

**City of Fairfield Minutes
Regular Meeting of City Council
July 14, 2025**

Council-Manager Briefing

6:00 PM - Fairfield Connects Update

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

Staff members present: Scott Timmer, Adam Sackenheim, Ben Mann, John Clemmons, Alisha Wilson, Laurie Murphy, Diana Davenport, Mandi Brock, Jason Hunold, Greg Kathman, Tom Lakamp, Amy Mays.

Assistant City Manager Sackenheim and Public Works Director Mann presented an update of the Fairfield Connect plan and progress over the last five years. See attached.

Business Meeting Call to Order

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

Prayer/Pledge of Allegiance

Councilmember Brill led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Councilmember, 1st Ward Leslie Besl
Councilmember, 2nd Ward Dale Paullus
Councilmember, 3rd Ward Debbie Pennington
Councilmember, 4th Ward Adam Kraft
Councilmember, At-Large Tim Meyers
Councilmember, At-Large Gwen Brill

Councilmembers excused included:

Councilmember, At-Large Matt Davidson

Councilmember Meyers, seconded by Councilmember Kraft, moved to excuse Councilmember Davidson. Motion carried 6-0.

Agenda Modifications

None.

Executive Session Requests

Councilmember Brill, seconded by Councilmember Meyers, moved for Executive Session to consider confidential information related to negotiations with other political subdivisions respecting requests for economic development assistance. Roll call vote. Motion carried 6-0.

Special Presentations

1. Fire Department Oath of Office

Mayor Rhodus administered the ceremonial oath of office to Firefighter Paramedic Christopher Chase Collins.

Citizen Comments

Wyatt Holmes, 5250 Camelot Drive - Mr. Holmes stated that BCRTA buses are free to ride, but none of the bus stops have a bench to sit on or shelter because BCRTA does not own the land that the bus stops sit on. He indicated that he would like to see the city consider improvements at the bus stops located in Fairfield.

Council Reports

Councilmember Brill reported that she attended the SELF Board meeting and distributed flyers for programs offered to low-income families and home repair events. She noted that there were over 40 repairs done this summer and that SELF would like to engage the communities more next year for these repairs. She also announced that July 19 is Jeffrey Diver's retirement with Sara Starr taking over. There will be a retirement event at Pohlman Bowling Lanes and presentations at 3:30 PM.

Councilmember Meyers noted that he was impressed with the July 4 fireworks. He also commented that he would like to see a big celebration of the United States' 250 years next year and presented thoughts on potential events (see attached slide). Regarding the Finance Department, the City recently launched Bid Express for the bidding process for city projects, which allows for submission of online bids. He reported that the income tax report for June shows that the City continues to do well. He also asked if the speed/traffic sign was put up at Harbin Park. Major Amy Mays reported that enhanced traffic enforcement has been done, with several citations issued.

Councilmember Kraft noted that the Groovin' on the Green concert this past Thursday with dueling pianos was amazing and there are still more great concerts planned for the summer.

Councilmember Pennington announced that Prus Construction has completed curb replacement and is working on sidewalk projects now.

Councilmember Besl reported that the Harbin Park lower shelters are progressing, and the pond has been filled in, the contract for court maintenance has started, bathrooms will be finished later this month. She also announced that Groovin' on the Green is Thursday and Fridays by the Lake will be held this week.

Mayor Rhodus noted that Red, White and Kaboom was phenomenal with great attendance, as well as the Blues Festival.

Public Hearing(s)

None

Approval of Minutes

1. Regular Meeting Minutes - June 9, 2025

The Regular Meeting Minutes of June 9, 2025 were approved as written and submitted.

Old Business

1. Public Safety - Councilmember Dale Paullus

- a. Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 145.06, the City of Fairfield, Ohio relative to Non-Emergency Medical Services Transport.

Councilmember Paullus presented the third reading of this ordinance.

Christine Helton, 6372 Robert E. Lee Drive, Facility Manager at DeVita Dialysis Center, asked if she will get a list of emergency protocols that will be considered when making the billing decisions. Chief Lakamp stated it is included in the ordinance. He noted that most runs from DeVita are emergencies and that they could discuss further.

Councilmember Dale Paullus, seconded by Adam Kraft, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 84-25. APPROVED 6-0.

New Business - Motion to Read All New Business by Title Only

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

1. Development Services - Councilmember Adam Kraft

- a. Ordinance to authorize the City Manager to execute the Ohio Division of Liquor Control Economic Development Transfer Request Form for transfer of a liquor license for QuikTrip and declaring an emergency.

QuikTrip Corporation has purchased the property at 7330 Dixie Highway that used to contain an old church and play fields owned by New Heights Church (formerly Tri-County Assembly of God). QuikTrip is in the middle of a \$7.8 million redevelopment of the site in which it will demolish the old buildings and construct a new gas station and convenience store. The project is expected to be completed in early 2026.

As part of the project, QuikTrip has applied to the State of Ohio for a C-1 and a C-2 liquor license. C-1 allows for retail carryout only sales of beer. C-2 allows for retail carryout only sales of wine and prepackaged low-proof mixed beverages. At present time, there are no C-1 or C-2 licenses available. QuikTrip plans to submit an Economic Development Transfer (TRES) request to the Ohio Division of Liquor Control. If approved, this would transfer the liquor licenses from a now-closed Rite Aid store elsewhere in the state to Fairfield. As part

of the TREX application process, a local official from Fairfield must sign off on the application form. Approval of the ordinance would authorize the City Manager to execute the application.

Councilmember Kraft presented the first reading of this ordinance. Councilmember Adam Kraft, seconded by Debbie Pennington, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Adam Kraft, seconded by Leslie Besl, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 85-25. APPROVED 6-0.

- b. Ordinance to authorize the City Manager to enter into the Urban County Requalification Cooperation Agreement for the Butler County Entitlement Program, program years 2026-2028 and declaring an emergency.

Butler County is required to requalify with the United States Department of Housing and Urban Development (HUD) every three years as an Urban County in order to directly receive Community Development Block Grant (CDBG) funds to assist Butler County communities. As part of the requalification process, the city is required to sign a cooperation agreement that outlines the duties and responsibilities for both the city and the county. The previous cooperation agreement was approved by Council in 2022 for the 2023-2025 term.

Fairfield and Oxford joined the Entitlement Program in 1999 when Butler County became an entitlement community, which is based on a minimum population size of 200,000 people. The cities of Hamilton and Middletown operate their own entitlement programs and receive funding directly from HUD. As part of this agreement, both Fairfield and Oxford were guaranteed no less than 10% of the total funds Butler County receives from HUD. Fairfield has utilized this funding source over the years to complete 25 projects in the community.

Councilmember Kraft presented the first reading of this ordinance. Councilmember Adam Kraft, seconded by Dale Paullus, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Adam Kraft, seconded by Debbie Pennington, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 86-25. APPROVED 6-0.

- c. Ordinance vacating part of Stockton Station Drive and a public storm sewer easement as shown on the dedication and consolidation plat of Lots 9952 and 9696 in the City of Fairfield, Butler County, Ohio and authorizing the City Manager to execute the plat and such additional documents as may be necessary to complete the development of said property and declaring an emergency.

In May 2024, City Council authorized a Development Agreement with Blaze Properties relative to the redevelopment of a vacant former PNC Bank branch at 7075 Dixie Highway and a vacant former car wash/detailing business at 7051 Dixie Highway. Blaze Properties is preparing the site for a new Wawa gas station and convenience store.

Redevelopment of the site required realigning both Stockton Station Drive and a 60-inch public storm sewer that bisected the site. Following demolition of the former bank and car wash properties, the roadway and sewer realignment were completed.

In accordance with the Development Agreement, Blaze Properties engaged a surveyor to complete the required platting documents to vacate the right-of-way of the former roadway alignment, dedicate the right-of-way for the new roadway alignment, adjust the sanitary sewer easement, and consolidate the future Wawa site into one parcel.

Approval of this ordinance will authorize the City Manager to execute a vacation plat and record plat to accomplish the necessary right-of-way, easement, and parcel changes in this area. Once these plats are recorded with the Butler County Recorder, the Wawa parcel can be turned over for construction of the gas station and convenience store.

Councilmember Kraft presented the first reading of this ordinance. Councilmember Adam Kraft, seconded by Gwen Brill, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Adam Kraft, seconded by Dale Paullus, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 87-25. APPROVED 6-0.

- d. Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1130.01(B)(2), the City of Fairfield, Ohio, Zoning Map by approving the Concept Development Plan for the Pleasant Avenue and John Gray Road Planned Unit Development.

Councilmember Kraft presented the first reading of this ordinance and set the Joint Public Hearing date as August 11, 2025.

Tom Meyer, 6343 Robert E. Lee Drive asked what the is purpose of changing the zoning. Development Services Director Kathman explained that an application was received from the developer to re-zone the property from C1, neighborhood commercial, to PUD for a mixed-use project with residential and commercial development. He noted that all documents received are available on the website and more information will be presented at the public hearing.

Schnicke Development Group proposes a mixed-use development of commercial and residential uses on an undeveloped 24-acre land site at the northwest corner of Pleasant Avenue and John Gray Road. The property is currently zoned C-1, Neighborhood Business District, which allows commercial uses that are neighborhood oriented and generally serve the residents of the surrounding neighborhoods. The C-1 district does not permit residential uses. This site is located in the John Gray/Pleasant Overlay District.

The 24-acre site consists of three undeveloped parcels that are heavily wooded with mature trees and vegetation spanning from John Gray Road on the south to the end of Ambassador Drive to the north. The site contains significant topography changes, several streams, an

area in the 100-year floodplain, and overhead electric transmission lines, all of which add challenges for any development.

The draft development plan contains the following improvements:

- Approximately 3.4 acres of neighborhood commercial uses at the corner of Pleasant and John Gray.
- 104 ownership condominium units on with a density of 4.62 units per acre.
- 8.9 acres of open space, representing approximately 37% of the site.
- A full access curb cut to a private road proposed on John Gray Road with associated road widening and turn lane improvements.
- A right-in/right-out access drive proposed on Pleasant Avenue across from Augusta Boulevard.
- Access to the northern housing units off of Ambassador Drive.
- An 80-foot buffer consisting of existing mature trees proposed between the residential subdivision to the west and the proposed residential structures.
- Five detention basins to mitigate stormwater runoff.
- A multi-use path proposed to be constructed along most of the Pleasant Avenue frontage and connecting to an undeveloped City right-of-way parcel to the west.
- Additional right-of-way to be dedicated for a possible future city gateway feature at the corner of Pleasant Avenue and John Gray Road.
- Removal of the five existing billboards.

2. Public Safety - Councilmember Dale Paullus

- a. Ordinance to authorize the City Manager to enter into a contract with Xybix Systems, Inc. to upgrade dispatch stations and declaring an emergency.

The current work stations are over 20 years old and are in need of an upgrade. Most of the components have exceeded their lifespan and parts to repair them are no longer available.

Councilmember Paullus presented the first reading of this ordinance. Councilmember Dale Paullus, seconded by Adam Kraft, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Dale Paullus, seconded by Debbie Pennington, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 88-25. APPROVED 6-0.

3. Public Utilities - Councilmember Matt Davidson

- a. Ordinance to authorize the City Manager to enter into a contract with Majors Enterprises, Inc. for the 2025 Winton Road Water Main Improvement Project and declaring an emergency.

This project includes ~ 3,300 feet of Cured In Place Pipe (CIPP) for existing six-inch,

eight-inch and twelve-inch water mains including water service and fire hydrant replacement. The water main CIPP lining project will take place on Winton Road between Mack Road and John Gray Road, and on Seward Road from the Miami-Erie canal to the Mill Creek.

This project will result in CIPP lining of deteriorating 1972 cast-iron piping, ultimately providing more reliable water service to City utility customers. CIPP lining is a trenchless method used to restore water mains, by installing polyester jackets with epoxy resin inside mainline pipes, creating a resilient liner, without the need of extensive digging and trenching. The process meets all American Water Works Association (AWWA) standards and will be the first water main lining project the City of Fairfield has completed. The project was prepared for formal competitive bidding, with two (2) bids received on June 23, 2025. Staff recommends that the bid be awarded to Majors Enterprises, Inc., the lowest and best bidder. Bids are summarized on the attached sheet. A contractual appropriation is requested in the amount of \$1,038,785.00, plus an additional 7% in contingency funds.

The Public Utilities Department has secured a reimbursement loan through the Ohio Public Works Commission (OPWC) for the Winton Road portion of the project. The loan agreement between the State of Ohio, through the OPWC provides a 0% interest loan for up to 71.1% (not to exceed \$728,600.00) of the project cost. The term of the loan is five (5) years.

Councilmember Brill presented the first reading of this ordinance. Councilmember Gwen Brill, seconded by Tim Meyers, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Gwen Brill, seconded by Tim Meyers, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 89-25. APPROVED 6-0.

- b. Ordinance to authorize the City Manager to enter into a contract with JW Brennan Excavating, LLC for the 2025 Seward Road Water Main Improvement Project and declaring an emergency.

This project includes the replacement of ~1,800 feet of critical water main pipe on Seward Road just south of Tylersville Road.

This project will replace a section of problematic water main that is susceptible to water main breaks. Economic development in the area will result in increased water demand due to water usage and Fire Flow Testing which can result in pressure surges. Fire Flow Testing is completed in order to demonstrate that sufficient water and water pressure is available to fight fires. Replacing the section of water main will increase the resiliency of the water distribution system.

The project was prepared for formal competitive bidding, with seven (7) bids received on June 23, 2025. Staff recommends that the bid be awarded to JW Brennan Excavating, LLC the lowest and best bidder. Bids are summarized on the attached sheet. A contractual

appropriation is requested in the amount of \$298,999.00, plus an additional 7% in contingency funds.

Councilmember Brill presented the first reading of this ordinance. Councilmember Gwen Brill, seconded by Dale Paullus, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Gwen Brill, seconded by Tim Meyers, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 90-25. APPROVED 6-0.

4. Public Works - Councilmember Debbie Pennington

- a. Ordinance to authorize the City Manager to enter into a contract with Barrett Paving Materials Inc. for the Seward Road Project – Roadway Improvements Phases 3 & 4.

This project is scheduled for construction to begin in late summer 2025. It is advantageous to the City to have a single road closure and combine phases 3 & 4 at the same time.

Phase 3 of Seward Road which is the curve realignment and widening to the north of the NS Railroad tracks and the bridge over the Mill Creek is a safety improvement that will also benefit left turning vehicles into the proposed development to the west side of Seward Road.

Phase 4 of Seward Road which is the re-profiling of the roadway on either side of the NS Railroad tracks is a safety improvement that will allow trucks (particularly trucks with especially low trailer clearances) to better traverse the tracks without having any impact on the railroad tracks or the gate warning devices for approaching trains.

Plans and specifications were advertised for bid on June 13 and June 20. A public bid opening was held on June 30, 2025 using Bid Express. Six (6) bids were received, opened and publicly read. The lowest and best bidder was Barrett Paving Materials Inc.

Councilmember Pennington presented the first reading of this ordinance. Councilmember Debbie Pennington, seconded by Dale Paullus, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Debbie Pennington, seconded by Adam Kraft, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 91-25. APPROVED 6-0.

5. Finance & Budget - Councilmember Tim Meyers

- a. Ordinance to authorize the City Manager to enter into successor collective bargaining agreements with the Fraternal Order of Police Lodge #166, Police Officers and Supervisors, for wages, hours, and terms and conditions of employment effective April 1, 2025 through March 31, 2028 inclusive and declaring an emergency.

The City of Fairfield and the Fraternal Order of Police (FOP) Lodge #166, Police Officers and Supervisors, have reached an agreement for three-year successor collective bargaining agreements effective April 1, 2025 through March 31, 2028 inclusive. The FOP Bargaining Units and Council have voted and approved the successor collective bargaining agreements.

The successor collective bargaining agreements stipulate the following changes to economic terms of the contract: a 3.6% increase to the base wage and a .9% lump sum award effective on April 1, 2025 retroactive; and a 2.5% increase to the base wage and a 2.0% lump sum award effective on April 1, 2026 and April 1, 2027, respectively. The lump sum awards will be calculated after the base wage increase is applied in the applicable contract cycle year.

Councilmember Meyers presented the first reading of this ordinance. Councilmember Tim Meyers, seconded by Gwen Brill, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Gwen Brill, seconded by Dale Paullus, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 92-25. APPROVED 6-0.

- b. Ordinance to establish salaries and hourly rates for certain salaried and hourly employees of the City of Fairfield, Ohio and to authorize and limit the numbers and types of certain employees, To repeal Ordinance No. 17-25 and all amendments thereto and declaring an emergency.

City Council has authorized the City Manager to enter into successor collective bargaining agreements with the Fraternal Order of Police Lodge #166, Police Officers and Supervisors, for wages, hours, and terms and conditions of employment effective April 1, 2025 through March 31, 2028 inclusive. The Wage Ordinance for said hourly employees needs to be updated to reflect the new negotiated wage rates effective April 1, 2025.

The City has also entered into a Memorandum of Understanding with the International Association of Firefighters Local 4010 on June 4, 2025 to establish the wage rates for the new Life Safety Inspector position which is currently posted and is expected to be filled in the fall of 2025.

Councilmember Meyers presented the first reading of this ordinance. Councilmember Tim Meyers, seconded by Debbie Pennington, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Gwen Brill, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 93-25. APPROVED 6-0.

- c. Ordinance levying special assessments for the repair of sidewalks (including aprons) in the City of Fairfield, Ohio and declaring an emergency.

This is the first step in assessing the properties for sidewalk repairs. In accordance with State law, City Council must now pass an ordinance to levy assessments at this time for all unpaid accounts. If after 30 days accounts have not been paid then Council will authorize

the issuance of assessments bonds and certify the debt service to the County Auditor for collection.

The 2024 Sidewalk Program required that property owners repair sidewalks that were marked for replacement. Resolution 3-24 passed by Council on February 12, 2024 declared the necessity to make sidewalk repairs. Invoices totaling \$166,468.38 for sidewalk repairs were sent to property owners that benefited from the repairs. As July 3, 2025, assessments outstanding were \$73,010.13.

Letters will be sent to property owners stating that all outstanding assessments are to be paid by a specified date to be determined or the County Auditor will place the assessment on the tax bills over the next 5 years for collection.

Councilmember Meyers presented the first reading of this ordinance. Councilmember Tim Meyers, seconded by Gwen Brill, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Dale Paullus, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 94-25. APPROVED 6-0.

- d. Ordinance to amend Ordinance No. 158-24 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, 2025, and ending December 31, 2025."

- Contractual Appropriations: \$2,824,249 total (Detail: \$1,195,968 - Seward Road Improvements Phases 3 & 4 (Public Works); \$75,262 - Dispatch Upgrades (Police); \$121,590 - Harbin Park Improvements (Public Works - existing contract); \$319,929 - Seward Road Water Main Improvement (Public Utilities); \$1,111,500 - Winton Road Water Main Improvement (Public Utilities))

Councilmember Meyers presented the first reading of this ordinance. Councilmember Tim Meyers, seconded by Adam Kraft, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Dale Paullus, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 95-25. APPROVED 6-0.

\$121,590 Harbin Park Improvements - Concrete Funding for Disc Golf / Lower Harbin Sidewalk / etc. (Public Works - existing contract)

- e. Ordinance to amend Ordinance No. 158-24 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, 2025, and ending December 31, 2025."

- Non-Contractual Appropriations: \$179,840 total (see below for detail)

Councilmember Meyers presented the first reading of this ordinance. Councilmember Tim Meyers, seconded by Gwen Brill, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Adam Kraft,

moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 96-25. APPROVED 6-0.

\$6,000 - IT Division - Aiphone Intercom for WTP Entry Gates

\$9,000 – Water Division – Water Tank/Tower Maintenance (Public Utilities)

\$11,640 - Seward Road Pedestrian Crossing - Appropriation (Public Works)

\$50,000 - Purchase of Various Parks Equipment (Public Works)

\$8,268 - Water Division- Production Well #7 Motor Replacement (Public Utilities)

\$20,738 - Water Division-Production Wells #4,6,8 Motor Replacement (Public Utilities)

\$23,200 - Wastewater Division-SCADA Network Upgrades (Public Utilities)

\$25,000 - Seward Road Phase 4 Profile Adjustment near Norfolk and Southern RR Tracks – Right of Way Acquisition and Right of Way Services (Public Works)

\$26,000 - Gilbert Farms Park – Lighting Improvements (Public Works)

Meeting Schedule

Monday, August 11 - Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Monday, September 8 - Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Monday, September 22 - Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Clerk Wilson read the meeting schedule.

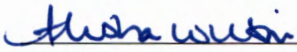
Executive Session of Council (if Needed)

Council recessed to Executive Session at 7:43 PM.

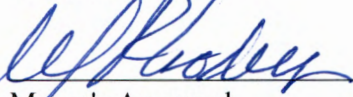
Adjournment

The Regular Meeting adjourned at 8:55 PM.

ATTEST:



Clerk of Council



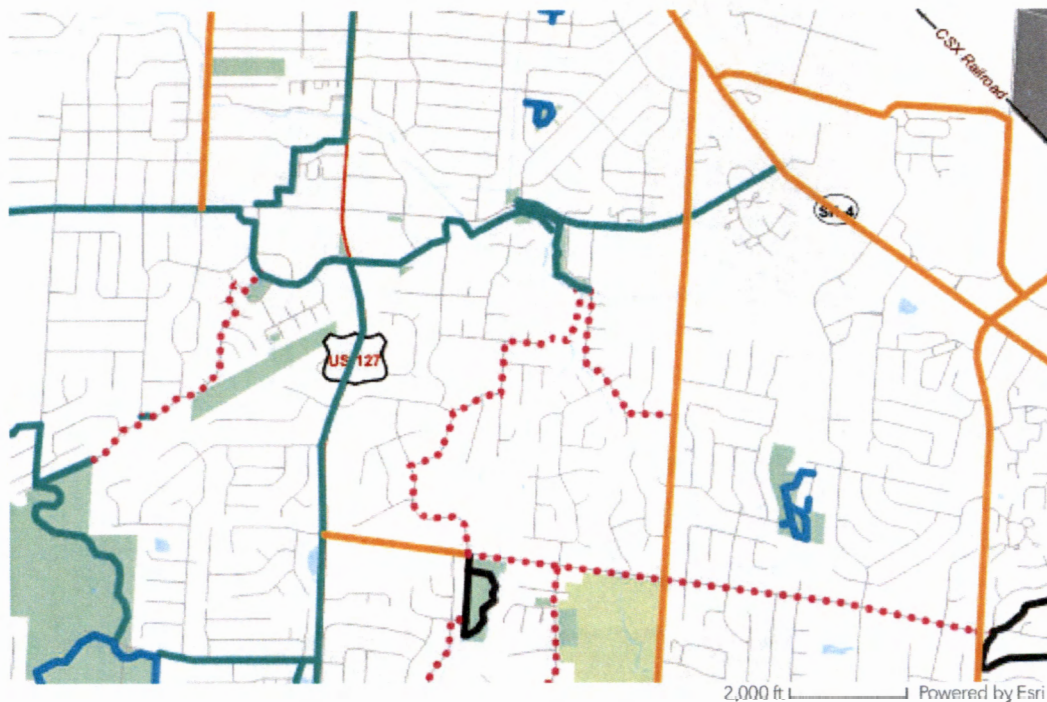
Mayor's Approval

Date Approved: 8/11/25

Five Years of Fairfield Connects

City of Fairfield Council-Manager Briefing on Progress
from 2020-2025

Ben Mann, Public Works Director
July 14, 2025



The Fairfield Connects Master Plan

The Fairfield Connects Connectivity Master Plan was developed as a response to the input and concerns of community residents and stakeholders made evident during the Fairfield Forward Comprehensive Plan process.

During that process, as the community developed goals and objectives for the plan and as they assessed priorities for the plan's recommendations, improved connectivity for bicyclists and pedestrians quickly rose to the top.

*Relevant goals from the **comprehensive plan** include: developing safe pedestrian routes along Route 4, ensuring walkability within the Town Center area, designing pedestrian and bicycle facilities along major corridors, and improving pedestrian and bicycle mobility for day-to-day and commuter activity.*

The City of Fairfield solicited a consulting team to assist in the development of a connectivity master plan for the city. This plan was developed to be a guiding document for the city as it moves forward towards improving overall connectivity within the community. The Fairfield Connects Plan will assist city leadership and staff as they gather and procure resources to implement a vision for a connected city.

WE WANT YOUR INPUT ON IMPROVEMENTS TO **CONNECTIVITY WITHIN FAIRFIELD**

The City of Fairfield is creating a Connectivity Plan for the city. This plan will focus on improving connectivity options for pedestrians and bicyclists to major destinations within the community.

The plan will focus on...

- Bicycles
- Sidewalks
- Trails

To better connect...

- Village Green
- Neighborhoods
- Schools
- Parks
- Retail Areas

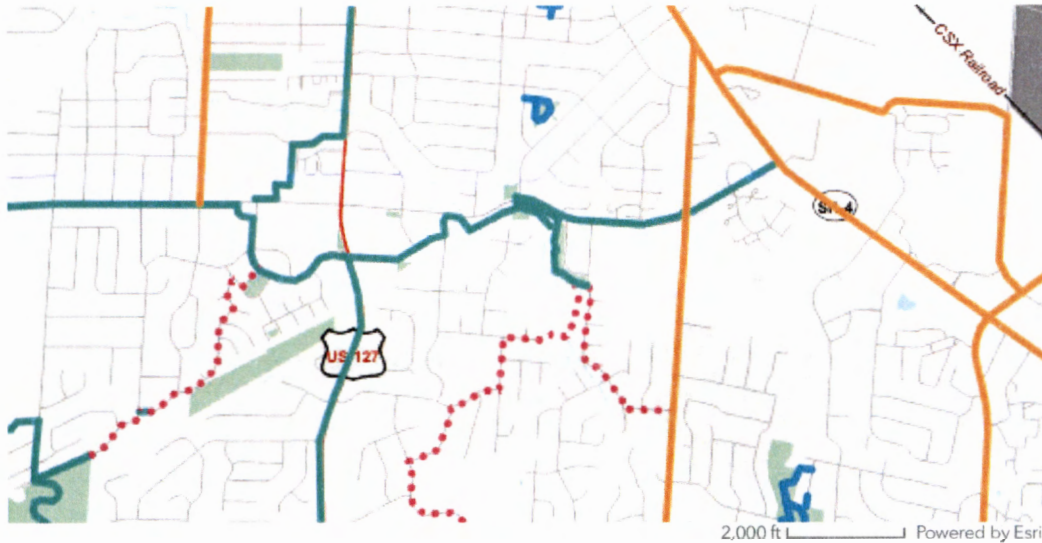
Take our survey online or on your phone. The link to the survey is below or scan the QR code on the right.

www.surveymonkey.com/r/FairfieldConnects

FAIRFIELD CONNECTS

CITY OF FAIRFIELD OHIO

Over 1,000 people responded to our survey during the development of our Active Transportation Plan - Fairfield Connects



The Fairfield Connects Master Plan

Continued...

The Fairfield Connects Plan focused on macrolevel routing strategies that would develop stronger linkages between neighborhoods, schools, and other community destinations such as the Town Center, parks, and commercial destinations.



CONNECT TO PARKS



CONNECT TO EXISTING TRAILS



CONNECT TO MAJOR DESTINATIONS



CONNECT TO TOWN CENTER



CONNECT NEIGHBORHOODS



IMPROVE PUBLIC HEALTH

There were five routes that were **HIGH** priority in the development of the plan.

We have made significant progress in developing all five of these high priority routes:

- **Great Miami River Trail Extension**
 - The GMRT has received federal funding in the form of a matching grant and currently in plan development
- **Pleasant Avenue South**
 - Pleasant from Hunter to Wessel has also received a federal funding matching grant and is currently in plan development
- **Dixie Highway North**
 - Dixie Highway (north of Holden) has received multiple rounds of Community Development Block Grant funding, has a significant amount of sidewalk on the ground, and more is in development for the next few years
- **Dixie Highway South**
 - Dixie Highway (south of Holden) received an infusion of funding from the American Rescue Plan Act and significant portions of sidewalk have been constructed
- **River Road West**
 - This route has been designed to the conceptual level with funding currently allocated to continue it onto detailed design.



Existing Sidewalk, Trail, and Multi Use Path infrastructure within the City.

Significant amounts of sidewalk (and some multi-use trail) have been constructed as the City developed. Even though the community experienced our most significant growth during a more car-centric time, sidewalks were required with most residential development and many publicly funded infrastructure projects added additional sidewalk.

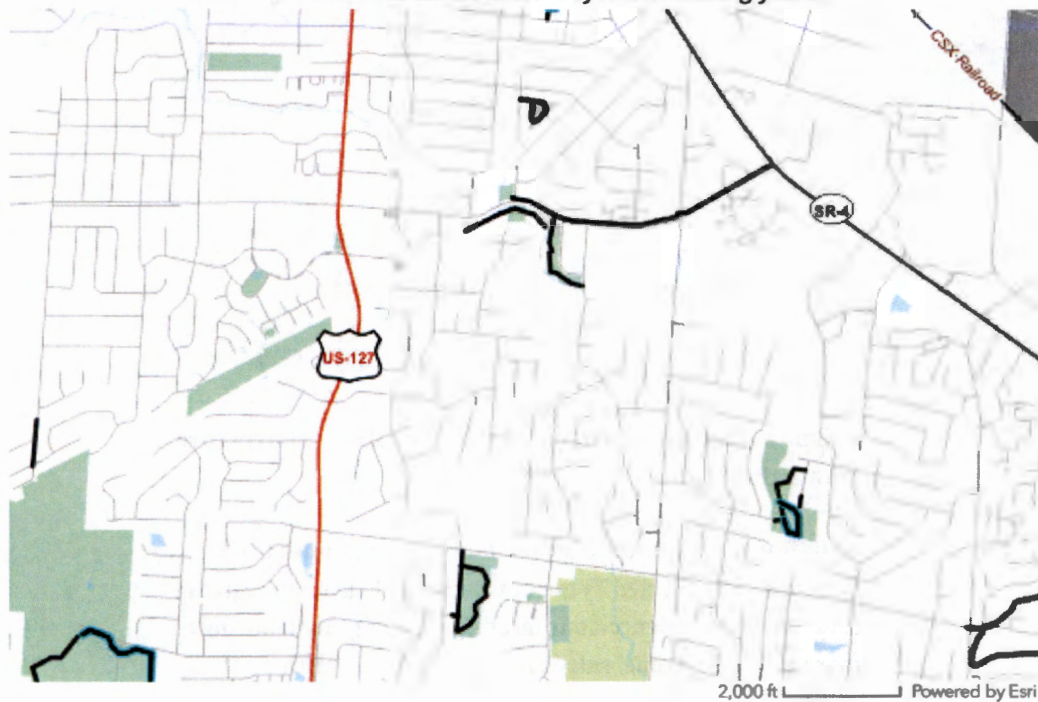
The map shows the over 200 miles of sidewalk that existed across much of the City in 2020, but Fairfield Connects identified the need to add key segments of walk and path to join people to the places important to our residents.



YMCA Trail leading to the Symmes Burial Grounds

YMCA Trail

Multi-use trails are much fewer and farther between and the development of a broader multi-use trail network between our destination parks and our town center will be transformational for much of the City in the coming years.



Trail & Multi-use Path Progress

While most of our large trail multi-projects identified with Fairfield Connects are still in the design phase, the City has invested in some trail improvements within several of our parks.



The most significant trail investment since Fairfield connects has been the loop trail at Harbin Park

Harbin Park Loop Trail

The Harbin trail was constructed between the Parks Maintenance building and the upper lot when the stone shelter was built in 1996. The City received some State Capital Budget money through ODNR to create a loop path in 2021.



Installation of trail markers on the 1.44 mile loop trail at Harbin

Good Neighbors Trail Addition

A loop path was completed at Good Neighbors park in 2023 to create a 0.25 mile loop.

Oakwood Trail Addition

A loop path was completed at Oakwood park in 2023 to create a 0.28 mile loop. Public Works has plans to add a connecting trail from the end of Jupiter Court to the existing trail which would make it more accessible. Currently, the only paved access is by steps from Oak Tree Drive or down a steep slope from the beginning of Jupiter Court. The existing pedestrian bridge is scheduled for painting in 2025.

Gilbert Farms Trail Addition

The Gilbert Farms park trail was constructed in 2020 and makes a 0.49 mile loop through the parking lot for the Elisha Morgan Mansion.

In 2025, Public Works will be paving Stonehill Drive and will remove the gate at the end of the roadway to create a turnaround for vehicular traffic



Public Works marked distances on all of the parks trails earlier this year

Huffman Park Trail Addition

Huffman Park was originally built in 2012 with an approximate loop trail of 0.5 miles. Additional paved trail has been added to this park to give opportunities for our residents to walk in a quiet, park setting.



Trail & Multi-use Path Progress

Continued...

Shoulder/Future Bike Lane Widening

As part of the City's paving program since 2020, in some instances, we have been able to add widened shoulders or restripe the existing to allow for safer bike travel and potentially, future marked bike lanes (5-foot minimum width).

Sections of Seward Road, Bobmeyer Road, and Union Centre Boulevard have been repaved and restriped to better accommodate the City's cyclists.

Miami to Miami Trail in Gilmore Ponds

In 2023, MetroParks and the City of Hamilton (along with the Butler County Engineers Office) opened the Miami 2 Miami Trail at Gilmore Ponds Metropark.



This trail managed by Metroparks, connects existing trail in our City and to trail in West Chester. It will connect to future trail to the west along the canal in Fairfield and beyond to Route 4 in the City of Hamilton.

The 1.5-mile trail extension at Gilmore Ponds not only provides convenient public access to the park's natural areas but is one of the first steps in connecting two of the regions longest paved trail networks.

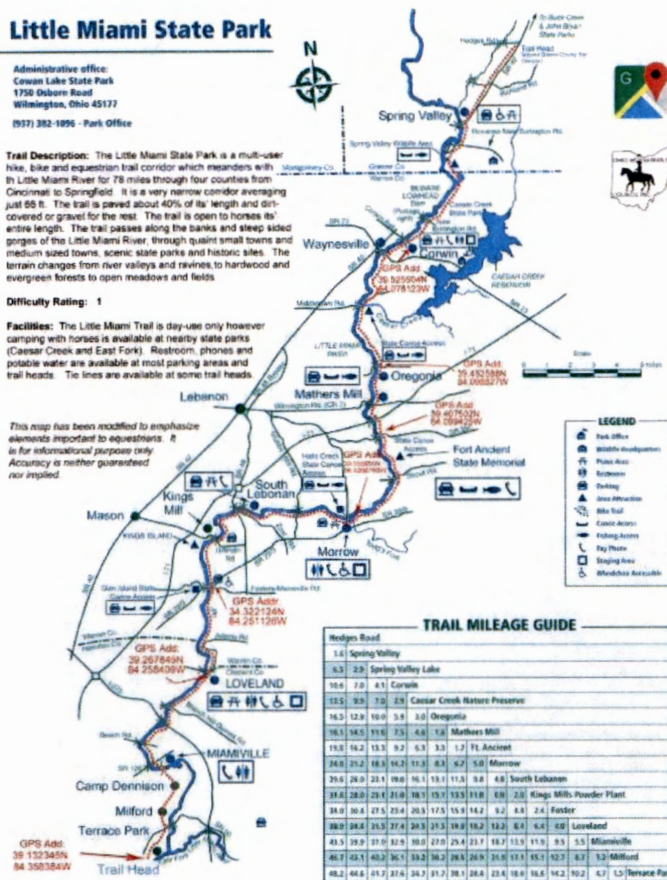
The Miami 2 Miami Trail aims to link the Great Miami River Trail with the Little Miami Scenic Trail in Warren County.

Administrative office:
Cowan Lake State Park
1750 Osborn Road
Wilmington, Ohio 45177
(937) 382-1096 - Park Office

Difficulty Rating: 1

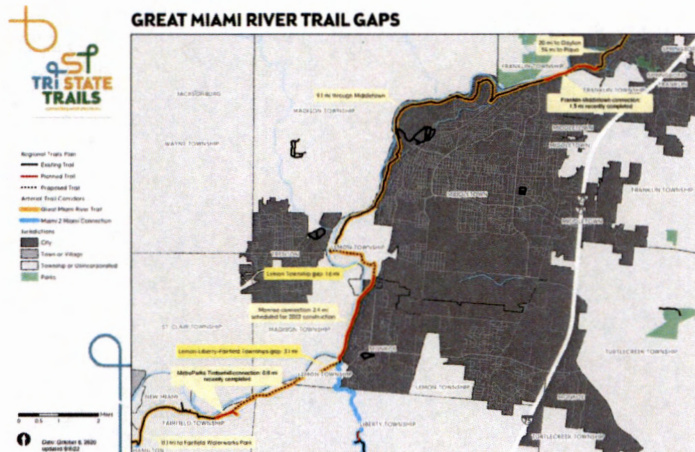
Facilities: The Little Miami Trail is day-use only however camping with horses is available at nearby state parks (Caesar Creek and East Fork). Restroom, phones and potable water are available at most parking areas and trail heads. Tie lines are available at some trail heads.

This map has been modified to emphasize elements important to equestrians. It is for informational purposes only. Accuracy is neither guaranteed nor implied.



Little Miami Trail Map

GREAT MIAMI RIVER TRAIL GAPS



Great Miami River Trail Map



Trail & Multi-use Path Maintenance

We have been doing seal coating and crack sealing on our paths in the past but now have a plan in place to make sure that this is occurring at more regular intervals.



How others maintain their trails in winter...



How we do it...



Public Works clearing walks and paths once the roadways are cleared

Our crews have historically had 3 priorities for clearing snow. In 2024, we added a fourth priority of clearing trails after major snow and ice events.



Progress of Sidewalk Infrastructure

2020 - 2025 Sidewalk Improvements

Holden-North Gilmore-Busway

Connecting to major destinations was one of the goals of the comprehensive plan and using CDBG dollars, we were able to add sidewalk connecting the High School, Freshman School, and Crossroads Intermediate/Stadium. Future sidewalks being planned to use CDBG dollars will complete the loop around the Jungle Jims area and connect to the Route 4 sidewalk.

2021 CDBG Project Area



2021 Funding was used to extend the Holden sidewalk and add sidewalk along North Gilmore in front of the Public Works Facility



Busway Lane sidewalk construction in 2023 A second round of 2021 Funding was combined with 2022 Funding to extend the North Gilmore sidewalk and add walk along Busway and Donald

More recently, we worked with the school district and Jungle Jim's to add a safer pedestrian crossing on North Gilmore and the school district constructed a sidewalk connecting to the sidewalk at the Freshman and High School buildings.



Rapid Rectangular Flashing Beacon Installation on North Gilmore Connecting Jungle Jim's shopping center to the school campus

Riegert Square

The Pleasant Avenue Improvement Project for the "Riegert Square" shopping center included numerous improvements but sidewalk set back from the curb with pedestrian lighting and landscaping has greatly increased the walkability of this part of the Town Center.



Sidewalk Improvement as part of Pleasant Avenue project

Ross Rd - Wildwood frontage

This project connected a significant gap between Route 4 and Mack Road on Ross Road. While there is little sidewalk in Wildwood (the former cart path serves as a private recreational trail), this project connected the Chapel Hill entrance to public walk in both directions on Ross Road.



Drone photo of Ross sidewalk under construction



Completed sidewalk on Ross Road

Resor Rd - Crestview Ave Connection

This project was a small gap left over on Resor Road when the last piece of roadway was connected. By adding sidewalk here, it connected Point Pleasant Park all the way to South Gilmore Road.

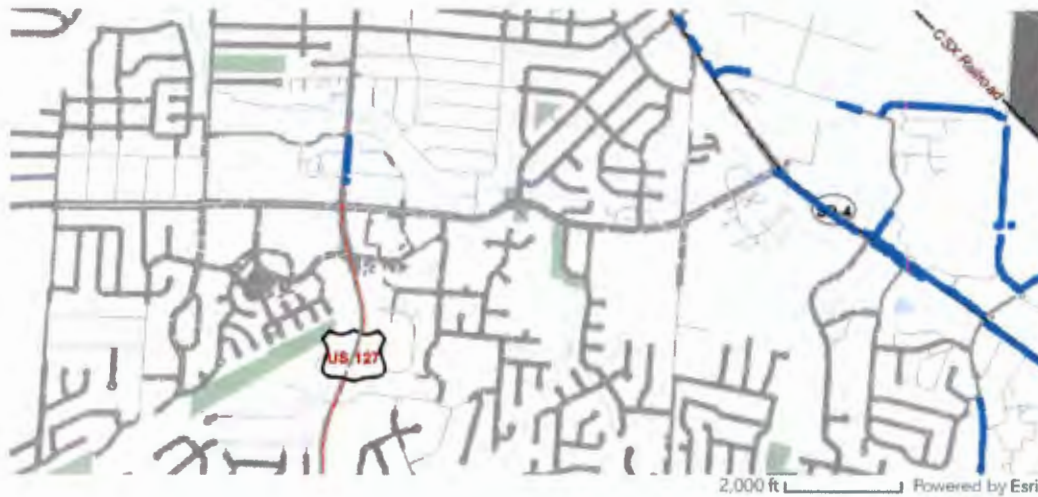
Like many of the remaining gaps around the City, it was more difficult than just adding sidewalk and required a small retaining wall. The "low hanging fruit" projects have mostly been completed with projects remaining often being more costly or involving right of way purchases.



Excavation for retaining wall on Resor Road



Completed Resor Road sidewalk



Progress of Sidewalk Infrastructure

Continued...

Route 4 - Camelot to Nilles

This was a project using CDBG money that added a sidewalk but also removed a hazard along the roadway by connecting the storm sewer.

2024 Route 4 Sidewalk – Camelot Drive to Nilles Road

FAIRFIELD PUBLIC WORKS

Public Works Director – Ben Mann, PE
City Engineer – Nick Dill, PE
Construction Manager – Matt Yanger, PS
Project Inspector – Nathan Chaney
Fairfield, Ohio – (513) 867-4200

- General Contractor – Neyra Paving
- Landscape Subcontractor – Landesign Services
- Construction Cost – \$239,464.00
- Engineering – Fishbeck, Inc.
- Construction Administration / Inspection – City of Fairfield

Project Description

This project was designed to improve the pedestrian connectivity along Route 4 in this high pedestrian area. There was enough foot traffic in this area to where a path had been worn in the existing grass and both kids and adults were regularly observed walking along the paved shoulder of Route 4 prior to construction.

Key Improvements

- Addition of 1650 feet of concrete sidewalk
- Addition of 115 feet of 24" diameter storm sewer
- Addition of 3 catch basins
- Project removed hazardous drop off for vehicular traffic by enclosing drainage ditch in the Route 4 right of way



August, 2024

Post Construction:



September, 2024

This sidewalk connection was identified in the City's Active Transportation Plan and funded through local funds from the City of Fairfield's Street Improvement Fund and a Community Development Block Grant (CDBG) for \$130,300. This project was administered by the Public Works Department.

Project Timeline

- Designed in 2023
- CDBG Funding procured in September, 2023
- Council Award - May, 2024
- Construction Begins - August, 2024
- Final Completion - Early Fall 2024



Route 4 Sidewalk between Camelot Drive and Nilles Road (west side of Route 4)

Route 4 - Seward Rd to Holden Blvd

This sidewalk was done using ARPA funds and was constructed between 2024-2025. The project goal was to connect as much of Route 4 as possible and has a continuous path connected from Bypass 4 to Holden Boulevard.

There are three areas where the sidewalk creates a continuous path but will be replaced with a larger improvement to eliminate the roadside dropoff. These involve larger diameter storm sewers to be installed and will likely require right of way acquisition.

Public Works is working on planning efforts and will endeavor to program them in future capital programs as funding allows.



Sidewalk between Whitmore and Lighthouse



Sidewalk across from Production



Sidewalk between Dixie Marine and Danube Drive

Route 4 - Crescentville Rd to Seward Rd

Sidewalk south of Seward was added in order to provide corridor access to pedestrians. The area across from the hotels on south Route 4 was a focus in order to give hotel visitors a safe route to access the signalized pedestrian crossing at Seward Road.



Sidewalk between Crescentville Road and Woodridge Boulevard (as well as sidewalk on Woodridge) connects large portions of Fairfield's residential population to south Route 4 and the City of Springdale.

A significant portion of sidewalk is being constructed privately as part of the development of the new Quik Trip gas station at Woodridge and Route 4. Another large section of sidewalk was built with the Wawa at Route 4 and Mack.



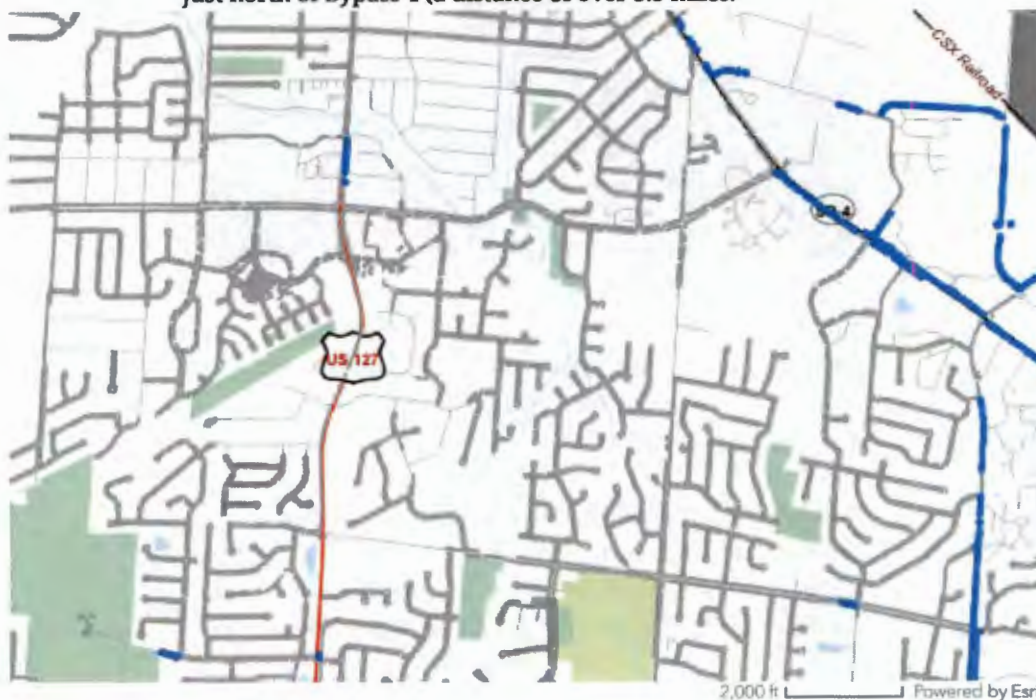
Progress of Sidewalk Infrastructure

Continued...

Route 4 -Donald Dr to Hicks Blvd

Using CDBG funding again this year, Public Works has contracted with Neyra Paving to add sidewalk on Route 4 and on Donald Drive.

This project and the next two year's proposed CDBG projects will complete a continuous connection of sidewalk on at least one side of Route 4 from our northern corporate boundary to just north of Bypass 4 (a distance of over 3.5 miles.



Progress of Sidewalk Infrastructure

Continued...

Seward Rd and Tylersville Roundabout

This project was set up for future connections to a multi-use trail and included RRFB's connecting the existing UDF to the

residential area.

The southwest corner currently under development will include a developer funded multi-use path expected to be completed in 2026.



Seward and Tylersville Roundabout

South Gilmore Rd Improvements

As the City develops major infrastructure projects, we are looking for opportunities to implement Fairfield Connects. The South Gilmore Road improvements include a widened sidewalk as an important component of the overall project.



Improved sidewalk north of Resor Road set up for South Gilmore Phase 2 later this year



Sidewalk, medians, and narrow lanes used to create a suburban street and less of a high speed arterial

Bilstein Blvd Bridge

The City of Fairfield requested many years ago that the City of Hamilton add a pedestrian path onto the bridge to allow for future connectivity.

The City of Hamilton was willing to add the sidewalk and was able to do it without increasing the project cost. This removes what would have been a very expensive and difficult barrier for any future active transportation project to connect Fairfield High School to Gilmore Ponds Metropark.



City of Hamilton Replacement of the Bilstein Bridge

Crescentville Rd and Route 4 - Springdale

The City of Springdale recently developed their own active transportation plan and requested that the City of Fairfield extend sidewalk to meet their existing sidewalk at

Crescentville Road. As Fairfield installed the sidewalk, Springdale made the needed signal modifications and striped a "piano key style crosswalk" which have a higher visibility and reduce pedestrian and bicycle accidents.



Crosswalk and Pedestrian signal installed by the City of Springdale

Red Oak Dr to Harbin Entrance

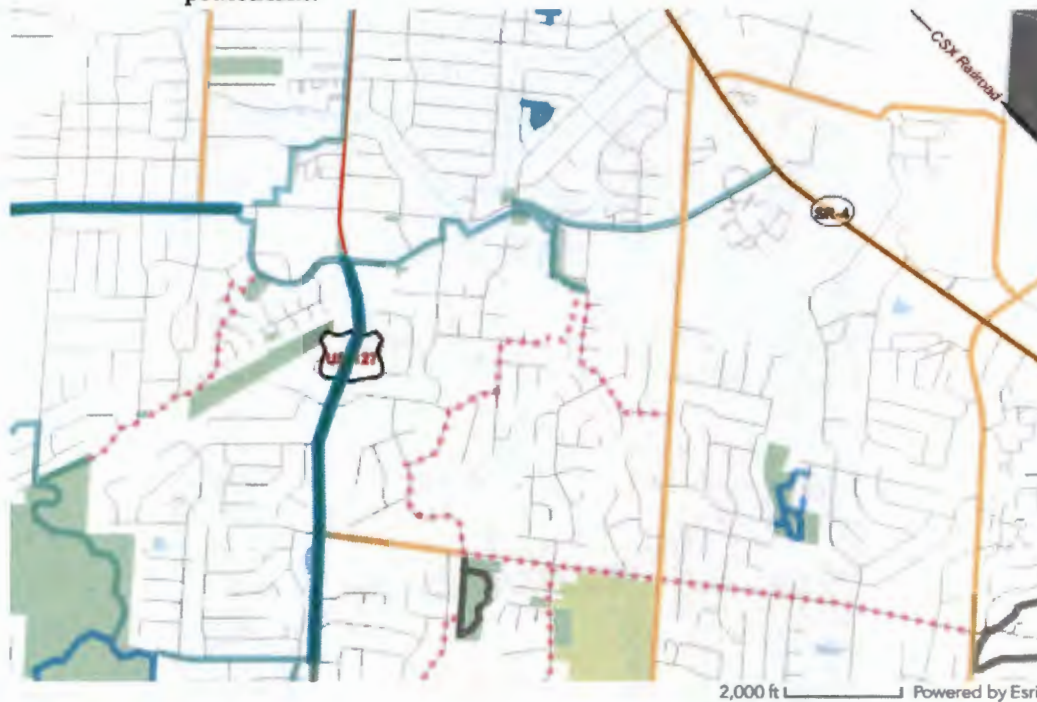
Public Works also worked closely with a couple of our residents to improve connectivity across their properties for the benefit of the community.

The former property owners at 1385 Hunter Road and the Civitan Club were very helpful in working with Public Works to use Sidewalk Gap Funding from the Capital Plan to add walk across their property a couple of years ago (2022) so that residents can walk into the park without crossing the road.

South Gilmore Rd and Gilmore Dr

The property owners at 5639 Gilmore Drive provided the City with an easement to allow construction of a new connection between Gilmore Drive and the recently added South Gilmore

Phase 1 sidewalk. Public Works will make this sidewalk connection in 2025 with South Gilmore Phase 2. This sidewalk connection was proposed by the residents and they happily provided the easement to the City for the benefit of future pedestrians.



Future Trails

Symmes Rd Overpass

One significant example of how we may be able to advance our connectivity goals by incorporating them into a future infrastructure project is in our planning of the Symmes Overpass.

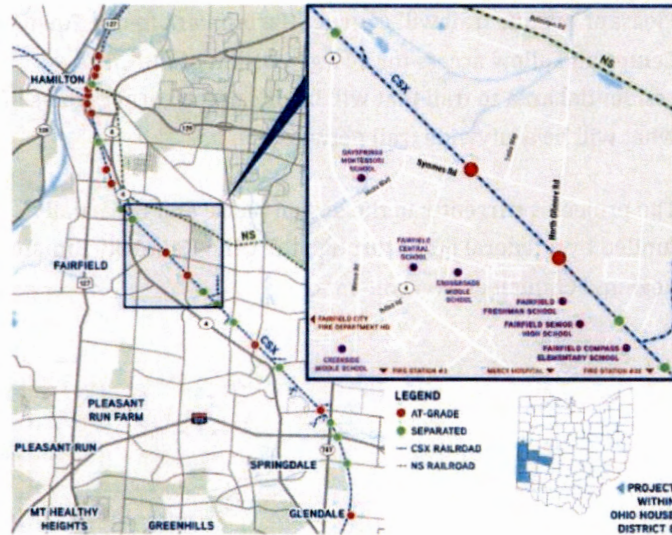
The City of Fairfield applied to the new Federal Rail Administration (FRA) Railroad Crossing Elimination Program and was awarded a \$3 million grant to start a rail project that eases the conflict created by having 40-plus trains traveling through the city daily and often blocking the thousands of local residents that use Symmes Road every day. The grant gives the City a chance to speed up the development of a rail and road grade separation project that should ease traffic conflicts and community concerns.

Fairfield will use the grant to separate the roads and rail crossing at Symmes Road and perform a feasibility study on North Gilmore Road for potential closure.

While the focus of this project is primarily on vehicular traffic, it will give us the opportunity to create a safe crossing for

pedestrian and non-motorized conveyances as well.

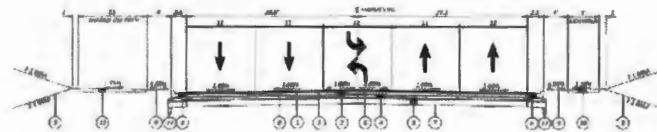
The BCTID and the City is working with HDR to provide engineering services for this project. HDR is currently working on a public engagement website that will gather input and help us move forward with a preferred alternative later this year.



Symmes Rail Crossing Elimination

Project Location

This project has the opportunity to help create a link between City residents and the Miami 2 Miami trail. It could even potentially provide the segment of the Miami 2 Miami trail that crosses over the CSX tracks.



Typical Symmes Road Section with sidewalk and multi-use path

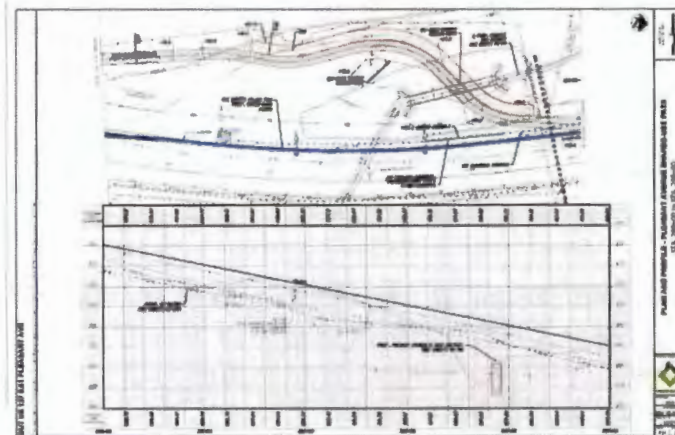


2026 -2028 Future Trails

Pleasant Ave Trail - Hunter to Wessel

Pleasant Avenue trail will connect Harbin Park to our Town Center and allow access for a large portion of the City's residential area to trail that will be one of the cornerstones of what will be a citywide trail network.

The project is currently in the design phase and is partially funded by a federal grant through the Ohio Kentucky Indiana Regional Council of governments.



Stage 2 Plan sheet detailing area south of the PNC bank

River Rd West - Groh to Wessel

River Road West is another of the high priority projects from the Fairfield Connects plan that we are working to advance. It is arguably the most critical link for the City as it connects the GMRT to our town center.



Rendering of proposed 2028 construction

To date, we have developed a concept plan with some planning level cost estimates and will work to advance this project in future capital programs.

Great Miami River Trail Water Works-Marsh

The extension of the GMRT from Waterworks Park, along Groh Lane, and continuing into Marsh Park will create a biking destination within the City of Fairfield.

The project is also currently in the design phase and (like the Pleasant Avenue trail) is partially funded by a federal grant through the Ohio Kentucky Indiana Regional Council of governments.



Marsh Lake interior trails

The Marsh Lake interior trails were funded in part with a State Capital Grant through ODNR and are currently in design. The construction is scheduled for 2026 and with the proposed improvements from the GMRT extension, will create a continuous loop around Marsh Lake and kick off the many exciting improvements included in the recently adopted Marsh Park master plan.

GENERAL PATHS AND TRAILS IMPLEMENTATION PHASE

- 30' SPAN BRIDGE
- 30' LENS+BRIDGE
- 20' LENS+BRIDGE
- 11' WIDE PAVED TRAIL, 1' SIDEWALK
- 8' WIDE SHARED-USE PATH, 1' SIDEWALK
- 6' WIDE SHARED-USE PATH, 1' SIDEWALK
- 4' WIDE SHARED-USE PATH, 1' SIDEWALK

Note: This overview of proposed trails and paths is provided for informational purposes only. It is not intended to be a final design or construction plan. The actual implementation of the trails and paths will be subject to the final design and construction plan.



From the 2025 Marsh Park Master Plan

City Council Briefing 7-14-25

Thanks to our City Council and Mayor for their continued support and leadership in advancing the City's active transportation goals.

Created by Ben Mann, Nick Dill, and
Jeff Trimmer

On behalf of City of Fairfield Public
Works

Data by City of Fairfield GIS

Video credit David Sheldrick

Platform ESRI



Proposal

- In 2026 the United States of America will celebrate 250 years of independence
- To generate patriotism the City of Fairfield should create various events and programming to celebrate this once in a lifetime milestone during the summer of 2026

Potential Events May Include

Enhanced Memorial Day Parade	Footlighter Celebration Play In The Village Green Amphitheater	Council Meeting Of The Past	Old Time Dinner at CAC	City Departments Show & Tell Events	Quarterly Newsletter: History of Fairfield
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Next Steps

1. Obtain acceptance from City Council
2. Exploring budgetary options
3. Establish 250 birthday steering committee
4. Develop programing & event opportunities
5. Review potential local, regional & state partnerships
6. Establish regular reviews