

Mitch Rhodus
Mayor

Tim Meyers
Councilmember, At-Large

Matt Davidson
Councilmember, At-Large

Gwen Brill
Councilmember, At-Large



Leslie Besl
Councilmember, 1st Ward

Dale Paullus
Councilmember, 2nd Ward

Debbie Pennington
Councilmember, 3rd Ward

Adam Kraft
Councilmember, 4th Ward

**City of Fairfield City Council
Regular Meeting Agenda
Monday, September 8, 2025 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.

Council-Manager Briefing

6:00 PM - Utility Rate Update

Business Meeting Call to Order

Mayor Mitch Rhodus

Prayer/Pledge of Allegiance

Councilmember Leslie Besl

Roll Call

Agenda Modifications

Executive Session Requests

Special Presentations

1. Flavors of Fairfield Winner Recognition
2. Fairfield Prevention Coalition Presentation

Citizen Comments

Council Reports

Public Hearing(s)

None.

Approval of Minutes

1. Regular Meeting Minutes - August 11, 2025

Old Business

1. Development Services - Councilmember Adam Kraft

- a. 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.
 - Legislation - Second reading (see attached Planning Commission recommendation)

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

1. Community & Public Relations - Councilmember Gwen Brill

- a. Simple Motion: Motion to approve the following 2025 Boards/Commissions Appointments effective September 8, 2025:

Peggy Emerson - Environmental Commission, Chamber of Commerce Representative, term expires 3/31/2028

2. Development Services - Councilmember Adam Kraft

- a. Ordinance to repeal Ordinance No. 87-25 and vacating part of Service Drive and a public storm sewer easement as shown on the attached vacation plat and replat of Lots 9696 and 9952 and dedication plat for a portion of Stockton Station Drive and authorizing the City Manager to execute the plats and such additional documents as may be necessary to complete the development of said property and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption

3. Public Safety - Councilmember Dale Paullus

- a. Ordinance to authorize the City Manager to execute the Leary Foundation Grant Application and Agreement for physical ability training step mills and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
- b. Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of VL Foreman LLC, 5120 Pleasant Avenue, Suite B, Fairfield, OH 45014 (Permit Class D5 & D6).

- c. Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Everest Kitchen LLC, 5250 Dixie Highway, Unit A, Fairfield, OH 45014 (Permit Class D5).

4. Public Utilities - Councilmember Matt Davidson

- a. Ordinance to amend subsection 921.04(a), License; Bonding Requirements, subsection 921.05(f), Inspection of Meters, subsection 921.06(a), Special Meters, subsection 921.07(a), Application for Water Service; Fee, subsection 921.08 Water Rates, subsection 921.12(b), Cross-Connection Control; Water Quality Backflow Protection, and subsection 925.08(b)(1) Sewer User Rates of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio.

- Legislation - First Reading

- b. Resolution authorizing the City of Fairfield, Ohio to become a 'Power a Clean Future Ohio' community

- Legislation - First Reading
- Motion - Suspend Second and Third Readings
- Motion - Adoption

5. Public Works - Councilmember Debbie Pennington

- a. Ordinance to authorize the City Manager to enter into a contract with Compass Minerals America, Inc. for the purchase of road salt.

- Legislation - First Reading
- Motion - Suspend Second and Third Readings
- Motion - Adoption

- b. Ordinance to authorize the City Manager to enter into an agreement with American Structurepoint for the River, Groh, and Chateau Improvements project.

- Legislation - First Reading
- Motion - Suspend Second and Third Readings
- Motion - Adoption

6. Finance & Budget - Councilmember Tim Meyers

- a. Resolution Accepting the Amounts and Rates as Determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor.

- Legislation - First Reading
- Motion - Suspend Second and Third Readings
- Motion - Adoption

- b. Ordinance providing for the issuance of \$57,330.63 to bonds by the City of Fairfield, Ohio, to pay part of the cost of sidewalk repair in the City, and declaring an emergency.
- Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
- c. Ordinance to Repeal Ordinance 103-25 - Special Assessments and declaring an emergency
- Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
- 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.”
- Supplemental Appropriations
- Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
- 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.”
- Contractual Appropriations: \$330,000 total (Detail: \$280,000 for River/Groh/Chataeu improvements project (Public Works); \$30,000 concrete curb & sidewalk program (existing contract; Public Works))
- Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
- \$30,000 - Concrete Curb Program Construction – Additional Appropriation (Public Works)
- f. 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: \$64,175 total (see below for detail)
- Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption

\$18,150 - Storm Sewer Cleaning and Televising – Various Locations (Public Works)

\$18,525 - removal of trees at South Trace and North Trace golf courses (Parks & Recreation)

\$15,000 - Right of Way Services for the Pleasant Avenue Multiuse Trail (Public Works)

\$12,500.00 - Sustainability Metric Tracking and Dashboard Software Kausal (Sustainability)

Meeting Schedule

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

Tuesday, October 14 - Council-Manager Briefing 6:00 PM; Regular Meeting 7:00 PM

Monday, October 27 - Council-Manager Briefing 5:30 PM; Regular Meeting 7:00 PM

Executive Session of Council (if Needed)

Adjournment

[MEET_FOOT]