

**City of Fairfield
Minutes
Regular Meeting of City Council
February 26, 2024**

Council-Manager Briefing

2024-2028 Capital Improvement Plan

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

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

Staff presented the 2024-2028 Capital Improvement Plan. See attached slides.

Business Meeting Call to Order

Mayor Rhodus called the Regular Meeting to order at 7:15 PM.

Prayer/Pledge of Allegiance

Councilmember Tim Meyers 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	Excused	
Leslie Besl	Councilmember, 1st Ward	Present	
Dale Paullus	Councilmember, 2nd Ward	Present	
Debbie Pennington	Councilmember, 3rd Ward	Present	
Adam Kraft	Councilmember, 4th Ward	Present	
Mitch Rhodus	Mayor	Present	

Councilmember Davidson, seconded by Councilmember Pennington, moved to excuse Councilmember Brill. Motion carried 6-0.

Agenda Modifications

Councilmember Meyers, seconded by Councilmember Davidson, moved to delay the public hearing until a quorum of Planning Commission is present. Motion carried 6-0.

Executive Session Requests

Councilmember Davidson, seconded by Councilmember Meyers, moved for Executive Session to discuss employment, compensation, promotion, demotion or discipline of a public employee or official and the status of collective bargaining with public employees. Roll call vote. Motion carried 6-0.

Special Presentations

None.

Citizen Comments

None.

Council Reports

Public Hearing(s)

Joint Public Hearing - Planning & Zoning Code Update

Mayor Rhodus opened the Joint Public Hearing at 7:27 PM. Clerk Wilson called Planning Commission roll call. Commissioner Lepsky, seconded by Commissioner O'Brien, moved to excuse Commissioners Medler, Hassler and Robertson. Motion carried 4-0. Clerk Wilson read the meeting notice. Development Services Director Kathman and Planning Manager Lynn presented an overview of the Planning and Zoning Code Update. See attached slides. The Joint Public Hearing closed at 7:52 PM.

Approval of Minutes

The Regular Meeting Minutes of February 12, 2024 were approved as written and submitted.

OLD BUSINESS

Development Services

Councilmember Matt Davidson

Ordinance to repeal existing Chapters 1101 through 1199 (Subdivision Regulations and Zoning Code) of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, and adopt the new City of Fairfield Planning and Zoning Code as part of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio.

Recommendation:

It is recommended that City Council have a first reading on this ordinance at the February 12, 2024 meeting, set the joint public hearing date for February 26, 2024, and await the written recommendation from the Planning Commission.

Second reading held pending Planning Commission recommendation.

RESULT:	TABLED [UNANIMOUS]	Next: 3/11/2024 7:00 PM
AYES:	Meyers, Davidson, Besl, Paullus, Pennington, Kraft	
EXCUSED:	Brill	

Ordinance to amend Chapters 901, 953, and 717 of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio relative to Trees and Plantings, Solid Waste Disposal and Garbage and Refuse Disposal.

Recommendation:

It is recommended that City Council have a first reading on this ordinance at the February 12, 2024 meeting. Since these changes are not part of the Planning and Zoning Code, Council does not need a written recommendation from the Planning Commission.

Councilmember Davidson presented the second reading of this ordinance.

RESULT:	SECOND READING	Next: 3/11/2024 7:00 PM
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Parks, Recreation and Environment

Councilmember Leslie Besl

Motion to Suspend Third Readings

Councilmember Besl presented the second reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Leslie Besl, Councilmember, 1st Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Davidson, Besl, Paullus, Pennington, Kraft
EXCUSED:	Brill

Ordinance to authorize the City Manager to enter into a contract with Designing Local, Toole Design and Burgess & Niple to complete the final Marsh Park Master Plan.

Recommendation:

It is recommended that the City Council authorize an appropriation of \$90,000 from the CIP project 4PR11 and that Council authorize the City Manager to enter into a contract with Designing Local, Toole Design, Burgess & Niple to complete the final Master Plan for Marsh Park.

ORDINANCE NO. 15-24. APPROVED 6-0.

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

NEW BUSINESS

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

Community & Public Relations

City Manager Scott Timmer - Report

Councilmember Tim Meyers

Simple Motion: Motion to approve the following 2024 Boards/Commissions Appointments effective April 1, 2024: Alex Saurber - Board of Zoning Appeals (term expires 3/31/29) Richard Fox - Civil Service Commission (term expires 3/31/27) Victoria Bailey - Cultural Arts Advisory Commission (term expires 3/31/27) Trisha Lutterbie - Cultural Arts Advisory Commission (term expires 3/31/27) Vivian Crooks - Cultural Arts Advisory Commission (term expires 3/31/27) Nancy Little - Ward Boundary Review Commission Brenna McCoy-Dane - Ward Boundary Review Commission David Taggart - Ward Boundary Review Commission Brian Jackson - Ward Boundary Review Commission Raymon Jones - Ward Boundary Review Commission

Recommendation:

It is recommended that City Council, via simple motion, appoint the following residents to serve on the various boards and commissions **effective April 1, 2024:**

Alex Saurber - Board of Zoning Appeals (term expires 3/31/29)
Richard Fox - Civil Service Commission (term expires 3/31/27)
Victoria Bailey - Cultural Arts Advisory Commission (term expires 3/31/27)
Trisha Lutterbie - Cultural Arts Advisory Commission (term expires 3/31/27)
Vivian Crooks - Cultural Arts Advisory Commission (term expires 3/31/27)
Nancy Little - Ward Boundary Review Commission
Brenna McCoy-Dane - Ward Boundary Review Commission
David Taggart - Ward Boundary Review Commission
Brian Jackson - Ward Boundary Review Commission
Raymon Jones - Ward Boundary Review Commission

SIMPLE MOTION NO. 5-24. APPROVED 4-0.

RESULT:	APPROVED [4 TO 0]
MOVER:	Matt Davidson, Councilmember, At-Large
SECONDER:	Adam Kraft, Councilmember, 4th Ward
AYES:	Davidson, Besl, Paullus, Kraft
EXCUSED:	Brill
RECUSED:	Meyers, Pennington

Simple Motion: Motion to approve the following 2024 Boards/Commissions Appointments effective April 1, 2024: Tanner Meyers - Parks & Recreation Board (term expires 3/31/27) Jennifer Barlow - Parks & Recreation Board (term expires 3/31/27)

Recommendation:

It is recommended that City Council, via simple motion, appoint the following residents to serve on the various boards and commissions **effective April 1, 2024:**

Tanner Meyers - Parks & Recreation Board (term expires 3/31/27)
Jennifer Barlow - Parks & Recreation Board (term expires 3/31/27)

SIMPLE MOTION NO. 6-24. APPROVED 4-0.

RESULT:	APPROVED [4 TO 0]
MOVER:	Matt Davidson, Councilmember, At-Large
SECONDER:	Leslie Besl, Councilmember, 1st Ward
AYES:	Davidson, Besl, Paullus, Kraft
EXCUSED:	Brill
RECUSED:	Meyers, Pennington

Development Services

City Manager Scott Timmer - Report

Councilmember Matt Davidson

Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1141.02, the City of Fairfield, Ohio, Zoning Map.

Recommendation:

It is recommended that City Council have a first reading on this item at the February 26, 2024 meeting, set the public hearing date for March 11, 2024 and await the written recommendation from the Planning Commission.

Councilmember Davidson presented the first reading of this ordinance and set the Public Hearing date for March 11, 2024.

RESULT:	FIRST READING	Next: 3/11/2024 7:00 PM
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Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1141.02, the City of Fairfield, Ohio, Zoning Map.

Recommendation:

It is recommended that City Council have a first reading on this item at the February 26, 2024 meeting, set the joint public hearing date for March 11, 2024 and await the written recommendation from the Planning Commission.

Councilmember Davidson presented the first reading of this ordinance and set the Public Hearing date for March 11, 2024.

RESULT:	FIRST READING	Next: 3/11/2024 7:00 PM
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Parks, Recreation and Environment

City Manager Scott Timmer - Report

Councilmember Leslie Besl

Motion to Suspend Second and Third Readings

Councilmember Besl presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Leslie Besl, Councilmember, 1st Ward
SECONDER:	Debbie Pennington, Councilmember, 3rd Ward
AYES:	Meyers, Davidson, Besl, Paullus, Pennington, Kraft
EXCUSED:	Brill

Ordinance to authorize the City Manager to enter into a contract with Prodigy Building Solutions, LLC for the Waterworks Park Playing Courts Project and declaring an emergency.

Recommendation:

It is recommended that City Council authorize an appropriation of \$400,000.00 from the Parks Development Fund. It is further recommended that the City Council authorize and direct the preparation of legislation authorizing the City Manager to enter into a contract with Prodigy Building Solutions, LLC, West Chester, Ohio for this project.

ORDINANCE NO. 16-24. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Leslie Besl, Councilmember, 1st Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Davidson, Besl, Paullus, Pennington, Kraft
EXCUSED:	Brill

Public Safety

City Manager Scott Timmer - Report

Councilmember Dale Paullus

Simple Motion: Motion to/not request a hearing regarding a liquor permit application in the name of Mihir & Helly Inc, dba Dixie Food Mart, 4825 Dixie Highway, Fairfield, OH 45014 (Permit Class C1, C2 & D6).

Recommendation:

It is recommended that City Council request, by simple motion, that **no hearing be held** on the liquor permit application in the name of Mihir & Helly Inc, dba Dixie Food Mart, 4825 Dixie Highway, Fairfield, OH 45014 (Permit Class C1, C2 & D6).

SIMPLE MOTION NO. 7-24. APPROVED 6-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Debbie Pennington, Councilmember, 3rd Ward
AYES:	Meyers, Davidson, Besl, Paullus, Pennington, Kraft
EXCUSED:	Brill

Motion to Suspend Second and Third Readings

Councilmember Paullus presented the first reading of this ordinance.

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

Ordinance to authorize the City Manager to execute the Assistance to Firefighters Grant Application and Agreement for a direct capture exhaust removal system for all fire houses and declaring an emergency.

Recommendation:

It is recommended that City Council authorize the preparation of legislation, with rules suspension and emergency provision, authorizing the City Manager to execute and file the application for financial assistance, and enter into an agreement for a grant to fund a portion of the direct capture exhaust system project.

ORDINANCE NO. 17-24. APPROVED 6-0.

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

Public Works

City Manager Scott Timmer - Report

Councilmember Adam Kraft

Resolution continuing a general policy of the City of Fairfield, Ohio regarding property erosion along streams, creeks, rivers and other watercourses.

Recommendation:

It is staff's recommendation that Council pass a resolution continuing the general policy of the City of Fairfield regarding property erosion along streams, creeks, rivers, and other watercourses.

Councilmember Kraft presented the first reading of this ordinance.

RESULT:	FIRST READING	Next: 3/11/2024 7:00 PM
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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:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Davidson, Besl, Paullus, Pennington, Kraft
EXCUSED:	Brill

Ordinance to authorize the City Manager to execute a one (1) year contract with Prus Construction with options for two (2) additional years for the 2024 Concrete Curb Program and Concrete Sidewalk Program Construction.

Recommendation:

The staff recommends that City Council authorize the City Manager to enter into a one (1) year contract with Prus Construction for the 2024 Concrete Curb and Sidewalk Project at the unit prices indicated. The recommendation to exercise the year 2 and year 3 option will be determined prior to those construction seasons.

It is further recommended that City Council authorize and direct the preparation of legislation for the appropriation of funding in the amounts shown in the financial impact section for this project.

ORDINANCE NO. 18-24. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Debbie Pennington, Councilmember, 3rd Ward
AYES:	Meyers, Davidson, Besl, Paullus, Pennington, Kraft
EXCUSED:	Brill

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:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Davidson, Besl, Paullus, Pennington, Kraft
EXCUSED:	Brill

Ordinance to authorize the City Manager to enter into a contract with A&A Safety, Inc. for the 2024 Pavement Marking Application Program.

Recommendation:

It is recommended that City Council approve legislation for an appropriation in the amount of \$73,000.00 from the Street Improvement Fund, and authorize the City Manager to enter into a contract with A&A Safety of Amelia, Ohio for the 2024 Pavement Marking Application contract.

ORDINANCE NO. 19-24. APPROVED 6-0.

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

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:	Matt Davidson, Councilmember, At-Large
AYES:	Meyers, Davidson, Besl, Paullus, Pennington, Kraft
EXCUSED:	Brill

Ordinance to authorize the City Manager to enter into a contract with John R. Jurgensen Company for the 2024 Asphalt Resurfacing Project

Recommendation:

The staff recommends that City Council authorize the City Manager to enter into a contract with the John R. Jurgensen Company for the 2024 Asphalt 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 amounts shown in the Financial Impact section for this project.

ORDINANCE NO. 20-24. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Matt Davidson, Councilmember, At-Large
AYES:	Meyers, Davidson, Besl, Paullus, Pennington, Kraft
EXCUSED:	Brill

Finance & Budget

City Manager Scott Timmer - Report

Councilmember Gwen Brill

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, Besl, Paullus, Pennington, Kraft
EXCUSED:	Brill

Ordinance to amend Ordinance No. 166-23 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, 2024, and ending December 31, 2024.”

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. 21-24. APPROVED 6-0.

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

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:	Leslie Besl, Councilmember, 1st Ward
AYES:	Meyers, Davidson, Besl, Paullus, Pennington, Kraft
EXCUSED:	Brill

Ordinance to amend Ordinance No. 166-23 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, 2024, and ending December 31, 2024.”

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. 22-24. APPROVED 6-0.

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

Meeting Schedule

Clerk Wilson read the following meeting schedule:

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

Executive Session of Council (if needed)

Council recessed to Executive Session at 8:05 PM.

16. ADJOURNMENT

The Regular Meeting adjourned at 8:26 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved _____



2024-2028
Capital Improvement Program

Chris Hacker

Attachment: 2024-2028-Council-Manager (3855 : 2024-2028 Capital Improvement Plan)

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
 - ✓ Finance
- 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

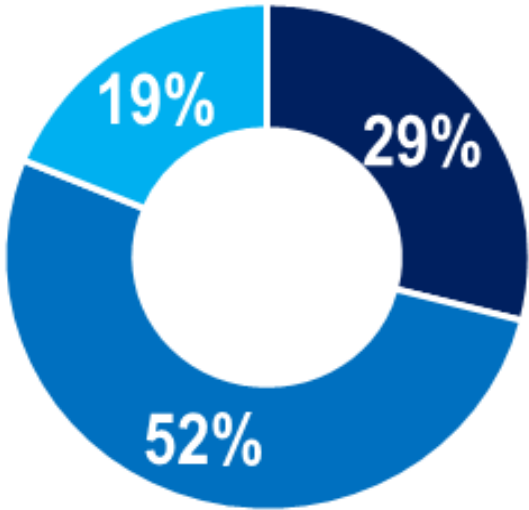
- Need Definitions

- ✓ 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

Priority Breakdown

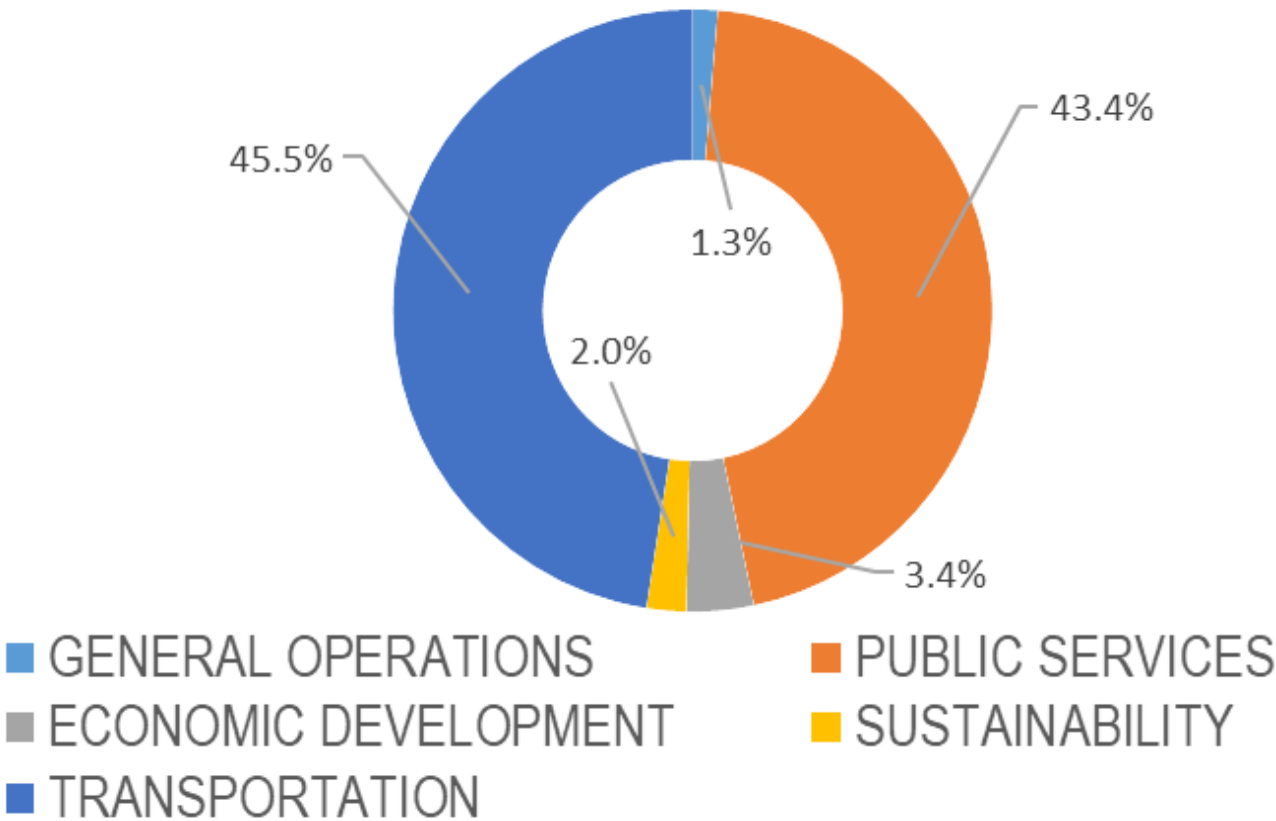


■ Critical ■ Major ■ Minor

Year	Critical	Major	Minor	Total
2024	7,397,500	20,945,270	4,079,300	32,422,070
2025	5,020,000	9,035,000	3,054,500	17,109,500
2026	4,610,000	11,563,271	6,724,500	22,897,771
2027	4,810,000	7,650,000	4,054,500	16,514,500
2028	11,110,000	10,100,000	3,414,500	24,624,500
	32,947,500	59,293,541	21,327,300	113,568,341

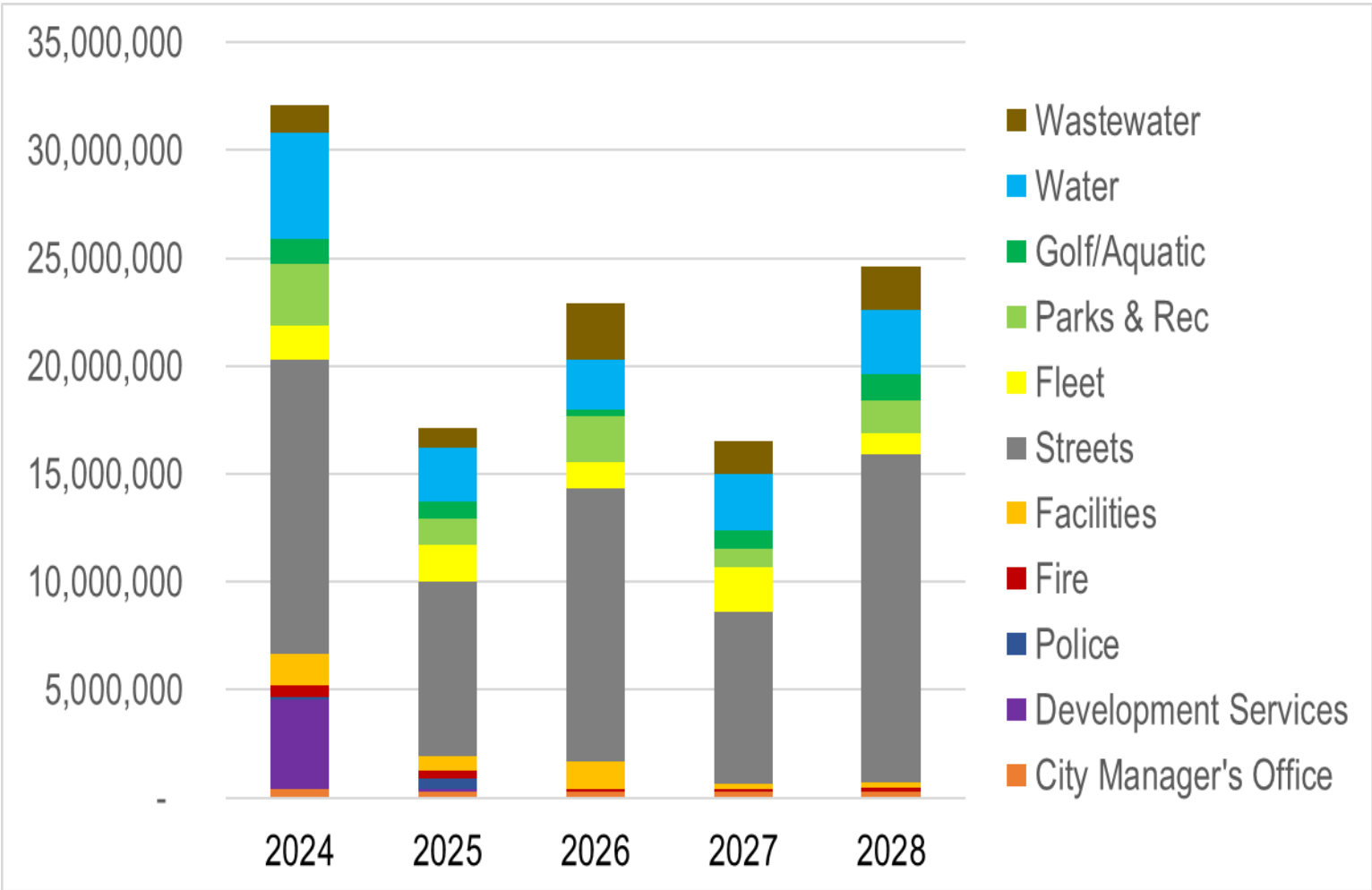
Capital Improvement Program – Goal Alignment

- Continued in 2024: 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 = \$113,568,341
- By Year
 - ✓ 2024: \$32.4 M
 - ✓ 2025: \$ 17.1 M
 - ✓ 2026: \$22.9 M
 - ✓ 2027: \$ 16.5 M
 - ✓ 2028: \$24.6 M



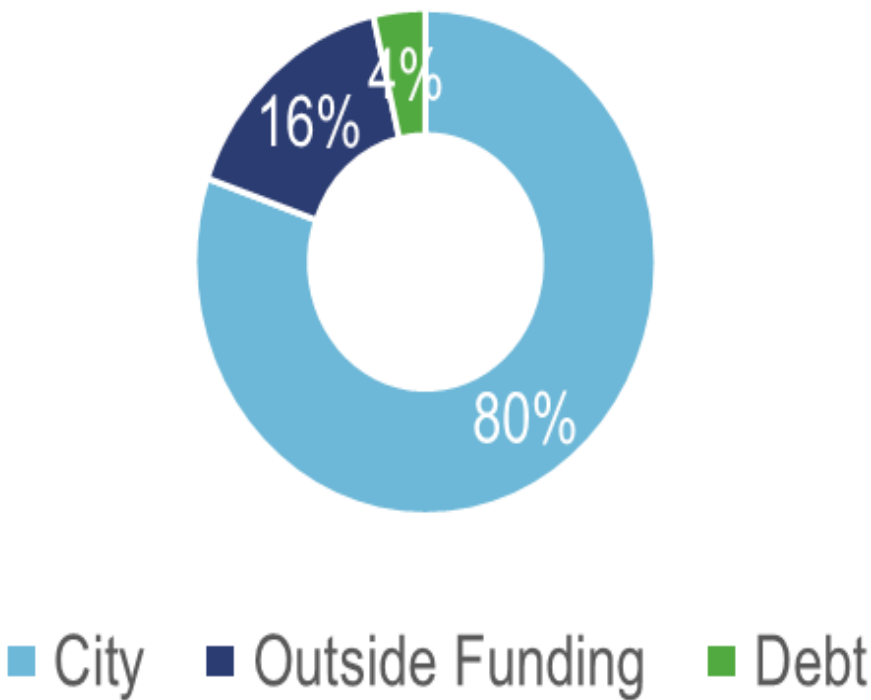
Attachment: 2024-2028-Council-Manager (3855 : 2024-2028 Capital Improvement Plan)

Capital Improvement Program – By Funding Source

- By Funding Source

- ✓ City Funding: \$94.4 M
- ✓ Outside Funding: \$ 14.7 M
- ✓ Debt: \$ 4.1 M

By Funding Source



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
- ✓ Butler County ARPA Funding Award
 - Must be encumbered by 12.31.2024

• Cash Flows

- ✓ Revenues estimated conservatively
- ✓ Expenditures projected aggressively

General Fund

Beginning Unreserved Fund Balance	\$30.0 M
Revenues – Estimated	\$38.5 M
Expenditures – Projected	\$41.4 M
Ending Unreserved Fund Balance	\$27.1 M

Capital Improvement Fund

Beginning Unreserved Fund Balance	\$2.0 M
Revenues – Estimated	\$5.3 M
Expenditures – Projected	\$6.4 M
Ending Unreserved Fund Balance	\$945 K

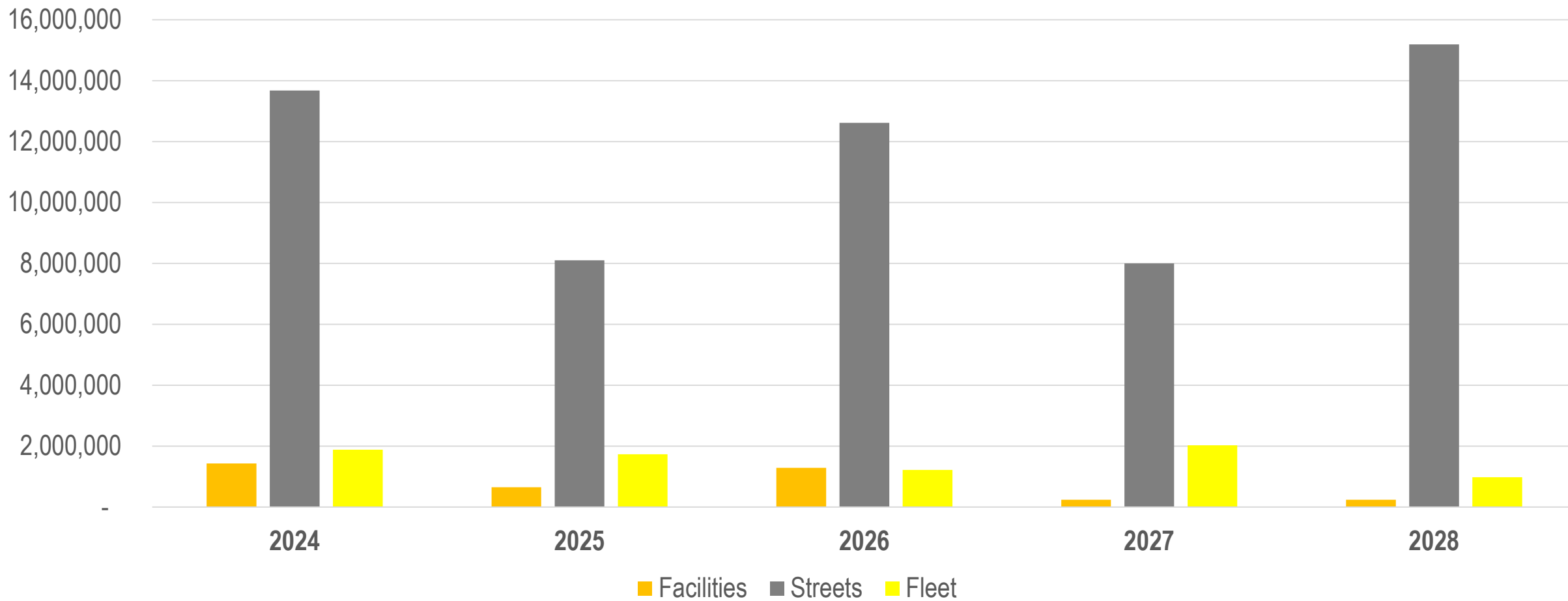
Attachment: 2024-2028-Council-Manager (3855 : 2024-2028 Capital Improvement Plan)

FAIRFIELD
PUBLIC WORKS

Ben Mann

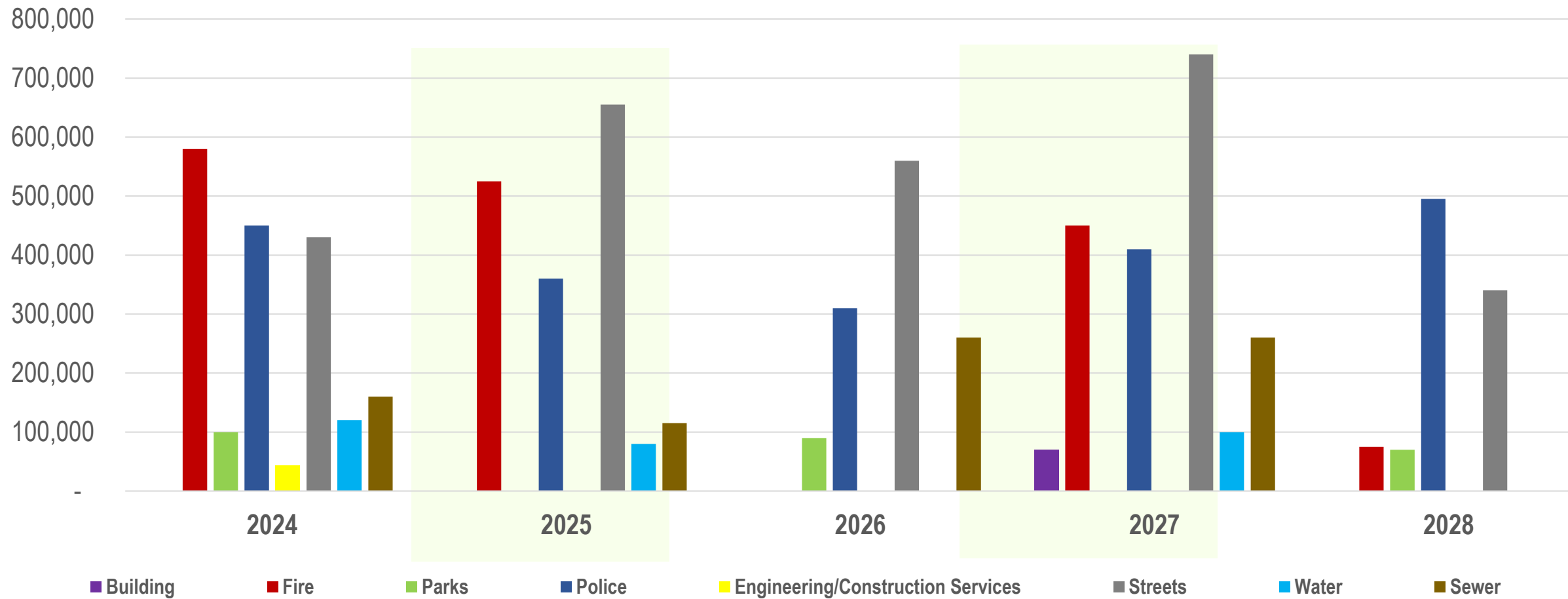
Attachment: 2024-2028-Council-Manager (3855 : 2024-2028 Capital Improvement Plan)

Transportation/Infrastructure – Fleet, Facilities, & Streets



Attachment: 2024-2028-Council-Manager (3855 : 2024-2028 Capital Improvement Plan)

Transportation – Fleet by Department



Attachment: 2024-2028-Council-Manager (3855 : 2024-2028 Capital Improvement Plan)

Transportation – Fleet

- 2024 – 10 Projects

- ✓ 6 Major (\$1.07 M)
 - Replacement of Prisoner Van-Courts (\$120 K)
 - Replacement of Staff Vehicle-Fire (\$65 K)
 - Replacement of Ambulance-Fire (\$450 K)
 - Replacement of Snow Plow Truck-Street (\$280 K)
 - Replacement Patrol Vehicles Upfit-Police (\$60 K)
 - Replacement of Mowers-Parks (\$100 K)
- ✓ 4 Minor (\$473 K)

- Primary funding sources:

- ✓ 402-Capital Improvement Fund (\$1.27 M)
 - Fire (\$515 K)
 - Parks (\$100 K)
 - Police (\$180 K)
 - Public Works – Engineering (\$43 K)
 - Public Works – Street (\$430 K)
- ✓ 605-Water Surplus Fund (\$120 K)
- ✓ 624-Sewer Surplus Fund (\$160 K)



Facilities

- 2024 – 6 Projects
 - ✓ 1 Major (\$825 K)
 - Rooftop HVAC Replacement-Criminal Justice Center
 - ✓ 5 Minor (\$610 K)
- Primary funding sources:
 - ✓ 402-Capital Improvement Fund (\$1.36 M)



Street Improvement Fund

Attachment: 2024-2028-Council-Manager (3855 : 2024-2028 Capital Improvement Plan)

Beginning Unreserved Fund Balance	\$11.1 M
Revenues – Estimated	\$9.0 M
Expenditures – Projected	\$11.0 M
Ending Unreserved Fund Balance	\$9.1 M

Transportation - Street

- 2024 – 30 Projects

- ✓ 7 Critical (\$3.84 M)

- Annual Street Paving (\$2.5 M)
 - Geotechnical Exploration & Testing (\$10 K)
 - Storm Sewer Lining (\$150 K)
 - Storm Sewer Field Paving (\$75 K)
 - John Gray R/W Acquisition for MSD (\$200 K)
 - Symmes Rail Crossing Elimination (\$772 K)
 - EV Charging Stations (\$135 K)

- ✓ 15 Major (\$9.29 M)

- ✓ 8 Minor (\$541 K)

- Primary funding sources:

- ✓ 401-Street Improvement Fund (\$6.60 M)
 - ✓ 402-Capital Improvement Fund (\$795 K)
 - ✓ 100-General Fund (\$252 K)
 - ✓ 205-County Motor Vehicle Fund (\$405 K)
 - ✓ 211-Law Enforcement Fund (\$5 K)
 - ✓ 415-Active Transportation Fund (\$795 K)
 - ✓ 605-Water Surplus Fund (\$50 K)
 - ✓ Fed/State/County Grants (\$4.38 M)
 - ✓ Developer Agreements (\$400 K)

Street Sustainability Plan (Critical)

- Resolution 11-20 – Fairfield City Council
 - ✓ To avoid significant fluctuations in the repair/resurfacing of streets and roads and ensure streets and roads do not fall into disrepair, a minimum average of 5.4% to 6.1% (currently 23.5 ± 1.5 lane miles) of the total Lane Miles of streets and roads will be repaved annually based on a three-year average.
 - 2024 Projected Lane Miles: 22.07 (Citywide) + 2.62 (South Gilmore) – 0.95 (HCEO) = 23.74
 - Utilizing OPWC Funding for Citywide Paving in 2024
 - Utilizing OKI Funding for South Gilmore Paving in 2024
 - 2025 Projected Lane Miles: 21.82 (Citywide) + 4.48 (South Gilmore) = 26.30
 - 2026 Projected Lane Miles: 19.76 (Citywide) – 0.78 (City of Hamilton) = 18.98



Public Works



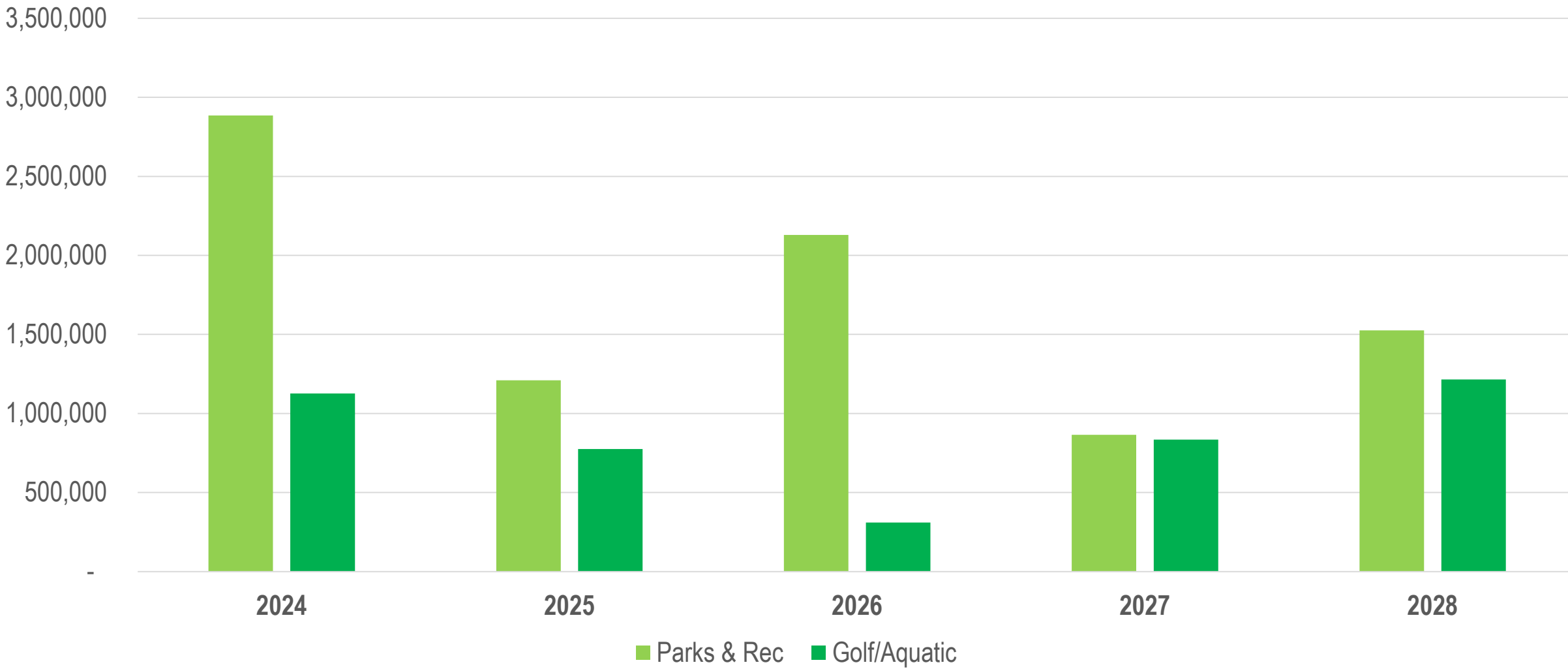
Attachment: 2024-2028-Council-Manager (3855 : 2024-2028 Capital Improvement Plan)

FAIRFIELD
PARKS AND RECREATION

Mandi Brock

Attachment: 2024-2028-Council-Manager (3855 : 2024-2028 Capital Improvement Plan)

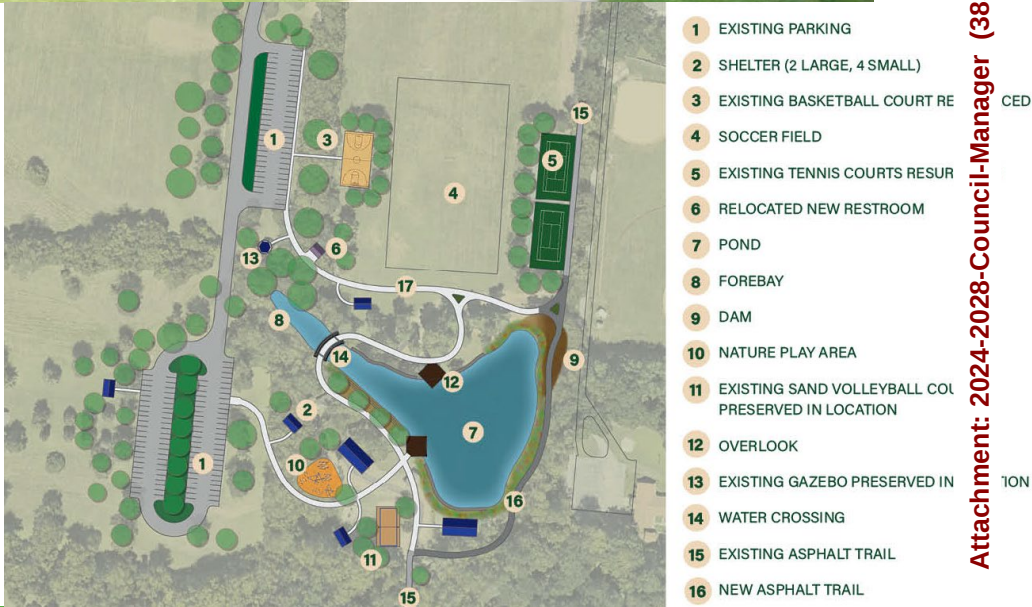
Leisure Activities – Parks & Golf/Aquatic



Attachment: 2024-2028-Council-Manager (3855 : 2024-2028 Capital Improvement Plan)

Leisure Activities – Parks

- 2024 – 11 Projects
 - ✓ Major (\$1.75 M)
 - Urban Forestry Program (\$255 K)
 - Harbin Park Renovations (\$1.5 M)
 - ✓ 9 Minor (\$1.13 M)
 - Waterworks playground resurfacing
 - Waterworks bathroom
 - Oakwood Shelter Replacement
 - Water fountain ADA upgrade
- Primary funding sources:
 - ✓ 402-Capital Improvement Fund (\$630 K)
 - ✓ 413-Park Development Fund (\$2.00 M)
 - ✓ Grant Funding (\$255 K)



Leisure Activities – Aquatic / Golf

- 2024 – 6 Projects
 - ✓ 3 Major (\$382 K)
 - Mower Replacement (\$250 K)
 - South Trace Irrigation Vault (\$75 K)
 - Aquatic Center Repairs (\$57 K)
 - ✓ 3 Minor (\$745 K)
 - South Trace Cart Path Repairs
- Primary funding sources:
 - ✓ 640-Recreation Facilities Fund (\$675 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 (\$440 K)
 - ✓ 100-General Fund (\$10 K)



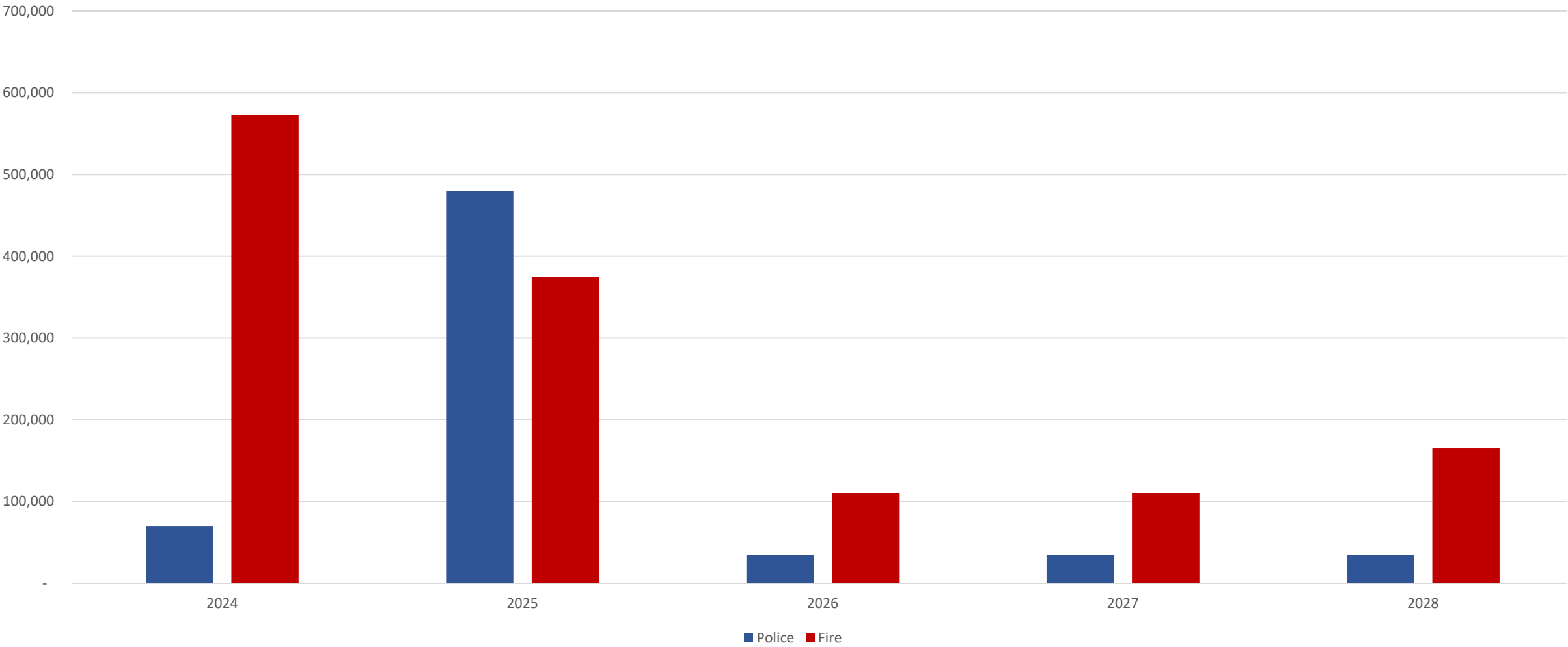
Attachment: 2024-2028-Council-Manager (3855 : 2024-2028 Capital Improvement Plan)



Chief Steve Maynard & Chief Tom Lakamp

Attachment: 2024-2028-Council-Manager (3855 : 2024-2028 Capital Improvement Plan)

Public Safety – Police & Fire



Attachment: 2024-2028-Council-Manager (3855 : 2024-2028 Capital Improvement Plan)

Public Safety - Police

- 2024 – 3 Projects
 - ✓ 1 Major (\$20 K)
 - Live Scan Fingerprint System (\$20 K)
 - ✓ 2 Minor (\$50 K)
 - Police Vehicle Equipment (\$35 K)
 - Portable Training Facility (\$15 K)
- Primary funding sources:
 - ✓ 402-Capital Improvement Fund (\$55 K)
 - ✓ 211-Law Enforcement Fund (\$15 K)



Attachment: 2024-2028-Council-Manager (3855 : 2024-2028 Capital Improvement Plan)

Public Safety - Fire

- 2024 – 6 Projects
 - ✓ 5 Critical (\$540 K)
 - Replacement Personal Protective Equipment (\$65 K)
 - Replacement Fire and Hose Equipment (\$40 K)
 - Replacement of 6 Lifepack 15 (\$260 K)
 - Winch Addition to Fire Apparatus (\$25 K)
 - Locution Fire Station Alerting System (150 K)
 - ✓ 1 Major (\$33 K)
 - Replacement Ballistic Equipment (\$33 K)
- Primary funding source:
 - ✓ 402-Capital Improvement Fund (\$573 K)

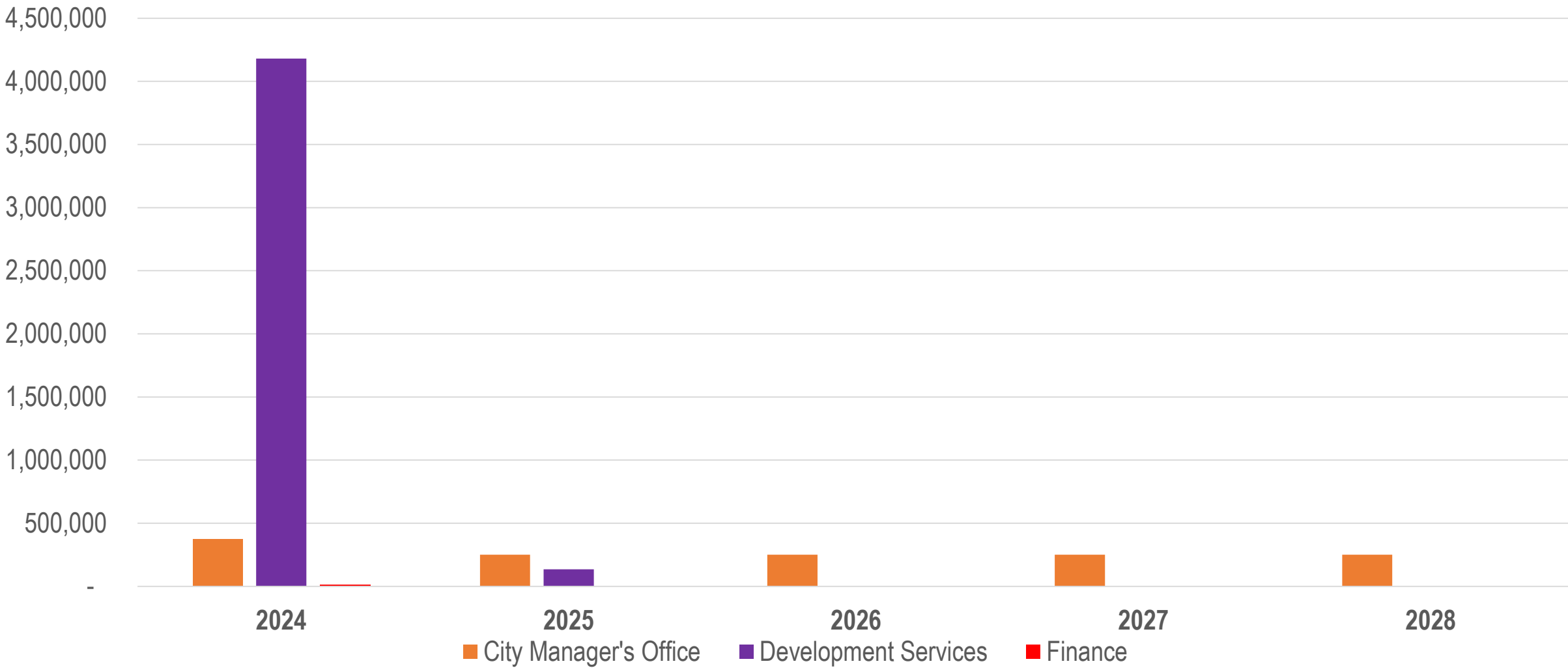


Attachment: 2024-2028-Council-Manager (3855 : 2024-2028 Capital Improvement Plan)



General Government

General Government



Attachment: 2024-2028-Council-Manager (3855 : 2024-2028 Capital Improvement Plan)

General Government – Development Services and Finance

• 2024 – Projects

✓ 4 Major (\$4.18 M)

- Town Center Redevelopment (\$350 K)
- Strategic Property Acquisition (\$1.5 M)
- Route 4 Redevelopment (\$2.3 M)
- Town Center Placemaking (\$30 K)

✓ 1 Minor (\$15 K)

- Replacement Paper Folding Machine (\$15 K)

• Primary funding source:

- ✓ 220-North Town Center TIF (\$30 K)
- ✓ 414-TED Fund (\$1.85 M)
- ✓ Butler County ARPA (\$2.30 M)
- ✓ General Fund (\$15 K)



General Government – City Manager's Office

- 2024 – 3 Projects
 - ✓ 1 Critical (\$225 K)
 - Computer & Server Equipment (\$225 K)
 - ✓ 1 Major (\$140 K)
 - Camera Surveillance System(\$140 K)
 - ✓ 1 Minor (\$10 K)
 - Network Infrastructure Maintenance (\$10 K)
- Primary funding sources:
 - ✓ 402-Capital Improvement Fund (\$365 K)
 - ✓ 605-Water Surplus Fund(\$5 K)
 - ✓ 624-Sewer Surplus Fund (\$5 K)



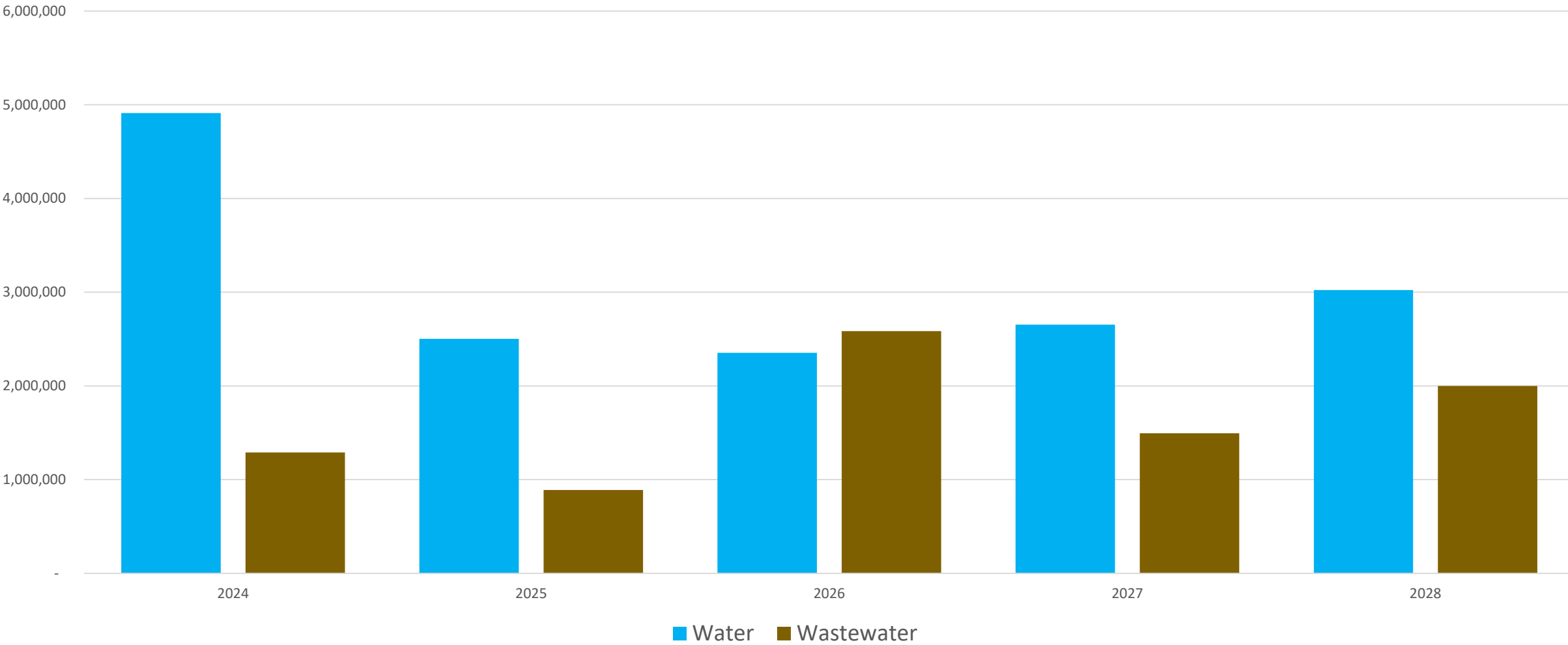
Adam Sackenheim

Recent Capital Accomplishments:

- WWTP Multi-purpose / Dewatering Facility
- Smart Water Metering System
- Port Union Water Tank
- Raw Water Supply Well 3R



Public Utilities



Attachment: 2024-2028-Council-Manager (3855 : 2024-2028 Capital Improvement Plan)

Water Revenue Fund

Beginning Unreserved Fund Balance	\$8.0 M
Revenues – Estimated	\$9.3 M
Expenditures – Projected	\$8.2 M
Ending Unreserved Fund Balance	\$9.1 M

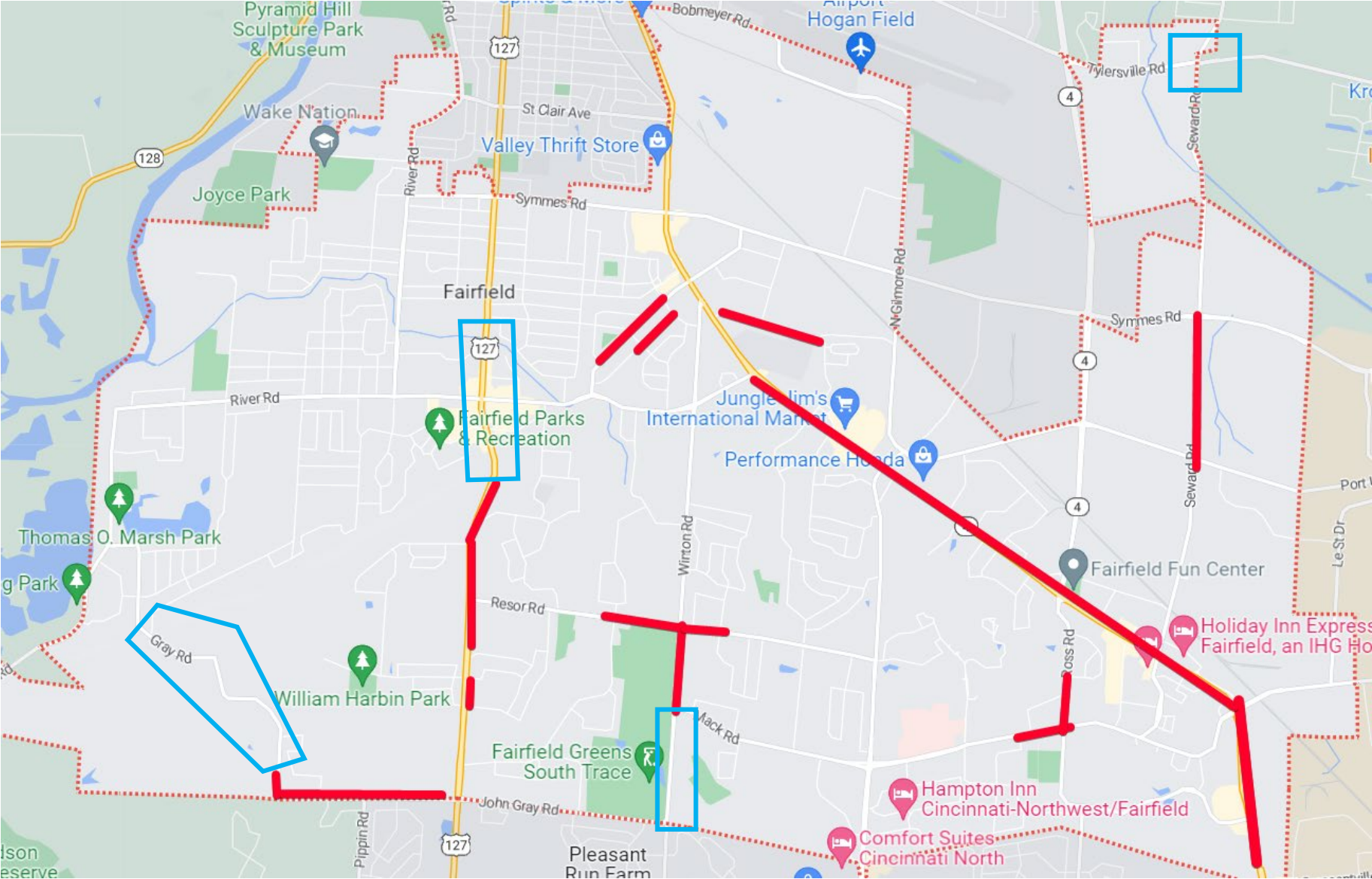
Water Projects: 5-year average CIP 'ask' ~\$3M/year (2004-2028)

- 2024: 23 Projects
 - ✓ 2 Critical (\$2.34 M)
 - Water Tower Maintenance (\$40 K)
 - Distribution System Improvements (\$2.3 M)
 - ✓ 16 Major (\$2.36 M)
 - Replace Major Process Equipment (\$1.5 M)
 - Small Water Line Improvements (\$250 K)
 - County Interconnect PRV (\$100 K)
 - SCADA Integration (\$60 K)
 - ✓ 5 Minor (\$207 K)

Water – Distribution System Improvements

- 4WT10 - \$250,000 (Major) & 4WT20 - \$100,000 (Major)
 - ✓ BCWS Interconnect Project
 - ✓ Transmission Main Improvements
- 4WT11 - \$2.3 M - (Critical)
 - ✓ Gray Road



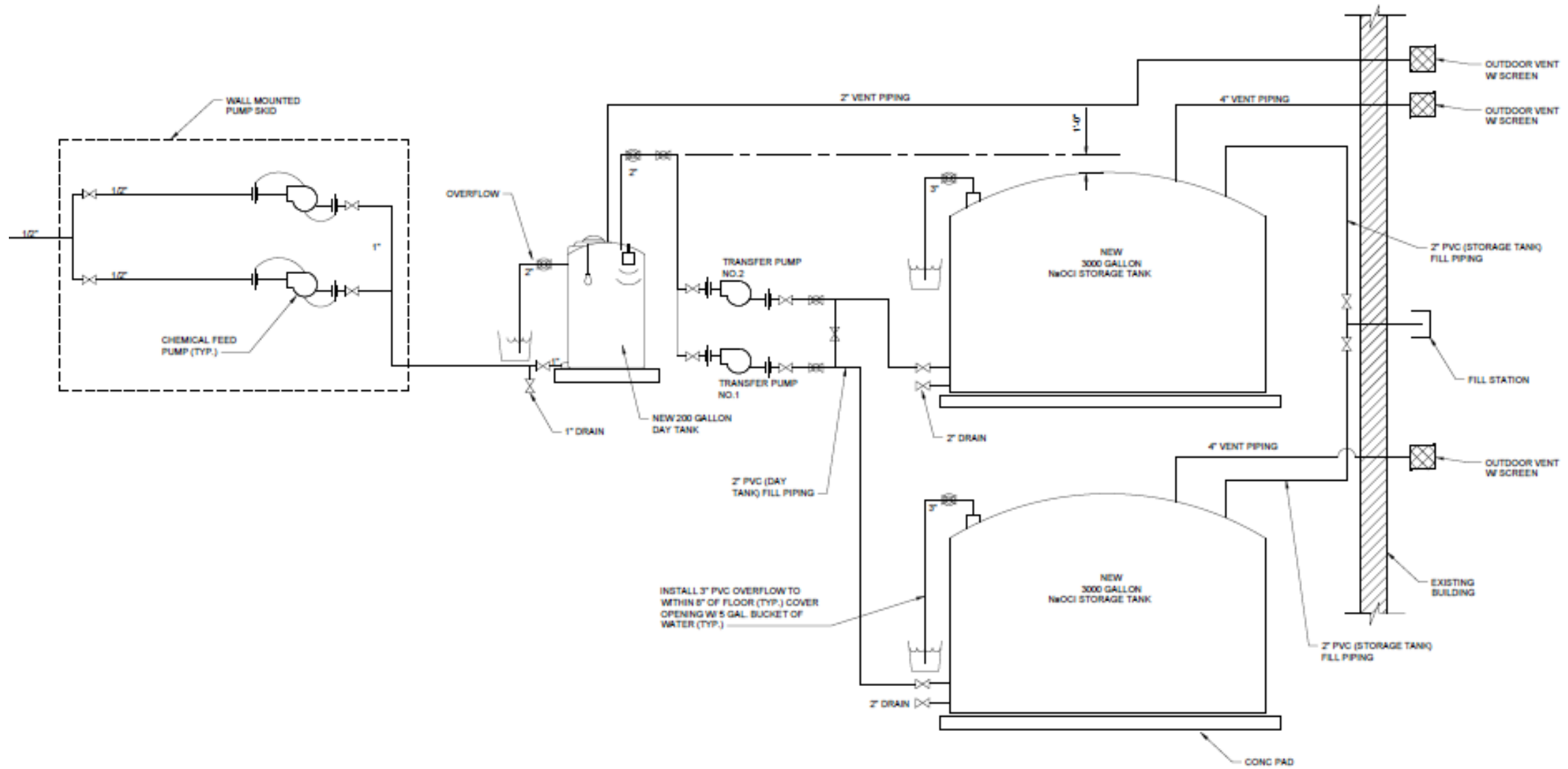


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Water – Replace Major Process Equipment

- 4WT05 – \$1.5 M (Major)
 - ✓ Chlorine and Fluoride Storage and Dosing Systems at Water Treatment Plant



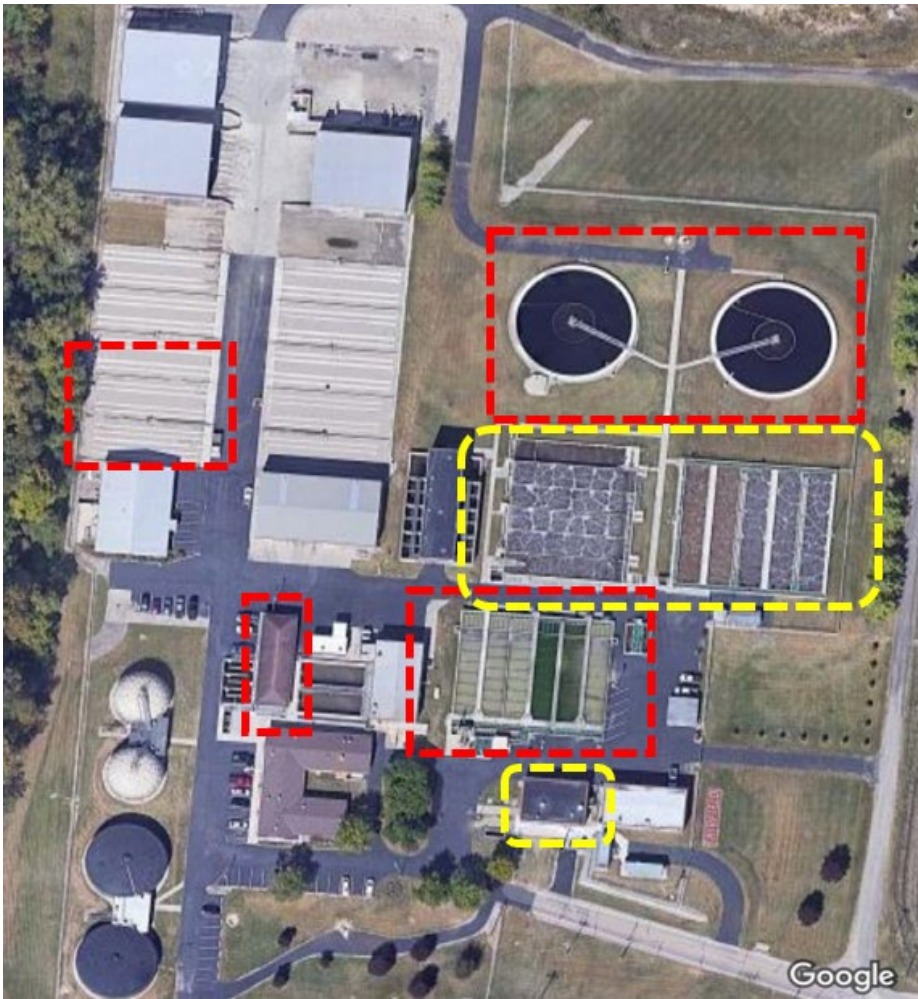


Attachment: 2024-2028-Council-Manager (3855 : 2024-2028 Capital Improvement Plan)

Sewer Revenue Fund

Beginning Unreserved Fund Balance	\$9.6 M
Revenues – Estimated	\$9.1 M
Expenditures – Projected	\$8.8 M
Ending Unreserved Fund Balance	\$9.9 M

Wastewater – Aeration System Improvements 3WW17



Attachment: 2024-2028-Council-Manager (3855 : 2024-2028 Capital Improvement Plan)

Sewer Projects: 5-year average CIP 'ask' ~\$1.6M/year (2024-2028)

- 2024: 18 Projects
 - ✓ 1 Critical (\$450 K)
 - Sanitary Sewer Rehabilitation (\$450K)
 - ✓ 12 Major (\$525 K)
 - Primary System Tank Overhaul (\$100 K)
 - Replace Major Process Equipment (\$100 K)
 - Wet Well Channel Grinder (\$60 K)
 - SCADA Fiber (\$60 K)
 - ✓ 5 Minor (\$314 K)
 - Video and Sewer Cleaning Equipment (\$125 K)*



Sewer system multi-sensor inspection: laser, sonar, CCTV

- 4WT01 – \$450,000 (Major)
✓ Sanitary Sewer Rehab



Attachment: 2024-2028-Council-Manager (3855 : 2024-2028 Capital Improvement Plan)

FAIRFIELD

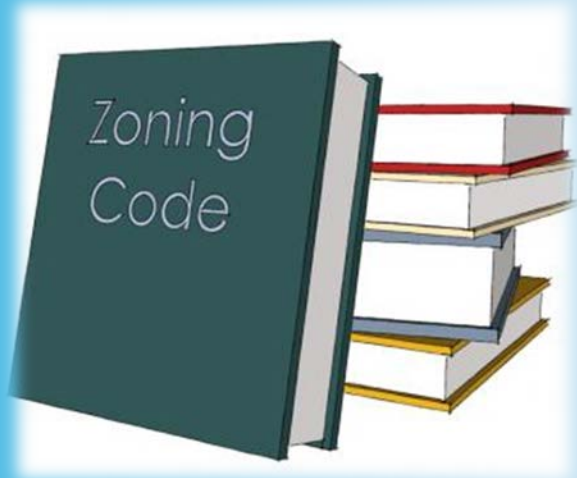
Questions?

Planning and Zoning Code Update

Public Hearing
February 26, 2024



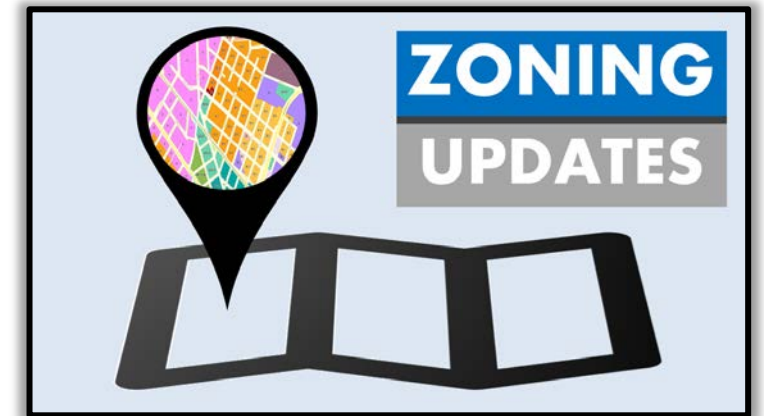
What is a Planning & Zoning Code?



- Primary tool used to guide development throughout the city
- Set of regulations as to how land can be used
 - Land use
 - Lot coverage & building placement
 - Signage, landscaping and parking requirements
 - Subdivision layout standards
 - Stormwater management
 - Source water protection

Why Update?

- Current code was adopted 40 years ago and has undergone piecemeal updates throughout the years
- Desire to make it more user-friendly for users, including staff, residents, business owners and developers
- Amend inconsistent and/or outdated regulations
- Ensure code is legally sound
- Recommendation from Fairfield Forward



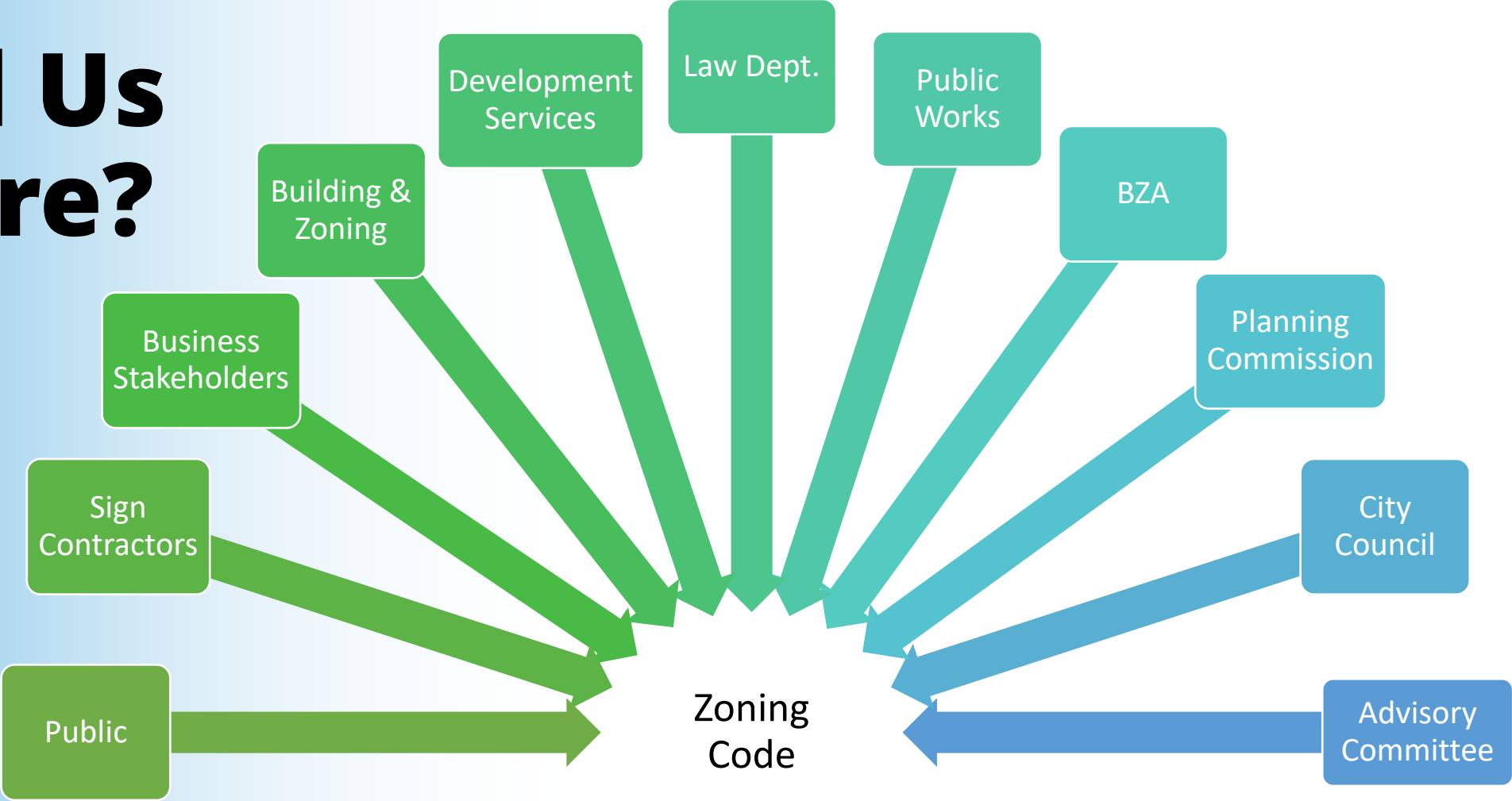


- **Strategy LUZ-1** – conduct a comprehensive overhaul of the city zoning code to implement the future land use plan and other policies of this plan
- Implement commercial building design standards
- Enhance landscaping and buffering standards
- Revise parking regulations to prevent excessive pavement
- Address sign clutter and changing technologies
- Require greater connectivity (i.e. sidewalks)

Update Process

1. Project Initiation
 2. Code Diagnosis and Outline
 3. Drafting of the Regulations
 - a) Module 1: Zoning Districts and Uses
 - b) Module 2: Development and Design Standards
 - c) Module 3: Subdivision Standards
 - d) Module 4: Administration, General Provisions, Review Procedures, and Definitions
 4. **Adoption** and Final Production
-  **We Are Here**

Who Helped Us Get Here?



Advisory Committee



- Matt Davidson – City Council & Planning Commission
- Steve DeSalvo – Design Review Committee
- Don Hassler – Planning Commission
- Scott Lepsky- Planning Commission & BZA
- Missy O’Brien – Planning Commission
- Dale Paullus – City Council
- Kert Radel – Fairfield Chamber
- Tony Rawe – BZA
- Erin Simons – BZA
- Terry White – Fairfield Forward Committee
- Bill Woeste – Resident
- Steve Wolterman – Law Department
- Staff: Greg Kathman, Nathaniel Kaelin, Erin Lynn, Lee Rosato

Public Outreach

- Online information and engagement
 - www.fairfieldzoning.com
- Stakeholder interviews
- Public Open House
- Newsletter articles
- Facebook posts
- City website

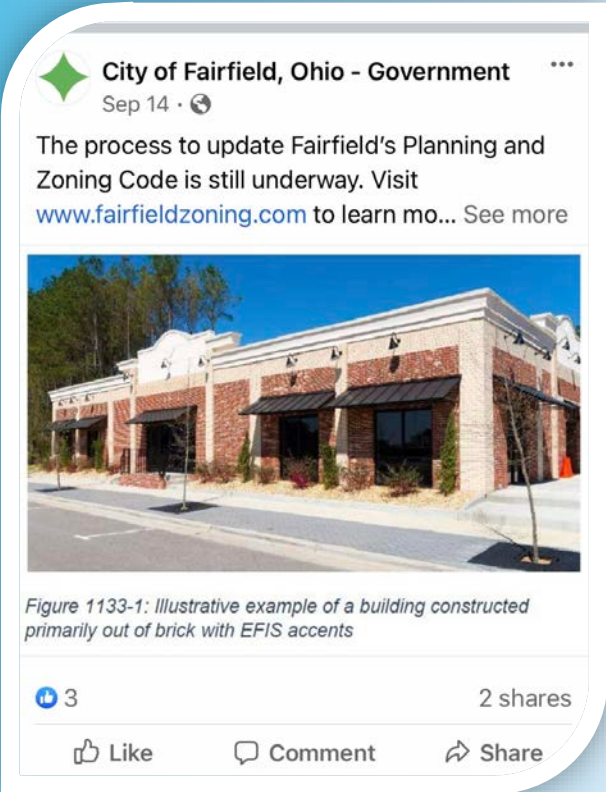


Figure 1133-1: Illustrative example of a building constructed primarily out of brick with EFIS accents



Proposed Key Changes

1. New layout and format
2. New graphics and pictures
3. New tables and hyperlinks
4. Approval Processes
5. Overlay Districts
6. Landscaping Requirements
7. Signage

New Layout and Format

1143.05 REAR DWELLINGS IN A OR R DISTRICTS.

In any A or R District, no building in the rear of a principal building on the same lot shall be used for residential purposes.

1143.06 ACCESSORY USES IN A OR R DISTRICTS AND ON PROPERTY USED FOR RESIDENTIAL PURPOSES IN ANY OTHER ZONING DISTRICT.

(a) Buildings and Parking Space. In any A or R District, and all property used for residential purposes in any other zoning district, accessory buildings or structures may be erected, detached from the principal building or may be erected as an integral part of the principal building, or may be connected therewith by a breezeway or similar structure. Except as provided in Section 1180.03, no accessory building shall be erected in any required yard or court, except a rear yard, and shall not occupy more area than thirty-five percent (35%) of the required rear yard. The exterior wall surface of an accessory building or structure, if greater than 100 square feet, shall not be made of metal, resin, plastic or non-finished composite material and accessory buildings or structures shall not exceed 500 square feet except on lots in A-1 which are two acres or more in size. Metal roofs are not permitted for accessory structures. Metal panel roofs which are factory-finished with a rib or standing seam design and fasteners and warranted against rust shall be permitted on accessory structures except carports. It is preferred that metal roof panels match some color of the principal building or be an Earth tone color. Accessory buildings and structures shall be located at least six feet from any dwelling situated on the same lot, unless erected as an integral part thereof, and at least six feet from all lot lines or adjoining lots which are within any district or are used for residential purposes. An accessory paved parking space may be located in any yard except a front yard. The accessory use area of a building or structure which is constructed both contemporaneously with and as an integral part of the original principal residence shall not be included in the calculation of allowable accessory building or structure area under this subsection.

(b) Corner Lots. In any A or R District, where a corner lot adjoins in the rear a lot fronting on the side street, no part of an accessory building or structure on such corner shall be near a side street lot line than the least depth of the front yard required along such side street for a dwelling on such adjoining lot.

(c) Front Setback. No accessory use or structure in any A or R District, except an off-street parking area subject to the provisions of Chapter 1183, shall be permitted nearer to any front lot line than sixty feet, unless such use or structure is contained within, or connected by breezeway or similar structure to, the principal structure.

(d) Yard Requirements. Except as provided in Section 1180.03, an accessory building or structure, if not located in the rear yard, shall be erected as an integral part of, or connected by a breezeway or similar structure with, the principal building to which it is accessory, and shall be so placed as to meet all yard and court requirements for a principal building of the same height and other dimensions as such accessory building or structure.

(e) Without Main Buildings. In any A or R District, no accessory building or structure shall be erected or constructed prior to the erection or construction of the principal or main building.

(f) Paved Ingress and Egress. An accessory building or structure which has a door opening(s) greater than six feet in width must have paved access in accordance with subsection 1183.05(c).

1131.0 Use Regulations

1131.07 Agricultural and Residential Accessory Structure Standards

2) Wind Farm

- a) Wind turbines shall have a minimum side, rear, and front yard setback that equals the height of the wind turbine plus 20 feet.
- b) The minimum site area shall be two acres.

1131.07 Agricultural and Residential Accessory Structure Standards

(A) General Accessory Structure Requirements. All accessory structures in the A and R Districts are subject to the following, unless specifically exempted or otherwise regulated:

1) Location

- a) An accessory structure shall be located on the same lot as the principal use.
- b) An accessory structure shall be located in the rear yard, unless specifically exempted.

2) Quantity

- a) A maximum of three enclosed accessory structures are permitted on a lot. Enclosed accessory structures are those which are greater than 10 square feet in area and are enclosed or partially enclosed with a roof. Examples of such enclosed accessory structures include, but are not limited to, detached garages, storage sheds, greenhouses, gazebos, pergolas, and carport covers.
- b) Of the three maximum permitted enclosed accessory structures may be a detached garage.
- c) Accessory structures which are not enclosed include, but not limited to, fences, decks, swimming pools (in-ground or above-ground), and outdoor recreation equipment are not included in the maximum three accessory structures.
- d) Accessory structures which are connected to and constructed as an integral part of the primary structure are not included in the maximum three accessory structures.

- 3) Size. The cumulative square footage of all enclosed accessory structures, excluding detached garages, is 300 square feet. On lots which are greater than one acre in size, the cumulative square footage of all enclosed accessory structures, excluding detached garages, is 400 square feet. On lots which are greater than two acres in size, the cumulative square footage of all enclosed accessory structures, excluding detached garages, is 500 square feet.

New Graphics and Pictures

10.a.a

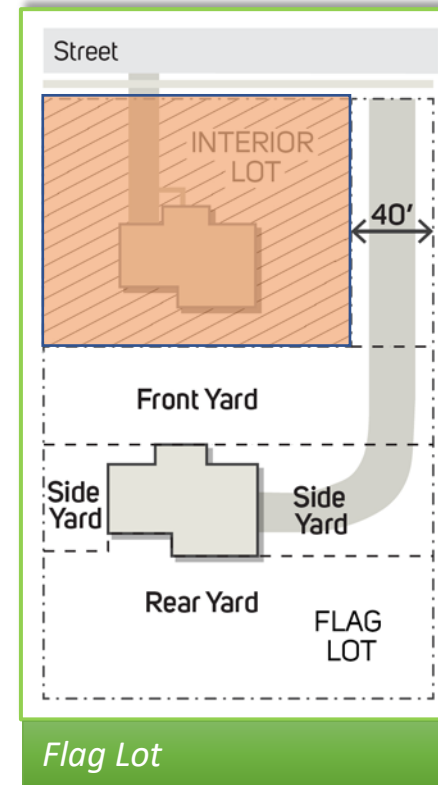
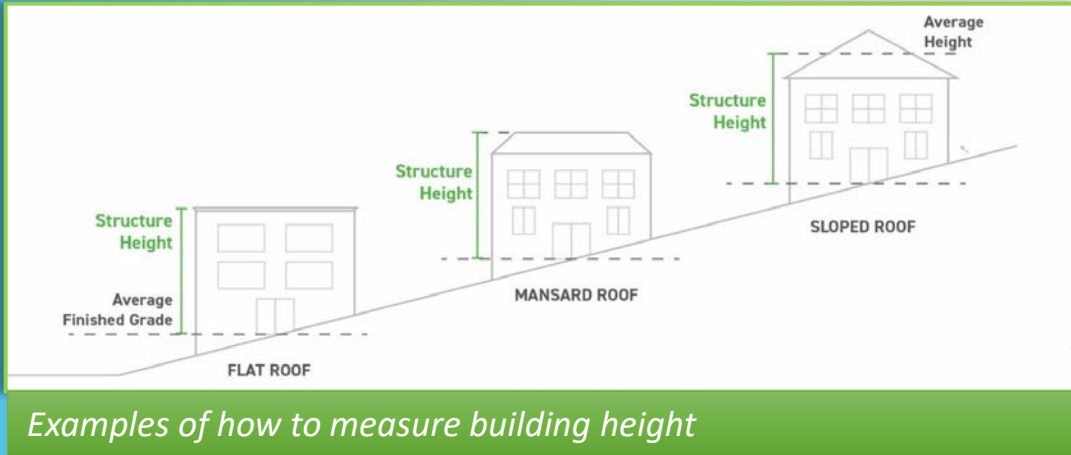


Table with Hyperlinks

Non-Residential Districts – Use Table

	C-1	C-2	C-3	C-3A	C-4	SE	B-1	D-1	M-1	M-2	Section
Commercial Uses											
Recreational Facility, Outdoor	C	C	C	C		P	C	C			
Restaurant, Full Service	C	P	P	P		P		P	C		
Restaurant, Quick Service	C	PS	PS	PS		PS		PS	C		1131.12 (GG)
Retail	P	P	P	P	P	P		P	C		
Self-Storage Facility			C	C						C	1131.12 (II)
Sexually Oriented Business			C	C							1131.12 (JJ)
Showroom	C	P	P	P				P			
Storage Shed or Barn, Carport or Play			C	C							
Teen Club		C	C	C				C			
Theater, Cinema		C	P	P		P		C			
Tobacco/Vape Store			PS	PS		PS					1131.12 (MM)
Industrial Uses											
Building Material Yard										C	1131.12 (E)
Construction and Large Equipment Rental, Sale,										C	1131.12 (G)
Contractor Yard										C	1131.12 (H)
Crematorium										C	
Food Processing									C	P	
Junkyard										C	1131.12 (O)
Laundry, Industrial									C	P	
Manufacturing, Artisan			C	C					P	P	

1131.12(E)

(H) **Contractor Yard.** Contractor yards are subject to the following:

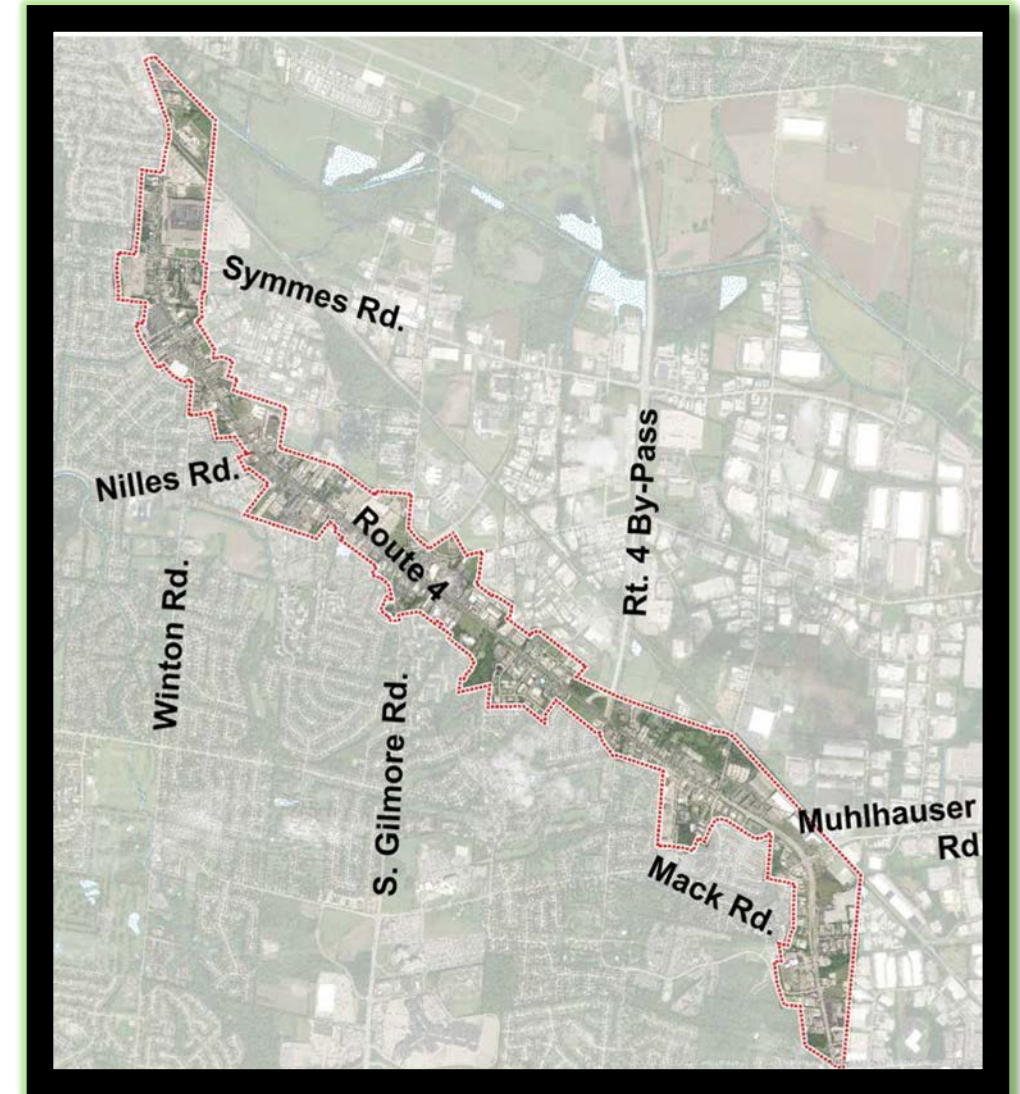
- 1) A principal building is required on site and shall be a minimum of 1,500 square feet.
- 2) All materials stored outside shall be located in the rear yard and shall comply with the outdoor storage requirements of Section [1131.13 \(K\)](#).
- 3) There shall be a minimum setback of 200 feet from any A or R District.
- 4) All motor vehicles manufactured for road use, including trailers, shall be parked on paved surfaces as described in Section [1151.04 \(D\)](#) at all times and no inoperable equipment or inoperable or unlicensed motor vehicles are permitted on the premises.

1131.13(K)

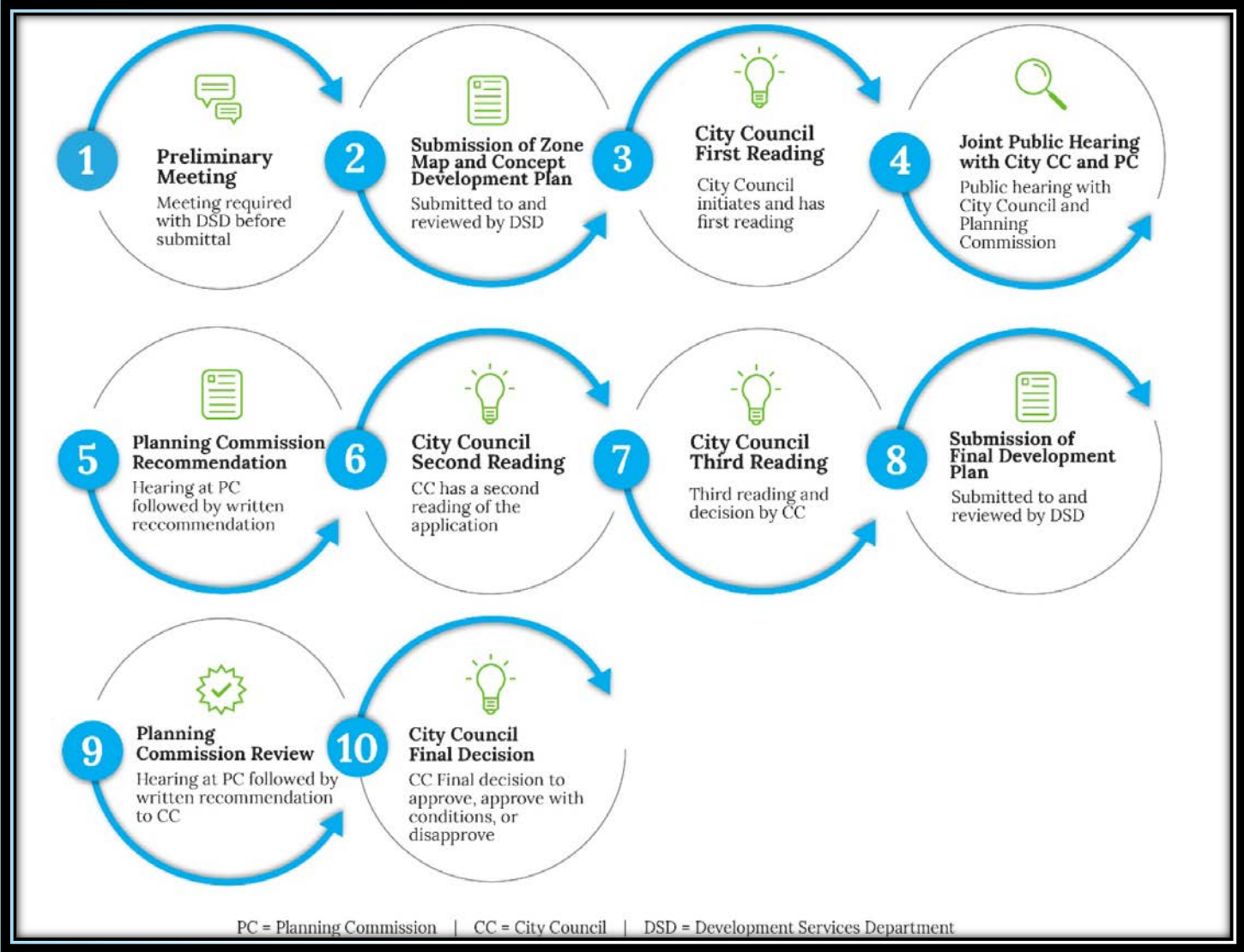
(A) **Outdoor Storage, Accessory.** Accessory outdoor storage, where permitted, shall be paved with a hard durable surface, located only in the rear yard, and shall be screened on all sides with an opaque fence or wall that is six feet in height.

New Uses - Tobacco/Vape Stores

- Previously included in “Retail”
- Recommendation – “Permitted With Standards” in the C-3, C-3A and SE Zoning Districts
- Set back a minimum of:
 - 100 feet from any A or R District or property used for residential purposes
 - 1,000 feet from another tobacco/vape store
 - 1,000 feet from any educational facility, pre-school, daycare, public park or library



Planned Unit Development Approval Process



Overlay Districts

- Overlay districts provide additional development guidance for new and expanded structures above and beyond the standard zoning regulations
- Proposing four overlay districts per the recommendations of Fairfield Forward
- Each overlay district will have specified development guidance for: parking, lighting, signage, landscaping and buffering, and building design and materials



Overlay Districts - Building Design & Materials



Route 4 – without guidelines

Example of
Design
Guidelines



Town Center - with guidelines

Landscaping Requirements

1152.08 Parking and Vehicular Use Area Landscaping Requirements

- (A) **Perimeter Requirements.** When any off-street parking lot for any multi-family dwelling use, non-residential use, or mixed-use development is proposed to abut a public street, or a property upon which a single family dwelling or two family dwelling exists, a landscape buffer shall be provided that consists of the following:
- 1) A minimum width of five feet adjacent to the parking lot;
 - 2) One deciduous tree located every 30 linear feet (a minimum of one tree is required); and
 - 3) Shrubs planted every three linear feet.



Signage – Route 4 Pole Signs & EMC

Typical sign style located within the Route 4 Corridor



- Permitted in all non-residential zoning districts
- Minimum frontage required
- Maximum size permitted

Adoption Meeting Schedule

- February 12, 2024 – 1st Reading
- February 26, 2024 – Joint Public Hearing
- February 28, 2024 – Planning Commission
- March 11, 2024 – 2nd Reading
- March 25, 2024 – 3rd Reading & Adoption

QUESTIONS OR COMMENTS