORING EQUIPMENT		\$7,500
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
4WW11	ELECTRICAL IMPROVEMENTS		\$14,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
4WW12	SANITARY SEWER FLOW MODELING		\$7,500
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 624	
4WW13	BUILDING IMPROVEMENTS		\$150,000
	Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 623	
4WW14	AUTOMATIC METER READING (AMR)		\$25,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 624	
4WW15	WWTP GENERATOR		\$80,000
	Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
4WW16	EFFLUENT PIPELINE		\$200,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
4WW17	WET WELL CHANNEL GRINDER		\$80,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 623	

2023-2027 Capital Improvement Program Summary Report by Year



2024

4WW18 WATER MAIN IMPROVEMENTS
Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL

Source(s): 624

\$250,000

\$22,505,876

Attachment: 2023-27_CIP_ByYear (3447 : 2023-2027 Capital Improvement Program)

2023-2027 Capital Improvement Program Summary Report by Year



2025

5CM01	NETWORK INFRASTRUCTURE MAINTENANCE					\$25,000
	Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	402		
5CM02	SOFTWARE MAINTENANCE					\$15,000
	Priority-Need:	MAJOR - CURRENT SERVICE LEVEL	Source(s):	100		
5CM03	COMPUTER AND SERVER EQUIPMENT					\$144,300
	Priority-Need:	CRITICAL - CURRENT SERVICE LEVEL	Source(s):	402 624 605		
5CM05	CAMERA SURVEILLANCE SYSTEM					\$42,000
	Priority-Need:	MINOR - CURRENT SERVICE LEVEL	Source(s):	402		
5DV01	CITY WIDE REDEVELOPMENT FUND					\$100,000
	Priority-Need:	CRITICAL-ECONOMIC GROWTH	Source(s):	414		
5PD01	POLICE VEHICLE EQUIPMENT					\$35,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
5PD10	EMERGENCY WEATHER SYSTEM					\$400,000
	Priority-Need:	CRITICAL - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
5FD01	REPLACEMENT LIFEPAK 15					\$200,000
	Priority-Need:	MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
5FD02	REPLACEMENT PERSONAL PROTECTIVE EQU					\$65,000
	Priority-Need:	CRITICAL - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
5FC01	MUNICIPAL/ANNEX REMODEL					\$50,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
5FC03	MUNICIPAL/ANNEX REMODEL					\$1,250,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
5FC51	PARKS BUILDINGS REPAIRS & UPGRADES					\$150,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
5FC52	LANE LIBRARY REPAIRS					\$20,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
5FC61	PUBLIC WORKS REPAIRS & UPGRADES					\$450,000
	Priority-Need:	MAJOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	402		
5FC71	JUSTICE CENTER REPAIRS & UPGRADES					\$30,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		

2023-2027 Capital Improvement Program Summary Report by Year



2025

5FC81	FIREHOUSE REPAIRS & UPGRADES			\$30,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
5PW01	SIDEWALK INSTALLATION GAP PROGRAM			\$10,000
	Priority-Need:	MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 100	
5PW02	TRAFFIC ENGINEERING / SPARE PARTS			\$25,000
	Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 401	
5PW03	DRAINAGE IMPROVEMENTS (CONTRACTED)			\$100,000
	Priority-Need:	MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
5PW04	DRAINAGE IMPROVEMENTS (IN HOUSE)			\$100,000
	Priority-Need:	MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
5PW06	ANNUAL STREET PAVING PROGRAM			\$1,850,000
	Priority-Need:	CRITICAL-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 401	
5PW07	ANNUAL CONCRETE PROGRAM			\$1,100,000
	Priority-Need:	MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 401	
5PW08	LANDSCAPE MAINTENANCE PROGRAM			\$195,000
	Priority-Need:	MINOR-QUALITY OF LIFE	Source(s): 402	
5PW09	PAVEMENT MARKING PROGRAM			\$125,000
	Priority-Need:	MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 401	
5PW10	GEOTECHNICAL EXPLORATION & TESTING			\$10,000
	Priority-Need:	CRITICAL-IMPROVE CURRENT SERVICE LEVEL	Source(s): 401	
5PW11	STREET LIGHT INSTALLATION			\$7,500
	Priority-Need:	MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
5PW12	PARKING LOT MAINTENANCE PROGRAM			\$50,000
	Priority-Need:	MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
5PW13	STREET MAINTENANCE - CRACK SEALING			\$25,000
	Priority-Need:	MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 401	
5PW15	CCTV REPLACEMENT			\$10,000
	Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 205 211	
5PW16	SIDEWALK/APRON PROGRAM			\$250,000
	Priority-Need:	MAJOR-QUALITY OF LIFE	Source(s): 100	

2023-2027 Capital Improvement Program Summary Report by Year



2025

5PW19	PARKS PROJECTS (MINOR)-ENGINEERING				\$50,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	402		
5PW21	ROSS AND WOODRIDGE - R/W				\$40,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401		
5PW22	DONALD TO RT 4 SIDEWALK - CONSTRUCT				\$150,000
	Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401	CDBG	
5PW23	RIVER/GROH/CHATEAU ENGINEERING				\$300,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401		
5PW24	SEWARD AND 4 SAFETY PROJECT				\$189,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	STATE	401	
5PW26	S GILMORE (OLD GILMORE TO RESOR)				\$1,800,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401	410	
5PW27	ROUTE 4 SIDEWALK - HOLDEN TO NILLES				\$40,000
	Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	100		
5PW33	PLEASANT - WESSEL TO HUNTER - CONST				\$650,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401	402	STATE
5PW34	PLEASANT (WESSEL TO PATTERSON)				\$350,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401	STATE	
5PW35	PLEASANT MULTI USE PATH - ENG				\$200,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	402		
5PW37	MAY AVENUE BRIDGE REPLACEMENT				\$750,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	402	410	
5PW42	WITTENBERG AND NILLES - CONSTRUCT				\$700,000
	Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	205	401	
5PW53	STORM SEWER LINING				\$150,000
	Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
5FT21	REPLACE STAFF VEHICLES (WATER)				\$80,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	605		
5FT41	REPLACEMENT OF TRUCK (SEWER)				\$55,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	624		

2023-2027 Capital Improvement Program Summary Report by Year



2025

5FT45	REPLACEMENT OF MOWER (SEWER)			\$15,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	624	
5FT60	REPLACE BRUSH PICKUP TRUCK (STREET)			\$120,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
5FT61	REPLACE SNOW TRUCK (STREETS)			\$190,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
5FT62	REPLACE PICKUP TRUCK (STREETS)			\$220,000
	Priority-Need: MINOR- MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
5FT63	REPLACE TRACTOR (STREETS)			\$90,000
	Priority-Need: MINOR- MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
5FT64	REPLACE LEAF MACHINE (STREETS)			\$75,000
	Priority-Need: MINOR- MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
5FT71	REPLACEMENT OF PATROL VEHICLES (PD)			\$200,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
5FT74	REPLACEMENT OF STAFF VEHICLES (PD)			\$100,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
5PR01	COMMUNITY ARTS CENTER			\$150,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	402	
5PR02	VILLAGE GREEN PARK/TOWN CENTER			\$25,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	411 402	
5PR03	PLAYGROUND EQUIPMENT			\$200,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	402	
5PR04	CONNECTIVITY AND OVERLAY PROGRAM			\$40,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	402	
5PR08	PARK MAINTENANCE BUILDING			\$750,000
	Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	402	
5PR09	REPLACEMENT OF PARK SITE AMENITIES			\$50,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	402	
5PR13	PARKS EQUIPMENT			\$50,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	402	

2023-2027 Capital Improvement Program Summary Report by Year



2025

5PR14	FYFA TRAILHEAD RESTROOM		\$400,000
	Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
5PR21	FACILITIES MAINTENANCE		\$75,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
5RC01	BEAUTIFICATION/LANDSCAPING		\$50,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
5RC03	CART PATH PAVEMENT REPAIRS		\$50,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
5RC04	MOWERS/EQUIPMENT REPLACEMENT		\$50,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
5RC13	FACILITY IMPROVEMENTS & MAINTENANCE		\$50,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
5WT01	MAINTAIN RAW WATER PRODUCTION WELLS		\$50,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
5WT02	INSTRUMENTATION REPLACEMENT PROGRAM		\$50,000
	Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
5WT03	SECURITY/SURVEILLANCE		\$5,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
5WT04	PUMP OVERHAUL/REPLACEMENT PROGRAM		\$50,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
5WT05	REPLACE MAJOR PROCESS EQUIPMENT		\$50,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 604	
5WT06	WATER PLANT CONCRETE/MASONRY REPAIR		\$25,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 604	
5WT07	REPLACE NON-PROCESS EQUIPMENT		\$5,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
5WT08	BOOSTER STATION IMPROVEMENTS		\$50,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 604	
5WT09	REPLACE FIRE HYDRANTS		\$30,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	

Attachment: 2023-27_CIP_ByYear (3447 : 2023-2027 Capital Improvement Program)

2023-2027 Capital Improvement Program Summary Report by Year



2025

5WT10	SMALL WATER LINE IMPROVEMENTS		\$180,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
5WT11	DISTRIBUTION SYSTEM IMPROVEMENTS		\$400,000
	Priority-Need: CRITICAL-IMPROVE CURRENT SERVICE LEVEL	Source(s): 604	
5WT12	WATER TANK/TOWER MAINTENANCE		\$50,000
	Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 604	
5WT13	WATER COMPUTER MODELING		\$20,000
	Priority-Need: MAJOR- IMPROVE CURRENT SERVICE LEVEL	Source(s): 407	
5WT14	ASPHALT/CONCRETE REPLACEMENT		\$65,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
5WT15	BUILDING IMPROVEMENTS		\$18,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
5WT16	ELECTRICAL IMPROVEMENTS		\$30,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 604	
5WT17	VALVE BOXES AND COVERS		\$15,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
5WT18	SCADA INTEGRATION		\$40,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
5WT19	HYDRANT REHAB		\$50,000
	Priority-Need: MINOR - IMPROVE	Source(s): 605	
5WT20	AUTOMATIC METER READING		\$30,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
5WW01	SANITARY SEWER REHABILITATION		\$100,000
	Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 623	
5WW02	ROOT CONTROL MAINTENANCE PROGRAM		\$20,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
5WW03	MANHOLE REHABILITATION PROBRAM		\$10,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
5WW04	TURBLEX BLOWER SERVICE		\$40,000
	Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	

2023-2027 Capital Improvement Program Summary Report by Year



2025

5WW05	INSTRUMENTATION REPLACEMENT		\$7,500
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
5WW06	PUMP OVERHAUL/REPLACEMENT PROGRAM		\$25,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
5WW07	WASTEWATER PLANT CONCRETE/MASONRY		\$14,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 623	
5WW08	PAVEMENT REPAIRS AND REPLACEMENT		\$125,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 623	
5WW09	VIDEO AND SEWER CLEANING EQUIPMENT		\$7,500
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
5WW10	MONITORING EQUIPMENT		\$7,500
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
5WW11	ELECTRICAL IMPROVEMENTS		\$14,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
5WW12	SANITARY SEWER FLOW MODELING		\$7,500
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 624	
5WW13	BUILDING IMPROVEMENTS		\$100,000
	Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 624	
5WW14	AUTOMATIC METER READING (AMR)		\$25,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 624	
5WW15	DIGESTER 1 AND 2 CLEANING		\$85,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
5WW16	UV LAMP REPLACEMENT		\$32,000
	Priority-Need: MAJOR - PUBLIC HEALTH, SAFETY OR WELFARE MANDATES	Source(s): 624	
5WW17	LIFT STATION UPGRADES		\$100,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 624	
5WW18	SLUDGE DEWATERING PRESS		\$500,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 624	
			<u>\$17,750,800</u>

2023-2027 Capital Improvement Program Summary Report by Year



2026

6CM01	NETWORK INFRASTRUCTURE				\$25,000
	Priority-Need:	MAJOR - CURRENT SERVICE LEVEL	Source(s):	402	
6CM02	SOFTWARE				\$15,000
	Priority-Need:	CRITICAL - CURRENT SERVICE LEVEL	Source(s):	100	
6CM03	COMPUTER AND SERVER EQUIPMENT				\$154,300
	Priority-Need:	CRITICAL - CURRENT SERVICE LEVEL	Source(s):	402 624 605	
6CM04	CAMERA SURVEILLANCE				\$42,000
	Priority-Need:	MAJOR - CURRENT SERVICE LEVEL	Source(s):	402	
6DV01	CITY WIDE REDEVELOPMENT				\$100,000
	Priority-Need:	CRITICAL-ECONOMIC GROWTH	Source(s):	414	
6PD01	POLICE VEHICLE EQUIPMENT				\$35,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
6FD01	REPLACEMENT HOSE AND FIRE EQUIPMENT				\$45,000
	Priority-Need:	CRITICAL - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
6FC01	MUNICIPAL/ANNEX REPAIRS & UPGRADES				\$70,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
6FC51	PARKS BUILDINGS REPAIRS & UPGRADES				\$50,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
6FC52	LANE LIBRARY REPAIRS				\$30,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
6FC61	PUBLIC WORKS REPAIRS & UPGRADES				\$30,000
	Priority-Need:	MAJOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	402	
6FC71	JUSTICE CENTER REPAIRS & UPGRADES				\$800,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
6FC81	FIREHOUSE REPAIRS & UPGRADES				\$30,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
6PW01	SIDEWALK INSTALLATION GAP PROGRAM				\$50,000
	Priority-Need:	MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	100	
6PW02	TRAFFIC ENGINEERING / SPARE PARTS				\$25,000
	Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401	

2023-2027 Capital Improvement Program Summary Report by Year



2026

6PW03	DRAINAGE IMPROVEMENTS (CONTRACTED)				\$100,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
6PW04	DRAINAGE IMPROVEMENTS (IN HOUSE)				\$100,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
6PW06	ANNUAL STREET PAVING PROGRAM				\$2,250,000
	Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	401	410	
6PW07	ANNUAL CONCRETE PROGRAM				\$950,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	401		
6PW08	LANDSCAPE MAINTENANCE PROGRAM				\$195,000
	Priority-Need: MINOR-QUALITY OF LIFE DEVELOPMENT DRIVEN	Source(s):	402		
6PW09	PAVEMENT MARKING PROGRAM				\$125,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	401		
6PW10	GEOTECHNICAL EXPLORATION & TESTING				\$10,000
	Priority-Need: CRITICAL-IMPROVE CURRENT SERVICE LEVEL	Source(s):	402		
6PW11	STREET LIGHT INSTALLATION				\$7,500
	Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	402		
6PW12	PARKING LOT MAINTENANCE PROGRAM				\$50,000
	Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	402		
6PW13	STREET MAINTENANCE - CRACK SEALING				\$25,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	401		
6PW15	CCTV REPLACEMENT				\$10,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	402	211	
6PW16	SIDEWALK / APRON PROGRAM				\$220,000
	Priority-Need: MAJOR - QUALITY OF LIFE DEVELOPMENT DRIVEN	Source(s):	100		
6PW19	PARKS PROJECTS (MINOR)-ENGINEERING				\$50,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	402		
6PW21	RIVER/GROH/CHATEAU - CONSTRUCTION				\$1,000,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	402	401 410	
6PW22	RT 4 SIDEWALK (HOLDEN TO NILLES)				\$175,000
	Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	CDBG 401	402	

Attachment: 2023-27_CIP_ByYear (3447 : 2023-2027 Capital Improvement Program)

2023-2027 Capital Improvement Program Summary Report by Year



2026

6PW23	GUARDRAIL IMPROVEMENTS				\$75,000
	Priority-Need:	MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	402	
6PW24	JOHN GRAY SIDEWALK PROJECT				\$300,000
	Priority-Need:	MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	402	
6PW26	SEWARD CURVE REALIGNMENT - CONST				\$900,000
	Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401 410 205	
6PW28	PLEASANT MULTIUSE PATH - CONSTRUCT				\$1,500,000
	Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	FED 402	
6PW29	GREAT MIAMI RIVER TRAIL - CONST				\$2,000,000
	Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	FED OTHER	
6PW30	SEWARD AND 4 - R/W				\$150,000
	Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401 STATE	
6PW35	PLEASANT URBAN PAVING - ENGINEERING				\$100,000
	Priority-Need:	MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	401	
6PW38	WINTON (HENESEY TO NILLES) - ENG				\$150,000
	Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401	
6PW39	PATTERSON 3-LANE WIDENING				\$550,000
	Priority-Need:	MAJOR-PUBLIC HEALTH, SAFETY AND WELFARE	Source(s):	402 OTHER	
6PW53	STORM SEWER LINING (VARIOUS)				\$150,000
	Priority-Need:	CRITICAL-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
7PW08	LANDSCAPE MAINTENANCE PROGRAM				\$200,000
	Priority-Need:	MINOR-QUALITY OF LIFE DEVELOPMENT DRIVEN	Source(s):	402	
6FT21	REPLACEMENT OF TRUCKS (WATER)				\$150,000
	Priority-Need:	MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	605	
6FT41	REPLACEMENT OF TRUCK (SEWER)				\$60,000
	Priority-Need:	MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	624	
6FT51	REPLACEMENT OF TRUCKS (PARKS)				\$90,000
	Priority-Need:	MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	
6FT60	REPLACEMENT OF TRACTOR (STREETS)				\$100,000
	Priority-Need:	MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	

2023-2027 Capital Improvement Program Summary Report by Year



2026

6FT61	REPLACE SNOW TRUCK (STREETS)		\$240,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
6FT66	REPLACE BACKHOE (STREETS)		\$200,000
	Priority-Need: MINOR- MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
6FT67	REPLACEMENT OF MOWERS (STREETS)		\$20,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
6FT71	REPLACEMENT OF PATROL VEHICLES (PD)		\$280,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
6PR01	COMMUNITY ARTS CENTER		\$140,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
6PR02	VILLAGE GREEN PARK/TOWN CENTER		\$25,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
6PR04	PLAYING COURTS REPAIR PROGRAM		\$40,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
6PR09	REPLACEMENT OF PARK SITE AMENITIES		\$40,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
6PR11	MARSH PARK IMPROVEMENTS		\$1,800,000
	Priority-Need: MINOR-QUALITY OF LIFE	Source(s): 413	
6PR13	PARKS EQUIPMENT		\$50,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
6PR21	FACILITIES MAINTENANCE		\$75,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
6RC01	BEAUTIFICATION/LANDSCAPING		\$50,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
6RC02	SOUTH TRACE IRRIGATION SYSTEM		\$500,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 640	
6RC03	CART PATH PAVEMENT REPAIRS		\$40,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
6RC04	MOWERS/EQUIPMENT REPLACEMENT		\$150,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	

2023-2027 Capital Improvement Program Summary Report by Year



2026

6RC05	GOLF FACILITY NEW BUILDING - DESIGN		\$75,000
Priority-Need:	MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
6RC13	SOUTH TRACE PATIO EXPANSION		\$200,000
Priority-Need:	MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 640	
6WT01	MAINTAIN RAW WATER PRODUCTION WELLS		\$50,000
Priority-Need:	MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
6WT02	INSTRUMENTATION REPLACEMENT PROGRAM		\$20,000
Priority-Need:	MAJOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
6WT03	SECURITY/SURVEILLANCE		\$5,000
Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
6WT04	PUMP OVERHAUL/REPLACEMENT PROGRAM		\$20,000
Priority-Need:	MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
6WT05	REPLACE MAJOR PROCESS EQUIPMENT		\$25,000
Priority-Need:	MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 604	
6WT06	WATER PLANT CONCRETE/MASONRY REPAIR		\$25,000
Priority-Need:	MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 604	
6WT07	REPLACE NON-PROCESS EQUIPMENT		\$5,000
Priority-Need:	MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
6WT08	BOOSTER STATION IMPORVEMENTS		\$35,000
Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 604	
6WT09	REPLACE FIRE HYDRANTS		\$30,000
Priority-Need:	MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
6WT10	SMALL WATER LINE IMPROVEMENTS		\$150,000
Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
6WT11	DISTRIBUTION SYSTEM IMPROVEMENTS		\$1,000,000
Priority-Need:	CRITICAL-IMPROVE CURRENT SERVICE LEVEL	Source(s): 604	
6WT12	WATER TANK/TOWER MAINTENANCE		\$750,000
Priority-Need:	CRITICAL-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 604	
6WT13	WATER COMPUTER MODELING		\$20,000
Priority-Need:	MAJOR- IMPROVE CURRENT SERVICE LEVEL	Source(s): 407	

2023-2027 Capital Improvement Program Summary Report by Year



2026

6WT14	ASPHALT/CONCRETE REPLACEMENT		\$65,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
6WT15	BUILDING IMPROVEMENTS		\$18,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 604	
6WT16	ELECTRICAL IMPROVEMENTS		\$20,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 604	
6WT17	VALVE BOXES AND COVERS		\$15,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
6WT18	WATER PLANT CLEAR WELL		\$50,000
	Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
6WT19	MAINTENANCE GARAGE		\$50,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
6WT20	AUTOMATIC METER READING		\$30,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
6WT21	HYDRANT REHAB		\$50,000
	Priority-Need: MINOR - IMPROVE	Source(s): 604	
6WW01	SANITARY SEWER REHABILITATION		\$100,000
	Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 623	
6WW02	ROOT CONTROL MAINTENANCE PROGRAM		\$20,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
6WW03	MANHOLE REHABILITATION PROGRAM		\$10,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 624	
6WW04	BROADVIEW LIFT STATION GENERATOR		\$350,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
6WW05	INSTRUMENTATION REPLACEMENT PROGRAM		\$7,500
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
6WW06	PUMP OVERHAUL/REPLACEMENT PROGRAM		\$25,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
6WW07	WASTEWATER PLANT CONCRETE/MASONRY		\$14,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 623	

2023-2027 Capital Improvement Program Summary Report by Year



2026

6WW08	PAVEMENT REPAIRS AND REPLACEMENT		\$15,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 623</i>	
6WW09	VIDEO AND SEWER CLEANING EQUIPMENT		\$7,500
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
6WW10	MONITORING EQUIPMENT		\$7,500
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
6WW11	ELECTRICAL IMPROVEMENTS		\$14,000
	<i>Priority-Need: MAJOR- MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
6WW12	SANITARY SEWER FLOW MODELING		\$7,500
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
6WW13	BUILDING IMPROVEMENTS		\$100,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
6WW14	AUTOMATIC METER READING (AMR)		\$25,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
6WW15	LIFT STATION UPGRADES		\$1,000,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
			<u>\$21,304,800</u>

2023-2027 Capital Improvement Program Summary Report by Year



2027

7CM01	NETWORK INFRASTRUCTURE			\$70,000
	Priority-Need:	MAJOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	402
7CM02	SOFTWARE			\$20,000
	Priority-Need:	CRITICAL - CURRENT SERVICE LEVEL	Source(s):	100
7CM03	COMPUTER AND SERVER EQUIPMENT			\$215,000
	Priority-Need:	CRITICAL - CURRENT SERVICE LEVEL	Source(s):	402 100
7CM04	CAMERA SURVEILLANCE SYSTEM			\$35,000
	Priority-Need:	MINOR - CURRENT SERVICE LEVEL	Source(s):	402
7DV01	CITY WIDE REDEVELOPMENT			\$100,000
	Priority-Need:	MAJOR - ECONOMIC GROWTH	Source(s):	414
7PD01	POLICE VEHICLE EQUIPMENT			\$35,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402
7FD01	REPLACEMENT PERSONAL PROTECTIVE EQ.			\$65,000
	Priority-Need:	CRITICAL - CURRENT SERVICE LEVEL	Source(s):	402
7FC01	MUNICIPAL/ANNEX REPAIRS & UPGRADES			\$50,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402
7FC51	PARKS BUILDINGS REPAIRS & UPGRADES			\$100,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402
7FC52	LANE LIBRARY REPAIRS			\$600,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402
7FC61	PUBLIC WORKS REPAIRS & UPGRADES			\$30,000
	Priority-Need:	MAJOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	402
7FC71	JUSTICE CENTER REPAIRS & UPGRADES			\$50,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402
7FC81	FIREHOUSE REPAIRS & UPGRADES			\$30,000
	Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402
7PW01	SIDEWALK INSTALLATION GAP PROGRAM			\$10,000
	Priority-Need:	MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	100
7PW02	TRAFFIC ENGINEERING / SPARE PARTS			\$25,000
	Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401

2023-2027 Capital Improvement Program Summary Report by Year



2027

7PW03	DRAINAGE IMPROVEMENTS (CONTRACTED)				\$100,000
Priority-Need:	MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
7PW04	DRAINAGE IMPROVMENTS (IN HOUSE)				\$100,000
Priority-Need:	MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
7PW06	ANNUAL STREET PAVING PROGRAM				\$2,250,000
Priority-Need:	CRITICAL-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	401		
7PW07	ANNUAL CONCRETE PROGRAM				\$950,000
Priority-Need:	MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	401		
7PW09	PAVEMENT MARKING PROGRAM				\$125,000
Priority-Need:	MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	401		
7PW10	GOTECHNICAL EXPLORATION & TESTING				\$10,000
Priority-Need:	CRITICAL-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401		
7PW11	STREET LIGHT INSTALLATION				\$7,500
Priority-Need:	MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	402		
7PW12	PARKING LOT MAINTENANCE PROGRAM				\$50,000
Priority-Need:	MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	402		
7PW13	STREET MAINTENANCE - CRACK SEALING				\$30,000
Priority-Need:	MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	401		
7PW15	CCTV REPLACEMENT				\$10,000
Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	402	211	
7PW16	SIDEWALK/APRON PROGRAM				\$250,000
Priority-Need:	MAJOR - QUALITY OF LIFE DEVELOPMENT DRIVEN	Source(s):	100		
7PW19	PARKS PROJECTS (MINOR)-ENGINEERING				\$50,000
Priority-Need:	MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s):	402		
7PW21	ROSS AND WOODRIDGE - CONSTRUCTION				\$1,200,000
Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401	410	205
7PW22	WOODRIDGE SERVICE DR - ENGINEERING				\$150,000
Priority-Need:	MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401	220	
7PW24	ROSS ROAD SIDEWALK (KAY TO CHERYL)				\$150,000
Priority-Need:	MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401	100	

Attachment: 2023-27_CIP_ByYear (3447 : 2023-2027 Capital Improvement Program)

2023-2027 Capital Improvement Program Summary Report by Year



2027

7PW25	SEWARD AND ROUTE 4 CONSTRUCTION				\$1,800,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401	STATE	
7PW26	BRIDGE PAINTING - 275				\$220,000
	Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402	LOCAL	
7PW32	WINTON (RESOR TO OAK TREE)				\$950,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401	410	
7PW33	ROUTE 4 SIDEWALK - NORTH OF SYMMES				\$150,000
	Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	402	CDBG	
7PW53	STORM SEWER LINING (VARIOUS)				\$150,000
	Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
7FT02	REPLACEMENT STAFF VEHICLE (DEV SER)				\$70,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
7FT27	REPLACEMENT OF MOWERS (WATER)				\$20,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	605		
7FT42	REPLACEMENT OF TRUCK (SEWER)				\$200,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	624		
7FT43	REPLACEMENT STAFF VEHICLE (SEWER)				\$60,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	624		
7FT61	REPLACE LEAF TRUCK (STREETS)				\$120,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
7FT62	REPLACE PICKUP TRUCK (STREETS)				\$140,000
	Priority-Need: MINOR- MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
7FT63	REPLACE SNOW TRUCK (STREETS)				\$240,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
7FT65	REPLACE BRUSH CHIPPER (STREETS)				\$60,000
	Priority-Need: MINOR- MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
7FT67	REPLACEMENT OF MOWERS (STREETS)				\$20,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		
7FT71	REPLACEMENT OF PATROL VEHICLES (PD)				\$280,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402		

Attachment: 2023-27_CIP_ByYear (3447 : 2023-2027 Capital Improvement Program)

2023-2027 Capital Improvement Program Summary Report by Year



2027

7FT74	REPLACEMENT OF STAFF VEHICLES (PD)		\$150,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
7FT85	REPLACEMENT OF AMBULANCE (FIRE)		\$400,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 402	
7PR01	COMMUNITY ARTS CENTER		\$110,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
7PR02	VILLAGE GREEN PARK/TOWN CENTER		\$25,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
7PR04	PLAYING COURTS REPAIR PROGRAM		\$50,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
7PR09	REPLACEMENT OF PARK SITE AMENITIES		\$45,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
7PR11	MARSH PARK IMPROVEMENTS		\$400,000
	Priority-Need: MINOR-QUALITY OF LIFE	Source(s): 413	
7PR13	PARKS EQUIPMENT		\$140,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
7PR21	FACILITIES MAINTENANCE		\$60,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
7RC01	BEAUTIFICATION/LANDSCAPING		\$100,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
7RC02	SOUTH TRACE IRRIGATION SYSTEM		\$1,000,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 640	
7RC03	CART PATH PAVEMENT REPAIRS		\$40,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
7RC04	MOWERS/EQUIPMENT REPLACEMENT		\$100,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
7RC05	GOLF FACILITY NEW BUILDING		\$550,000
	Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 402	
7WT01	MAINTAIN RAW WATER PRODUCTION WELLS		\$50,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	

2023-2027 Capital Improvement Program Summary Report by Year



2027

7WT02	INSTRUMENTATION REPLACEMENT PROGRAM		\$20,000
	Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
7WT03	SECURITY/SURVEILLANCE		\$5,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
7WT04	PUMP OVERHAUL/REPLACEMENT PROGRAM		\$20,000
	Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
7WT05	REPLACE MAJOR PROCESS EQUIPMENT		\$25,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 604	
7WT06	WATER PLANT CONCRETE/MASONRY REPAIR		\$25,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 604	
7WT07	REPLACE NON-PROCESS EQUIPMENT		\$5,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
7WT08	BOOSTER STATION IMPORVEMENTS		\$35,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 604	
7WT09	REPLACE FIRE HYDRANTS		\$30,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
7WT10	SMALL WATER LINE IMPROVEMENTS		\$150,000
	Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
7WT11	DISTRIBUTION SYSTEM IMPROVEMENTS		\$650,000
	Priority-Need: CRITICAL-IMPROVE CURRENT SERVICE LEVEL	Source(s): 604	
7WT12	WATER TANK/TOWER MAINTENANCE		\$50,000
	Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 604	
7WT13	WATER COMPUTER MODELING		\$20,000
	Priority-Need: MAJOR- IMPROVE CURRENT SERVICE LEVEL	Source(s): 407	
7WT14	ASPHALT/CONCRETE REPLACEMENT		\$65,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
7WT15	BUILDING IMPROVEMENTS		\$18,000
	Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 604	
7WT16	ELECTRICAL IMPROVEMENTS		\$120,000
	Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 604	

Attachment: 2023-27_CIP_ByYear (3447 : 2023-2027 Capital Improvement Program)

2023-2027 Capital Improvement Program Summary Report by Year



2027

7WT17	VALVE BOXES AND COVERS		\$15,000
Priority-Need:	MINOR-MAINTAIN CURRENT SERVICE LEVEL	Source(s): 605	
7WT18	AUTOMATIC METER READING		\$30,000
Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
7WT19	HYDRANT REHAB		\$50,000
Priority-Need:	MINOR - IMPROVE	Source(s): 604	
7WT20	WATER PLANT CLEAR WELL		\$500,000
Priority-Need:	MAJOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
7WT21	MAINTENANCE GARAGE		\$500,000
Priority-Need:	MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 605	
7WW01	SANITARY SEWER REHABILITATION		\$100,000
Priority-Need:	CRITICAL - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 623	
7WW02	ROOT CONTROL MAINTENANCE PROGRAM		\$20,000
Priority-Need:	MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
7WW03	MANHOLE REHABILITATION PROGRAM		\$10,000
Priority-Need:	MINOR - IMPROVE CURRENT SERVICE LEVEL	Source(s): 624	
7WW05	INSTRUMENTATION REPLACEMENT PROGRAM		\$7,500
Priority-Need:	MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
7WW06	PUMP OVERHAUL REPLACEMENT PROGRAM		\$25,000
Priority-Need:	MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
7WW07	WASTEWATER PLANT CONCRETE/MASONRY		\$14,000
Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 623	
7WW08	PAVEMENT REPAIRS AND REPLACEMENT		\$15,000
Priority-Need:	MAJOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 623	
7WW09	VIDEO AND SEWER CLEANING EQUIPMENT		\$7,500
Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
7WW10	MONITORING EQUIPMENT		\$7,500
Priority-Need:	MINOR - MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	
7WW11	ELECTRICAL IMPROVEMENTS		\$14,000
Priority-Need:	MAJOR- MAINTAIN CURRENT SERVICE LEVEL	Source(s): 624	

2023-2027 Capital Improvement Program Summary Report by Year



2027

7WW12	SANITARY SEWER FLOW MODELING		\$7,500
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
7WW13	BUILDING IMPROVEMENTS		\$50,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
7WW14	AUTOMATIC METER READING (AMR)		\$25,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
7WW15	DYSTOR DOME REPLACEMENT		\$1,500,000
	<i>Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
7WW16	ROUTE 4 RELIEF SEWER		\$950,000
	<i>Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
			<u>\$19,653,500</u>

Attachment: 2023-27_CIP_ByYear (3447 : 2023-2027 Capital Improvement Program)

RESOLUTION NO. _____

RESOLUTION TO APPROVE AND ADOPT THE CITY OF FAIRFIELD, OHIO 2023-2027 CAPITAL IMPROVEMENT PROGRAM.

BE IT RESOLVED by the Council of the City of Fairfield, Ohio, that:

Section 1. The City of Fairfield, Ohio 2023-2027 Capital Improvement Program, a copy of which is on file in the office of the Clerk of Council and which is incorporated herein by reference, is hereby approved and adopted.

Section 2. Resolution No. 8-22 is hereby repealed in its entirety.

Section 3. This Resolution shall take effect at the earliest period allowed by law.

Passed _____

Mayor's Approval

Posted _____

First Reading _____

Rules Suspended _____

Second Reading _____

Third Reading _____

ATTEST:

Clerk of Council

This is to certify that this Resolution has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2023\Capital Improvement Program-Res

Attachment: Capital Improvement Program-Res (3447 : 2023-2027 Capital Improvement Program)



City Council Ordinance
Regular Meeting - February 27, 2023

Submitted by: John Clemmons,
 Submitting Department: Legal

Subject:

Compensation of Elected Officials

Legislation Title:

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.

Recommendation:

It is recommended that City Council adopt an ordinance to establish compensation of elected officials. An increase from \$9,600.00 to \$12,000.00 per year will take effect for new terms commencing on and after January 1, 2024.

Background/Synopsis:

The City Council is authorized by Section 3.09(B) of the Charter of the City of Fairfield, Ohio to establish compensation of elected officials for their ensuing term which have been established by Section 121.01 and 131.01 of the Codified Ordinances of the City of Fairfield. Compensation of elected officials was last adjusted for terms commencing on and after January 1, 2010.

Financial Impact:

This amendment to Sections 121.01 and 131.01 of Ordinance 116-84, the Codified Ordinances of Fairfield, Ohio will authorize an increase in compensation for members of Council and the Mayor.

Emergency Provision Explanation:

None.

Rule Suspension Requested:

No

Emergency Provision Needed:

No

Attachments:

1. Amended Compensation for Council and Mayor-Ord

ORDINANCE NO. _____

ORDINANCE TO AMEND SECTIONS 121.01 AND 131.01 OF ORDINANCE NO. 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.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. Pursuant to Section 3.09(B) of the Charter of the City of Fairfield, Ohio, Sections 121.01 and 131.01 of Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio are hereby amended to read as follows:

121.01 ANNUAL COMPENSATION OF MEMBERS OF COUNCIL.

The annual compensation for members of Council shall be [~~nine thousand six hundred dollars (\$9,600.00)~~] **TWELVE THOUSAND DOLLARS (\$12,000.00)**, payable in monthly installments, effective with terms commencing January 1, [~~2010~~] **2024** and thereafter.

131.01 ANNUAL COMPENSATION OF THE MAYOR.

The annual compensation for the mayor shall be [~~nine thousand six hundred dollars (\$9,600.00)~~] **TWELVE THOUSAND DOLLARS (\$12,000.00)**, payable in monthly installments, effective with the term commencing January 1, [~~2010~~] **2024** and thereafter.

Section 2. All previous Ordinances or Resolutions which are inconsistent with this Ordinance are hereby repealed, including, but not limited to Ordinance No. 137-08.

Section 3. This ordinance shall take effect at the earliest period allowed by law.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	
Third Reading	_____	

ATTEST:

Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2023\Amended Compensation for Council and Mayor-Ord

Attachment: Amended Compensation for Council and Mayor-Ord (3435 : Compensation of Elected Officials)



City Council Ordinance
Regular Meeting - February 27, 2023

Submitted by: Chris Hacker,
 Submitting Department: Finance

Subject:

Supplemental Appropriations

Legislation Title:

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.” - Supplemental Appropriations.

Recommendation:

It is recommended that City Council authorize and direct the preparation of legislation amending the annual operating budget.

Background/Synopsis:

Supplemental Appropriations are requested to ensure there are not unauthorized expenditures which occur. Additional appropriations are being sought from the General Fund for the FOP Settlement Agreement, from the Transformative Economic Development Fund for the Grant Authorized by Ordinance 11-23 to the Community Improvement Corporation of Fairfield, and for water damage remediation as a result of broken service lines at North Trace, the expenses from which will be submitted to MVRMA:

From: Unappropriated General Fund...	\$255,000
To: 10012527-271000 Transfer To	\$255,000
From: Unappropriated Transformative Economic Development Fund...	\$100,000
To: 41416027-271500 Funding Grants	\$100,000
From: Unappropriated Recreational Facilities Fund...	\$50,000
To: 64051523-23401 Maintenance of Facilities	\$50,000

Financial Impact:

Supplemental appropriations are required in the following amounts: Unappropriated General Fund - \$255,000; Unappropriated Transformative Economic Development Fund - \$100,000;

Unappropriated Recreational Facilities Fund - \$50,000.

Emergency Provision Explanation:

Rule Suspension Requested:

Yes

Emergency Provision Needed:

No

Attachments:

Supplemental Appropriations Ordinance

Rule Suspension Requested:

Yes

Emergency Provision Needed:

No

Attachments:

1. Supplemental App2-Ord

ORDINANCE NO. _____

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."

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. Ordinance No. 155-22, the 2023 Appropriation Ordinance, is hereby amended in the following respects:

From:	Unappropriated Transformative Economic Development Fund	\$100,000
To:	41416027-271500 Funding Grants (TED Transfer to CIC per Ordinance 11-23)	\$100,000
From:	Unappropriated General Fund	\$255,000
To:	10012527-271000 Transfer To (Per FOP Settlement Agreement)	\$255,000
From:	Unappropriated Recreational Facilities Fund	\$50,000
To:	64051523-234201 Maintenance of Facilities (Water Damage Remediation - Submitted to MVRMA)	\$50,000

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed	_____	_____
Posted	_____	Mayor's Approval
First Reading	_____	Rules Suspended _____
Second Reading	_____	
Third Reading	_____	

ATTEST:

Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary

Attachment: Supplemental App2-Ord [Revision 1] (3442 : Supplemental Appropriations)

publication as provided by Charter.

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2023\Supplemental App-Ord

Attachment: Supplemental App2-Ord [Revision 1] (3442 : Supplemental Appropriations)



City Council Ordinance
Regular Meeting - February 27, 2023

Submitted by: Alisha Wilson, Clerk

Submitting Department: Clerk

Subject:

Contractual Appropriations

Legislation Title:

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.”

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.

Background/Synopsis: Please refer to specific Council Communications for full description of these items.

\$2,600,000 for 2023 Asphalt Paving and Resurfacing Project;
 \$710,000 for 2023 Pleasant Avenue Improvements Project;
 \$62,000 for 2023 Pavement Marking Application Program;
 \$99,073 for Video Wall for Parks & Recreation Department;
 \$1,414,576 for New Ladder Truck for Fire Department.

Financial Impact: \$4,885,649 from noted funding source.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

No

Attachments:

1. Contractual 2-27-Ord

ORDINANCE NO. _____

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."

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. Ordinance No. 155-22, the 2023 Appropriation Ordinance, is hereby amended in the following respects:

From:	Unappropriated Capital Improvement Fund	\$199,073
To:	40216025-252000 Improvements Other Than Bldg. (2023 Annual Street Paving Program 3PW06)	\$100,000
To:	40216025-253200 Capital Equipment (Village Green Park/Town Center 3PR02)	\$99,073
From:	Unappropriated Street Improvement Fund	\$2,972,000
To:	40116025-252000 Improvements Other Than Building (2023 Annual Street Paving Program 3PW06)	\$2,500,000
To:	40116025-252000 Improvements Other Than Building (Pavement Marking Program 3PW09)	\$62,000
To:	40116025-252000 Improvements Other Than Building (Pleasant Avenue Improvements - Augusta to Resor 3PW36)	\$410,000
From:	Unappropriated State Issue I Fund	\$300,000
To:	41016025-252000 Improvements Other Than Building (Pleasant Avenue Improvements - Augusta to Resor 3PW36)	\$300,000

Attachment: Contractual 2-27-Ord [Revision 1] (3439 : Contractual Appropriations)

From:	Unappropriated American Rescue Plan Act Fund	\$1,414,576
To:	26616025-253100 Automotive Equipment <i>(Replacement of Fire Truck 2FT80)</i>	\$1,200,000
To:	26616025-253100 Automotive Equipment <i>(Modification to new Ladder Truck 3FT81)</i>	\$214,576

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	
Third Reading	_____	

ATTEST:

Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2023\Contractual 2-27-Ord

Attachment: Contractual 2-27-Ord [Revision 1] (3439 : Contractual Appropriations)



City Council Ordinance
Regular Meeting - February 27, 2023

Submitted by: Alisha Wilson, Clerk
Submitting Department: Clerk

Subject:

Non-Contractual Appropriations

Legislation Title:

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."

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.

Background/Synopsis: Please refer to specific Council Communications for full description of these items.

\$17,460 for Water Well #5 Rehabilitation

Financial Impact: \$17,460.00 from noted funding source.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

No

Attachments:

1. NonContractualAppropriations.022723
2. NonContractual 2-27-Ord



City Council Information Item
Regular Meeting - February 27, 2023

Submitted by: Jason Hunold,
Submitting Department: Public Utilities

Subject:

Water Well #5 Rehabilitation

Legislation Title:

Well 5 Rehabilitation

Background/Synopsis:

Fairfield's Water Division pumps, treats and distributes about 5.5 million gallons of drinking water each day. Fairfield utilizes six raw water / ground water production wells to supply water to its Water Treatment Plant. This project will clean and rehabilitate raw water supply well number 5. Depending on the condition of the well, rehabilitation efforts may include but are not limited to pump replacement, motor replacement and shaft replacement.

Two proposals have been attached for review and the Water Division recommends using Moody's of Dayton Inc. who provided the lowest and best proposal.

Financial Impact:

An appropriation in the amount of \$17,460.00 is being requested for cleaning, inspection and rehabilitation services for the Water Treatment Plants Raw Water Well 5.

Funding for this project was included in the approved 2022-2026 Capital Improvement Program (CIP) under project 3WT01, Maintain Raw Water Production Wells. The project is also included in the draft 2023-2027 CIP budget, pending City Council approval. The funding source is the Water Surplus Fund.

Attachments:

1. Fairfield Well 5 2023 Rehab
2. 01062305_City of Fairfield Well #5 Rehab (01.20.23)

MOODY'S of Dayton, Inc.

4359 INFIRMARY ROAD
MIAMISBURG, OHIO 45342-1231

PHONE AC 937-859-4482

FAX AC 937-859-4522

www.moodysofdayton.com

February 10, 2023

City of Fairfield
5021 Groh Lane
Fairfield, OH 45014

Subject: Well 5 Rehabilitation

Attention: Mr. Jason Hunold

Moody's of Dayton, Inc. is pleased to respond to your request for a quote to rehabilitate the subject well.

The following are the costs to rehabilitate the subject well with standard mechanical treatment:

10 Hrs	Removal and inspection of the pump assembly @ \$170.00/hr.	\$ 1,700.00
2 Ea	Video Inspection.....	\$ 1,800.00
60 Hrs	Chemically treat and mechanically surge well @\$170.00/hr...	\$10,200.00
1 Ls	Chemicals (Muriatic Acid and HTH).....	\$ 2,160.00
1 Ls	Flow test well and pump.....	\$ 800.00
1 Ea	Air compressor and surge tool rental.....	\$ 800.00
COST:		\$ 17,460.00

Pump repairs and upgrades, will be considered after removal and inspection of the pumping equipment.

If you have any questions, please do not hesitate to call; we look forward to hearing from you and can proceed on servicing the subject pump upon your approval.

If you have any questions or need additional information, please do not hesitate to call.

Thank you for the opportunity to serve the City of Fairfield.

Respectfully,

Michael Spicer
Vice President

ACCEPTED BY: _____ DATE: _____

Attachment: NonContractualAppropriations.022723 (3438 : Non-Contractual Appropriations)



National Water Services, LLC
3949 Dayton Park Dr., Suite E
Dayton, Ohio 45414
Office: (937) 235-1030
Fax: (937) 237-1067

January 20, 2023

City of Fairfield
5021 Groh Lane
Fairfield, OH. 45014
Attn: Jason Hunold

Subject: Well #5 Rehabilitation

Quote #: 010623-05

Mr. Hunold

National Water Services, LLC (NWS) is pleased to provide the following proposal for the rehabilitation of Well #5 at your facility. Two rehabilitation options are provided for your consideration. The following scope of work is as follows:

General Assumptions

- The Owner Will Assist with Any Necessary Isolating Valve Operation
- The Owner Will Assist with Any Necessary Lockout Tagout Procedures (LOTO)
- The Owner Will Coordinate Discharge Points For Flow Testing Water
- The Owner Will Coordinate Electrical Support If Necessary For Amperage Readings
- The Owner Will Allow Use of Their Permanent Power If Requested By The Contractor

Option #1 – Traditional Twin-Disc Surge

Scope of Work

- Mobilize Men & Equipment
- Remove 10-Inch x 115 Foot Pump Setting Utilizing Three (3) Man Crew
- Install & Stage Necessary Twin-Disc Surge Equipment
- Stage Conveyance Hose & Build Splash Pad At Discharge Point
- Rehabilitate Well **(Actively)** For 80 Hours Utilizing Hydrochloric Acid & 12.5% Sodium Hypochlorite
- Purge Well Intermittently Utilizing 375 CFM Compress Via Air-Lifting
- Perform One (1) Pump Inspection **(Repairs To Be Quoted Separately)**
- Reinstall 10-Inch x 115 Foot Pump Setting Utilizing Three (3) Man Crew
- Perform One (1) Post-Rehabilitation Flow Test, Three (3) Steps Held At 20-Minutes Each
- Reconnect Well Back To Owner's Discharge Line
- Demobilize Men & Equipment
- Deliver Final Maintenance Report To Owner

Chemical Schedule	
Hydrochloric Acid	400 Gallons
12.5% Sodium Hypochlorite	150 Gallons

Well #5 Project Cost: \$39,575.00



National Water Services, LLC
 3949 Dayton Park Dr., Suite E
 Dayton, Ohio 45414
 Office: (937) 235-1030
 Fax: (937) 237-1067

Option #2 – High Velocity Injection

Scope of Work

- Mobilize Men & Equipment
- Stage Conveyance Discharge Hose & Construct Splash Pad At Discharge Point
- Pull One (1) 10-Inch x 115 Foot Vertical Line Shaft Pump Setting Utilizing Three (3) Man Crew
- Prep Existing 20-Inch Well Casing To Receive Patented Well Seal
- Stage Temporary Containment Berm
- Stage & Install High Velocity Injection (HVI) Rehabilitation Equipment
- Perform Three (3) HVI Injection Treatments
- Perform Three (3) Intermittent Voluminous Well Bore Education Events & Flow Tests
- Supply Real Time Data Results At The Conclusion of Each Intermittent Flow Test
- Uninstall High Velocity Injection Equipment & Secure Site
- Reinstall One (1) Final 10-Inch x 115 Foot Pumping Unit Utilizing Three (3) Man Crew
- Perform One (1) 1-Hr. Post-Flow Test At 3 Increasing Subsequent Rates
- Reconnect Well Back To Owner's Discharge Line
- Perform One (1) Pump Inspection
- Issue Repair Recommendations Report *(Pump Repairs To Be Quoted Separate)*
- Demobilize Men & Equipment
- Issue Final Maintenance Report To Owner

Chemical Schedule	
Hydrochloric Acid	800 Gallons
12.5% Sodium Hypochlorite	100 Gallons
Chlorine Enhancer	5 Gallons
Acid Enhancer	3 Gallons

Well #5 Project Cost: \$46,255.00

Optional - Additional Treatments, if required: If the well does not recover to 50% of its original capacity, an additional treatment may be required. This treatment will be determined at the time of the test at end of third cleaning process and may be a chlorine, or acid treatment. Continuous work adds apply to additional treatments if applicable. Additional Treatments, if required, (1-day Process), **\$6,360.00 each.**

Rehabilitation Pricing Options

Option #1 - Traditional Twin-Disc Surge (80 Hrs. of Development)	\$39,575.00
Option #2 - High Velocity Injection (HVI)	\$46,255.00
<i>(Additional Treatment If Need Per Event \$6,360.00)</i>	



National Water Services, LLC
3949 Dayton Park Dr., Suite E
Dayton, Ohio 45414
Office: (937) 235-1030
Fax: (937) 237-1067

National Water Services, LLC appreciates the opportunity to provide the City of Fairfield with this proposal. Upon your review, I would welcome the opportunity to meet with you and discuss the provided well rehabilitation methods presented in this proposal. Should you have any questions, please feel free to contact me at a time of your convenience on my cell phone at (513) 910-2630.

Sincerely,

National Water Services, LLC

Matt Barnes, Operations Manager

Attachments

- NWS Well Rehabilitation Technical Flyer
- NWS High Velocity Injection (HVI) Technical Flyer
- Advantages of Utilizing High Velocity Injection
- High Velocity Injection (HVI) Reference List

Option Selection			
Option #	Description	Cost	Option Selection (Initials)
1	Traditional Twin-Disc Surge	\$39,375.00	
2	High Velocity Injection (HVI)	\$46,255.00	

ACCEPTANCE

The work as described and the stated price(s) are satisfactory and payment will be made according to the terms. This quotation/proposal is hereby accepted and the work is authorized. Pricing Valid for 30 Days.

Sign _____

Position _____

Print _____

Date _____

P O # _____



National Water Services, LLC
3949 Dayton Park Dr., Suite E
Dayton, Ohio 45414
Office: (937) 235-1030
Fax: (937) 237-1067

Project Site Maps



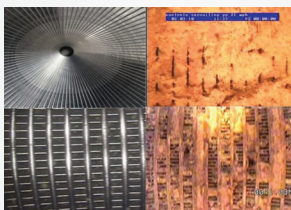
Attachment: NonContractualAppropriations.022723 (3438 : Non-Contractual Appropriations)



Well Rehabilitation Services

Throughout a well's service life, plugging occurs both within the well and adjacent geologic formation. This results in a decline in the well's operational efficiency, which leads to a decrease in the well's specific capacity, pumping rate and water quality over time. National Water Services, LLC has the tools and technical expertise to build a well rehabilitation plan to meet our customer's needs.

Unlike mechanical equipment there are chemical and biological factors in addition to physical wear experienced throughout a well's service life. As plugging occurs, pumping water levels extend deeper into the well along with increased screen entrance velocities due to flow restrictions. Screen plugging exacerbates well fouling mechanisms. The longer well fouling mechanisms persist, the further the plugging will extend out past the well screen into the surrounding formation. Allowing such conditions to occur for extended periods can cause well failure to the extent that revitalization may not be possible.



Generally, a well should be placed on a 3-to-5-year rehabilitation cycle or once it falls off its original operational efficiency by 20% to 25%. This is dependent upon factors such as service hours, water quality, aquifer characteristics and age of the well. Annual preventative maintenance inspections are the best way to evaluate a well for maintenance planning.

Well Rehabilitation Methods

- High Velocity Injection Revitalization (HVI)
- Twin-Disc Surge
- Single-Disc Surge
- Well Swabbing/Well Brushing
- High Pressure Well Jetting
- Chemical Backwash Treatment
- Percussion Technologies
- Custom Combination Tooling

Well Fouling Mechanisms

- Oxygenation of The Well & Formation
- Mineral Seeding/Scaling
- Microbial/Biomass Accumulations
- Fine Sediment Migration/Filter Caking
- Stagnant Wellbore Zones – Anaerobic Conditions
- Cascading Water – Aerobic Conditions





High Velocity Injection

High Velocity Injection (HVI) is a patented well rehabilitation process of which National Water Services, LLC (NWS) owns the exclusive rights. Perfected over decades of implementation, HVI's innovative process continues to evolve to meet our customers well rehabilitation needs.

HVI utilizes a combination of fluid displacement, well bore pressurization and chemical treatments to rehabilitate a well. Fitted with a patented well seal, the well bore can be pressurized throughout each injection treatment. This pressure combined with intermittent purging, dissolves and dislodges fines, mineral scale and biofilm from the well's screen and adjacent geologic formation. Hydraulic energies and fluid displacement generated from the pressurizing of the well bore, allow for subsequent chemical treatments to have positive effect, as chemical solutions are injected out into the well's surrounding formation.

The high velocity purging and pressurization permits the treatment to penetrate the well's surrounding formation in a manner not possible with conventional well rehabilitation methods. Chemical injection treatments last up to four hours while the well is cyclically pressurized and purged. The chemical solution's pH is continuously monitored and adjusted as the chemical solution is circulated back to the injection tank. Well bore pressures and injection rates are unique to each well which can reach up to 90 PSI+ with injection rates of up to 5,000 GPM. Following each injection treatment, the well is flow tested to measure the effect of the rehabilitation process. This testing allows NWS to determine the effectiveness of each phase and if modifications are required for subsequent treatments.

HVI CLIENT DATA

Lawrence, IN. – Well #14

Pre-Rehabilitation: 10.8 GPM/ft. DD
Post-Rehabilitation: 84.9 GPM/ft. DD
Well Efficiency: 86% Increase
Aquifer Type: Sand & Gravel

Edwardsville, IN. – Well #10

Pre-Rehabilitation: 52.6 GPM/ft. DD
Post-Rehabilitation : 97.2 GPM/ft. DD
Well Efficiency: 85% Increase
Aquifer Type: Sand & Gravel

AEP, Rockport – North Well

Pre-Rehabilitation: 79.4 GPM/ft. DD
Post-Rehabilitation : 153.1 GPM/ft. DD
Well Efficiency: 93% Increase
Aquifer Type: Sand & Gravel

AEP, Rockport – Fire Well #2

Pre-Rehabilitation: 54.8 GPM/ft. DD
Post-Rehabilitation : 81.8 GPM/ft. DD
Well Efficiency: 49% Increase
Aquifer Type: Sand & Gravel

Reelsville, IN. – Well #1

Pre-Rehabilitation: 7.7 GPM/ft. DD
Post-Rehabilitation : 13.4 GPM/ft. DD
Well Efficiency: 74% Increase
Aquifer Type: Sand & Gravel





Continued Growth Built on Solutions

Corporate Office

524 NE Third Street
Paoli, IN 47454
(812) 723-2108

Lancaster Office

281 Hamburg Road SW
Lancaster, OH 43130
(614) 492-9282

Louisville Office

3954 ½ Cane Run Road
Louisville, KY 40211
(502) 893-4405

Dayton Office

3949 Dayton Park Drive
Suite E
Dayton, OH 45414
(937) 235-1030

Lawrenceburg Office

107 Helton Drive
Lawrenceburg, TN 38464
(931) 762-7548

Westover Office

10092 Highway 280
Westover, AL 35147
(205) 678-0990

www.national-water.com





National Water Services, LLC
3949 Dayton Park Dr., Suite E
Dayton, Ohio 45414
Office: (937) 235-1030
Fax: (937) 237-1067

Advantages To Utilizing High Velocity Injection (HVI)

Value of Verification & Asset Performance Protection

HVI's process was designed with verifications and protections in mind. In general, conventional methods of well rehabilitations do not pair rehabilitation with simultaneous pump testing, leaving the end user/owner to pay for effort rather than results. Ultimately allowing for the contractor to install the permanent pumping unit when it feels that the job is done rather than data determining completion. Subsequent to the effort, the conventional industry standard is to install the permanent pumping unit and perform post performance testing following the well rehabilitation. In this phase the conventional rehabilitation process is finally verified, however it is substantially too late. In so many cases this results in premature installation of the client's pumping unit, allowing for non-duty point operation, imposing additional operating cost to the owner without the benefit of either recovery or additional yield.

Continuous Well Bore Pressurization

The patented well seal allows the well to have continuous head pressure kept on the well bore. Continuous pressurization forces the chemical solution through the screen into the adjacent geologic formation opening flow channels. As flow channels open throughout the treatment process, injection rates are able to be adjusted to maintain positive well bore pressure to force the chemical solution further out into the surrounding geologic formation. This allows for further rejuvenation of the well's formation past the well screen interface.

High-Capacity Volumetric Displacement

Conventional well rehabilitation methods utilize 1-inch tremie pipe to introduce their chemical solution into the well bore. This provides limited displacement of the well bore's water column when comparing the ratio of the standing water column to the introduced chemical solution. HVI utilizes an injection tank with a capacity of 3,000 gallons. The volume of the injection tank combined with the ability to hold positive head pressure on the well bore and dynamic injection rate capability allows for the well bore's standing water column to be fully displaced. This large volumetric displacement ability allows for the well bore to be evacuated of its standing water column and allows for the HVI chemical solution to be injected out further past the well screen. This allows for a deeper cleaning/revitalization of the adjacent formation

High Velocity Well Bore Eduction

Unlike conventional well rehabilitation methods that rely on compressed air for lifting water from the well during rehabilitation, HVI utilizes a pump. Most conventional rehabilitation methods generally use between 100 – 150 PSI to airlift a well during rehabilitation, this generally speaking limits the volume of water to be removed from a well to 150 -250 GPM. By utilizing a pump, it allows for higher flow rates to be achieved and for higher flow velocities to be reached. This aids in the removal of fines, mineral encrustation, and biofilms from further out in the surrounding geologic formation. This more effectively revitalizes the well helping restore the final efficiency of the well.



National Water Services, LLC
3949 Dayton Park Dr., Suite E
Dayton, Ohio 45414
Office: (937) 235-1030
Fax: (937) 237-1067

Voluminous Well Bore Purging

HVI capitalizes on high water volume displacement. By displacing large volumes of water, in conjunction with high velocity eduction of the well, it more efficiently removes fines, mineral scale and biofilms that become dislodged through and after injection treatments. The utilization of these hydraulic energies keeps the well bore active longer resulting in more efficient grain size orientation and re-stabilization of the adjacent geologic formation.

Hydrodynamic Flow

Bidirectional flow capabilities allow for hydraulic, kinetic, and chemical energies to combine to treat a well not possible with conventional methods. HVI's innovative process implies dynamic manipulation of the well bore to dislodge fines, mineral encrustation and biofilm. With the ability to manipulate hydraulic flow it allows for close monitoring of the well as the injection treatments are administered. This in turn allows for the rehabilitation process to undergo adjustments in real time.

Continuous pH Monitoring

Monitoring the pH of chemical solutions throughout a well rehabilitation aids in maintaining adequate chemical conditions. Chemical solutions are unique unto themselves. By monitoring the pH throughout acidization, super chlorination or other specifically designed injection treatments, it allows for maximum effect of each treatment to be reached. By holding chemical solutions at their designed pH levels it bolsters treatment processes to have positive effect throughout the various stages of the well rehabilitation. This allows for more efficient dissolving, dislodgement and mobilization of fines, mineral scale and biofilms for removal, along with final sterilization of the well screen and surrounding geologic formation. HVI's high-capacity injection tank allows for safe and efficient chemical mixing and neutralization. This ability is what allows for the chemical solutions of each injection treatment to be adjusted to reach and hold targeted chemical pH conditions.

Real Time Well Efficiency Data

Throughout the entire process, HVI utilizes a temporary pump installed in the well. This is used to intermittently flow test the well throughout the rehabilitation process. Various flow rates are targeted based on the well's permanent pumping unit and historical well data. After each injection treatment these rates are targeted to capture the well's response to each injection treatment. This data in turn shows real time well efficiency results of the rehabilitation process as treatments are administered. Unlike conventional methods that do not utilize a pump, they are not capable of collecting meaningful well efficiency data until the repaired permanent pump is reinstalled. HVI's process allows for the contractor to make in the field recommendations to the customer on the status of the rehabilitation process. This allows for decisions to be made on additional treatments should the well data show signs of recovery/increased gains.



National Water Services, LLC
3949 Dayton Park Dr., Suite E
Dayton, Ohio 45414
Office: (937) 235-1030
Fax: (937) 237-1067

High Velocity Injection (HVI) Well Rehabilitation Method Reference List

Facility	Location	Contact
Ind Department of Corrections	Plainfield, IN	Scott Betzner
AEP (cooling)	Rockport, IN	Available Upon Request
Kellogg – Snack Division	Cincinnati, OH	Available Upon Request
Plainfield DPW/Southwest Plant	Plainfield, IN	Scott Betzner
North Lawrence Water Authority	Bedford, IN	Monte Johnson
Ramsey Water	Salisbury, IN	Mark Brace
Mitchell Water Utility	Mitchell, IN	J. D. England
Edwardsville Water	Georgetown, IN	Chris Beck
Sellersburg Water	Sellersburg, IN	Shannon Strulson
Lawrence Water	Lawrence, IN	Tom Speer
Dupont	Memphis, TN	Available Upon Request
Mason Water	Mason, TN	Matt Hall
Covington Water	Covington, TN	James Mason
Union City Water	Union City, TN	Bobby Reid
Chemours (chemical mfg)	Memphis, TN	Available Upon Request
Dyersburg Water	Dyersburg, TN	Jeff Moore
Germantown Water	Germantown, TN	Mike Sorenson
Cincinnati Water	Cincinnati, OH	Andy Rinner
Dow Corning (silicone materials mfg)	Carrollton, KY	Available Upon Request
Galt House (cooling)	Louisville, KY	Available Upon Request
Kosmos (cement mfg, was CEMEX)	Louisville, KY	Available Upon Request
Aleris (aluminum processing)	Lewisport, KY	Available Upon Request
Owensboro Municipal Utilities	Owensboro, KY	Chris Lovecamp
Domtar (paper & pulp mfg)	Hallsville, KY	Available Upon Request
Duke (cooling)	Florence, IN	Available Upon Request
Owensboro Grain	Owensboro, KY	Available Upon Request
Grain Processing Corp (GPC)	Washington, IN	Available Upon Request
City of Gallipolis	Gallipolis, OH	Jim Johnson

Those in **bold** specify the HVI method for all rehab work done at their facility

All facilities listed above have wells completed in sand and gravel formations. Some of which have screen intervals at depths up to 700-feet.

“Continued Growth Built On Solutions”

ORDINANCE NO. _____

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."

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. Ordinance No. 155-22, the 2023 Appropriation Ordinance, is hereby amended in the following respects:

From:	Unappropriated Water Surplus Fund	\$17,460
	60516025-252000 Improvements Other Than	
To:	Building	\$17,460
	<i>(Maintain Production Wells 3WT01)</i>	

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	
Third Reading	_____	
ATTEST:		

	Clerk of Council	

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2023\NonContractual 2-27-Ord

Attachment: NonContractual 2-27-Ord (3438 : Non-Contractual Appropriations)