

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 11, 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**
 1. 6:00 PM - Fairfield Forward Presentation
- 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**
- 8. PUBLIC HEARING(S)**
 - a. Joint Public Hearing - 4235 Mulhauser
- 9. APPROVAL OF MINUTES**
 - a. Regular Meeting held January 28, 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 approving an amendment to the Final Development Plan for the Symmes and Pleasant Planned Unit Development.
 - Legislation - Third Reading
 - Motion - Adoption
2. 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 held pending 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. Resolution declaring necessity of repairing sidewalks (including aprons).
 - Legislation - Third Reading
 - Motion - Adoption
2. 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.
 - Legislation - Third Reading
 - Motion - Adoption
3. Ordinance to authorize the City Manager to execute a contract with Sunesis Construction for the bridge maintenance improvements project.
 - Legislation - Second Reading

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. FINANCE & BUDGET COMMITTEE

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

1. 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: \$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.

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

12. 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

13. EXECUTIVE SESSION OF COUNCIL (IF NEEDED)

14. ADJOURNMENT



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.

Attachment: JPH Notice - 4235 Mulhauser (1131 : Joint Public Hearing - 4235 Mulhauser)

**City of Fairfield
Minutes
Regular Meeting of City Council
January 28, 2019**

Council-Manager Briefing

Mayor Miller called the briefing to order at 6:00 PM. Councilmembers present were: Leslie Besl, Craig Keller, Debbie Pennington, Tim Abbott, Chad Oberson and Bill Woeste. Staff members present were Alisha Wilson, Mark Wendling, Dan Wendt, Steve Maynard, Tiphonie Howard, Jenny Dexter, Greg Kathman, Dave Butsch, Adam Sackenheim, Steve Wolterman and Scott Timmer.

Ohio Recycling Contamination Grant Presentation with Anne Fiehrer-Flaig, Executive Director of Butler County Recycling & Solid Waste

Anne Fiehrer-Flaig discussed the Ohio Recycling Contamination Grant and her plans to use that grant to benefit the Fairfield community. This grant will not cost the City anything, other than a small amount of staff time to deal with any phone calls that are received. See attached slides.

Parks & Recreation Structure Update

Parks & Recreation Director Tiphonie Howard explained the organizational changes she is implementing in the department and how those changes will benefit the organization. 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 Keller led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Attendee Name	Title	Status	Arrived
Ron D'Epifanio	Council Member at Large	Excused	
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	

Minutes Acceptance: Minutes of Jan 28, 2019 7:00 PM (Approval of Minutes)

Councilmember Keller, seconded by Councilmember Pennington, moved to excuse Councilmember D'Epifanio. Motion carried 6-0.

Agenda Modifications

None.

Executive Session Requests

None.

Special Presentations and Citizen Comments

a. Recognition of Myles MacBeth & Dispatcher Amanda Robinette

Deputy Fire Chief Tom Wagner presented Myles MacBeth with a plaque and a Fire Department Challenge Coin to recognize his heroic action and calm demeanor in an emergency situation involving his grandfather. He also presented Dispatcher Amanda Robinette with a plaque to recognize her professional and calm demeanor in handling the call and dispatching emergency personnel. Mayor Miller thanked them both for their quick action and gave Myles his lapel pin in gratitude.

b. Proclamation for Joan Schwab's 90th Birthday

Mayor Miller presented Mrs. Joan Schwab with a proclamation in recognition of her 90th birthday and thanked her for her contributions to Fairfield.

Public Hearing(s)

Approval of Minutes

a. Regular Meeting Minutes - January 14, 2019

The Regular Meeting minutes of January 14, 2019 were approved as written and submitted.

OLD BUSINESS AND REPORTS

Community & Public Relations Committee

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

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.

This ordinance was tabled to the February 11 meeting at the request of the applicant.

Minutes Acceptance: Minutes of Jan 28, 2019 7:00 PM (Approval of Minutes)

RESULT:	TABLED [UNANIMOUS]	Next: 2/11/2019 7:00 PM
AYES:	D'Epifanio, Oberson, Woeste, Besl, Keller, Pennington, Abbott	

Parks, Recreation and Environment Committee

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

Public Safety Committee

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

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 second reading of this resolution.

RESULT:	SECOND READING	Next: 2/11/2019 7:00 PM
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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 second reading of this ordinance.

RESULT:	SECOND READING	Next: 2/11/2019 7:00 PM
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Public Utilities Committee

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

Finance & Budget Committee

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

NEW BUSINESS

Development Services Committee

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

Motion to Read by Title Only

Motion to read ordinance by title only.

Minutes Acceptance: Minutes of Jan 28, 2019 7:00 PM (Approval of Minutes)

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

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.

Councilmember Woeste presented the first reading of this ordinance and set a public hearing date for February 11, 2019.

RESULT: FIRST READING Next: 2/11/2019 7:00 PM

Public Safety Committee

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

Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of JSSizemore LLC dba Cobblestone Tavern, 4735-37 Dixie Highway & Patio, Fairfield, OH 45014 (Permit Class D5 & D6).

Recommendation:

It is recommended that City Council request, by simple motion, that **no hearing be held** on the liquor permit application in the name of JSSizemore LLC dba Cobblestone Tavern, 4735-37 Dixie Highway & Patio, Fairfield, OH 45014 (Permit Class D5 & D6).

SIMPLE MOTION NO. 2-19. APPROVED 6-0.

RESULT: APPROVED [UNANIMOUS]
MOVER: Craig W. Keller, Council Member, 2nd Ward
SECONDER: Debbie Pennington, Council Member, 3rd Ward
AYES: Oberson, Woeste, Besl, Keller, Pennington, Abbott
EXCUSED: D'Epifanio

Public Works Committee

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

Motion to Read by Title Only

Motion to read the following two (2) ordinances by title only.

Minutes Acceptance: Minutes of Jan 28, 2019 7:00 PM (Approval of Minutes)

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

Ordinance to authorize the City Manager to execute a grant of easement to Duke Energy Ohio, Inc. for electric and/or telecommunication overhead lines and related appurtenances to facilitate the River Road and Gray Road project improvements and declaring an emergency.

Recommendation:

It is recommended that the City Council authorize the City Manager to sign the easement for the compensation offered. This easement is for the utility relocation that is needed in conjunction with the River Road and Gray Road Improvements.

ORDIANNCE NO. 6-19. APPROVED 6-0.

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

Motion to Suspend Second and Third Readings

Councilmember Oberson presented the first reading of this ordinance.

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

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 first reading of this ordinance.

RESULT: FIRST READING Next: 2/11/2019 7:00 PM

Finance & Budget Committee

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

Motion to Read by Title Only

Motion to read two (2) ordinances by title only.

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

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.

ORDINANCE NO. 7-19. APPROVED 6-0.

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

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

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

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.

ORDINANCE NO. 8-19. APPROVED 6-0.

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

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:	Craig W. Keller, Council Member, 2nd Ward
AYES:	Oberson, Woeste, Besl, Keller, Pennington, Abbott
EXCUSED:	D'Epifanio

Meeting Schedule

Clerk Wilson read the following meeting schedule:

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

Executive Session of Council (if needed)

None.

14. ADJOURNMENT

The Regular Meeting adjourned at 7:25 PM.

The Regular Meeting adjourned at 7:25 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved _____

Minutes Acceptance: Minutes of Jan 28, 2019 7:00 PM (Approval of Minutes)

Fairfield City Council – City Manager Briefing

Topics for today's meeting:

- Brief Overview of SW District
- Ohio EPA Grant Opportunity
- Next Steps..

Solid Waste Management Plan

Background

52 solid waste district in Ohio - 37 single county districts, 15 joint county districts. SWDs established as a result of HB 592.

Solid Waste Districts report to both **Ohio EPA** and our board of directors, **Butler County Commissioners**.

In addition, the Solid Waste District is supported by a Solid Waste **Policy Committee** whose purpose is to:

- 1) Develop, certify and obtain ratification of a county Solid Waste Management Plan;
- 2) Levy fees necessary to support implementation of the Solid Waste Plan;
- 3) Annually certify implementation of the approved Plan.

SW Generation Fee in Butler County

Funding

The average cost to a Butler County residents is .78 cents/year,
or, .06/cents mo.

Butler County Recycling Programs & Services

Drop-off & Curbside Recycling Promotion

School Recycling Outreach & Promotion

Household Hazardous Waste (HHW) Collection (July – Oct.)

Electronics Collection (September)

Appliance Collection (June – October)

Roadside Litter Collection (year round with Butler Co. Sheriff)

Waste Tire Collection (November)

Pollution Prevention P2 Internship (May – August) with local industries

Solid Waste Plan Update

Planning Period: 2018-2032

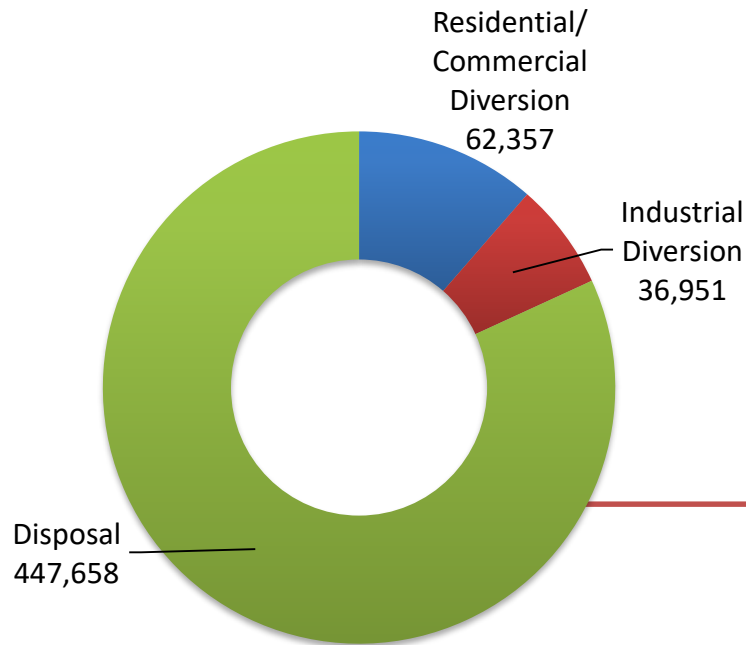
SW Plan reflects infrastructure inventory and examines:

- Landfill capacity, waste transfer stations

- Historical waste generation

- Recycling data

- Waste projections

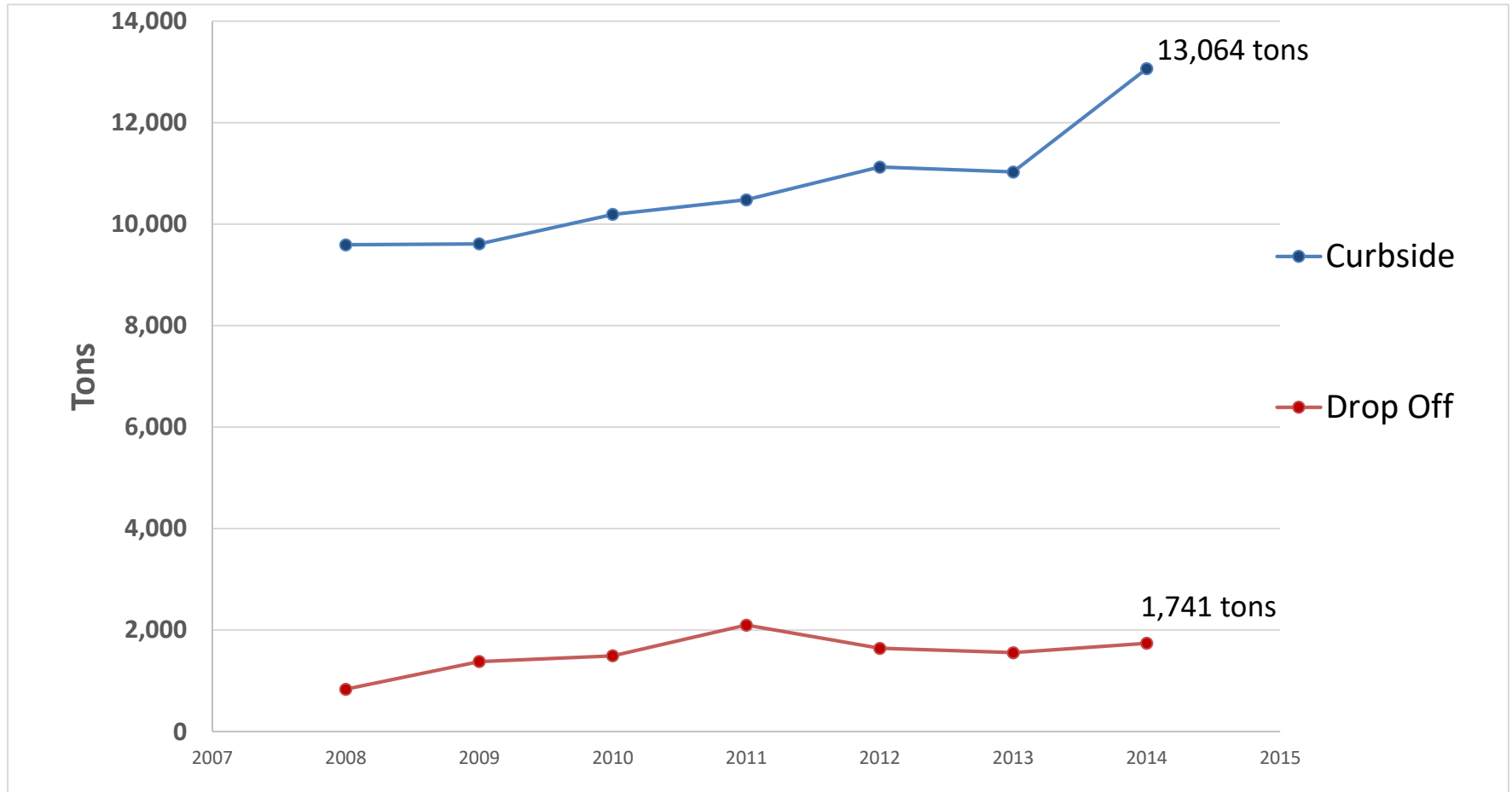


Residential/commercial diversion and Industrial diversion expected to **increase** through the planning period.

Cardboard is the most recycled material for both sectors. Potential to capture more.

Residential program achieving **greatest diversion** is
Curbside Recycling

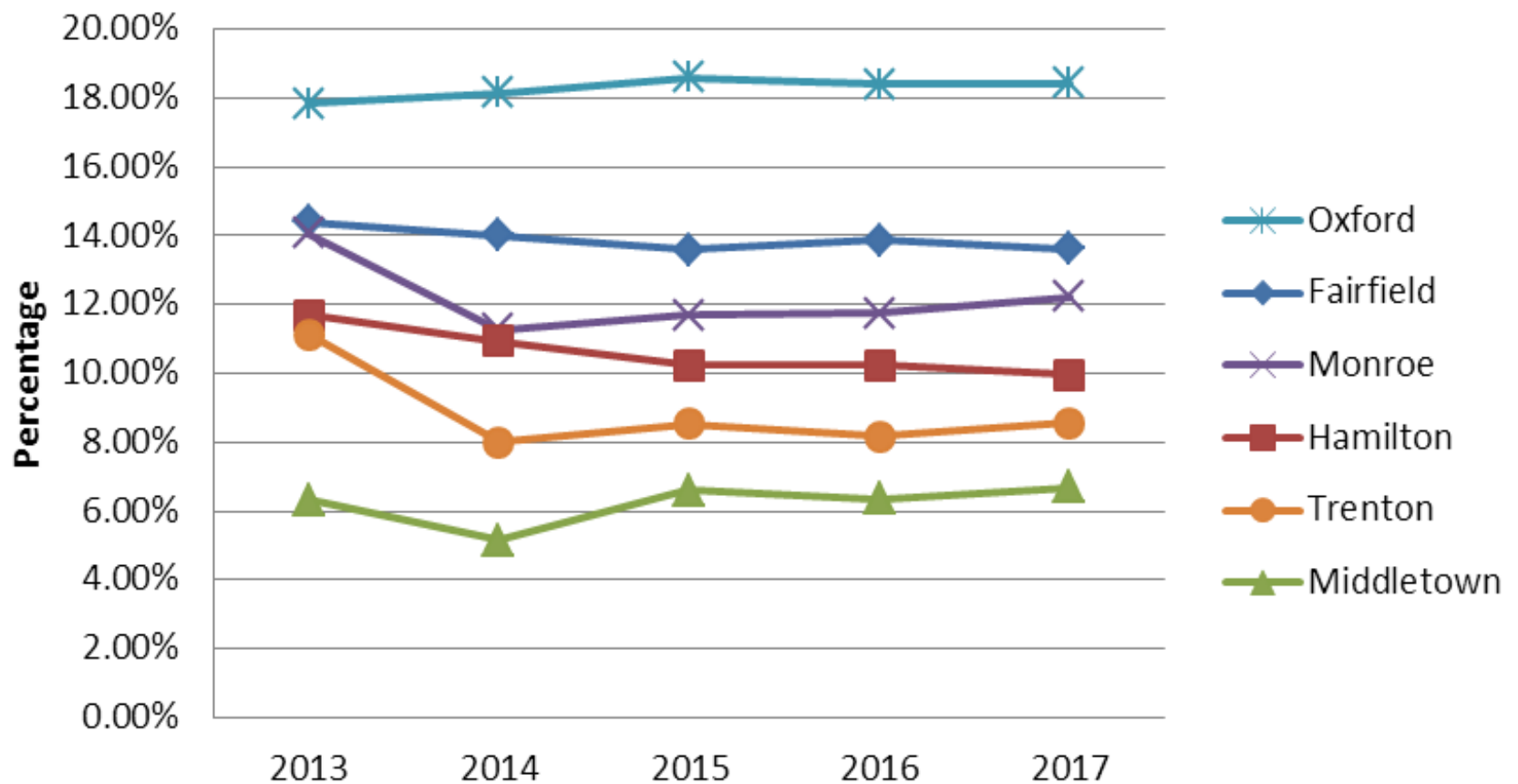
Curbside vs. Drop Box Recycling



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Drop off recycling captures only 12% of recyclables

Cities Percentage Recycled 2013 - 2017



Ranking	City	Recycled Tonnage	% of Waste Recycled
1st	Oxford	1062.11	18.44%
2nd	Fairfield	2133.17	13.63%
3rd	Monroe	725.81	12.21%
4th	Hamilton	2644.66	9.96%
5th	Trenton	542.14	8.55%
6th	Middletown	1655.78	6.69%
Ranking	Township	Recycled Tonnage	% of Waste Recycled
1st	Ross Township	559.92	16.60%
2nd	Liberty Township	1881.01	11.88%
3rd	West Chester Township	2596.36	11.09%
4th	Reily Township	99.09	7.36%
5th	Fairfield Township	697.51	7.28%
6th	Morgan Township	154.29	7.06%
7th	Hanover Township	248.70	6.98%
8th	Milford Township	88.76	5.21%
9th	Wayne Township	48.93	5.07%
10th	Oxford Township	24.98	3.41%
11th	Madison Township	60.44	2.18%
12th	St. Clair Township	20.98	0.92%
13th	Lemon Township	3.31	0.59%

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Curbside Collection Best Practices

- Automated curbside (carts)
- Single Stream
- Measurement
- Regionalized Collection and Processing



One Big Problem:

1 in 4 items in the recycling cart **don't** belong there

Contamination in recycling is a challenge all over the United States. For local processor Rumpke the result:

- **Higher cost** to process material
- **Lower value** for the commodities they sell
- Items end up in the **landfill**.



One Big Problem:

- China (a top importer of recycled plastic) is taking fewer contaminated loads – as established by their “Green Fence” and “China Sword” policies.
- Rumpke is cultivating more domestic markets for recycled materials – but residential recycling loads need less contamination.

Butler County
— RECYCLING & SOLID WASTE —

One Big Problem:

- Consumers *want* to recycle — the service is available to all households in the city of Fairfield.
- Consumers *think* they are good at recycling.
- Consumers need guidance and information on what doesn't belong in the recycling stream.

Grant Opportunity

- Ohio EPA is offering a competitive grant available to Southwest Ohio Solid Waste Districts to **decrease contamination in curbside recycling.**
- Grant will allow the Solid Waste District and city of Fairfield to team up with The Recycling Partnership.

TOGETHER
Transforming Recycling For Good



Funding partners for The Recycling Partnership:



Grant Opportunity

A few of the communities the Recycling Partnership has worked with



DENVER, CO



EL PASO



MASSACHUSETTS



CUYAHOGA CO, OH



ATLANTA, GA



CHICAGO, IL



SANTA FE, NM



ATHENS, OH



ST PAUL, MN



OUTAGAMIE CO, WI

Minutes Acceptance: Minutes of Jan 28, 2019 7:00 PM (Approval of Minutes)

Grant Opportunity



How?

Increase access to recycling

Increase capture of recyclables

Improve quality of recyclables

Grant Opportunity

OPTIMIZATION: CLEAR, CONSISTENT MESSAGING EDUCATING WITHIN A MRFSHED

Residents should hear the same recycling message no matter where they live, work or play.

■ Communities that provide information online and their accepted materials list is the same as what their MRF accepts.



A MRFshed is defined as a group of communities that funnel material into the same MRF.

How will the program work?

Meet with Rumpke

Identify top
contaminants

Develop a clear,
simple message

How will the program work?

Recycling Outreach and Education

- An extensive Recycling Outreach Campaign will begin with **direct mail** to residents identifying primary contaminants in the recycling. Social Media content will complement the direct mail, and the city newsletter will also convey the message and images to inform residents.
- All outreach activity and content will be coordinated with The Recycling Partnership, Rumpke, the SWD, and the city of Fairfield.
- Fairfield City Schools can be engaged as part of the Recycling Outreach Campaign.
- We pledge to work with city of Fairfield communications dept. and public works to raise awareness about materials not suited for recycling at the curb.

How will the program work?

Communications

1 INFORM AND TRIGGER

2 PERSONALIZED FEEDBACK

3 ISSUE SPECIFIC COMMUNICATIONS

CORE TOOLS

Consistent messaging and direct feedback encourage better recycling.



ANNUAL INFO CARD

Residents need to know what you want, as well as what you don't. Mail this ANNUAL INFO CARD to give them an easy reference guide to your basic YES and NO lists.



CURBSIDE FEEDBACK

Direct feedback is extremely powerful in changing behavior. Train staff to use OOPS tags.



TOP ISSUE MAILER

Target your most problematic contaminant by mailing residents this issue-specific card two collection cycles after the ANNUAL INFO CARD.



TOP ISSUE SIGNAGE

Post signage in the community to reinforce the message from the TOP ISSUE MAILER.

Measure

Measure

Measure

Ohio EPA Grant Program Highlights

No cost to the city of Fairfield to participate in the Ohio EPA project. Funds will be provided to the solid waste district to reimburse direct costs: printed mailer, postage, “Oops” tag printing, temporary staff/labor for tagging carts.

Budget: \$2/hh

- Temporary staff
- Printing and postage
- Signage

Tagging Intervention

Partnership between the Solid Waste District, community and Recycling Partnership to implement proven strategy at the curb.

Ohio EPA Grant Program Highlights

Kit and Video

- Tool kit to be created for communities to implement strategy beyond this grant round
- Video overview for kit

Digital Communications Platform

- Community will have the option to work with a digital communications platform to have web based recycling information
- Grant pays for first year subscription

Measurement

- Communities will measure the tagging occurrence
- MRFs will measure the contamination levels before and after

Roles/Responsibilities

Solid Waste District :

- Submit grant application
- Facilitate project – including training sessions with The Recycling Partnership
- Design/Coordinate mailing and other outreach pieces
- Purchase all advertising/print material
- Funding match
- Coordination with participating Solid Waste Districts
- Communication with communities
- Evaluate results

Roles/Responsibilities

Community responsibilities:

- Provide letter of support for application
- Help communicate project to residents (newsletter, website, social media, etc.)
- Approve mailing pieces
- Answer resident questions
- Stand by and support methodology

Roles/Responsibilities

Rumpke responsibilities:

- Mailing list
- Route information
- Identify top contaminants
- Before and after sort
- Employee temporary cart taggers
- Driver engagement
- Letter of support for application

Ohio EPA Grant Project Timeline

- Feb. 11** Grant Application Due
- March 15** Grant Award Announcement
- May 1** Project Kick Off

Project Implementation Period: June 2019 - June 2021
(18 – 24 mos.)

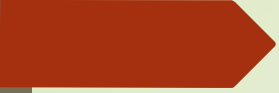
Question Time...

Anne Fiehrer Flaig
Director
(513) 887-3963
anne.fiehrerflaig@bcoho.us



OUR TEAM

THE Fairfield Parks & Recreation Department



Discovery Process

Interviews with staff were conducted prior to occupying position throughout the month of August. Goals of the discovery process were to:

- 1) Understand each persons' role within the organization.
- 2) Identify the strengths and talents of the staff.
- 3) Prioritize the improvements needed in order to function more efficiently and effectively.
- 4) Build rapport with the team prior to arriving in the position.

Discovery Process (con't)

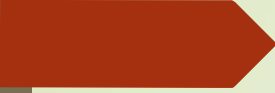
The discussions revealed several dysfunctional issues that existed within the department. Issues that were identified were that;

- 1) Processes were being repeated on many levels.
- 2) Over time, past history had strained relationships among the leadership team and trickled down to front level staff.
- 3) The functions of the department were completed with a “silo” mind-set.

Discovery Process (con't)

The best approach to take in order to address these issues and concerns was by planning a major Department reorganization with the focus on;

- 1) Streamlining operational efficiencies.
- 2) Reassigning job tasks/duties and update current job descriptions to reflect best practices.
- 3) Provide professional development, coaching and training with a common sense approach.



Department Functions

There are four distinct areas of operation that were recognized within the department:

- 1) Facility Operations
- 2) Parks Maintenance
- 3) Events & Programs
- 4) Arts & Hospitality

While operating independently, they should also function collaboratively to sustain the efficiency of the Department.

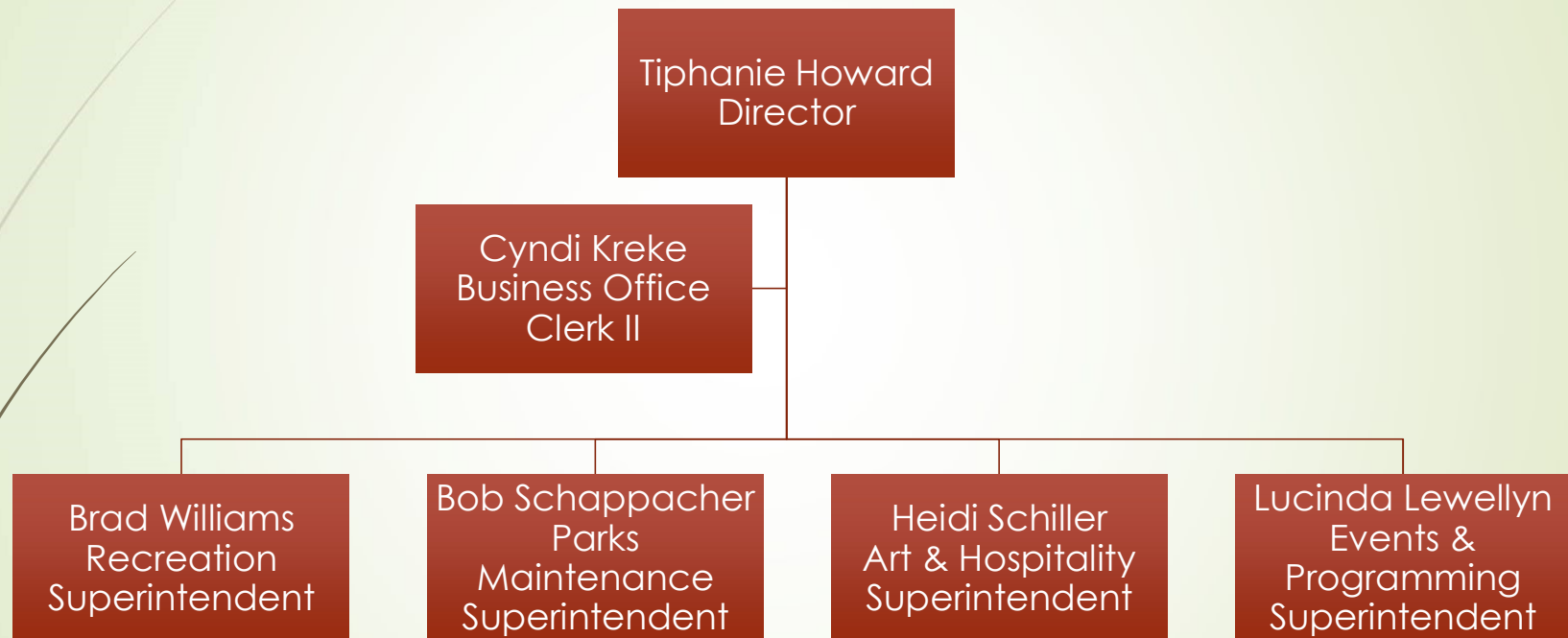


Leadership Team

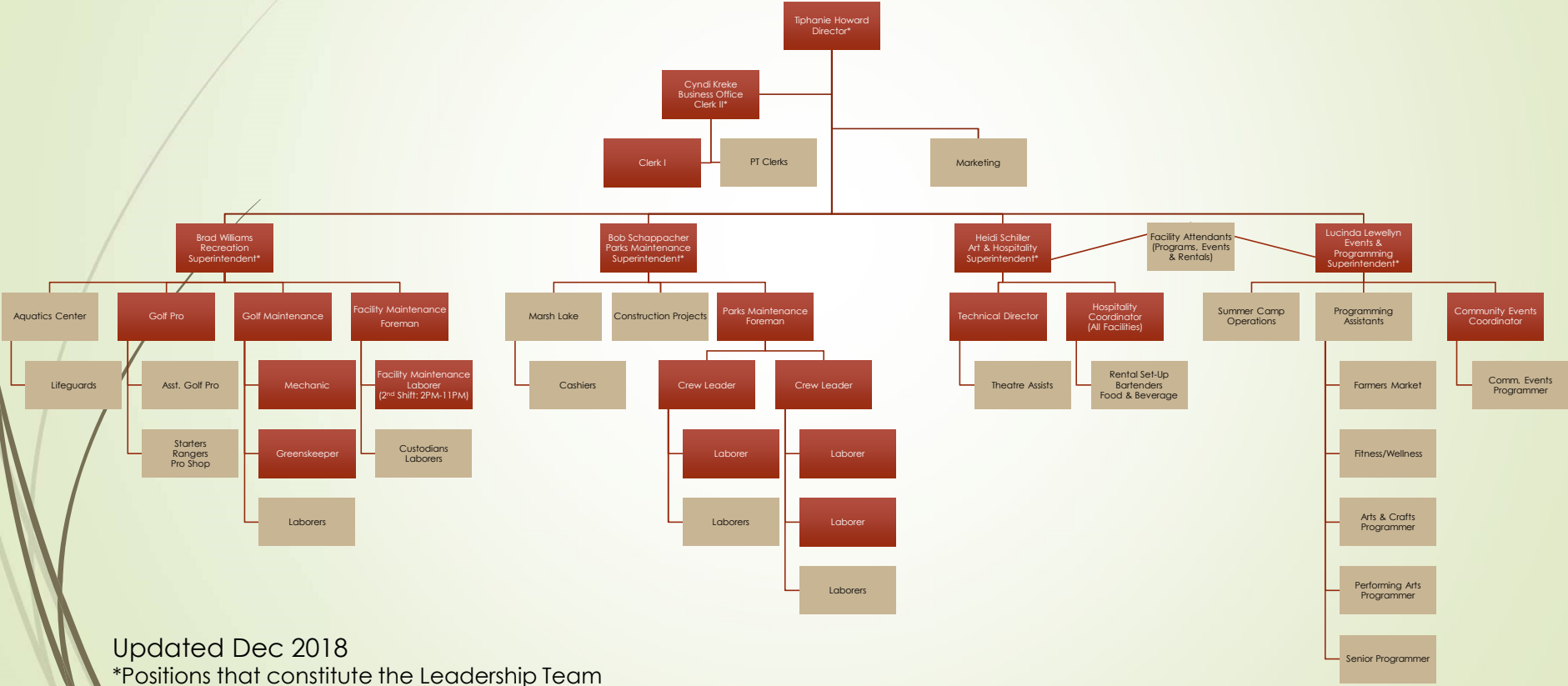
It was essential to take a closer look at the leadership team and the areas they needed to improve in order to succeed. Recognizing these priorities in their development is necessary in order to foster a healthy and effective leadership team:

- Professional development, coaching and training.
- Transition and strategic planning.
- Developing department culture and expectations.

Leadership Team (con't)



City of Fairfield Parks & Recreation Service Delivery Chart



Updated Dec 2018
*Positions that constitute the Leadership Team

What's Next?

This is a plan, which is a process... this will take time.
Hiring the new positions is our first priority.
Developing a road map that will help us navigate through the process.

- AND ALWAYS ADJUSTING OUR COMPASS!

Transparency, communication and collaboration.
Getting us from "Great to Excellent".



City Council Ordinance
Regular Meeting - February 11, 2019

Submitted by: Erin Lynn,
 Submitting Department: Development Services

Subject:

Amendment to Symmes and Pleasant PUD

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 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.

Background/Synopsis:

An amendment to the Final Development Plan for the Symmes and Pleasant Planned Unit Development (PUD) to allow a grocery store to operate on 0.45 acres of land located at 4630 Pleasant Avenue. The PUD was originally approved in 2001 for a Walgreens drug store and Poteete Chiropractor. The grocery store is proposing to locate in the 2,200 square foot vacant chiropractor office building.

Financial Impact:

None. This is a land use decision.

Emergency Provision Explanation:

NA

Rule Suspension Requested:

No

Emergency Provision Needed:

No

Attachments:

1. Pleasant grocery map
2. Zoning-Ord
3. Grocery Store Rec Memo Minutes 12.12.18

HILL AVE

10.B.1.a

City of
Hamilton

SYMMES RD

GORSUCH ST

PLEASANT AVE

BEECH AVE

Attachment

Packet Pg. 50

BLACKBURN AVE

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 APPROVING AN AMENDMENT TO THE FINAL DEVELOPMENT PLAN FOR THE SYMMES AND PLEASANT PLANNED UNIT DEVELOPMENT.

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 approving an amendment to the Final Development Plan for the Symmes and Pleasant Planned Unit Development to allow a grocery store to operate on 0.45 acres of land located at 4630 Pleasant Avenue in accordance with the amended Final Development Plan on file in the offices of the Clerk of Council and Department of Development Services.

Section 2. The Director of Development Services is directed to amend the official Zoning Map of the City of Fairfield, Ohio as approved in Section 1. above.

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

DEPARTMENTAL CORRESPONDENCE

City
of
Fairfield



TO Honorable Mayor and City Council
FROM Greg Kathman, Development Services Director

SUBJECT Final Development Plan – Grocery Store at 4630 Pleasant Ave.

DATE 1-4-19

On December 12, 2018 Planning Commission voted 6-1 to recommend denial of an application to modify the Final Development Plan to the Symmes and Pleasant Planned Unit Development (PUD) to allow a grocery store in a small building located at 4630 Pleasant Avenue, behind the Walgreen's store. The Final Development Plan, approved in 2001, permitted a chiropractor office in this building. The office building has been vacant for several years and was recently purchased with the intention of opening a retail grocery store.

Attached is Planning Commission's official recommendation to deny the application as well as a copy of the December 12, 2018 meeting minutes. I recommend that Council review these documents so as to better understand the information presented and the discussion held at the meeting. I expect that the applicant will attend the upcoming Council meetings to state his case for approval and that some neighbors opposing the proposal will also attend.

Should City Council decide to not accept the Planning Commission recommendation and approve the modifications to the Final Development Plan, staff recommends the following conditions of approval be included.

Possible Conditions of Approval

1. The proceeding terms and conditions of approval shall be codified in a Development Agreement to be executed by the Owner and the City.
2. All requirements stated in the existing Development Agreement dated October 5, 2001 that apply to this parcel shall remain in effect and be followed by the applicant, unless expressly modified hereto.
3. The approval is for a grocery store only. Approval is given only to the current property/business owner, Narayan Dhungel, and shall not be transferable with the business.
4. The site shall be maintained so as to be in compliance with the approved landscape plan dated September 6, 2001. Plants that are missing or dead shall be replaced by May 1, 2019. New mulch is to be installed annually in all landscape beds. The beds are to be kept free of weeds.
5. The existing privacy fencing on the east and south perimeter of this parcel shall be repaired as necessary and shall be maintained in good condition at all times.
6. The grocery store hours of operations shall not extend later than 9:00 p.m., seven days per week. Later hours of operation are not permitted without prior Planning Commission approval.

Attachment: Grocery Store Rec Memo Minutes 12.12.18 (1094 : Amendment to Symmes and Pleasant PUD)

7. Deliveries to the grocery store shall not occur outside the hours of 9:00 a.m. and 9:00 p.m.
8. There shall be no on-site cooking or meal preparation.
9. No outdoor sales or storage/display of merchandise is permitted.
10. All trash containers/dumpsters shall be located east of the building and shall be located in a solid wood privacy fence enclosure.
11. No window signage is permitted on the side of the building facing Pleasant Avenue. Only one "OPEN" sign is permitted at the building entrance on the north elevation. No other electronic or internally illuminated signs are permitted.
12. The existing brick sign base shall be used for the proposed ground sign. The ground sign shall not be internally illuminated. The ground sign and any future signage requires Planning Commission approval. The ground sign requires a building permit from the Building and Zoning Division.
13. The only approved modifications to the building shall be the entrance modification on the north elevation and the new window on the west elevation. The area below the window shall be replaced with brick to match the existing building. Such modifications require a building permit from the Building and Zoning Division.
14. No display racks or merchandise is permitted in front of the proposed west elevation window. If merchandise is located in front of the remaining windows, the blinds are to remain closed.

**DEPARTMENTAL
CORRESPONDENCE****City
of
Fairfield**

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

SUBJECT PLANNING COMMISSION RECOMMENDATION

DATE 12/12/18

Please be advised at the Planning Commission meeting held on Wednesday, December 12, 2018, the Planning Commission voted 6-1 to deny approval of the request to modify the Symmes and Pleasant PUD to allow the operation of a grocery store at 4630 Pleasant Ave., lot no. 13142.

Scott Lepsky, Chairman
Fairfield Planning Commission

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

Attachment: Grocery Store Rec Memo Minutes 12.12.18 (1094 : Amendment to Symmes and Pleasant PUD)

Planning Commission Meeting
 December 12, 2018
 Page 1 of 6

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION
DECEMBER 12, 2018

Scott Lepsky called the Regular Meeting of the Fairfield Planning Commission to order.
 Members present: Scott Lepsky, Don Hassler, Dean Langevin, Bill Woeste, Brian Begley, and Dale Paullus. Motion to excuse Terry Senger carried unanimously. (Mr. Senger arrived at 6:05)

MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting, held November 14, 2018 were approved unanimously.

OLD BUSINESS

NEW BUSINESS

Building Façade Approval – 5823 Olde Winton Ln. – Olde Winton Subdivision

A new house is being constructed in the subdivision. The front elevation includes cultured stone, brick veneer and shake siding. It does not have any bump-outs and there is no basement. The garage is accessed through the rear alley.

Scott Lepsky, seconded by Dale Paullus, motioned to approve building façade with the following conditions:

1. A white decorative fence shall be installed in the front yard.
2. One tree shall be planted by the Builder.
3. Any utility box located in the front yard shall be screened from view.

Motion carried 7-0.

Building Façade Approval – 5880 Olde Winton Ln. – Olde Winton Subdivision

The house being constructed will be on an irregular shaped corner lot and is one of the last available lots in the subdivision. There will be a brick knee wall and horizontal siding that will extend to the side of the house facing Olde Winton Court. More windows and bump-outs were added to the elevation along the street side yard to balance out that side of the house and make it

Planning Commission Meeting
December 12, 2018
Page 2 of 6

more visually appealing. The builder also plans to add picket fencing along a portion of that side. John Boyle, from JNB Custom Homes was in attendance and spoke. The development agreement for the Olde Winton subdivision requires a two car garage, but because of the irregular shape of the lot and the narrowness of the rear portion of the lot, Mr. Boyle requested a waiver to allow a one car garage. He submitted to the Commission the original floor plan of the home, which proposed a two car garage, but about 200 less square footage of living space. Three people previously looked at that floor plan to buy the house, but ended up walking away from the deal because of the smaller area of living space. The house with the new floor plan is already sold and the new owner is happy with the oversized one car garage.

Rex Richardson, Olde Winton resident and HOA board member, was present and spoke. He said that Mr. Boyle has been a big help completing the subdivision and has been very responsive to any issues that have surfaced. He discussed the subject lot. He said it was a difficult lot and at one time he talked about converting the lot to a park, but the neighborhood association voted against it. He noted that about 70% of the neighborhood is single car users; the one car garage should not be a problem.

Scott Lepsky, seconded by Dean Langevin, motioned to approve a waiver to the Development Agreement to allow a one car garage. The building façade was approved with the following conditions:

1. A white decorative fence shall be installed in the front yard.
2. One tree shall be planted by the Builder.
3. Any utility box located in the front yard shall be screened from view.

Motion carried 7-0.

Modification to PUD – 4630 Pleasant Ave. – Grocery Store

Erin Donovan-Lynn, Planning Manager, provided a report summarizing the history of this property and the current application. The original PUD was established in 2001, and this building was originally approved as a chiropractor's office. The building has been vacant for at least 4 years. The surrounding properties are mostly zoned R-1, with a small amount of C-2 and C-3A at the intersection of Pleasant Avenue and Symmes Road. There are 13 parking spaces; 9-10 are required for a grocery store use. The site has perimeter screening consisting of a privacy fence and trees. The building modifications that are proposed include adding a door to the front of the building to change the location of the customer entrance and adding more windows on the west

Planning Commission Meeting
December 12, 2018
Page 3 of 6

side of the building to provide more light. No building signage is proposed on the side facing Pleasant Ave. The floorplan was discussed. The configuration of the restrooms and former waiting area for the chiropractor's office requires the applicant to have the retail area on the west side of the building, which is why the additional door is being added to the front of the building. The added windows are intended to provide more natural light. Ms. Donovan-Lynn asked that the Commission consider not allowing window signage or shelving and merchandise to be seen through the windows. She discussed keeping the existing blinds closed on the remaining building windows if merchandise could be seen through the windows. Signage would be required to be similar to the existing and be approved through Planning Commission. The signage must be non-internally illuminated, since it is next to residential. The items in the existing Development Agreement would apply, plus any additional conditions of approval.

Ronald Roberto, Remax agent representing the applicant, was in attendance and spoke. The applicant plans to use 1000 square feet of the building for retail space, with the rest used for storage.

Jim Howell, resident at 4619 Pleasant Ave., spoke. He has lived there since 1978 and knows the history of the site. It was originally built as a chiropractic office that was open during daytime hours. He believes the area will decline if a grocery store moves in. He would prefer to see an office type use, and doesn't think they should "settle" on this use just to get someone in the building.

Don Bond, 4643 Pleasant Ave., spoke. He said all of his comments from the Public Hearing still stand. He is also concerned that the wall the applicant wants to remove is load bearing and adding a door will put stress on the wall and could collapse the roof. Lee Rosato, Fairfield Building Official, was in attendance. He has reviewed the plans, submitted by a registered design professional, and the plans appear to be sufficient. Mr. Hassler stated they were not there to discuss the building itself, they were supposed to be discussing the use and zoning. He doesn't support the approval of the grocery store. The office building is a buffer between the commercial and residential uses.

Harry Bown, 4627 Pleasant Ave., spoke. He said the building was constructed as a buffer between Walgreens and the residential areas. He wants to see a business type use with daytime hours and thinks a grocery store would be detrimental to the area. Janet Bown spoke. She thinks a grocery store will draw "undesirables" later at night. She doesn't want a convenience store around the homes in the area.

Planning Commission Meeting
December 12, 2018
Page 4 of 6

Mr. Roberto spoke again. He said he is hearing that the owners would like to see an empty, deteriorating building rather than his client's business. The proposed store has fewer hours than the Walgreens next door with which they share a parking lot. Walgreens is open until 10:00 pm. The owner wants to relocate to Fairfield and be a part of the community. The building itself is still there to provide a buffer. Mr. Woeste discussed the sale of the building. The sale closed about two months ago. The property is zoned PUD, but a map that was on the city web site incorrectly showed the property zoned C-2 PUD. Mr. Roberto stated the store would have been allowed in a C-2 district. Mr. Woeste asked if he contacted the City to find out what was stated in the PUD before the sale was finalized and Mr. Roberto said no.

Mr. Senger stated that he did not want any signage on the Pleasant Ave. side of the building at all. He was okay with a non-illuminated "Open" sign on the north side of the building near the door. He also thinks all the windows on Pleasant Ave. should not show any shelving or merchandise inside; he wants the outside of the business to maintain a professional appearance. Mr. Woeste said he wants to support small businesses; the building has been vacant for some time. He is concerned that the restrictions will not allow them to be successful. Mr. Hassler said he wants to listen to the neighbors and they do not support the grocery store. Mr. Lepsky said he understands wanting to be business friendly, but the building was not intended to be a 7 day a week, 9 am to 9 pm retail store, nor was the PUD written to include a grocery store.

Ms. Donovan-Lynn read the following suggested conditions of approval:

1. The proceeding terms and conditions of approval shall be codified in a Development Agreement to be executed by the Owner and the City.
2. All requirements stated in the existing Development Agreement dated October 5, 2001 that apply to this parcel shall remain in effect and be followed by the applicant, unless expressly modified hereto.
3. The approval is for a grocery store only. Approval is given only to the current property/business owner, Narayan Dhungel, and shall not be transferable with the business.
4. The site shall be maintained so as to be in compliance with the approved landscape plan dated September 6, 2001. Plants that are missing or dead shall be replaced by May 1, 2019. New mulch is to be installed annually in all landscape beds. The beds are to be kept free of weeds.
5. The existing privacy fencing on the east and south perimeter of this parcel shall be repaired as necessary and shall be maintained in good condition at all times.
6. The grocery store hours of operations shall not extend later than 9:00 p.m., seven days

- per week. Later hours of operation are not permitted without prior Planning Commission approval.
7. Deliveries to the grocery store shall not occur outside the hours of 9:00 a.m. and 9:00 p.m.
 8. There shall be no on-site cooking or meal preparation.
 9. No outdoor sales or storage/display of merchandise is permitted.
 10. All trash containers/dumpsters shall be located east of the building and shall be located in a solid wood privacy fence enclosure.
 11. No window signage is permitted on the side of the building facing Pleasant Avenue. Only one "OPEN" sign is permitted at the building entrance on the north elevation. No other electronic or internally illuminated signs are permitted.
 12. The existing brick sign base shall be used for the proposed ground sign. The ground sign shall not be internally illuminated. The ground sign and any future signage requires Planning Commission approval. The ground sign requires a building permit from the Building and Zoning Division.
 13. The only approved modifications to the building shall be the entrance modification on the north elevation and the new window on the west elevation. The area below the window shall be replaced with brick to match the existing building. Such modifications require a building permit from the Building and Zoning Division.
 14. No display racks or merchandise is permitted in front of the proposed west elevation window. If merchandise is located in front of the remaining windows, the blinds are to remain closed.

The applicant agreed to all of the conditions. Mr. Senger asked that #11 be changed to reflect the "Open" sign color should be white. Mr. Woeste asked Mr. Howell if he was aware of the conditions of approval and happy with them. Mr. Howell stated that he was pleased with some of the conditions; as they addressed some of his concerns he stated at the Public Hearing, but he still doesn't see the need for the store if they are selling the same things as Walgreens and as the other two Nepalese stores in the area. He would be concerned if they did not succeed and another similar business would move in. Mr. Bond stated they should have checked with the city first before they made the purchase. Steve Wolterman, city attorney, explained that the approval would be for this owner only, and any future user would have to get approval. However, if approved, they are setting a precedent and it would more difficult to deny a future similar user approval. He informed everyone that the vote tonight was just a recommendation to City Council and that no final decision was going to be made at this meeting. Council will make the final decision on whether to adopt or reject their recommendation. There was discussion regarding other areas in the city where there are commercial uses abutting residential uses. Reigert Square,

Planning Commission Meeting
December 12, 2018
Page 6 of 6

Village Green, and the Mack and Gilmore area were discussed.

Terry Senger, seconded by Brian Begley, motioned to recommend approval of the modification to the PUD, with the change to #11 that the sign be white in color. A roll call vote was taken; motion failed 3-4, with Scott Lepsky, Don Hassler, Dean Langevin, and Dale Paullus dissenting.

Scott Lepsky, seconded by Dale Paullus, motioned to recommend denial of the modification to the PUD. A roll call vote was taken; motion passed 6-1, Brian Begley dissenting.

The recommendation to deny the modification to the PUD will be sent to City Council. City Council is expected to have a second reading on January 14, 2019, and a third and final reading and vote on January 28, 2019.

REPORTS/STUDIES/GENERAL DISCUSSION

Dale Paullus reported that the Parks Board approved ordinances for engineering for Phase 1 of Harbin Park and the Marsh Park addition.

Motion to cancel the December 26, 2018 meeting carried unanimously.

Motion to adjourn carried unanimously.

Scott Lepsky, Chairman

Lynda McGuire, Secretary



City Council Ordinance
Regular Meeting - February 11, 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

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)



City Council Resolution

Regular Meeting - February 11, 2019

Submitted by: Ben Mann,
Submitting Department: Public Works

Subject:

Resolution of Necessity to require repair and/or replacement of sidewalks

Legislation Title:

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.

Background/Synopsis:

The City has completed the process of sidewalk inspection thereby requiring repair and/or replacement of sidewalks for 2019 by the abutting property owners.

This is an ongoing program that was implemented in 1994 to inspect sidewalks and approach aprons citywide. The program was designed to complete inspections of all city sidewalks on a four (4) year rotating basis. Marking of sidewalks and aprons citywide has been completed for the 2019 program year. There are approximately 995 property locations marked for repair or replacement (33 of these are City responsibility while the other 962 are resident/business owner responsibility). There are approximately 15,775 Square Feet of 4" (sidewalk), 14,750 Square Feet of 7" (driveway aprons) concrete, and 7,800 Square Feet of 9" (commercial driveway aprons) concrete marked for replacement. There are 585 locations currently marked for repair via the cutting method. The cutting method was used for the last several years as part of the sidewalk project and has proved an effective method for limiting damage to the adjacent lawn and inconvenience to the residents while also being a cost saving measure for the property owners.

In order to begin the assessment and notification process, it is necessary for City Council to pass a Resolution of Necessity to require repair of sidewalks and driveway aprons located in designated areas of all four wards that have not already been repaired by the abutting property owners.

Notices are sent out to the affected property owners, giving them a minimum of 60 days in which to complete the replacement. The property owner has two options, either have the work completed prior to the end of the 60-day notice, or have the city's contractor complete the work. Should the property owner have the city's contractor perform the work, payment is made via an invoice from the city or charged to the owner's property tax duplicate.

With this early notification, the property owner will have more than the 60-day time frame to complete the work, before the city's contractor begins work, if they so desire. At this time, the

city's contractor is anticipated to begin work sometime during the May/June timeframe.

Financial Impact:

No financial impact at this time.

Emergency Provision Explanation:

None requested.

Rule Suspension Requested:

No

Emergency Provision Needed:

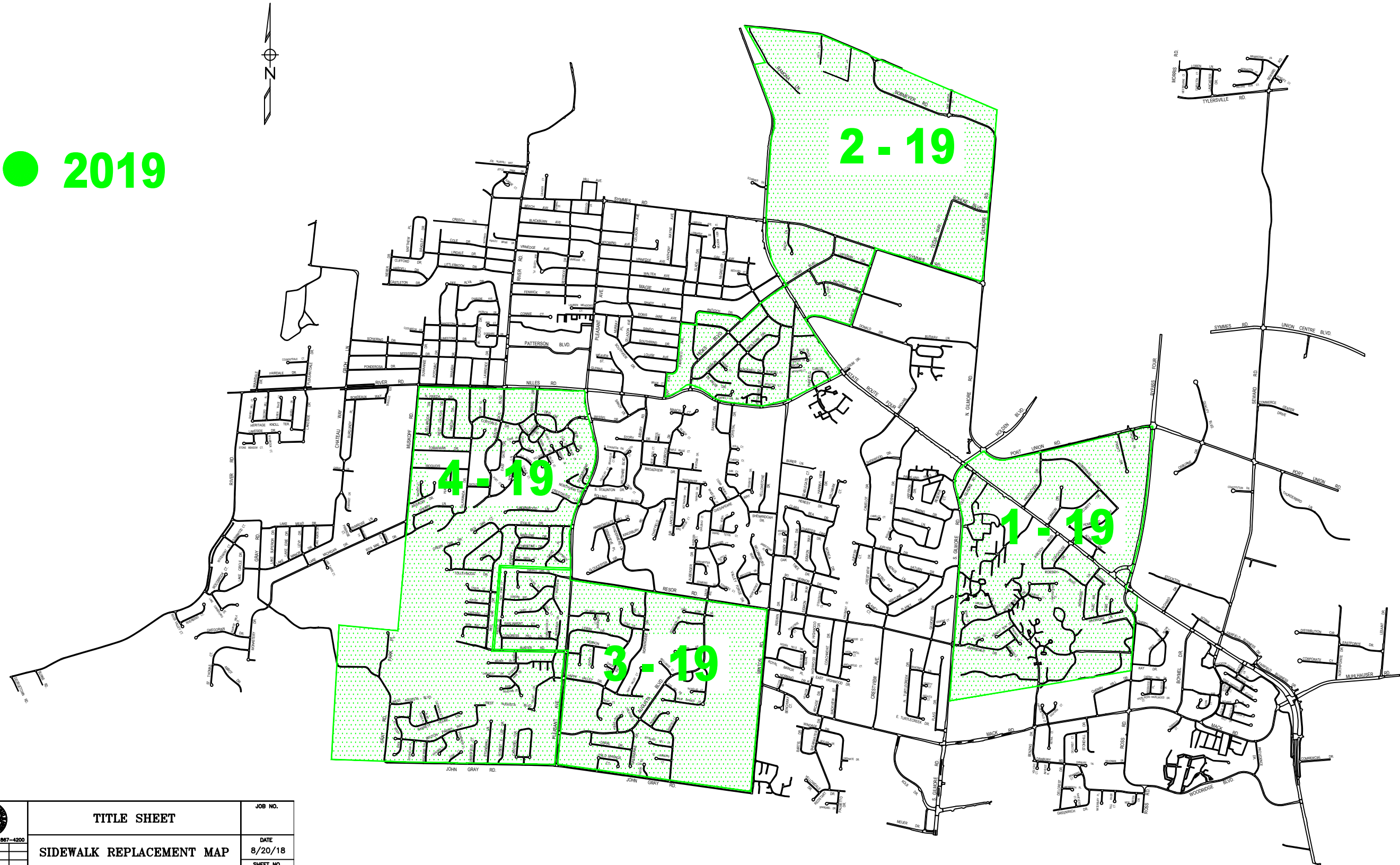
No

Attachments:

1. 2019 Sidewalk Map
2. Sidewalk Repair and Replace-Res

Sidewalk Replacement Program

● 2019



CITY OF FAIRFIELD 570 North Gilmore Road • Fairfield, Ohio • (513) 867-4200		TITLE SHEET		JOB NO.
		SIDEWALK REPLACEMENT MAP		DATE 8/20/18
		FAIRFIELD, OHIO		SHEET NO. 1/1
NO.	DATE	REVISIONS		BY
SCALE	DESIGN-LAYOUT	NWC	DRAWN	CHECKED
N.T.S				

RESOLUTION NO. _____

RESOLUTION DECLARING NECESSITY OF REPAIRING SIDEWALKS
(INCLUDING APRONS).

WHEREAS, the Public Works Director has heretofore prepared plans, specifications and an estimate of cost for the repair of certain sidewalks (including aprons) at the locations hereinafter set forth; and

WHEREAS, said plans, specifications and estimate of cost are now on file in the office of the Clerk of Council;

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

- Section 1. It is necessary to repair certain sidewalks (including aprons) in the City of Fairfield, Ohio, at the addresses of the abutting properties which are shown in the cost estimates prepared by the Public Works Director and which cost estimates are on file in the office of the Clerk of Council and are incorporated herein by reference.
- Section 2. The plans, specifications and estimate of cost for said repair now on file in the office of the Clerk of Council be and the same hereby are approved.
- Section 3. The owners of each lot and parcel of land bounding and abutting upon the proposed sidewalks shall repair that portion of said sidewalks (including aprons) which abuts his/her property, in accordance with the plans and specifications now on file in the office of the Clerk of Council within thirty (30) days after service of notice of the passage of this resolution.
- Section 4. In the event any such abutting property owner does not complete the repair of that portion of such sidewalks (including aprons) which abut his/her property in accordance with said plans and specifications and within the time period as hereinbefore prescribed, then this Council shall cause the same to be done and the entire cost thereof shall be assessed upon the property of such abutting property owner.
- Section 5. The Clerk of Council be and she hereby is authorized and directed to serve notice of the passage of this resolution upon the owners of the lots and lands abutting upon said sidewalks (including aprons) in the manner provided by law.
- Section 6. This Resolution shall take effect at the earliest period allowed by law.

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

Third Reading _____

ATTEST:

Clerk of Council

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

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2019\Sidewalk Repair and Replace-Res

Attachment: Sidewalk Repair and Replace-Res (1111 : Resolution of Necessity to require repair and/or replacement of sidewalks)



City Council Ordinance
Regular Meeting - February 11, 2019

Submitted by: Ben Mann,
 Submitting Department: Public Works

Subject:

Landscaping Maintenance Contract Award

Legislation Title:

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.

Background/Synopsis:

The Public Works Department advertised for bids on December 14, 2018 and December 21, 2018. Bids were opened on December 31, 2018 and two (2) proposals were received (see attached).

In review of the bids submitted the lowest and best bidder was T.R. Gear Landscaping for a total contract of \$202,977 (\$67,659 per year).

The project is programmed in the current 2018-2022 CIP as 9PW08.

The 2016-2018 was with TR Gear Landscaping for a total contract of \$208,575 (\$69,525 per year). The 2013-2015 contract was with TR Gear Landscaping for a total contract of \$226,539 (\$75,513/year). The 2010-2012 contract was with TR Gear Landscaping for a total contract of \$233,757 (\$77,919/year). The first contract the City let for this work was for the period from 2007-2009 and was with PMG Landscaping for a total contract of \$279,000 (\$93,000 per year).

The recommended bidder is \$5,598 less than the current 3-year contract. The new contract will begin April 1, 2019. The three landscaping areas are Route 4 South (Seward Road to Woodridge Boulevard), Route 4 North (Symmes Road to the Railroad overpass), and Patterson Drive (Pleasant Avenue to River Road).

Financial Impact:

\$67,659.00 for the first year of the contract. Funding for this contract will be provided from the Capital Improvements Fund and is listed in the Capital Improvement Program as item 9PW08 Grounds, Entryways and Landscaping Program.

Emergency Provision Explanation:

None requested.

Rule Suspension Requested:

No

Emergency Provision Needed:

No

Attachments:

1. 2019 Landscape Care and Maintenance
2. TR Gear Landscaping-Ord

City of Fairfield**Bid Tabulation for: Landscape Care and Maintenance - State Route 4 & Patterson Blvd Streetscape****Bid Opening: December 31, 2018, City of Fairfield Council Chambers****Engineer's Estimate: \$95,000.00**

T.R. Gear Landscaping 3300 Port Union Rd. Fairfield, OH 45014	K&R Lawn and Landscaping 611 Maple Ave Hamilton, OH 45011
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Description	Year 1	Year 2	Year 3	Year 1	Year 2	Year 3
South Route 4 (South of Seward Rd.)	\$ 62,195.00	\$ 62,195.00	\$ 62,195.00	\$ 65,982.00	\$ 65,982.00	\$ 65,982.00
North Route 4 (North of Symmes Rd.)	\$ 3,178.00	\$ 3,178.00	\$ 3,178.00	\$ 3,273.00	\$ 3,273.00	\$ 3,273.00
Patterson Drive	\$ 2,286.00	\$ 2,286.00	\$ 2,286.00	\$ 2,355.00	\$ 2,355.00	\$ 2,355.00

These bids will be reviewed by the Public Works Department, and a recommendation will be made to Council. There is no guarantee that the contract will be awarded to the lowest bidder. Contracts are awarded to the bidder deemed to be the best and the lowest bidder.

ORDINANCE NO. _____

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.

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 TR Gear Landscaping for a three (3) year term for the landscape care and maintenance for the State Route 4 & Patterson Blvd. Streetscape 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\TR Gear Landscaping-Ord

Attachment: TR Gear Landscaping-Ord (1114 : Landscaping Maintenance Contract Award)



City Council Ordinance
Regular Meeting - February 11, 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:

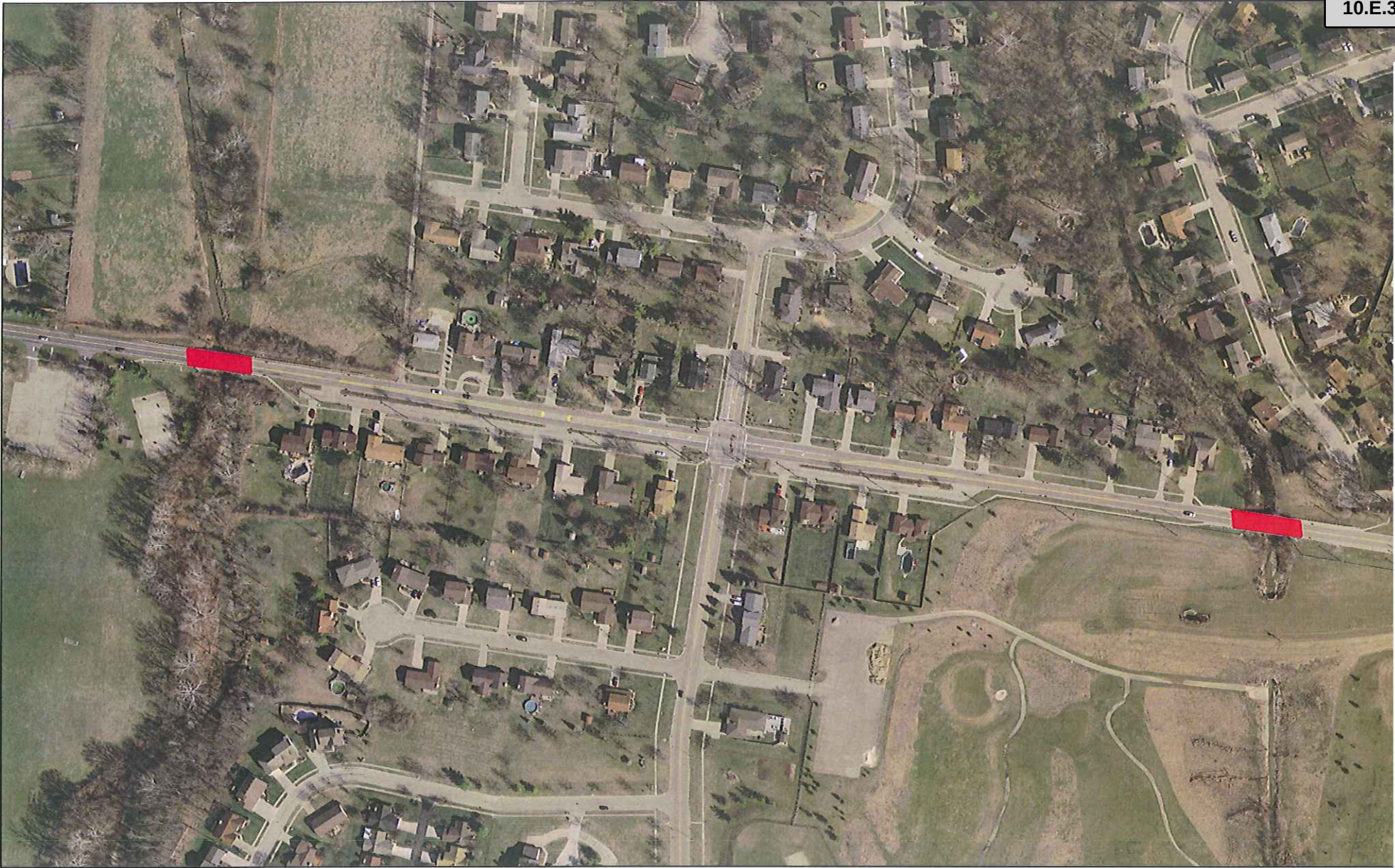
No

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 11, 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: \$126,000

\$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.

Rule Suspension Requested:

Yes

Emergency Provision Needed:

No

Attachments:

1. NonContractualAppropriations.021119
2. NonContractual 2-11-Ord



City Council Ordinance
Regular Meeting - February 11, 2019

Submitted by: Ben Mann,
 Submitting Department: Public Works

Subject:

Appropriation of funding for 2019 Annual Drainage Program

Legislation Title:

Appropriation of funding for 2019 Annual Drainage Program

Recommendation:

It is recommended that City Council authorize and direct the preparation of legislation authorizing the appropriation of funding in the amount of \$100,000.00 from the Capital Improvement Fund for this project.

Background/Synopsis:

This is an annual expenditure, funded in the Capital Improvement Program. Each year, the Public Works Department performs a number of improvement projects to improve small drainage problems and maintain existing infrastructure.

Costs covered are primarily materials and supplies such as drainage pipe, castings, grates, concrete, stone, etc. The list of projects is continually updated to make improvements involving drainage problems.

The project is programmed in the 2018-2022 CIP as 9PW04.

Financial Impact:

\$100,000.00 from the Capital Improvement Fund.

Emergency Provision Explanation:

None requested.

Rule Suspension Requested:

No

Emergency Provision Needed:

No



City Council Ordinance
Regular Meeting - February 11, 2019

Submitted by: Ben Mann,
 Submitting Department: Public Works

Subject:

Appropriation of funding for 2019 Street Light Installation Program.

Legislation Title:

Appropriation of funding for 2019 Street Light Installation Program.

Recommendation:

It is recommended that City Council authorize and direct the preparation of legislation authorizing the appropriation of funding in the amount of \$5,000.00 from the Capital Improvement Fund for this project.

Background/Synopsis:

This is an annual expenditure, funded in the Capital Improvement Program. Often, the Public Works Department and/or the Police Department receive requests for additional street lights.

Costs covered are primarily for contracted work by Duke Energy or Butler Rural for the installation of street lights and infrastructure needed for street lighting.

The project is programmed in the 2018-2022 CIP as 9PW11.

Financial Impact:

\$5,000.00 from the Capital Improvement Fund.

Emergency Provision Explanation:

None requested.

Rule Suspension Requested:

No

Emergency Provision Needed:

No



City Council Information Item
Regular Meeting - February 11, 2019

Submitted by: Jason Hunold,
Submitting Department: Public Utilities

Subject:

Electrical Improvements

Legislation Title:

Electrical Improvements

Background/Synopsis: Various electrical components downstream of the Wastewater Division's new Motor Control Centers are in need of replacement and/or upgrade. The Division's Maintenance Electrician will be performing the work on the critical components.

Financial Impact: An appropriation in the amount of \$14,000.00 is being requested for the purchase of various electrical components, on an as needed basis, for the Wastewater Division. 2019 Funding for this project was included in the approved 2018-2022 Capital Improvement Program (CIP) under project number 9WW11, Electrical Improvements, as well as in the 2019-2023 CIP, pending City Council Approval. The funding source is the Sewer Surplus Fund.



City Council Information Item
Regular Meeting - February 11, 2019

Submitted by: Jason Hunold,
 Submitting Department: Public Utilities

Subject:

Seward 2 Pump Station - Sewer Pump Appropriation

Legislation Title:

Seward 2 Lift Station - Pump Appropriation

Background/Synopsis: The City of Fairfield's sewage collection system contains eleven (11) sanitary pump stations. Pumping stations are designed to handle raw sewage that is fed from underground gravity pipelines. Sewage is fed into and stored in an underground pit, commonly known as a wet well. The well is equipped with electrical instrumentation to detect the level of sewage present. When the sewage level rises to a predetermined point, a pump will be started to lift the sewage upward through a pressurized pipe system called a sewer force main. The sewage is transported through the force main and ultimately discharges into a nearby gravity manhole where it can again flow by gravity.

The pump being purchased will be used to replace the existing pump which is thirty (30) years old and has exceeded its life expectancy. Staff performed cost analysis for rebuild vs replacement and determined it is more economical to replace the pump. A proposal is attached for review.

Financial Impact: An appropriation in the amount of \$7,000.00 is being requested from the Sewer Surplus Fund for the purchase of a replacement pump for the Seward 2 pump station. 2019 Funding for this project was included in the approved 2018-2022 Capital Improvement Program (CIP) under project number 9WW06, Pump Overhaul/Replacement Program. The project will also be included in the 2019-2023 CIP budget, pending City Council Approval. The funding source is the Sewer Surplus Fund.

Attachments:

1. CEC Seward 2 Pump

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 Capital Improvement Fund	\$105,000
To:	40216025-252500 Drainage Improvements (2019 Annual Drainage Improvements 9PW04)	\$100,000
To:	40216025-252000 Improvements Other Than Building (2019 Street Light Installation 9PW11)	\$5,000
From:	Unappropriated Sewer Surplus Fund	\$21,000
To:	62416025-252000 Improvements Other Than Building (Pump Overhaul at Seward 2 Pump Station 9WW06 (\$7,000); Electrical Improvements 9WW11 (\$14,000))	\$21,000

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

Attachment: NonContractual 2-11-Ord (1132 : Non-Contractual Appropriations)

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\Non Contractual 2-11-Ord

Attachment: NonContractual 2-11-Ord (1132 : Non-Contractual Appropriations)