

**City of Fairfield
Minutes
Regular Meeting of City Council
February 12, 2024**

Council-Manager Briefing

Harbin Park Lower Conceptual & Energy Aggregation

Vice Mayor Brill called the briefing to order at 6:00 PM. Councilmembers present: Leslie Besl, Dale Paullus, Debbie Pennington, Adam Kraft, Tim Meyers and Matt Davidson.

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

Staff presented the update on the Harbin Park lower conceptual plan and the electrical energy aggregation. See attached slides.

Business Meeting Call to Order

The Regular Meeting was called to order at 7:00 PM.

Prayer/Pledge of Allegiance

Councilmember Adam Kraft led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Attendee Name	Title	Status	Arrived
Tim Meyers	Councilmember, At-Large	Present	
Matt Davidson	Councilmember, At-Large	Present	
Gwen Brill	Councilmember, At-Large	Present	
Leslie Besl	Councilmember, 1st Ward	Present	
Dale Paullus	Councilmember, 2nd Ward	Present	
Debbie Pennington	Councilmember, 3rd Ward	Present	
Adam Kraft	Councilmember, 4th Ward	Present	
Mitch Rhodus	Mayor	Excused	

Agenda Modifications

Councilmember Meyers, seconded by Councilmember Davidson, moved to add an ordinance to amend the City Manager's Employment Agreement. Motion carried 7-0.

Executive Session Requests

None.

Special Presentations

None.

Citizen Comments

Devan Morrison, 1787 Resor Road - Mr. Morrison addressed Council regarding letters he received from Building & Zoning about parking on his grass. He stated that his neighbor parks on their grass but doesn't get letters for it. Mr. Kathman explained that some gravel driveways are grandfathered and although the grass may have grown up around the gravel, the resident is still permitted to park on a gravel driveway. Mr. Wolterman explained that the zoning regulations protect the aquifer and drinking water in our area. Mr. Kathman stated that they would be happy to work with Mr. Morrison to explore options for enlarging his driveway or adding a parking pad/turnaround spot.

Council Reports

Public Hearing(s)

None.

Approval of Minutes

The Regular Meeting Minutes of January 22, 2024 and Special Meeting Minutes of February 3, 2024 were approved as written and submitted.

OLD BUSINESS

Public Works

Councilmember Adam Kraft

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.

RESOLUTION NO. 3-24. APPROVED 7-0.

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

NEW BUSINESS

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

Development Services

City Manager Scott Timmer - Report

Councilmember Matt Davidson

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

Recommendation:

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

Councilmember Davidson presented the first reading of this ordinance and announced the Public Hearing date of February 26, 2024.

RESULT: FIRST READING Next: 2/26/2024 7:00 PM
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Ordinance to amend Chapters 901, 953, and 717 of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio relative to Trees and Plantings, Solid Waste Disposal and Garbage and Refuse Disposal.

Recommendation:

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

Councilmember Davidson presented the first reading of this ordinance.

RESULT: FIRST READING Next: 2/26/2024 7:00 PM
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Parks, Recreation and Environment

City Manager Scott Timmer - Report

Councilmember Leslie Besl

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

Recommendation:

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

Councilmember Besl presented the first reading of this ordinance.

RESULT: FIRST READING Next: 2/26/2024 7:00 PM
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Public Utilities

City Manager Scott Timmer - Report

Councilmember Debbie Pennington

Motion to Suspend Second and Third Readings

Councilmember Pennington presented the first reading of this ordinance.

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

Ordinance authorizing the City Manager to enter into an Electric Aggregation Agreement with Dynegy Energy Services (East), LLC d/b/a Dynegy Energy Services, LLC as recommended by Energy Alliances, Inc., provided that the accepted aggregation rate is at or below \$0.066/kwh at the time of execution, for a period not to exceed 13 months, and declaring an emergency.

Recommendation:

It is recommended that City Council authorize the City Manager to enter into an Electric Aggregation Agreement with an Electric Supplier as recommended by Energy Alliances, Inc., provided that the accepted aggregation rate is at or below \$0.066/kwh at the time of execution, for a period not to exceed 24 months. This rate is for electric generation only.

ORDINANCE NO. 10-24. APPROVED 7-0.

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

Public Works

City Manager Scott Timmer - Report

Councilmember Adam Kraft

Motion to Suspend Second and Third Readings

Councilmember Kraft presented the first reading of this ordinance.

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

Ordinance to authorize the City Manager to enter into a Joint Construction Agreement with Hamilton County Board of Commissioners and Engineer's Office (HCEO) for the project known as John Gray Road Paving Improvements between Pleasant Avenue and John Gray/Gray Road curve and declaring an emergency.

Recommendation:

It is recommended that City Council authorize and direct the signing of final legislation, with rules suspension and emergency clause, authorizing the City Manager to enter into an agreement with Hamilton County for the project known as John Gray Road Paving Improvements between Pleasant Avenue and the John Gray/Gray Road Curve.

ORDINANCE NO. 11-24. APPROVED 7-0.

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

Finance & Budget

City Manager Scott Timmer - Report

Councilmember Gwen Brill

Motion to Suspend Second and Third Readings

Councilmember Meyers presented the first reading of this ordinance.

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

Ordinance to amend Ordinance No. 166-23 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2024, and ending December 31, 2024.”

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt the appropriations listed above.

ORDINANCE NO. 12-24. APPROVED 7-0.

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

Motion to Suspend Second and Third Readings

Councilmember Meyers presented the first reading of this ordinance.

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

Ordinance to amend Ordinance No. 166-23 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2024, and ending December 31, 2024.”

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt the appropriations listed above.

ORDINANCE NO. 13-24. APPROVED 7-0.

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

Motion to Suspend Second and Third Readings

Councilmember Meyers presented the first reading of this ordinance.

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

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

Recommendation:

It is recommended that Council approve an amendment to the City Manager's employment agreement as discussed during the annual review process.

ORDINANCE NO. 14-24. APPROVED 7-0.

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

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Monday, February 26 - Council-Manager Briefing, 5:30 PM; Regular Meeting 7:00 PM
- B. Monday, March 11 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, March 25 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

Executive Session of Council (if needed)

None.

16. ADJOURNMENT

The Regular Meeting adjourned at 7:50 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved_____



Harbin Park Update

Council – Manager Briefing
February 12, 2024

Attachment: 2024 Harbin Park Council Manager Briefing - Final (002) (3835 : Harbin Park



Lower Harbin Conceptual Studies

Attachment: 2024 Harbin Park Council Manager Briefing - Final (002) (3835 : Harbin Park

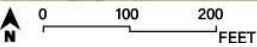


Lower Harbin Park
SITE CONTEXT AND PHOTOS





Lower Harbin Park SYNTHESIZED CONCEPT



POND AREA: 60,978 SQFT.

LEGEND

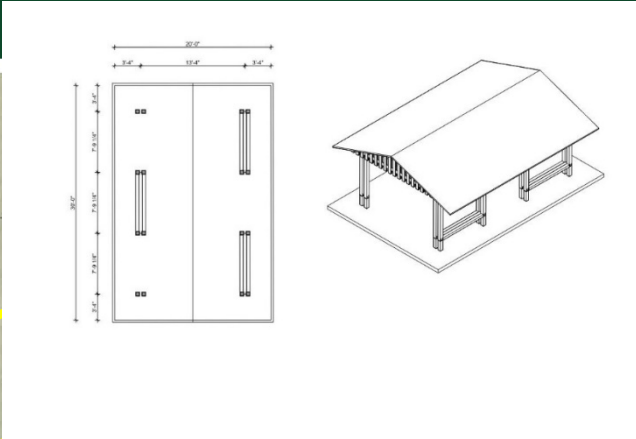
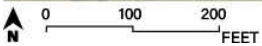
- 1 EXISTING PARKING
- 2 SHELTER (2 LARGE, 4 SMALL)
- 3 EXISTING BASKETBALL COURT RESURFACED
- 4 SOCCER FIELD
- 5 EXISTING TENNIS COURTS RESURFACED
- 6 RELOCATED NEW RESTROOM
- 7 POND
- 8 FOREBAY
- 9 DAM
- 10 NATURE PLAY AREA
- 11 EXISTING SAND VOLLEYBALL COURT PRESERVED IN LOCATION
- 12 OVERLOOK
- 13 EXISTING GAZEBO PRESERVED IN LOCATION
- 14 WATER CROSSING
- 15 EXISTING ASPHALT TRAIL
- 16 NEW ASPHALT TRAIL
- 17 NEW CONCRETE TRAIL



Attachment: 2024 Harbin Park Council Manager Briefing - Final (002) (3835 : Harbin Park



Lower Harbin Park SYNTHESIZED CONCEPT



- 16 NEW ASPHALT TRAIL
- 17 NEW CONCRETE TRAIL

POND AREA: 60,978 SQFT.

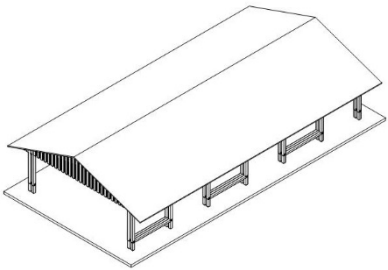
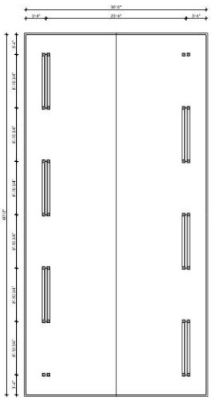


Lower Harbin
Small Shelter
20' x 30' (600 SF)

Attachment: 2024 Harbin Park Council Manager Briefing - Final (002) (3835 : Harbin Park



Lower Harbin Park
SYNTHESIZED CONCEPT

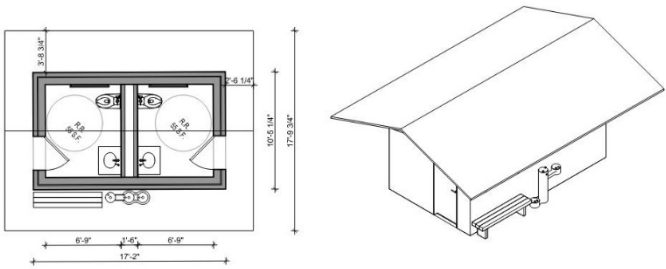


17 NEW CONCRETE TRAIL

POND AREA: 60,978 SQFT.



Lower Harbin Park
SYNTHESIZED CONCEPT



**Lower Harbin
Restroom
10' x 17' (170 S)**

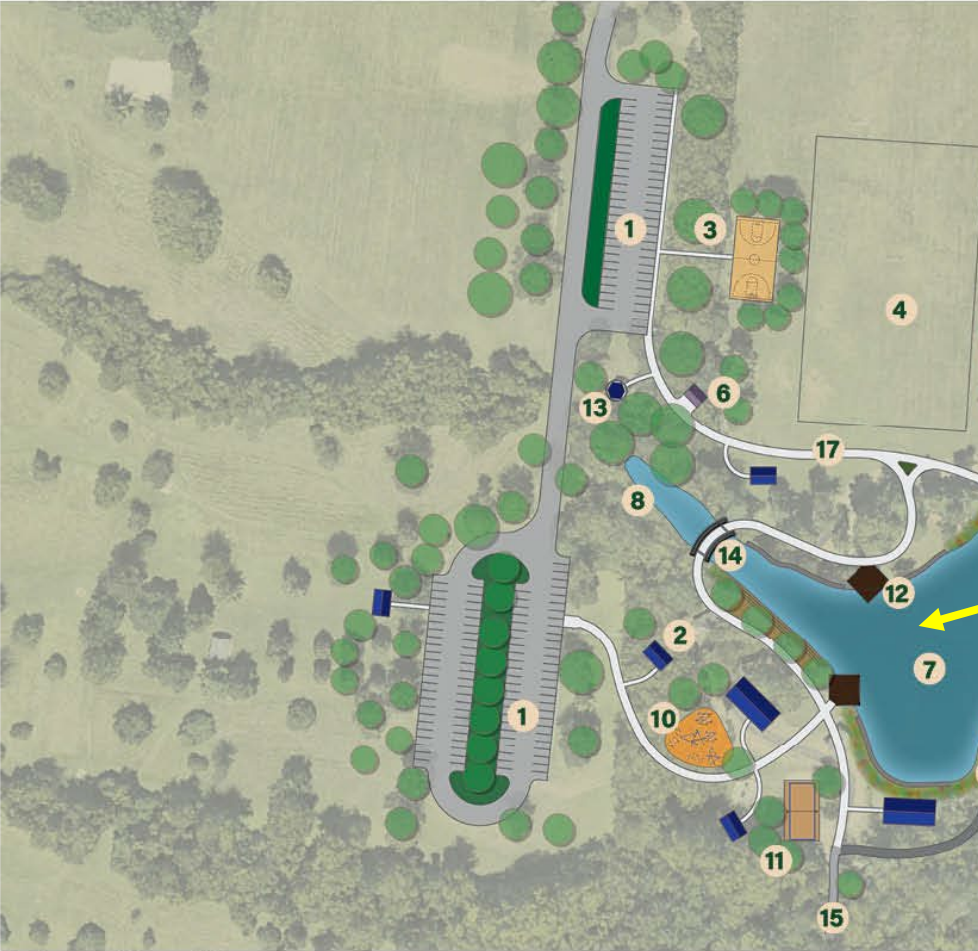


- 15 EXISTING ASPHALT TRAIL
- 16 NEW ASPHALT TRAIL
- 17 NEW CONCRETE TRAIL

Attachment: 2024 Harbin Park Council Manager Briefing - Final (002) (3835 : Harbin Park



Lower Harbin Park
SYNTHESIZED CONCEPT



0 100 200
FEET

Lower Harbin Park
LAKE EDGE OPTIONS-VEGETATIVE

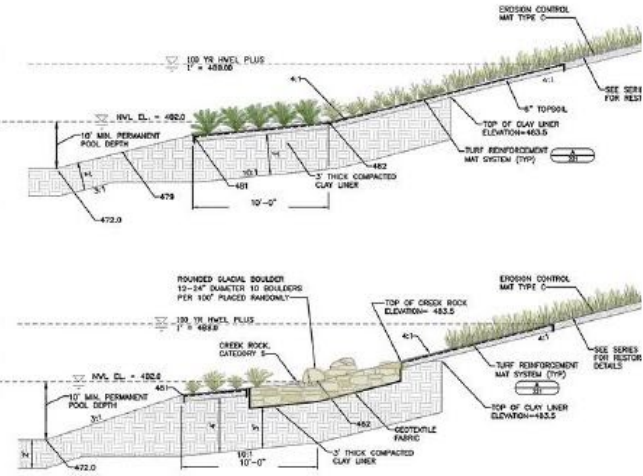


VEGETATIVE AND STONE SAFETY SHELF EDGE CONDITIONS

POND AREA: 60,978 SQFT. 17 NEW CONCRETE TRAIL



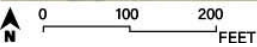
VEGETATED EDGE CONDITION



VEGETATIVE AND STONE SAFETY SHELF EDGE CONDITIONS



Lower Harbin Park SYNTHESIZED CONCEPT



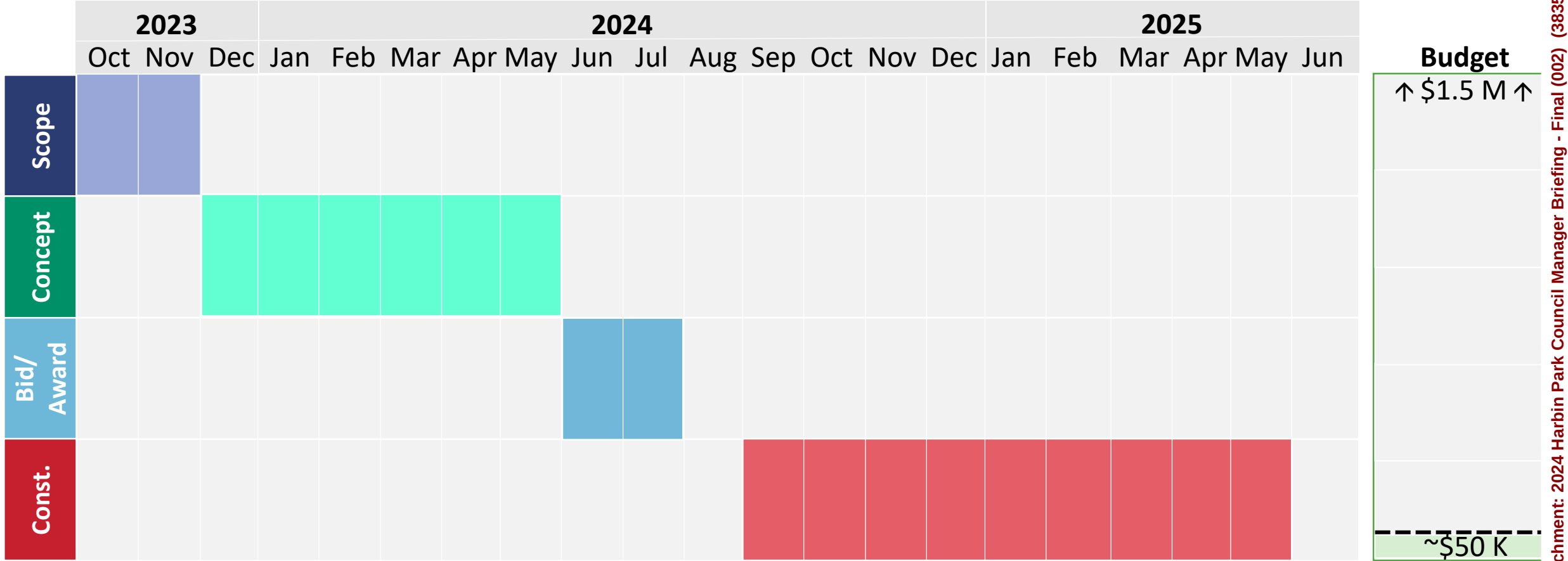
POND AREA: 60,978 SQFT.

LEGEND

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Harbin Park – Lower Timeline/Budget



Attachment: 2024 Harbin Park Council Manager Briefing - Final (002) (3835 : Harbin Park

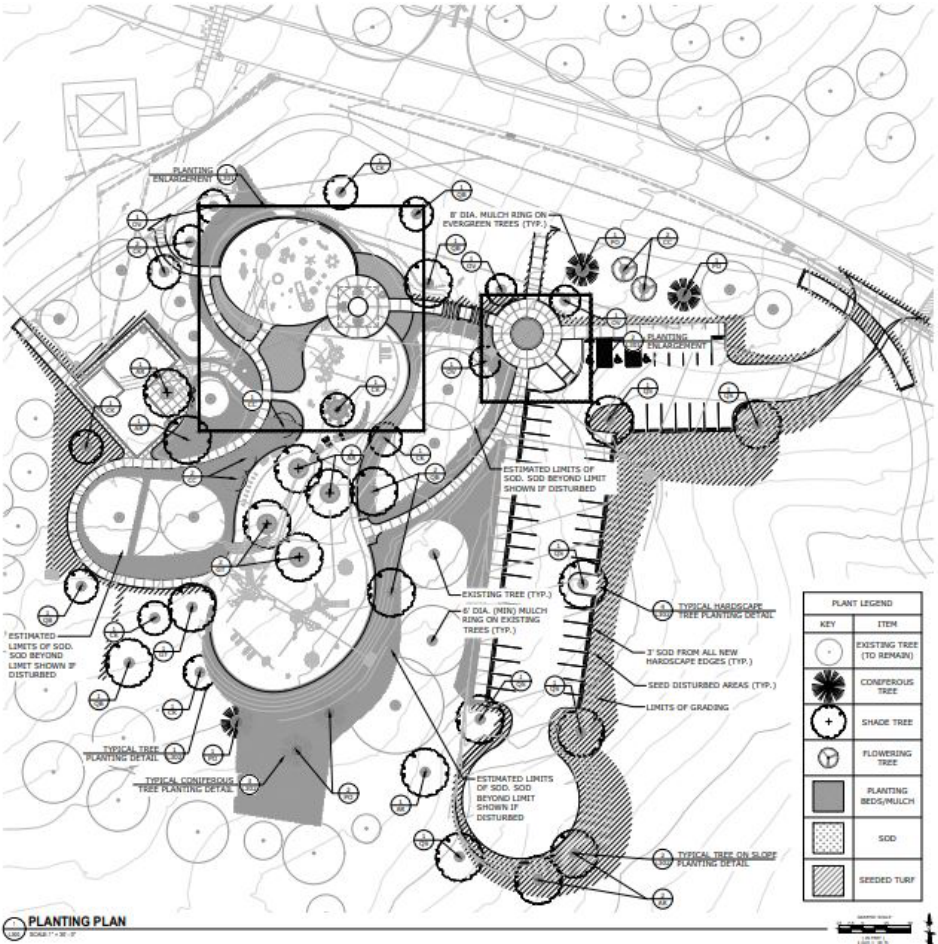


Upper Harbin Construction Update

Attachment: 2024 Harbin Park Council Manager Briefing - Final (002) (3835 : Harbin Park

Harbin Park – Playground and Splashpad

- Construction Underway



Attachment: 2024 Harbin Park Council Manager Briefing - Final (002) (3835 : Harbin Park

Harbin Park – Playground and Splashpad Timelapse



September 8



Attachment: 2024 Harbin Park Council Manager Briefing - Final (002) (3835 : Harbin Park

Harbin Park – Playground and Splashpad Timelapse



Attachment: 2024 Harbin Park Council Manager Briefing - Final (002) (3835 : Harbin Park

Harbin Park – Playground and Splashpad Timelapse



Attachment: 2024 Harbin Park Council Manager Briefing - Final (002) (3835 : Harbin Park



October 23

Harbin Park – Playground and Splashpad Timelapse



Attachment: 2024 Harbin Park Council Manager Briefing - Final (002) (3835 : Harbin Park



November 7

Harbin Park – Playground and Splashpad Timelapse



February 7

Attachment: 2024 Harbin Park Council Manager Briefing - Final (002) (3835 : Harbin Park

Harbin Park – Splashpad



Attachment: 2024 Harbin Park Council Manager Briefing - Final (002) (3835 : Harbin Park



Harbin Park – Playground



Attachment: 2024 Harbin Park Council Manager Briefing - Final (002) (3835 : Harbin Park

Harbin Park – Playground



Attachment: 2024 Harbin Park Council Manager Briefing - Final (002) (3835 : Harbin Park

Harbin Park – Upper Shelter



Attachment: 2024 Harbin Park Council Manager Briefing - Final (002) (3835 : Harbin Park

Harbin Park – Master Plan Implementation Schedule

[illegible]

Award
Construction (Actual)
Construction (Projected)
Construction (Overdue)

*** - Open for Public Use (Unfinished)**

Harbin Park – Historical



Barn demolishec
in 2017

Attachment: 2024 Harbin Park Council Manager Briefing - Final (002) (3835 : Harbin Park

Discussion / Questions

ENERGY ALLIANCES

**SOUTHWEST OHIO'S
MOST TRUSTED
ENERGY ADVISER**

City of Fairfield
Electric Aggregation
February 2024



Timeline of Events

- May 2023 – Council Manager Briefing on energy aggregation
- June 2023 – Council resolution authorizing ballot issues (electric and gas)
- November 2023 – Voters approve both issues (62%+)
- December 2023 – Public hearings; Council adoption of aggregation plans for operation and governance
- January 2024 – City becomes certified aggregator by PUCO
- February 2024 – RFPs secured for electric supply



Electric Aggregation RFP

- Bids Received February 5th
- Criteria:
 - Competitive rate to Duke's Default Rate
 - Term between 12, 16 and 24 months
 - Free and Easy Opt-Out & Opt-In
 - No Termination Fee
 - Ability to Offer Renewable Energy Option at Community Request
- Sent to 4 Suppliers. Received 3 Responses
 - One Discarded due to highest price
 - Of the other two, a clear winner on price and offering the above services.



RFP Results (Indicative Pricing)

	Electric Generation Rate: w/ 50% renewable investment		
	Thru May 2025	Thru Sept. 2025	Thru May 2026
Energy Harbor	6.43¢/KWH	6.61¢/KWH	6.80¢/KWH
Dynegy	6.19¢/KWH	-	-
Constellation	6.51¢/KWH	6.89¢/KWH	7.29¢/KWH

Estimated Duke Price on May 2024 Bill: ~9.71¢

Lowest 12-Month Offer on PUCO Apples to Apples on 2/5: 6.38¢



Example – Single Family Home

Billing details - Electric

Billing Period - Dec 23 23 to Jan 25 24

Duke Energy Delivery

Service Delivery

Distribution-Customer Charge \$8.00

Distribution-Energy Charge

949.884 kWh @ \$0.03969300

37.71

Delivery Riders

24.80

Generation Charges

Retail Capacity Rider (RC)

4.16

Retail Energy Rider (RE)

92.91

Alternative Energy Recovery Rider (AER-R)

0.40

Supplier Cost Reconciliation Rider (SCR)

-5.28

Generation Riders

1.37

Total Current Charges

\$164.07

Your current rate is Residential Service (RS).

For a complete listing of all Ohio rates and riders, visit duke-energy.com/rates

Price to compare: If you're considering using a different electric supplier, their rate would have to be lower than 9.71 cents per kWh for you to save money. Visit energychoice.ohio.gov to compare rates of all electric suppliers or contact Duke Energy for a written explanation.

Pursuant to state law, the Universal Service Fund rider (Rider USF) has been adjusted. In Case No. 21-887-EL-AIR, the PUCO approved an adjustment to Rider DCI (Distribution Capital Investment). In Case No. 17-1263-EL-SSO, the PUCO approved adjustments to Rider AER-R (Alternative Energy Recovery) and Rider SCR (Supplier Cost Reconciliation). In Case No. 19-2123-EL-ATA, the PUCO approved adjustments to Rider LGR (Legacy Generation Rider). In Case No. 23-1041-EL-RDR, the PUCO approved adjustments to Rider SGF (Solar Generation Fund). Overall, a typical residential customer using 1,000 kWh per month will see an increase of approximately \$3.76 or 2.2% per month effective January 2024.

Riders are costs the Public Utilities Commission of Ohio has approved to cover investments in improving the energy infrastructure or other additional expenses.



Savings Opportunities

- Home 1: ~1000 kWH/month
 - @6.19 cents (aggregated) vs. 9.71 cents (Duke market over past 12 months, avg.)
 - \$35.20 savings per month
 - **\$422.40** savings over past 12 months
- Home 2: ~1750 kWH/month
 - @6.19 cents (aggregated) vs. 9.71 cents (Duke market over past 12 months, avg.)
 - \$61.60 savings per month
 - **\$739.26** savings over past 12 months



Recommendation

- Energy Alliances recommends moving forward with Dynegy Energy Service
 - Clearly the Lowest Rate
 - Easy Opt-Out/Opt-In Process
 - Proven Track Record to Manage Community of Fairfield's size (i.e. City of Cincinnati)
- Consider 12 Month Offer
 - "Safest" Strategy for First Program
- 50% renewable electric initiative in line with Fairfield Sustain



Next steps:

- Tonight: Council vote on Ordinance, as emergency to preserve pricing structure
- Tomorrow: Execution of electric generation supply agreement with Dynegy Energy Services
- Next few weeks: Send opt-out mailers to all eligible accounts
 - 21 day opt out window
- Pricing in effect May 2024 bill through May 2025 bill.

