

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

Council-Manager Briefing

6:00 PM - Fairfield Forward Presentation

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

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

Business Meeting Call to Order

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

Prayer/Pledge of Allegiance

Councilmember Pennington led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

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

Agenda Modifications

None.

Executive Session Requests

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

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

Special Presentations and Citizen Comments

None.

Public Hearing(s)

Joint Public Hearing - 4235 Mulhauser

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

Approval of Minutes

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

OLD BUSINESS AND REPORTS

Development Services Committee

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

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

Recommendation:

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

Councilmember Woeste presented the third reading of this ordinance.

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

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

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

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

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

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

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

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

Recommendation:

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

Second reading held pending Planning Commission recommendation.

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

Public Works Committee

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

Resolution declaring necessity of repairing sidewalks (including aprons).

Recommendation:

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

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

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

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

Recommendation:

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

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

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

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

Recommendation:

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

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

Councilmember Oberson presented the second reading of this ordinance.

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

Finance & Budget Committee

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

Motion to Read by Title Only

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

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

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

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

Ordinance to amend Ordinance No. 127-18 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2019, and ending December 31, 2019.”

Recommendation:

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

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

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

Meeting Schedule

Clerk Wilson read the following meeting schedule:

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

Executive Session of Council (if needed)

Council adjourned to Executive Session at 7:30 PM.

14. ADJOURNMENT

The Regular Meeting adjourned at 7:55 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved_____



FAIRFIELD FORWARD

Comprehensive Plan

UPDATE

Council-Manager Briefing
February 11, 2019

Community Engagement - Events

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

Community Engagement - Outreach

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



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

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

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

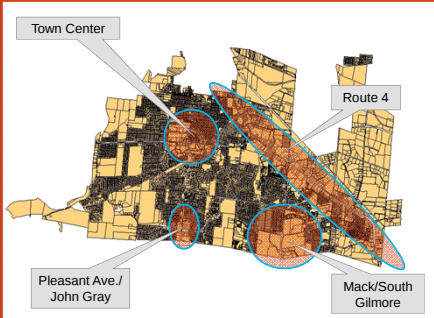
For more information, visit our website at www.fairfieldforward.com

Community Engagement - Ongoing

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



Small Areas



Early Feedback



Emerging Themes



Connectivity

- Sidewalks
- Bike Trails
- Multi-use Paths



Design Guidelines

- Commercial New Development
- Redevelopment



Property Maintenance

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

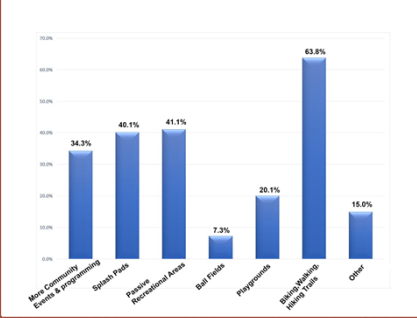


Open Space and Parks

- Passive and Active Recreation
- Conservation
- Gathering Spaces

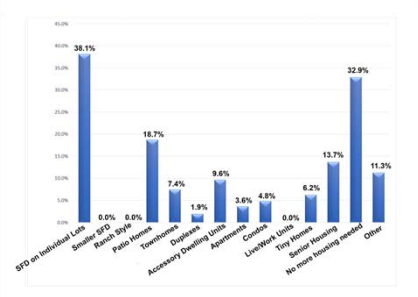
On-line Survey Results

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



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

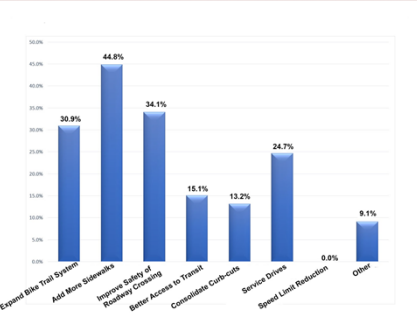
Housing: Citizens have identified a need for more housing options in early participation events. What type of housing do you think we need more of in Fairfield? (could choose up to 2)



SFD = Single-Family Dwellings

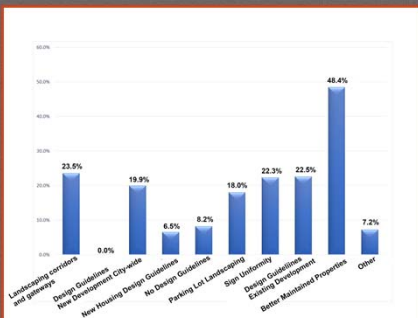
Housing Type	Percentage
SFD on individual lots	38.1%
Smaller gD's, SFD's	0.0%
Accessory Dwelling Units	18.7%
Townhomes	7.4%
Condos	1.9%
Live/Work Units	9.6%
Tiny Homes	3.6%
Senior Housing	4.8%
No more housing needed	0.0%
Other	11.3%

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



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

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

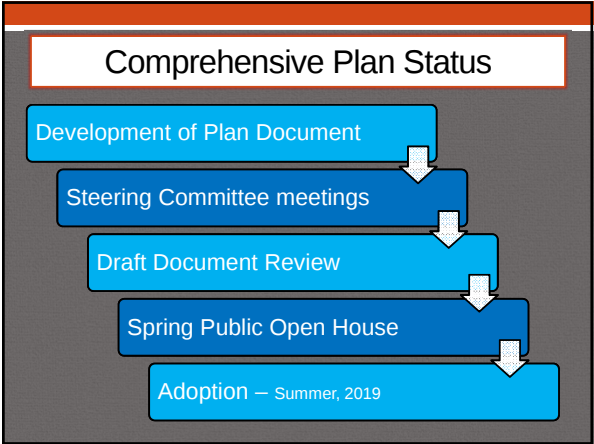


Improvement Type	Percentage
Landscaping corridors and gateways	23.6%
Design Guidelines New Development Citywide	0.0%
New Housing Design Guidelines	19.9%
No Design Guidelines	6.5%
Parking Lot Landscaping	8.2%
Sign conformity	18.0%
Design Guidelines Existing Development	22.3%
Better Maintained Properties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

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

Top Responses:

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



Questions???

FAIRFIELD FORWARD
Comprehensive Plan

www.fairfieldforward.com



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

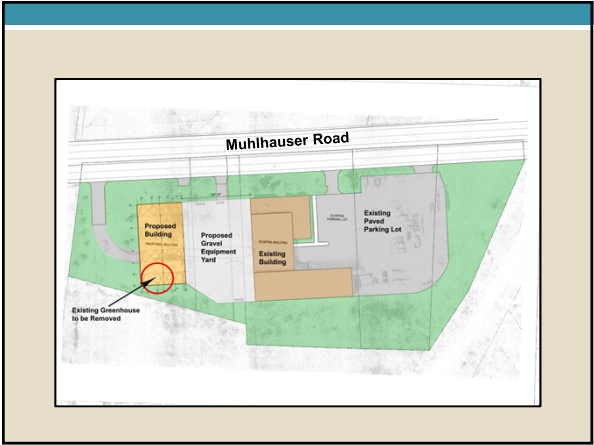
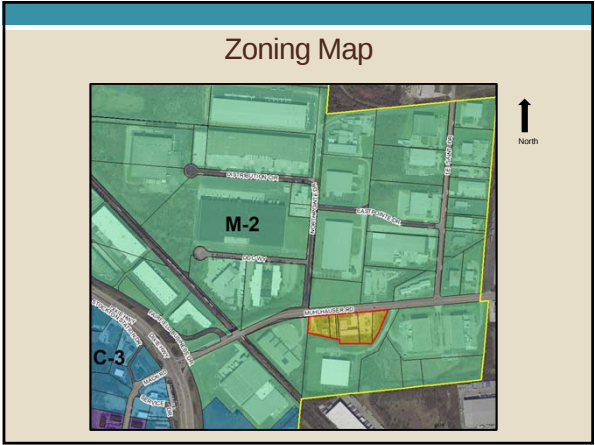
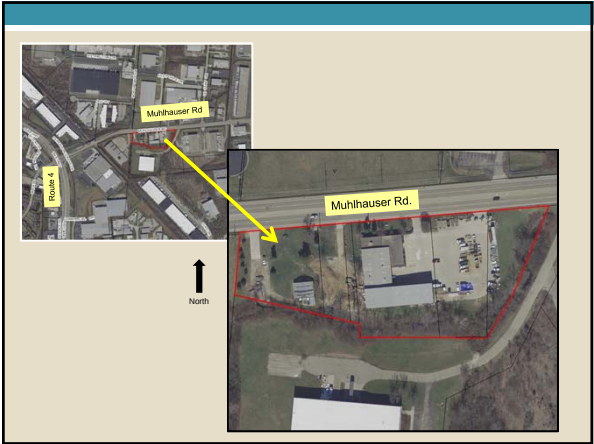
For insertion in the Journal News Friday, February 1, 2019.

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

PUBLIC HEARING

FEBRUARY 11, 2019

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



SCHEDULE

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

Attachment: Public hearing 2.11 (1131 : Joint Public Hearing - 4235 Muhlhauser)

Comments
or
Questions?