

Steve Miller
Mayor

Ron D'Epifanio
Council Member at Large

Chad Oberson
Council Member at Large

Bill Woeste
Council Member at Large



Leslie Besl
Council Member, 1st Ward

Craig Keller
Council Member, 2nd Ward

Debbie Pennington
Council Member, 3rd Ward

Tim Abbott
Council Member, 4th Ward

**CITY OF FAIRFIELD CITY COUNCIL
REGULAR MEETING AGENDA
MONDAY, FEBRUARY 25, 2019 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. 6:00 PM - Food Truck Regulations & Licensing
 - B. 6:30 PM - Street Program Process/Update
- 2. BUSINESS MEETING CALL TO ORDER**
- 3. PRAYER/PLEDGE OF ALLEGIANCE**
- 4. ROLL CALL**
- 5. AGENDA MODIFICATIONS**
- 6. EXECUTIVE SESSION REQUESTS**
- 7. SPECIAL PRESENTATIONS AND CITIZEN COMMENTS**
 - a. Oath of Office - Officer Charles Wyckoff
- 8. PUBLIC HEARING(S)**
- 9. APPROVAL OF MINUTES**
 - a. Regular Meeting held February 11, 2019
- 10. OLD BUSINESS AND REPORTS**

A. COMMUNITY & PUBLIC RELATIONS COMMITTEE

Leslie Besl, Chair; Debbie Pennington, Vice Chair; Craig Keller, Member

B. DEVELOPMENT SERVICES COMMITTEE

Bill Woeste, Chair; Tim Abbott, Vice Chair; Ron D'Epifanio, Member

1. Ordinance amending Ordinance NO. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1141.02, the City of Fairfield, Ohio, Zoning Map by changing the current Frederic's Corporation Planned Unit Development Plant to M-2, General Industrial District.
 - Legislation - Second Reading (see attached Planning Commission Recommendation)

C. PARKS, RECREATION AND ENVIRONMENT COMMITTEE

Craig Keller, Chair; Bill Woeste, Vice Chair; Debbie Pennington, Member

D. PUBLIC SAFETY COMMITTEE

Ron D'Epifanio, Chair; Craig Keller, Vice Chair; Tim Abbott, Member

E. PUBLIC WORKS COMMITTEE

Chad Oberson, Chair; Ron D'Epifanio, Vice Chair; Bill Woeste, Member

1. Ordinance to authorize the City Manager to execute a contract with Sunesis Construction for the bridge maintenance improvements project.
 - Legislation - Third Reading
 - Motion - Adoption

F. PUBLIC UTILITIES COMMITTEE

Debbie Pennington, Chair; Chad Oberson, Vice Chair; Leslie Besl, Member

G. FINANCE & BUDGET COMMITTEE

Tim Abbott, Chair; Leslie Besl, Vice Chair; Chad Oberson, Member

11. NEW BUSINESS

A. DEVELOPMENT SERVICES COMMITTEE

Bill Woeste, Chair; Tim Abbott, Vice Chair; Ron D'Epifanio, Member

1. Ordinance to authorize the City Manager to execute a Community Reinvestment Area Agreement and a Community Reinvestment Area Compensation Agreement, which will provide property tax incentives for The Fischer Group, Inc. and Fischer Investment Southwest to include an expansion to its existing facility and construction of a new corporate headquarters facility located at 2052 Bohlke Blvd and 2030 Bohlke Blvd, and declaring an emergency.
 - Motion - Read by Title Only (Optional)
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings

- Motion - Adoption

B. PUBLIC SAFETY COMMITTEE

Ron D'Epifanio, Chair; Craig Keller, Vice Chair; Tim Abbott, Member

1. Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Grocery and Apparel LLC dba Grocery and Apparel, 6625 G Dixie Highway, Fairfield, OH 45014 (Permit Class C1 & C2).

C. PUBLIC UTILITIES COMMITTEE

Debbie Pennington, Chair; Chad Oberson, Vice Chair; Leslie Besl, Member

1. Ordinance to authorize the City Manager to enter into a contract with JNT Excavating, LLC for the Mack Road and Ross Road Water Main Replacement Project and declaring an emergency.
 - Motion - Read by Title Only (Optional)
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption

D. FINANCE & BUDGET COMMITTEE

Tim Abbott, Chair; Leslie Besl, Vice Chair; Chad Oberson, Member

1. 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. 116-18 and all amendments thereto and declaring an emergency.
 - Motion - Read by Title Only (Optional)
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
2. Ordinance to amend Ordinance No. 127-18 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, 2019, and ending December 31, 2019." *Supplemental Appropriations - Transfers of Monies
 - Motion - Read by Title Only (Optional)
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
3. Ordinance to amend Ordinance No. 134-17 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, 2018, and ending December 31, 2018."

Contractual Appropriations: \$757,500 for Mack Road and Ross Road water main replacement project

- Motion - Read by Title Only (Optional)
- Legislation - First Reading
- Motion - Suspend Second and Third Readings
- Motion - Adoption

4. Ordinance to amend Ordinance No. 127-18 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, 2019, and ending December 31, 2019.”

Non-Contractual Appropriations: \$10,000 for meter reading equipment

- Motion - Read by Title Only (Optional)
- Legislation - First Reading
- Motion - Suspend Second and Third Readings
- Motion - Adoption

12. 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, 5:30 PM; Regular Meeting 7:00 PM

13. EXECUTIVE SESSION OF COUNCIL (IF NEEDED)

14. ADJOURNMENT

**City of Fairfield
Minutes
Regular Meeting of City Council
February 11, 2019**

Council-Manager Briefing

6:00 PM - Fairfield Forward Presentation

Mayor Miller called the Council-Manager Briefing to order at 6:00 PM. Councilmembers present: Leslie Besl, Debbie Pennington, Tim Abbott, Ron D'Epifanio, Chad Oberson, Bill Woeste. Councilmember Keller arrived at 6:30 PM. Staff members present: Mark Wendling, Alisha Wilson, Greg Kathman, Erin Lynn, Steve Wolterman, Dan Wendt, Steve Maynard, Scott Timmer, Alex Kraemer, Adam Sackenheim, Jenny Dexter, Tiphannie Howard, Carol Mayhall and Dave Butsch. Planning Commission members present: Dale Paullus, Scott Lepsy and Terry Senger.

Mr. Kathman and Mrs. Lynn presented an update on the Fairfield Forward Comprehensive Plan. See attached slides.

Business Meeting Call to Order

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

Prayer/Pledge of Allegiance

Councilmember Pennington led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Attendee Name	Title	Status	Arrived
Ron D'Epifanio	Council Member at Large	Present	
Chad Oberson	Council Member at Large	Present	
Bill Woeste	Council Member at Large	Present	
Leslie Besl	Council Member, 1st Ward	Present	
Craig W. Keller	Council Member, 2nd Ward	Present	
Debbie Pennington	Council Member, 3rd Ward	Present	
Tim Abbott	Council Member, 4th Ward	Present	
Steve Miller	Mayor	Present	

Agenda Modifications

None.

Executive Session Requests

Councilmember Abbott, seconded by Councilmember Woeste, motioned for Executive Session to discuss pending and imminent court action and preparing for, conducting, or reviewing

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negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment. Clerk Wilson took a roll call vote. Motion carried 7-0.

Special Presentations and Citizen Comments

None.

Public Hearing(s)

Joint Public Hearing - 4235 Mulhauser

Mayor Miller opened the joint public hearing at 7:10 PM. Clerk Wilson called the Planning Commission roll call. Commissioner Lepsky, seconded by Commissioner Paullus, moved to excuse Commissioners Hassler, Langevin and Begley. Motion carried 4-0. Clerk Wilson read the meeting notice. Planning Manager Erin Donovan explained the rezoning request and asked for questions from Council or the audience. Mr. Fischer, the property owner, addressed Council and stated that the company has grown and needs to build a storage building to house equipment and supplies to prevent theft and vandalism. He stated that the new building will match the existing building and will clean the site up. Mayor Miller thanked him for buying the property and cleaning it up and being a good corporate citizen for the City of Fairfield. See attached slides. Mayor Miller closed the public hearing at 7:15 PM.

Approval of Minutes

- a. The Regular Meeting Minutes of January 28, 2019 were approved as written and submitted.

OLD BUSINESS AND REPORTS

Development Services Committee

Bill Woeste, Chair; Tim Abbott, Vice Chair; Ron D'Epifanio, Member

Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1141.02, the City of Fairfield, Ohio, Zoning Map, by approving an amendment to the Final Development Plan for the Symmes and Pleasant Planned Unit Development.

Recommendation:

It is recommended that City Council have a first reading on this item at the November 26, 2018 meeting, set the public hearing date for December 3 and await the written recommendation from the Planning Commission.

Councilmember Woeste presented the third reading of this ordinance.

Ronald Roberto, ReMax agent for the property owner, addressed Council and stated that the property will not be adversely affected by this business and that his client was willing to abide by all of the restrictions that had been discussed if the project were to be approved. He stated that hoped his client would be given approval to move forward to provide a service to the Asian population in this area.

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Chhabi Neopaney, ReMax agent from the same office and friend of the property owner, addressed Council and stated that the applicant has been a grocery owner for a long time, even back in Nepal, as well in Chicago. The applicant sold those stores to move to Fairfield and serve the growing Asian population. He stated that he and the applicant share the same culture and traditions and that they are humble and kind-hearted people. He stated that there is no question that the business will be successful and the property owner will maintain the property very well.

Jim Howell, 4619 Pleasant Avenue, stated that the neighbors don't see the need for another convenience store on that corner. He wished the property owner well and hopes he will find success in another location, but he does not feel it is appropriate for that location.

Harry Bowen, 4627 Pleasant Avenue, stated that the neighbors all want the property to be maintained in it's current zoning. He stated that the building was intended to be a buffer and it will not be such if it is made a grocery store. He feels that the changes to the building will be substantial and noticeable. He also stated that this would add more traffic to that driveway and the headlights of the cars exiting that way shine directly into his home.

Councilmember D'Epifanio stated that he feels the gentleman was let down by his realtors because they did not explain this issue prior to him purchasing the property. He stated that if the ordinance fails, he is more than willing to personally drive the applicant around the City and show him other properties that might be more appropriate for this business.

Clerk Wilson took a roll call vote. Ordinance failed 0-7.

RESULT:	DEFEATED [0 TO 7]
MOVER:	Bill Woeste, Council Member at Large
SECONDER:	Chad Oberson, Council Member at Large
NAYS:	D'Epifanio, Oberson, Woeste, Besl, Keller, Pennington, Abbott

Ordinance amending Ordinance NO. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1141.02, the City of Fairfield, Ohio, Zoning Map by changing the current Frederic's Corporation Planned Unit Development Plant to M-2, General Industrial District.

Recommendation:

It is recommended that City Council have a first reading on this item at the January 28, 2019 meeting, set the joint public hearing date for February 11, and await the written recommendation from the Planning Commission.

Second reading held pending Planning Commission recommendation.

RESULT:	TABLED [UNANIMOUS]	Next: 2/25/2019 7:00 PM
AYES:	D'Epifanio, Oberson, Woeste, Besl, Keller, Pennington, Abbott	

Public Works Committee

Chad Oberson, Chair; Ron D'Epifanio, Vice Chair; Bill Woeste, Member

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.

Councilmember Oberson presented the third reading of this resolution. RESOLUTION NO. 1-19. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Oberson, Council Member at Large
SECONDER:	Tim Abbott, Council Member, 4th Ward
AYES:	D'Epifanio, Oberson, Woeste, Besl, Keller, Pennington, Abbott

Ordinance to authorize the City Manager to enter into a contract with TR Gear Landscaping for a three (3) year term for the landscape care and maintenance for the State Route 4 & Patterson Blvd. streetscape.

Recommendation:

It is recommended that City Council direct the legislation authorizing the City Manager to enter into a contract with TR Gear Landscaping for a three (3) year term. Funding is requested in the amount of \$67,659.00 from the Capital Improvements Fund for the first year of the contract.

Councilmember Oberson presented the third reading of this ordinance. ORDINANCE NO. 9-19. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Oberson, Council Member at Large
SECONDER:	Craig W. Keller, Council Member, 2nd Ward
AYES:	D'Epifanio, Oberson, Woeste, Besl, Keller, Pennington, Abbott

Ordinance to authorize the City Manager to execute a contract with Sunesis Construction for the bridge maintenance improvements project.

Recommendation:

It is recommended that City Council approve legislation for an appropriation of funding for the amounts shown above.

It is also recommended that City Council direct the preparation of legislation authorizing the City Manager to enter into a contract with Sunesis Construction for the Bridge Maintenance Improvements Project.

Councilmember Oberson presented the second reading of this ordinance.

RESULT:	SECOND READING	Next: 2/25/2019 7:00 PM
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NEW BUSINESS

Finance & Budget Committee

Tim Abbott, Chair; Leslie Besl, Vice Chair; Chad Oberson, Member

Motion to Read by Title Only

Motion to read one (1) ordinance by title only.

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RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Debbie Pennington, Council Member, 3rd Ward
AYES:	D'Epifanio, Oberson, Woeste, Besl, Keller, Pennington, Abbott

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Bill Woeste, Council Member at Large
AYES:	D'Epifanio, Oberson, Woeste, Besl, Keller, Pennington, Abbott

Ordinance to amend Ordinance No. 127-18 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, 2019, and ending December 31, 2019.”

Recommendation:

Non-Contractual Appropriations: \$100,000 for 2019 Annual Drainage Program (multiple vendors); \$5,000 for 2019 Street Light Installation Program; \$14,000 for electrical improvements at Wastewater Division; \$7,000 for Seward 2 Pump Station replacement.

ORDINANCE NO. 10-19. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Craig W. Keller, Council Member, 2nd Ward
AYES:	D'Epifanio, Oberson, Woeste, Besl, Keller, Pennington, Abbott

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Monday, February 25, 2019 - Council-Manager Briefing, 6:30 PM; Regular Meeting 7:00 PM
- B. Monday, March 11, 2019 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, March 25, 2019 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

Executive Session of Council (if needed)

Council adjourned to Executive Session at 7:30 PM.

14. ADJOURNMENT

The Regular Meeting adjourned at 7:55 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved_____

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FAIRFIELD FORWARD

Comprehensive Plan

UPDATE

Council-Manager Briefing
February 11, 2019

Community Engagement - Events

Public Events	Open House	Public Workshop	Stakeholder Interviews
National Night Out	9/5/18	10/16/18	Mayor City Council City Manager
Groovin on the Green	75 attendees	61 attendees	Fairfield City Schools
Farmer's Market			Fairfield High School Students
4th Friday Concert			Young Adults
Business Expo			Heine Property Owners

Community Engagement - Outreach

- Social Media
 - Facebook, Twitter, Instagram, Next Door
- www.fairfieldforward.com website – 1,360 visitors
- Water Bill Inserts – 13,500 mailings
- Fairfield Flyer – 18,000 residents and 1,300 businesses
- On-line Survey – 417 participants



HOW CAN YOU GET INVOLVED?
COMMUNITY INPUT IS ESSENTIAL FOR CREATING A SUCCESSFUL PLAN

OPEN HOUSE
September 30, 2018 from 6:00pm - 8:00pm at the Fairfield Lane Library

PUBLIC WORKSHOP
October 16th, 2018 from 6:00pm - 8:00pm at the Community Arts Center

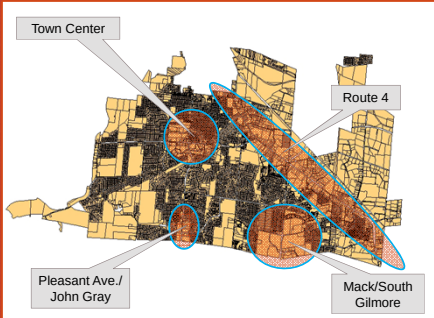
For more information, visit our website at www.fairfieldforward.com

Community Engagement - Ongoing

- Steering Committee
 - 12 volunteers
- Small Area Committees
 - 40 volunteers
 - Town Center
 - Pleasant/John Gray
 - Mack/South Gilmore
 - Route 4 Corridor



Small Areas



Early Feedback



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Emerging Themes



Connectivity

- Sidewalks
- Bike Trails
- Multi-use Paths



Design Guidelines

- Commercial New Development
- Redevelopment



Property Maintenance

- Single-Family
- Multi-family
- Commercial
- Industrial

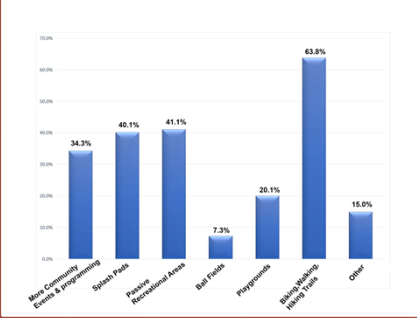


Open Space and Parks

- Passive and Active Recreation
- Conservation
- Gathering Spaces

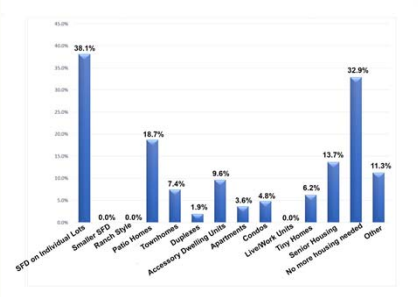
On-line Survey Results

Parks and Recreation: The Citizens of Fairfield take pride in the availability of a quality parks and recreation system, but would like to continue to see improvements and expansions of the existing facilities. What would you like to see as far as future improvements? (could choose up to 2)



Improvement	Percentage
New Community Parks & programming	34.3%
Splash Pools	40.1%
Passive Recreational Areas	41.1%
Ball Fields	7.3%
Playgrounds	20.1%
Biking/Walking paths	43.8%
Other	15.0%

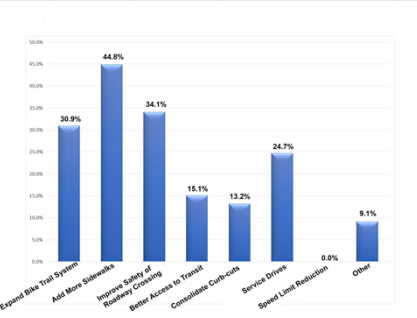
Housing: Citizens have identified a need for more housing options in early participation events. What type of housing do you think we need more of in Fairfield? (could choose up to 2)



SFD = Single-Family Dwellings

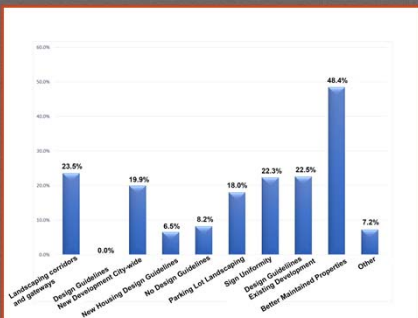
Housing Type	Percentage
SFD on individual lots	38.1%
Smaller gD's, SFD's	0.0%
Accessory Dwelling Units	18.7%
Townhomes	7.4%
Condos	1.9%
Live/Work Units	9.6%
Tiny Homes	3.6%
Senior Housing	4.8%
No more housing needed	0.0%
Other	11.3%

Connectivity within the City and to the surrounding region is an important issue identified by citizens. What do you think are the most important priorities for improving safe connections in the City? (could choose up to 2)



Priority	Percentage
Expand Bike Trail System	30.9%
Add More Sidewalks	44.8%
Improve Safety of Roadway Crossing	34.1%
Better Access to Transit	15.1%
Consolidate Curb-cuts	13.2%
Service Drivers	34.7%
Speed Limit Reduction	0.0%
Other	9.1%

Visual Appearance: Citizens have noted a desire to see an improved appearance of new and existing developments, especially for commercial and business development. What of the following types of improvements would you like to see related to the appearance of development? (could choose up to 2)

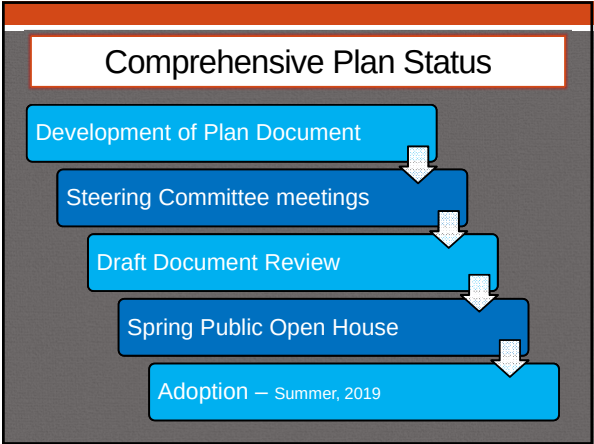


Improvement Type	Percentage
Landscaping corridors and gateways	23.6%
Design Guidelines New Development Citywide	0.0%
New Housing Design Guidelines	19.9%
No Design Guidelines	6.5%
Parking Lot Landscaping	8.2%
Sign conformity	18.0%
Design Guidelines Existing Development	22.3%
Better Maintained Properties	22.5%
Other	7.2%

What is the one action that you think the City needs to take for the betterment of the community over the next 10-15 years? (open-ended question)

Top Responses:

1. Improve the appearance of older commercial areas
2. More restaurant options other than fast-food (fine dining, sit-down, brewery)
3. Increase enforcement of residential property maintenance (single-family & multi-family)
4. Increase beautification and landscaping of the City (publicly & privately)
5. More sidewalks and connectivity
6. Used car lots
7. Conditions of North Route 4



Questions???

FAIRFIELD FORWARD
Comprehensive Plan

www.fairfieldforward.com

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Public Hearing Notice

Fairfield City Council
February 1, 2019

PUBLIC HEARING NOTICE
CITY OF FAIRFIELD, OHIO

All property owners and citizens of Fairfield, Ohio are hereby notified that a joint public hearing between the Planning Commission and City Council has been scheduled for 7:00 PM Monday, February 11, 2019 at the Fairfield Municipal Building at 5350 Pleasant Avenue, Fairfield Ohio 45014. The purpose of the hearing is to solicit citizen input regarding a rezoning of lot numbers 9540, 9541, 9542, and PT 9543, or 4235 Muhlhauser Road from PUD, Planned Unit Development District, to M-2, General Industrial District.

Parties wishing to review the application may do so by visiting the Development Services Department located at the Fairfield Municipal Building. Questions may be directed to the department by telephone at (513) 867-5345 or via e-mail at development@fairfield-city.org. The department is open Monday through Friday, between the hours of 8:00 AM and 5:00 PM.

Alisha Wilson
Clerk of Council

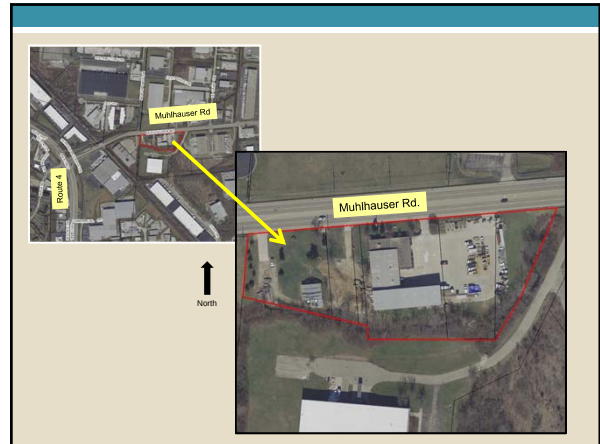
For insertion in the Journal News Friday, February 1, 2019.

Minutes Acceptance: Minutes of Feb 11, 2019 7:00 PM (Approval of Minutes)

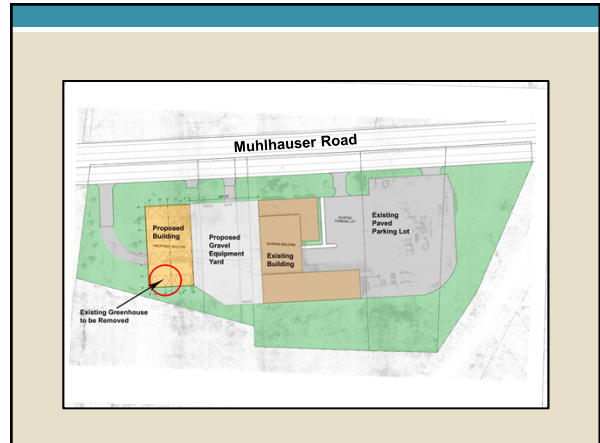
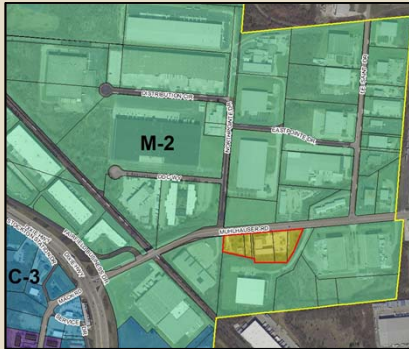
PUBLIC HEARING

FEBRUARY 11, 2019

Request to Rezone property at 4235
Muhlhauser Road from PUD to M-2



Zoning Map



SCHEDULE

- Public Hearing – Monday, February 11, 2019 at 7:00 PM
- Planning Commission – Wednesday, February 13 at 6:00 PM
- Second Reading – Monday, February 25 at 7:00 PM
- Third Reading – Monday, March 11 at 7:00 PM

Minutes Acceptance: Minutes of Feb 11, 2019 7:00 PM (Approval of Minutes)

Comments or Questions?



City Council Ordinance
Regular Meeting - February 25, 2019

Submitted by: Erin Lynn,
 Submitting Department: Development Services

Subject:

Change in Zoning from PUD, Planned Unit Development to M-2, General Industrial District

Legislation Title:

Ordinance amending Ordinance NO. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1141.02, the City of Fairfield, Ohio, Zoning Map by changing the current Frederic's Corporation Planned Unit Development Plant to M-2, General Industrial District.

Recommendation:

It is recommended that City Council have a first reading on this item at the January 28, 2019 meeting, set the joint public hearing date for February 11, and await the written recommendation from the Planning Commission.

Background/Synopsis:

An ordinance approving a change in zoning from PUD, Planned Unit Development, to M-2, General Industrial District, for Lots 9540, 9541, 9542 and PT 9543 located at 4235 Muhlhauser Road.

The site was rezoned from M-2 to PUD in 1993 to allow for the Frederic Corporation Learning and Development Center, which proposed an office/warehouse, training facility/beauty school, daycare center and a dormitory. The office/warehouse was utilized until the mid-2000s while the other uses never came to fruition. The property was purchased in 2013 by the current owner. It is surrounded on all sides by M-2 zoning.

The site is currently owned by JTF Construction and operated as a contractors yard. It consists of six lots with five curb-cuts and contains a 20,000 square foot office/warehouse building. The site also contains a former green house. Two other buildings on site were demolished over 10 years ago for various reasons.

The applicant proposes to construct a +/- 10,000 square foot building west of the existing building. An existing equipment lot will be located between the two buildings. Rezoning to M-2 will allow these improvements and other future improvements to proceed without requiring continual modifications to the PUD.

Financial Impact:

None. This is a land use decision.

Emergency Provision Explanation:

Rule Suspension Requested:

No

Emergency Provision Needed:

No

Attachments:

1. rezoning aerial_council letter
2. PUD-Ord
3. PC Recommendation

4235 Muhlhauser Road - Rezoning



Attachment: rezoning aerial_council letter (1121 : Change in Zoning from PUD, Planned Unit Development to M-2, General Industrial District)

ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCE NO. 166-84, THE CODIFIED ORDINANCES OF FAIRFIELD, OHIO, SECTION 1141.02, THE CITY OF FAIRFIELD, OHIO, ZONING MAP BY CHANGING THE CURRENT FREDERIC'S CORPORATION PLANNED UNIT DEVELOPMENT PLAN TO M-2, GENERAL INDUSTRIAL DISTRICT.

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

Section 1. The official Zoning Map of the City of Fairfield, Ohio, which is incorporated into Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio, Section 1141.02, is hereby amended by changing the zoning classification of Lots 9540, 9541, 9542 and part lot 9543 located at 4235 Muhlhauser Road from its present Frederic's Corporation Planned Unit Development classification to M-2, General Industrial District.

Section 2. The Director of Development Services is hereby directed to change the official Zoning Map of the City of Fairfield, Ohio in accordance with this ordinance.

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\2019\PUD-Ord

Attachment: PUD-Ord (1121 : Change in Zoning from PUD, Planned Unit Development to M-2, General Industrial District)

DEPARTMENTAL CORRESPONDENCE

City
of
Fairfield



TO Mayor Miller and City Councilmembers
FROM Scott Lepsky, Chairman, Planning Commission

SUBJECT PLANNING COMMISSION RECOMMENDATION

DATE 2/14/19

Please be advised at the Planning Commission meeting held on Wednesday, February 13, 2019, the Planning Commission voted 5-0 to approve the request to rezone the property at 4235 Muhlhauser Road, lot numbers 9540, 9541, 9542, and PT 9543 from PUD, Planned Unit Development, to M-2, General Industrial Zoning District. The recommended conditions of approval are:

1. Parking of construction vehicles, equipment or outside storage is not permitted in the northeast area of the parking lot adjacent to Muhlhauser Road. This area is reserved for employee and visitor parking.
2. An opaque fence shall be used to screen the outdoor equipment lot located between the existing building and the proposed building.
3. All areas used by vehicles or for equipment/materials storage shall be constructed of a hard durable surface as stated in the zoning code. Only the equipment storage lot located between the existing building and the proposed building shall be permitted to be gravel.
4. No construction waste or debris shall be located on site unless stored in a wholly enclosed building.
5. Existing trees and landscaping shall be maintained as much as possible. New landscaping and trees shall be planted surrounding the proposed new building.
6. Any unused curb-cuts shall be removed and replaced with grass.

Scott Lepsky, Chairman
Fairfield Planning Commission

cc: Mark T. Wendling, City Manager
Alisha Wilson, Clerk of Council
John Clemmons, Law Director

Attachment: PC Recommendation (1121 : Change in Zoning from PUD, Planned Unit Development to M-2, General Industrial District)



City Council Ordinance
Regular Meeting - February 25, 2019

Submitted by: Ben Mann,
 Submitting Department: Public Works

Subject:

Construction Award for Bridge Maintenance Improvements

Legislation Title:

Ordinance to authorize the City Manager to execute a contract with Sunesis Construction for the bridge maintenance improvements project.

Recommendation:

It is recommended that City Council approve legislation for an appropriation of funding for the amounts shown above.

It is also recommended that City Council direct the preparation of legislation authorizing the City Manager to enter into a contract with Sunesis Construction for the Bridge Maintenance Improvements Project.

Background/Synopsis:

The City contracted with Burgess and Niple to complete final design and cost estimates for an improvement to four municipal bridges. Bids were higher than expected due to current economic conditions (bids have been higher for others in the area particularly on labor intensive items). Staff is recommending that we move forward with work on the bridges listed above in order to take advantage of and fulfill our commitment to the Ohio Public Works Commission funding.

The bridges considered for improvements are Resor Road Bridge (SFN 0963259) near Point Pleasant Park, Resor Road Bridge (SFN 0963305) near North Trace, and Winton Road Bridge (SFN 0963321) near the Fire Station. Both Resor bridges were most recently rated as a 6 (rating on a scale of 0-9 with 5 and above considered satisfactory operating condition), while the Winton bridge was rated as a 5. The funding is scheduled in the existing Capital Improvement Program for 2019 as 9PW31.

Plans and specifications were advertised for bid on November 30 and December 7, 2018. A public bid opening was held on December 17, 2018. Two (2) bids were received, opened and publicly read. The lowest and best bidder was Sunesis Construction of West Chester, Ohio.

Financial Impact:

Total funding of \$520,000.00 (\$481,137.81 base bid and \$38,862.19 contingency). \$275,000 in OPWC funding and \$245,000 from the Street Improvement Fund.

Emergency Provision Explanation:

None.

Rule Suspension Requested:

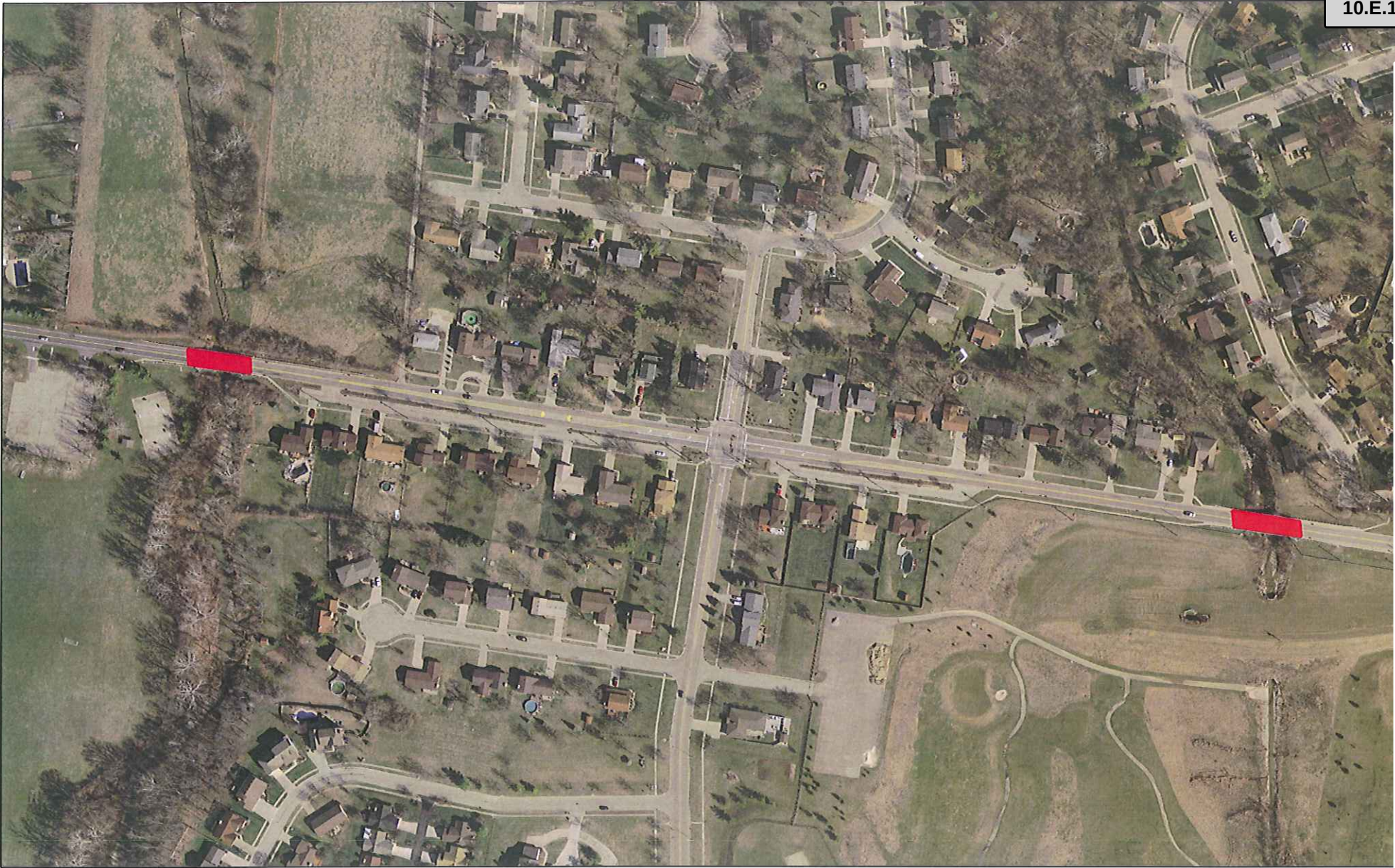
No

Emergency Provision Needed:

No

Attachments:

1. Fairfield Bridge Maintenance Project - 3 Bridge Exhibit
2. Bridge Rehabilitations - Bid Results - Revised
3. Sunesis Construction-Ord



Bridge Rehabilitation - Resor Rd

1 in = 250 ft





Bridge Rehabilitation - Winton Rd

1 in = 100 ft



City of Fairfield
 Bid Tabulation for
 Bridge Rehabilitations (Happy Valley Drive, Resor Road, Winton Road)
 Bid Opening: Monday, December 17, 2018
 Engineer's Estimate: \$394,005.75

Description	Prus Construction 5325 Wooster Rd. Cincinnati, OH 45226 513-321-7774		Sunesis Construction 2610 Crescentville Rd. West Chester, OH 45069 513-326-6000	
	Total Price		Total Price	
Bridge BUT-HAPPY-00.35	\$	152,190.00	\$	101,511.03
Bridge BUT-WINTON-00.50	\$	94,890.00	\$	61,962.81
Bridge BUT-RESOR-00.40	\$	226,773.60	\$	196,865.24
Bridge BUT-RESOR-00.80	\$	257,296.70	\$	222,543.76
Total Base Bid Amount	\$	731,150.30	\$	582,882.84

Revised \$ 578,960.30

\$ 481,137.81

*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.*

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT
WITH SUNESIS CONSTRUCTION FOR THE BRIDGE MAINTENANCE
IMPROVEMENTS PROJECT.

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

Section 1. The City Manager is hereby authorized to execute a contract with Sunesis Construction for the Bridge Maintenance Improvements 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\2019\Sunesis Construction-Ord

Attachment: Sunesis Construction-Ord (1122 : Construction Award for Bridge Maintenance Improvements)



City Council Ordinance
Regular Meeting - February 25, 2019

Submitted by: Alex Kraemer,
 Submitting Department: Development Services

Subject:

CRA Tax Abatement for The Fischer Group

Legislation Title:

Ordinance to authorize the City Manager to execute a Community Reinvestment Area Agreement and a Community Reinvestment Area Compensation Agreement, which will provide property tax incentives for The Fischer Group, Inc. and Fischer Investment Southwest to include an expansion to its existing facility and construction of a new corporate headquarters facility located at 2052 Bohlke Blvd and 2030 Bohlke Blvd, 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:

The Fischer Group is a group of interrelated consumer product companies with the capability to take a product from idea to shelf, offering customers one partner through every phase of product development. With over a decade of experience in product development, machine building and unique printing and manufacturing, The Fischer Group has partnered with its customers to bring a variety of products to the marketplace and develop new ideas for products of the future.

The Fischer Group currently consists of three facilities along Bohlke Blvd. The company is forecasting continued growth and, should this project proceed, will construct a 30,000 square foot addition to its existing 52,000 square foot manufacturing facility located at 2052 Bohlke Blvd. It will also construct a brand new 20,000 square foot corporate headquarters at 2030 Bohlke Blvd. The total building investment for the expansion and new facility is valued at approximately \$3 million in new building construction. The company will retain 114 full-time existing jobs and will create at 100 new full time jobs within three years of the completion of building construction for 214 total employees. Anticipated additional future payroll is expected to equal approximately \$3,900,000.

Approval of the ordinance would authorize the City Manager to enter into two agreements. The first is a Community Reinvestment Area (CRA) Agreement. The CRA Agreement would provide a 7-year, 65% property tax incentive on the assessed value of the expansion and newly constructed corporate headquarters facility. The second agreement is a four-party Compensation Agreement. The Fischer Group has agreed to compensate the Fairfield City School District in an amount of \$13,000 per year and Butler Tech in an amount of \$230 per year for the 7-year term of the

agreement. The Fairfield City School District Board of Education approved the agreement at its meeting on February 7, 2019.

Financial Impact:

The Fischer Group is planning to construct a 30,000 square foot expansion to its manufacturing facility on this site and a 20,000 square foot corporate headquarters facility that will increase income tax and property tax revenue and create new jobs in the City of Fairfield.

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. School Compensation Agreement_The Fischer Group
2. The Fischer Group CRA & Exhibits A+B
3. The Fischer Group Community Reinvestment Agr-Ord

COMMUNITY REINVESTMENT AREA COMPENSATION AGREEMENT

This agreement between the City of Fairfield, a municipal corporation with its principal office at 5350 Pleasant Avenue, Fairfield, Ohio 45014 (hereinafter “City”), the Fairfield City School District Board of Education, a public school district with its principal offices at 4641 Bach Lane, Fairfield, Ohio 45014 (hereinafter “Schools”), Butler Technology and Career Development Schools, a public joint vocational school district with its principal offices at 3603 Hamilton Middletown Road, Hamilton, Ohio 45011 (hereinafter “Butler Tech”), The Fischer Group, Inc., (hereinafter “TFG”) an Ohio limited partnership, with its main office located at 2052 Bohlke Blvd., Fairfield, Ohio 45014, and Fischer Investment SouthWest (hereinafter “FISW” and together with TFG, the “Private Parties”), an Ohio corporation with its principal offices at 2052 Bohlke Blvd., Fairfield, Ohio 45014, specifies the manner and procedure to be used pursuant to Ohio Revised Code (ORC) Section 5709.82 authorizing general compensation relating to TFG and FISW’s Community Reinvestment Area project.

Whereas, the Ohio Community Reinvestment Area Program, pursuant to ORC Section 3735.66 authorizes municipalities to grant real property tax exemptions on eligible new investments; and

Whereas, the City of Fairfield, by Ordinance No. 173-95 adopted November 27, 1995 designated an area within the municipality as a Community Reinvestment Area;

Whereas, effective January 4, 1996, the Director of the Ohio Department of Development determined the area designated by the municipality contains the characteristics set forth in Section 3735.66 of the ORC and certified the area as a Community Reinvestment Area;

Whereas, City provided Schools and Butler Tech notice of the project prior to formal action as required within ORC section 3735.671 (A) (1) or 5709.83, and the Schools approved the exemption pursuant to Resolution No. 18-89 adopted on September 20, 2018;

Whereas, City has elected, pursuant to Ordinance No. 102-18 adopted on October 22, 2018, to grant a tax exemption to TFG and enter into a formal Community Reinvestment Area Agreement; and

Whereas, City, Schools, Butler Tech and the Private Parties pursuant to ORC section 5709.82 elect to enter into a Compensation Agreement concerning the benefits relating to the aforementioned project.

Now Therefore, in consideration of the foregoing and of the mutual promises, covenants and agreements hereinafter set forth, City, Schools, Butler Tech and the Private Parties agree as follows:

Section 1. Schools Compensation. TFG shall make an annual cash payment in the amount of Thirteen Thousand Dollars (\$13,000), or a lesser amount as mutually agreed upon by the Schools and TFG, to Schools by January 31 of each calendar year subsequent to an exemption year in which the business received a real property tax benefit.

Section 2. Butler Tech Compensation. TFG shall make an annual cash payment in the amount of Two Hundred Thirty Dollars (\$230) to Butler Tech by January 31 of each calendar year subsequent to an exemption year in which the business received a real property tax benefit.

Section 3. Waiver of Notice Provision. Schools and Butler Tech hereby waive any notice or approval provisions pursuant to ORC 3735.671 (A) (1) or 5709.83.

Section 4. Amendments. This agreement may be amended or modified by the parties, only in writing, signed by all parties to the agreement or by applicable law changes. Should the State of Ohio significantly alter the manner in which funding is provided to local and joint vocational school districts, then all parties agree to reconsider the terms of this agreement for possible amendment.

Section 5. Entire Agreement. This agreement sets forth the entire agreement and understanding between the parties as to the subject matter contained herein and merges and supersedes all prior discussions, agreements, and undertakings of every kind and nature between the parties with respect to the subject matter of this agreement.

Section 6. Notices. All payments, certificates, reports and notices which are required to or may be given pursuant to the provisions of this agreement shall be sent by regular mail, postage prepaid, and shall be deemed to have been given or delivered when so mailed to the following addresses:

City:	City Manager 5350 Pleasant Avenue, Fairfield, Ohio 45014
Schools:	Treasurer 4641 Bach Lane, Fairfield, Ohio 45014
Butler Tech:	Chief Financial Officer 3603 Hamilton Middletown Road, Hamilton, Ohio 45011
TFG:	Chief Financial Officer 2052 Bohlke Blvd., Fairfield, Ohio 45014
FISW:	Chief Financial Officer 2052 Bohlke Blvd., Fairfield, Ohio 45014

Any party may change its contact or address for receiving notices and reports by giving written notice of such change to the other parties.

Section 7. Severability of Provisions. The invalidity of any provision of this agreement shall not affect the other provisions of this agreement, and this agreement shall be construed in all respects as if any invalid portions were omitted.

In witness thereof, the City of Fairfield by Mark T. Wendling, its City Manager, and pursuant to Ordinance No. _____, has caused this instrument to be executed this _____ day of _____, 2019, the Fairfield City School District Board of Education by Nancy Lane, its Treasurer, has caused this instrument to be executed this _____ day of _____, 2019, the Butler Technology and Career Development School Board of Education by Paul Carpenter, its Chief Financial Officer, has caused this instrument to be executed this _____ day of _____, 2019, The Fischer Group, Inc. by Ruthie Fischer, Chief Financial Officer, has caused this instrument to be executed this _____ day of _____, 2019, and Fischer Investment SouthWest by Ruthie Fischer, Chief Financial Officer, has caused this instrument to be executed this _____ day of _____, 2019.

Witness:

FAIRFIELD CITY SCHOOL DISTRICT
BOARD OF EDUCATION

By _____
Nancy Lane, Treasurer

THE FISCHER GROUP, INC.

By _____
Ruthie Fischer, Chief Financial Officer

FISCHER INVESTMENT SOUTHWEST

By _____
Ruthie Fischer, Chief Financial Officer

BUTLER TECHNOLOGY AND CAREER
DEVELOPMENT BOARD OF
EDUCATION

By _____
Paul Carpenter, Chief Financial Officer

CITY OF FAIRFIELD

By _____
Mark T. Wendling, City Manager

Approved as to content:

Greg Kathman
Fairfield Director of Development Services

Approved as to form:

John H. Clemmons
City of Fairfield Law Director

COMMUNITY REINVESTMENT AREA AGREEMENT

This agreement made and entered into by and between the City of Fairfield, Ohio, an Ohio municipal corporation, with its main offices located at 5350 Pleasant Avenue, Fairfield, Ohio 45014 (hereinafter referred to as "Fairfield"), The Fischer Group, Inc., an Ohio corporation, (hereinafter referred to as "TFG") with its main office located at 2052 Bohlke Blvd, Fairfield, Ohio 45014, and Fischer Investment SouthWest (hereinafter referred to as "FISW") with its main office located at 2052 Bohlke Blvd, Fairfield, Ohio 45014.

WITNESSETH;

WHEREAS, Fairfield has encouraged the development of real property and the acquisition of personal property located in the area designated as the "City of Fairfield Community Reinvestment Area"; and

WHEREAS, TFG is hoping to expand its current facility and construct a new corporate facility at 2052 Bohlke Blvd in Fairfield, Ohio. This expansion to the current facility and new construction (hereinafter referred to as the "PROJECT") will consist of a 30,000 square foot addition to the existing 52,000 square foot facility located at 2052 Bohlke Blvd and a 20,000 square foot or larger corporate headquarters facility located at 2020 Bohlke Blvd, both within the boundaries of the City of Fairfield Community Reinvestment Area to begin construction in the Spring of 2019, provided that the appropriate development incentives are available to support the economic viability of said PROJECT; and

WHEREAS, the Council of the City of Fairfield, Ohio by Ordinance No. 173-95 adopted November 27, 1995, designated the "City of Fairfield Community Reinvestment Area" pursuant to Chapter 3735 of the Ohio Revised Code; and

WHEREAS, effective January 4, 1996, the Director of Development of the State of Ohio determined that the aforementioned area designated in said Ordinance No. 173-95 contains the characteristics set forth in Section 3735.66 of the Ohio Revised Code and certified said area as a Community Reinvestment Area under Chapter 3735; and

WHEREAS, Fairfield, having the appropriate authority to offer development incentives for the above-stated type of project, is desirous of providing TFG with incentives available for the development of the PROJECT in said City of Fairfield Community Reinvestment Area under Chapter 3735 of the Ohio Revised Code; and

WHEREAS, TFG has submitted a proposed agreement application (herein attached as Exhibit A) to Fairfield, said application is hereinafter referred to as "APPLICATION"; and

WHEREAS, TFG has remitted the required state application fee of \$750.00 made payable to the Ohio Development Services Agency with the application to be forwarded with the final agreement; and

WHEREAS, the Development Services Director of Fairfield as Housing Officer has investigated the application of TFG and has recommended the same to the City Council of Fairfield on the basis that TFG is qualified by financial responsibility and business experience to create and preserve employment opportunities in said City of Fairfield Community Reinvestment Area and improve the economic climate of the City of Fairfield; and

WHEREAS, the project site as proposed by TFG is located in the Fairfield City School District and the Board of Education of the Fairfield City School District has been notified in accordance with Ohio Revised Code Sections 3735.671 and 5709.83 and has been given a copy of the APPLICATION and this AGREEMENT; and

WHEREAS, pursuant to Ohio Revised Code Section 3735.67 (A), and in conformance with the format required under Section 3735.671 (B) of the Ohio Revised Code, the parties hereto desire to set forth their agreement with respect to matters hereinafter contained;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties herein agree as follows:

1. TFG shall construct a 30,000 square foot expansion to its facility located at 2052 Bohlke Blvd. for a total square footage of 82,000 square feet;

And TFG shall construct an approximately 20,000 square foot corporate headquarters facility at 2020 Bohlke Blvd.

Said buildings shall be constructed on part of Parcels A0700228000017 and A0700004000125 as the same is known and designated on the Auditor's revised list of lots in the City of Fairfield, Butler County, Ohio (as shown in the attached Exhibits "B" and "C").

The PROJECT will involve an estimated total building investment of Three Million Dollars (\$3,000,000.00).

The PROJECT at 2052 Bohlke Blvd. will begin on or before May 1, 2019 and all construction and installation shall be completed by December 31, 2020;

And the PROJECT at 2020 Bohlke Blvd. will begin on or before May 1, 2020 and all construction and installation shall be completed by December 31, 2021.

2. TFG estimates that it will retain 114 existing full time equivalent employees and create the equivalent of 100 new full time equivalent employees within a time period not exceeding thirty-six (36) months after completion of the construction of the PROJECT, and will maintain these employees for the remainder of the term of this AGREEMENT.
3. TFG shall provide to the proper Tax Incentive Review Council any information reasonably required by the Council to evaluate the enterprise's compliance with the

agreement, including returns filed pursuant to Section 5711.02 of the Ohio Revised Code if requested by the Council.

4. Fairfield hereby grants TFG a tax exemption for real property improvements made to the PROJECT site pursuant to Section 3735.67 of the Ohio Revised Code for the following number of years and percentages:

<u>Years of Tax Exemption</u>	<u>Tax Exemption Amount (Percentage)</u>
7 years	65%

The exemption commences the first year for which the real property improvements would first be taxable were that property not exempted from taxation. No exemption shall extend beyond December 31, 2028 (for tax year 2027).

TFG must file the appropriate tax forms (DTE 24) with the Butler County Auditor to effect and maintain the exemptions covered in the agreement.

5. Fairfield specifically agrees to waive the fee specified in Ohio Revised Code Section 3735.671 (D).
6. TFG and FISW, as part of this agreement, and as authorized in Section 3735.671 (A)(2)(c), shall enter into a Community Reinvestment Area Compensation Agreement with the Fairfield City School District and the Butler Technology and Career Development Schools detailing annual cash payments for each year it receives the above mentioned exemption.
7. TFG shall pay such real and tangible personal property taxes as are not exempted under this agreement and as otherwise are required by law to be paid and are charged against such property and shall file all tax reports and returns as required by law. If TFG fails to pay such taxes or file such returns and reports, all incentives and exemptions granted under this agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter.
8. Fairfield shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.
9. If for any reason Fairfield revokes the designation of the area, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless TFG materially fails to fulfill its obligations under this agreement and Fairfield terminated or modifies the exemptions from taxation pursuant to this agreement.

10. If TFG materially fails to fulfill their obligations under this agreement or if Fairfield determines that the certification as to delinquent taxes required by this agreement is fraudulent, Fairfield may terminate or modify the exemptions from taxation granted under this agreement. Fairfield may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement.
11. TFG hereby certifies that at the time this agreement is executed, they do not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which it is liable under Chapter 5733., 5735., 5739., 5741., 5743., 5747., or 5753. of the Ohio Revised Code, or, if such delinquent taxes are owed, TFG currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq., or such a petition has been filed against TFG. For the purposes of the certification, delinquent taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the revised code governing payment of those taxes.
12. TFG and Fairfield acknowledge that this agreement must be approved by formal action of the legislative authority of the City of Fairfield, Ohio as a condition for the agreement to take effect. This agreement takes effect upon such approval.
13. Fairfield has developed a policy to ensure recipients of Community Reinvestment Area tax benefits practice non-discriminating hiring in its operations. By executing this agreement, TFG is committing to following non-discriminating hiring practices acknowledging that no individual may be denied employment solely on the basis or race, religion, disability, color, national origin, or ancestry.
14. Exemptions from taxation granted under this agreement shall be revoked if it is determined that TFG, any successor property owner, or any related member (as those terms are defined in Division (E) of Section 3735.671 of the Ohio Revised Code) has violated the prohibition against entering into this agreement under Division (E) of Section 3735.671 or Section 5709.62, 5709.63, or 5709.632 of the Ohio Revised Code prior to the time prescribed by that division or any of those sections.
15. This agreement is not transferable or assignable without the express written approval of Fairfield.

IN WITNESS WHEREOF, the City of Fairfield, Ohio, by Mark T. Wendling, its City Manager, and pursuant to Ordinance No. _____ has caused this instrument to be executed this _____ day of _____, 2019, The Fischer Group, Inc. by Ruthie Fischer, its Chief Financial Officer, has caused this instrument to be executed this _____ day of _____, 2019 and Fischer Investment SouthWest by Ruthie Fischer, its Chief Financial Officer, has caused this instrument to be executed this _____ day of _____, 2019.

Witness:

CITY OF FAIRFIELD, OHIO

By _____
Mark T. Wendling, City Manager

THE FISCHER GROUP, INC.

By _____
Ruthie Fischer, Chief Financial Officer

FISCHER INVESTMENT SOUTHWEST

By _____
Ruthie Fischer, Chief Financial Officer

Approved as to form:

Approved as to content:

John H. Clemmons
Fairfield City Law Director

Greg Kathman
Fairfield Development Services Director

Attachment: The Fischer Group CRA & Exhibits A+B (1138 : CRA Tax Abatement for The Fischer Group)

Exhibit A

OHIO DEPARTMENT OF DEVELOPMENT

John Kasich
GovernorOHIO DEPARTMENT OF DEVELOPMENT
OHIO COMMUNITY REINVESTMENT AREA ZONE PROGRAM

PROPOSED AGREEMENT for Community Reinvestment Area tax incentives between the City of Fairfield located in the County of Butler and Enterprise 1 and Enterprise 2 (Enterprise 3 needed?).

- 1a. Name of business, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

Enterprise 1

Fischer Investment SouthWest
enterprise name

Ruthie Fischer
contact person

513-285-1281
telephone number

2052 Bohlke Blvd
Fairfield, Ohio 45014
address

Ohio
State that company was incorporated in

Enterprise 2

The Fischer Group, Inc.
enterprise name

Ruthie Fischer
contact person

513-285-1281
telephone number

2052 Bohlke Blvd
Fairfield, Ohio 45014
address

Ohio
State that company was incorporated in

- 1b. Project site:

Enterprise 1

Josh Fischer
contact person

513-285-1281
telephone number

2052 Bohlke Blvd
address

Fairfield, Ohio 45014

Attachment: The Fischer Group CRA & Exhibits A+B (1138 : CRA Tax Abatement for The Fischer Group)

Enterprise 2

Josh Fischer
contact person

513-285-1281
telephone number

2052 Bohlke Blvd
address

Fairfield, Ohio 45014

- 2a. Nature of business (manufacturing, distribution, wholesale or other).
Innovation, Technology, and
Manufacturing
-
- 2b. List primary 6 digit NAICS # 3399900
Business may list other relevant SIC numbers.
- 2c. If a consolidation, what are the components of the consolidation? (Must itemize the location, assets, and employment positions to be transferred)
N/A
-
- 2d. Form of business of enterprise (corporation, partnership, proprietorship, or other).
LLC and S-Corp
3. Name of principal owner(s) or officers of the business (attach list if necessary).
Albert Fischer
4. Is business seasonal in nature? Yes ___ No X
- 5a. State the enterprise's current employment level at the proposed project site:
34 Employees and 80 Contracted employees through agencies
- 5b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? Note that relocation projects are restricted in non-distress based Ohio Enterprise Zones. A waiver from the Director of the Ohio Department of Development is available for special limited circumstances. The business and local jurisdiction should contact ODOD early in the discussions.
Yes _____ No X
- 5c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:

N/A

- 5d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees):
34 FullTime Employees and 80 Contracted through agencies
- 5e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets: N/A
- 5f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated?
N/A
- 6a. Has the Enterprise previously entered into a tax incentive agreement with the local legislative authorities at any site where the employment or assets will be relocated as a result of this proposal? Yes ___ No X
- 6b. If yes, list the local legislative authorities, date, and term of the incentives for each tax incentive agreement: N/A
7. Does the Enterprise owe:
- Any delinquent taxes to the State of Ohio or a political subdivision of the state?
 Yes ___ No X
 - Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State? Yes ___ No X
 - Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not. Yes ___ No X
 - If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets if necessary). _____
8. Project Description (attach additional pages if necessary):
Phase 1: 30,000 square foot expansion to existing building. Expand manufacturing capacity. Skilled and semi-skilled jobs
Phase 2: 20,000+ square foot corporate headquarters. Professional jobs.
Phase 3: 15,000 square foot machine line manufacturing building. Skilled jobs.
Phase 4: 100,000 square foot manufacturing building. Skilled and semi-skilled jobs.
9. Project will begin January 2019 and be completed December 2023 provided a tax exemption is provided.
- 10a. Estimate the number of new employees the business intends to hire at the facility that is

the project site (job creation projection must be itemized by full and part-time and permanent and temporary): See Spreadsheet

- 10b. State the time frame of this projected hiring: January 2019-December 2023
- 10c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees): See Spreadsheet
- 11a. Estimate the amount of annual payroll such new employees will add (new annual payroll must be itemized by full and part-time and permanent and temporary new employees).

\$ _____	Full Time (permanent)
\$ _____	Part Time (temporary)
\$ _____	Permanent
\$ _____	Temporary

- 11b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project:

\$ _____ (The annual payroll of **existing** Ohio jobs before expansion into a new facility in the City of Fairfield.) N/A

12. Market value of the existing facility as determined for local property taxation.
\$3,633,640

- 13a. Business's total current investment in the facility as of the proposal's submission.
\$15,633,640

- 13b. State the businesses' value of on-site inventory required to be listed in the personal property tax return of the enterprise in the return for the tax year (stated in average dollar value per most recent 12 month period) in which the agreement is entered into (baseline inventory):
\$12,000,000

14. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

A.	Acquisition of Land/Buildings:	\$ <u>350,000</u>
B.	Additions/New Construction:	\$ <u>8,500,000</u>
C.	Improvements to existing buildings:	\$ _____
D.	Machinery & Equipment:	\$ <u>6,000,000</u>
E.	Furniture & Fixtures:	\$ <u>450,156</u>
F.	Inventory:	\$ <u>2,141,419</u>
	Total New Project Investment:	\$ <u>17,441,575</u>

15. Business's reasons for requesting tax incentives (be as quantitatively specific as possible)

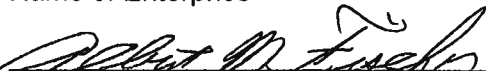
Submission of this application expressly authorizes the City of Fairfield of Butler County to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item #7 and to review applicable confidential records. As part of this application, the business may also be required to directly request from the Ohio Department of Taxation or complete a waiver form allowing the Ohio Department of Taxation to release specific tax records to the local jurisdictions considering the incentive request.

Applicant agrees to supply additional information upon request.

The applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) and 2921.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefit as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

The Fischer Group, Inc.
Name of Enterprise

1/3/2019
Date


Signature

Albert M Fischer/ President
Typed Name and Title

* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

** Attach to final CRA Agreement as Exhibit A

Please note that copies of this proposal must be included in the finalized Community Reinvestment Area Agreement and be forwarded to the Ohio Department of Taxation and the Ohio Department of Development within fifteen (15) days of final approval.

Exhibit B: 2052 and 2030 Bohlke Blvd



Attachment: The Fischer Group CRA & Exhibits A+B (1138 : CRA Tax Abatement for The Fischer Group)

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE A COMMUNITY REINVESTMENT AREA AGREEMENT AND A COMMUNITY REINVESTMENT AREA COMPENSATION AGREEMENT WHICH WILL PROVIDE PROPERTY TAX INCENTIVES FOR THE FISCHER GROUP, INC. AND FISCHER INVESTMENT SOUTHWEST TO INCLUDE AN EXPANSION TO ITS EXISTING FACILITY AND CONSTRUCTION OF A NEW CORPORATE HEADQUARTERS FACILITY LOCATED AT 2052 BOHLKE BLVD. AND 2030 BOHLKE BLVD. 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 a Community Reinvestment Area Agreement and a Community Reinvestment Area Compensation Agreement which will provide property tax incentives for The Fischer Group, Inc. and Fischer Investment SouthWest, to include an expansion to its existing facility and construction of a new corporate headquarters facility located at 2052 Bohlke Blvd. and 2030 Bohlke Blvd. in accordance with the agreements 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 project be authorized to proceed and create additional employment as soon as possible; 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



City Council Action Item
Regular Meeting - February 25, 2019

Submitted by: Alisha Wilson, Clerk
 Submitting Department: Clerk

Subject:

Grocery and Apparel Liquor Permit

Legislation Title:

Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Grocery and Apparel LLC dba Grocery and Apparel, 6625 G Dixie Highway, Fairfield, OH 45014 (Permit Class C1 & C2).

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 Grocery and Apparel LLC dba Grocery and Apparel, 6625 G Dixie Highway, Fairfield, OH 45014 (Permit Class C1 & C2).

Background/Synopsis: The City of Fairfield is in receipt of an application from the Ohio Division of Liquor Control for a C1 & C2 permit for the above liquor permit applicant. Background checks from the Building and Zoning Division and Police Department are attached for Council and staff's review.

Financial Impact: No financial impact.

Rule Suspension Requested:

Emergency Provision Needed:

Attachments:

1. GroceryApparel.LiquorReport
2. GroceryApparel.DSReport
3. GroceryApparel.PDReport

DEPARTMENTAL CORRESPONDENCE

City
of
Fairfield



TO Steve Maynard, Police Chief
Greg Kathman, Development Services Director

FROM Alisha Wilson, Clerk of Council *AW*

SUBJECT Request for Background Check – Liquor Permit

DATE 2/5/2019

Attached is a liquor permit application in the name of Grocery and Apparel LLC dba Grocery and Apparel, 6625 G Dixie Highway, Fairfield, OH 45014 (Permit Classes: C1 & C2).

Please complete the necessary background check and submit your findings to me **no later than 11:00 AM on Thursday, February 14, 2019.**

This item will be added to Council's Regular Meeting agenda of Monday, February 25, 2019.

Thank you for your assistance.

c: Mark Wendling, City Manager
File

Attachment: GroceryApparel.LiquorReport (1141 : Grocery and Apparel Liquor Permit)

NOTICE TO LEGISLATIVE
AUTHORITYOHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

3408045		NEW		GROCERY AND APPAREL LLC DBA GROCERY AND APPAREL 6625 G DIXIE HWY FAIRFIELD OH 45014
PERMIT NUMBER		TYPE		
ISSUE DATE				
01 18 2019				
FILING DATE				
C1 C2		PERMIT CLASSES		
09	011	A	C24744	
TAX DISTRICT		RECEIPT NO.		
				FROM 01/30/2019

PERMIT NUMBER		TYPE	
ISSUE DATE			
FILING DATE			
PERMIT CLASSES			
TAX DISTRICT		RECEIPT NO.	



MAILED 01/30/2019

RESPONSES MUST BE POSTMARKED NO LATER THAN. 03/04/2019

IMPORTANT NOTICEPLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

A NEW 3408045

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title) ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council☐ Township Fiscal OfficerCLERK OF FAIRFIELD CITY COUNCIL
5350 PLEASANT AV
FAIRFIELD OHIO 45014

Commerce Division of Liquor Control : Web Database Search

OWNERSHIP DISCLOSURE INFORMATION

This online service will allow you to obtain ownership disclosure information for issued and pending retail liquor permit entities within the State of Ohio.

Searching Instructions

Enter the known information and click the "Search" button. For best results, search only ONE criteria at a time. If you try to put too much information and it does not match exactly, the search will return a message "No records to display".

The information is sorted based on the Permit Number in ascending order.

To do another search, click the "Reset" button.

SEARCH CRITERIA**Permit Number**

3408045

Permit Name / DBA**Member / Officer Name****Search****Reset****Main Menu**

Member/Officer Name	Shares/Interest	Office Held
Permit Number: 3408045; Name: GROCERY AND APPAREL LLC; DBA: DBA GROCERY AND APPAREL; Address: 6625 G DIXIE HWY FAIRFIELD 45014		
CHET BASKOTA	5% MEMBER	
KAMAL BHATTARAI	5% MEMBER	

- [Ohio.Gov](#)
- [Ohio Department of Commerce](#)

[Commerce Home](#) | [Press Room](#) | [CPI Policy](#) | [Privacy Statement](#) | [Public Records Request Policy](#) | [Disclaimer](#) | [Employment](#) | [Contacts](#)

Attachment: GroceryApparel.LiquorReport (1141 : Grocery and Apparel Liquor Permit)

**DEPARTMENTAL
CORRESPONDENCE**City
of
FairfieldTO Alisha Wilson, Clerk of CouncilFROM Greg Kathman, Development Services DirectorSUBJECT Liquor Permit ApplicationDATE 2/6/19

The business at 6625 G Dixie Hwy. in the name of Grocery and Apparel LLC and doing business as Grocery and Apparel is in the C-3A, General Business District-Modified. A retail store is a permitted use within the C-3A zoning district. The consumption of alcohol on-site would require a Conditional Use Permit from the Planning Commission.

Attachment: GroceryApparel.DSReport (1141 : Grocery and Apparel Liquor Permit)

6625 G DIXIE HWY

11.B.1.b



Attachment: GroceryApparel.DSReport (1141 : Grocery and Apparel Liquor Permit)

NAME OF ESTABLISHMENT Grocery and Apparel LLC

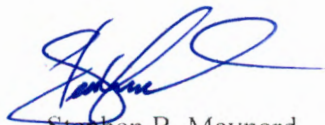
ADDRESS DBA Grocery and Apparel

6625 G Dixie Hwy

Fairfield, OH 45014

- | | YES | NO |
|---|--------------------------|-------------------------------------|
| 1. Is there a conviction record of the applicant, any partner, member, officer director, manager or any shareholder owning 5% or more of the capital stock, for felonies or other crimes relating to his ability to operate a liquor establishment? | ☐ | ☒ |
| 2. Is there a prior unfavorable enforcement record of applicant and/or operation in disregard for laws, regulations or local ordinances? | ☐ | ☒ |
| 3. Is there misrepresentation of material fact by applicant in making application to the Department? | ☐ | ☒ |
| 4. Is there an inability of law enforcement authorities and of authorized agents of the Department to gain ready entrance to the permit premise; or location of permit premise at such distance from the road or street as to be isolated from police or other observation? | ☐ | ☒ |
| 5. Will the place substantially and adversely interfere with the public decency, sobriety, peace, or good order of the neighborhood in which it is located? | ☐ | ☒ |
| 6. Will the place substantially and adversely interfere with the normal orderly conduct of a church, library, public playground, school or township park? | ☐ | ☒ |
| 7. Will the granting or transferring of a permit substantially interfere with the morals, safety, or welfare of the public? | ☐ | ☒ |
| 8. Will there be adverse effects of saturation of the area in relation to the number of existing permits, and will there be any adverse conditions in the area? | ☐ | ☒ |

REMARKS:



Stephen B. Maynard
Chief of Police

HEARING REQUESTED: Yes ☐ No ☒

Date: February 20, 2019

Attachment: GroceryApparel.PDReport (1141 : Grocery and Apparel Liquor Permit)



City Council Ordinance
Regular Meeting - February 25, 2019

Submitted by: Adam Sackenheim,
 Submitting Department: Public Utilities

Subject:

Contract with JNT Excavating LLC and necessary appropriations for Water Main Replacement Project

Legislation Title:

Ordinance to authorize the City Manager to enter into a contract with JNT Excavating, LLC for the Mack Road and Ross Road Water Main Replacement Project and declaring an emergency.

Recommendation:

It is recommended that City Council authorize the City Manager to enter a contract with JNT Excavating LLC., and appropriate project funding in the amount of \$757,500.00 for the Mack Road and Ross Road Water Main Replacement Project. Rules suspension is being requested in order to expedite the project.

Background/Synopsis:

This project includes the replacement of over 3,000 feet of critical water main pipe on Mack Road from Cherry Hill to the Mack/Ross intersection, and on Ross Road from the Mack/Ross intersection to north of Chapel Hill Drive.

This project will replace deteriorating 1950's-era cast iron piping, ultimately providing more reliable water service to City utility customers. This project was identified as a priority in the City's *Water Quality and Criticality Analysis* report (updated 2018), due to frequency of main breaks and resulting service interruptions to nearby water customers. Project is to be completed by early summer 2019 in advance of the planned re-paving of both Mack Road and Ross Road in late summer 2019. The City will allow the contractor to shut down parts of Ross Road during the project to facilitate construction, and to ensure the safety of workers and motorists.

The project was prepared for formal competitive bidding, with eleven (11) bids received on February 11, 2019. Staff recommends that the bid be awarded to JNT Excavating LLC, the lowest and best bidder. Bids are summarized on the attached sheet. A contractual appropriation is requested for JNT Excavating LLC in the amount of \$757,500.00.

Financial Impact:

A contractual appropriation is requested for JNT Excavating LLC in the amount of \$757,500.00. Funding for this project is included in the approved 2018-2022 Capital Improvement Program (CIP) under project number 9WT11 – Distribution System Improvements. The project is also included in the 2019-2023 CIP budget, pending City Council approval. The project will be debt-

financed. This debt is accounted for in the current 4-year water rate structure that Council approved in January 2017, and is in accordance with the City's 'Water Utility Rate Study'(2016) prepared by GRW Engineers.

Emergency Provision Explanation:

Emergency provision is requested to expedite the project. The City's objective is to have the contractor commence water line work in March 2019 and complete the entire project by early summer 2019. Preserving this construction schedule is critical so that the planned street paving work can be done in late summer 2019.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

Yes

Attachments:

1. Bid Tab 2019 Mack and Ross Water Line Improvements
2. JNT Excavating LLC-Ord

City of Fairfield, Ohio Bid Opening - Results

Project(s): 2019 Mack Road & Ross Road Water Line Improvements

Project Estimate: \$760,460.00

Date: Monday, February 11, 2019 (City of Fairfield, Council Chambers)

Contractor (Address & Phone)	Base Bid	Bid Security	Non- Collusion Affidavit	PP Taxes Affidavit
JNT Excavating LLC 2088 Hartland Blvd. Independence, KY 41051 513-200-3274	\$721,416.30	Yes – Bond	Yes	Yes
Brackney Inc. 10028 U.S. Hwy 52 South P.O. Box 221 Brookville, IN 47012 765-647-6551	\$883,010.00	Yes – Bond	Yes	Yes
Ford Development Corp. 11148 Woodward Lane Cincinnati, OH 45241 513-772-1521	\$751,132.00	Yes - Bond	Yes	Yes
Howell Contractors Inc. 13310 Walton-Verona Rd. Walton, KY 41094 859-331-5457	\$724,789.00	Yes - Bond	Yes	Yes
Majors Enterprises Inc 6393 Hamilton Lebanon Rd. Monroe, OH 45050 513-539-8212	\$878,245.00	Yes - Bond	Yes	Yes

** These bids will be reviewed by the Public Utilities 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 bid.

City of Fairfield, Ohio Bid Opening - Results

Project(s): 2019 Mack Road & Ross Road Water Line Improvements

Project Estimate: \$760,460.00

Date: Monday, February 11, 2019 (City of Fairfield, Council Chambers)

Contractor (Address & Phone)	Base Bid	Bid Security	Non- Collusion Affidavit	PP Taxes Affidavit
Larry Smith Incorporated 5737 Dry Fork Road Clevs, OH 45002 513-367-0218	\$830,317.00	Yes – Bond	Yes	Yes
Smith & Brown Contractors Inc 9570 State Route 128 Harrison, OH 45030 513-738-0077	\$849,242.78	Yes - Bond	Yes	Yes
JW Brennan Excavating LLC PO Box 782 Ross, OH 45061 513-738-0360	\$834,937.15	Yes – Bond	Yes	Yes
Adleta Construction 389 S. Wayne Avenue Cincinnati, OH 45215 513-554-1469	\$861,851.01	Yes - Bond	Yes	Yes
Rack & Ballauer Excavating 11321 Paddy's Run Rd Hamilton, OH 45013 513-738-7000	\$827,292.00	Yes - Bond	Yes	Yes

** These bids will be reviewed by the Public Utilities 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 bid.

City of Fairfield, Ohio Bid Opening - Results

Project(s): 2019 Mack Road & Ross Road Water Line Improvements

Project Estimate: \$760,460.00

Date: Monday, February 11, 2019 (City of Fairfield, Council Chambers)

Contractor (Address & Phone)	Base Bid	Bid Security	Non- Collusion Affidavit	PP Taxes Affidavit
Performance Site Development 1342 Spangler Road Fairborn, OH 45324 937-410-4645	\$794,095.60	Yes - Bond	Yes	Yes

** These bids will be reviewed by the Public Utilities 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 bid.

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH JNT EXCAVATING, LLC FOR THE MACK ROAD AND ROSS ROAD WATER MAIN REPLACEMENT PROJECT 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 JNT Excavating, LLC for the Mack Road and Ross Road Water Main Replacement Project in accordance with the bid 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 project be completed by early summer 2019 for street paving in late summer 2019; 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\2018\JNT Excavating LLC-Ord

Attachment: JNT Excavating LLC-Ord (1137 : Contract with JNT Excavating LLC and necessary appropriations for Water Main Replacement



City Council Ordinance
Regular Meeting - February 25, 2019

Submitted by: Carol Mayhall,
 Submitting Department: City Manager's Office

Subject:

Wage Ordinance for IAFF and IUOE

Legislation Title:

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. 116-18 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 IAFF and IUOE.

SYNOPSIS:

This Ordinance establishes the new hourly rates for employees represented by IAFF retroactive to April 1, 2018 and IUOE effective March 1, 2019 in accordance with their respective collective bargaining agreements.

BACKGROUND:

The City entered into contract negotiations in 2017 with IUOE and IAFF. We were able to reach an agreement on wages for 2017 only with IUOE and IAFF and agreed to a re-opener on wages for 2018 and 2019.

During the re-opener in 2018, we were able to reach agreement on wages for 2018 and 2019 with IUOE, but not with IAFF. Negotiations with IAFF also included two sessions of Mediation, Fact Finding and Conciliation. The Conciliator's award included: 1) a 2.5% increase retroactive to April 1, 2018 and 2.5% increase effective April 1, 2019; 2) an increase to Station Supervisor pay from \$1.00 to \$1.75 per hour; and 3) a 1% increase to the longevity steps at years 5, 10, 15 and 20 effective April 1, 2018 and an increase of 1% at the 15 and 20 year level effective April 1, 2019.

The wage and salary ordinance before you reflects the agreed upon wages for IUOE effective March 1, 2019 and the wage increases awarded by the in Conciliator to IAFF retroactive to April 1, 2018.

Financial Impact:

There will be no supplemental appropriation at this time. The financial impact for IAFF is

anticipated to be \$90,000 and for IUOE \$45,000 from this Ordinance beyond what was reflected in the 2018 Operating Budget for IAFF and 2019 Operating Budget for IUOE.

Emergency Provision Explanation:

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 IAFF and IUOE.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

Yes

Attachments:

1. Hourly Ord 2018 Fire - 2019 IUOE

ORDINANCE NO. _____

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. 116-18 AND ALL AMENDMENTS THERETO AND DECLARING AN EMERGENCY.

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

Sec.1 Ordinance No. 104-18 and all amendments thereto and all other ordinances inconsistent herewith are hereby repealed as the respective sections of this ordinance become effective as stated in Section 14 hereof. Changes from Ordinance No. 104-18 are shown in bold, with deletions in brackets.

Sec.2 The salaries and hourly rates and related information contained herein are applicable only to those positions authorized in this Ordinance.

Sec.3 The terms of the agreements of each bargaining unit of the City shall apply to all members of the bargaining unit, whether or not they are members of the union which represents that bargaining unit.

Sec.4 All rates established by this Ordinance shall either be the maximum authorized rate or the range for each respective position as shown.

Sec.5 In the department of General Government are the following classifications of jobs and rates of pay:

A. Civil Service Commission

One (1) Clerk of Commission (PT)	8.30-18.63 per hour
----------------------------------	---------------------

B. Special Appropriations

One (1) Clerk I	19.72-23.17 per hour
Two (2) Clerks (PT)	8.30-18.63 per hour

C. City Council

One (1) Clerk of Council (PT)	\$26,523-33,100 per annum
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Sec.6 In the Department of Development Services there are the following classifications of jobs and rates of pay:

A. Division of Building and Zoning Inspection

One (1) Building Inspector*	33.40-34.75 per hour
One (1) Heating Inspector*	33.40-34.75 per hour
One (1) Electrical Inspector*	33.40-34.75 per hour
One (1) Clerk II	23.85-25.35 per hour
One (1) Clerk I	19.72-23.17 per hour
Three (3) Zoning Inspector/Clerks	23.85-25.35 per hour
One (1) Zoning Inspector/Clerk (PT)	8.30-18.63 per hour
One (1) Plans Reviewer (PT)	8.30-37.07 per hour
One (1) Electrical Inspector (PT/TEMP)	8.30-37.07 per hour

* Additional certifications in Building, Heating and/or Electrical other than that required in classification, add \$1.00 per hour.

Attachment: Hourly Ord 2018 Fire - 2019 IUOE [Revision 2] (1146 : Wage Ordinance for IAFF and IUOE)

Sec.7 In the Department of Finance are the following classifications of jobs and rates of pay:

A. Finance Administration/Financial Services

Two (2) Account Clerk II *	23.85-25.35 per hour
Four (4) Account Clerk I	19.72-23.17 per hour
Three (3) Clerks (PT)	8.30 – 18.63 per
	hour

B. Income Tax

One (1) Account Clerk II *	23.85-25.35 per hour
Five (5) Account Clerk I	19.72-23.18 per hour
One (1) Clerk (PT)	8.30 – 18.63 per hour

*Crew leader position established to receive an additional \$0.50 per hour.

Sec.8 In the Police Department are the following classifications of jobs and rates of pay:

Ten (10) Sergeants	42.34-45.72 per hour
Forty-seven (47) Police Officers*	26.24-40.64 per hour
Ten (10) Dispatchers**/****	22.21-31.05 per hour
Eight (8) Dispatchers (PT)	22.21-31.05 per hour
Four (4) Clerk II***	23.85-25.35 per hour
Four (4) Clerk I	19.72-23.17 per hour
One (1) Crime Prevention Coordinator (PT)	12.00 – 24.60 per
	hour
One (1) Animal Control Officer	20.20-23.68 per hour
One (1) Animal Control Officer (PT)	20.20-23.68 per hour
One (1) Park Ranger***	23.64-26.70 per hour
Five (5) Park Rangers (PT)	23.64-26.70 per hour
Three (3) Police Services Aides (PT)	12.00 – 24.84 per hour
One (1) Receptionist (PT)	8.30 – 18.63 per hour

* A Police Officer assigned as Field Training Officer for a new Officer will be paid an additional \$1.50 per hour for hours worked in the company of the new Officer as long as the Field Training Officer remains responsible for the training of the new Officer.

** Dispatchers assigned training responsibilities will be paid an additional \$0.50 per hour for the duration of the assignment.

*** Crew leader position established to receive an additional \$0.50 per hour.

**** Appointed Dispatch Foreman will be paid \$31.05 per hour.

Sec.9 In the Fire Department are the following classifications of jobs and rates of pay:

Three (3) Captains ***	[33.31-34.73]	34.14-35.93 PER HOUR
Six (6) Lieutenants **/*** (See note below)	[29.92-32.14]	30.67-33.26 PER HOUR
Twenty Three (23)		
Firefighter/Paramedics*/** (See note below)	[19.29-29.83]	19.77-30.88 PER HOUR
Three (3) Captains (PT)		12.00-21.03 per hour
One (1) Lieutenant (PT)		12.00-19.58 per hour
One (1) Training Coordinator (PT)		12.00-25.17 per hour
One (1) Asst. Training Coordinator (PT)		8.30-19.58 per hour
Seventy-five (75) PT Firefighters/EMT-A****		16.40-18.57 per hour
Two (2) Safety Inspectors (PT)		12.00-18.12 per hour
One (1) Clerk II		23.85-25.35 per hour

* Additional [~~\$1.00~~] **\$1.75** per hour paid when serving as Station Supervisor.

** Additional \$2.00 per hour paid when serving as Acting Captain.

*** Includes eligibility for a \$.50 merit bonus.

**** Additional \$.50 per hour when assigned to a Medic Unit.

Note – The number of Fire personnel for these two (2) positions are per Letter of Understanding with IAFF effective 4/1/17 to 3/31/20.

Sec.10 In the Department of Public Works are the following classifications of jobs and rates of pay:

A. Construction Services

One (1) Clerk II		23.85-25.35 per hour
One (1) Construction Inspector*	[33.24-34.57]	34.07-35.44 PER HOUR
Two (2) Sidewalk Inspectors (PT)		8.30-18.63 per hour

* Construction Inspectors shall be compensated for one Water License and/or one Wastewater License achieved as follows:

Class I Water Distribution	\$0.25	Class I Wastewater Collection	\$0.25
Class II Water Distribution	\$0.50	Class II Wastewater Collection	\$0.50

B. Engineering Services

One (1) GIS-GPS Mapping Technician/ Traffic Analyst	[33.25-34.58]	34.08-35.44 PER HOUR
--	----------------------	-----------------------------

C. Municipal Building Maintenance

One (1) Custodial Worker*		21.08-23.40 per hour
One (1) Maintenance Worker/Laborer**		22.27-30.99 per hour
One (1) Maintenance Electrician	[26.79-32.11]	27.46-32.92 PER HOUR

* Crew Leader position established to receive an additional \$0.50 per hour.

** Crew Leader positions established to receive an additional \$0.50 per hour. Maintenance Worker Laborer required to maintain proficiency on three or more pieces of equipment shall be compensated an additional \$0.30 per hour while maintaining those proficiencies. A Maintenance Worker Laborer required to maintain an Ohio Department of Agriculture Public Operator Spraying License, a National Swimming Pool Foundation Certified Pool/Spa Operator License, or an NPRA/OPRA National Playground Safety Inspector Certification will be compensated an additional \$0.40 cents per hour.

D. Division of Streets and Transportation

Twenty Two (22) Maintenance Workers/Laborers**/**	22.27-30.99 per hour
Four (4) Laborers (Temp/PT)	8.30-18.63 per hour
One (1) Clerk II	23.85-25.35 per hour

** Crew Leader position(s) established to receive an additional \$0.50 per hour. Maintenance Worker Laborer required to maintain proficiency on three or more pieces of equipment shall be compensated an additional \$0.30 per hour while maintaining those proficiencies. A Maintenance Worker Laborer required to maintain an Ohio Department of Agriculture Public Operator Spraying License, a National Swimming Pool Foundation Certified Pool/Spa Operator License, or an NPRA/OPRA National Playground Safety Inspector Certification will be compensated an additional \$0.40 cents per hour.

*** Traffic Signal Technician appointed by management to receive an additional \$1.00 per hour.

E. Municipal Garage

Four (4) Mechanics *	23.64-29.38 per hour
One (1) Clerk II	23.85-25.35 per hour

*Mechanic Foreman position to receive an additional \$1.45 per hour and Crew Leader position to receive an additional \$.50 per hour

Sec. 11 In the Department of Parks & Recreation there are the following job classifications and rates of pay:

A. Administration and Recreation

One (1) Clerk II	23.85-25.35 per hour
One (1) Clerk I	19.72-23.17 per hour
Five (5) Clerks (PT)	8.30-18.63 per hour
Six (6) Recreation Programmers (PT)	8.30-21.42 per hour
One (1) Farmer's Market Supervisor (PT)	8.30-21.42 per hour
Four (4) Facility Attendants (PT)	8.30-18.63 per hour
Five (5) Cashiers (PT)	8.30-18.63 per hour
Forty (40) Recreation Leaders (PT)	8.30-18.63 per hour

B. Parks and Recreation Maintenance

Six (6) Maintenance Worker Laborers**	22.27-30.99 per hour
Sixteen (16) Laborers (Temp/PT)	8.30-18.63 per hour

** Crew Leader position(s) established to receive an additional \$0.50 per hour. Maintenance Worker Laborer required to maintain proficiency on three or more pieces of equipment shall be compensated an additional \$0.30 per hour while maintaining those proficiencies. A Maintenance Worker Laborer required to maintain an Ohio Department of Agriculture Public Operator Spraying License, a National Swimming Pool Foundation Certified Pool/Spa Operator License, or an NPRA/OPRA National Playground Safety Inspector Certification will be compensated an additional \$0.40 cents per hour.

C. Marsh Fishing Lake

One (1) Fishing Lake Supervisor (PT)	8.30-21.42 per hour
Eight (8) Cashiers (PT)	8.30-18.63 per hour

D. Recreation Center-Swimming Pool

One (1) Pool Supervisor (Temp)	8.30-21.42 per hour
Two (2) Senior Lifeguards (Temp)	8.30-18.63 per hour
Forty-four (44) Lifeguards (Temp)	8.30-18.63 per hour
Two (2) Cashiers (PT)	8.30-18.63 per hour

E. Recreation Center-Golf Course

One (1) Turf Mechanic/Maintenance Worker	23.64-29.37 per hour
Two (2) Greenskeepers *	27.49-30.05 per hour
One (1) Maintenance Worker/Laborer**	22.27-30.99 per hour
Seventeen (17) Laborers (Temp/PT)	8.30-18.63 per hour
Four (4) Pro Shop Supervisors (PT)	8.30-21.42 per hour
Fifty (50) Cashiers (PT)	8.30-18.63 per hour

* Crew Leader established to receive additional \$0.50 per hour.

** Crew Leader position(s) established to receive an additional \$0.50 per hour. Maintenance Worker Laborer required to maintain proficiency on three or more pieces of equipment shall be compensated an additional \$0.30 per hour while maintaining those proficiencies. A Maintenance Worker Laborer required to maintain an Ohio Department of Agriculture Public Operator Spraying License, a National Swimming Pool Foundation Certified Pool/Spa Operator License, or an NPRA/OPRA National Playground Safety Inspector Certification will be compensated an additional \$0.40 cents per hour.

Sec.12 In the Department of Public Utilities are the following classifications of jobs and rates of pay:

A. Wastewater Division

One (1) Clerk II		23.85-25.35 per hour
Two (2) Laboratory Technicians****	[23.31-34.06]	23.89-34.91 PER HOUR
(55 % of wages charged to Sewer Fund;	45% charged to Water Fund)	
One (1) Construction Inspector*	[33.24-34.57]	34.07-35.44 PER HOUR
Sixteen (16) Operator/Maintenance Workers*/****	[23.60-32.96]	24.19-33.79 PER HOUR
One (1) Maintenance Electrician	[26.79-32.11]	27.46-32.92 PER HOUR
Two (2) Laborers (PT)		8.30-18.63 per hour

- * Construction Inspectors and Operator/Maintenance Workers and other classifications shall be compensated for one Water License and/or one Wastewater License achieved as follows:
- | | | | |
|-----------------------------|--------|--------------------------------|--------|
| Class I Water Distribution | \$0.25 | Class I Wastewater Collection | \$0.25 |
| Class II Water Distribution | \$0.50 | Class II Wastewater Collection | \$0.50 |
- *** Chief Operator, Maintenance Foreman and Collection Foreman to receive \$1.50 over their regular rate of pay. Assistant Collection Foreman and Assistant Maintenance Foreman to receive \$0.75 per hour added to regular rate of pay. Crew leader position(s) established to receive an additional \$0.30 per hour.
- **** Laboratory Technicians with Class III Water Plant Operator License or Voluntary Wastewater Lab Certifications to receive an additional \$0.50 per hour each. Lab Supervisor to receive \$1.25 in addition to regular rate of pay.

B. Water Division

One (1) Clerk II		23.85-25.35 per hour
Three (3) Meter Readers**/****		24.98-26.29 per hour
(55% of wages charged to Water Fund;	45% charged to Sewer Fund)	
Fifteen (15) Operator/Maintenance Workers*/****		23.64-32.28 per hour
Two (2) Laborers (PT/Temp)		8.30-18.63 per hour

- * Chief Operator and Foreman positions to receive \$1.45 over their regular rate of pay.
- ** Crew Leader position(s) established to receive an additional \$0.50 per hour.
- *** An employee in the Meter Reader Classification in the Water Division shall be compensated for one Water Supply License and/or one Water Distribution License as follows, unless one license should supersede the other, then the employee's hourly rate will only reflect the license(s) that are current:

Class I Water Supply	\$0.50	Class I Water Distribution	\$0.25
Class II Water Supply	\$1.00	Class II Water Distribution	\$0.50
Class III Water Supply	\$1.50		

Sec.13 There shall be established a labor pool of temporary or part-time employees who will be eligible to work at any time within the duration of this ordinance. These temporary/part-time employees may work in any city department and their wages will be charged to the department to which they are assigned. The following temporary or part-time positions are established:

Twenty-five (25) Employees (Temp/or P.T.) 8.30-18.63 per hour

Sec.14 The salaries, rates and conditions established by Sections 5-13 of this Ordinance shall be effective from and after the dates specified in the Union Contracts for employees included in bargaining units and at the earliest date allowed by law, for all other employees. Until the rates are changed, the former rates shall apply. Notwithstanding any other provision of this ordinance, an employee under the age of sixteen (16) may be paid a wage rate less than the Ohio Minimum Wage Rate provided such rate is not less than that established under the Federal Fair Labor Standards Act or

its successor law.

Sec. 15 The City Manager is authorized to hire up to one additional person for each position authorized in this ordinance to allow for overlap training and transitioning. Generally, such instances would occur when a 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.

Sec. 16 This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants so that the recommended changes can take effect in a timely manner; 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



City Council Ordinance
Regular Meeting - February 25, 2019

Submitted by: Scott Timmer,
 Submitting Department: Finance

Subject:

Supplemental Appropriations - Transfers of Monies

Legislation Title:

Ordinance to amend Ordinance No. 127-18 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, 2019, and ending December 31, 2019." *Supplemental Appropriations - Transfers of Monies

Recommendation:

It is recommended that City Council authorize and direct the preparation of legislation amending the annual operating budget for 2019.

Background/Synopsis: At the conclusion of fiscal year 2018, the Finance Department analyzed total 2018 General Fund receipts and the 2018 end of year General Fund balance. At that time, it was determined that a transfer to both 401-Street Improvement and 402-Capital Improvement in the amount they would have received prior to the 2013 income tax reallocation change was justifiable.

Financial Impact:

From: Unappropriated General Fund.....\$2,032,604
 To: 10012527-271000 Transfers To.....\$2,032,604
 (Fund 401-Street Improvement \$1,016,302; Fund 402-Capital Improvement \$1,016,302)

Supplemental appropriations are requested in the amount of \$2,032,604 from the General Fund. These amounts are in anticipation of the 2019-2023 Capital Improvement Program and provide additional funding for the Street and Capital Improvement funds.

Emergency Provision Explanation:

No.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

Attachments:

1. Reconcile Accounts-Ord (002)

ORDINANCE NO. _____

ORDINANCE TO AMEND ORDINANCE NO. 127-18 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, 2019, AND ENDING DECEMBER 31, 2019."

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

Section 1. Ordinance No. 127-18, the 2019 Appropriation Ordinance, is hereby amended in the following respects:

From: Unappropriated General Fund \$2,032,604

To: 10012527-271000 Transfers to \$2,032,604
(Fund 401-Street Improvement \$1,016,302; Fund 402-Capital Improvement \$1,016,302)

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\2019\Reconcile Accounts-Ord

Attachment: Reconcile Accounts-Ord (002) (1139 : Supplemental Appropriations - Transfers of Monies)



City Council Ordinance
Regular Meeting - February 25, 2019

Submitted by: Alisha Wilson, Clerk
 Submitting Department: Clerk

Subject:

Contractual Appropriations

Legislation Title:

Ordinance to amend Ordinance No. 134-17 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, 2018, and ending December 31, 2018.”

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.

The following appropriations have been requested to fund a contract appearing under New Business on Council’s meeting agenda dated February 25, 2019:

\$757,500 for Mack Road and Ross Road water main replacement project

Financial Impact: \$757,500 from noted funding source.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

No

Attachments:

1. Contractual 2-25-Ord

ORDINANCE NO. _____

ORDINANCE TO AMEND ORDINANCE NO. 127-18 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, 2019, AND ENDING DECEMBER 31, 2019."

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

Section 1. Ordinance No. 127-18, the 2019 Appropriation Ordinance, is hereby amended in the following respects:

From:	Unappropriated Water Replacement & Improvement Fund	\$757,500
To:	60416025-252000 Improvements Other Than Building (Mack Road and Ross Road water Main Replacement 9WT11)	\$757,500

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\2019\Contractual 2-25-Ord

Attachment: Contractual 2-25-Ord (1142 : Contractual Appropriations)



City Council Ordinance
Regular Meeting - February 25, 2019

Submitted by: Alisha Wilson, Clerk
 Submitting Department: Clerk

Subject:

Non-Contractual Appropriations

Legislation Title:

Ordinance to amend Ordinance No. 127-18 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, 2019, and ending December 31, 2019.”

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 a description of these items.

Financial Impact: \$10,000

\$10,000 for meter reading equipment

Rule Suspension Requested:

Yes

Emergency Provision Needed:

No

Attachments:

1. NonContractualAppropriations.022519
2. NonContractual 2-25-Ord



City Council Information Item Regular Meeting - February 25, 2019

Submitted by: Adam Sackenheim,
Submitting Department: Public Utilities

Subject:

Meter reading equipment appropriation

Legislation Title:

Meter reading equipment appropriation

Background/Synopsis:

Most of the ~14,000 water meters in the City of Fairfield are located inside homes or commercial facilities, and are read via manual ‘touch-read’ methods. However, the City is actively working to replace the ‘touch-read’ meters with ‘remote-read’ units, which can be read more efficiently using radio transmission methods. In order to continue to facilitate this replacement program, updated meter-reading equipment is necessary.

The City proposes to procure one new Sensus hand-held meter-reading computer and one new Bluetooth meter-reading ‘autogun’. The City proposes to procure the equipment from Team EJP, per the attached quote. A sole-source letter is also attached for review.

Financial Impact:

An appropriation in the amount of \$10,000.00 is being requested for the purchase of meter reading equipment for the Water Division. 2019 funding for this project is included in the approved 2018-2022 Capital Improvement Program (CIP) under project 9 WT17, Automatic Meter Reading (AMR). Funding is also included in the draft 2019-2023 CIP budget, pending City Council approval. The funding source is the Water Surplus Fund.

Attachments:

1. Sensus MR equip quote 02072019
2. EJP Sole Source Doc Ohio Sensus 2018_2019

CITY OF FAIRFIELD
5350 PLEASANT AVE.
FAIRFIELD, OH

TEAM EJP W.Carrollton, OH
145 S ALEX ROAD
WEST CARROLLTON, OH

45014-3597

45449

Telephone: 937-847-2665

2/07/19 Bid ID: 5389859 FAIRFIELD TRADE-IN HHD UPGRADE

Page 2

Quantity	Sell Per	Description	Unit Price	Extended Price
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TRADE IN FOR EXISTING HHD**

Package 00001

1	6	EA	FL6501GB HHD, CMD LINK AND CHARGING STAND	8,000.00	48,000.00
1	6	EA	BLUETOOTH AUTOGUN	1,637.19	9,823.14
Package Sub-total:					57,823.14

9,637.19

9,637.19

Subtotal:	57,823.14
Tax:	.00
Bid Total:	57,823.14

Shawn Kietzman
Senior Account
Development Manager

7192 N. Middlefork Rd.
Dupont, IN 47231 USA

T: 812-767-9253
shawn.kietzman@xyleminc.com
Sensus.com



December 17, 2018

To whom it may concern:

Please be advised the EJ Prescott Inc. is the only authorized Sensus distributor in the following Ohio counties:

Allen, Auglaize, Butler, Clarke, Darke, Defiance, Fulton, Greene, Hamilton, Henry, Lucas, Mercer, Miami, Montgomery, Paulding, Preble, Putnam, Shelby, Van Wert, Warren, and Williams.

Should you have any questions please do not hesitate to contact me.

Regards,

Shawn Kietzman

Shawn Kietzman
Account Development Manager
Sensus USA

Attachment: NonContractualAppropriations.022519 (1140 : Non-Contractual Appropriations)

ORDINANCE NO. _____

ORDINANCE TO AMEND ORDINANCE NO. 127-18 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, 2019, AND ENDING DECEMBER 31, 2019."

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

Section 1. Ordinance No. 127-18, the 2019 Appropriation Ordinance, is hereby amended in the following respects:

From:	Unappropriated Water Surplus Fund	\$10,000
To:	60516025-253200 Capital Equipment (Water Meters 9WT17)	\$10,000

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\2019\NonContractual 2-25-Ord

Attachment: NonContractual 2-25-Ord (1140 : Non-Contractual Appropriations)