

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]

**City of Fairfield Minutes
Regular Meeting of City Council
August 11, 2025**

Council-Manager Briefing

1. 6:00 PM - Green Umbrella Fellow Presentation & Comprehensive Plan 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, Alisha Wilson, Steve Wolterman, Laurie Murphy, Adam Sackenheim, Gillian Hart, Greg Kathman, Erin Lynn, Mandi Brock, Ben Mann, Jason Hunold, Diana Davenport, Tom Lakamp and Steve Maynard.

Staff presented the Comprehensive Plan Kick-off and the Green Umbrella Fellow presentation. See attached slides.

Business Meeting Call to Order

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

Prayer/Pledge of Allegiance

Councilmember Davidson 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 Matt Davidson
Councilmember, At-Large Gwen Brill

Agenda Modifications

None.

Executive Session Requests

Councilmember Besl, seconded by Councilmember Paullus, moved for Executive Session to consider confidential information related to the marketing plans, specific business strategy, or personal financial statements of an applicant for economic development assistance or negotiations with other political subdivisions respecting requests for economic development assistance and to consider the purchase of property for public use. Roll call vote. Motion carried 7-0.

Special Presentations

1. Fire Department Oath of Office

- Firefighter Kyle Stafford

Mayor Rhodus administered the ceremonial oath of office.

Citizen Comments

Vincent Lucas, PO Box 102, Amelia, Ohio — see attached written comments that were read by Mr. Lucas in the meeting.

Law Director Steve Wolterman addressed Mr. Lucas' comments and stated that he would look into the situation and report back to City Council.

Council Reports

Councilmember Meyers announced that the annual budgeting process has started and will run through December.

Councilmember Pennington announced that CSX will be working on Symmes Road crossing and it will be closed to traffic beginning August 14 for 4 days.

Councilmember Besl reported that the Cincinnati Offroad Alliance event in Harbin Park was well-attended and there are work days scheduled Sept-Dec. She also announced the last Fridays by the Lake this week and the Groovin' on the Green concert on Thursday, with Sept. 4 being the final Groovin' on the Green.

Public Hearing(s)

1. Joint Public Hearing - John Gray & Pleasant PUD

Mayor Rhodus opened the joint public hearing at 7:18 PM. Clerk Wilson called the Planning Commission roll call. Commissioners present: Martin Medler, Melissa O'Brien, Don Hassler, Scott Lepsky, Adam Kraft, Tanner Meyers and Doug Robertson. Clerk Wilson read the meeting notice. Planning Manager Erin Lynn and the developer, Mark Schnicke, presented an overview of the proposed project. See attached slides.

Gary Webb, 54 Carousel Circle - addressed Council with several concerns about the project. See attached email for list of concerns and photos.

Mr. Kathman stated that the property is privately owned so the owner could go in and knock down every tree on the property and the city would not be able to intervene in any way. If the PUD is approved, the owner will be required to maintain a certain amount of trees.

Tom Schmidt, 1555 Gelhot Drive - no reference of buffer zone between his condo and the proposed property. A pavement walkway won't look very nice in front of \$300,000 condos. Price point seems a bit high for the area, as well, considering there are homes in that range that are not selling. The maintenance of the private street will be very high for that HOA, as well. Are there any restrictions for rentals in the HOA? It will be better to have owner-occupied and not allow rentals. The developer stated that there will be restrictions to 10%

rentals in the HOA agreement. Mrs. Lynn stated that no buffer is required between the condos but she can discuss with the developer and there are permits submitted for the Emerald Lakes properties to be built between \$500,000-\$700,000.

Brian Jackson, owner of 6130 Ambassador - he is for the development and feels it is a good opportunity for the City to have the citizens voices heard.

Josh Large, 29 Carousel Circle - flooding is still an issue on his property; also concerned for traffic safety after a serious accident on John Gray and watching vehicles speed around the circle; would like to see the property offered to the people who live next to the property to split it up and purchase.

Pat Gainard, 30 Carousel Circle - lives right behind the property in question, even the slightest rain floods his property and that is his main concern. New to the area and one of the reasons he bought his home in Fairfield is because it feels different and the greenery is different than in any other area. He feels that a development will bring down the aesthetic value of the entrance into Fairfield. He would propose that the city use eminent domain to take that property and include it as part of Harbin Park. Mayor Rhodus stated that the drainage will be improved with the development, as there will detention basins to help mitigate flooding.

Greg Sander, 28 Carousel Circle - requested clarification of the buffer zone because he has heard several different numbers. Mrs. Lynn stated it is 80' from the back of the building to the property line and 50' is the green space.

Ben Tricase, 31 Carousel Circle - he is also in support of the idea that the abutting property owners be given the opportunity to divide the property and buy the part behind their homes. He also expressed traffic concerns with that intersection and the possibility of installing another traffic light to help. Public Works Director Ben Mann stated it is not warranted based on the traffic study.

Mayor Rhodus closed the public hearing at 8:50 PM and Council recessed until 8:55 PM.

Approval of Minutes

1. Regular Meeting Minutes - July 14, 2025

The Regular Meeting Minutes of July 14, 2025 were approved as written and submitted.

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 - Hold Second Reading pending Planning Commission recommendation

Second reading was held pending Planning Commission recommendation.

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

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

1. Community & Public Relations - Councilmember Gwen Brill

- Simple Motion: Motion to approve the following 2025 Boards/Commissions Appointments effective August 11, 2025:

- Steven DeSalvo - Board of Zoning Appeals, partial term expires 3/31/2029
- Kyle Jones - Environmental Commission, partial term expires 3/31/2027

Councilmember Brill, seconded by Councilmember Pennington, moved to approve the 2025 Boards and Commissions appointments. Motion carried 7-0.

SIMPLE MOTION NO. 8-25. APPROVED 7-0.

2. Parks & Recreation - Councilmember Leslie Besl

- Ordinance to authorize the City Manager to enter into a professional services contract with MKSK, Inc. for engineering and architectural services as related to the implementation of the Marsh Park Master Plan - Phase 1.

This project will allow for all design and permitting services necessary to advance Phase 1 of the City's Marsh Park Master Plan. Phase 1 of the Plan incorporates the "level 1 priorities" and amenities concentrated in the southwest corner of the Park. These include but are not limited to: enhanced park entrance; new parking lot(s); new trails and neighborhood connections; new fishing pier(s); new boat launch; a flexible lease space commercial building that also includes publicly-accessible restrooms and concession/bait shop; and improved landscaping, lighting, and signage.

In April of 2025, Fairfield's City Council approved the Marsh Park Master Plan as prepared by Designing Local. Following Plan adoption, City Council tasked staff to advance the first phase of the plan implementation as quickly as possible. The goal of this project is to have bid-ready construction drawings and specifications prepared and advertised so that construction activities can commence on or before Q1 of 2027.

The City advertised a Request for Qualifications (RFQ) for design services for this project in May 2025 (attached). The City received responses from 7 design firms. In accordance

with Ohio Revised Code requirements, City staff evaluated all responses based on published evaluation criteria and weighting factors. Based on this qualifications evaluation, the City selected the 2 best responses and then held face-to-face interviews with these firms. Interviews were held during the last week of June. Following the interviews, the City made the determination that MKSK, Inc. is the best firm to supply the necessary design and engineering services to advance this project. The MKSK statement of qualifications response, submitted 5/23/2025, is attached for review. The RFP scoring matrix and the interview scoring matrix are available upon request.

MKSK's final pricing and scope of work proposal is attached for Council review. A contractual appropriation, including limited contingency, is requested in the amount of not-to-exceed \$1,242,400. NOTE: The Fairfield team in partnership with MKSK will first complete Task 1 (Concept and Schematic Design) at a lump sum cost of \$364,175 before advancing to Tasks 2 and 3. Task 2 (Design Development) and task 3 (Construction Documents) will be advanced "if authorized" by the City. The estimated construction cost to implement Phase 1 of the Master Plan is between \$9-12 million.

Councilmember Besl presented the first reading of this ordinance. Councilmember Leslie Besl, seconded by Dale Paullus, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Leslie Besl, seconded by Adam Kraft, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 97-25. APPROVED 7-0.

- b. Ordinance to authorize the City Manager to execute an addendum to the contract with SwimSafe Pool Management, Inc. for the 2026, 2027, and 2028 calendar years and declaring an emergency.

This contract pertains to the management and operation of the City of Fairfield Aquatic Center located on Augusta Boulevard. SwimSafe has successfully managed the facility on behalf of the Parks and Recreation Department since the 2021 season. Under this agreement, SwimSafe will continue to ensure that all staffing meets or exceeds the minimum standards set by the City of Fairfield and complies with the requirements established by the State Department of Health.

As part of this contract, SwimSafe will also continue to provide front desk attendants. Operational preparations for the pool begin in April, with SwimSafe coordinating closely with City staff throughout the season, concluding operations and assisting with closure procedures in September.

Councilmember Besl presented the first reading of this ordinance. Councilmember Leslie Besl, seconded by Gwen Brill, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Leslie Besl, seconded by Debbie Pennington, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 98-25. APPROVED 7-0.

- c. Ordinance to authorize the City Manager to execute the Ohio's Urban Forestry Grant application and agreement and declaring an emergency.

It is necessary for City Council to authorize the City Manager to execute a grant application and agreement with the Ohio Department of Natural Resources, Division of Forestry, to secure financial assistance for the continued development of Fairfield's urban forestry program. The proposed project includes conducting a comprehensive tree inventory and developing a subsequent tree management plan for the City.

The scope of work will involve inventorying and assessing the condition of public trees along city streets and within landscaped areas of public parks. Additionally, a focused management plan will be created for two census blocks identified within environmental justice zones, with special attention given to the unique needs of these areas.

If approved, the Ohio Department of Natural Resources will fund 100% of the project, estimated at \$100,000. This is a reimbursement grant, requiring the City to allocate project funds up front and seek reimbursement from ODNR as work is completed.

Councilmember Besl presented the first reading of this ordinance. Councilmember Leslie Besl, seconded by Debbie Pennington, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Leslie Besl, seconded by Adam Kraft, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 99-25. APPROVED 7-0.

3. Public Safety - Councilmember Dale Paullus

- a. Resolution to authorize the City Manager or his designee to submit the City of Fairfield's vote to approve the Purdue Pharma LP Bankruptcy Plan by September 16, 2025 related to opioid claims and declaring an emergency.

The City is a participant in the national opioid litigation. Purdue Pharma, L.P. has filed for bankruptcy and the bankruptcy Trustee has negotiated a settlement of claims against Purdue Pharma, L.P. The proposed nationwide settlement of claims against Purdue Pharma, L.P. will result in \$1.5B to be paid by Purdue Pharma, L.P. Counsel is recommending the City of Fairfield vote to approve the Purdue Pharma, L.P. Bankruptcy Plan.

Councilmember Paullus presented the first reading of this resolution. Councilmember Dale Paullus, seconded by Leslie Besl, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Dale Paullus, seconded by Matt Davidson, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

RESOLUTION NO. 8-25. APPROVED 7-0.

- b. Resolution to authorize the City Manager or his designee to execute the Governmental Entity Settlement Agreement ("GESA") with members of the Sackler family related to

opioid claims and declaring an emergency.

The City is a participant in the national opioid litigation. Members of the Sackler family were owners of Purdue Pharma, L.P. which filed for bankruptcy. The proposed nationwide settlement will result in \$6.5B to be paid by members of the Sackler family. Counsel is recommending the City of Fairfield execute the Governmental Entity Settlement Agreement ("GESA").

Councilmember Paullus presented the first reading of this resolution. Councilmember Dale Paullus, seconded by Leslie Besl, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Dale Paullus, seconded by Debbie Pennington, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

RESOLUTION NO. 9-25. APPROVED 7-0.

- c. Resolution to authorize the City Manager or his designee to sign and submit the participation form approving settlements with Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun Pharma, Zydus and Sandoz ("Manufacturer Defendants") and to execute the Settlement Participation form by October 1, 2025 related to opioid claims and declaring an emergency.

The City is a participant in the national opioid litigation. The Manufacturer Defendants have negotiated a settlement of claims against each of them as a group which will be distributed as one distribution from Manufacturer Defendants settlements. The proposed nationwide settlement will result in \$1.2B total being paid by the Manufacturer Defendants. Counsel for the Plaintiffs is recommending that the City of Fairfield participate in this settlement with the Manufacturer Defendants.

Councilmember Paullus presented the first reading of this resolution. Councilmember Dale Paullus, seconded by Matt Davidson, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Dale Paullus, seconded by Adam Kraft, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

RESOLUTION NO. 10-25. APPROVED 7-0.

- d. Resolution to authorize the City Manager or his designee to sign and submit the participation form approving settlement of claims with Sandoz, Inc. and to execute the Settlement Participation Form by October 1, 2025, related to opioid claims and declaring an emergency.

The City is a participant in the national opioid litigation. Sandoz, Inc. is a Manufacturer Defendant primarily involved in the manufacture of fentanyl transdermal patches which held a relatively small market share nationally. The company exited the opioid market entirely in 2019. This settlement is unique in that the only subdivisions that had an action or claim filed as of August 25, 2023 are eligible to recover funds. It is not a Nationwide Settlement. The City did file a claim against Sandoz, Inc. in the litigation and is therefore eligible to participate in the settlement. Counsel for the plaintiffs is recommending that the City of Fairfield participate in this settlement with Sandoz, Inc.

Councilmember Paullus presented the first reading of this resolution. Councilmember Dale Paullus, seconded by Leslie Besl, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Dale Paullus, seconded by Matt Davidson, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

RESOLUTION NO. 11-25. APPROVED 7-0.

- e. Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Khadka Bazar LLC, 5250 Dixie Highway, Unit D, Fairfield, OH 45014 (Permit Class C1).

Councilmember Paullus, seconded by Councilmember Besl, moved to not request a hearing regarding the Khadka Bazar liquor permit application. Motion carried 7-0.

SIMPLE MOTION NO. 9-25. APPROVED 7-0.

4. Public Utilities - Councilmember Matt Davidson

- a. Ordinance to authorize the City Manager to enter into a natural gas aggregation agreement with AEP Energy, Inc. dispensing with the second reading, and declaring an emergency.

The Ohio Legislature has enacted natural gas deregulation legislation which authorizes the legislative authorities of municipal corporations, townships and counties to aggregate automatically, in accordance with the Ohio Revised Code, subject to opt-out provisions, competitive natural gas service for the retail loads located in the respective jurisdictions and to enter into service agreements to facilitate the sale and purchase of the service for the natural gas loads.

Governmental energy aggregation provides an opportunity for residential and small business customers collectively to participate in the potential benefits of energy deregulation through lower rates as well as energy rate stability which they would not otherwise be able to have individually.

On November 7, 2023, the majority of voters in the City of Fairfield voted in favor of giving City Council the authority to explore a governmental aggregation program with opt-out provisions for the residents, businesses and other energy customers in the City. On December 11, 2023, Fairfield City Council approved and adopted a plan of operation and governance regarding natural gas governmental aggregation. In January of 2024 the City of Fairfield became a certified energy aggregator by Public Utilities Commission of Ohio (PUCO). In July of 2025, the City's energy consultant – Energy Alliances Inc., - sent out Requests for Pricing (RFP) for aggregated natural gas for the City. A narrative summary of that RFP process is attached for review. The next step in the aggregation process is for City Council to authorize the City Manager to enter into a natural gas aggregation agreement with a qualified supplier; the Ordinance authorizing this action is also attached for review.

Councilmember Davidson presented the first reading of this ordinance. Councilmember

Matt Davidson, seconded by Gwen Brill, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Matt Davidson, seconded by Gwen Brill, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 100-25. APPROVED 7-0.

5. Public Works - Councilmember Debbie Pennington

- a. Ordinance to authorize the City Manager to execute and file the Ohio Department of Transportation Municipal Bridge Program Grant Application and Agreement to fund a major portion of the Augusta Boulevard Bridge project and declaring an emergency.

The City of Fairfield intends to replace the structurally deficient bridge that carries Augusta Boulevard over a tributary of Pleasant Run. The proposed work will maintain the existing roadway alignment of Augusta Boulevard.

The existing structure (SFN 0963100) is an 85'-0" long, 25'-2" span metal-plate arch with an 8'-5" rise. The bridge is currently load posted for vehicular traffic with weight limit signs located on each approach. The clear roadway width over the bridge is 38'-0" with 10'-0" lanes, 6'-6" shoulders, and 2'-6" Fairfield roll-type curbs and gutters. On each side of the road there is a 4'-0" wide sidewalk, with guardrail on wooden posts present 1'-0" outside the edge of sidewalk.

Annual routine bridge inspections of the structure have been performed for the City of Fairfield under the ODOT Municipal Bridge Inspection Program. In 2025 the General Appraisal assigned to the structure was downgraded to a "4" on the NHI condition rating scale, indicating the structure is in poor condition. The general appraisal is being driven by the metal-plate arch's culvert rating.

The estimated cost of \$686,421 was established assuming a 2028 construction year.

This project is not currently programmed in the 2025-2029 CIP. If approved, ODOT would be providing up to 95% of the total construction costs.

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 7, No 0, Abstained 0. Councilmember Debbie Pennington, seconded by Adam Kraft, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 101-25. APPROVED 7-0.

- b. Ordinance to authorize the City Manager to enter into a contract with Tim Lally Chevrolet for the purchase of three (3) Chevrolet Tahoes for the Police Department and declaring an emergency.

This request is for the purchase of (3) Chevrolet Tahoe's to be used as Police Patrol Vehicles. The vehicles that are being replaced are detailed below and will be cycled

through the Police Fleet to be used by School Resource Officers, a traffic reconstruction vehicle, and Police recruitment vehicles. These vehicles are being purchased through Tim Lally Chevrolet, listed under State of Ohio contract RSI024953 and Index GDC050 authorizing the use by Municipal Corporations for \$51,853 per vehicle. Mobilcomm was chosen to outfit these vehicles due to their specialized engineering skills and aptitude for this project, and to standardize the wiring practices to facilitate the mechanics during repairs.

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 7, No 0, Abstained 0. Councilmember Debbie Pennington, seconded by Adam Kraft, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 102-25. APPROVED 7-0.

6. Finance & Budget - Councilmember Tim Meyers

- a. An ordinance determining to reduce and recertify special assessments levied for the purpose of constructing certain improvements at the Cincinnati Mills Mall and declaring an emergency.

The cooperative agreement entered into by the City and the Port Authority of Greater Cincinnati dated February 1, 2004 requires the reduction and recertification of special assessments levied for the purpose of certain improvements at the Cincinnati Mills Parking Garage based on funds made available during 2025 and 2026. The City has received the report of the Administrator of the Cooperative Agreement detailing the amount of the debt service payments in lieu of taxes and other funds being made available and it has been determined that the amount of assessments needed to be certified to cover the debt service payment per Exhibit B.

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 7, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Dale Paullus, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 103-25. APPROVED 7-0.

- b. 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

Supplemental appropriations are requested to ensure no unauthorized expenditures occur.

Additional appropriations are being sought in the following funds to cover postage needs for the remainder of the year for the Income Tax Division and to restore funding for the replacement of guardrail items damaged in automobile accidents. The damage was billed to the respective owners and has been recovered by the city.

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 7, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Gwen Brill, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 104-25. APPROVED 7-0.

- c. 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: \$1,467,400 total (Detail: \$225,000 Purchase and outfitting of 3 Chevrolet Tahoes for Police (Public Works); \$1,242,400 Marsh Park Master Plan Phase 1 Implementation (Parks & Recreation))

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 7, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Dale Paullus, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 105-25. APPROVED 7-0.

- 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.”
- Non-Contractual Appropriations: \$819,095 total (see below for detail)

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

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 7, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Dale Paullus, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 106-25. APPROVED 7-0.

\$60,000 - Wastewater Division-Anaerobic Digester Cleaning (Public Utilities)

\$59,025 - Water Division – Water Tank/Tower Maintenance (Public Utilities)

\$28,400 - Water Division-Concrete/Paving Project (Public Utilities)

\$33,000 - Engineering Appropriation for Route 4 Sidewalk Design between Holden

Boulevard and Michael Lane (Public Works)

\$18,335 - Town Center Improvements (Development Services)

\$65,775 - Water Division-Well 4 Rehabilitation (Public Utilities)

\$74,900 - Harbin Park Shelter Replacements – Shelters #5 and #6 (Parks & Recreation)

\$34,660 - Route 4 Median Planting Updates (Public Works)

\$165,000 - Justice Center Repairs and Upgrades (multiple vendors; Public Works)

\$60,000 - Public Works Repairs and Upgrades (Public Works)

\$100,000 - Firehouse Repairs and Upgrades (multiple vendors; Public Works)

\$55,000 - purchase & outfitting of a Staff Vehicle for the Police Department (Public Works)

\$65,000 - Purchase of Park Ranger Vehicle for Police (Public Works)

Meeting Schedule

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

Tuesday, October 14 - 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 9:13 PM.

Adjournment

The Regular Meeting adjourned at 9:54 PM.

ATTEST:

Clerk of Council

Mayor's Approval
Date Approved:

Council Kick-off Meeting

City of Fairfield
Comprehensive Plan
Update ▪ 8/ 11/ 2025

KZF DESIGN
Designing Better Futures

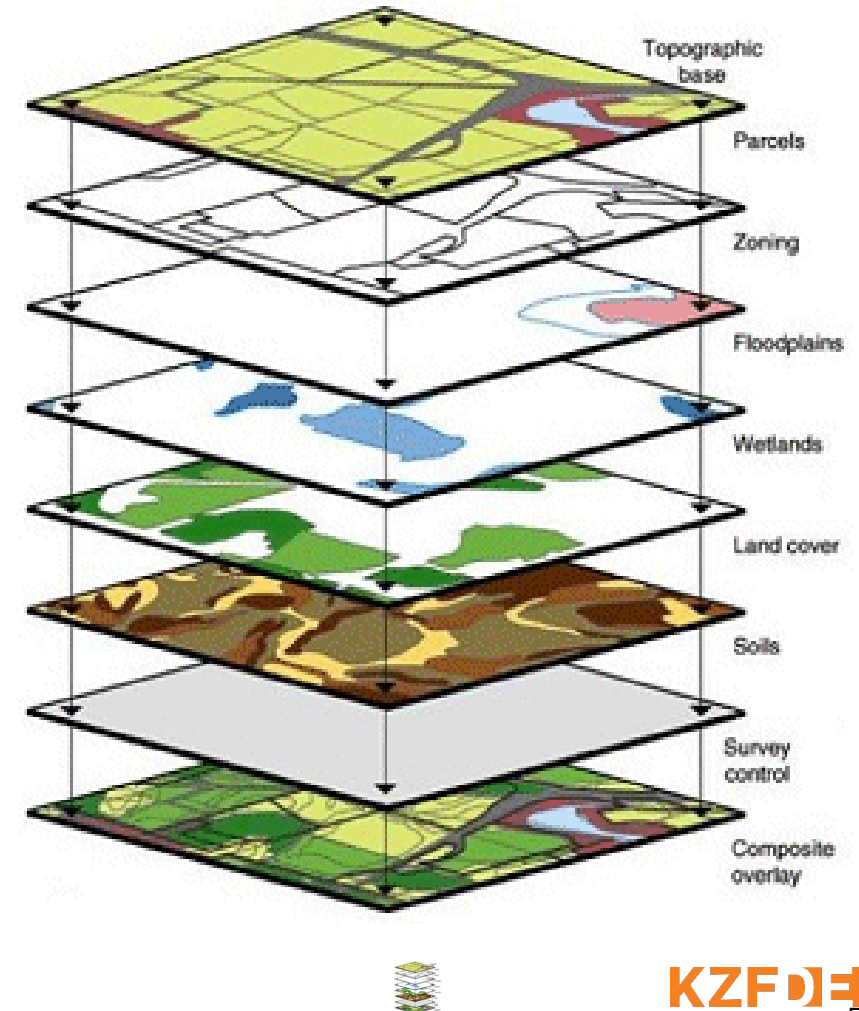
5-Year Update to the Comprehensive Plan

- City issued RFP in April for a 5-year plan update
- Original plan, *Fairfield Forward* , was adopted in 2019
- Update will reflect changes in demographics, economy, and community trends
- Balance existing goals and strategies with new priorities
- Plan guides:
 - Land use, infrastructure, housing, and economic development
 - Redevelopment and future investment decisions
- Four small areas for special attention to ensure balanced growth



What is a Comprehensive Plan?

- Long-term roadmap guiding growth, development, and redevelopment
- Sets community goals and policies for planning elements
- Translates vision into action through a future land use map and implementation strategies
- Informs zoning, capital improvements, and investment decisions without being a regulatory document itself
- Built on public input to reflect shared community values





Planning Team

- KZF Design
Project management, planning lead
 - Focus Area Planning
 - Community Engagement
 - Plan Drafting
 - Transportation & Infrastructure
 - Public Services & Sustainability
- McBride Dale Clarion
Planning support
 - Data Analysis & Forecasting
 - Plan Audit & Existing Conditions Review
 - Plan Drafting
 - Vision, Goals, Policies & Implementation
- Gibraltar Development
Economic Development

Project Overview

- Task 1: Project initiation and data collection
- Task 2: Plan audit and existing conditions
- Task 3: Vision, goals, policies and implementation
- Task 4: Community engagement
- Task 5: Data analysis and forecasting
- Task 6: Economic development
- Task 7: Transportation and infrastructure
- Task 8: Public services
- Task 9: Small area planning
- Task 10: Plan drafting and finalization



Project Overview

Project Initiation & Management

- Kick-off meeting
- City council introduction
- Bi-monthly staff coordination
- Data collection

Plan Audit & Existing Conditions Review

- Audit 2019 Fairfield Forward
- Review recent related plans
- Tour key redevelopment sites
- Launch advisory committee



Project Overview

Vision, Goals, Policies, & Implementation

- Categorize action item status
- Review relevance of goals
- Introduce new recommendations

Community Engagement

- Host advisory committee meetings
- Project website
- Online community survey
- Virtual public meetings
- Distribute outreach materials
- Reach underrepresented communities



Advisory Committee

- Residents and community members
- City staff
- Elected officials
- Planning Commission
- Community organizations



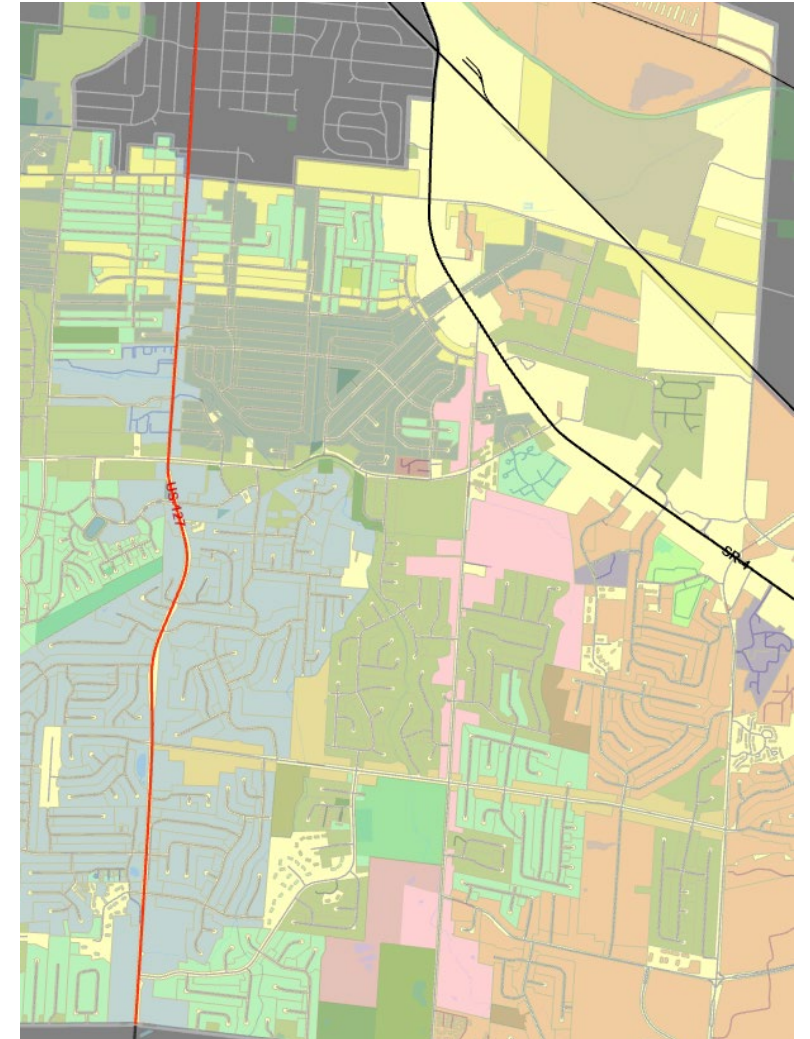
Project Overview

Data Analysis & Forecasting

- Update demographic and housing data
- Analyze employment and retail trends
- Conduct land use and GIS analysis

Economic Development & Redevelopment

- Redevelopment framework
- Recommend mixed-use and density
- Promote sustainable redevelopment



Project Overview

Transportation & Infrastructure

- Compile a list of OKI-aligned projects

Public Services

- Assess public service needs



Project Overview

Small Area & Planning

- Revise recommendations
- Small area plans
- Update land use strategies

Plan Drafting & Finalization

- Deliver draft plan
- Provide executive summary
- Finalize graphic-rich plan
- Develop implementation matrix



Schedule

FAIRFIELD COMP PLAN UPDATE PRELIMINARY SCHEDULE 6.18.2025											
TASK DESCRIPTION		July	August	September	October	November	December	January	February	March	April
	1.0 Kick-off and Project Management										
	Project Team Kick-off (internal KZF project team only)	◆									
	Kickoff Meeting with the City of Fairfield (in-person)	◆									
	Revise Schedule										
	City Council Kick-off (in-person)		◆								
	Bi-monthly Project Check-ins (virtual)		◆		◆		◆		◆		◆
	2.0 Plan Audit & Existing Conditions Review										
	Document Existing Conditions with City GIS Data	■	■								
	Develop Base Maps	■	■								
	Plan Audit		■	■	■						
	Review of Supplemental Plans		■	■	■						
	Reconnaissance Tour		■	■	■						
	Advisory Committee Kick-off (in-person)			◆							
	Evaluate Focus Area Sites		■	■	■						
	Plan Audit Memo & Summary of Relevant Studies		■	■	■						
	Findings Tour Summary		■	■	■						
	Coordination Meeting to Review Plan Implementation (virtual)		◆								
	3.0 Vision, Goals, Policies & Implementation										
	Update Status			■	■	■					
	Relevance Review			■	■	■					
	New Recommendations			■	■	■					
	Revised Goals and Strategies List			■	■	■					
	Revised Annotated Implementation Matrix			■	■	■					
	Work Session with City Staff (in-person)				◆						
	Advisory Committee Meeting (in-person)				◆						
	4.0 Community Engagement										
	Advisory Committee Meetings (up to 3 in-person)			◆			◆			◆	
	Public Involvement Plan	■	■								
	Virtual Public Meeting Summary				■	■				■	
	Virtual Public Meeting Recap Meeting (virtual)					◆				◆	
	Online Community Survey		■	■	■						
	Proposed Plan Changes - Virtual Public Meeting				■	■	■				
	Develop Project Website										
	Press Release										
	Email										
	Postcard or Yard Sign										
	Project Fact Sheet										
	Flyer										
	Upload GIS Data										
	Review and Analyze Feedback										

Questions & Next Steps

KZF DESIGN

Designing Better Futures

CLIMATE
ACTION
FELLOWSHIP

CONSTANCE KAMMERER SUMMER RECAP



GREEN UMBRELLA

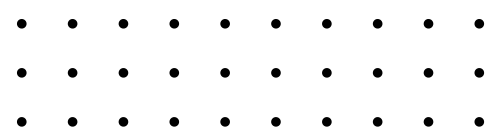


- The regional climate collaborative that is made up of governments, non-profits, businesses and educational institutions
 - Provides resources to support climate and sustainability related action

Climate Action Fellowship

- 10-week program that pairs students and professionals with local governments to support sustainability goals





GREEN UMBRELLA PROJECTS

Community Resilience

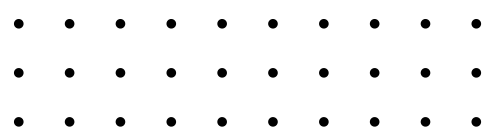
**Green and Healthy
Schools**

Greenspace

Sustainable Budgeting

**Sustainable
Procurement**

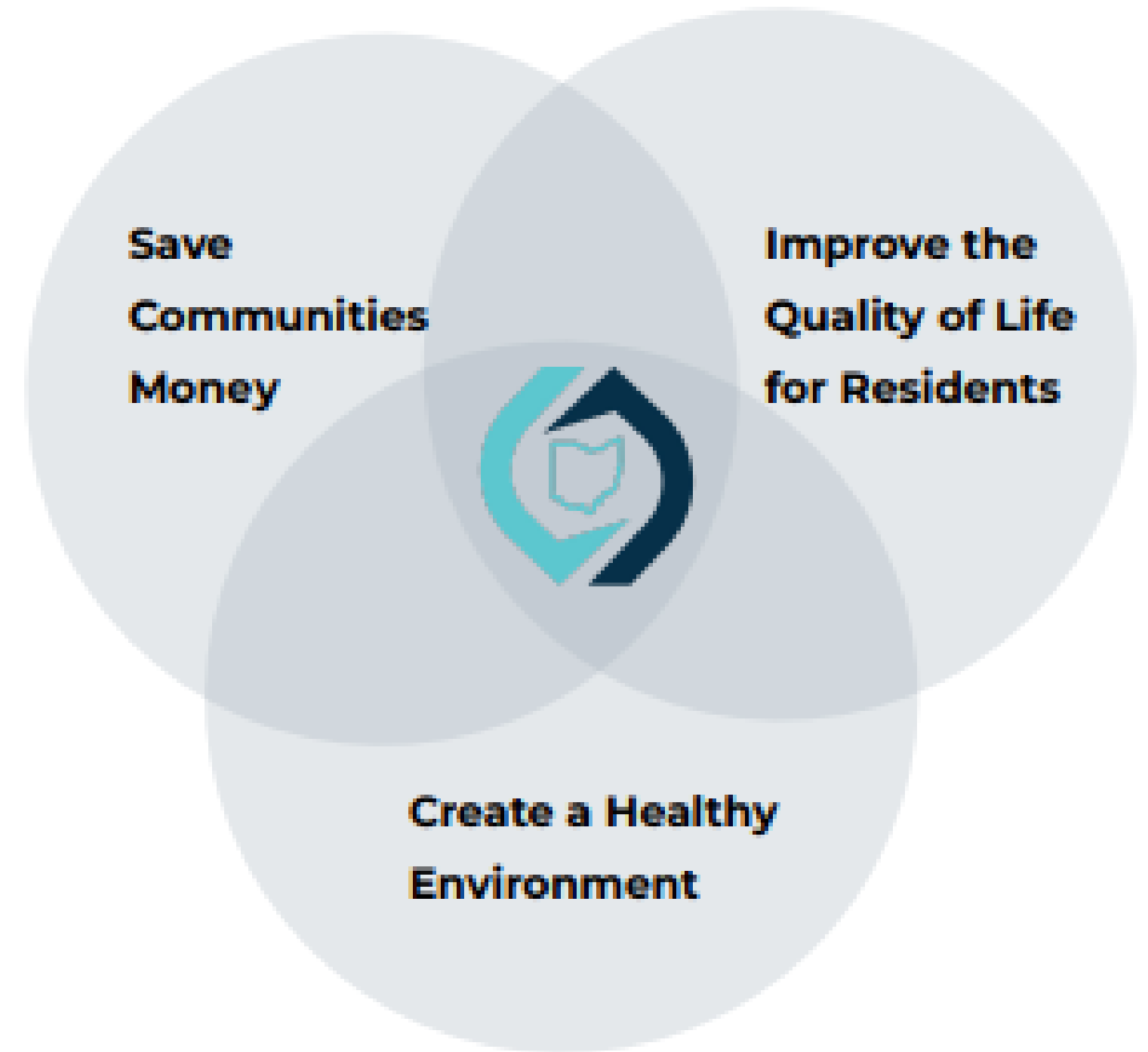
**Sustainability Action
Plan Review**



FAIRFIELD PROJECT

POWER A CLEAN FUTURE OHIO

- Local non-profit that provides a variety of energy related technical assistance, tools, and resources FREE of charge
- Help communities:
 - EV Fleet Inventory and Assessment, Siting Plans
 - Tree Canopy Assessment
 - Greenhouse Gas Inventory
 - Energy Efficiency Programming and Consulting
- Currently includes 50 communities, including:
 - Cincinnati
 - Dayton
 - Hamilton County
 - Cleveland and surrounding suburbs
 - Akron
 - Oxford
 - Kettering



**Power A Clean
Future Ohio**
LOCAL COMMUNITIES LEADING THE WAY

SUSTAINABILITY METRICS

Assisted in creating internal metric tracking dashboard for sustainability goals to be fazed into an external facing dashboard



GOAL BCR.2.0

Embrace sustainability as a core aspect of community identity and value.

STRATEGY BCR.2.1

Ensure appropriate City resourcing to achieve sustainability action plan goals.

ACTION BCR.2.1.5

Track and broadly promote sustainability results through multi-channel communication linked to strengthen community identity and values; highlight case studies, cost and resource savings, job creation and co-benefits. Explore new tools including but not limited to **use of online Community Dashboard** to monitor and promote goals and achievements

DASHBOARD CAPABILITIES

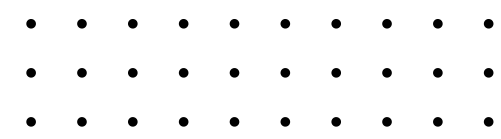
INTERNAL

Centralized location to track all sustainability key performance indicators (KPI) and municipal operation metrics

EXTERNAL

Clear, illustrative, information about the sustainability plan's progress and successes

Ability to view graphs, maps and other resources



SUSTAINABILITY METRICS



Determined measurable metrics
within the plan

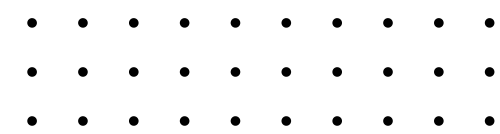
Data Collection

Identified Dashboard Platform

Identified resources promised in
the plan

Resource Collection

Developed Mock-Ups



QUANTITATIVE METRICS

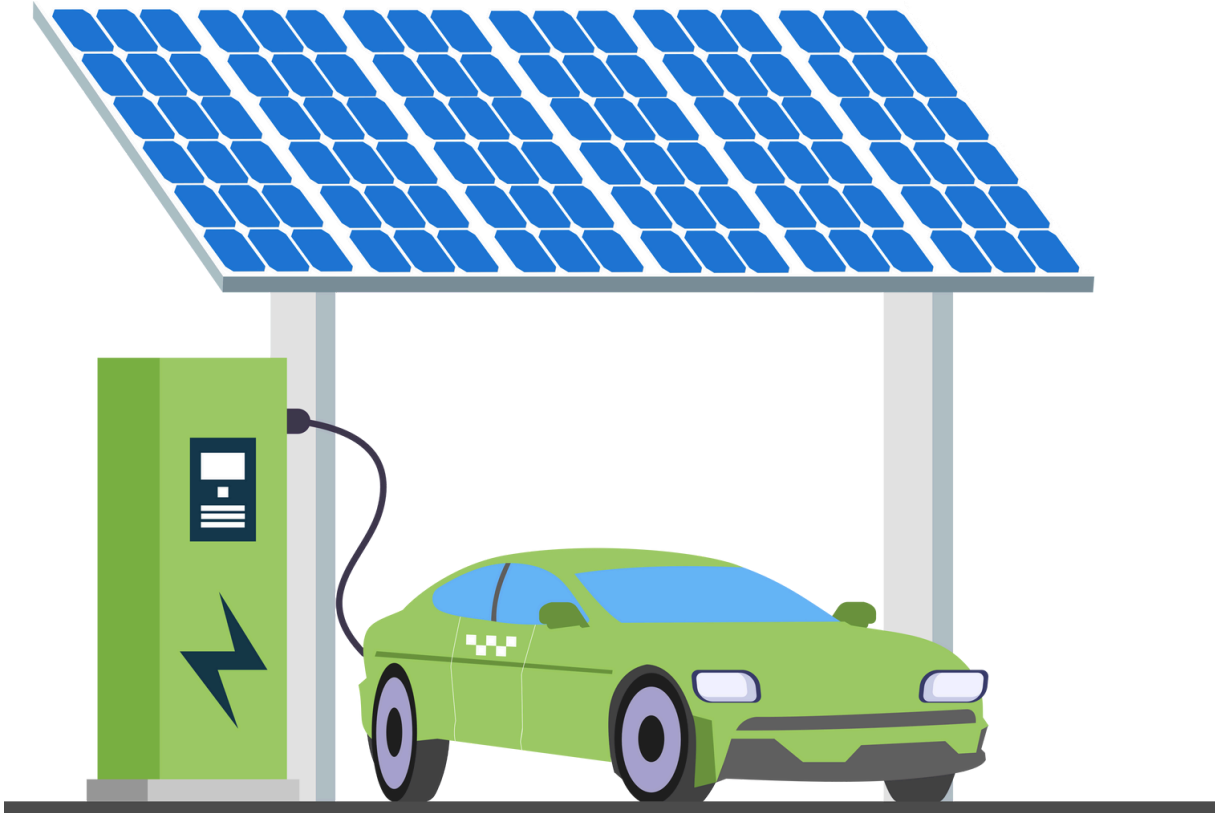
Determine what numerical data can be used to highlight program progress and success

STRATEGY MT.1.3

Convert 20% of non-emergency City fleet to electric vehicles (EVs), hybrid or clean fuels by 2030 and 100% by 2055

METRIC / KPI

Number of EV/hybrid vehicles in the city fleet



QUALITATIVE RESOURCES

Throughout the plan the city promises to provide a wide variety of resources for the residents, businesses and employees in Fairfield.

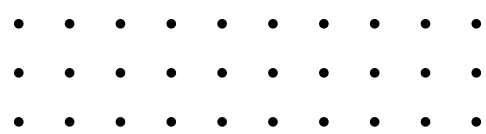
ACTION RC.2.1.1

Promote water-efficient fixtures and equipment within municipal departments, commercial and residential sectors. Regularly review and upgrade to newer water-saving technologies.

RESOURCE

Resources for water-saving technologies for commercial and residential sectors



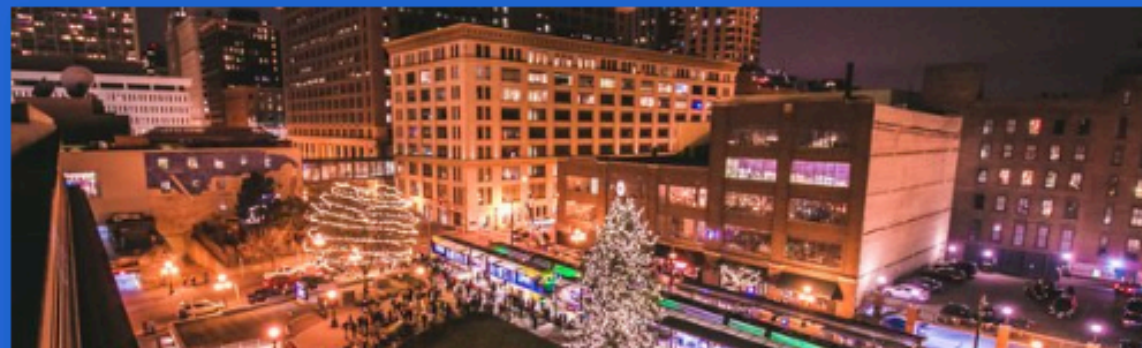


ST. PAUL MINNESOTA SUSTAINABILITY DASHBOARD

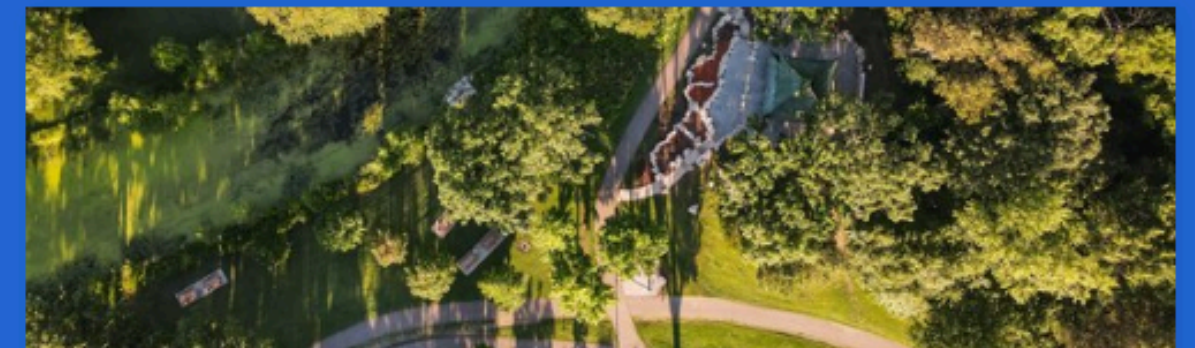
ST. PAUL MINNESOTA EXAMPLE



Sustainable Transportation



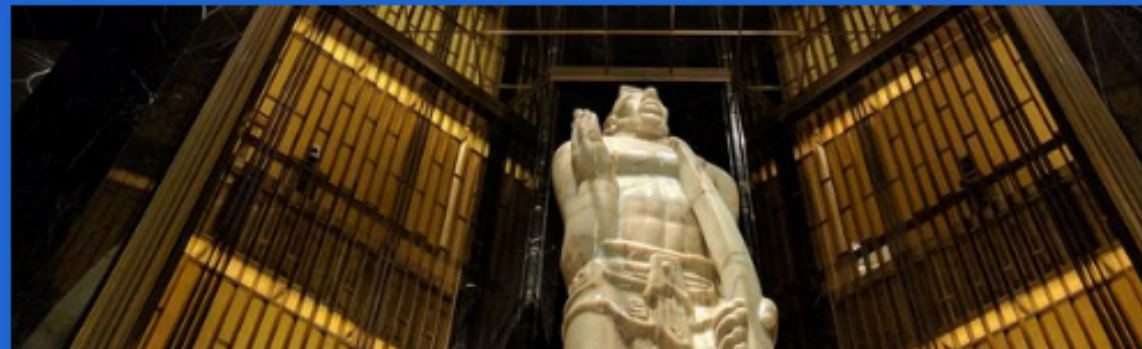
Energy Use in Buildings



Green Infrastructure and Jobs



Solid Waste



City Commitments and Rankings



City Buildings and Operations





Waste accounts for approximately 4% of total greenhouse gas (GHG) emissions in Saint Paul

Learn More

- + Framework
- + City Goals
- + Take Action and Reduce Your Waste

Actions

In process (On time)	Continuous	In process (On time)	Completed	Completed	Planning (On time)
Green To-go Packaging Ordinance	Food Scraps (Organics) Collection	Waste Diversion	2021 Food Waste Reduction Program	2022 Backyard Composting 101 Program	2023 Food Waste Reduction Program

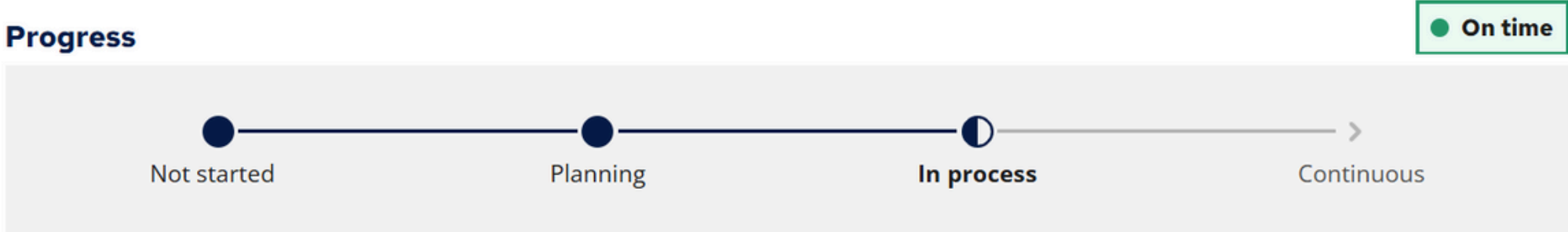


Actions

← Previous | Next →

Solid Waste /

Waste Diversion



In 2014, the Saint Paul City Council adopted [waste diversion](#) goals for the City, setting a goal of 50% waste diversion by 2020 and an 80% waste diversion by 2030. The City of Saint Paul’s Recycling and Garbage Programs work to provide residents with education and programs that promote reduction, repair, reuse, and recycling.

Saint Paul contracts with several haulers to provide citywide recycling and garbage collection services to residents living in 1-4unit properties. Recyclables are processed and sorted at Eureka Recycling’s Material Recovery Facility and transported to markets in the Twin Cities metroarea, the Midwest, and NorthAmerican to be made into new consumer products. Garbage collected in the City of Saint Paul goes to the Ramsey/Washington Recycling & Energy Center (R&ECenter). The material is processed to produce fuel used by Xcel Energy to generate electricity. Learn more at [recyclingandenergy.org](#).

The City of Saint Paul’s Recycling and Garbage Programs also provide programming and events that help reduce waste through recycling and reuse.

Timeline

Continuous

Category

Solid Waste

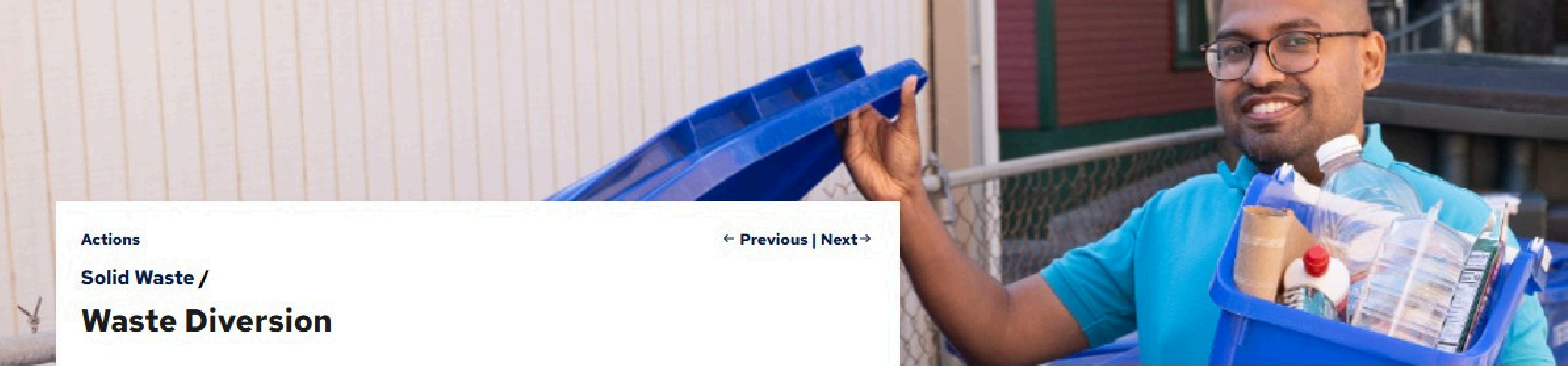
Contact persons

Lydia Campbell

Public Works

Contact information >

Information updated 05/24/2023



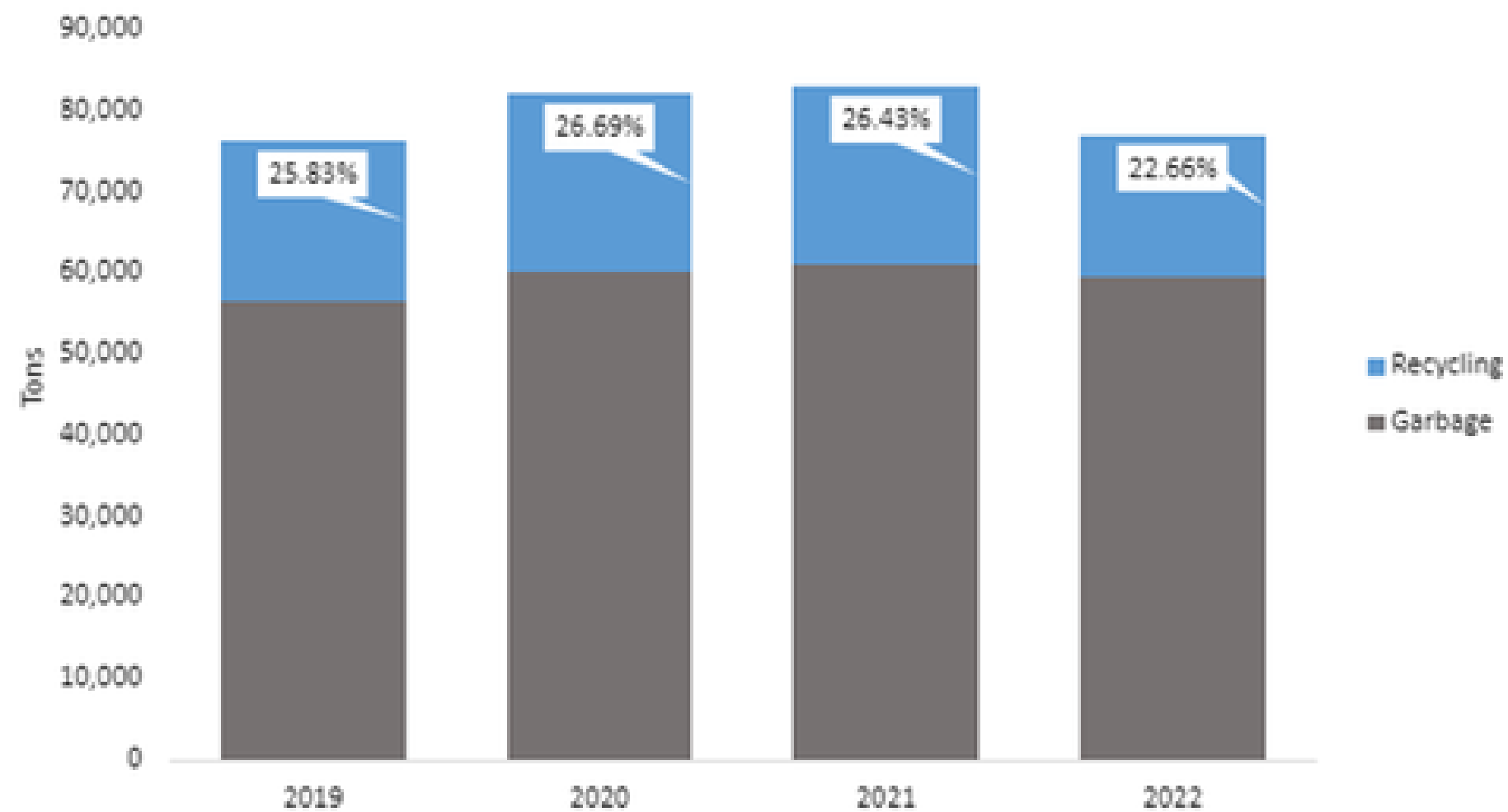
Actions

← Previous | Next →

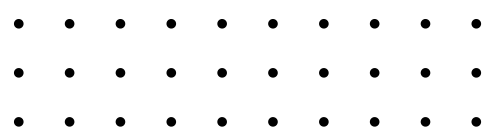
Solid Waste /

Waste Diversion

Solid Waste Diversion Rates 2019- 2022



SAINT PAUL
MINNESOTA



CITY OF FAIRFIELD SUSTAINABILITY DASHBOARD MOCK UP

FAIRFIELD MOCK-UP



Fairfield Sustains

The City of Fairfield has developed this Sustainability Action Plan to ensure that Fairfield is maximizing its resources in a way that provides efficiency in City operations now and in the future. This Plan, 'Fairfield Sustains', will serve as a comprehensive roadmap for addressing environmental, economic, and liveability considerations in the City, and will be a catalyst for quality of life improvements for all residents.

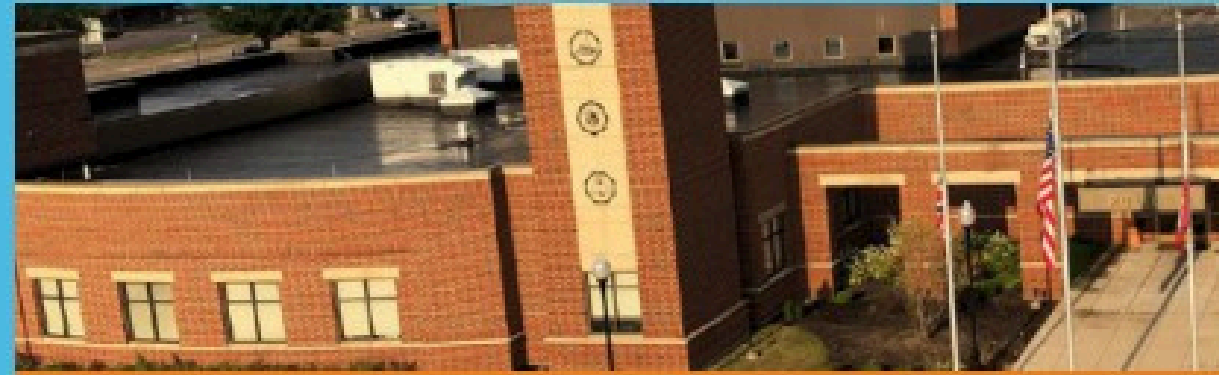
Image:

Framework



Mobility & Transportation

Create a more bikeable, walkable and connected community



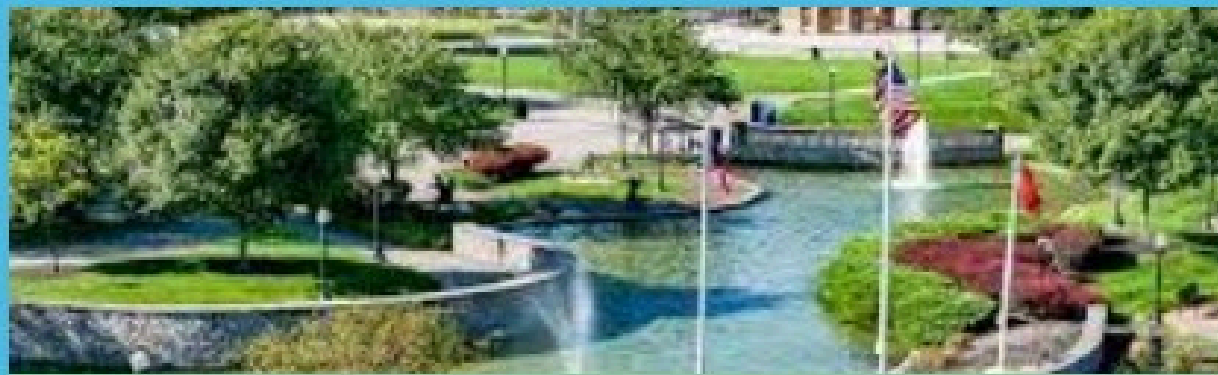
Buildings & Energy

Create a more resilient, sustainable, and cost-effective energy future



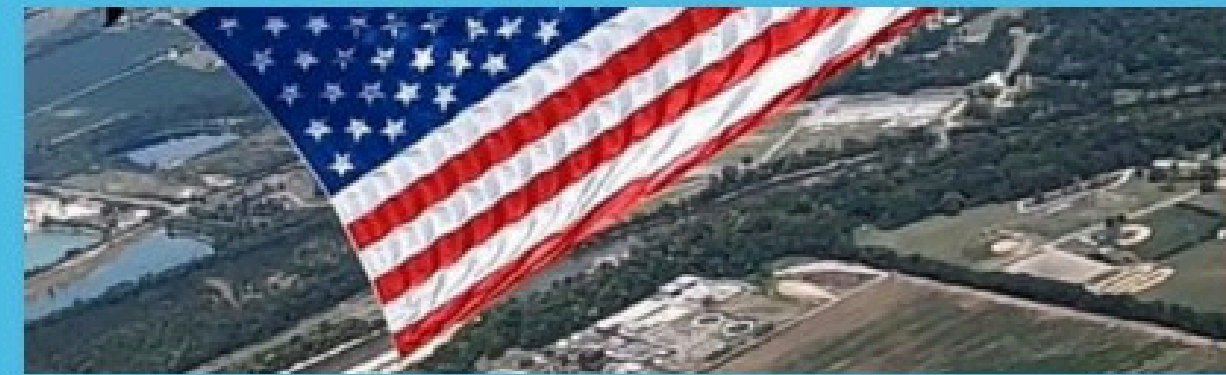
Resource Conservation

Nurturing our natural wealth through smart resource utilization



Nature & Green Community

Cultivating a green legacy in Fairfield: Sustaining our natural heritage



Business & Community Resilience

Enhance quality of life through sustainability

Strategies



MT.1.1 Reduce vehicle miles traveled (VMT) emissions by 20% by 2030 and 30% by 2055

Create a more walkable, bikeable, transit-friendly City through robust implementation of Fairfield Connects by 2055.



MT.1.2 Promote and reduce barriers to adoption of active and public transportation opportunities.



MT.1.3 Convert 20% of non-emergency City fleet to electric vehicles (EVs), hybrid or clean fuels by 2030 and 100% by 2055.



MT.1.4 Proactively support community EV expansion and readiness.



MT.1.5 Electrify specialty vehicle, off-road tools, equipment, and machinery in municipal operations



MT.1.4 Proactively support community EV expansion and readiness.

Co-benefits

 GHG Reduction Potential

 Increase Operational Efficiency

 Funding Available

 Quality of Life

Actions by status



Actions

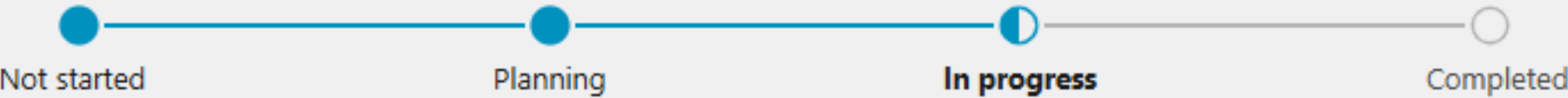
MT.1.4.2.
In progress (On time)
Coordinate Installation of 10 City & Community Charging Stations By 2030

Mobility & Transportation / MT.1.4 Proactively support community EV expansion and readiness. /

MT.1.4.2. Coordinate Installation of 10 City & Community Charging Stations By 2030

Progress

On time



Coordinate installation of 10 City & Community charging stations by 2030 through federal, regional and local funding.

Continuously seek grants for the expansion of EV charging infrastructure.

Strategically install EV charging stations near commercial areas and amenities to support local business utilization during charging and encourage EV adoption.

Combine with educational promotion and buy local campaign.

Previous Work Done

In 2025, Fairfield was awarded a grant through the Ohio, Kentucky, Indiana (OKI) Regional Council of Governments to procure and implement 16 new EV chargers at 5 locations across the City.

Qualitative Resource

[EV Charger Map](#)

Strategy

MT.1.4 Proactively support community EV expansion and readiness.

Priority Score

2 (1-3)

Timeline

2023 → 2030,
2024 → 2055

Contact persons



Fairfield test user

Test Users

[Contact information >](#)



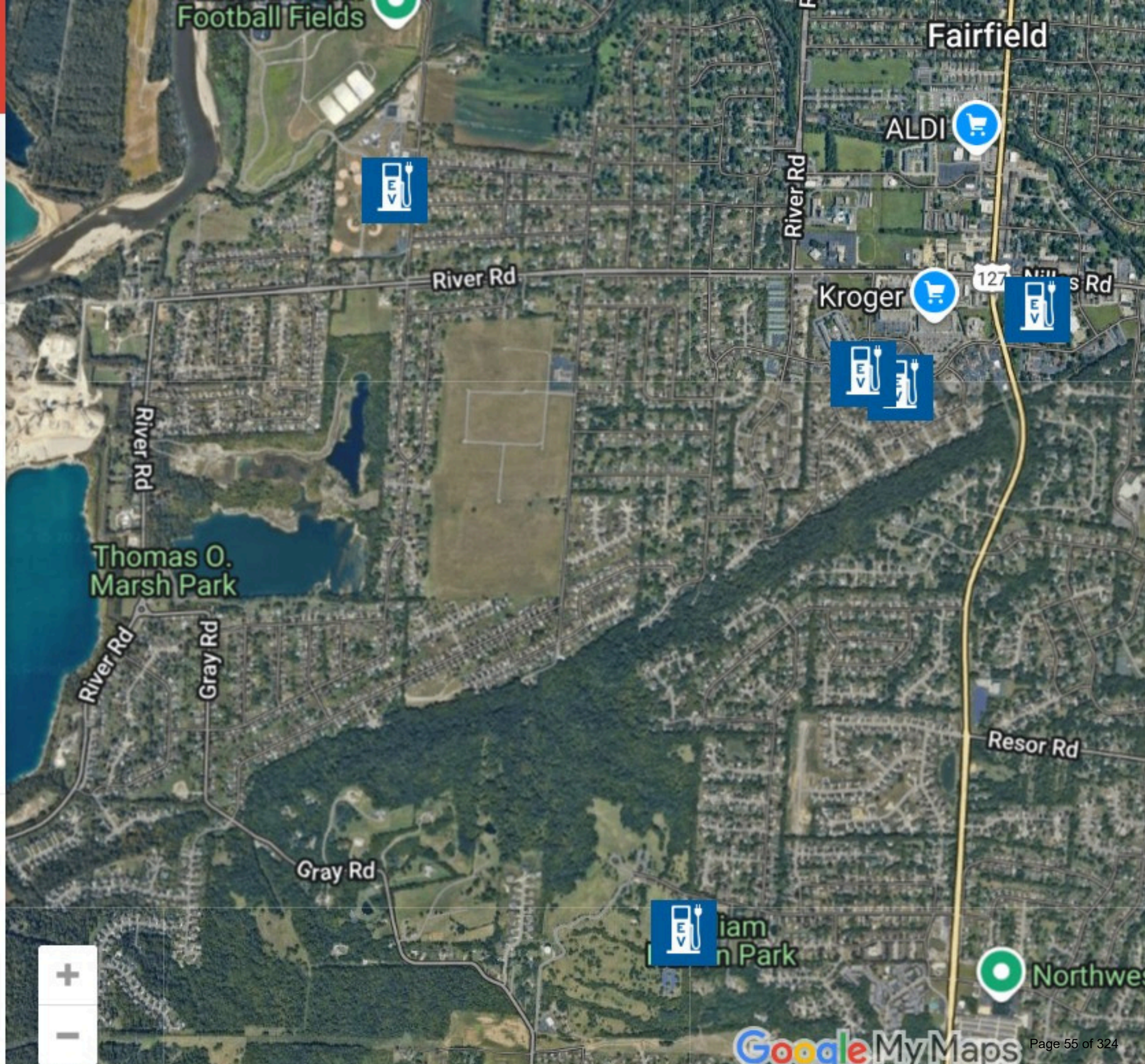
38 views
Published on July 17



SHARE

EV Chargers

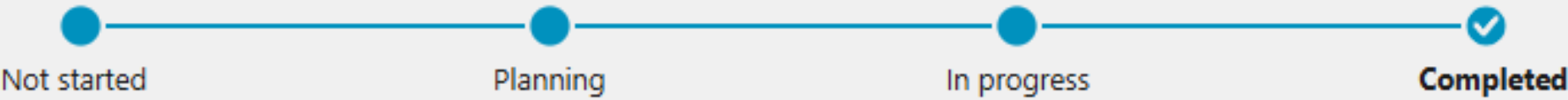
-  Community Arts Center
-  Justice Center
-  Harbin Park
-  Waterworks Park
-  Fairfield Lane Library



E.1.1.1. Energy Aggregation Initiative

Progress

On time



Implement Energy Aggregation initiative for residential and small commercial customers by 2024 and achieve 50% renewable energy power procurement by 2024, initiating the shift towards greener, more affordable energy solutions.

Previous Work Done

The Energy Aggregation program was voted in on November 7th, 2023, giving City Council the authority to start energy aggregation programs. Since then, the City has become a certified aggregator with the Public Utilities Commission of Ohio (PUCO). The negotiated electricity generation rate is highly competitive at \$0.0939 per KWh. The new rate is effective June 2025 and ends in May 2026. Eligible residents and businesses are automatically enrolled in the program, but anyone who wishes to 'opt-out' of the program may do so. Since the project's inception, the total community savings for electric energy aggregation is: \$2,030,039.62.

Qualitative Resource

- [↗Explanation of the Energy Aggregation Program](#)
- [↗FAQ and How to Read your Energy Bill](#)
- [↗Information from Energy Alliances on Energy Aggregation](#)

Strategy

E.3.1 Continue and enhance existing municipal energy efficiency program

Priority Score

2 (1-3)

Timeline

2024

Contact persons



Fairfield test user

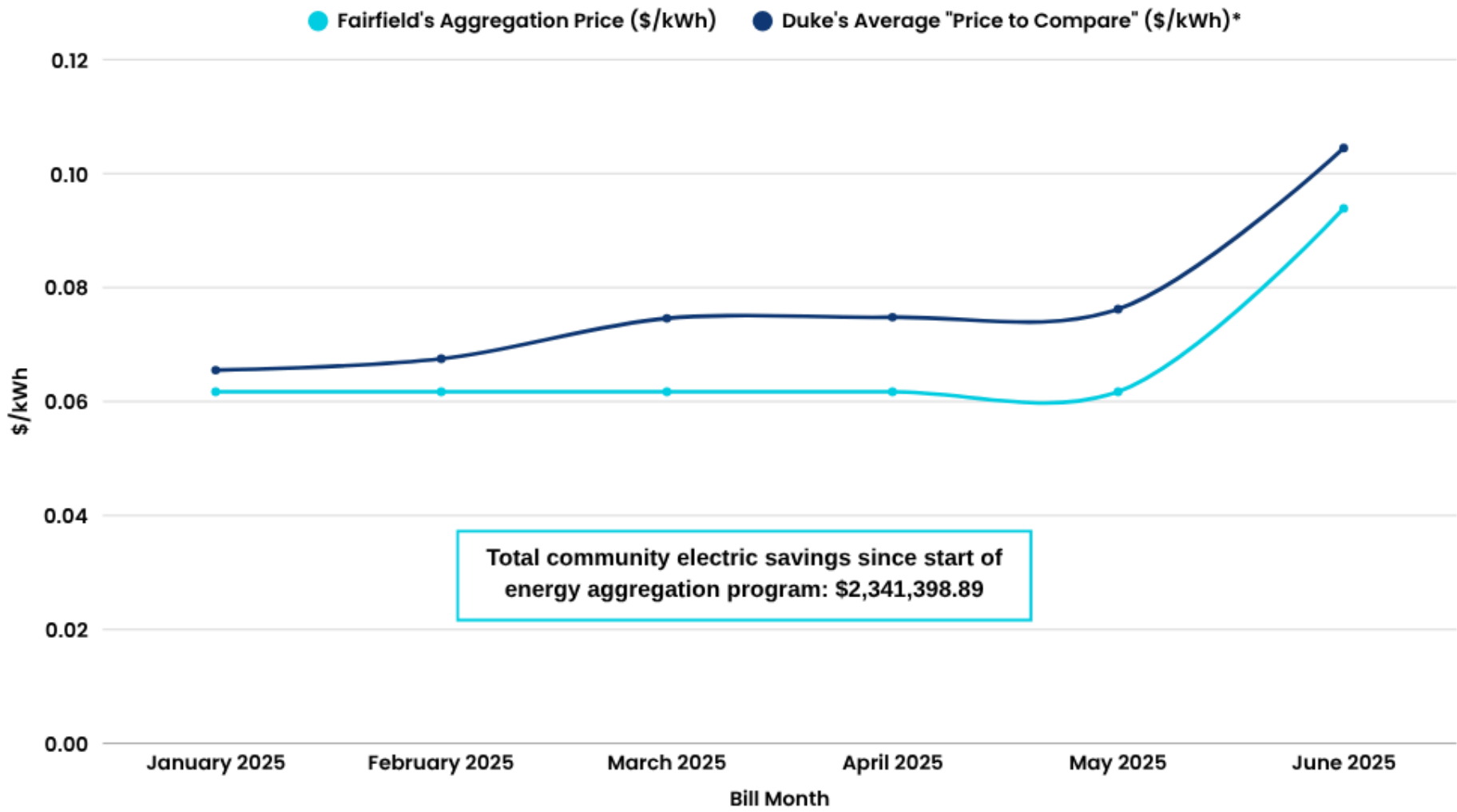
Test Users

[Contact information >](#)

Information updated 07/24/2025

E.1.1.1. Energy Aggregation Initiative

ELECTRIC AGGREGATION PERFORMANCE



*"Duke's average "Price to Compare (\$/kWh)" represents what those in the aggregation program would have paid if they stayed with Duke's Standard Service Offer. Source: Public Utilities Commission of Ohio

Strategy

E.3.1 Continue and enhance existing municipal energy efficiency program

Priority Score

2 (1-3)

Timeline

2024

Contact persons



Fairfield test user

Test Users

[Contact information >](#)

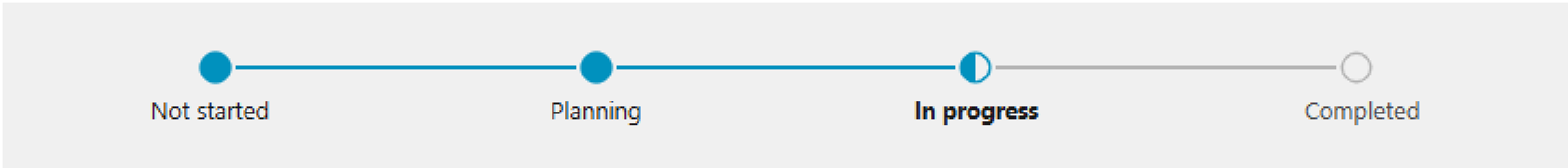
Information updated 07/24/2025

Mobility & Transportation / MT.1.3 Convert 20% of non-emergency City fleet to electric vehicles (EVs), hybrid or clean... /

MT.1.3.1. Develop a Zero Emission Vehicle (ZEV) Plan for 100% Municipal Fleet by 2055.

Progress

● On time



Develop a Zero Emission Vehicle (ZEV) Plan for 100% Municipal Fleet by 2055 including right sizing, replacement schedule, costs, infrastructure needs, optimal charging locations, and funding opportunities.

Previous Work Done

In 2016 the city purchased its first hybrid vehicle, a Chevy Malibu. Then in 2024 two more hybrids were added to the fleet, a Ford Escape and a Ford Maverick. In 2025, the city purchased its first fully electric vehicle, a 2025 Chevy Equinox.

Strategy

MT.1.3 Convert 20% of non-emergency City fleet to electric vehicles (EVs), hybrid or clean fuels by...

Priority Score

2 (1-3)

Timeline

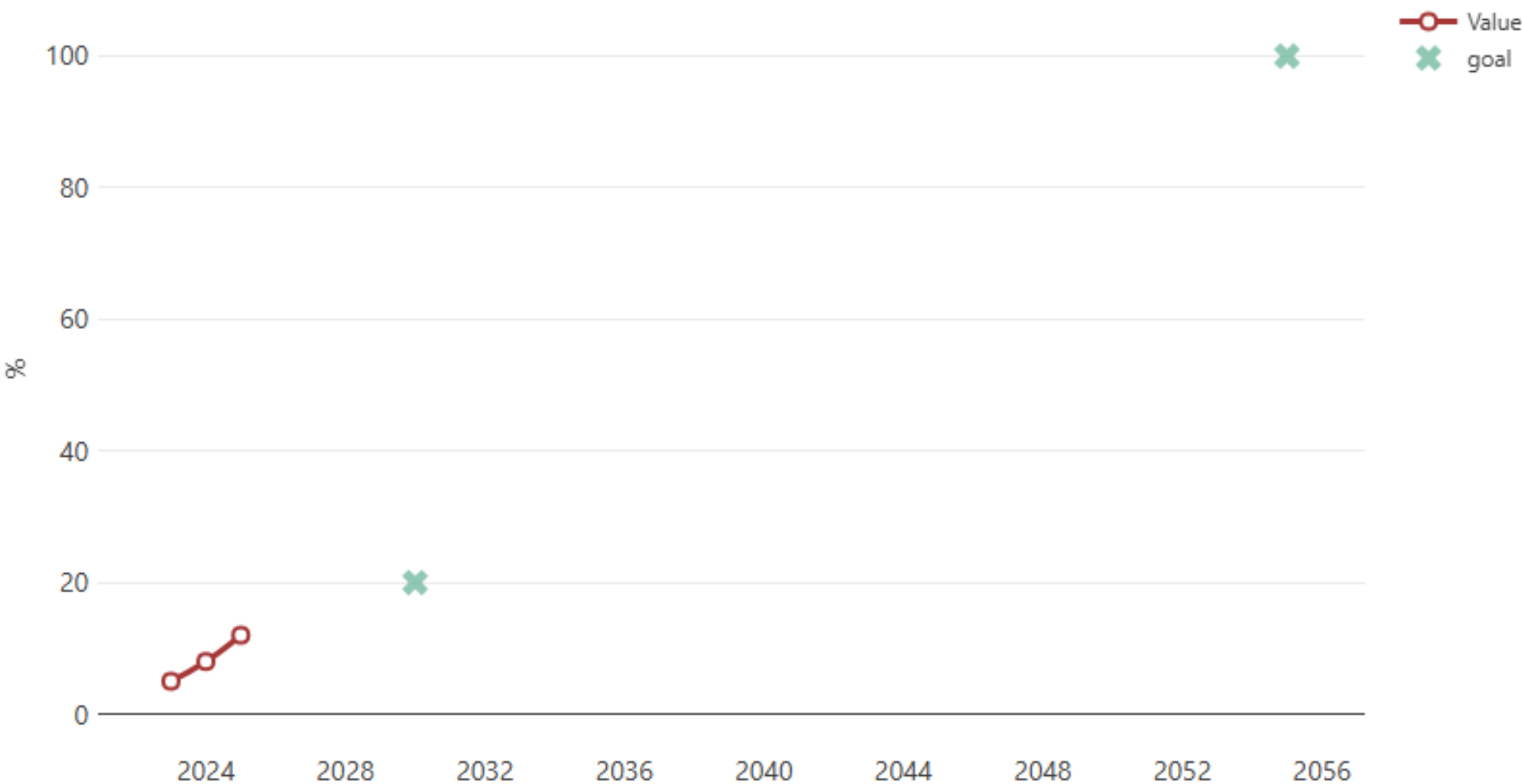
2024 → 2055

Contact persons

Mobility & Transportation / MT.1.3 Convert 20% of non-emergency City fleet to electric vehicles (EVs), hybrid or clean...

MT.1.3.1. Develop a Zero Emission Vehicle (ZEV) Plan for 100% Municipal Fleet by 2055.

Percentage of non-emergency City fleet that is EVs, hybrid, or clean fuel →



Show data table >

Strategy

MT.1.3 Convert 20% of non-emergency City fleet to electric vehicles (EVs), hybrid or clean fuels by...

Priority Score

2 (1-3)

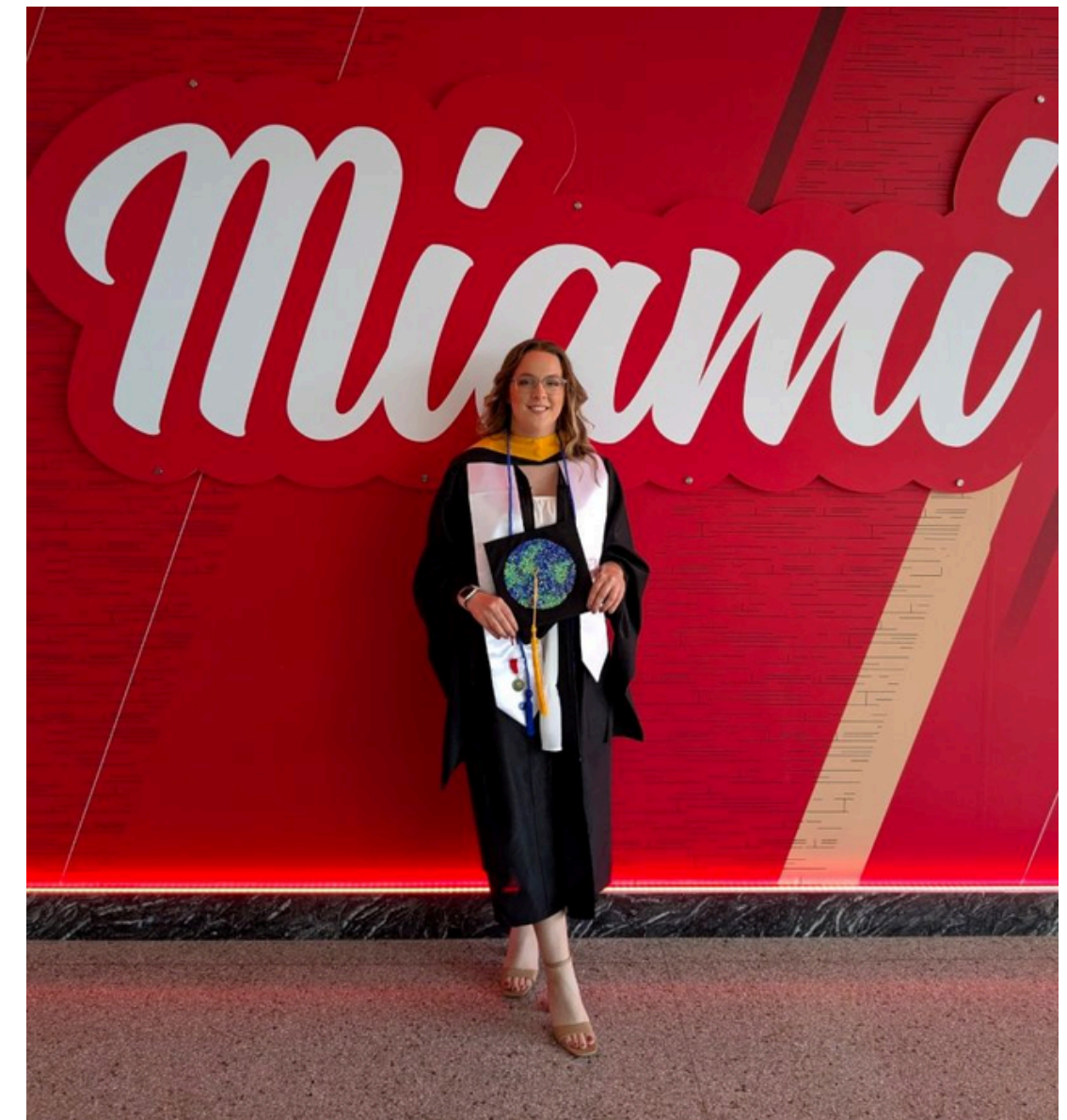
Timeline

2024 → 2055

Contact persons

NEXT STEPS FOR ME

- Earlier this summer I attended the Fact Finding Workshop with the Denmark Water Alliance
- From this event I met and interviewed with the Delaware County Regional Sewer District - offered and accepted a relief operation position
- A huge thank you to:
 - Adam Sackheim, Assistant City Manager
 - Gillian Hart, Sustainability Program Manager
 - Jason Hunold, Public Utilities Director
 - Jeremy Hamel, Public Utilities Superintendent





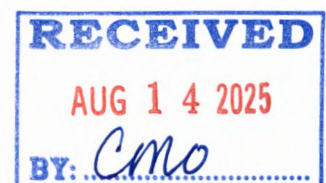
THANK YOU



Fairfield Clerk of City Council:

The City Charter, sect. 3.11, gives any person who speaks at a city ~~council~~ council meeting the right to submit written comments. I spoke at the Aug. 11, 2025, and I submit these written comments in accordance with that right.

Vincent Lucas



Vincent Lucas
Comments to Fairfield City Council, August 11, 2025

In most elections, the biggest economic issue is jobs, jobs, and more jobs. We all want good jobs. Well, your municipal prosecutor Kyle Rapier conspired with a proven child abuser to steal the career from a grandmother and nursing assistant, when he did not have any credible evidence for the charges against her, and he knew that his star witness beat her child and repeatedly lied to the Fairfield police.

The defendant and Kyle Rapier's star witness were in two separate cars. They stopped at a gas station. At the gas station, Kyle Rapier's star witness beat her underage daughter. This was caught on a security camera. The camera footage clearly shows that Kyle Rapier's star witness initiated the violence and beat her daughter. The defendant's daughter saw this and ran over. The beaten daughter was bleeding from the lip and begged the defendant's daughter for help. Kyle Rapier's star witness then sped away in her car with the abused child. The abused child is the defendant's cousin. The defendant and her daughter, being concerned about the safety of their cousin, the abused child, went to the home of the abused child to check on her safety. After they arrived, the Fairfield police came. The prosecutor's star witness lied to the Fairfield police. She told the police that she did not hit her daughter and never does. To

explain her daughter's injuries, she told the Fairfield police that her daughter beat herself up. That is an outrageous lie and the security camera footage proves that it's a lie. The star witness also accused the defendant of assault, and the defendant was charged with assault.

Kyle Rapier was given a copy of the security camera footage. Kyle Rapier knew that his star witness is not credible. He knew that his star witness beat her daughter and repeatedly lied about it to the Fairfield police. He knew that the evidence against the defendant is not credible but he continued to prosecute her anyway. I exercised my First Amendment right to criticize the prosecutor and his star witness. I created a Facebook site which contained clips of the evidence showing that his star witness is not credible and that she had a strong motive for making up false allegations against the defendant. Kyle Rapier did not like my criticism, so he sought to silence me. He threatened to charge that somehow the defendant violated a no contact order because I created my Facebook site and I spoke out against him and his witness on my Facebook site. That site is my site and my exercise of my right to free speech. Nevertheless, Kyle Rapier threatened to charge the defendant with violating a no contact order, because of something that she has absolutely no control over, which is my exercise of my right to free speech. He further violated my First Amendment rights by obtaining a municipal court order to have my Facebook page shut down.

City council, I think that prosecutors should fight to protect children. Your municipal prosecutor went out of his way to fight to protect a child abuser. He went so far out of his way to fight to protect a child abuser that he trampled on the First Amendment rights of someone who was not even charged with a crime and who was not even a party to his criminal case. And he did it because he wants to hide the truth from the public. And I can know why he wants to hide the truth from the public. The facts and evidence are embarrassing to his case. He should be embarrassed to have prosecuted that case. He should be ashamed.

City council, as long as Kyle Rapier is a prosecutor, no innocent person is safe in Fairfield. Any innocent person might get false charges made up against them and then be prosecuted by Kyle Rapier without any credible evidence.

Kyle Rapier prosecuted a nursing assistant who spent her entire career giving aid to the sick and injured, and who was trying to check on the safety of an abused child who had been bleeding and begging for help moments earlier, and he prosecuted her based on the untrustworthy allegations of that child abuser. Truly, no innocent person is safe in Fairfield. On the other hand, apparently child abusers are safe in Fairfield. Kyle Rapier never prosecuted that child abuser for lying to the Fairfield police, even though the evidence that she beat her child and then lied about it to the Fairfield police is clear and irrefutable.

City council, fire Kyle Rapier.



Pleasant/John Gray PUD Application Public Hearing - August 11, 2025

Planned Unit Development (PUD)

What is a Planned Unit Development?

- Deviation from the standard zoning district regulations
- Allows for creative approaches to meet unique land and/or building demands
- City Council can require additional provisions (screening, open space, signage, lighting, etc.) than may otherwise be required by the zoning code
- Concept Plan
 - Conceptual design of the overall project
 - Rezoning of the property
- Final Development Plan
 - Specific design elements of the project



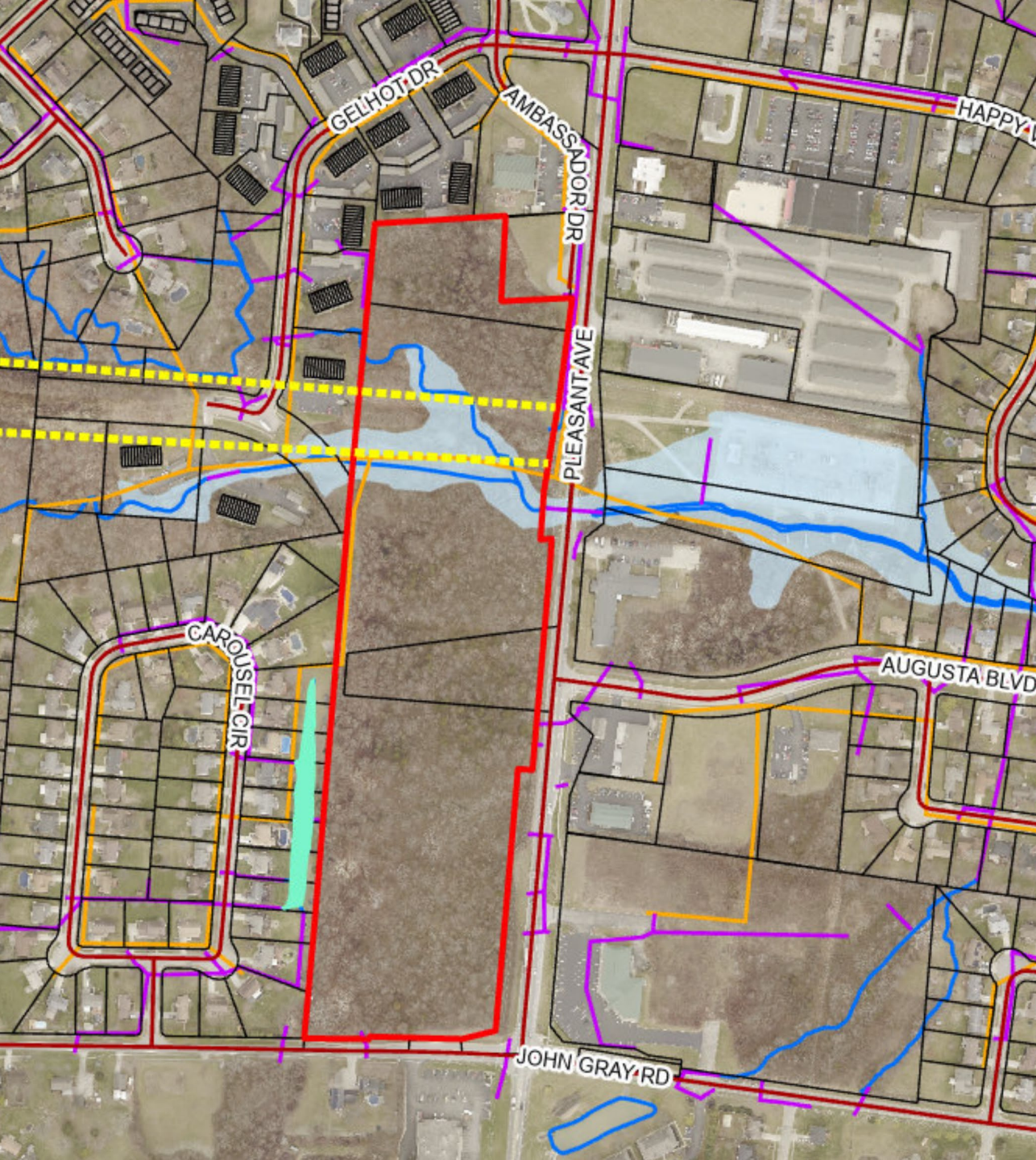
Hamilton County



Site Topography

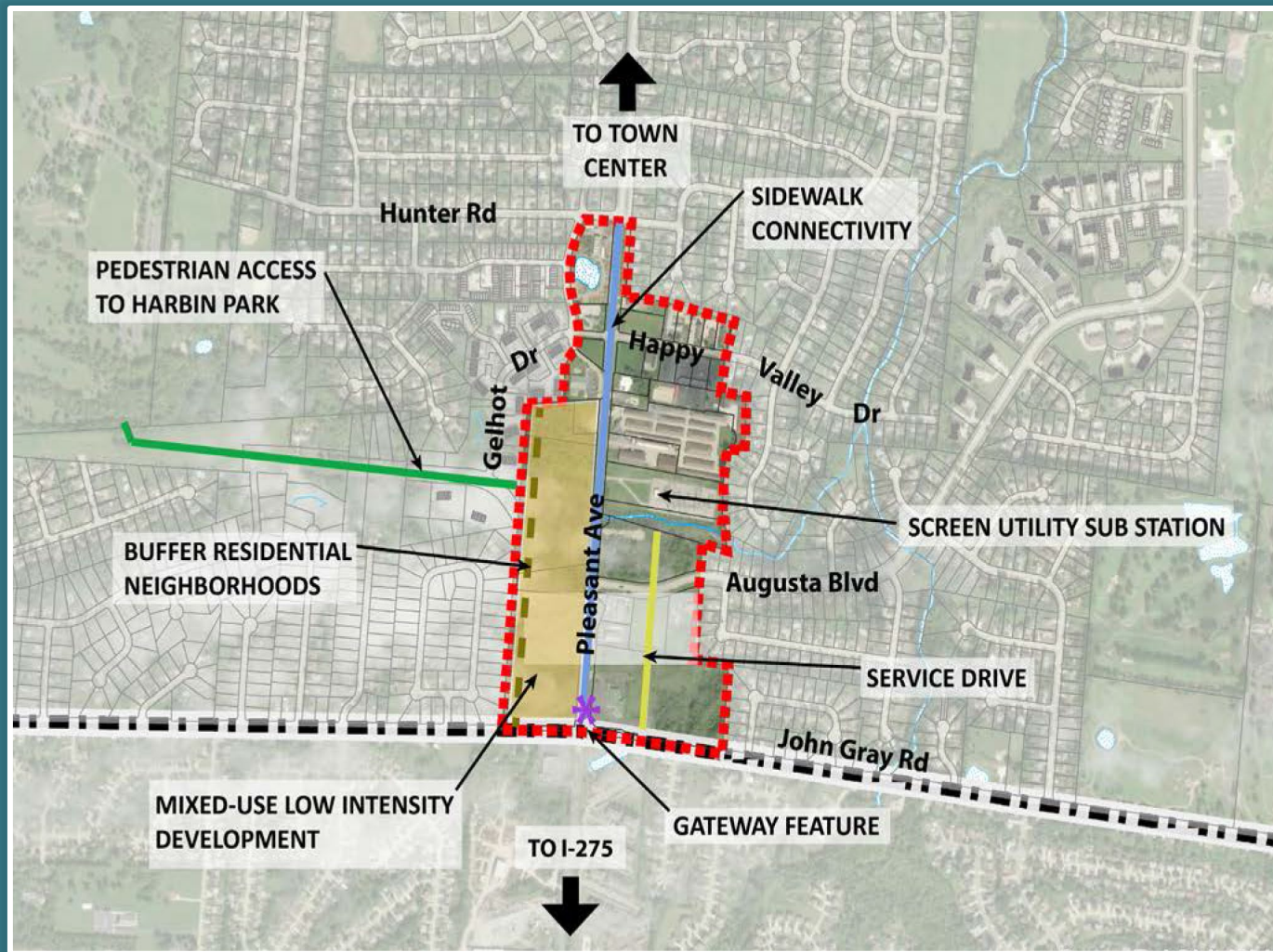


Utilities and Flood Zone



- Electric Easement
- Waterway
- Sanitary Sewer
- Stormwater
- 100 Year Flood Zone
- Detention Basin

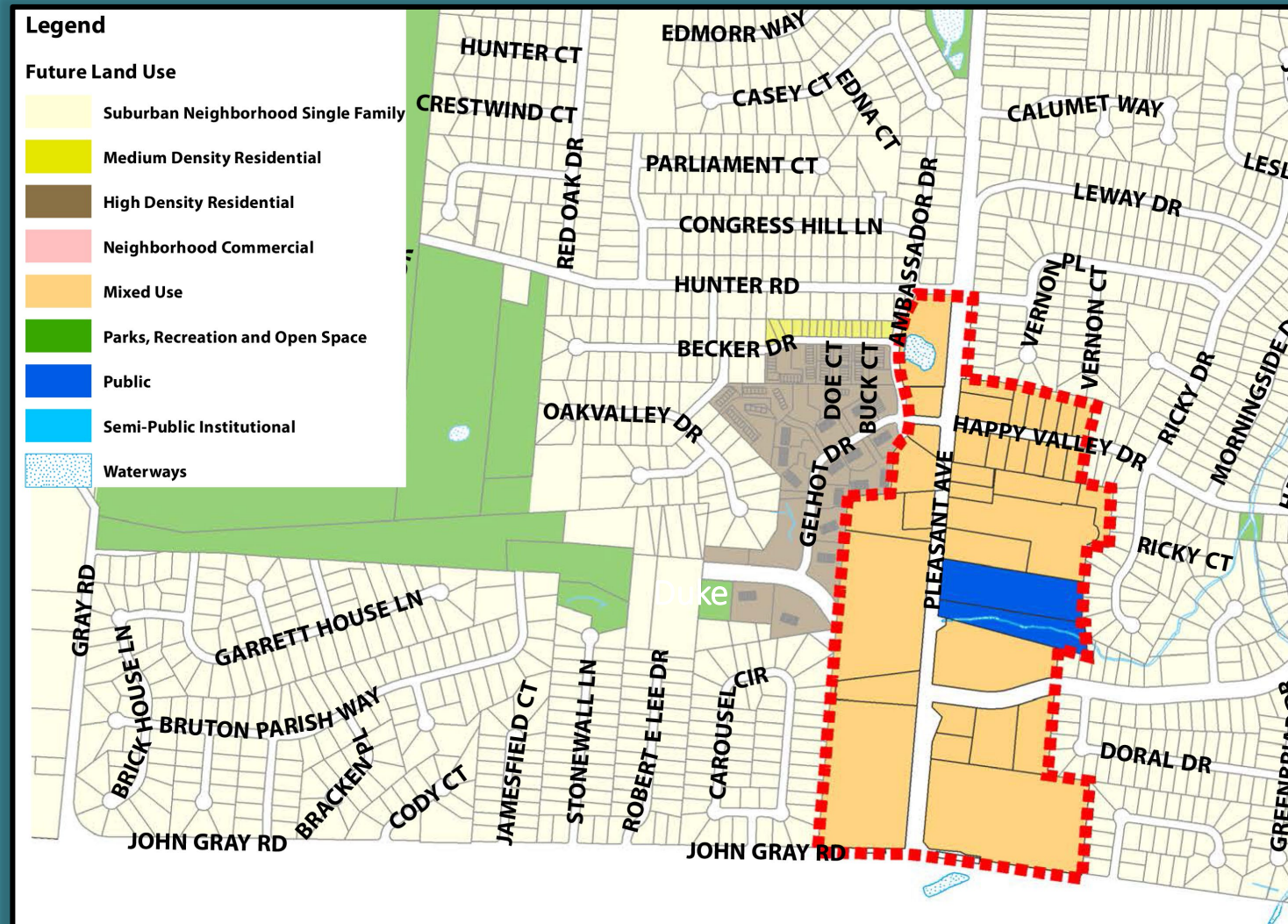
Fairfield Forward



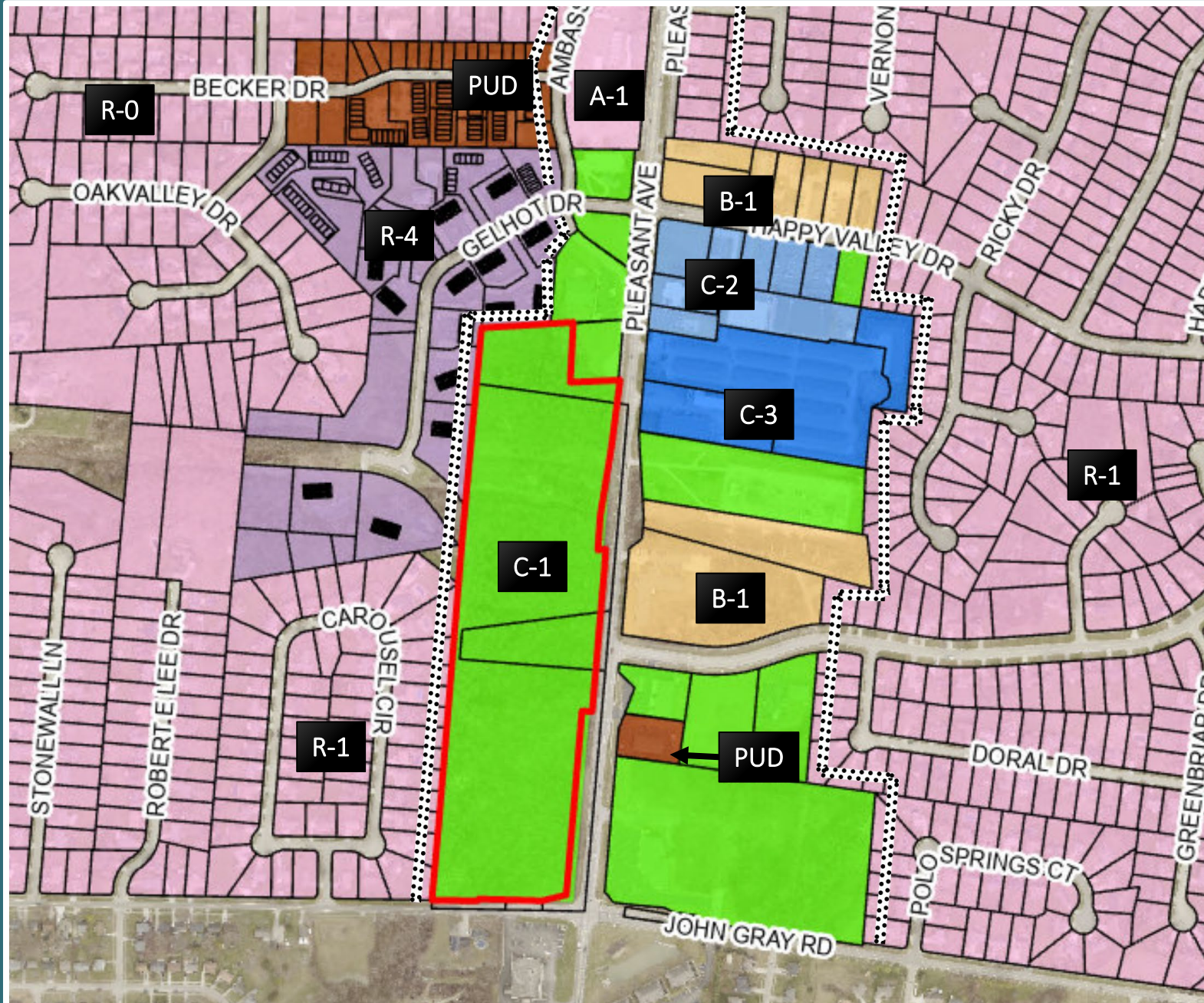
John Gray/Pleasant Small Area

- City gateway
- Well-design, mixed-use development is encouraged for this area that includes neighborhood retail, service, office and residential uses in a coordinated manner with limited curb-cuts.
- Uses designed to support the surrounding neighborhoods
- Supported by low to medium density residential uses

Fairfield Forward Land Use Map



Zoning



A-1

Agriculture and Estate

R-0

Single-family

R-1

Single-family

R-4

Low Density Multi-family

B-1

Institution and Office

C-1

Neighborhood Business

C-2

Central Business

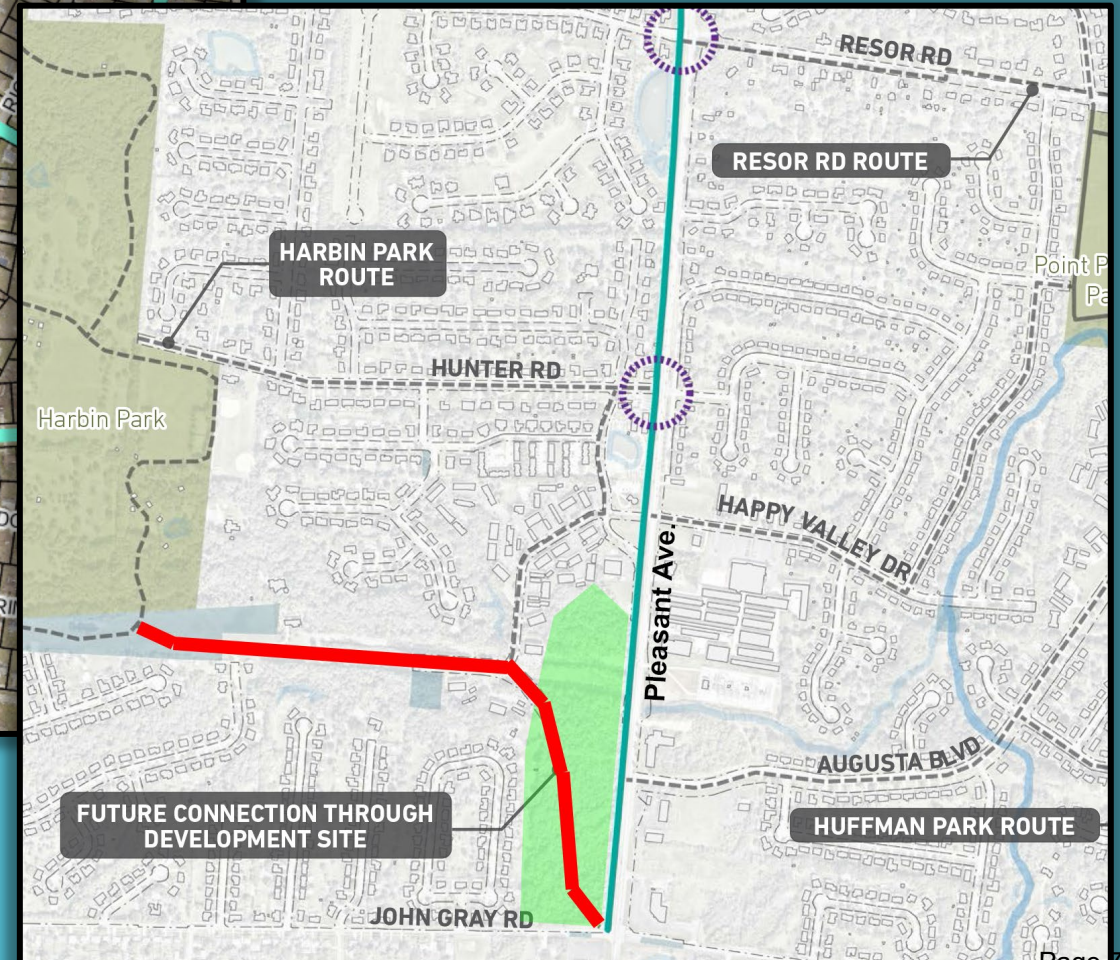
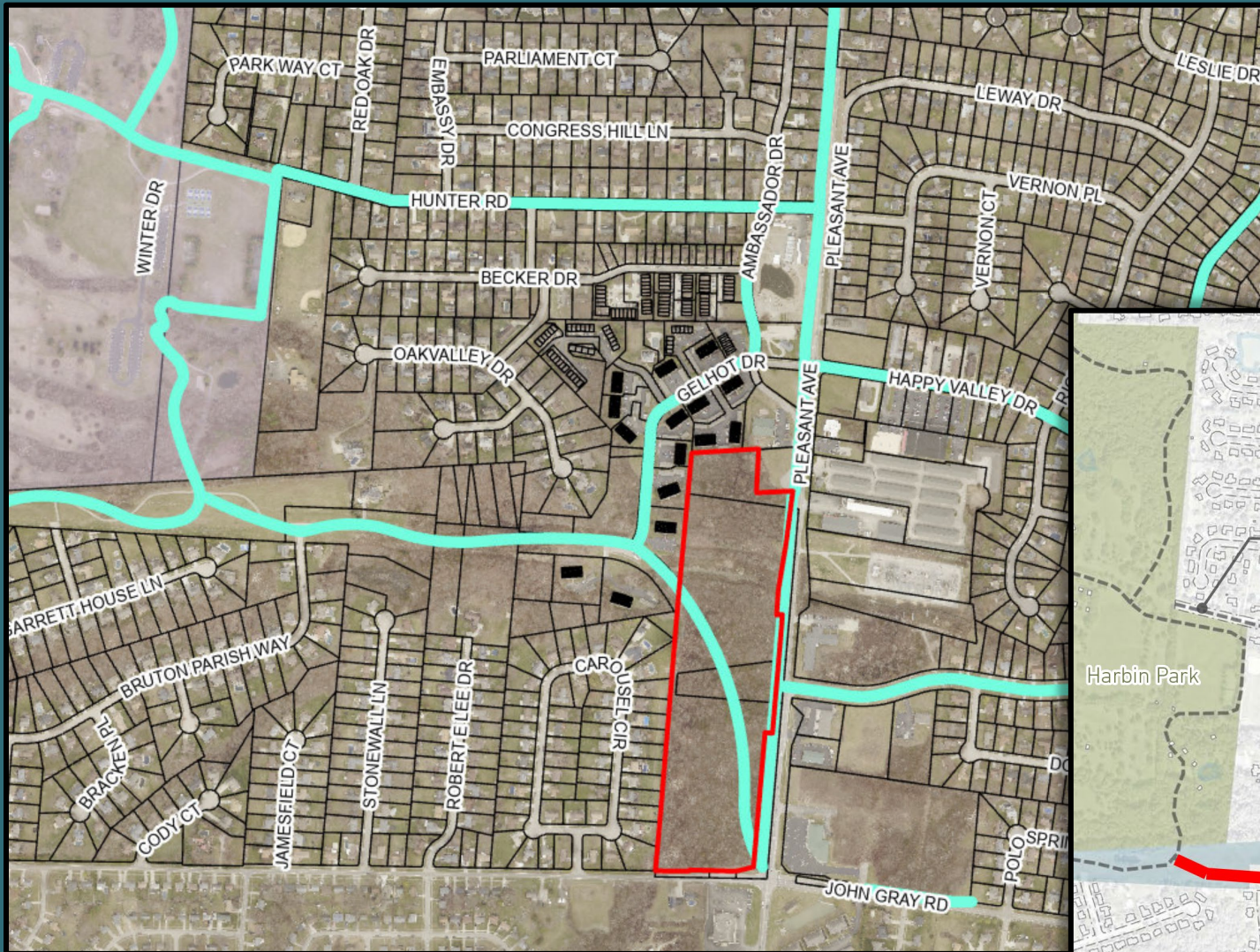
C-3

General Business

PUD

Planned Unit Development

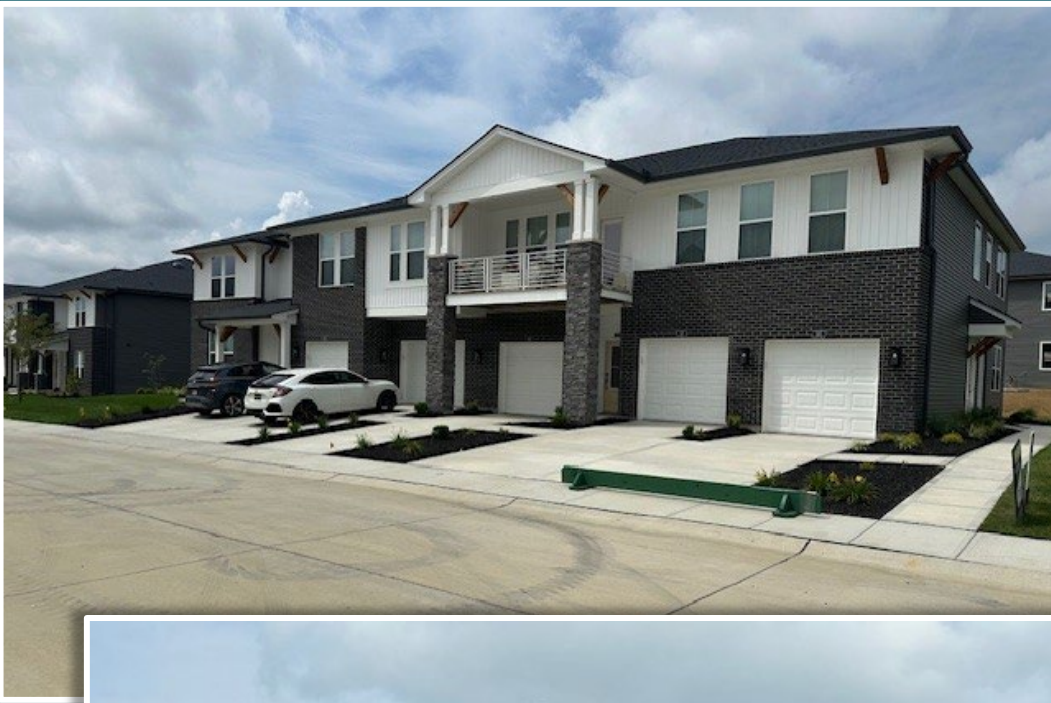
Fairfield Connects



Classic



Classic Condominium Building
- Existing Drees Development
in Florence, Kentucky

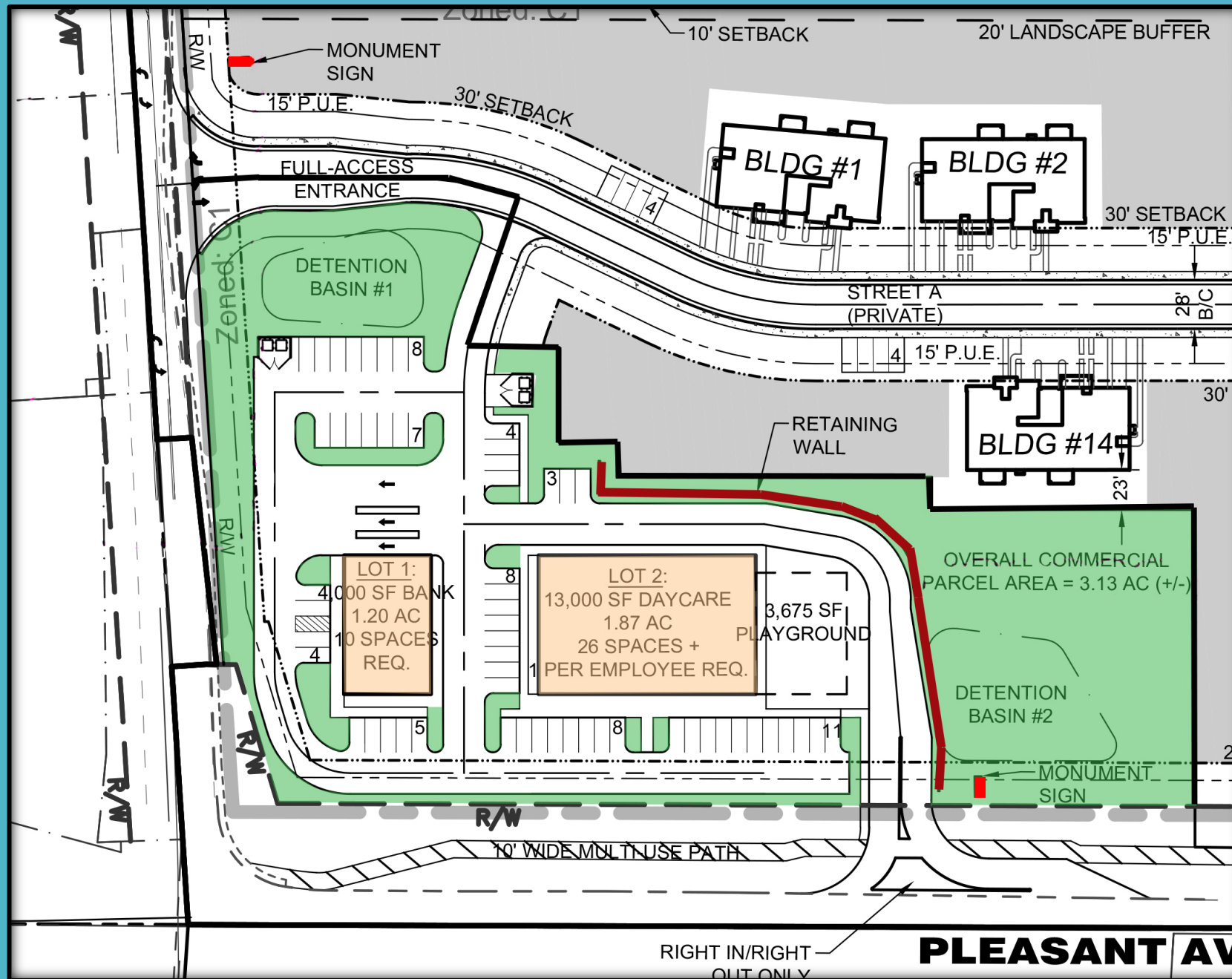


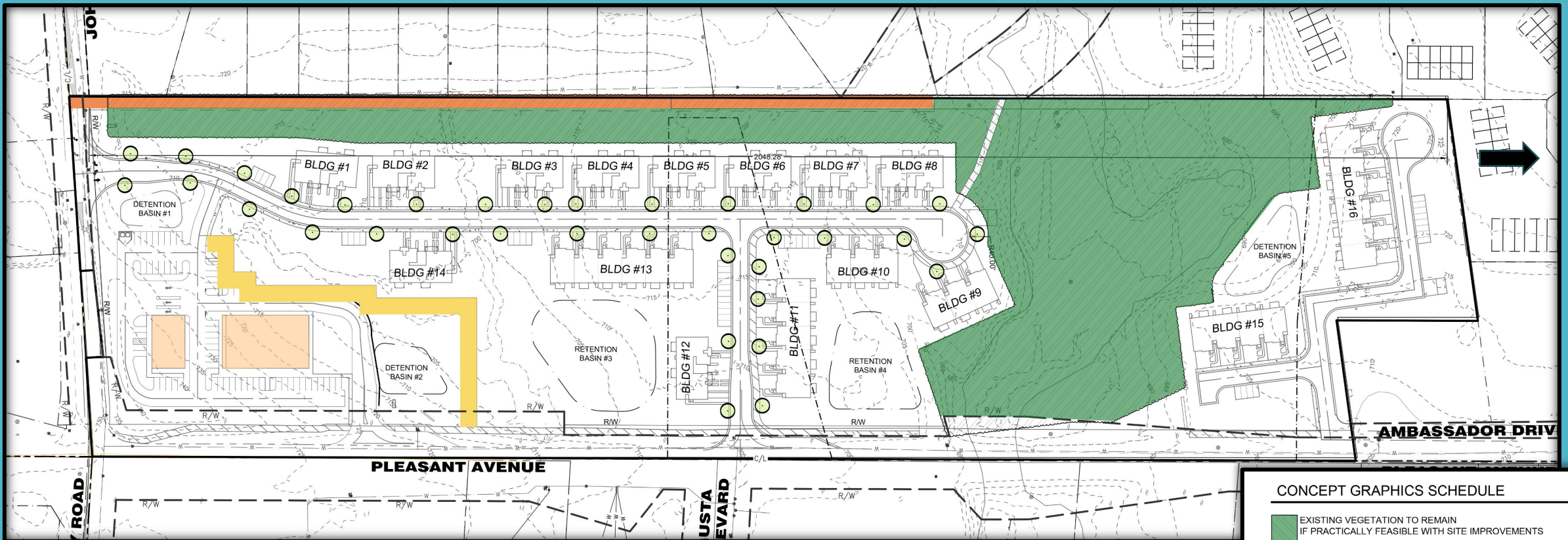
Lifestyle



Lifestyle Condominium Building
- Existing Drees Development
in Florence, Kentucky







Tree Preservation and Buffering

CONCEPT GRAPHICS SCHEDULE

EXISTING VEGETATION TO REMAIN
IF PRACTICALLY FEASIBLE WITH SITE IMPROVEMENTS

Takeoff: 297,202 sf = 6.8 acres

BUFFER YARD - COMMERCIAL
WIDTH: 25'
HEIGHT: 6'
BUFFERING OPTIONS (SEE 1152.04 B)

Takeoff: 670 lf

BUFFER YARD - SINGLE FAMILY ADJACENT TO MULTI-FAMILY
WIDTH: 20'
HEIGHT: 6'
BUFFERING OPTIONS (SEE 1152.04 B)

Takeoff: 1,302 lf

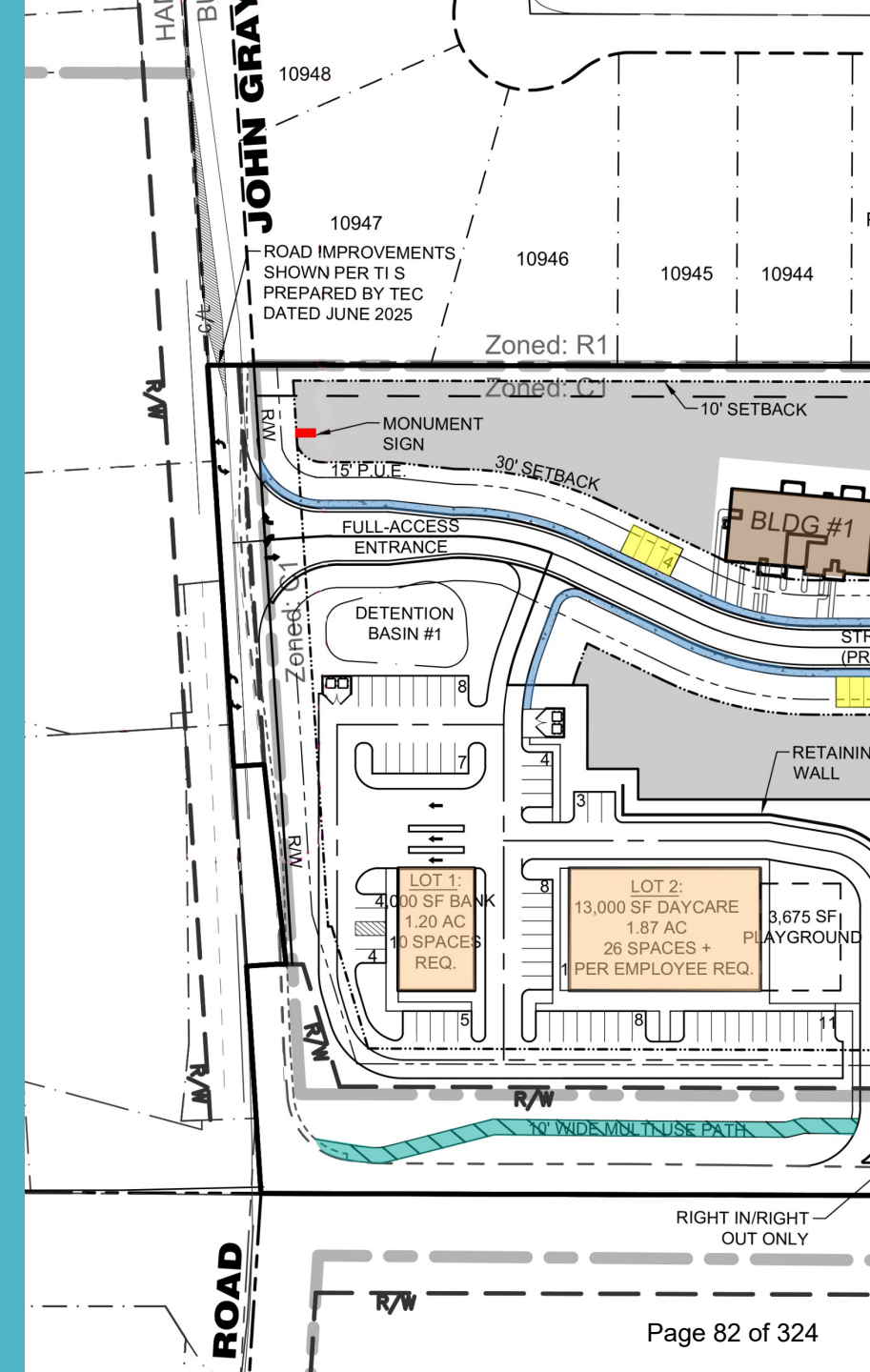
CONCEPT PLANT SCHEDULE

 STREET TREE

36

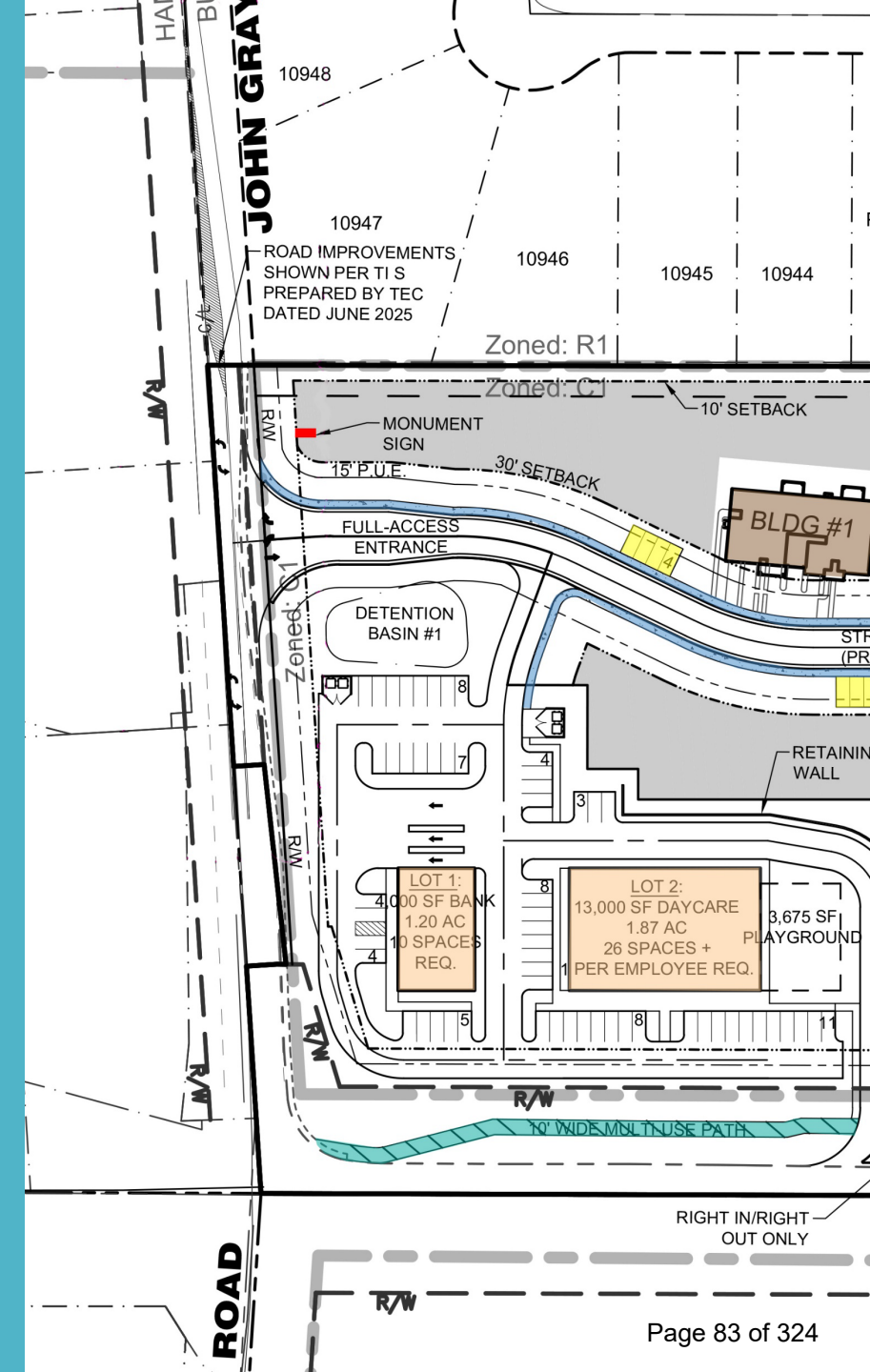
Traffic Concerns

- Average Daily Traffic
 - Pleasant Avenue – 18,000 vehicles/day
 - John Gray Road – 8,000 vehicles/day
- Traffic Impact Study (TIS) - analysis of the proposed uses will generate approximately 148 trips in the AM peak and 248 in the PM
 - The TIS prepared for the proposed Wawa at this location estimated 506 AM peak trips and 430 PM peak trips.
- Generally, low rise multi-family and neighborhood commercial uses are lower traffic generators than many other uses that have been proposed here



Recommendations from City Engineer

1. Dedicate additional ROW as needed
2. Full access on John Gray west of Walgreen's
3. Two right-in/right-out access points only on Pleasant
4. Prepare the ground for a future southbound right turn lane on Pleasant
5. Build a multi-use path per Fairfield Connects plan
6. Widen John Gray to accommodate a longer two way left turn lane



Project Information

www.Fairfield-city.org/162/development-services

- Meeting Schedule
- Site Plan
- Elevations
- Traffic Impact Study
- Staff Report

Meeting Schedule

July 14, 2025 – Council 1st Reading

August 11, 2025 – Joint Public Hearing, 7:00 pm

August 13, 2025 – Planning Commission, 6:00 pm

August 27, 2025 – Planning Commission (2nd meeting if needed)

September 8, 2025 – Council 2nd Reading, 7:00 pm

September 22, 2025 – Council 3rd Reading, 7:00 pm

Questions
or
Comments?



SCHNICKE
DEVELOPMENT GROUP

Fairfield Mixed Use Project
Fairfield, OH



Company Experience



Residential Subdivisions

Total Lots Developed:

2,900 lots across **20+ projects**

Southwest Ohio Experience Includes: Crooked Tree Preserve, Reserve at Deer Run and Harvest Meadows



Retail Development

Total SF Developed:

1,000,000 SF+ across **14 projects**



Hotel Development

Total Number of Rooms Developed:

2000+ Rooms across **15 projects**



Regional Housing Shortage

1

Statewide Housing Shortage in Ohio

A 2024 Ohio State Senate report highlights a 70% decline in active home listings compared to 2016, while home prices have surged by 82% over the same period.

2

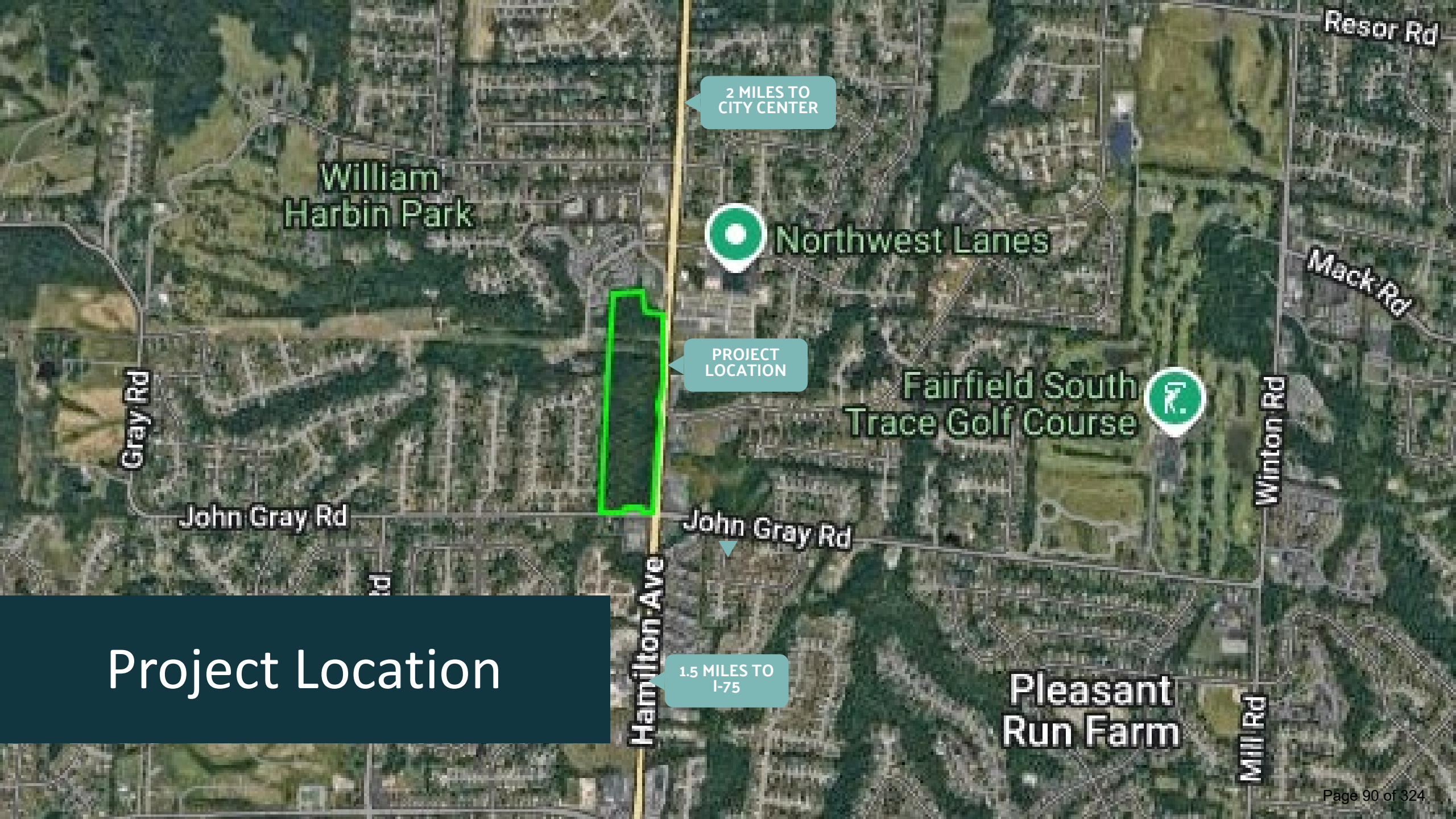
Lag in New Housing Permits

Ohio continues to fall short in new housing construction needed to keep pace with population growth, Cincinnati alone faces an annual shortfall of over 1,000 housing units.

3

The Need for Attainable Housing

Developing housing that is attainable for the average homebuyer is essential to keeping the region competitive, supporting workforce growth, and allowing current residents to age in place as they downsize.



William
Harbin Park

2 MILES TO
CITY CENTER

Northwest Lanes

PROJECT
LOCATION

Fairfield South
Trace Golf Course



Pleasant
Run Farm

Project Location



Concept Plan

-The western boundary will maintain as much vegetation as possible with the removal of dead tree's and the replacement of any vegetation removed within 80' of the property boundary along the proposed buildings.



-The corner of John Gray Road and Pleasant Avenue will remain zoned Neighborhood Commercial, while the remaining land, outside of stream corridors and floodplains, will be developed into condominiums by Drees Homes.

Fairfield Mixed Use Fairfield, OH

	STREET TREE (1) TREE PER 100 FEET	35
	DECIDUOUS BUFFER TREE (1) TREE PER 50 LF	12
	EVERGREEN BUFFER TREE DOUBLE STAGGERED ROW	41
	6' HT EVERGREEN SHRUB	55

Home Options



5-Unit Classic Condo Building By Drees

Home Options

Lifestyle Condos By Drees



*All units will be under HOA restriction prohibiting rental use



Conclusion

We look forward to working collaboratively with the City of Fairfield and its residents to create a thoughtful, high-quality development that aligns with the city's long-term goals and vision.

This 24-acre parcel presents a unique opportunity to deliver a diverse, mixed-use project that addresses both current and future needs, offering some of the most attainable housing options in today's market, along with neighborhood-focused commercial space that enhances the surrounding community.

Questions?



SCHNICKE
DEVELOPMENT GROUP

Thank You!

Bullet point issues regarding rezoning of the corner of John Gray & Pleasant Ave.

Home Owner: Gary/Terrie Webb, 54 Carousel Fairfield, OH 45014 Circle (house pic below), 513-829-7195 (resident since 1990, raised 3 children). Live in a great neighborhood with great neighbors I call friends and would consider family!



Issues:

1. **Safety within Carousel Circle (has this been addressed since Wawa?)** with addition traffic at intersection (have some credibility as I see it every day where my house sits):
 - Grandparents/Moms/Dads walking kids and pushing strollers thru intersection
 - Kids riding scooters, battery powered jeeps, tricycles etc. thru intersection
 - If exits are configured like Wawa which seem like they are - with only one way out (approx. 400'), if heading anywhere except south on Pleasant Ave. Even with extended left turn from John Gray to north Pleasant left turn lane will be backed up and customers will turn right onto John Gray and then right into Carousel Circle, do a U turn at the stop sign (mostly likely not stopping at all) and then turn left on John Gray.
2. **What was the findings with the Traffic Impact Study**
 - I am not qualified to understand all 24 pages but looks like it is setup same as Wawa
 - i. Right turn only southbound Pleasant exiting complex
 - ii. Right turn only from southbound Pleasant into complex
 - iii. Right/Left onto John Gray
 - iv. Gelhot?, Hunter? Light at Augusta?
 - When was the traffic impact study done in June 2025? So not during the school year!
 - In closing for this point, we identified a traffic issue with Wawa and Fairfield feels that putting a 104-unit condo will improve traffic safety!
3. **Trash (has this been addressed since Wawa?)**
 - brother lives on Palm Springs and says his neighborhood gets a lot of trash from the complexes around him
4. **Addition Flooding for East side of neighborhood (has this been addressed since Wawa?)**
 - Currently there are several houses backyards that flood with heavy rain. Cars on the street at times have had water seep into them. This project only adds to the issue as discussed at 7/8/24 Public Hearing Wawa meeting.
5. **Property Values (has this been addressed since Wawa?)**
 - Has a study been performed (do not think there was one for the Wawa and assuming the same here)
6. **In summary, if above is correct, Instead of a Wawa, Fairfield proposes to build 104-unit condos without addressing any of the issue brought forth with Wawa!**

Thank you for your time!

**Traffic eastbound (approaching Pleasant Ave.) John Gray prior to Pleasant 07/23/25 approx. 6pm.
Sign approx. 525'**

**Traffic heading westbound John Gray (approaching Pleasant Ave.) and traffic back-up north and
south bound on Hamilton Ave/Pleasant and with cars pulling out of Augusta Blvd**





**City Council Communication
Regular Meeting - September 8, 2025**

Submitted by: Alisha Wilson, Clerk of Council
Department: Development Services

Subject:

Concept Development Plan for Pleasant and John Gray

Legislation Title:

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)

Recommendation:

It is recommended that City Council have a first reading on this item at the July 14, 2025 meeting, set a joint public hearing for August 11 and await the written recommendation from the Planning Commission.

Discussion:

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.

Financial Impact:

None. This is a land use decision.

Emergency Provision:

No.

Rule Suspension Requested:

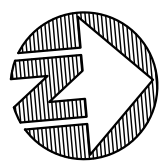
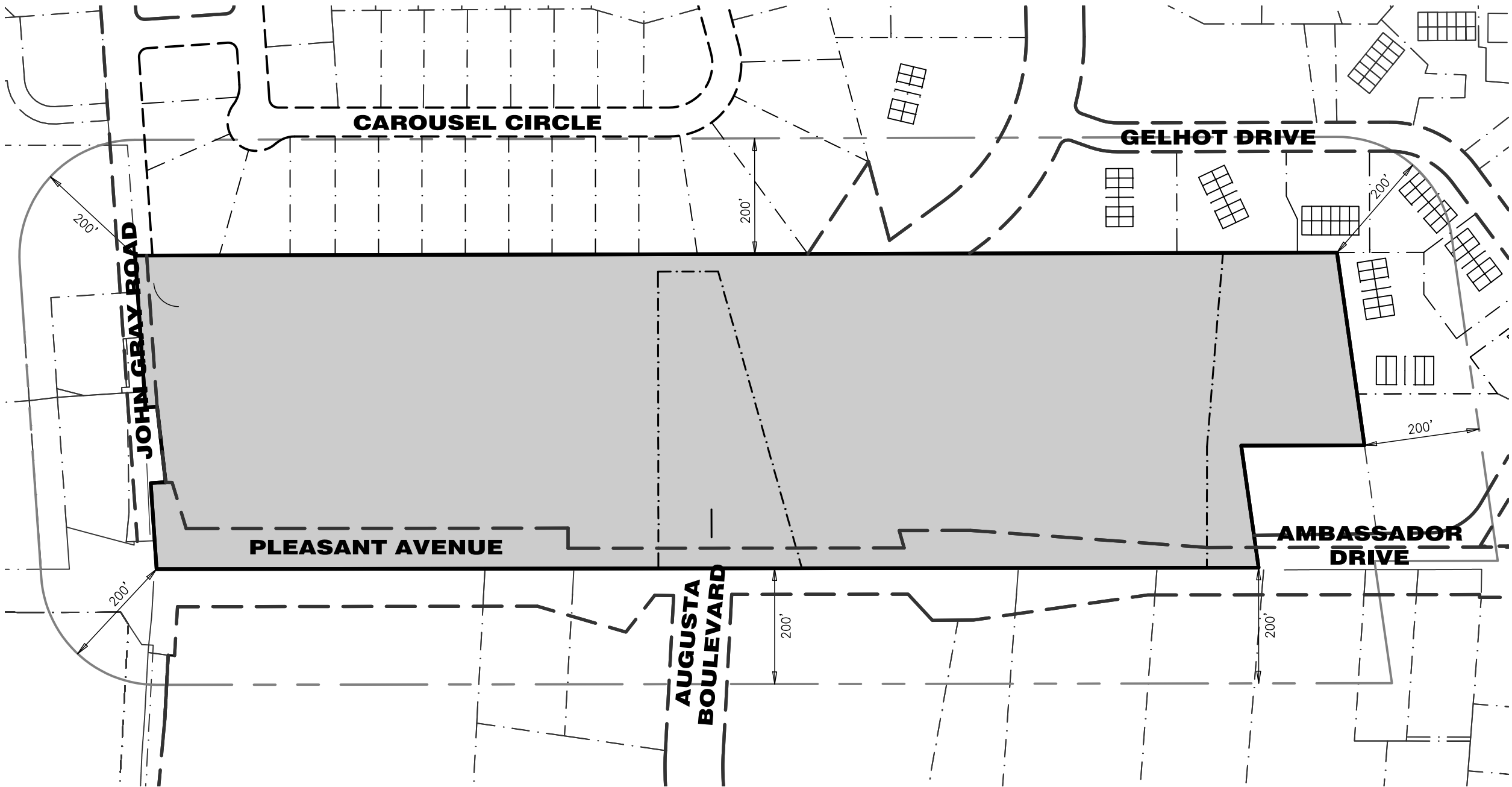
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ATTACHMENTS:

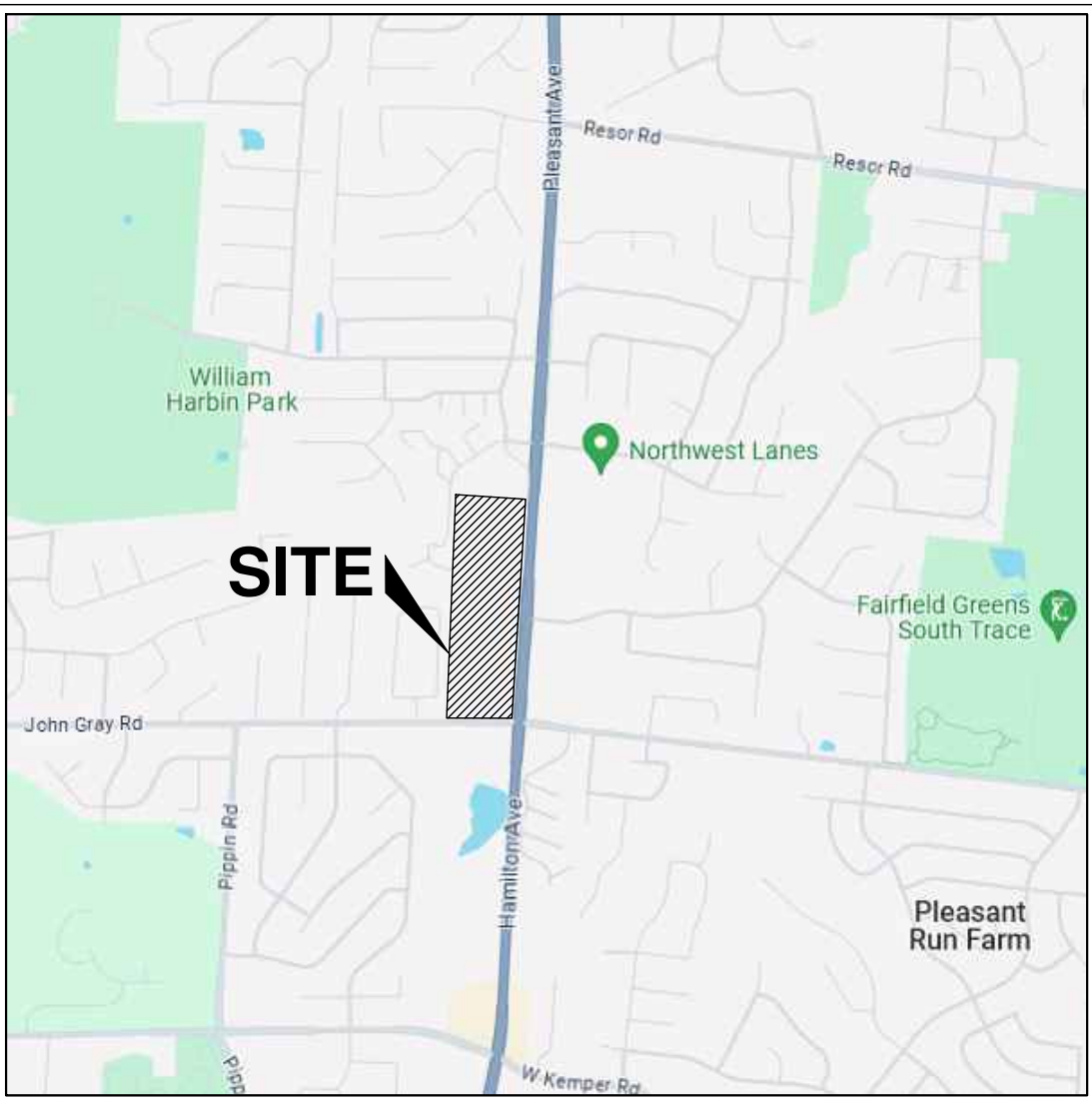
1. 25-0118 John Gray and Pleasant Avenue PUD Concept Plan 250630 (1)
2. CONCEPT DEVELOPMENT PLAN PLEASANT JOHN GRAY-ORD
3. John Gray_Pleasant PUD 8.27.25

JOHN GRAY RD & PLEASANT AVE PUD CONCEPT DEVELOPMENT PLAN

JOHN GRAY RD & PLEASANT AVE
SECTION 2, TOWN 1, RANGE 2 BTM
CITY OF FAIRFIELD
BUTLER COUNTY, OHIO



AREA MAP
1"=200 FT



VICINITY MAP
NO SCALE



**ENGINEER / SURVEYOR
LANDSCAPE ARCHITECT**

BAYER BECKER
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
PH: (513)336-6600

DEVELOPER

SCHNICKE DEVELOPMENT GROUP
600 WEST LOVELAND AVE., SUITE 11
LOVELAND, OHIO 45140

OWNER

JOHN H. & PAUL D. MCGILLIARD
2234 THOMAS RD
NORWOOD, MO 65717

LEGEND



PROPERTY TO BE RE-ZONED

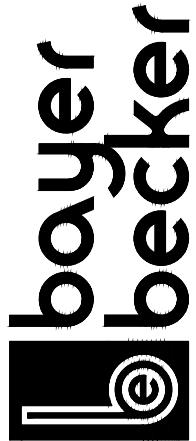
INDEX OF SHEETS

DRAWING NO.	DRAWING TITLE	ISSUE DATE	REVISION NO.	REVISION DATE
C1.0	TITLE SHEET	06-30-25		
C2.0	OVERALL PLAN	06-30-25		
C3.0	LAYOUT PLAN	06-30-25		
C5.0	GRADING & EROSION CONTROL PLAN	06-30-25		
L1.0	LANDSCAPE ZONING PLAN	06-30-25		

JOHN GRAY RD & PLEASANT AVE
CONCEPT DEVELOPMENT PLAN

JOHN GRAY RD & PLEASANT AVE
SECTION 2, TOWN 1, RANGE 2 BTM
CITY OF FAIRFIELD
BUTLER COUNTY, OHIO

TITLE



www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 25-0118 CD

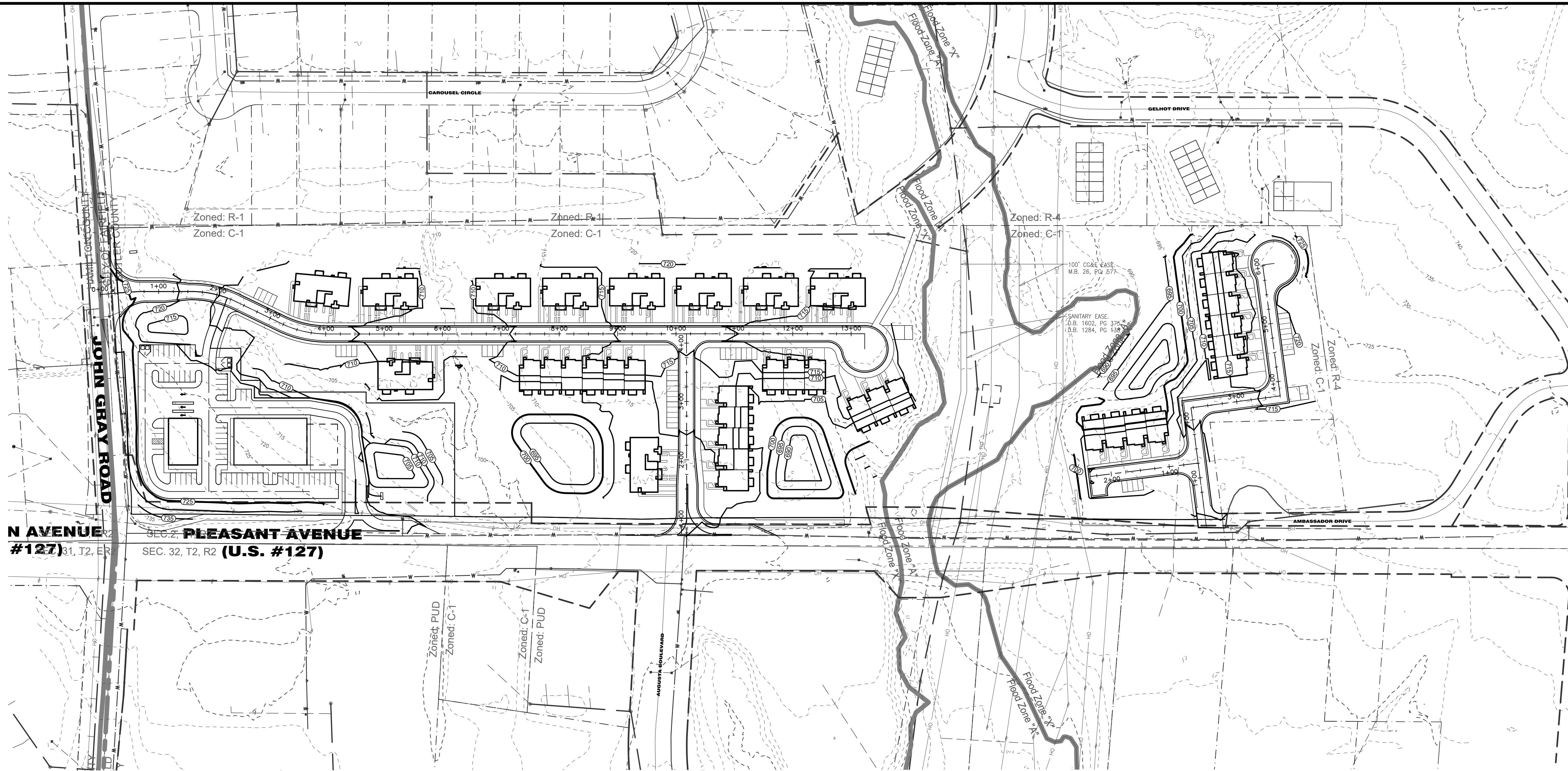
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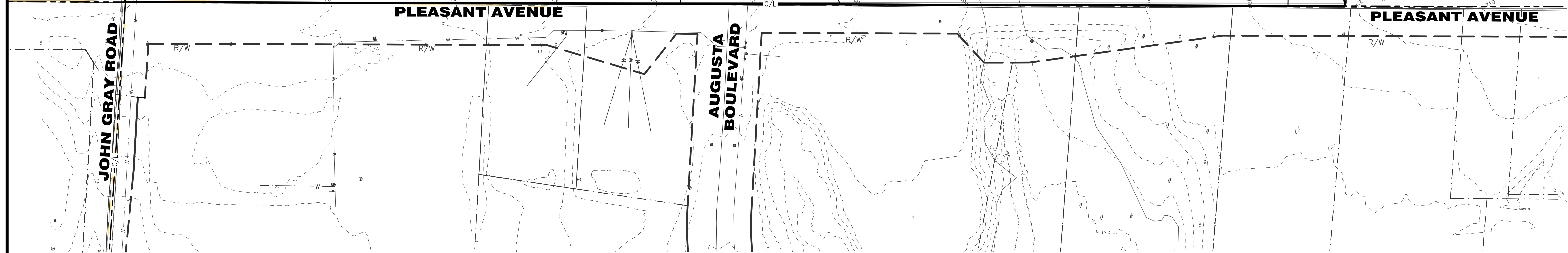
Checked By: CJO

Issue Date: 06-30-25

Sheet:

C1.0





ZONING REQUIREMENTS

EXISTING SITE:	C-1 (NEIGHBORHOOD BUSINESS) (FAIRFIELD)
ADJACENT NORTH:	C-1 (NEIGHBORHOOD BUSINESS) (FAIRFIELD) R-4 (LOW DENSITY MULTI-FAMILY RESIDENTIAL) (FAIRFIELD)
ADJACENT SOUTH:	B-3 (COMMERCE DISTRICT) (COLERAIN)
ADJACENT EAST:	B-1 (INSTITUTIONS AND OFFICE) (FAIRFIELD) C-1 (NEIGHBORHOOD BUSINESS) (FAIRFIELD) C-3 (GENERAL BUSINESS) (FAIRFIELD) PUD (PLANNED UNIT DEVELOPMENT) (FAIRFIELD)
ADJACENT WEST:	R-1 (ONE FAMILY RESIDENTIAL) (FAIRFIELD) R-4 (LOW DENSITY MULTI-FAMILY RESIDENTIAL) (FAIRFIELD)

CITY OF FAIRFIELD

PERIMETER SETBACKS/BUFFERS

- 20' MIN. BUFFER BETWEEN RESIDENTIAL SINGLE FAMILY AND MULTIFAMILY
- 6' TALL SCREEN PER SUBSECTION B
- 25' MIN. BUFFER BETWEEN RESIDENTIAL SINGLE FAMILY AND COMMERCIAL
- 6' TALL SCREEN PER SUBSECTION B
- (B) BUFFERING OPTIONS. WHEN BUFFERING IS REQUIRED, THE FOLLOWING OPTIONS MAY BE UTILIZED TO MEET THE REQUIREMENTS:
- 1) ONE DECIDUOUS TREE PLANTED EVERY 30 LINEAR FEET PLUS A CONTINUOUS ROW OF MINIMUM SIX FOOT TALL EVERGREEN HEDGE OR PLANTINGS
 - 2) SIX FOOT TALL WALL OR OPAQUE FENCE PLUS ONE DECIDUOUS TREE PLANTED EVERY 30 LINEAR FEET
 - 3) A DOUBLE ROW, STAGGERED PLANTING OF MINIMUM SIX FOOT TALL EVERGREEN TREES PLANTED EVERY 125 LINEAR FEET
 - 4) A SIX FOOT TALL EARTHEN BERM WITH DECIDUOUS TREES PLANTED EVERY 30 LINEAR FEET
- NON-OPAQUE FENCES, INCLUDING CHAIN LINK FENCES, WITH OR WITHOUT SLATS, DO NOT MEET THE BUFFERING REQUIREMENTS OF THIS ZONING CODE
- WHERE PLANTS ARE UTILIZED AS PART OF A BUFFER, SUCH PLANTS SHALL PROVIDE A MINIMUM OF 60% WINTER OPACITY AND AN 80% SUMMER OPACITY WITHIN FIVE YEARS AFTER INSTALLATION

1198 GENERAL REQUIREMENTS

- AT A MINIMUM, ONE STREET TREE PER LOT SHALL BE PLANTED
- Chapter 901
- (a) DEVELOPER SHALL PROVIDE A PLAN FOR THE PLANTING OF STREET TREES ADJACENT TO THE PUBLIC RIGHT OF WAY. PLAN SHALL PROVIDE ONE STREET TREE MINIMUM PER NEW LOT OR ONE TREE EVERY 100 FEET, WHICHEVER IS GREATER.
- (3) SPACING BETWEEN TREES AS FOLLOWS:
- A. THIRTY FEET MINIMUM BETWEEN SMALL TREES
- B. FORTY FEET MINIMUM BETWEEN MEDIUM TREES
- C. FIFTY FEET MINIMUM BETWEEN LARGE TREES

PARKING LOT LANDSCAPING REQUIREMENTS

- THE SQUARE FOOTAGE OF THE INTERNAL PARKING AND VEHICULAR USE AREA, FIVE PERCENT OF THE SQUARE FOOTAGE OF THE VEHICULAR USE AREA, THE TOTAL SQUARE FOOTAGE OF THE INTERNAL LANDSCAPING, AND THE NUMBER OF PARKING SPACES SHALL BE PROVIDED
- (B) INTERIOR REQUIREMENTS: ALL PARKING LOTS GREATER THAN 10 SPACES SHALL ADHERE TO THE FOLLOWING LANDSCAPING REQUIREMENTS:
- 1) ALL PARKING LOTS SHALL CONTAIN A LANDSCAPED AREA EQUAL TO FIVE PERCENT OF THE ENTIRE PARKING LOT. EACH AREA SHALL CONTAIN SHRUBS, FLOWERS, TREES, AND/OR GRASS.
 - 2) TREES SHALL BE PROVIDED AT A RATE OF ONE TREE PER 20 PARKING SPACES
 - 3) LANDSCAPED AREAS SHALL BE DISTRIBUTED THROUGHOUT THE PARKING LOT. ROWS OF PARKING SPACES SHALL BE INTERRUPTED, AT A MINIMUM, EVERY 20 SPACES BY A PLANTING ISLAND THAT IS A MINIMUM EIGHT FEET WIDE AND IS 18 FEET IN LENGTH.
 - 4) IF LANDSCAPING REQUIREMENTS INTERFERE WITH THE PARKING REQUIREMENTS IF CHAPTER 1151.0, FLEXIBILITY IN THE LANDSCAPING REQUIREMENT AND/OR PARKING REQUIREMENT MAY BE PERMITTED BY THE PLANNING COMMISSION.

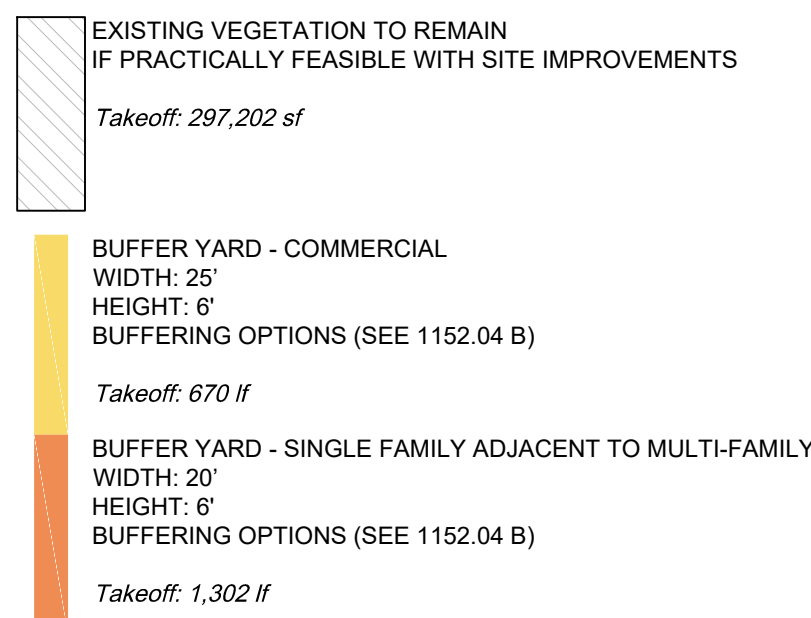
OTHER REGULATIONS

- (A) DECIDUOUS TREES SHALL BE PLANTED AT A MINIMUM SIZE OF 1.5 CALIPER INCHES IN DIAMETER, MEASURED SIX INCHES ABOVE GRADE
- (B) SHRUBS THAT ARE TO BE USED IN BUFFERING OR SCREENING SHALL BE A MINIMUM SIZE OF 24 INCHES IN HEIGHT AT THE TIME OF PLANTING AND PROVIDE YEAR-ROUND SCREENING. SHRUBS USED IN THE INTERIOR PARKING AREAS, ALONG BUILDING FRONTAGES, OR IN OTHER SUCH MANNERS SHALL NOT BE SUBJECT TO MINIMUM HEIGHT OR SIZE REQUIREMENTS
- (C) EVERGREEN TREES THAT ARE TO BE USED IN BUFFERING OR SCREENING SHALL BE A MINIMUM SIZE OF SIX FEET IN HEIGHT AT THE TIME OF PLANTING
- (D) TREES THAT ARE REQUIRED ALONG A LINEAR FOOTAGE CAN BE CLUSTERED OR SPACED IN A NON-UNIFORM MANNER IN ORDER TO AVOID UTILITY INFRASTRUCTURE, SIGNAGE, ACCESS DRIVES, OR OTHER SUCH ITEMS. SUCH ALTERNATE SPACING SHALL NOT REDUCE THE NUMBER OF REQUIRED TREES
- (E) TREE SPACING REQUIREMENTS ALONG LINEAR FRONTAGE SHOULD BE MEASURED FROM THE CENTER POINT OF THE PROPOSED TREE TO CENTER POINT OF THE ADJACENT TREE

RESIDENTIAL PUD DEVELOPMENT STANDARDS

1. COMMON OPEN SPACE SHALL COMPRISE OF AT LEAST 20% OF THE LAND USE AREA OF THE PUD

CONCEPT GRAPHICS SCHEDULE



CONCEPT PLANT SCHEDULE



ORDINANCE NO. _____

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.

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 1130.01(B)(2), is hereby amended by changing the zoning classification of the 24 acres located at the northwest corner of Pleasant Avenue and John Gray Road from its present C-1, Neighborhood Business District classification by approving the concept development plan for the Pleasant Avenue and John Gray Road Planned Unit Development, a copy of which plan, including the written terms and conditions which constitute a material part thereof, is on file in the office of the Clerk of Council and which are incorporated herein by reference.

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



DEPARTMENTAL CORRESPONDENCE

To: Mayor Rhodus and City Councilmembers
From: Scott Lepsky, Planning Commission Chairman
Subject: Planning Commission Recommendation
Date: 8/28/25

Please be advised that at the Planning Commission meeting held on Wednesday, August 27, 2025, the Planning Commission voted 4-2 to recommend denial of the Concept Plan for a PUD for a mixed-use development at the northwest corner of John Gray Road and Pleasant Avenue.



Scott Lepsky, Chairman
Fairfield Planning Commission

cc: Scott Timmer, City Manager
Alisha Wilson, Clerk of Council
Steve Wolterman, Law Department



**City Council Communication
Regular Meeting - September 8, 2025**

Submitted by: Alisha Wilson, Clerk of Council
Department: Clerk's Office

Subject:

2025 Boards and Commissions Appointments

Legislation Title:

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

Recommendation:

It is recommended that City Council, via simple motion, appoint the named individuals to serve on the various boards and commissions effective September 8, 2025.

Discussion:

The Chamber of Commerce representative to the Environmental Commission resigned the position on August 19, 2025. The Chamber nominated Peggy Emerson for the position.

Financial Impact:

None

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

None



**City Council Communication
Regular Meeting - September 8, 2025**

Submitted by: Nathaniel Kaelin, Economic Development Manager
Department: Development Services

**Subject:
Mack & Route 4 Plats**

Legislation Title:

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

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this ordinance and pass as an emergency.

Discussion:

On July 14, 2025, City Council approved Ordinance 87-25 to authorize a vacation plat and record plat necessary for the Wawa project at the corner of Mack Road and Route 4. The approved ordinance and plats referenced the roadway that was realigned as Stockton Station Drive. While the roadway is commonly known as Stockton Station Drive and street signs carry this name, the particular section of the roadway to be vacated is officially named Service Drive as identified on the 1982 plats that dedicated the original right-of-way. Prior to recording of the new plats by the Butler County Recorder's Office, it is necessary to revise the ordinance and plats to use the Service Drive name.

The below summary from the July agenda item provides additional details on this item:

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 a roadway 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.

Financial Impact:

None.

Emergency Provision:

Yes - Emergency approval of the ordinance is requested to ensure that the plats can be executed and recorded, allowing the new development at the site to move forward.

Rule Suspension Requested:

Yes

ATTACHMENTS:

1. Legal Description - 0.269 Acres Service Drive Vacation
2. Service Drive-ORD
3. SERVICE DRIVE ROADWAY VACATION PLAT
4. Mack and Route 4 Replat



Legal Description
0.269 Acres
For a portion of Service Drive

Situated in Section 14, Town 2, Range 2, BTM, City of Fairfield, Butler County, Ohio, being a portion of Service Drive of Wedgewood Estates Section Two as recorded in P.E. 1004 Pgs. A-B, the boundary of which being more particularly described as follows:

Beginning at a 5/8" iron pin found at the north corner of Lot 9696 of said Wedgewood Estates Section Two;

Thence along the southeasterly right of way line of Service Drive, S33°57'18"W a distance of 226.92 feet, witness a 5/8" iron pin found lying 0.3 feet south;

Thence continuing, along a curve to the left an arc distance of 4.99 feet to a 5/8" iron pin set, said curve having a radius of 38.00 feet, a central angle of 7°31'51" and a chord bearing S30°11'23"W a distance of 4.99 feet;

Thence through said Service Drive right of way, along a curve to the left an arc distance of 26.95 feet to a point in the northwesterly right of way line of said Service Drive to a 5/8" iron pin set, said curve having a radius of 150.00 feet, a central angle of 10°17'41" and a chord bearing N30°42'57"W a distance of 26.92 feet;

Thence along said northwesterly right of way line the following four (4) courses:

1. N33°57'18"E a distance of 170.49 feet to cross notch found;
2. Along a curve to the left an arc distance of 27.70 feet, said curve having a radius of 38.00 feet, a central angle of 41°45'45" and a chord bearing N13°04'26"E a distance of 27.09 feet;
3. N37°31'55"W a distance of 84.56 feet to a cross notch found;
4. N50°15'55"W a distance of 81.56 feet to a 5/8" iron pin set;

Thence through said Service Drive, N22°49'07"E a distance of 12.25 feet to a 5/8" iron pin set;

Thence continuing, along a curve to the left an arc distance of 24.29 feet to a 5/8" iron pin set in the southwesterly right of way line of State Route 4, said curve having a radius of 111.00 feet, a central angle of 12°32'08" and a chord bearing N16°33'03"E a distance of 24.24 feet;

Thence along said southwesterly right of way line, S50°15'55"E a distance of 98.46 feet to a 5/8" iron pin set;

Thence continuing, S37°31'55"E a distance of 112.46 feet to the Point of Beginning.

ORDINANCE NO. _____

ORDINANCE TO REPEAL ORDINANCE 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.

WHEREAS, the portion of Service Drive as shown on the attached vacation plat will no longer be necessary due to the dedication of right of way to realign said roadway; and

WHEREAS, Parts of Lots 9696 and 9952 are currently subject to and benefitted by a public storm sewer easement in the area shown on the attached replat; and

WHEREAS, the storm sewer easement will no longer be necessary because the storm sewer has been relocated and an easement for the relocated storm sewer has been provided by the owner; and

WHEREAS, the owners of the property have requested that the City vacate and abandon its rights to the portion of the storm sewer easement in the area shown on the attached replat; and

WHEREAS, all owners having an interest in the real property subject to or benefitted by the easement have consented to vacation of the easement.

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

Section 1. Ordinance 87-25 dated July 14, 2025 is hereby repealed.

Section 2. The City of Fairfield vacates and abandons that part of Service Drive and all its right, title, and interest in and to the Storm Sewer Easement in the areas shown on the vacation plat and replat attached hereto as Exhibits "A" & "B" and such property having been dedicated to the City of Fairfield for right-of-way and for a public storm sewer easement.

Section 3. The City Manager is hereby authorized to execute the vacation plat and replat and such additional documents as may be necessary to complete the development of said property in accordance with the agreement on file in the office of the City Manager.

Section 4. This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that the plats can be timely executed and recorded, allowing the development at the site to move forward; wherefore, this ordinance shall take effect immediately upon its passage.

Passed _____

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

Second Reading	_____	Emergency	_____

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\2025\SERVICE DRIVE-ORD

0.269 ACRES:

North: 485185.9064' East: 1405796.1777'

Segment #1 : Line

Course: S33° 57' 18"W Length: 226.92'

North: 484997.6816' East: 1405669.4335'

Segment #2 : Curve

Length: 4.99' Radius: 38.00'

Delta: 007° 31' 51" Tangent: 2.50'

Chord: 4.99' Course: S30° 11' 23"W

Course In: S56° 02' 42"E Course Out: N63° 34' 33"W

RP North: 484976.4570' East: 1405700.9536'

End North: 484993.3684' East: 1405666.9242'

Segment #3 : Curve

Length: 26.95' Radius: 150.00'

Delta: 010° 17' 41" Tangent: 13.51'

Chord: 26.92' Course: N30° 42' 57"W

Course In: S64° 25' 54"W Course Out: N54° 08' 13"E

RP North: 484928.6304' East: 1405531.6135'

End North: 485016.5119' East: 1405653.1739'

Segment #4 : Line

Course: N33° 57' 18"E Length: 170.49'

North: 485157.9293' East: 1405748.3997'

Segment #5 : Curve

Length: 27.70' Radius: 38.00'

Delta: 041° 45' 45" Tangent: 14.50'

Chord: 27.09' Course: N13° 04' 26"E

Course In: N56° 02' 42"W Course Out: N82° 11' 33"E

RP North: 485179.1539' East: 1405716.8796'

End North: 485184.3171' East: 1405754.5277'

Segment #6 : Line

Course: N37° 31' 55"W Length: 84.56'

North: 485251.3744' East: 1405703.0134'

Segment #7 : Line

Course: N50° 15' 55"W Length: 81.56'

North: 485303.5103' East: 1405640.2928'

Segment #8 : Line

Course: N22° 49' 07"E Length: 12.25'

North: 485314.8016' East: 1405645.0435'

Segment #9 : Curve

Length: 24.29' Radius: 111.00'

Delta: 012° 32' 08" Tangent: 12.19'

Chord: 24.24' Course: N16° 33' 03"E

Course In: N67° 10' 53"W Course Out: S79° 43' 01"E

RP North: 485357.8490' East: 1405542.7307'

End North: 485338.0372' East: 1405651.9486'

Segment #10 : Line

Course: S50° 15' 55"E Length: 98.46'

North: 485275.0983' East: 1405727.6656'

Segment #11 : Line

Course: S37° 31' 55"E Length: 112.46'

North: 485185.9159' East: 1405796.1766'

Perimeter: 870.62' Area: 0.269 acres

Error Closure: 0.0096 Course: N06° 28' 12"W

Error North: 0.00950 East: -0.00108

Precision 1: 90618.75

Exhibit A

PT LOT 457
A0700-016-000-053
D & D 1 REAL ESTATE, LLC
O.R. 9017, PG. 411
PARCEL TWO
4.000 ACRES (DEED)

0.269 ACRES
(11,718 S.F.)

REPLAT OF
WEDGEWOOD ESTATES
SECTION TWO
P.E. 1004, PG. A-B

LOT 9952
BLAZE PROPERTIES
FAIRFIELD, LLC
O.R. 1496, PG. 578

A0700-202-000-004

PT LOT 9694

A0700-202-000-003
DP PROPERTY HOLDINGS, LLC
O.R. 8852, PG. 1108
0.778 ACRES (DEED)

LOT 9696
A0700-202-000-005
BLAZE PROPERTIES
FAIRFIELD, LLC
O.R. 9735, PG. 1320

CITY OF FAIRFIELD

THIS VACATION PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY
OF FAIRFIELD, OHIO ON THIS _____ DAY OF _____, 2025.

CITY MANAGER: _____

NAME: _____

ORDINANCE NUMBER: _____



NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS".
5. DISTANCE UNITS ARE BASED ON THE US SURVEY FOOT DEFINITION (1' = 1200/3937 METERS, OR APPROXIMATELY 1' = 0.30480061 METERS)
6. BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS). (NAD '83 - 2011)
7. PROJECT COORDINATES ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM AND HAVE BEEN SCALED TO GROUND USING A PROJECT ADJUSTMENT FACTOR OF 1.0000912235 APPLIED AT A BASED POINT OF N: 484948.82 E: 1405640.16. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.

LEGEND:

- 5/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- MONUMENT BOX FOUND
- △ MAGNAIL FOUND
- × CROSS NOTCH FOUND
- ▲ 5/8" IRON PIN SET
- AREA TO BE VACATED

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY
DIRECTION AND IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER
4733-37 "MINIMUM STANDARDS FOR BOUNDARY SURVEYS". ALL MONUMENTATION
HAS BEEN SET AS SHOWN.

MATTHEW D. HABEDANK
OHIO PROFESSIONAL SURVEYOR NO. 8611

DATE



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:

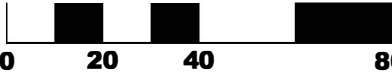
NO.	DATE	DESCRIPTION
1	4-1-24	VACATION - KPR
2	4-1-24	BCEO COMMENTS - KPR

VACATION PLAT
FOR A PORTION
OF SERVICE DRIVE
0.269 ACRES
SECTION 14, TOWN 2, RANGE 2, BTM
CITY OF FAIRFIELD
BUTLER COUNTY, OHIO
FOR: BLAZE PROPERTIES, LLC

PROJECT NO: 230863VRP002

DATE: 4-1-24

SCALE: 1" = 40'



SHEET NAME:

SERVICE DRIVE

SHEET NO.

1 OF 1

Exhibit B

RECORD PLAT
WAWA FAIRFIELD
A REPLAT OF CITY OF FAIRFIELD LOTS 9696 & 9952 AND A
DEDICATION PLAT FOR A PORTION OF STOCKTON STATION DRIVE
SECTION 14, TOWN 2, RANGE 2, BTM
CITY OF FAIRFIELD
BUTLER COUNTY, OHIO
2.950 ACRES
JULY 2025

DEDICATION

THE UNDERSIGNED, BEING OWNERS OF 2.950 ACRES OF LAND IN SECTION 14, TOWN 2, RANGE 2, CITY OF FAIRFIELD, BUTLER COUNTY, OHIO AND ALSO BEING KNOWN AS PART LOTS 9696 & 9952, IN SAID CITY, DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, CERTIFYING THE SAME TO BE FREE AND UNENCUMBERED.

UTILITY EASEMENTS ARE PROVIDED ON THIS PLAT AND DESIGNATED AS SUCH. NO IMPROVEMENT OR IMPEDIMENT OF ANY KIND SHALL BE MADE ON SAID UTILITY EASEMENT WHICH WILL INTERFERE WITH ACCESS TO THE SAID UTILITY. THE CITY OF FAIRFIELD, AND/OR THE UTILITY COMPANY SHALL NOT BE RESPONSIBLE TO ANY PRESENT OR FUTURE OWNER(S) OF SAID LOT FOR ANY DAMAGES DONE ON SAID EASEMENT TO SOD, SHRUBBERY, OR OTHER IMPROVEMENTS NATURAL OR ARTIFICIAL BY REASON OF ENTRY FOR PURPOSES OF CONSTRUCTING, MAINTAINING, REPLACING, OR REPAIRING THE UTILITY. THE ERECTION OR PLACEMENT OF ANY STRUCTURE AND PLANTING OR PLACEMENT OF ANY TREES ON SAID UTILITY EASEMENT SHALL ALSO BE PROHIBITED.

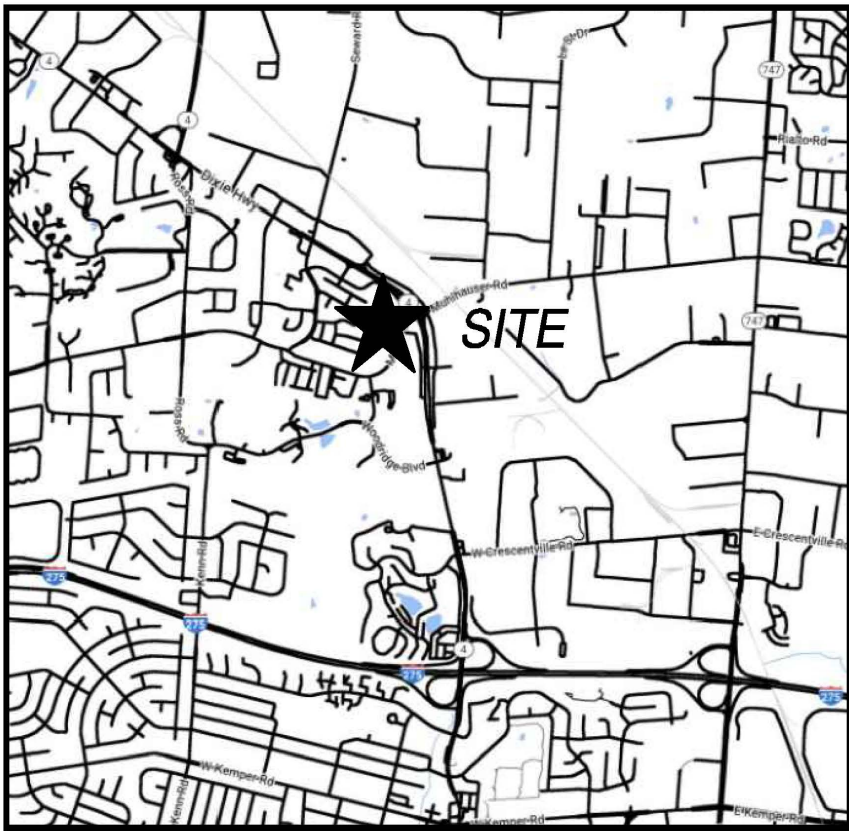
IN WITNESS WHEREOF, BLAZE PROPERTIES FAIRFIELD, LLC, BY ITS DULY AUTHORIZED OFFICER, HAS EXECUTED THIS INSTRUMENT IN THE YEAR OF OUR LORD TWO THOUSAND AND TWENTY-FIVE.

OWNER: BLAZE PROPERTIES FAIRFIELD, LLC

BY: _____

NAME: _____

ITS: _____



VICINITY MAP
N.T.S

CITY OF FAIRFIELD

THIS RE-PLAT AND DEDICATION PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FAIRFIELD, OHIO ON THIS _____ DAY OF _____, 2025.
ADDITIONALLY, THE CITY OF FAIRFIELD VACATES A PORTION OF A UTILITY EASEMENT RECORDED IN P.E. 917, PGS. C & D AND P.E. 1004, PGS. A & B AS SHOWN IN THE HATCHED AREA ON PAGE 2 OF 2.

CITY MANAGER: _____

NAME: _____

ORDINANCE NUMBER: _____

COUNTY AUDITOR

ENTERED FOR TRANSFER THIS _____ DAY OF _____, 2025.
BUTLER COUNTY AUDITOR: _____

BY: _____

COUNTY RECORDER

FILED FOR RECORD THIS _____ DAY OF _____, 2025,
AT _____, FILE NO. _____, RECORDED
THIS _____ DAY OF _____, 2024, IN O.R. _____,
PAGE _____, FEE \$ _____ BUTLER COUNTY
RECORDER: _____

BY: _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS FOR PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND CONDUCTED UNDER MY DIRECT SUPERVISION. ALL MONUMENTATION HAS BEEN SET AS SHOWN.

MATTHEW D. HABEDANK DATE
OHIO PROFESSIONAL SURVEYOR NO. 8611



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www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:

NO.	DATE	DESCRIPTION
1	4-1-24	PLAT - KPR
2	8-22-25	BCEO COMMENTS - KPR

REPLAT OF CITY OF FAIRFIELD LOTS 9696 & 9952 AND DEDICATION PLAT FOR A PORTION OF STOCKTON STATION DRIVE
2.950 ACRES
SECTION 14, TOWN 2, RANGE 2, BTM
CITY OF FAIRFIELD
BUTLER COUNTY, OHIO

PROJECT NO: 230863VRP002

DATE: 4-1-24

SCALE: 1" = 40'
0 20 40 80

SHEET NAME:

WAWA FAIRFIELD

SHEET NO.

1 OF 2

NOTES:

- SOURCE DOCUMENTS AS NOTED.
- OCCUPATION IN GENERAL FITS SURVEY.
- MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS".
- DISTANCE UNITS ARE BASED ON THE US SURVEY FOOT DEFINITION (1' = 1200/3937 METERS, OR APPROXIMATELY 1' = 0.30480061 METERS)
- BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS). (NAD '83 - 2011)
- PROJECT COORDINATES ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM AND HAVE BEEN SCALED TO GROUND USING A PROJECT ADJUSTMENT FACTOR OF 1.0000912235 APPLIED AT A BASED POINT OF N. 484948.82 E. 1405640.16. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.

LOT 14232
ACREAGE BREAKDOWN

EX. LOT 9696 ~ 1.278 ACRES (1.334 ACRES ORIGINAL)

EX. LOT 9952 ~ 0.665 ACRES (1.293 ACRES ORIGINAL)

VACATED R/W ~ 0.269 ACRES (0.323 ACRES ORIGINAL)

TOTAL ~ 2.212 ACRES

LOT 14233
ACREAGE BREAKDOWN

EX. LOT 9952 ~ 0.168 ACRES (1.293 ACRES ORIGINAL)

TOTAL ~ 0.168 ACRES

STOCKTON STATION DRIVE
ACREAGE BREAKDOWN

EX. LOT 9696 ~ 0.056 ACRES

EX. LOT 9952 ~ 0.460 ACRES

EX. DEDICATED R/W ~ 0.054 ACRES

TOTAL ~ 0.571 ACRES

A0700-202-000-005 (EX. LOT 9696)
ACREAGE BREAKDOWN

LOT 14232 ~ 1.278 ACRES

R/W TO BE DEDICATED ~ 0.056 ACRES

TOTAL ~ 1.334 ACRES

A0700-202-000-004 (EX. LOT 9952)
ACREAGE BREAKDOWN

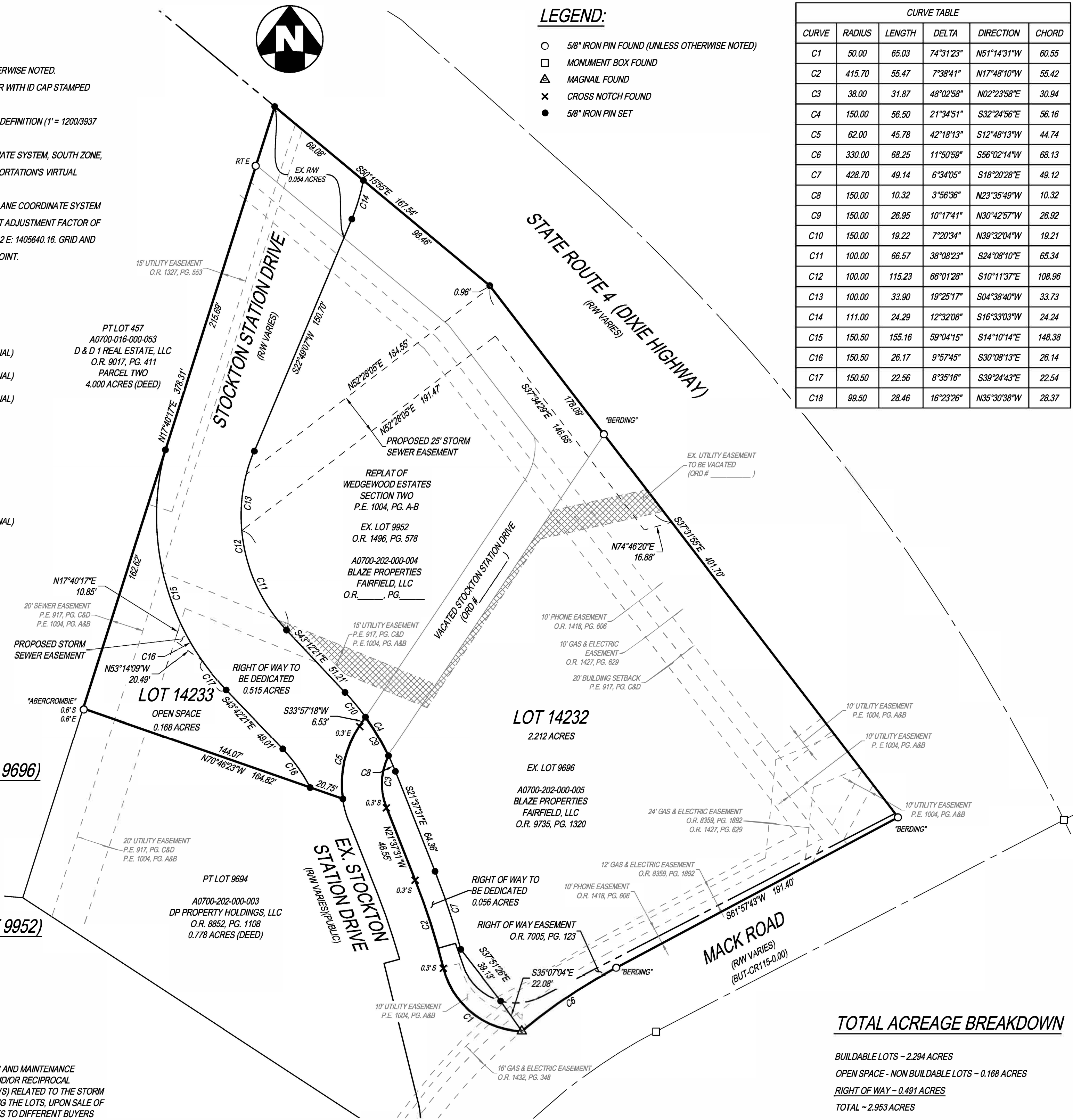
LOT 14232 ~ 0.665 ACRES

LOT 14233 ~ 0.168 ACRES

R/W TO BE DEDICATED ~ 0.460 ACRES

TOTAL ~ 1.293 ACRES

OWNER AGREES TO RECORD ANY NECESSARY EASEMENTS AND MAINTENANCE AGREEMENTS, INCLUDING, BUT NOT LIMITED TO, CC&R'S AND/OR RECIPROCAL EASEMENT AGREEMENTS, AGAINST THE APPROPRIATE LOT(S) RELATED TO THE STORM SEWER PIPE, UTILITIES, AND INGRESS AND EGRESS SERVING THE LOTS, UPON SALE OF EITHER LOT OR UPON A SIMULTANEOUS SALE OF BOTH LOTS TO DIFFERENT BUYERS



LEGEND:

- 5/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- MONUMENT BOX FOUND
- △ MAGNAIL FOUND
- × CROSS NOTCH FOUND
- 5/8" IRON PIN SET

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C1	50.00	65.03	74°31'23"	N51°14'31"W	60.55
C2	415.70	55.47	7°38'41"	N17°48'10"W	55.42
C3	38.00	31.87	48°02'58"	N02°23'58"E	30.94
C4	150.00	56.50	21°34'51"	S32°24'56"E	56.16
C5	62.00	45.78	42°18'13"	S12°48'13"W	44.74
C6	330.00	68.25	11°50'59"	S56°02'14"W	68.13
C7	428.70	49.14	6°34'05"	S18°20'28"E	49.12
C8	150.00	10.32	3°56'36"	N23°35'49"W	10.32
C9	150.00	26.95	10°17'41"	N30°42'57"W	26.92
C10	150.00	19.22	7°20'34"	N39°32'04"W	19.21
C11	100.00	66.57	38°08'23"	S24°08'10"E	65.34
C12	100.00	115.23	66°01'28"	S10°11'37"E	108.96
C13	100.00	33.90	19°25'17"	S04°38'40"W	33.73
C14	111.00	24.29	12°32'08"	S16°33'03"W	24.24
C15	150.50	155.16	59°04'15"	S14°10'14"E	148.38
C16	150.50	26.17	9°57'45"	S30°08'13"E	26.14
C17	150.50	22.56	8°35'16"	S39°24'43"E	22.54
C18	98.50	28.46	16°23'26"	N35°30'38"W	28.37

TOTAL ACREAGE BREAKDOWN

BUILDABLE LOTS ~ 2.294 ACRES

OPEN SPACE - NON BUILDABLE LOTS ~ 0.168 ACRES

RIGHT OF WAY ~ 0.491 ACRES

TOTAL ~ 2.953 ACRES



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com

6219 Centre Park Dr. West Chester, OH 45069 513.779.7851

SEAL:

NO.	DATE	DESCRIPTION
1	4-1-24	PLAT - KPR
2	8-22-25	BCEO COMMENTS - KPR

REPLAT OF CITY OF FAIRFIELD LOTS 9696 & 9952 AND DEDICATION PLAT FOR A PORTION OF STOCKTON STATION DRIVE

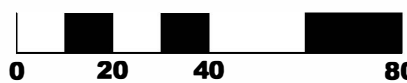
2.950 ACRES

SECTION 14, TOWN 2, RANGE 2, BTM CITY OF FAIRFIELD BUTLER COUNTY, OHIO

PROJECT NO: 230863VRP002

DATE: 4-1-24

SCALE: 1" = 40'



SHEET NAME:

WAWA FAIRFIELD

SHEET NO.

2 OF 2



**City Council Communication
Regular Meeting - September 8, 2025**

Submitted by: Tom Lakamp, Fire Chief
Department: Fire

Subject:

Leary Foundation Grant Application and Agreement

Legislation Title:

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

Recommendation:

It is recommended that City Council authorize the preparation of legislation, with rules suspension and emergency provision, authorizing the City Manager to execute and file the application for financial assistance, and enter into an agreement for a grant to fund exercise step mills for the fire department's physical ability test.

Discussion:

It is necessary for City Council to authorize the City Manager to execute the Leary Foundation grant application for financial assistance.

This project is estimated at approximately \$20,000 for the purchase of exercise step mills for physical ability testing and regular cardio exercise. The step mills will be incorporated into the annual physical ability testing of firefighters to facilitate climbing steps in full protective equipment and breathing apparatus. The step mills provide a job specific functional test of a firefighter's capability and endurance while wearing protective equipment and breathing air.

If approved, the Leary Foundation would be funding 100% of this project.

Financial Impact:

No funding impact.

Emergency Provision:

The application deadline to the Leary Foundation is approaching, therefore a suspension of the

rules and emergency provisions are being requested.

Rule Suspension Requested:

Yes

ATTACHMENTS:

1. LEARY FOUNDATION-ORD

ORDINANCE NO. _____

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.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

- Section 1.

The City Manager is hereby authorized to execute the Leary Foundation Grant Application and Agreement for physical ability training step mills in accordance with the application on file in the office of the City Manager.
- Section 2.

This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that the application deadline for the Leary Foundation Grant is approaching; wherefore, this ordinance shall take effect immediately upon its passage.

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



**City Council Communication
Regular Meeting - September 8, 2025**

Submitted by: Alisha Wilson, Clerk of Council
Department: Clerk's Office

Subject:

VL Foreman Liquor Permit

Legislation Title:

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).

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 VL Foreman LLC, 5120 Pleasant Avenue, Suite B, Fairfield, OH 45014 (Permit Class D5 & D6).

Discussion:

The City of Fairfield is in receipt of an application from the Ohio Division of Liquor Control for a D5 & D6 permit for the above liquor permit applicant. Background checks from the Building and Zoning Division and Police Department are attached for Council and staff's review.

Financial Impact:

None

Emergency Provision:

NA

Rule Suspension Requested:

NA

ATTACHMENTS:

1. VLForemanLiquorPermit
2. VLForemanLiquorPermit.PDReport

DEPARTMENTAL CORRESPONDENCE



TO: Steve Maynard, Police Chief
Greg Kathman, Development Services Director
FROM: Alisha Wilson, Clerk of Council *AW*

DATE: August 18, 2025

SUBJECT: REQUEST FOR BACKGROUND CHECK – LIQUOR PERMIT

Attached is a liquor permit application in the name of VL Foreman, LLC, 5120 Pleasant Avenue, Suite B, Fairfield, OH 45011 (Permit Classes: D5 & D6).

Please complete the necessary background check and submit your findings to me **no later than 11:00 AM on Thursday, August 28** for the item to be added to Council's Regular Meeting agenda of Monday, September 8, 2025. If you are unable to meet this deadline, please let me know as soon as possible so I can request an extension.

Thank you for your assistance.

c: Scott Timmer, City Manager
File



Department of
Commerce

Division of Liquor Control

com.ohio.gov

Mike DeWine, Governor Jim Tressel, Lt. Governor Sherry Maxfield, Director

NOTICE TO LEGISLATIVE AUTHORITY

TO

10006108-1 PERMIT NUMBER	NEW TYPE	VL Foreman, LLC 5120 Pleasant Ave 5120 Pleasant Ave. Suite B Fairfield OH 45014 Muni/Village/Twp: Fairfield
ISSUE DATE		
7/22/2025		
FILING DATE		
D-5 D-6		
PERMIT CLASSES		
09011 TAX DISTRICT	JUN	RECEIPT NO

FROM 8/8/2025

PERMIT NUMBER	TYPE	
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT	RECEIPT NO	

MAILED

08/14/2025

RESPONSES MUST BE POSTMARKED NO LATER THAN

09/12/2025

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES: JUN NEW 10006108-1

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING BE HELD ☐ IN OUR COUNTY SEAT ☐ IN COLUMBUS

WE DO NOT REQUEST A HEARING ☐

DID YOU MARK A BOX?

IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title) - ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF FAIRFIELD CITY COUNCIL
5350 PLEASANT AV
FAIRFIELD OH 45014



Dear Local Legislative Authority Official:

Please find enclosed the legislative notice that is being sent to you regarding the applied for liquor permit as captioned on the notice. You **must**, within 30 days from the "mailed" date listed on the notice under the bar code:

- Notify the Division whether you object and want a hearing; or
- Ask for your one-time only, 30-day extension. o Any requests for a one-time, 30-day extension will be reviewed by the Division upon timely receipt. If granted, your additional 30-days runs from the expiration of the original 30-day period.

To be considered **timely**, your above response **MUST** be faxed, emailed, or mailed to the Division no later than the postmark deadline date stated on the form. To speed up processing times and reduce paper, the Division respectfully asks that you either fax or email your response. Please send your response to:

FAX: (614) 644 – 3166

EMAIL: Liquordocs@com.ohio.gov

MAIL: Ohio Division of Liquor Control
Attn: Licensing Unit
6606 Tussing Road
PO Box 4005
Reynoldsburg, Ohio 43068-9005

To find out who has disclosed an ownership interest in the permit application to us you can:

- Visit com.ohio.gov/liquorinfo. Select the "Search who has disclosed an ownership interest" tab. Where asked, enter the permit number listed on the legislative notice; or
- Contact your police department or county sheriff (if you are a township fiscal officer or county clerk). We also sent them detailed ownership information to review for any criminal background issues involving the disclosed persons.

We have resources for you at com.ohio.gov/govhelp. Never miss out on when renewal objections are due! Sign-up for our emails at com.ohio.gov/stayinformed.

Thank you in advance for your cooperation,

Division Licensing Section

(rev. 2.12.25)



DEPARTMENTAL CORRESPONDENCE

Date: 8/20/25

To: Alisha Wilson, Clerk of Council

From: Greg Kathman, Development Services Director

A handwritten signature in black ink, appearing to be "GK", is written over the end of the "From:" line.

Subject: Liquor Permit Application

The business located at 5120 Pleasant Ave, Suite B, in the name of VL Foreman, LLC, is in the D-1, Downtown Zoning District and is a conditional use as a bar/lounge.

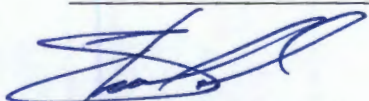
5120 B Pleasant Ave



NAME OF ESTABLISHMENT VL Foreman, LLC
ADDRESS 5120 Pleasant Ave., Suite B
Fairfield, OH 45014

- | | YES | NO |
|---|--------------------------|-------------------------------------|
| 1. Is there a conviction record of the applicant, any partner, member, officer director, manager or any shareholder owning 5% or more of the capital stock, for felonies or other crimes relating to his ability to operate a liquor establishment? | ☐ | ☒ |
| 2. Is there a prior unfavorable enforcement record of applicant and/or operation in disregard for laws, regulations or local ordinances? | ☐ | ☒ |
| 3. Is there misrepresentation of material fact by applicant in making application to the Department? | ☐ | ☒ |
| 4. Is there an inability of law enforcement authorities and of authorized agents of the Department to gain ready entrance to the permit premise; or location of permit premise at such distance from the road or street as to be isolated from police or other observation? | ☐ | ☒ |
| 5. Will the place substantially and adversely interfere with the public decency, sobriety, peace, or good order of the neighborhood in which it is located? | ☐ | ☒ |
| 6. Will the place substantially and adversely interfere with the normal orderly conduct of a church, library, public playground, school or township park? | ☐ | ☒ |
| 7. Will the granting or transferring of a permit substantially interfere with the morals, safety, or welfare of the public? | ☐ | ☒ |
| 8. Will there be adverse effects of saturation of the area in relation to the number of existing permits, and will there be any adverse conditions in the area? | ☐ | ☒ |

REMARKS:



Stephen B. Maynard
Chief of Police

HEARING REQUESTED: Yes ☐ No ☒

Date: August 28, 2025



**City Council Communication
Regular Meeting - September 8, 2025**

Submitted by: Alisha Wilson, Clerk of Council
Department: Clerk's Office

Subject:

Everest Kitchen Liquor Permit

Legislation Title:

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).

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 Everest Kitchen LLC, 5250 Dixie Highway, Unit A, Fairfield, OH 45014 (Permit Class D5).

Discussion:

The City of Fairfield is in receipt of an application from the Ohio Division of Liquor Control for a D5 permit for the above liquor permit applicant. Background checks from the Building and Zoning Division and Police Department are attached for Council and staff's review.

Financial Impact:

None

Emergency Provision:

NA

Rule Suspension Requested:

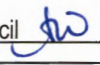
NA

ATTACHMENTS:

1. EverestKitchen.LiquorPermit
2. EverestKitchenLiquorPermit.PDReport

DEPARTMENTAL CORRESPONDENCE



TO: Steve Maynard, Police Chief
Greg Kathman, Development Services Director
FROM: Alisha Wilson, Clerk of Council 

DATE: August 18, 2025

SUBJECT: REQUEST FOR BACKGROUND CHECK – LIQUOR PERMIT

Attached is a liquor permit application in the name of Everest Kitchen LLC, 5250 Dixie Highway, Unit A, Fairfield, OH 45011 (Permit Classes: D5).

Please complete the necessary background check and submit your findings to me **no later than 11:00 AM on Thursday, August 28** for the item to be added to Council's Regular Meeting agenda of Monday, September 8, 2025. If you are unable to meet this deadline, please let me know as soon as possible so I can request an extension.

Thank you for your assistance.

c: Scott Timmer, City Manager
File



NOTICE TO LEGISLATIVE AUTHORITY

TO

10004378-1 PERMIT NUMBER	NEW TYPE	Everest Kitchen LLC Everest Kitchen 5250 Dixie HWY Unit A Fairfield OH 45014 Muni/Village/Twp: Fairfield
ISSUE DATE		
6/19/2025 FILING DATE		
D-5 PERMIT CLASSES		
09011 TAX DISTRICT	JUN RECEIPT NO	

FROM 8/12/2025

PERMIT NUMBER	TYPE	
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT	RECEIPT NO	

MAILED 8/12/2025

RESPONSES MUST BE POSTMARKED NO LATER THAN 09/12/2025

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT
THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES: JUN NEW 10004378-1

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING
BE HELD ☐ IN OUR COUNTY SEAT ☐ IN COLUMBUS

WE DO NOT REQUEST A HEARING ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title) - ☐ Clerk of County Commissioner
☐ Clerk of City Council
☐ Township Fiscal Officer

(Date)

CLERK OF FAIRFIELD CITY COUNCIL
5350 PLEASANT AV
FAIRFIELD OH 45014



Department of Commerce

Division of Liquor Control

com.ohio.gov

Mike DeWine, Governor Jim Tressel, Lt. Governor Sherry Maxfield, Director

Dear Local Legislative Authority Official:

Please find enclosed the legislative notice that is being sent to you regarding the applied for liquor permit as captioned on the notice. You **must**, within 30 days from the "mailed" date listed on the notice under the bar code:

- Notify the Division whether you object and want a hearing; or
- Ask for your one-time only, 30-day extension. o Any requests for a one-time, 30-day extension will be reviewed by the Division upon timely receipt. If granted, your additional 30-days runs from the expiration of the original 30-day period.

To be considered **timely**, your above response **MUST** be faxed, emailed, or mailed to the Division no later than the postmark deadline date stated on the form. To speed up processing times and reduce paper, the Division respectfully asks that you either fax or email your response. Please send your response to:

FAX: (614) 644 – 3166
EMAIL: Liquordocs@com.ohio.gov
MAIL: Ohio Division of Liquor Control
Attn: Licensing Unit
6606 Tussing Road
PO Box 4005
Reynoldsburg, Ohio 43068-9005

To find out who has disclosed an ownership interest in the permit application to us you can:

- Visit com.ohio.gov/liquorinfo. Select the "Search who has disclosed an ownership interest" tab. Where asked, enter the permit number listed on the legislative notice; or
- Contact your police department or county sheriff (if you are a township fiscal officer or county clerk). We also sent them detailed ownership information to review for any criminal background issues involving the disclosed persons.

We have resources for you at com.ohio.gov/govhelp. Never miss out on when renewal objections are due! Sign-up for our emails at com.ohio.gov/stayinformed.

Thank you in advance for your cooperation,

Division Licensing Section

(rev. 2.12.25)



DEPARTMENTAL CORRESPONDENCE

Date: 8/20/25

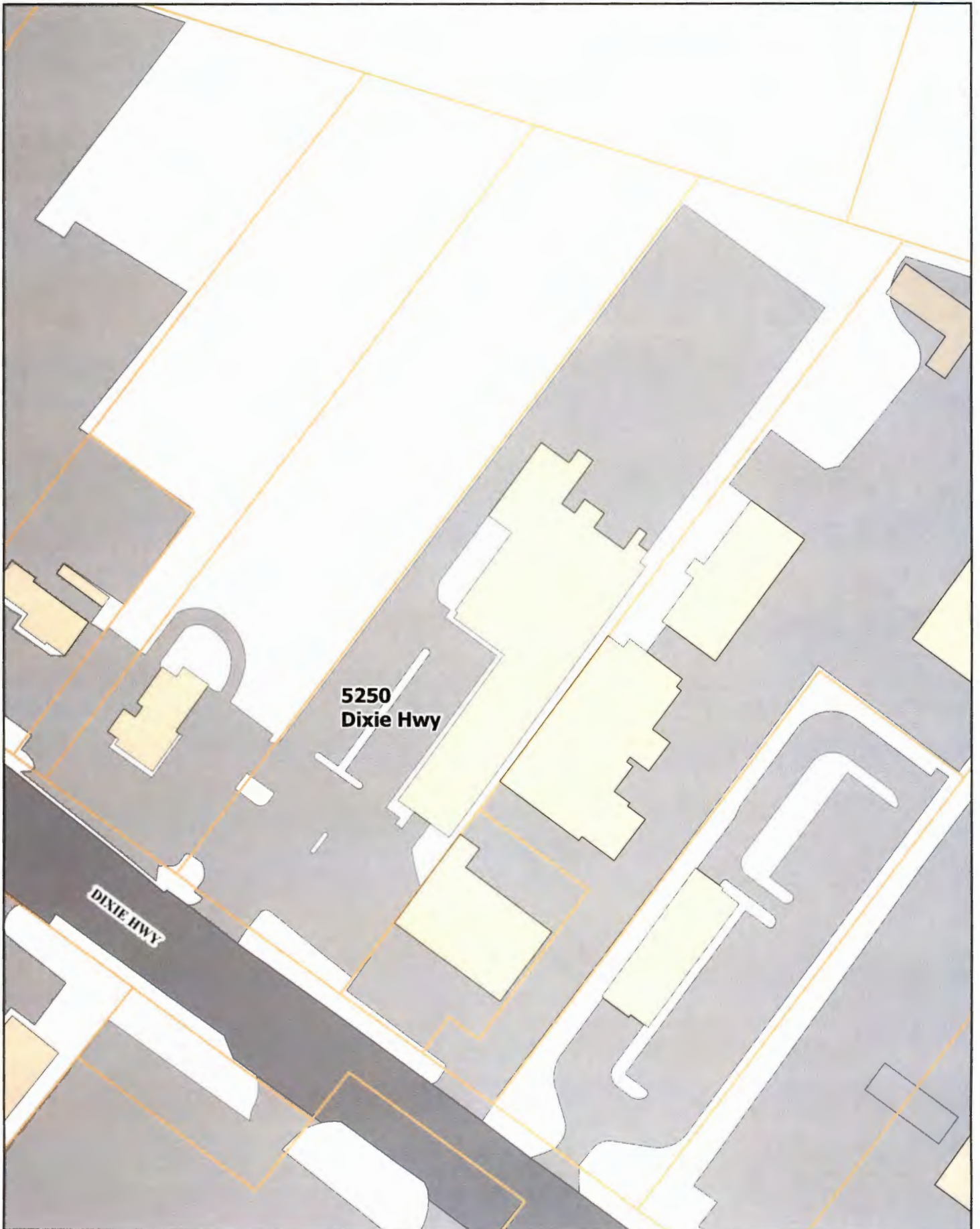
To: Alisha Wilson, Clerk of Council

From: Greg Kathman, Development Services Director 

Subject: Liquor Permit Application

The business that will be located at 5250 Dixie Highway Unit A, in name Everest Kitchen LLC is in the C-3A, General Business District Modified zoning district and is a permitted use as a restaurant. Should the applicant wish to operate this facility as a bar, lounge, tavern, entertainment venue, solely or in conjunction with the restaurant, Conditional Use approval must be secured through the Planning Commission.

5250 Dixie Hwy A



NAME OF ESTABLISHMENT Everest Kitchen LLC
ADDRESS 5250 Dixie Highway, Unit A
Fairfield, OH 45014

YES NO

1. Is there a conviction record of the applicant, any partner, member, officer director, manager or any shareholder owning 5% or more of the capital stock, for felonies or other crimes relating to his ability to operate a liquor establishment? ☐ YES ☒ NO
2. Is there a prior unfavorable enforcement record of applicant and/or operation in disregard for laws, regulations or local ordinances? ☐ YES ☒ NO
3. Is there misrepresentation of material fact by applicant in making application to the Department? ☐ YES ☒ NO
4. Is there an inability of law enforcement authorities and of authorized agents of the Department to gain ready entrance to the permit premise; or location of permit premise at such distance from the road or street as to be isolated from police or other observation? ☐ YES ☒ NO
5. Will the place substantially and adversely interfere with the public decency, sobriety, peace, or good order of the neighborhood in which it is located? ☐ YES ☒ NO
6. Will the place substantially and adversely interfere with the normal orderly conduct of a church, library, public playground, school or township park? ☐ YES ☒ NO
7. Will the granting or transferring of a permit substantially interfere with the morals, safety, or welfare of the public? ☐ YES ☒ NO
8. Will there be adverse effects of saturation of the area in relation to the number of existing permits, and will there be any adverse conditions in the area? ☐ YES ☒ NO

REMARKS:



Stephen B. Maynard
Chief of Police

HEARING REQUESTED: Yes ☐ No ☒

Date: August 27, 2025



**City Council Communication
Regular Meeting - September 8, 2025**

Submitted by: Jason Hunold, Public Utilities Director
Department: Public Utilities

Subject:

Ordinance to update water and sewer rates and utility charges.

Legislation Title:

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

Recommendation:

It is recommended that City Council authorize an amendment of the rates charged for water service under Chapter 921.08 (appendices B to F) of the Codified Ordinances of the City of Fairfield, Ohio, as well as an amendment of the rates charged for sewer service under Chapter 925.05(e), and Chapter 925.08(b) and Tables A to E of the Codified Ordinances of the City of Fairfield, Ohio, as well as proposed language change and charges for Chapters 921.04(a), 921.05(f), 921.06(a), 921.07(a) and 921.12(b) of the Codified Ordinances of the City of Fairfield, Ohio.

Discussion:

Current water and sewer rates were established in 2021, and extend through 2025.

In the summer of 2025, City staff worked with financial consultants from Stantec to develop a comprehensive financial plan and prepare recommended utility rate adjustments for years 2026 through 2030. Findings and rate recommendations from this work were presented to City Council on 9/8/2025, and Stantec's final technical report is attached here for review.

The recommended water and sewer rate increases will assure long-term financial stability for the Public Utilities Department and provide revenue for critical infrastructure maintenance, while at the same time keeping rates stable and extremely competitive relative to other municipal utility operators in Southwest Ohio.

The recommended rate increases include increases to both user fees and infrastructure surcharge fees (see attached). City staff also recommends adjustments to costs associated with license bonding requirements, inspections of meters, fire hydrant meter rental, application for water

service, and backflow non-compliance.

The attached table summarizes the proposed water and sewer user fee and infrastructure surcharge fee changes, as well as the impact of the changes on the average Fairfield utility customer.

Financial Impact:

The financial impact of these recommended adjustments will be the assurance of continued financial stability and transparency for the Public Utilities Department – so that the Department can continue to fulfill its mission by:

Protecting Public Health
Protecting Public Safety
Protecting the Environment

Emergency Provision:

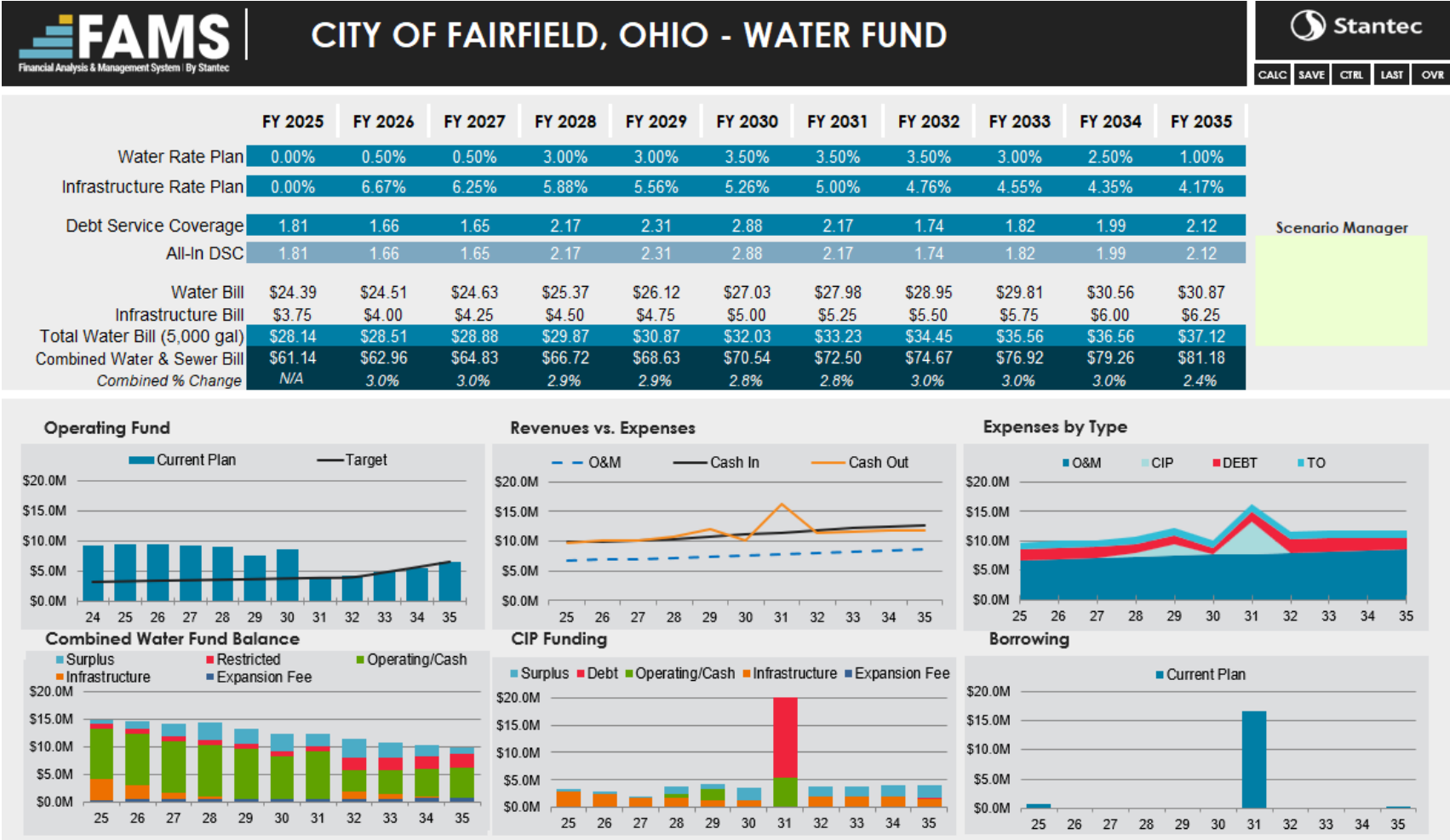
No

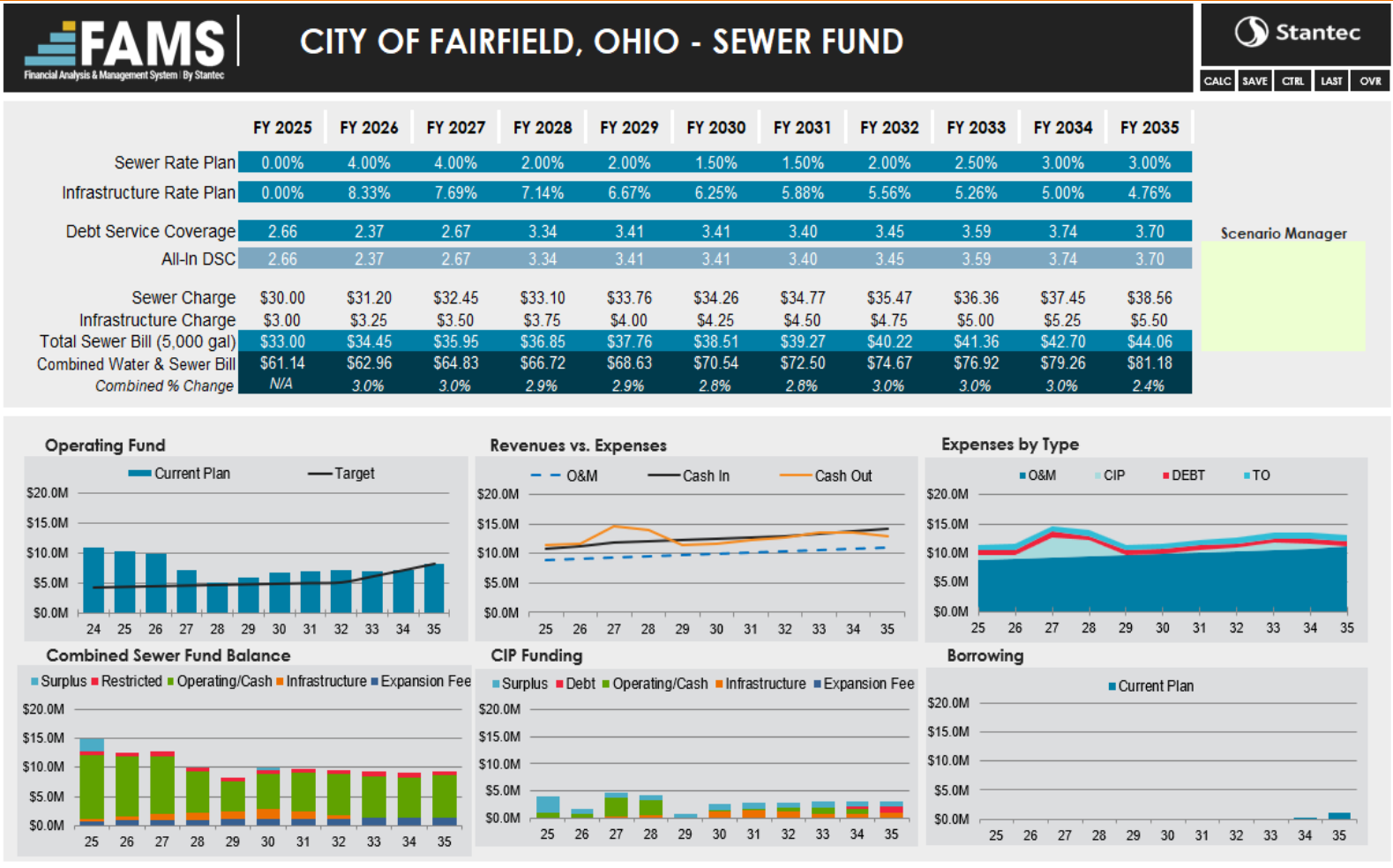
Rule Suspension Requested:

No

ATTACHMENTS:

1. Water Rates 2026-2030
2. Sewer Rates 2026-2030
3. fy2025_water_and_wastewater_utility_rate_analysis_final_report_
4. WATER AND SEWER RATE-ORD
5. WATER AND SEWER RATE-EXHIBIT A







City of Fairfield, OH

2025 Water and Wastewater Utility Rate and Fee Study Final Report

August 28, 2025





August 28, 2025

Mr. Adam Sackenheim
Assistant City Manager
City of Fairfield
5021 Groh Lane
Fairfield, Ohio 45014

Re: Final Report – City of Fairfield 2025 Water and Wastewater Utility Rate Analysis

Dear Mr. Sackenheim,

Stantec is pleased to present this Final Report for the Water and Wastewater Utility Rate Analysis (Study) completed for the City of Fairfield, Ohio (City) water and sewer systems. We appreciate the fine assistance provided by you and all of the members of the City staff who participated in the Study.

If you or others at the City have any questions, please do not hesitate to call me at (330) 271-9125 or email me at carol.malesky@stantec.com. We appreciate the opportunity to be of service to the City, and look forward to the possibility of doing so again soon.

Sincerely,

A handwritten signature in blue ink that reads "Carol F. Malesky".

Carol Malesky
Senior Principal

1001 Lakeside Ave. East Suite 1600
Cleveland, Ohio 44114
(330) 271-9125
carol.malesky@stantec.com

Enclosure

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1. INTRODUCTION

On behalf of the City of Fairfield, Ohio (“City” or “Utility”), Stantec Consulting Services Inc. (Stantec) has completed the 2025 Water and Wastewater Utility Rate Analysis (Study) for the City’s water and sewer enterprise funds. This report describes in detail the assumptions, procedures, and results of the Study.

1.1 BACKGROUND

The City has a history of varying water and sewer rate increases. The City implemented modest increases between 2007 and 2016 (about 4% per year) and higher increases between 2017 and 2020 (ranging from 5-9.9% per year). There have been steadier increases from 2021 to 2025, at 3.5% per year. The City has made efforts to decrease costs where possible; however, rate increases have been needed in recent years to fund capital improvements and keep pace with overall increases in operating costs. The City engaged Stantec in 2025 to conduct this Study to perform a rate evaluation and make recommendations that will allow the City to support its capital infrastructure needs and financial targets in the future while minimizing overall rate impacts on its customers.

1.2 OBJECTIVE

The primary objective of this Study can be summarized in the following component:

- **Develop a Multi-Year Financial Plan** to evaluate whether the Utility’s water and sewer rates will provide adequate revenues over a multi-year projection period to meet its financial requirements, including operating costs, capital improvement costs, and debt service expenses. As part of the financial plan, results were evaluated against industry performance metrics.

2. FINANCIAL PLAN

2.1 DESCRIPTION

This section presents the financial management plan and corresponding plan of water and sewer rate adjustments developed as part of the Study. The following sub-sections of the report present a description of the source data, assumptions, and results of the Study, while Appendices A and B include supporting schedules for the financial management plan identified in this report of the water and sewer systems, respectively.

During the Study, Stantec reviewed alternative multi-year financial management plans and corresponding water and sewer rate revenue adjustment plans through several interactive work sessions with City staff. During these work sessions, we examined the impact of various inputs or assumptions upon key financial indicators, as well as the annual water and sewer rate revenue adjustments that will allow the City to fund its cost requirements throughout the projection period and meet its financial performance goals and objectives.

To begin the Study, Stantec obtained the City's historical and budgeted financial information regarding the operation of its water and sewer systems, as well as historical customer counts and volume. We also obtained the City's multi-year capital improvement programs (CIP), and documented the City's current debt service obligations and covenants, or promises made to lenders, relative to net income coverage requirements. We counseled with City staff regarding other assumptions and policies that would affect the financial performance of the Utility, such as trends in demands, planned customer growth, debt coverage levels, levels of reserves, capital funding sources, earnings on invested funds, and escalation rates for operating costs.

This information was entered into Stantec's proprietary Financial Analysis and Management System (FAMS) interactive modeling system. FAMS produces a ten-year projection of the sufficiency of the revenue provided by the current rates of the system to meet current and projected financial requirements, and determines the level of rate revenue increases necessary in each year of the projection period to satisfy the system's annual financial requirements. The analysis incorporates the City's key objectives: maintaining the water treatment plant within the projected forecast, keeping combined water and sewer bills at or below 3% increases, achieving nine months of O&M by 2035, and minimizing future borrowing for capital projects.

The revenue sufficiency and financial planning analysis uses all projected available funds in each year of the projection period to pay for capital projects. The model is set up to reflect the rules of cash application as defined and applied by City staff, and it produces a detailed summary of the funding sources to be used for each project in the CIP. To the extent that current revenues and unrestricted reserves are not adequate to fund all capital projects in any year of the projection period, or if projects are planned to be debt financed, the model identifies a borrowing requirement to fund those projects. In this way the FAMS

model is used to develop a borrowing program that includes the required borrowing amount by year and the resultant annual debt service requirements for each year in the projection period.

2.2 SOURCE DATA

The following presents the key source data relied upon in developing the financial plan:

2.2.1 Beginning Balances

The FY 2024 cash balances by fund dated December 31, 2024, provided by City staff, was used to establish the beginning FY 2025 balances for the City's Utility systems.

2.2.2 Revenues

The revenues used in the financial plan are based on the FY 2025 Revised Budget and estimates based on FY 2024 actual results. Revenues consist of water and sewer rate revenue, infrastructure charges, expansion fees, interest income, and other minor revenue from miscellaneous fees and charges. Rate revenue is based upon the FY 2025 Revised Budget for water and sewer rate revenue and FY 2024 billed units, adjusted annually to reflect assumed customer growth and changes in demand. Projections of all other revenues reflect the amounts within the FY 2025 Revised Budget, excluding interest income - which was calculated annually based upon projected average fund balances and assumed interest rates¹ - and revenue from expansion fees, which is calculated based on the assumed growth in new accounts and current fees.

2.2.3 Operating Expenditures

The Utility's operating expenditures include all operating and maintenance expenses, transfers, debt service requirements, and minor capital outlay. The financial plan based operating expenditure projections on the individual expense categories and expenses amounts within the FY 2025 Revised Budget, adjusted annually each year thereafter using cost escalation factors that were reviewed with City staff, with the exception of annual debt service expenses, which reflect the expected repayment of each outstanding loan.

2.2.4 Debt Service

The annual debt service schedules for the Utility's existing loans were provided by City staff and included in the financial plan. For the City's outstanding Bond Anticipation Notes (BANs), we assumed that the City would continue to pay the principal on its BANs.

The plan accounts for existing debt obligations across both utility systems, including Smart Meter installations, Water Tower construction, and OPWC 0% loan for the water system, as well as the

¹ Interest income is calculated annually based upon projected average fund balance and assumed interest rate of 0.50% in FY 2025, 0.75% in FY 2026, and 1.00% in each following year of the projection period.

Multipurpose Facility, Smart Meters, and Aeration System Improvements for the wastewater system. In addition, the financial plan includes estimated borrowing to fund a portion of the CIP: for the water system in FY 2025 and FY 2031, and for the wastewater system in FY 2034 – FY 2035.

2.2.5 Capital Improvement Program

City staff provided the multi-year CIP in project level detail from FY 2025 through FY 2029 and FY 2031. Capital expenses in FY 2030 and FY 2032 through FY 2035 are based on projected expenditures and discussions with City staff. Beginning in FY 2025, the financial plan includes an annual cost inflation factor of 3.0% (based upon recent increases observed in the Engineering News Record Construction Cost Index) to account for the inflation in the future cost of construction.

In total, the CIP (including inflation) from FY 2025 – FY 2035 is approximately \$58 million for water and \$33.5 million for sewer. A list of projects and costs by year is included on Schedule 6 of Appendices A and B for the water and sewer systems, respectively.

2.3 ASSUMPTIONS

The following presents the key assumptions used in the financial plan.

2.3.1 Cost Escalation

Annual cost escalation factors for the various types of operating and maintenance expenses were developed based on a review of historical trends, our industry experience, and detailed discussions with City staff. The specific escalation factors assumed for the various categories of expenses can be found in Schedule 5 of Appendices A and B for the water and sewer systems, respectively.

2.3.2 Customer Growth & Volume Forecast

New connection and sales growth projections were based upon a review of historical data, observance of local environmental and economic conditions, and discussions with City staff regarding the anticipated number of new service connections to the City and trends in water demands. Projected growth in accounts and change in billed volumes are shown in Schedule 1 of Appendices A and B for the water and sewer systems, respectively.

2.3.3 Minimum Reserve Policy

Reserve balances for utility systems are funds set aside for a specific cash flow requirement, financial need, projects, task, or legal covenant. These balances are maintained in order to meet short-term cash flow requirements, and at the same time, minimize the risk associated with meeting the financial obligations and continued operational and capital needs under adverse conditions. The level of reserves maintained by a utility is an important component and consideration of developing a utility system multi-year financial management plan.

The financial management plans presented in this report assume that the City will target an Operating Fund balance or reserve equal to at least six months of annual operations and maintenance expenses, increasing to nine months by the end of the projection period. The level of minimum targeted operating reserves is very consistent with 1) our industry experience for similar systems, 2) the findings of reserve studies conducted by the AWWA, and 3) a healthy level of reserves for a municipal utility system per the evaluation criteria published by the municipal rating agencies (Fitch, Moody's, and Standard & Poor's).

2.3.4 Debt Service and Coverage

One of the most important covenants the City makes relative to the issuance of debt is debt service coverage. For projected future senior-lien borrowing, we estimate that the City will be obligated to have annual net revenues at least 1.20 times greater than its senior-lien debt service expenses.

It is important to note that these revenue covenants (referred to as debt service coverage requirements) represent the City's minimum requirements. Should the City be unable to meet these requirements, it could be found in technical default. As such, the financial management plan presented for the water and sewer system reflects a minimum debt service coverage ratio for senior lien as well as interim financing that is greater than 1.50 throughout the projection period, which is indicative of a financially healthy or strong utility system per the evaluation criteria published by each of the major municipal utility rating agencies.

2.4 RESULTS

Based upon the data, assumptions, and policies presented, the City's current water and sewer rates will not be sufficient to fund its operating and capital costs in the future. The rate plan shown in Table 2-1 will allow the Utility to have sufficient revenue to meet its ongoing operating, debt service, infrastructure, and other capital expenses over a multi-year projection period (FY 2026 to FY 2035).

Table 2-1 - Recommended Plan of Water & Sewer Rate Revenue Increases

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Water Rate Increase	0.50%	0.50%	3.00%	3.00%	3.50%	3.50%	3.50%	3.00%	2.50%	1.00%
Water Infrastructure Charge Increase (per kgal)	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05
Sewer Rate Increase	4.00%	4.00%	2.00%	2.00%	1.50%	1.50%	2.00%	2.50%	3.00%	3.00%
Sewer Infrastructure Charge Increase (per kgal)	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05

2.5 KEY PERFORMANCE INDICATORS

As part of the Study, Stantec reviewed with City staff the results of the financial plan compared to Key Performance Indicators (KPIs) of the industry, as published by the municipal rating agencies (Fitch, Moody's, and Standard & Poor's). The results are shown in Tables 2-2 and 2-3 for the water and sewer

systems, respectively. Based on the City's ratings, we recommend targeting KPIs in the strong and mid-range. There are many metrics in addition to those shown below that are considered when utilities are rated, however the results that are influenced by the financial plan show that the Utility is within the desired range and demonstrates a favorable near-term and long-term financial performance.

Table 2-2 Water Financial Plan Results Compared to Industry KPIs

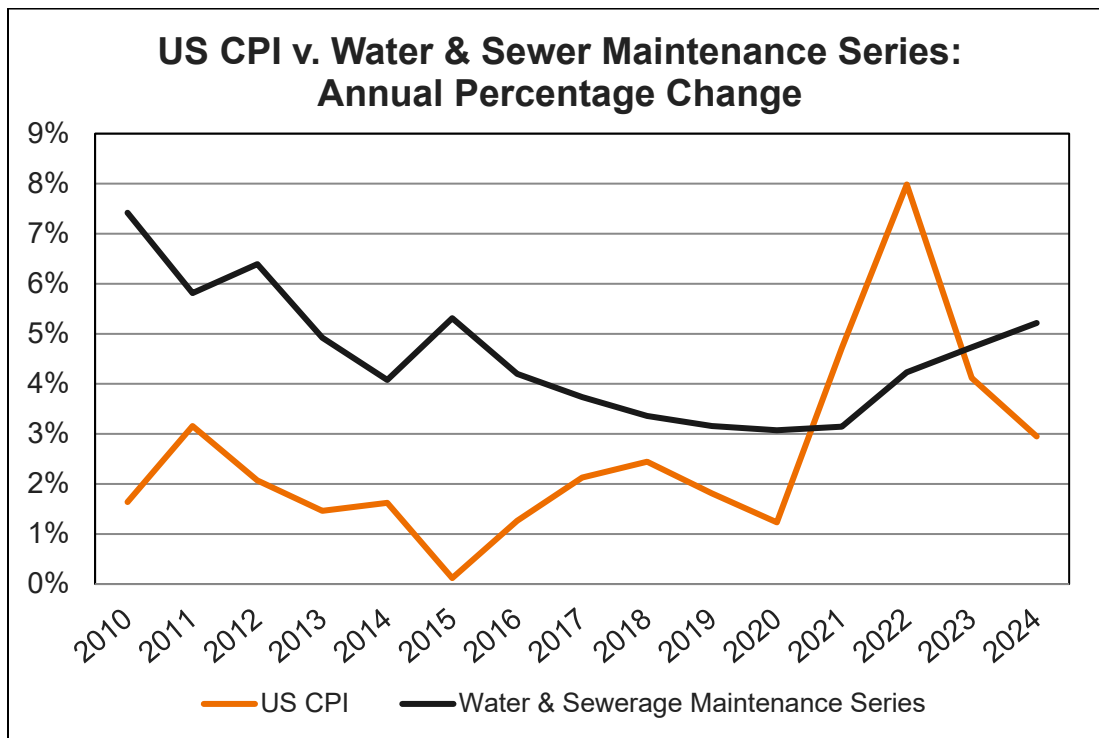
KPI	Stronger	Mid-Range	Weaker	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
% CIP funded by Debt	< 50%	50-90%	> 90%	0%	0%	0%	0%	0%	75%	0%	0%	0%	2%
Cumulative % CIP funded by Debt	< 50%	50-90%	> 90%	0%	0%	0%	0%	0%	40%	36%	33%	31%	29%
All-In Debt Service Coverage	> 2.00	2.00-1.25	< 1.25	1.66	1.65	2.17	2.31	2.88	2.17	1.74	1.82	1.99	2.12
Fixed Revenue % of Total Rate Revenue	> 30%	30-15%	< 15%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
Days Cash on Hand	> 250	250-150	< 150	497	482	457	377	417	183	195	214	243	274

Table 2-3 Sewer Financial Plan Results Compared to Industry KPIs

KPI	Stronger	Mid-Range	Weaker	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
% CIP funded by Debt	< 50%	50-90%	> 90%	0%	0%	0%	0%	0%	0%	0%	0%	11%	36%
Cumulative % CIP funded by Debt	< 50%	50-90%	> 90%	0%	0%	0%	0%	0%	0%	0%	0%	1%	4%
All-In Debt Service Coverage	> 2.00	2.00-1.25	< 1.25	2.37	2.67	3.34	3.41	3.41	3.40	3.45	3.59	3.74	3.70
Fixed Revenue % of Total Rate Revenue	> 30%	30-15%	< 15%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
Days Cash on Hand	> 250	250-150	< 150	401	279	197	222	245	253	256	242	243	274

2.6 LOCAL & NATIONAL WATER & SEWER COST TRENDS

The levels of the recommended rate adjustments presented are consistent with national trends and our local industry experience. As demonstrated in Figure 2-1, the U.S. Consumer Price Index (CPI) Water & Sewerage Maintenance Series, which measures the average national change in the cost of water and sewer service to households, has risen at an average annual rate of approximately 5% during the past ten years. Moreover, many of our clients across the country are presently experiencing rate increase requirements in the range of 3 to 8% per year.

Figure 2-1 - US CPI and Water & Sewer Maintenance Series Annual Increase

3. SUMMARY

Based upon the analysis presented and the results presented in the prior subsections, the results and recommendations of the Study can be summarized as follows:

- The City's current rate structure achieves fiscal stability and transparency. The proposed rates recommended allow the City to maintain operating targets consistent with industry guidelines.
- The proposed FY 2026 – FY 2035 plan of rate increases shown in Schedule 3 of Appendices A and B for the water and sewer systems, respectively, results in approximately a 2.9% per year overall increase to the typical residential customer's combined monthly bill.
- The proposed FY 2026- FY 2035 plan of infrastructure rate increases will be \$0.05 per kgal per year.

The City should continue to review the financial performance of the water and sewer fund on an annual basis and evaluate rate revenues relative to costs and financial targets. This will allow the City to recognize any deviations in revenues or expenses from the forecasts presented in this Study. Based on these observations, the City can make informed adjustments to its rates, as needed.

Disclaimer

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In preparing this report, Stantec utilized information and data obtained from the City of Fairfield or public and/or industry sources. Stantec has relied on the information and data without independent verification, except only to the extent such verification is expressly described in this document. Any projections of future conditions presented in the document are not intended as predictions, as there may be differences between forecasted and actual results, and those differences may be material.

Additionally, the purpose of this document is to summarize Stantec's analysis and findings related to this project, and it is not intended to address all aspects that may surround the subject area. Therefore, this document may have limitations, assumptions, or reliances on data that are not readily apparent on the face of it. Moreover, the reader should understand that Stantec was called on to provide judgments on a variety of critical factors which are incapable of precise measurement. As such, the use of this document and its findings by the City of Fairfield should only occur after consultation with Stantec, and any use of this document and findings by any other person is done so entirely at their own risk.

APPENDIX A: WATER FINANCIAL PLAN SUPPORTING SCHEDULES

- Schedule 1 Assumptions
- Schedule 2 Beginning Balances
- Schedule 3 Projection of Cash Inflows
- Schedule 4 Projection of Cash Outflows
- Schedule 5 Cost Escalation Factors
- Schedule 6 Capital Improvement Program
- Schedule 7 FAMS Control Panel
- Schedule 8 Pro Forma
- Schedule 9 Capital Project Funding Summary
- Schedule 10 Funding Summary by Fund
- Schedule 11 Interim and Permanent Borrowing Projections
- Schedule 12 Key Performance Indicators

City of Fairfield, Ohio

FY 2025 Water Revenue Sufficiency Analysis
Assumptions & Preliminary Results Workbook



Assumptions**Schedule 1**

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
<u>Rate Increase Adoption Date</u>	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
<u>Annual Growth</u>											
<u>Water</u>											
Ending # of ERUs	14,694	14,719	14,744	14,769	14,794	14,819	14,844	14,869	14,894	14,919	14,944
ERU Growth	N/A	25	25	25	25	25	25	25	25	25	25
% Change in ERUs	N/A	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
Usage per ERU (kgal)	10.03	10.03	10.03	10.03	10.03	10.03	10.03	10.03	10.03	10.03	10.03
% Change in Usage per ERU	N/A	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Usage (kgal)	1,769,169	1,772,179	1,775,189	1,778,199	1,781,209	1,784,219	1,787,229	1,790,239	1,793,249	1,796,259	1,799,269
% Change in Usage	N/A	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
<u>Infrastructure</u>											
% Change in ERUs	N/A	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
% Change in Usage	N/A	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
<u>Capital Spending</u>											
Annual Capital Budget (Future Year Dollars)	\$ 3,319,175	\$ 2,898,379	\$ 2,092,572	\$ 3,899,888	\$ 4,155,998	\$ 3,582,157	\$ 22,137,730	\$ 3,800,310	\$ 3,914,320	\$ 4,031,749	\$ 4,152,702
Annual Percent Executed	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
<u>Expansion Fee</u>											
Water Expansion Fee	\$ 1,530	\$ 1,530	\$ 1,530	\$ 1,530	\$ 1,530	\$ 1,530	\$ 1,530	\$ 1,530	\$ 1,530	\$ 1,530	\$ 1,530
<u>Average Annual Interest Earnings Rate</u>											
On Fund Balances	0.50%	0.50%	0.75%	1.00%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
<u>Operating Budget Reserve</u>											
Target (Number of Months of Reserve) ¹	6	6	6	6	6	6	6	6	7	8	9
<u>Operating Budget Execution Percentage²</u>											
Personal Services	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Variable Operations and Maintenance	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Fixed Operations and Maintenance	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Capital Outlay	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

¹Revenue Fund Operating Budget Reserve balance target assumes Restricted Reserves are not included.

²Execution percentages are applied to operating budget categories based on historical actuals compared to budgets.

FY 2025 Beginning Balances as of 1/1/2025 Schedule 2

Fund Summary

Revenue Fund ¹	\$ 9,260,582
Restricted Reserves (602,606)	899,612
Water Expansion Fee (407)	460,500
Infrastructure Fund (604)	3,698,296
Surplus Fund (605)	592,478
Total Available Funds	\$ 14,911,468

¹Revenue Fund balance reflects beginning cash balance from City Cash Flow projections, less Restricted Reserves.

Projection of Cash Inflows

Schedule 3

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Rate Revenue Growth Assumptions											
Water											
1 % Change in Base Revenue	N/A	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
2 % Change in Usage Revenue	N/A	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
Infrastructure											
3 % Change in Base Revenue	N/A	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
4 % Change in Usage Revenue	N/A	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
Assumed Rate Revenue Increases											
5 Assumed Water Rate Increase	0.00%	0.50%	0.50%	3.00%	3.00%	3.50%	3.50%	3.50%	3.00%	2.50%	1.00%
6 Assumed Infrastructure Rate Increase	0.00%	6.67%	6.25%	5.88%	5.56%	5.26%	5.00%	4.76%	4.55%	4.35%	4.17%
Water Rate Revenue											
7 Base Rate Revenue	\$ 3,309,250	\$ 3,331,455	\$ 3,353,799	\$ 3,460,270	\$ 3,570,111	\$ 3,701,309	\$ 3,837,318	\$ 3,978,313	\$ 4,104,552	\$ 4,214,227	\$ 4,263,502
8 Usage Rate Revenue	6,145,750	6,186,987	6,228,483	6,426,216	6,630,206	6,873,860	7,126,447	7,388,295	7,622,739	7,826,422	7,917,932
9 Total Water Rate Revenue	\$ 9,455,000	\$ 9,518,442	\$ 9,582,282	\$ 9,886,486	\$ 10,200,317	\$ 10,575,169	\$ 10,963,765	\$ 11,366,608	\$ 11,727,291	\$ 12,040,650	\$ 12,181,435
Infrastructure Rate Revenue											
10 Base Rate Revenue	\$ 332,500	\$ 355,270	\$ 378,116	\$ 401,037	\$ 424,033	\$ 447,105	\$ 470,252	\$ 493,475	\$ 516,773	\$ 540,146	\$ 563,595
11 Usage Rate Revenue	617,500	659,787	702,215	744,782	787,490	830,337	873,325	916,453	959,721	1,003,129	1,046,677
12 Total Infrastructure Rate Revenue	\$ 950,000	\$ 1,015,057	\$ 1,080,330	\$ 1,145,819	\$ 1,211,523	\$ 1,277,442	\$ 1,343,577	\$ 1,409,927	\$ 1,476,493	\$ 1,543,275	\$ 1,610,272
13 Transfer to Replacement & Improvement Fund	\$ (950,000)	\$ (1,015,057)	\$ (1,080,330)	\$ (1,145,819)	\$ (1,211,523)	\$ (1,277,442)	\$ (1,343,577)	\$ (1,409,927)	\$ (1,476,493)	\$ (1,543,275)	\$ (1,610,272)
Other Operating Revenue											
14 WATER TAPS	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
15 WATER METERS	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
16 WATER SURCHARGE	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
17 MISC REVENUE	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000
18 OTHER REV	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
19 TRUST AND AGENCY	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
20 Total Other Operating Revenue	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
Interest Income											
21 Unrestricted	\$ 51,715	\$ 55,988	\$ 89,821	\$ 121,405	\$ 142,093	\$ 135,356	\$ 113,079	\$ 89,237	\$ 86,409	\$ 85,000	\$ 82,613
22 Total Interest Income	\$ 51,715	\$ 55,988	\$ 89,821	\$ 121,405	\$ 142,093	\$ 135,356	\$ 113,079	\$ 89,237	\$ 86,409	\$ 85,000	\$ 82,613
23 Total Cash Inflows	\$ 9,906,715	\$ 9,974,430	\$ 10,072,103	\$ 10,407,890	\$ 10,742,410	\$ 11,110,525	\$ 11,476,844	\$ 11,855,845	\$ 12,213,699	\$ 12,525,649	\$ 12,664,048

Projection of Cash Outflows

Schedule 4

	Account Number	Expense Line Item	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
	601-60121221												
	Personal Services												
1	601-60121221-211000	SALARY	\$ 142,290	\$ 145,136	\$ 148,039	\$ 150,999	\$ 154,019	\$ 157,100	\$ 160,242	\$ 163,446	\$ 166,715	\$ 170,050	\$ 173,451
2	601-60121221-212100	PERS	19,925	20,324	20,730	21,145	21,567	21,999	22,439	22,888	23,345	23,812	24,288
3	601-60121221-213000	WORK COMP	3,560	3,631	3,704	3,778	3,853	3,931	4,009	4,089	4,171	4,255	4,340
4	601-60121221-214000	HOSPITAL	32,340	32,987	33,647	34,319	35,006	35,706	36,420	37,148	37,891	38,649	39,422
5	601-60121221-214500	MEDICARE	2,065	2,106	2,148	2,191	2,235	2,280	2,326	2,372	2,419	2,468	2,517
6	601-60121221-215000	LIFE INS	455	464	473	483	493	502	512	523	533	544	555
	Operations & Maintenance												
7	601-60121222-221000	TRAINING	\$ 2,750	\$ 2,805	\$ 2,861	\$ 2,918	\$ 2,977	\$ 3,036	\$ 3,097	\$ 3,159	\$ 3,222	\$ 3,287	\$ 3,352
8	601-60121223-231300	POSTAGE	46,750	47,685	48,639	49,611	50,604	51,616	52,648	53,701	54,775	55,871	56,988
9	601-60121223-233400	AUDIT	8,000	8,160	8,323	8,490	8,659	8,833	9,009	9,189	9,373	9,561	9,752
10	601-60121223-233900	PROF SERV	550	561	572	584	595	607	619	632	644	657	670
11	601-60121223-234100	MAINT EQUI	6,164	6,287	6,413	6,541	6,672	6,806	6,942	7,080	7,222	7,367	7,514
12	601-60121223-238000	PRINTING	36,710	37,444	38,193	38,957	39,736	40,531	41,341	42,168	43,012	43,872	44,749
13	601-60121223-239800	BANK CHG	75,000	76,500	78,030	79,591	81,182	82,806	84,462	86,151	87,874	89,632	91,425
14	601-60121224-241000	OFFICE	2,200	2,244	2,289	2,335	2,381	2,429	2,478	2,527	2,578	2,629	2,682
15	601-60121224-241100	COMP SUPPL	550	561	572	584	595	607	619	632	644	657	670
16	601-60121227-275000	REFUNDS	10,000	10,200	10,404	10,612	10,824	11,041	11,262	11,487	11,717	11,951	12,190
17	Total 601-60121221		\$ 389,309	\$ 397,095	\$ 405,037	\$ 413,138	\$ 421,401	\$ 429,829	\$ 438,425	\$ 447,194	\$ 456,138	\$ 465,260	\$ 474,565
	601-60161021												
	Personal Services												
18	601-60161021-211000	SALARY	\$ 79,965	\$ 81,564	\$ 83,196	\$ 84,859	\$ 86,557	\$ 88,288	\$ 90,054	\$ 91,855	\$ 93,692	\$ 95,566	\$ 97,477
19	601-60161021-212100	PERS	11,195	11,419	11,647	11,880	12,118	12,360	12,607	12,860	13,117	13,379	13,647
20	601-60161021-213000	WORK COMP	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343	2,390	2,438
21	601-60161021-214000	HOSPITAL	13,200	13,464	13,733	14,008	14,288	14,574	14,865	15,163	15,466	15,775	16,091
22	601-60161021-214500	MEDICARE	1,160	1,183	1,207	1,231	1,256	1,281	1,306	1,332	1,359	1,386	1,414
23	601-60161021-215000	LIFE INS	350	357	364	371	379	386	394	402	410	418	427
	Operations & Maintenance												
24	601-60161021-219001	AUTO ALLOW	\$ 600	\$ 612	\$ 624	\$ 637	\$ 649	\$ 662	\$ 676	\$ 689	\$ 703	\$ 717	\$ 731
25	601-60161021-219004	CELL ALLOW	630	643	655	669	682	696	709	724	738	753	768
26	601-60161022-221000	TRAINING	2,500	2,550	2,601	2,653	2,706	2,760	2,815	2,872	2,929	2,988	3,047
27	601-60161023-231200	COMM	500	510	520	531	541	552	563	574	586	598	609
28	601-60161023-231300	POSTAGE	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
29	601-60161023-233300	ENGINEER	62,922	64,180	65,464	66,773	68,109	69,471	70,860	72,278	73,723	75,198	76,702
30	601-60161023-233900	PROF SERV	98,500	100,470	102,479	104,529	106,620	108,752	110,927	113,146	115,408	117,717	120,071
31	601-60161023-234100	MAINT EQUI	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
32	601-60161023-234300	SOFTWARE	3,000	3,060	3,121	3,184	3,247	3,312	3,378	3,446	3,515	3,585	3,657
33	601-60161023-236000	ADVERTISE	350	357	364	371	379	386	394	402	410	418	427
34	601-60161023-239200	DUES	1,500	1,530	1,561	1,592	1,624	1,656	1,689	1,723	1,757	1,793	1,828
35	601-60161024-241000	OFFICE	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
36	601-60161024-241100	COMP SUPPL	1,200	1,224	1,248	1,273	1,299	1,325	1,351	1,378	1,406	1,434	1,463
37	601-60161024-241200	NON CAP	1,500	1,530	1,561	1,592	1,624	1,656	1,689	1,723	1,757	1,793	1,828
38	601-60161024-242200	APPAREL	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
39	601-60161024-244100	SUPPLIES	500	510	520	531	541	552	563	574	586	598	609
40	601-60161025-253300	OFFICE FU	1,500	1,530	1,561	1,592	1,624	1,656	1,689	1,723	1,757	1,793	1,828
41	601-60161025-253400	COMP EQUIP	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
42	Total 601-60161021		\$ 288,072	\$ 293,833	\$ 299,710	\$ 305,704	\$ 311,818	\$ 318,055	\$ 324,416	\$ 330,904	\$ 337,522	\$ 344,273	\$ 351,158

Projection of Cash Outflows

Schedule 4

	Account Number	Expense Line Item	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
	601-60161121												
	Personal Services												
43	601-60161121-211000	SALARY	\$ 281,280	\$ 286,906	\$ 292,644	\$ 298,497	\$ 304,467	\$ 310,556	\$ 316,767	\$ 323,102	\$ 329,564	\$ 336,156	\$ 342,879
44	601-60161121-212100	PERS	39,380	40,168	40,971	41,790	42,626	43,479	44,348	45,235	46,140	47,063	48,004
45	601-60161121-213000	WORK COMP	7,035	7,176	7,319	7,466	7,615	7,767	7,923	8,081	8,243	8,407	8,576
46	601-60161121-214000	HOSPITAL	73,260	74,725	76,220	77,744	79,299	80,885	82,503	84,153	85,836	87,552	89,304
47	601-60161121-214500	MEDICARE	4,080	4,162	4,245	4,330	4,416	4,505	4,595	4,687	4,780	4,876	4,973
48	601-60161121-215000	LIFE INS	640	653	666	679	693	707	721	735	750	765	780
	Operations & Maintenance												
49	601-60161121-219004	CELL ALLOW	\$ 1,260	\$ 1,285	\$ 1,311	\$ 1,337	\$ 1,364	\$ 1,391	\$ 1,419	\$ 1,447	\$ 1,476	\$ 1,506	\$ 1,536
50	601-60161122-221000	TRAINING	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343	2,390	2,438
51	601-60161122-221001	EDUCATION	1,400	1,428	1,457	1,486	1,515	1,546	1,577	1,608	1,640	1,673	1,707
52	601-60161123-231200	COMM	5,036	5,137	5,239	5,344	5,451	5,560	5,671	5,785	5,900	6,018	6,139
53	601-60161123-231300	POSTAGE	400	408	416	424	433	442	450	459	469	478	488
54	601-60161123-233300	ENGINEER	34,675	35,369	36,076	36,797	37,533	38,284	39,050	39,831	40,627	41,440	42,269
55	601-60161123-233900	PROF SERV	19,513	19,903	20,301	20,707	21,121	21,544	21,975	22,414	22,863	23,320	23,786
56	601-60161123-234100	MAINT EQUI	2,955	3,014	3,074	3,136	3,199	3,263	3,328	3,394	3,462	3,531	3,602
57	601-60161123-234300	SOFTWARE	4,000	35,000	35,700	36,414	37,142	37,885	38,643	39,416	40,204	41,008	41,828
58	601-60161123-234500	FLEET MAIN	14,000	14,280	14,566	14,857	15,154	15,457	15,766	16,082	16,403	16,731	17,066
59	601-60161123-235000	INSURANCE	94,779	96,675	98,608	100,580	102,592	104,644	106,737	108,871	111,049	113,270	115,535
60	601-60161123-236000	ADVERTISE	4,500	4,590	4,682	4,775	4,871	4,968	5,068	5,169	5,272	5,378	5,485
61	601-60161123-237100	TAXES	30,000	30,600	31,212	31,836	32,473	33,122	33,785	34,461	35,150	35,853	36,570
62	601-60161123-239200	DUES	1,500	1,530	1,561	1,592	1,624	1,656	1,689	1,723	1,757	1,793	1,828
63	601-60161124-241000	OFFICE	2,850	2,907	2,965	3,024	3,085	3,147	3,210	3,274	3,339	3,406	3,474
64	601-60161124-241100	COMP SUPPL	2,259	2,304	2,350	2,397	2,445	2,494	2,544	2,595	2,647	2,700	2,754
65	601-60161124-241200	NON CAP	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
66	601-60161124-242200	APPAREL	3,000	3,060	3,121	3,184	3,247	3,312	3,378	3,446	3,515	3,585	3,657
67	601-60161124-243100	GASOLINE	45,000	45,900	46,818	47,754	48,709	49,684	50,677	51,691	52,725	53,779	54,855
68	601-60161125-253300	OFFICE FU	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
69		General Fund Transfer ¹	520,025	523,514	527,026	543,757	561,017	581,634	603,007	625,163	645,001	662,236	669,979
	Capital Outlay												
70	601-60161125-253200	CAP EQUIP	\$ 5,000	\$ 5,100	\$ 5,202	\$ 5,306	\$ 5,412	\$ 5,520	\$ 5,631	\$ 5,743	\$ 5,858	\$ 5,975	\$ 6,095
71	Total 601-60161121		\$ 1,201,827	\$ 1,249,872	\$ 1,267,911	\$ 1,299,460	\$ 1,331,834	\$ 1,367,868	\$ 1,404,965	\$ 1,443,161	\$ 1,479,358	\$ 1,513,280	\$ 1,538,044
	601-60161221												
	Personal Services												
72	601-60161221-211000	SALARY	\$ 873,780	\$ 891,256	\$ 909,081	\$ 927,262	\$ 945,808	\$ 964,724	\$ 984,018	\$ 1,003,699	\$ 1,023,773	\$ 1,044,248	\$ 1,065,133
73	601-60161221-212100	PERS	122,330	124,777	127,272	129,818	132,414	135,062	137,763	140,519	143,329	146,196	149,120
74	601-60161221-213000	WORK COMP	21,845	22,282	22,728	23,182	23,646	24,119	24,601	25,093	25,595	26,107	26,629
75	601-60161221-214000	HOSPITAL	163,500	166,770	170,105	173,508	176,978	180,517	184,128	187,810	191,566	195,398	199,306
76	601-60161221-214500	MEDICARE	12,670	12,923	13,182	13,446	13,714	13,989	14,268	14,554	14,845	15,142	15,445
77	601-60161221-215000	LIFE INS	1,620	1,652	1,685	1,719	1,754	1,789	1,824	1,861	1,898	1,936	1,975
	Operations & Maintenance												
78	601-60161221-219004	CELL ALLOW	\$ 1,495	\$ 1,525	\$ 1,555	\$ 1,587	\$ 1,618	\$ 1,651	\$ 1,684	\$ 1,717	\$ 1,752	\$ 1,787	\$ 1,822
79	601-60161222-221000	TRAINING	3,000	3,060	3,121	3,184	3,247	3,312	3,378	3,446	3,515	3,585	3,657
80	601-60161223-231100	UTILITIES	415,000	431,600	448,864	466,819	485,491	504,911	525,107	546,112	567,956	590,674	614,301
81	601-60161223-231200	COMM	7,024	7,164	7,308	7,454	7,603	7,755	7,910	8,068	8,230	8,394	8,562
82	601-60161223-231600	SLUDGE	240,000	244,800	249,696	254,690	259,784	264,979	270,279	275,685	281,198	286,822	292,559
83	601-60161223-231800	ELECTRIC	12,520	12,770	13,026	13,286	13,552	13,823	14,100	14,382	14,669	14,963	15,262

Projection of Cash Outflows

Schedule 4

	Account Number	Expense Line Item	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
84	601-60161223-233000	LAB TESTS	10,300	10,506	10,716	10,930	11,149	11,372	11,599	11,831	12,068	12,309	12,556
85	601-60161223-233900	PROF SERV	70,585	71,997	73,437	74,905	76,403	77,932	79,490	81,080	82,702	84,356	86,043
86	601-60161223-234100	MAINT EQUI	51,650	52,683	53,737	54,811	55,908	57,026	58,166	59,330	60,516	61,727	62,961
87	601-60161223-234200	MAINT LAND	45,328	46,235	47,159	48,102	49,064	50,046	51,047	52,068	53,109	54,171	55,255
88	601-60161223-234201	MAINT FAC	10,000	10,200	10,404	10,612	10,824	11,041	11,262	11,487	11,717	11,951	12,190
89	601-60161223-234300	SOFTWARE	8,000	8,160	8,323	8,490	8,659	8,833	9,009	9,189	9,373	9,561	9,752
90	601-60161223-234500	FLEET MAIN	17,000	17,340	17,687	18,041	18,401	18,769	19,145	19,528	19,918	20,317	20,723
91	601-60161223-239200	DUES	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
92	601-60161224-241100	COMP SUPPL	1,500	1,530	1,561	1,592	1,624	1,656	1,689	1,723	1,757	1,793	1,828
93	601-60161224-241200	NON CAP	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
94	601-60161224-242100	MEDICAL	800	816	832	849	866	883	901	919	937	956	975
95	601-60161224-242200	APPAREL	6,565	6,696	6,830	6,967	7,106	7,248	7,393	7,541	7,692	7,846	8,003
96	601-60161224-242300	CLEANING	5,016	5,116	5,219	5,323	5,429	5,538	5,649	5,762	5,877	5,995	6,114
97	601-60161224-243900	OTHER FUEL	6,657	6,790	6,926	7,064	7,206	7,350	7,497	7,647	7,800	7,956	8,115
98	601-60161224-244100	SUPPLIES	81,369	82,996	84,656	86,349	88,076	89,838	91,635	93,467	95,337	97,243	99,188
99	601-60161224-244200	MAINT LD	58,383	59,551	60,742	61,957	63,196	64,460	65,749	67,064	68,405	69,773	71,169
100	601-60161224-245100	TOOLS	6,599	6,731	6,866	7,003	7,143	7,286	7,432	7,580	7,732	7,886	8,044
101	601-60161224-246100	CHEMICALS	786,116	817,561	850,263	884,274	919,645	956,430	994,688	1,034,475	1,075,854	1,118,888	1,163,644
102	601-60161224-246500	LAB SUPPLY	25,180	25,684	26,197	26,721	27,256	27,801	28,357	28,924	29,502	30,092	30,694
103	601-60161225-253300	OFFICE FU	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
Capital Outlay													
104	601-60161225-253200	CAP EQUIP	\$ 5,000	\$ 5,100	\$ 5,202	\$ 5,306	\$ 5,412	\$ 5,520	\$ 5,631	\$ 5,743	\$ 5,858	\$ 5,975	\$ 6,095
105	Total 601-60161221		\$ 3,073,832	\$ 3,159,331	\$ 3,247,501	\$ 3,338,433	\$ 3,432,224	\$ 3,528,971	\$ 3,628,777	\$ 3,731,749	\$ 3,837,995	\$ 3,947,632	\$ 4,060,775
601-60161321													
Personal Services													
106	601-60161321-211000	SALARY	\$ 695,455	\$ 709,364	\$ 723,551	\$ 738,022	\$ 752,783	\$ 767,839	\$ 783,195	\$ 798,859	\$ 814,836	\$ 831,133	\$ 847,756
107	601-60161321-212100	PERS	97,365	99,312	101,299	103,325	105,391	107,499	109,649	111,842	114,079	116,360	118,687
108	601-60161321-213000	WORK COMP	17,390	17,738	18,093	18,454	18,823	19,200	19,584	19,976	20,375	20,783	21,198
109	601-60161321-214000	HOSPITAL	148,800	151,776	154,812	157,908	161,066	164,287	167,573	170,924	174,343	177,830	181,386
110	601-60161321-214500	MEDICARE	10,085	10,287	10,492	10,702	10,916	11,135	11,357	11,584	11,816	12,053	12,294
111	601-60161321-215000	LIFE INS	1,640	1,673	1,706	1,740	1,775	1,811	1,847	1,884	1,922	1,960	1,999
Operations & Maintenance													
112	601-60161321-219004	CELL ALLOW	\$ 2,520	\$ 2,570	\$ 2,622	\$ 2,674	\$ 2,728	\$ 2,782	\$ 2,838	\$ 2,895	\$ 2,953	\$ 3,012	\$ 3,072
113	601-60161322-221000	TRAINING	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975	6,095
114	601-60161322-221001	EDUCATION	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343	2,390	2,438
115	601-60161323-231100	UTILITIES	155,000	161,200	167,648	174,354	181,328	188,581	196,124	203,969	212,128	220,613	229,438
116	601-60161323-231200	COMM	8,657	8,830	9,007	9,187	9,371	9,558	9,749	9,944	10,143	10,346	10,553
117	601-60161323-231800	ELECTRIC	3,000	3,060	3,121	3,184	3,247	3,312	3,378	3,446	3,515	3,585	3,657
118	601-60161323-233000	LAB TESTS	4,000	4,080	4,162	4,245	4,330	4,416	4,505	4,595	4,687	4,780	4,876
119	601-60161323-233900	PROF SERV	30,177	30,781	31,396	32,024	32,665	33,318	33,984	34,664	35,357	36,064	36,786
120	601-60161323-234100	MAINT EQUI	11,150	11,373	11,600	11,832	12,069	12,311	12,557	12,808	13,064	13,325	13,592
121	601-60161323-234200	MAINT LAND	75,000	76,500	78,030	79,591	81,182	82,806	84,462	86,151	87,874	89,632	91,425
122	601-60161323-234300	SOFTWARE	8,000	8,160	8,323	8,490	8,659	8,833	9,009	9,189	9,373	9,561	9,752
123	601-60161323-234500	FLEET MAIN	55,000	56,100	57,222	58,366	59,534	60,724	61,939	63,178	64,441	65,730	67,045
124	601-60161323-239200	DUES	1,500	1,530	1,561	1,592	1,624	1,656	1,689	1,723	1,757	1,793	1,828
125	601-60161324-241100	COMP SUPPL	2,500	2,550	2,601	2,653	2,706	2,760	2,815	2,872	2,929	2,988	3,047
126	601-60161324-241200	NON CAP	1,500	1,530	1,561	1,592	1,624	1,656	1,689	1,723	1,757	1,793	1,828
127	601-60161324-242200	APPAREL	8,211	8,375	8,543	8,714	8,888	9,066	9,247	9,432	9,620	9,813	10,009
128	601-60161324-242300	CLEANING	200	204	208	212	216	221	225	230	234	239	244
129	601-60161324-243900	OTHER FUEL	7,657	7,810	7,966	8,126	8,288	8,454	8,623	8,795	8,971	9,151	9,334
130	601-60161324-244100	SUPPLIES	67,766	69,121	70,504	71,914	73,352	74,819	76,316	77,842	79,399	80,987	82,606

Projection of Cash Outflows

Schedule 4

	Account Number	Expense Line Item	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
131	601-60161324-244200	MAINT LD	165,000	168,300	171,666	175,099	178,601	182,173	185,817	189,533	193,324	197,190	201,134
132	601-60161324-244600	METERS	59,694	60,888	62,106	63,348	64,615	65,907	67,225	68,570	69,941	71,340	72,767
133	601-60161324-244700	TAP SUPP	41,942	42,781	43,636	44,509	45,399	46,307	47,234	48,178	49,142	50,125	51,127
134	601-60161324-245100	TOOLS	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975	6,095
	Capital Outlay												
135	601-60161325-253200	CAP EQUIP	\$ 10,648	\$ 10,861	\$ 11,078	\$ 11,300	\$ 11,526	\$ 11,756	\$ 11,991	\$ 12,231	\$ 12,476	\$ 12,725	\$ 12,980
136	Total 601-60161321		\$ 1,701,857	\$ 1,738,994	\$ 1,776,998	\$ 1,815,891	\$ 1,855,696	\$ 1,896,436	\$ 1,938,137	\$ 1,980,822	\$ 2,024,518	\$ 2,069,251	\$ 2,115,048
137	606-60621227												
138	Operations & Maintenance												
139	606-60621227-275000	REFUNDS	\$ 65,000	\$ 66,300	\$ 67,626	\$ 68,979	\$ 70,358	\$ 71,765	\$ 73,201	\$ 74,665	\$ 76,158	\$ 77,681	\$ 79,235
140	Total 606-60621227		\$ 65,000	\$ 66,300	\$ 67,626	\$ 68,979	\$ 70,358	\$ 71,765	\$ 73,201	\$ 74,665	\$ 76,158	\$ 77,681	\$ 79,235
141	Total Expenses by Category												
142	Personal Services		\$ 2,880,660	\$ 2,938,273	\$ 2,997,039	\$ 3,056,979	\$ 3,118,119	\$ 3,180,481	\$ 3,244,091	\$ 3,308,973	\$ 3,375,152	\$ 3,442,655	\$ 3,511,508
143	Variable Operations & Maintenance		1,611,636	1,670,991	1,732,618	1,796,606	1,863,047	1,932,037	2,003,676	2,078,068	2,155,321	2,235,546	2,318,860
144	Operations & Maintenance		2,206,953	2,275,101	2,313,644	2,366,107	2,419,815	2,477,608	2,536,900	2,597,734	2,657,023	2,714,499	2,763,287
145	Capital Outlay		20,648	21,061	21,482	21,912	22,350	22,797	23,253	23,718	24,192	24,676	25,170
146	Total Expenses		\$ 6,719,897	\$ 6,905,426	\$ 7,064,783	\$ 7,241,605	\$ 7,423,331	\$ 7,612,924	\$ 7,807,921	\$ 8,008,494	\$ 8,211,689	\$ 8,417,376	\$ 8,618,826
	Expense Execution Factors												
147	Personal Services		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
148	Variable Operations & Maintenance		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
149	Operations & Maintenance		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
150	Capital Outlay		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Total Expenses at Execution												
151	Personal Services		\$ 2,880,660	\$ 2,938,273	\$ 2,997,039	\$ 3,056,979	\$ 3,118,119	\$ 3,180,481	\$ 3,244,091	\$ 3,308,973	\$ 3,375,152	\$ 3,442,655	\$ 3,511,508
152	Variable Operations & Maintenance		1,611,636	1,670,991	1,732,618	1,796,606	1,863,047	1,932,037	2,003,676	2,078,068	2,155,321	2,235,546	2,318,860
153	Operations & Maintenance		2,206,953	2,275,101	2,313,644	2,366,107	2,419,815	2,477,608	2,536,900	2,597,734	2,657,023	2,714,499	2,763,287
154	Capital Outlay		20,648	21,061	21,482	21,912	22,350	22,797	23,253	23,718	24,192	24,676	25,170
155	Total Expenses at Execution		\$ 6,719,897	\$ 6,905,426	\$ 7,064,783	\$ 7,241,605	\$ 7,423,331	\$ 7,612,924	\$ 7,807,921	\$ 8,008,494	\$ 8,211,689	\$ 8,417,376	\$ 8,618,826
	Transfers Out												
156	Surplus Transfer		\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000
157	Total Transfers Out		\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000
	Debt Service												
158	New Senior Debt ²		\$ 1,138,925	\$ 1,232,812	\$ 1,200,066	\$ 836,106	\$ 814,360	\$ 591,231	\$ 425,588	\$ 309,134	\$ 296,618	\$ 157,440	\$ -
159	Existing Debt		632,797	632,797	632,797	632,797	632,797	632,797	632,797	632,797	632,797	632,797	632,797
160	New Debt Service ³		-	-	-	-	-	-	640,021	1,286,645	1,286,645	1,286,645	1,290,107
161	Total Debt Service		\$ 1,771,722	\$ 1,865,609	\$ 1,832,863	\$ 1,468,903	\$ 1,447,157	\$ 1,224,028	\$ 1,698,407	\$ 2,228,577	\$ 2,216,061	\$ 2,076,882	\$ 1,922,904
162	Total Cash Outflows		\$ 9,741,619	\$ 10,021,035	\$ 10,147,646	\$ 9,960,508	\$ 10,120,488	\$ 10,086,952	\$ 10,756,327	\$ 11,487,070	\$ 11,677,750	\$ 11,744,258	\$ 11,791,730

¹General Fund reimbursement is calculated as 5.5% of rate revenues in each year.

²Includes Interim BAN repayments and OPWC 0% Loan.

³Anticipated New Debt Service for the Major WTP replacement in 2031.

Cost Escalation Factors

Schedule 5

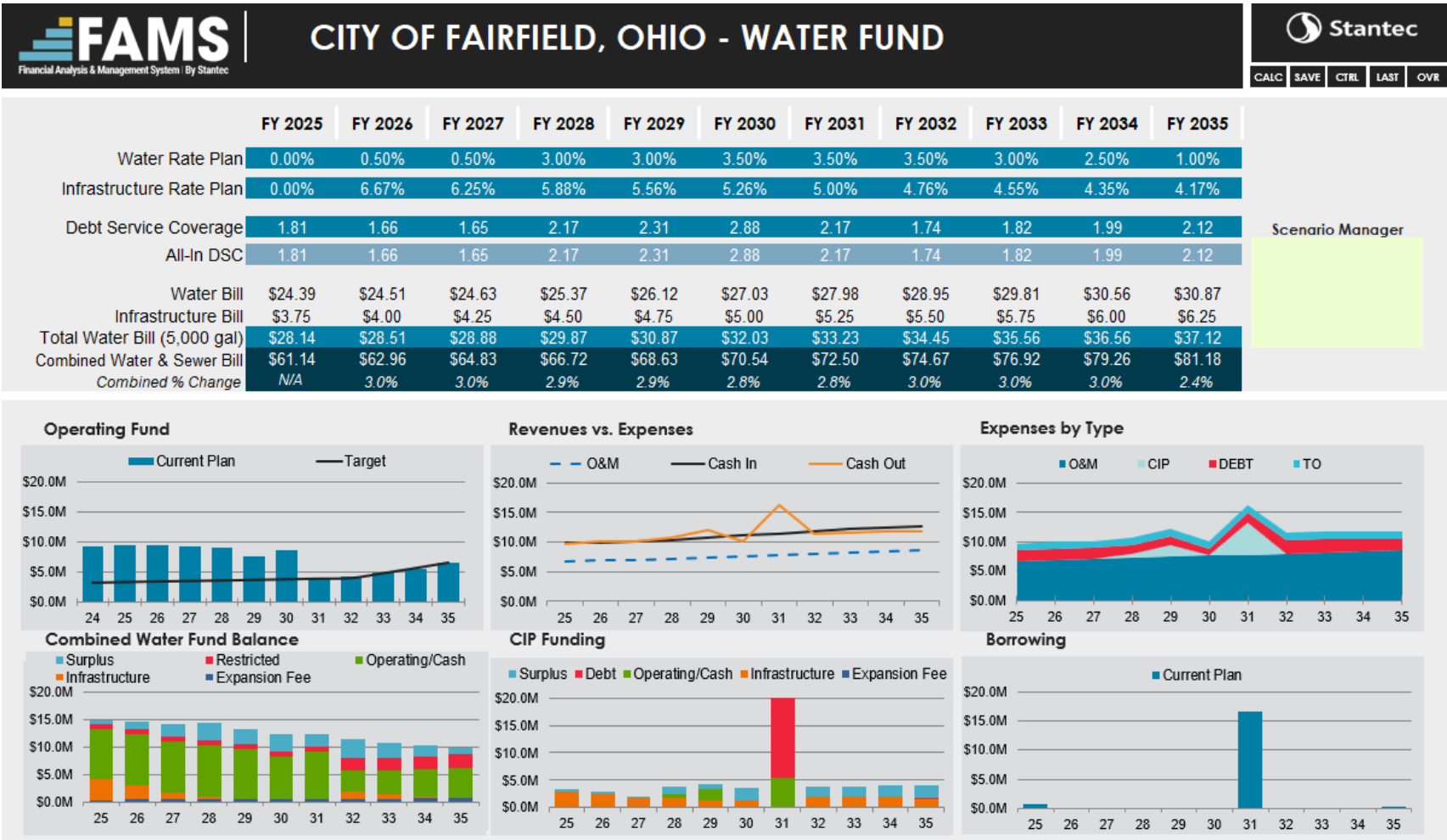
Expense Line Item Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Chemicals	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Electricity	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Default Inflation Factor	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Weighted Average Increase in O&M Expenses	2.76%	2.31%	2.50%	2.51%	2.56%	2.56%	2.57%	2.54%	2.51%	2.39%

Capital Improvement Program

Schedule 6

		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
1	5WT01	MAINTAIN RAW WATER PRODUCTION WELLS	\$ 120,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -
2	5WT02	INSTRUMENTATION REPLACEMENT PROGRAM	50,000	20,000	20,000	20,000	20,000	-	-	-	-	-
3	5WT03	SECURITY/SURVEILLANCE	5,000	5,000	5,000	5,000	5,000	-	-	-	-	-
4	5WT04	PUMP OVERHAUL/REPLACEMENT PROGRAM	50,000	180,000	30,000	30,000	30,000	-	-	-	-	-
5	5WT05	REPLACE MAJOR PROCESS EQUIPMENT	60,000	25,000	50,000	50,000	500,000	-	-	-	-	-
6	5WT06	WATER PLANT CONCRETE/MASONRY REPAIR	25,000	25,000	25,000	25,000	25,000	-	-	-	-	-
7	5WT07	REPLACE NON-PROCESS EQUIPMENT	5,000	5,000	5,000	5,000	5,000	-	-	-	-	-
8	5WT08	BOOSTER STATION IMPROVEMENTS	15,000	15,000	15,000	15,000	15,000	-	-	-	-	-
9	5WT09	REPLACE FIRE HYDRANTS	80,000	30,000	30,000	30,000	30,000	-	-	-	-	-
10	5WT10	SMALL WATER LINE IMPROVEMENTS	450,000	250,000	200,000	350,000	150,000	-	-	-	-	-
11	5WT11	DISTRIBUTION SYSTEM IMPROVEMENTS	271,400	1,000,000	1,000,000	1,600,000	2,000,000	-	-	-	-	-
12	5WT12	WATER TANK/TOWER MAINTENANCE	50,000	750,000	50,000	50,000	50,000	-	-	-	-	-
13	5WT13	WATER COMPUTER MODELING	20,000	20,000	20,000	20,000	20,000	-	-	-	-	-
14	5WT14	ASPHALT/CONCRETE REPLACEMENT	75,000	75,000	75,000	75,000	75,000	-	-	-	-	-
15	5WT15	BUILDING IMPROVEMENTS	350,000	80,000	18,000	18,000	18,000	-	-	-	-	-
16	5WT16	ELECTRICAL IMPROVEMENTS	85,000	20,000	120,000	20,000	20,000	-	-	-	-	-
17	5WT17	VALVE BOXES AND COVERS	15,000	15,000	15,000	15,000	15,000	-	-	-	-	-
18	5WT18	SCADA INTEGRATION	85,000	60,000	30,000	30,000	-	-	-	-	-	-
19	5WT19	HYDRANT REHAB	50,000	50,000	50,000	-	-	-	-	-	-	-
20	5WT20	AUTOMATIC METER READING	30,000	30,000	30,000	30,000	30,000	-	-	-	-	-
21	5WT21	CLARIFIER REHABILITATION	575,000	-	-	-	-	-	-	-	-	-
22	5WT22	SAFETY EQUIPMENT	20,000	20,000	20,000	20,000	20,000	-	-	-	-	-
23	5WT23	FACILITY GROUND AND LANDSCAPE	7,500	7,000	7,000	7,000	7,000	-	-	-	-	-
24	7WT20	WATER PLANT CLEARWELL	-	-	50,000	950,000	-	-	-	-	-	-
25	28WT19	MAINTENANCE GARAGE	-	-	-	50,000	500,000	-	-	-	-	-
26	31WT05	REPLACE MAJOR PROCESS EQUIPMENT	-	-	-	-	-	18,000,000	-	-	-	-
27	5WT11	DISTRIBUTION SYSTEM IMPROVEMENTS	728,600	-	-	-	-	-	-	-	-	-
28	Unspecified Future Capital		-	-	-	-	3,000,000	-	3,000,000	3,000,000	3,000,000	3,000,000
29	Total CIP Budget (in current dollars)		\$ 3,222,500	\$ 2,732,000	\$ 1,915,000	\$ 3,465,000	\$ 3,585,000	\$ 3,000,000	\$ 18,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000
30	Cumulative Projected Cost Escalation ¹		3.0%	6.1%	9.3%	12.6%	15.9%	19.4%	23.0%	26.7%	30.5%	34.4%
31	Resulting CIP Funding Level		\$ 3,319,175	\$ 2,898,379	\$ 2,092,572	\$ 3,899,888	\$ 4,155,998	\$ 3,582,157	\$ 22,137,730	\$ 3,800,310	\$ 3,914,320	\$ 4,031,749
32	Annual CIP Execution Percentage		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
33	Final CIP Funding Level		\$ 3,319,175	\$ 2,898,379	\$ 2,092,572	\$ 3,899,888	\$ 4,155,998	\$ 3,582,157	\$ 22,137,730	\$ 3,800,310	\$ 3,914,320	\$ 4,031,749

¹ CIP Escalation factors are consistent with the Engineering News Record Construction Cost Index.



Pro Forma

Schedule 8

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Operating Revenue											
1 Water Rate Revenue	\$ 9,455,000	\$ 9,455,000	\$ 9,518,442	\$ 9,582,282	\$ 9,886,486	\$ 10,200,317	\$ 10,575,169	\$ 10,963,765	\$ 11,366,608	\$ 11,727,291	\$ 12,040,650
2 Change in Revenue From Growth	-	16,086	16,167	16,248	16,735	17,237	17,841	18,465	19,111	19,685	20,177
3 Subtotal	\$ 9,455,000	\$ 9,471,086	\$ 9,534,609	\$ 9,598,530	\$ 9,903,221	\$ 10,217,555	\$ 10,593,009	\$ 10,982,230	\$ 11,385,719	\$ 11,746,975	\$ 12,060,826
4 Weighted Average Rate Increase	0.00%	0.50%	0.50%	3.00%	3.00%	3.50%	3.50%	3.50%	3.00%	2.50%	1.00%
5 Additional Rate Revenue From Rate Increase	-	47,355	47,673	287,956	297,097	357,614	370,755	384,378	341,572	293,674	120,608
6 Total Rate Revenue	\$ 9,455,000	\$ 9,518,442	\$ 9,582,282	\$ 9,886,486	\$ 10,200,317	\$ 10,575,169	\$ 10,963,765	\$ 11,366,608	\$ 11,727,291	\$ 12,040,650	\$ 12,181,435
7 Plus: Other Operating Revenue	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
8 Equals: Total Operating Revenue	\$ 9,855,000	\$ 9,918,442	\$ 9,982,282	\$ 10,286,486	\$ 10,600,317	\$ 10,975,169	\$ 11,363,765	\$ 11,766,608	\$ 12,127,291	\$ 12,440,650	\$ 12,581,435
Less: Operating Expenses											
9 Personal Services	\$ (2,880,660)	\$ (2,938,273)	\$ (2,997,039)	\$ (3,056,979)	\$ (3,118,119)	\$ (3,180,481)	\$ (3,244,091)	\$ (3,308,973)	\$ (3,375,152)	\$ (3,442,655)	\$ (3,511,508)
10 Variable Operations & Maintenance Costs	(1,611,636)	(1,670,991)	(1,732,618)	(1,796,606)	(1,863,047)	(1,932,037)	(2,003,676)	(2,078,068)	(2,155,321)	(2,235,546)	(2,318,860)
11 Operations & Maintenance Costs	(2,206,953)	(2,275,101)	(2,313,644)	(2,366,107)	(2,419,815)	(2,477,608)	(2,536,900)	(2,597,734)	(2,657,023)	(2,714,499)	(2,763,287)
12 Equals: Net Operating Income	\$ 3,155,751	\$ 3,034,077	\$ 2,938,981	\$ 3,066,793	\$ 3,199,336	\$ 3,385,042	\$ 3,579,097	\$ 3,781,832	\$ 3,939,794	\$ 4,047,950	\$ 3,987,779
Plus: Non-Operating Income/(Expense)											
13 Interest Income	\$ 51,715	\$ 55,988	\$ 89,821	\$ 121,405	\$ 142,093	\$ 135,356	\$ 113,079	\$ 89,237	\$ 86,409	\$ 85,000	\$ 82,613
14 Water Expansion Fee (407)	38,250	38,250	38,250	38,250	38,250	38,250	38,250	38,250	38,250	38,250	38,250
15 Equals: Net Income	\$ 3,245,716	\$ 3,128,315	\$ 3,067,053	\$ 3,226,448	\$ 3,379,679	\$ 3,558,649	\$ 3,730,426	\$ 3,909,320	\$ 4,064,453	\$ 4,171,199	\$ 4,108,682
Less: Revenues Excluded From Coverage Test											
16 Expansion Fee	\$ (38,250)	\$ (38,250)	\$ (38,250)	\$ (38,250)	\$ (38,250)	\$ (38,250)	\$ (38,250)	\$ (38,250)	\$ (38,250)	\$ (38,250)	\$ (38,250)
17 Equals: Net Income Available For Debt Service	\$ 3,207,466	\$ 3,090,065	\$ 3,028,803	\$ 3,188,198	\$ 3,341,429	\$ 3,520,399	\$ 3,692,176	\$ 3,871,070	\$ 4,026,203	\$ 4,132,949	\$ 4,070,392
Senior Lien Debt Service Coverage Test											
18 Net Income Available for Senior-Lien Debt Service	\$ 3,207,466	\$ 3,090,065	\$ 3,028,803	\$ 3,188,198	\$ 3,341,429	\$ 3,520,399	\$ 3,692,176	\$ 3,871,070	\$ 4,026,203	\$ 4,132,949	\$ 4,070,392
19 Existing Senior-Lien Debt	1,771,722	1,865,609	1,832,863	1,468,903	1,447,157	1,224,028	1,058,385	941,932	929,416	790,237	632,797
20 Cumulative New Senior Lien Debt Service (calculated)	-	-	-	-	-	-	640,021	1,286,645	1,286,645	1,286,645	1,290,107
21 Total Annual Senior-Lien Debt Service	\$ 1,771,722	\$ 1,865,609	\$ 1,832,863	\$ 1,468,903	\$ 1,447,157	\$ 1,224,028	\$ 1,698,407	\$ 2,228,577	\$ 2,216,061	\$ 2,076,882	\$ 1,922,904
22 Calculated Senior-Lien Debt Service Coverage	Req. 1.20	1.81	1.66	1.65	2.17	2.31	2.88	2.17	1.74	1.82	1.99
Cash Flow Test											
23 Net Income Available For Debt Service	\$ 3,207,466	\$ 3,090,065	\$ 3,028,803	\$ 3,188,198	\$ 3,341,429	\$ 3,520,399	\$ 3,692,176	\$ 3,871,070	\$ 4,026,203	\$ 4,132,949	\$ 4,070,392
24 Less: Non-Operating Expenditures											
25 Net Interfund Transfers (In - Out)	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)
26 Net Debt Service Payment	(1,771,722)	(1,865,609)	(1,832,863)	(1,468,903)	(1,447,157)	(1,224,028)	(1,698,407)	(2,228,577)	(2,216,061)	(2,076,882)	(1,922,904)
27 Capital Outlay	(20,648)	(21,061)	(21,482)	(21,912)	(22,350)	(22,797)	(23,253)	(23,718)	(24,192)	(24,676)	(25,170)
28 Net Cash Flow	\$ 165,096	\$ (46,605)	\$ (75,543)	\$ 447,382	\$ 621,922	\$ 1,023,573	\$ 720,517	\$ 368,775	\$ 535,950	\$ 781,391	\$ 872,318
Unrestricted Reserve Fund Test											
29 Balance At Beginning Of Fiscal Year	\$ 9,260,582	\$ 9,425,678	\$ 9,379,072	\$ 9,303,529	\$ 9,036,375	\$ 7,652,029	\$ 8,675,603	\$ 3,892,334	\$ 4,261,109	\$ 4,797,058	\$ 5,578,449
30 Cash Flow Surplus/(Deficit)	165,096	-	-	447,382	621,922	1,023,573	720,517	368,775	535,950	781,391	872,318
31 Reserve Fund Balance Used For Cash Flow Deficit	-	(46,605)	(75,543)	-	-	-	-	-	-	-	-
32 Balance At End Of Fiscal Year	\$ 9,425,678	\$ 9,379,072	\$ 9,303,529	\$ 9,036,375	\$ 7,652,029	\$ 8,675,603	\$ 3,892,334	\$ 4,261,109	\$ 4,797,058	\$ 5,578,449	\$ 6,445,242
33 Minimum Working Capital Reserve Target	3,349,625	3,442,183	3,521,650	3,609,846	3,700,491	3,795,063	3,892,334	3,992,388	4,776,040	5,595,133	6,445,242
34 Excess/(Deficiency) Of Working Capital To Target	\$ 6,076,053	\$ 5,936,890	\$ 5,781,879	\$ 5,426,528	\$ 3,951,539	\$ 4,880,540	\$ -	\$ 268,721	\$ 21,019	\$ (16,684)	\$ -

Capital Project Funding Summary**Schedule 9**

Final Capital Projects Funding Sources	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
WATER EXPANSION FEE (407)	\$ 20,600	\$ 21,218	\$ 21,855	\$ 22,510	\$ 23,185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INFRASTRUCTURE FUND (604)	2,863,400	2,402,939	1,724,323	1,680,546	1,214,196	1,277,459	-	1,900,155	1,957,160	1,946,131	1,612,790
SURPLUS FUND (605)	435,175	474,222	346,394	1,482,295	912,349	2,304,698	-	1,900,155	1,957,160	2,085,618	2,444,411
REVENUE FUND (601)	-	-	-	714,537	2,006,267	-	5,503,786	-	-	-	5,525
SENIOR-LIEN DEBT PROCEEDS	-	-	-	-	-	-	16,633,944	-	-	-	89,976
Total Projects Paid	\$ 3,319,175	\$ 2,898,379	\$ 2,092,572	\$ 3,899,888	\$ 4,155,998	\$ 3,582,157	\$ 22,137,730	\$ 3,800,310	\$ 3,914,320	\$ 4,031,749	\$ 4,152,702

Funding Summary by Fund

Schedule 10

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Water Expansion Fee (407)											
Balance At Beginning Of Fiscal Year	\$ 460,500	\$ 480,497	\$ 499,974	\$ 520,180	\$ 541,201	\$ 563,124	\$ 608,653	\$ 654,750	\$ 701,423	\$ 748,680	\$ 796,528
Annual Revenues	38,250	38,250	38,250	38,250	38,250	38,250	38,250	38,250	38,250	38,250	38,250
Less: Payment Of Debt Service	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 498,750	\$ 518,747	\$ 538,224	\$ 558,430	\$ 579,451	\$ 601,374	\$ 646,903	\$ 693,000	\$ 739,673	\$ 786,930	\$ 834,778
Less: Restricted Funds	-	-	-	-	-	-	-	-	-	-	-
Total Amount Available For Projects	498,750	518,747	538,224	558,430	579,451	601,374	646,903	693,000	739,673	786,930	834,778
Amount Paid For Projects	(20,600)	(21,218)	(21,855)	(22,510)	(23,185)	-	-	-	-	-	-
Subtotal	\$ 478,150	\$ 497,529	\$ 516,369	\$ 535,920	\$ 556,265	\$ 601,374	\$ 646,903	\$ 693,000	\$ 739,673	\$ 786,930	\$ 834,778
Add Back: Restricted Funds	-	-	-	-	-	-	-	-	-	-	-
Plus: Interest Earnings	2,347	2,445	3,811	5,281	6,859	7,278	7,847	8,423	9,007	9,598	10,196
Less: Interest Allocated To Cash Flow	-	-	-	-	-	-	-	-	-	-	-
Balance At End Of Fiscal Year	\$ 480,497	\$ 499,974	\$ 520,180	\$ 541,201	\$ 563,124	\$ 608,653	\$ 654,750	\$ 701,423	\$ 748,680	\$ 796,528	\$ 844,973
Infrastructure Fund (604)											
Balance At Beginning Of Fiscal Year	\$ 3,698,296	\$ 2,550,939	\$ 1,172,342	\$ 534,727	\$ 2,674	\$ 17	\$ 0	\$ 1,351,974	\$ 875,582	\$ 402,857	\$ 2,518
Annual Revenues	1,700,458	1,015,057	1,080,330	1,145,819	1,211,523	1,277,442	1,343,577	1,409,927	1,476,493	1,543,275	1,610,272
Less: Payment Of Debt Service	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 5,398,754	\$ 3,565,996	\$ 2,252,673	\$ 1,680,546	\$ 1,214,196	\$ 1,277,459	\$ 1,343,577	\$ 2,761,902	\$ 2,352,076	\$ 1,946,131	\$ 1,612,790
Less: Restricted Funds	-	-	-	-	-	-	-	-	-	-	-
Total Amount Available For Projects	5,398,754	3,565,996	2,252,673	1,680,546	1,214,196	1,277,459	1,343,577	2,761,902	2,352,076	1,946,131	1,612,790
Amount Paid For Projects	(2,863,400)	(2,402,939)	(1,724,323)	(1,680,546)	(1,214,196)	(1,277,459)	-	(1,900,155)	(1,957,160)	(1,946,131)	(1,612,790)
Subtotal	\$ 2,535,354	\$ 1,163,058	\$ 528,350	\$ -	\$ -	\$ -	\$ 1,343,577	\$ 861,747	\$ 394,916	\$ -	\$ -
Add Back: Restricted Funds	-	-	-	-	-	-	-	-	-	-	-
Plus: Interest Earnings	15,584	9,285	6,378	2,674	17	0	8,397	13,836	7,941	2,518	16
Less: Interest Allocated To Cash Flow	-	-	-	-	-	-	-	-	-	-	-
Balance At End Of Fiscal Year	\$ 2,550,939	\$ 1,172,342	\$ 534,727	\$ 2,674	\$ 17	\$ 0	\$ 1,351,974	\$ 875,582	\$ 402,857	\$ 2,518	\$ 16
Surplus Fund (605)											
Balance At Beginning Of Fiscal Year	\$ 592,478	\$ 1,407,303	\$ 2,183,080	\$ 3,086,686	\$ 2,854,391	\$ 3,192,042	\$ 2,137,344	\$ 3,387,344	\$ 2,737,189	\$ 2,030,029	\$ 1,194,411
Annual Revenues	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000
Less: Payment Of Debt Service	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 1,842,478	\$ 2,657,303	\$ 3,433,080	\$ 4,336,686	\$ 4,104,391	\$ 4,442,042	\$ 3,387,344	\$ 4,637,344	\$ 3,987,189	\$ 3,280,029	\$ 2,444,411
Less: Restricted Funds	-	-	-	-	-	-	-	-	-	-	-
Total Amount Available For Projects	1,842,478	2,657,303	3,433,080	4,336,686	4,104,391	4,442,042	3,387,344	4,637,344	3,987,189	3,280,029	2,444,411
Amount Paid For Projects	(435,175)	(474,222)	(346,394)	(1,482,295)	(912,349)	(2,304,698)	-	(1,900,155)	(1,957,160)	(2,085,618)	(2,444,411)
Subtotal	\$ 1,407,303	\$ 2,183,080	\$ 3,086,686	\$ 2,854,391	\$ 3,192,042	\$ 2,137,344	\$ 3,387,344	\$ 2,737,189	\$ 2,030,029	\$ 1,194,411	\$ -
Add Back: Restricted Funds	-	-	-	-	-	-	-	-	-	-	-
Plus: Interest Earnings	4,999	8,976	19,762	29,705	37,790	33,309	34,529	38,278	29,795	20,153	7,465
Less: Interest Allocated To Cash Flow	(4,999)	(8,976)	(19,762)	(29,705)	(37,790)	(33,309)	(34,529)	(38,278)	(29,795)	(20,153)	(7,465)
Balance At End Of Fiscal Year	\$ 1,407,303	\$ 2,183,080	\$ 3,086,686	\$ 2,854,391	\$ 3,192,042	\$ 2,137,344	\$ 3,387,344	\$ 2,737,189	\$ 2,030,029	\$ 1,194,411	\$ -

Funding Summary by Fund

Schedule 10

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Revenue Fund (601)											
Balance At Beginning Of Fiscal Year	\$ 9,260,582	\$ 9,425,678	\$ 9,379,072	\$ 9,303,529	\$ 9,036,375	\$ 7,652,029	\$ 8,675,603	\$ 3,892,334	\$ 4,261,109	\$ 4,797,058	\$ 5,578,449
Net Cash Flow	165,096	(46,605)	(75,543)	447,382	621,922	1,023,573	720,517	368,775	535,950	781,391	872,318
Less: Cash-Funded Capital Projects	-	-	-	-	-	-	-	-	-	-	-
Less: Payment Of Debt Service	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 9,425,678	\$ 9,379,072	\$ 9,303,529	\$ 9,750,912	\$ 9,658,297	\$ 8,675,603	\$ 9,396,119	\$ 4,261,109	\$ 4,797,058	\$ 5,578,449	\$ 6,450,767
Less: Restricted Funds	(3,349,625)	(3,442,183)	(3,521,650)	(3,609,846)	(3,700,491)	(3,795,063)	(3,892,334)	(3,992,388)	(4,776,040)	(5,578,449)	(6,445,242)
Total Amount Available For Projects	6,076,053	5,936,890	5,781,879	6,141,065	5,957,806	4,880,540	5,503,786	268,721	21,019	-	5,525
Amount Paid For Projects	-	-	-	(714,537)	(2,006,267)	-	(5,503,786)	-	-	-	(5,525)
Subtotal	\$ 6,076,053	\$ 5,936,890	\$ 5,781,879	\$ 5,426,528	\$ 3,951,539	\$ 4,880,540	\$ -	\$ 268,721	\$ 21,019	\$ -	\$ -
Add Back: Restricted Funds	3,349,625	3,442,183	3,521,650	3,609,846	3,700,491	3,795,063	3,892,334	3,992,388	4,776,040	5,578,449	6,445,242
Plus: Interest Earnings	46,716	47,012	70,060	91,700	104,303	102,048	78,550	50,959	56,614	64,847	75,148
Less: Interest Allocated To Cash Flow	(46,716)	(47,012)	(70,060)	(91,700)	(104,303)	(102,048)	(78,550)	(50,959)	(56,614)	(64,847)	(75,148)
Balance At End Of Fiscal Year	\$ 9,425,678	\$ 9,379,072	\$ 9,303,529	\$ 9,036,375	\$ 7,652,029	\$ 8,675,603	\$ 3,892,334	\$ 4,261,109	\$ 4,797,058	\$ 5,578,449	\$ 6,445,242
Restricted Reserves (602,606)											
Balance At Beginning Of Fiscal Year	\$ 899,612	\$ 904,110	\$ 908,631	\$ 915,445	\$ 924,600	\$ 936,157	\$ 947,859	\$ 2,254,394	\$ 2,282,574	\$ 2,311,106	\$ 2,339,995
Debt Service Reserve On New Debt	-	-	-	-	-	-	1,286,645	-	-	-	6,960
Other Additional Funds	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 899,612	\$ 904,110	\$ 908,631	\$ 915,445	\$ 924,600	\$ 936,157	\$ 2,234,504	\$ 2,254,394	\$ 2,282,574	\$ 2,311,106	\$ 2,346,954
Plus: Interest Earnings	4,498	4,521	6,815	9,154	11,557	11,702	19,890	28,180	28,532	28,889	29,293
Less: Interest Allocated To Cash Flow	-	-	-	-	-	-	-	-	-	-	-
Balance At End Of Fiscal Year	\$ 904,110	\$ 908,631	\$ 915,445	\$ 924,600	\$ 936,157	\$ 947,859	\$ 2,254,394	\$ 2,282,574	\$ 2,311,106	\$ 2,339,995	\$ 2,376,248

Interim and Permanent Borrowing Projections

Schedule 11

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Prior Capital Projects											
Bond Anticipation Notes 2017	\$ 373,313	\$ 356,400	\$ 343,596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Anticipation Notes 2019	243,750	232,000	224,000	216,480	208,480	-	-	-	-	-	-
Bond Anticipation Notes 2021	130,625	124,000	120,600	116,960	113,080	108,960	104,600	-	-	-	-
Bond Anticipation Notes 2023	175,613	166,320	162,338	158,054	153,468	148,579	143,388	137,894	132,098	-	-
Bond Anticipation Notes 2024	215,625	204,000	199,440	194,520	189,240	183,600	177,600	171,240	164,520	157,440	-
OWDA Smart Meters	225,750	225,750	225,750	225,750	225,750	225,750	225,750	225,750	225,750	225,750	225,750
OWDA Water Tower	407,047	407,047	407,047	407,047	407,047	407,047	407,047	407,047	407,047	407,047	407,047
OPWC 0% Loan	-	150,092	150,092	150,092	150,092	150,092	-	-	-	-	-
Cumulative Annual New Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 640,021	\$ 1,286,645	\$ 1,286,645	\$ 1,286,645	\$ 1,290,107
Total Debt Service	\$ 1,771,722	\$ 1,865,609	\$ 1,832,863	\$ 1,468,903	\$ 1,447,157	\$ 1,224,028	\$ 1,698,407	\$ 2,228,577	\$ 2,216,061	\$ 2,076,882	\$ 1,922,904

Key Performance Indicators

Schedule 12

KPI	Source						FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	
		Stronger	Mid-Range		Weaker													
% CIP funded by Debt	Fitch	Less than	50%	50% to	90%	Over	90%	0%	0%	0%	0%	0%	75%	0%	0%	0%	2%	
Cumulative % CIP funded by Debt	Fitch	Less than	50%	50% to	90%	Over	90%	0%	0%	0%	0%	0%	40%	36%	33%	31%	29%	
All-In Debt Service Coverage	Moody's	Over	2.00	2.00 to	1.25	Less than	1.25	1.81	1.66	1.65	2.17	2.31	2.88	2.17	1.74	1.82	1.99	2.12
Fixed Revenue % of Total Rate Revenue	Fitch	Over	30%	30% to	15%	Less than	15%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
Days Cash on Hand	Moody's	Over	250	250 to	150	Less than	150	514	497	482	457	377	417	183	195	214	243	274

¹Includes Water Rate revenues, Infrastructure Fee revenues, and Other Operating revenues.

APPENDIX B: SEWER FINANCIAL PLAN SUPPORTING SCHEDULES

- Schedule 1 Assumptions
- Schedule 2 Beginning Balances
- Schedule 3 Projection of Cash Inflows
- Schedule 4 Projection of Cash Outflows
- Schedule 5 Cost Escalation Factors
- Schedule 6 Capital Improvement Program
- Schedule 7 FAMS Control Panel
- Schedule 8 Pro Forma
- Schedule 9 Capital Project Funding Summary
- Schedule 10 Funding Summary by Fund
- Schedule 11 Interim and Permanent Borrowing Projections
- Schedule 12 Key Performance Indicators

City of Fairfield, Ohio

FY 2025 Sewer Revenue Sufficiency Analysis
Assumptions & Preliminary Results Workbook



Assumptions**Schedule 1**

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
<u>Rate Increase Adoption Date</u>	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
<u>Annual Growth</u>											
<u>Sewer</u>											
Ending # of ERUs	14,694	14,719	14,744	14,769	14,794	14,819	14,829	14,839	14,849	14,859	14,869
ERU Growth	N/A	25	25	25	25	25	10	10	10	10	10
% Change in ERUs	N/A	0.17%	0.17%	0.17%	0.17%	0.17%	0.07%	0.07%	0.07%	0.07%	0.07%
Usage per ERU (kgal)	10.03	10.03	10.03	10.03	10.03	10.03	10.03	10.03	10.03	10.03	10.03
% Change in Usage per ERU	N/A	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Usage (kgal)	1,769,169	1,772,179	1,775,189	1,778,199	1,781,209	1,784,219	1,785,423	1,786,627	1,787,831	1,789,035	1,790,239
% Change in Usage	N/A	0.17%	0.17%	0.17%	0.17%	0.17%	0.07%	0.07%	0.07%	0.07%	0.07%
<u>Infrastructure</u>											
% Change in ERUs	N/A	0.17%	0.17%	0.17%	0.17%	0.17%	0.07%	0.07%	0.07%	0.07%	0.07%
% Change in Usage	N/A	0.17%	0.17%	0.17%	0.17%	0.17%	0.07%	0.07%	0.07%	0.07%	0.07%
<u>Capital Spending</u>											
Annual Capital Budget (Future Year Dollars)	\$ 4,061,290	\$ 1,760,033	\$ 4,801,442	\$ 4,315,201	\$ 792,943	\$ 2,746,320	\$ 2,828,710	\$ 2,913,571	\$ 3,000,978	\$ 3,091,008	\$ 3,183,738
Annual Percent Executed	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
<u>Expansion Fee</u>											
Sewer Expansion Fee	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200
<u>Average Annual Interest Earnings Rate</u>											
On Fund Balances	0.50%	0.75%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
<u>Operating Budget Reserve</u>											
Target (Number of Months of Reserve) ¹	6	6	6	6	6	6	6	6	7	8	9
<u>Operating Budget Execution Percentage²</u>											
Personal Services	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Variable Operations and Maintenance	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Fixed Operations and Maintenance	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Capital Outlay	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

¹Revenue Fund Operating Budget Reserve balance target assumes Restricted Reserves are not included.²Execution percentages are applied to operating budget categories based on historical actuals compared to budgets.

FY 2025 Beginning Balances as of 1/1/2025**Schedule 2****Fund Summary**

Revenue Fund ¹	\$	10,884,106
Restricted Reserves (621)		660,507
Sewer Expansion Fee (408)		838,182
Infrastructure Fund (623)		370,782
Surplus Fund (624)		2,060,630
Total Available Funds	\$	14,814,208

¹Revenue Fund balance reflects beginning cash balance from City Cash Flow projections, less Restricted Reserves.

Projection of Cash Inflows

Schedule 3

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Rate Revenue Growth Assumptions											
Sewer											
1 % Change in Base Revenue	N/A	0.17%	0.17%	0.17%	0.17%	0.17%	0.07%	0.07%	0.07%	0.07%	0.07%
2 % Change in Usage Revenue	N/A	0.17%	0.17%	0.17%	0.17%	0.17%	0.07%	0.07%	0.07%	0.07%	0.07%
Infrastructure											
3 % Change in Base Revenue	N/A	0.17%	0.17%	0.17%	0.17%	0.17%	0.07%	0.07%	0.07%	0.07%	0.07%
4 % Change in Usage Revenue	N/A	0.17%	0.17%	0.17%	0.17%	0.17%	0.07%	0.07%	0.07%	0.07%	0.07%
Assumed Rate Revenue Increases											
5 Assumed Sewer Rate Increase	0.00%	4.00%	4.00%	2.00%	2.00%	1.50%	1.50%	2.00%	2.50%	3.00%	3.00%
6 Assumed Infrastructure Rate Increase	0.00%	8.33%	7.69%	7.14%	6.67%	6.25%	5.88%	5.56%	5.26%	5.00%	4.76%
Sewer Rate Revenue											
7 Base Rate Revenue	\$ 3,745,000	\$ 3,901,427	\$ 4,064,375	\$ 4,152,692	\$ 4,242,916	\$ 4,313,837	\$ 4,381,499	\$ 4,472,143	\$ 4,587,036	\$ 4,727,829	\$ 4,872,941
8 Usage Rate Revenue	6,955,000	7,245,506	7,548,125	7,712,142	7,879,701	8,011,412	8,137,070	8,305,409	8,518,781	8,780,253	9,049,747
9 Total Sewer Rate Revenue	\$ 10,700,000	\$ 11,146,933	\$ 11,612,500	\$ 11,864,834	\$ 12,122,617	\$ 12,325,249	\$ 12,518,570	\$ 12,777,552	\$ 13,105,817	\$ 13,508,082	\$ 13,922,688
Infrastructure Rate Revenue											
10 Base Rate Revenue	175,000	189,906	204,861	219,867	234,921	250,026	264,912	279,818	294,743	309,689	324,654
11 Usage Rate Revenue	325,000	352,682	380,457	408,324	436,282	464,333	491,979	519,661	547,380	575,137	602,929
12 Total Infrastructure Rate Revenue	\$ 500,000	\$ 542,588	\$ 585,318	\$ 628,190	\$ 671,204	\$ 714,359	\$ 756,891	\$ 799,479	\$ 842,124	\$ 884,825	\$ 927,584
13 Transfer to Replacement & Improvement Fund	\$ (500,000)	\$ (542,588)	\$ (585,318)	\$ (628,190)	\$ (671,204)	\$ (714,359)	\$ (756,891)	\$ (799,479)	\$ (842,124)	\$ (884,825)	\$ (927,584)
Other Operating Revenue											
14 SEWSUR	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
15 OTHER SERV	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
16 MISC REV	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
17 Total Other Operating Revenue	\$ 56,000	\$ 56,000	\$ 56,000	\$ 56,000	\$ 56,000	\$ 56,000	\$ 56,000	\$ 56,000	\$ 56,000	\$ 56,000	\$ 56,000
Interest Income											
18 Unrestricted	58,062	75,927	85,306	61,011	56,777	64,524	68,356	71,283	71,213	70,976	77,363
19 Total Interest Income	\$ 58,062	\$ 75,927	\$ 85,306	\$ 61,011	\$ 56,777	\$ 64,524	\$ 68,356	\$ 71,283	\$ 71,213	\$ 70,976	\$ 77,363
20 Total Cash Inflows	\$ 10,814,062	\$ 11,278,860	\$ 11,753,806	\$ 11,981,846	\$ 12,235,393	\$ 12,445,773	\$ 12,642,926	\$ 12,904,835	\$ 13,233,030	\$ 13,635,058	\$ 14,056,051

Projection of Cash Outflows

Schedule 4

Account Number	Expense Line Item	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
620-62021221												
Personal Services												
1 620-62021221-211000	SALARY	\$ 116,420	\$ 118,748	\$ 121,123	\$ 123,546	\$ 126,017	\$ 128,537	\$ 131,108	\$ 133,730	\$ 136,405	\$ 139,133	\$ 141,915
2 620-62021221-212100	PERS	16,300	16,626	16,959	17,298	17,644	17,997	18,356	18,724	19,098	19,480	19,870
3 620-62021221-213000	WORK COMP	2,915	2,973	3,033	3,093	3,155	3,218	3,283	3,348	3,415	3,484	3,553
4 620-62021221-214000	HOSPITAL	26,460	26,989	27,529	28,080	28,641	29,214	29,798	30,394	31,002	31,622	32,255
5 620-62021221-214500	MEDICARE	1,690	1,724	1,758	1,793	1,829	1,866	1,903	1,941	1,980	2,020	2,060
6 620-62021221-215000	LIFE INS	370	377	385	393	400	409	417	425	434	442	451
Operations & Maintenance												
7 620-62021222-221000	TRAINING	\$ 2,250	\$ 2,295	\$ 2,341	\$ 2,388	\$ 2,435	\$ 2,484	\$ 2,534	\$ 2,585	\$ 2,636	\$ 2,689	\$ 2,743
8 620-62021223-231300	POSTAGE	38,250	39,015	39,795	40,591	41,403	42,231	43,076	43,937	44,816	45,712	46,627
9 620-62021223-233400	AUDIT	8,000	8,160	8,323	8,490	8,659	8,833	9,009	9,189	9,373	9,561	9,752
10 620-62021223-233900	PROF SERV	450	459	468	478	487	497	507	517	527	538	549
11 620-62021223-234100	MAINT EQUI	5,043	5,144	5,247	5,352	5,459	5,568	5,679	5,793	5,909	6,027	6,147
12 620-62021223-238000	PRINTING	30,036	30,637	31,249	31,874	32,512	33,162	33,825	34,502	35,192	35,896	36,614
13 620-62021223-239800	BANK CHG	75,000	76,500	78,030	79,591	81,182	82,806	84,462	86,151	87,874	89,632	91,425
14 620-62021224-241000	OFFICE	1,800	1,836	1,873	1,910	1,948	1,987	2,027	2,068	2,109	2,151	2,194
15 620-62021224-241100	COMP SUPPL	450	459	468	478	487	497	507	517	527	538	549
16 620-62021227-275000	REFUNDS	3,175,000	3,238,500	3,303,270	3,369,335	3,436,722	3,505,457	3,575,566	3,647,077	3,720,019	3,794,419	3,870,307
17 Total 620-62021221		\$ 3,500,434	\$ 3,570,443	\$ 3,641,852	\$ 3,714,689	\$ 3,788,982	\$ 3,864,762	\$ 3,942,057	\$ 4,020,898	\$ 4,101,316	\$ 4,183,343	\$ 4,267,010
620-62061021												
Personal Services												
18 620-62061021-211000	SALARY	\$ 79,965	\$ 81,564	\$ 83,196	\$ 84,859	\$ 86,557	\$ 88,288	\$ 90,054	\$ 91,855	\$ 93,692	\$ 95,566	\$ 97,477
19 620-62061021-212100	PERS	11,195	11,419	11,647	11,880	12,118	12,360	12,607	12,860	13,117	13,379	13,647
20 620-62061021-213000	WORK COMP	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343	2,390	2,438
21 620-62061021-214000	HOSPITAL	13,200	13,464	13,733	14,008	14,288	14,574	14,865	15,163	15,466	15,775	16,091
22 620-62061021-214500	MEDICARE	1,160	1,183	1,207	1,231	1,256	1,281	1,306	1,332	1,359	1,386	1,414
23 620-62061021-215000	LIFE INS	350	357	364	371	379	386	394	402	410	418	427
Operations & Maintenance												
24 620-62061021-219001	AUTO ALLOW	\$ 600	\$ 612	\$ 624	\$ 637	\$ 649	\$ 662	\$ 676	\$ 689	\$ 703	\$ 717	\$ 731
25 620-62061021-219004	CELL ALLOW	630	643	655	669	682	696	709	724	738	753	768
26 620-62061022-221000	TRAINING	2,500	2,550	2,601	2,653	2,706	2,760	2,815	2,872	2,929	2,988	3,047
27 620-62061023-231200	COMM	500	510	520	531	541	552	563	574	586	598	609
28 620-62061023-231300	POSTAGE	500	510	520	531	541	552	563	574	586	598	609
29 620-62061023-233300	ENGINEER	25,000	25,500	26,010	26,530	27,061	27,602	28,154	28,717	29,291	29,877	30,475
30 620-62061023-233900	PROF SERV	46,150	47,073	48,014	48,975	49,954	50,953	51,972	53,012	54,072	55,154	56,257
31 620-62061023-234100	MAINT EQUI	750	765	780	796	812	828	845	862	879	896	914
32 620-62061023-234300	SOFTWARE	2,500	2,550	2,601	2,653	2,706	2,760	2,815	2,872	2,929	2,988	3,047
33 620-62061023-236000	ADVERTISE	350	357	364	371	379	386	394	402	410	418	427
34 620-62061023-239200	DUES	1,500	1,530	1,561	1,592	1,624	1,656	1,689	1,723	1,757	1,793	1,828
35 620-62061024-241000	OFFICE	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
36 620-62061024-241100	COMP SUPPL	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
37 620-62061024-241200	NON CAP	1,500	1,530	1,561	1,592	1,624	1,656	1,689	1,723	1,757	1,793	1,828
38 620-62061024-242200	APPAREL	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
39 620-62061024-244100	SUPPLIES	500	510	520	531	541	552	563	574	586	598	609
40 620-62061025-253300	OFFICE FU	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
41 620-62061025-253400	COMP EQUIP	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
42 Total 620-62061021		\$ 195,850	\$ 199,767	\$ 203,762	\$ 207,838	\$ 211,994	\$ 216,234	\$ 220,559	\$ 224,970	\$ 229,469	\$ 234,059	\$ 238,740

Projection of Cash Outflows

Schedule 4

	Account Number	Expense Line Item	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
	620-62062121												
	Personal Services												
43	620-62062121-211000	SALARY	\$ 373,110	\$ 380,572	\$ 388,184	\$ 395,947	\$ 403,866	\$ 411,944	\$ 420,182	\$ 428,586	\$ 437,158	\$ 445,901	\$ 454,819
44	620-62062121-212100	PERS	52,240	53,285	54,350	55,438	56,546	57,677	58,831	60,007	61,207	62,432	63,680
45	620-62062121-213000	WORK COMP	9,330	9,517	9,707	9,901	10,099	10,301	10,507	10,717	10,932	11,150	11,373
46	620-62062121-214000	HOSPITAL	64,940	66,239	67,564	68,915	70,293	71,699	73,133	74,596	76,088	77,609	79,161
47	620-62062121-214500	MEDICARE	5,415	5,523	5,634	5,746	5,861	5,979	6,098	6,220	6,345	6,471	6,601
48	620-62062121-215000	LIFE INS	800	816	832	849	866	883	901	919	937	956	975
	Operations & Maintenance												
49	620-62062121-219002	APPAREL	\$ 270	\$ 275	\$ 281	\$ 287	\$ 292	\$ 298	\$ 304	\$ 310	\$ 316	\$ 323	\$ 329
50	620-62062121-219004	CELL ALLOW	2,520	2,570	2,622	2,674	2,728	2,782	2,838	2,895	2,953	3,012	3,072
51	620-62062122-221000	TRAINING	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343	2,390	2,438
52	620-62062123-231200	COMM	8,169	8,332	8,499	8,669	8,842	9,019	9,200	9,384	9,571	9,763	9,958
53	620-62062123-231300	POSTAGE	500	510	520	531	541	552	563	574	586	598	609
54	620-62062123-233300	ENGINEER	33,115	33,777	34,453	35,142	35,845	36,562	37,293	38,039	38,800	39,575	40,367
55	620-62062123-233900	PROF SERV	6,000	6,120	6,242	6,367	6,495	6,624	6,757	6,892	7,030	7,171	7,314
56	620-62062123-234100	MAINT EQUI	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343	2,390	2,438
57	620-62062123-234300	SOFTWARE	9,200	35,000	35,700	36,414	37,142	37,885	38,643	39,416	40,204	41,008	41,828
58	620-62062123-235000	INSURANCE	111,120	113,342	115,609	117,921	120,280	122,685	125,139	127,642	130,195	132,799	135,455
59	620-62062123-236000	ADVERTISE	1,200	1,224	1,248	1,273	1,299	1,325	1,351	1,378	1,406	1,434	1,463
60	620-62062123-237100	TAXES	30,200	30,804	31,420	32,048	32,689	33,343	34,010	34,690	35,384	36,092	36,814
61	620-62062123-239200	DUES	3,000	3,060	3,121	3,184	3,247	3,312	3,378	3,446	3,515	3,585	3,657
62	620-62062124-241000	OFFICE	2,800	2,856	2,913	2,971	3,031	3,091	3,153	3,216	3,281	3,346	3,413
63	620-62062124-241100	COMP SUPPL	2,759	2,814	2,870	2,928	2,986	3,046	3,107	3,169	3,233	3,297	3,363
64	620-62062124-241200	NON CAP	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
65	620-62062124-242200	APPAREL	900	918	936	955	974	994	1,014	1,034	1,054	1,076	1,097
66	620-62062124-243100	GASOLINE	35,000	35,700	36,414	37,142	37,885	38,643	39,416	40,204	41,008	41,828	42,665
67	620-62062124-244100	SUPPLIES	400	408	416	424	433	442	450	459	469	478	488
68	620-62062125-253300	OFFICE FU	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
69		General Fund Allocation ¹	588,500	613,081	638,688	665,566	692,744	720,289	748,251	776,765	805,320	834,945	864,648
	Capital Outlay												
70	620-62062125-253200	CAP EQUIP	\$ 5,000	\$ 5,100	\$ 5,202	\$ 5,306	\$ 5,412	\$ 5,520	\$ 5,631	\$ 5,743	\$ 5,858	\$ 5,975	\$ 6,095
71	Total 620-62062121		\$ 1,352,488	\$ 1,417,965	\$ 1,459,669	\$ 1,489,967	\$ 1,520,893	\$ 1,549,121	\$ 1,577,178	\$ 1,609,195	\$ 1,645,378	\$ 1,685,994	\$ 1,727,658
	620-62062221												
	Personal Services												
72	620-62062221-211000	SALARY	\$ 833,910	\$ 850,588	\$ 867,600	\$ 884,952	\$ 902,651	\$ 920,704	\$ 939,118	\$ 957,900	\$ 977,058	\$ 996,600	\$ 1,016,532
73	620-62062221-212100	PERS	116,750	119,085	121,467	123,896	126,374	128,901	131,479	134,109	136,791	139,527	142,318
74	620-62062221-213000	WORK COMP	20,850	21,267	21,692	22,126	22,569	23,020	23,480	23,950	24,429	24,918	25,416
75	620-62062221-214000	HOSPITAL	190,100	193,902	197,780	201,736	205,770	209,886	214,083	218,365	222,732	227,187	231,731
76	620-62062221-214500	MEDICARE	12,095	12,337	12,584	12,835	13,092	13,354	13,621	13,893	14,171	14,455	14,744
77	620-62062221-215000	LIFE INS	2,075	2,117	2,159	2,202	2,246	2,291	2,337	2,384	2,431	2,480	2,529
	Operations & Maintenance												
78	620-62062221-219002	APPAREL	\$ 1,800	\$ 1,836	\$ 1,873	\$ 1,910	\$ 1,948	\$ 1,987	\$ 2,027	\$ 2,068	\$ 2,109	\$ 2,151	\$ 2,194
79	620-62062221-219004	CELL ALLOW	3,320	3,386	3,454	3,523	3,594	3,666	3,739	3,814	3,890	3,968	4,047
80	620-62062222-221000	TRAINING	4,000	4,080	4,162	4,245	4,330	4,416	4,505	4,595	4,687	4,780	4,876
81	620-62062223-231100	UTILITIES	435,000	452,400	470,496	489,316	508,888	529,244	550,414	572,430	595,328	619,141	643,906
82	620-62062223-231200	COMM	400	408	416	424	433	442	450	459	469	478	488
83	620-62062223-231300	POSTAGE	200	204	208	212	216	221	225	230	234	239	244
84	620-62062223-231600	SLUDGE	125,348	127,855	130,412	133,020	135,681	138,394	141,162	143,985	146,865	149,802	152,799

Projection of Cash Outflows

Schedule 4

	Account Number	Expense Line Item	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
85	620-62062223-231800	ELECTRIC	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
86	620-62062223-233000	LAB TESTS	28,576	29,148	29,730	30,325	30,932	31,550	32,181	32,825	33,481	34,151	34,834
87	620-62062223-233200	MEDICAL	250	255	260	265	271	276	282	287	293	299	305
88	620-62062223-233900	PROF SERV	100,262	102,267	104,313	106,399	108,527	110,697	112,911	115,170	117,473	119,822	122,219
89	620-62062223-234100	MAINT EQUI	19,167	19,550	19,941	20,340	20,747	21,162	21,585	22,017	22,457	22,906	23,364
90	620-62062223-234200	MAINT LAND	30,000	30,600	31,212	31,836	32,473	33,122	33,785	34,461	35,150	35,853	36,570
91	620-62062223-234201	MAINT FAC	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343	2,390	2,438
92	620-62062223-234300	SOFTWARE	7,500	7,650	7,803	7,959	8,118	8,281	8,446	8,615	8,787	8,963	9,142
93	620-62062223-234500	FLEET MAIN	27,000	27,540	28,091	28,653	29,226	29,810	30,406	31,015	31,635	32,267	32,913
94	620-62062223-239200	DUES	750	765	780	796	812	828	845	862	879	896	914
95	620-62062224-241100	COMP SUPPL	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
96	620-62062224-241200	NON CAP	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343	2,390	2,438
97	620-62062224-242100	MEDICAL	800	816	832	849	866	883	901	919	937	956	975
98	620-62062224-242200	APPAREL	5,662	5,775	5,891	6,009	6,129	6,251	6,376	6,504	6,634	6,767	6,902
99	620-62062224-242300	CLEANING	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343	2,390	2,438
100	620-62062224-243900	OTHER FUEL	4,000	4,080	4,162	4,245	4,330	4,416	4,505	4,595	4,687	4,780	4,876
101	620-62062224-244100	SUPPLIES	102,394	104,442	106,531	108,661	110,835	113,051	115,312	117,619	119,971	122,370	124,818
102	620-62062224-244200	MAINT LD	51,512	52,542	53,593	54,665	55,758	56,873	58,011	59,171	60,355	61,562	62,793
103	620-62062224-245100	TOOLS	1,500	1,530	1,561	1,592	1,624	1,656	1,689	1,723	1,757	1,793	1,828
104	620-62062224-245200	MAJ TOOLS	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343	2,390	2,438
105	620-62062224-246100	CHEMICALS	143,565	149,308	155,280	161,491	167,951	174,669	181,656	188,922	196,479	204,338	212,511
106	620-62062224-246500	LAB SUPPLY	30,144	30,747	31,362	31,989	32,629	33,281	33,947	34,626	35,319	36,025	36,745
107	620-62062225-253300	OFFICE FU	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
Capital Outlay													
108	620-62062225-253200	CAP EQUIP	\$ 5,000	\$ 5,100	\$ 5,202	\$ 5,306	\$ 5,412	\$ 5,520	\$ 5,631	\$ 5,743	\$ 5,858	\$ 5,975	\$ 6,095
109	Total 620-62062221		\$ 2,314,930	\$ 2,372,800	\$ 2,432,290	\$ 2,493,451	\$ 2,556,337	\$ 2,621,000	\$ 2,687,498	\$ 2,755,890	\$ 2,826,234	\$ 2,898,595	\$ 2,973,037
620-62062321													
Personal Services													
110	620-62062321-211000	SALARY	\$ 785,920	\$ 801,638	\$ 817,671	\$ 834,025	\$ 850,705	\$ 867,719	\$ 885,074	\$ 902,775	\$ 920,831	\$ 939,247	\$ 958,032
111	620-62062321-212100	PERS	110,030	112,231	114,475	116,765	119,100	121,482	123,912	126,390	128,918	131,496	134,126
112	620-62062321-213000	WORK COMP	19,650	20,043	20,444	20,853	21,270	21,695	22,129	22,572	23,023	23,484	23,953
113	620-62062321-214000	HOSPITAL	266,500	271,830	277,267	282,812	288,468	294,238	300,122	306,125	312,247	318,492	324,862
114	620-62062321-214500	MEDICARE	11,400	11,628	11,861	12,098	12,340	12,587	12,838	13,095	13,357	13,624	13,897
115	620-62062321-215000	LIFE INS	1,845	1,882	1,920	1,958	1,997	2,037	2,078	2,119	2,162	2,205	2,249
Operations & Maintenance													
116	620-62062321-219002	APPAREL	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	\$ 2,208	\$ 2,252	\$ 2,297	\$ 2,343	\$ 2,390	\$ 2,438
117	620-62062321-219004	CELL ALLOW	1,780	1,816	1,852	1,889	1,927	1,965	2,005	2,045	2,086	2,127	2,170
118	620-62062322-221000	TRAINING	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975	6,095
119	620-62062323-231100	UTILITIES	48,000	49,920	51,917	53,993	56,153	58,399	60,735	63,165	65,691	68,319	71,052
120	620-62062323-231200	COMM	8,500	8,670	8,843	9,020	9,201	9,385	9,572	9,764	9,959	10,158	10,361
121	620-62062323-231800	ELECTRIC	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
122	620-62062323-233200	MEDICAL	250	255	260	265	271	276	282	287	293	299	305
123	620-62062323-233900	PROF SERV	14,500	14,790	15,086	15,388	15,695	16,009	16,329	16,656	16,989	17,329	17,675
124	620-62062323-234100	MAINT EQUI	21,668	22,101	22,543	22,994	23,454	23,923	24,402	24,890	25,388	25,895	26,413
125	620-62062323-234200	MAINT LAND	20,000	20,400	20,808	21,224	21,649	22,082	22,523	22,974	23,433	23,902	24,380
126	620-62062323-234300	SOFTWARE	11,500	11,730	11,965	12,204	12,448	12,697	12,951	13,210	13,474	13,744	14,018
127	620-62062323-234500	FLEET MAIN	36,000	36,720	37,454	38,203	38,968	39,747	40,542	41,353	42,180	43,023	43,884
128	620-62062323-239200	DUES	200	204	208	212	216	221	225	230	234	239	244
129	620-62062324-241100	COMP SUPPL	2,500	2,550	2,601	2,653	2,706	2,760	2,815	2,872	2,929	2,988	3,047
130	620-62062324-241200	NON CAP	1,250	1,275	1,301	1,327	1,353	1,380	1,408	1,436	1,465	1,494	1,524
131	620-62062324-242100	MEDICAL	500	510	520	531	541	552	563	574	586	598	609
132	620-62062324-242200	APPAREL	5,133	5,236	5,340	5,447	5,556	5,667	5,781	5,896	6,014	6,134	6,257
133	620-62062324-242300	CLEANING	2,500	2,550	2,601	2,653	2,706	2,760	2,815	2,872	2,929	2,988	3,047
134	620-62062324-243900	OTHER FUEL	4,000	4,080	4,162	4,245	4,330	4,416	4,505	4,595	4,687	4,780	4,876
135	620-62062324-244100	SUPPLIES	61,204	62,428	63,677	64,950	66,249	67,574	68,926	70,304	71,710	73,144	74,607
136	620-62062324-244200	MAINT LD	25,000	25,500	26,010	26,530	27,061	27,602	28,154	28,717	29,291	29,877	30,475
137	620-62062324-245100	TOOLS	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219
138	620-62062324-245200	MAJ TOOLS	1,500	1,530	1,561	1,592	1,624	1,656	1,689	1,723	1,757	1,793	1,828
139	620-62062324-246100	CHEMICALS	24,000	24,960	25,958	26,997	28,077	29,200	30,368	31,582	32,846	34,159	35,526
140	620-62062325-253300	OFFICE FU	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219

Projection of Cash Outflows

Schedule 4

Account Number	Expense Line Item	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Capital Outlay												
141 620-62062325-253200	CAP EQUIP	\$ 5,000	\$ 5,100	\$ 5,202	\$ 5,306	\$ 5,412	\$ 5,520	\$ 5,631	\$ 5,743	\$ 5,858	\$ 5,975	\$ 6,095
142	Total 620-62062321	\$ 1,500,330	\$ 1,531,777	\$ 1,563,910	\$ 1,596,745	\$ 1,630,300	\$ 1,664,591	\$ 1,699,635	\$ 1,735,449	\$ 1,772,053	\$ 1,809,465	\$ 1,847,704
Total Expenses by Category												
143	Personal Services	\$ 3,148,985	\$ 3,211,965	\$ 3,276,204	\$ 3,341,728	\$ 3,408,563	\$ 3,476,734	\$ 3,546,269	\$ 3,617,194	\$ 3,689,538	\$ 3,763,329	\$ 3,838,595
144	Variable Operations & Maintenance	294,913	304,163	313,731	323,631	333,873	344,471	355,438	366,787	378,533	390,690	403,274
145	Operations & Maintenance	5,405,134	5,561,324	5,695,941	5,821,413	5,949,834	6,077,942	6,208,328	6,345,191	6,488,806	6,639,511	6,793,995
146	Capital Outlay	15,000	15,300	15,606	15,918	16,236	16,561	16,892	17,230	17,575	17,926	18,285
147	Total Expenses	\$ 8,864,032	\$ 9,092,751	\$ 9,301,483	\$ 9,502,690	\$ 9,708,506	\$ 9,915,708	\$ 10,126,927	\$ 10,346,403	\$ 10,574,452	\$ 10,811,456	\$ 11,054,149
Expense Execution Factors												
148	Personal Services	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
149	Variable Operations & Maintenance	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
150	Fixed Operations & Maintenance	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
151	Capital Outlay	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Total Expenses at Execution												
152	Personal Services	\$ 3,148,985	\$ 3,211,965	\$ 3,276,204	\$ 3,341,728	\$ 3,408,563	\$ 3,476,734	\$ 3,546,269	\$ 3,617,194	\$ 3,689,538	\$ 3,763,329	\$ 3,838,595
153	Variable Operations & Maintenance	294,913	304,163	313,731	323,631	333,873	344,471	355,438	366,787	378,533	390,690	403,274
154	Fixed Operations & Maintenance	5,405,134	5,561,324	5,695,941	5,821,413	5,949,834	6,077,942	6,208,328	6,345,191	6,488,806	6,639,511	6,793,995
155	Capital Outlay	15,000	15,300	15,606	15,918	16,236	16,561	16,892	17,230	17,575	17,926	18,285
156	Total Expenses at Execution	\$ 8,864,032	\$ 9,092,751	\$ 9,301,483	\$ 9,502,690	\$ 9,708,506	\$ 9,915,708	\$ 10,126,927	\$ 10,346,403	\$ 10,574,452	\$ 10,811,456	\$ 11,054,149
Transfers Out												
157	Surplus Transfer	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
158	Total Transfers Out	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Debt Service												
159	New Senior Debt ²	\$ 391,666	\$ 582,307	\$ 575,711	\$ 398,707	\$ 398,707	\$ 398,707	\$ 398,707	\$ 398,707	\$ 398,707	\$ 398,707	\$ 398,707
160	Existing Debt	347,340	347,340	347,340	347,340	347,340	347,340	347,340	347,340	347,340	347,340	347,340
161	New Debt Service	-	-	-	-	-	-	-	-	-	12,998	70,454
162	Total Debt Service	\$ 739,007	\$ 929,648	\$ 923,052	\$ 746,048	\$ 746,048	\$ 746,048	\$ 746,048	\$ 746,048	\$ 746,048	\$ 759,046	\$ 816,502
163	Total Cash Outflows	\$ 10,603,039	\$ 11,022,399	\$ 11,224,534	\$ 11,248,738	\$ 11,454,554	\$ 11,661,756	\$ 11,872,975	\$ 12,092,450	\$ 12,320,500	\$ 12,570,502	\$ 12,870,650

¹General Fund reimbursement is calculated as 5.5% of rate revenues in each year.

²Includes Interim BAN repayments and Aeration System Improvements.

³Anticipated New Debt Service for Unspecified Future Capital

Cost Escalation Factors

Schedule 5

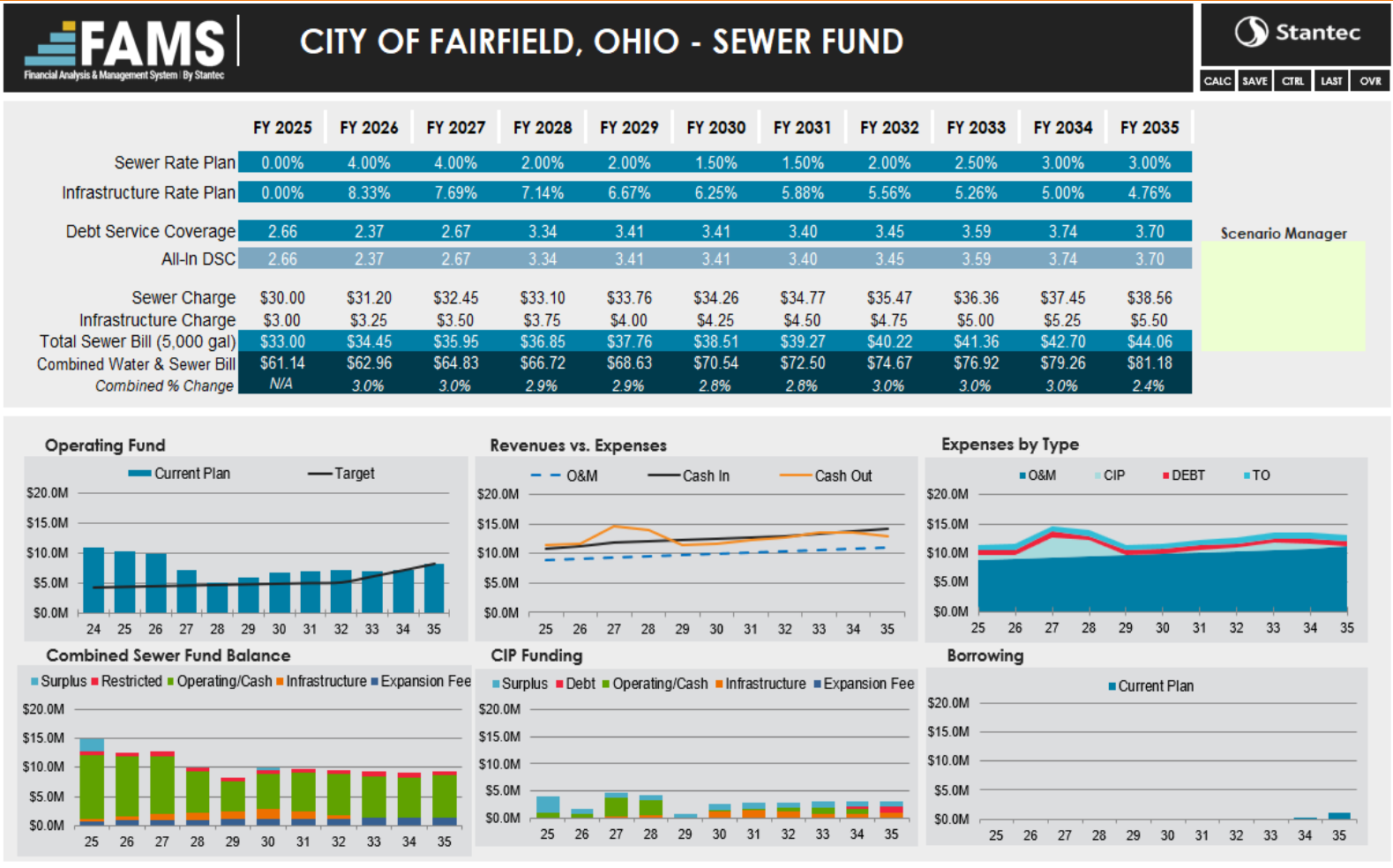
Expense Line Item Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Chemicals	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Electricity	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Default Inflation Factor	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
<i>Weighted Average Increase in O&M Expenses</i>	2.58%	2.30%	2.16%	2.17%	2.13%	2.13%	2.17%	2.20%	2.24%	2.25%

Capital Improvement Program

Schedule 6

			FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
1	5WW01	SANITARY SEWER REHABILITATION	\$ 150,000	\$ 150,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	5WW02	ROOT CONTROL MAINTENANCE PROGRAM	20,000	20,000	20,000	20,000	20,000	-	-	-	-	-	-
3	5WW03	MANHOLE REHABILITATION PROGRAM	10,000	10,000	10,000	10,000	10,000	-	-	-	-	-	-
4	5WW04	TURBLEX BLOWER SERVICE	40,000	-	-	-	-	-	-	-	-	-	-
5	5WW05	INSTRUMENTATION REPLACEMENT	50,000	15,000	15,000	15,000	15,000	-	-	-	-	-	-
6	5WW06	PUMP OVERHAUL/REPLACEMENT PROGRAM	50,000	25,000	25,000	450,000	100,000	-	-	-	-	-	-
7	5WW07	WASTEWATER PLANT CONCRETE/MASONRY	14,000	14,000	14,000	14,000	14,000	-	-	-	-	-	-
8	5WW08	PAVEMENT REPAIRS AND REPLACEMENT	15,000	15,000	15,000	15,000	15,000	-	-	-	-	-	-
9	5WW09	VIDEO AND SEWER CLEANING EQUIPMENT	15,000	15,000	250,000	15,000	15,000	-	-	-	-	-	-
10	5WW10	MONITORING EQUIPMENT	15,000	15,000	15,000	15,000	15,000	-	-	-	-	-	-
11	5WW11	ELECTRICAL IMPROVEMENTS	20,000	20,000	20,000	20,000	20,000	-	-	-	-	-	-
12	5WW12	SANITARY SEWER FLOW MODELING	15,000	15,000	15,000	15,000	15,000	-	-	-	-	-	-
13	5WW13	BUILDING IMPROVEMENTS	100,000	175,000	150,000	150,000	50,000	-	-	-	-	-	-
14	5WW14	AUTOMATIC METER READING (AMR)	25,000	25,000	25,000	25,000	25,000	-	-	-	-	-	-
15	5WW15	DIGESTER 1 AND 2 CLEANING	85,000	-	-	-	-	-	-	-	-	-	-
16	5WW16	SAFETY EQUIPMENT	20,000	20,000	20,000	20,000	20,000	-	-	-	-	-	-
17	5WW17	SCADA FIBER	80,000	-	-	-	-	-	-	-	-	-	-
18	5WW18	WWTP GENERATOR	80,000	-	-	-	-	-	-	-	-	-	-
19	5WW19	REPLACE MAJOR PROCESS EQUIPMENT	125,000	400,000	500,000	50,000	250,000	-	-	-	-	-	-
20	5WW20	WWTP SOLAR ARRAY	3,000,000	-	-	-	-	-	-	-	-	-	-
21	5WW21	FACILITY GROUNDS AND LANDSCAPE	14,000	-	-	-	-	-	-	-	-	-	-
22	6WW04	BROADVIEW LIFT STATION GENERATOR	-	350,000	-	-	-	-	-	-	-	-	-
23	6WW15	LIFT STATION UPGRADES	-	50,000	1,200,000	-	-	-	-	-	-	-	-
24	6WW18	ROUTE 4 RELIEF SEWER	-	75,000	2,000,000	-	-	-	-	-	-	-	-
25	6WW19	WATER MAIN IMPROVEMENTS	-	250,000	-	-	-	-	-	-	-	-	-
26	28S16	DYSTOR DOME REPLACEMENT	-	-	-	2,500,000	-	-	-	-	-	-	-
27	28S17	EFFLUENT PIPEINE	-	-	-	400,000	-	-	-	-	-	-	-
28		Unspecified Future Capital	-	-	-	-	-	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000
29	Total CIP Budget (in current dollars)		\$ 3,943,000	\$ 1,659,000	\$ 4,394,000	\$ 3,834,000	\$ 684,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000
30	Cumulative Projected Cost Escalation ¹		3.0%	6.1%	9.3%	12.6%	15.9%	19.4%	23.0%	26.7%	30.5%	34.4%	38.4%
31	Resulting CIP Funding Level		\$ 4,061,290	\$ 1,760,033	\$ 4,801,442	\$ 4,315,201	\$ 792,943	\$ 2,746,320	\$ 2,828,710	\$ 2,913,571	\$ 3,000,978	\$ 3,091,008	\$ 3,183,738
32	Annual CIP Execution Percentage		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
33	Final CIP Funding Level		\$ 4,061,290	\$ 1,760,033	\$ 4,801,442	\$ 4,315,201	\$ 792,943	\$ 2,746,320	\$ 2,828,710	\$ 2,913,571	\$ 3,000,978	\$ 3,091,008	\$ 3,183,738

¹ CIP Escalation factors are consistent with the Engineering News Record Construction Cost Index.



Pro Forma

Schedule 8

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Operating Revenue											
1 Sewer Rate Revenue	\$ 10,700,000	\$ 10,700,000	\$ 11,146,933	\$ 11,612,500	\$ 11,864,834	\$ 12,122,617	\$ 12,325,249	\$ 12,518,570	\$ 12,777,552	\$ 13,105,817	\$ 13,508,082
2 Change in Revenue From Growth	-	18,205	18,933	19,690	20,084	20,486	8,317	8,442	8,611	8,826	9,091
3 Subtotal	\$ 10,700,000	\$ 10,718,205	\$ 11,165,866	\$ 11,632,191	\$ 11,884,918	\$ 12,143,102	\$ 12,333,566	\$ 12,527,012	\$ 12,786,163	\$ 13,114,643	\$ 13,517,173
4 <i>Weighted Average Rate Increase</i>	0.00%	4.00%	4.00%	2.00%	2.00%	1.50%	1.50%	2.00%	2.50%	3.00%	3.00%
5 Additional Rate Revenue From Rate Increase	-	428,728	446,635	232,644	237,698	182,147	185,003	250,540	319,654	393,439	405,515
6 Total Rate Revenue	\$ 10,700,000	\$ 11,146,933	\$ 11,612,500	\$ 11,864,834	\$ 12,122,617	\$ 12,325,249	\$ 12,518,570	\$ 12,777,552	\$ 13,105,817	\$ 13,508,082	\$ 13,922,688
7 Plus: Other Operating Revenue	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000
8 Equals: Total Operating Revenue	\$ 10,756,000	\$ 11,202,933	\$ 11,668,500	\$ 11,920,834	\$ 12,178,617	\$ 12,381,249	\$ 12,574,570	\$ 12,833,552	\$ 13,161,817	\$ 13,564,082	\$ 13,978,688
Less: Operating Expenses											
9 Personal Services	\$ (3,148,985)	\$ (3,211,965)	\$ (3,276,204)	\$ (3,341,728)	\$ (3,408,563)	\$ (3,476,734)	\$ (3,546,269)	\$ (3,617,194)	\$ (3,689,538)	\$ (3,763,329)	\$ (3,838,595)
10 Variable Operations & Maintenance Costs	(294,913)	(304,163)	(313,731)	(323,631)	(333,873)	(344,471)	(355,438)	(366,787)	(378,533)	(390,690)	(403,274)
11 Operations & Maintenance Costs	(5,405,134)	(5,561,324)	(5,695,941)	(5,821,413)	(5,949,834)	(6,077,942)	(6,208,328)	(6,345,191)	(6,488,806)	(6,639,511)	(6,793,995)
12 Equals: Net Operating Income	\$ 1,906,968	\$ 2,125,482	\$ 2,382,624	\$ 2,434,063	\$ 2,486,347	\$ 2,482,102	\$ 2,464,535	\$ 2,504,380	\$ 2,604,940	\$ 2,770,552	\$ 2,942,824
Plus: Non-Operating Income/(Expense)											
13 Interest Income	\$ 58,062	\$ 75,927	\$ 85,306	\$ 61,011	\$ 56,777	\$ 64,524	\$ 68,356	\$ 71,283	\$ 71,213	\$ 70,976	\$ 77,363
14 Sewer Expansion Fee (408)	55,000	55,000	55,000	55,000	55,000	55,000	22,000	22,000	22,000	22,000	22,000
15 Equals: Net Income	\$ 2,020,030	\$ 2,256,408	\$ 2,522,930	\$ 2,550,074	\$ 2,598,123	\$ 2,601,626	\$ 2,554,891	\$ 2,597,662	\$ 2,698,153	\$ 2,863,528	\$ 3,042,187
Less: Revenues Excluded From Coverage Test											
16 Expansion Fee	\$ (55,000)	\$ (55,000)	\$ (55,000)	\$ (55,000)	\$ (55,000)	\$ (55,000)	\$ (22,000)	\$ (22,000)	\$ (22,000)	\$ (22,000)	\$ (22,000)
17 Equals: Net Income Available For Debt Service	\$ 1,965,030	\$ 2,201,408	\$ 2,467,930	\$ 2,495,074	\$ 2,543,123	\$ 2,546,626	\$ 2,532,891	\$ 2,575,662	\$ 2,676,153	\$ 2,841,528	\$ 3,020,187
Senior Lien Debt Service Coverage Test											
18 Net Income Available for Senior-Lien Debt Service	\$ 1,965,030	\$ 2,201,408	\$ 2,467,930	\$ 2,495,074	\$ 2,543,123	\$ 2,546,626	\$ 2,532,891	\$ 2,575,662	\$ 2,676,153	\$ 2,841,528	\$ 3,020,187
19 Existing Senior-Lien Debt	739,007	929,648	923,052	746,048	746,048	746,048	746,048	746,048	746,048	746,048	746,048
20 Total Annual Senior-Lien Debt Service	Req. \$ 739,007	\$ 929,648	\$ 923,052	\$ 746,048	\$ 746,048	\$ 746,048	\$ 746,048	\$ 746,048	\$ 746,048	\$ 759,046	\$ 816,502
21 <i>Calculated Senior-Lien Debt Service Coverage</i>	1.20	2.66	2.37	2.67	3.34	3.41	3.41	3.40	3.45	3.59	3.74
Cash Flow Test											
22 Net Income Available For Debt Service	\$ 1,965,030	\$ 2,201,408	\$ 2,467,930	\$ 2,495,074	\$ 2,543,123	\$ 2,546,626	\$ 2,532,891	\$ 2,575,662	\$ 2,676,153	\$ 2,841,528	\$ 3,020,187
23 Net Interfund Transfers (In - Out)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)
24 Net Debt Service Payment	(739,007)	(929,648)	(923,052)	(746,048)	(746,048)	(746,048)	(746,048)	(746,048)	(746,048)	(759,046)	(816,502)
25 Capital Outlay	(15,000)	(15,300)	(15,606)	(15,918)	(16,236)	(16,561)	(16,892)	(17,230)	(17,575)	(17,926)	(18,285)
26 Net Cash Flow	\$ 211,023	\$ 256,461	\$ 529,272	\$ 733,108	\$ 780,839	\$ 784,017	\$ 769,951	\$ 812,384	\$ 912,530	\$ 1,064,556	\$ 1,185,400
Unrestricted Reserve Fund Test											
27 Balance At Beginning Of Fiscal Year	\$ 10,884,106	\$ 10,279,869	\$ 9,967,259	\$ 7,093,934	\$ 5,108,361	\$ 5,889,200	\$ 6,657,819	\$ 7,013,415	\$ 7,243,153	\$ 6,999,486	\$ 7,195,686
28 Cash Flow Surplus/(Deficit)	211,023	256,461	529,272	733,108	780,839	784,017	769,951	812,384	912,530	1,064,556	1,185,400
29 Projects Paid With Non Specified Funds	(815,260)	(569,071)	(3,402,597)	(2,718,681)	-	(15,398)	(414,355)	(582,647)	(1,156,197)	(868,356)	(104,189)
30 Balance At End Of Fiscal Year	\$ 10,279,869	\$ 9,967,259	\$ 7,093,934	\$ 5,108,361	\$ 5,889,200	\$ 6,657,819	\$ 7,013,415	\$ 7,243,153	\$ 6,999,486	\$ 7,195,686	\$ 8,276,898
31 Minimum Working Capital Reserve Target	4,424,516	4,538,726	4,642,938	4,743,386	4,846,135	4,949,573	5,055,017	5,164,586	6,158,178	7,195,686	8,276,898
32 Excess/(Deficiency) Of Working Capital To Target	\$ 5,855,353	\$ 5,428,533	\$ 2,450,995	\$ 364,975	\$ 1,043,065	\$ 1,708,246	\$ 1,958,398	\$ 2,078,567	\$ 841,308	\$ -	\$ -

Capital Project Funding Summary**Schedule 9**

Final Capital Projects Funding Sources	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
INFRASTRUCTURE FUND (623)	\$ 185,400	\$ 190,962	\$ 398,845	\$ 596,520	\$ 150,706	\$ 1,373,160	\$ 1,414,355	\$ 1,330,925	\$ 844,781	\$ 884,839	\$ 927,584
SURPLUS FUND (624)	3,060,630	1,000,000	1,000,000	1,000,000	642,238	1,357,762	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
REVENUE FUND (620)	815,260	569,071	3,402,597	2,718,681	-	15,398	414,355	582,647	1,156,197	868,356	104,189
SENIOR-LIEN DEBT PROCEEDS	-	-	-	-	-	-	-	-	-	337,813	1,151,965
Total Projects Paid	\$ 4,061,290	\$ 1,760,033	\$ 4,801,442	\$ 4,315,201	\$ 792,943	\$ 2,746,320	\$ 2,828,710	\$ 2,913,571	\$ 3,000,978	\$ 3,091,008	\$ 3,183,738

Funding Summary by Fund

Schedule 10

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Sewer Expansion Fee (408)											
Balance At Beginning Of Fiscal Year	\$ 838,182	\$ 897,510	\$ 959,448	\$ 1,024,317	\$ 1,089,836	\$ 1,156,009	\$ 1,222,844	\$ 1,257,183	\$ 1,291,864	\$ 1,326,893	\$ 1,362,272
Annual Revenues	55,000	55,000	55,000	55,000	55,000	55,000	22,000	22,000	22,000	22,000	22,000
Less: Payment Of Debt Service	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 893,182	\$ 952,510	\$ 1,014,448	\$ 1,079,317	\$ 1,144,836	\$ 1,211,009	\$ 1,244,844	\$ 1,279,183	\$ 1,313,864	\$ 1,348,893	\$ 1,384,272
Less: Restricted Funds	-	-	-	-	-	-	-	-	-	-	-
Total Amount Available For Projects	893,182	952,510	1,014,448	1,079,317	1,144,836	1,211,009	1,244,844	1,279,183	1,313,864	1,348,893	1,384,272
Amount Paid For Projects	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 893,182	\$ 952,510	\$ 1,014,448	\$ 1,079,317	\$ 1,144,836	\$ 1,211,009	\$ 1,244,844	\$ 1,279,183	\$ 1,313,864	\$ 1,348,893	\$ 1,384,272
Add Back: Restricted Funds	-	-	-	-	-	-	-	-	-	-	-
Plus: Interest Earnings	4,328	6,938	9,869	10,518	11,173	11,835	12,338	12,682	13,029	13,379	13,733
Less: Interest Allocated To Cash Flow	-	-	-	-	-	-	-	-	-	-	-
Balance At End Of Fiscal Year	\$ 897,510	\$ 959,448	\$ 1,024,317	\$ 1,089,836	\$ 1,156,009	\$ 1,222,844	\$ 1,257,183	\$ 1,291,864	\$ 1,326,893	\$ 1,362,272	\$ 1,398,005
Infrastructure Fund (623)											
Balance At Beginning Of Fiscal Year	\$ 370,782	\$ 688,023	\$ 1,046,128	\$ 1,243,994	\$ 1,288,263	\$ 1,824,246	\$ 1,180,394	\$ 531,446	\$ 2,657	\$ 13	\$ 0
Annual Revenues	500,000	542,588	585,318	628,190	671,204	714,359	756,891	799,479	842,124	884,825	927,584
Less: Payment Of Debt Service	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 870,782	\$ 1,230,611	\$ 1,631,446	\$ 1,872,184	\$ 1,959,467	\$ 2,538,605	\$ 1,937,284	\$ 1,330,925	\$ 844,781	\$ 884,839	\$ 927,584
Less: Restricted Funds	-	-	-	-	-	-	-	-	-	-	-
Total Amount Available For Projects	870,782	1,230,611	1,631,446	1,872,184	1,959,467	2,538,605	1,937,284	1,330,925	844,781	884,839	927,584
Amount Paid For Projects	(185,400)	(190,962)	(398,845)	(596,520)	(150,706)	(1,373,160)	(1,414,355)	(1,330,925)	(844,781)	(884,839)	(927,584)
Subtotal	\$ 685,382	\$ 1,039,649	\$ 1,232,601	\$ 1,275,665	\$ 1,808,761	\$ 1,165,445	\$ 522,929	\$ -	\$ -	\$ -	\$ -
Add Back: Restricted Funds	-	-	-	-	-	-	-	-	-	-	-
Plus: Interest Earnings	2,640	6,479	11,394	12,598	15,485	14,948	8,517	2,657	13	0	0
Less: Interest Allocated To Cash Flow	-	-	-	-	-	-	-	-	-	-	-
Balance At End Of Fiscal Year	\$ 688,023	\$ 1,046,128	\$ 1,243,994	\$ 1,288,263	\$ 1,824,246	\$ 1,180,394	\$ 531,446	\$ 2,657	\$ 13	\$ 0	\$ 0
Surplus Fund (624)											
Balance At Beginning Of Fiscal Year	\$ 2,060,630	\$ -	\$ -	\$ -	\$ -	\$ 357,762	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Revenues	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Less: Payment Of Debt Service	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 3,060,630	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,357,762	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Less: Restricted Funds	-	-	-	-	-	-	-	-	-	-	-
Total Amount Available For Projects	3,060,630	1,000,000	1,000,000	1,000,000	1,000,000	1,357,762	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Amount Paid For Projects	(3,060,630)	(1,000,000)	(1,000,000)	(1,000,000)	(642,238)	(1,357,762)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)

Funding Summary by Fund

Schedule 10

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 357,762	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Add Back: Restricted Funds	-	-	-	-	-	-	-	-	-	-	-
Plus: Interest Earnings	5,152	-	-	-	1,789	1,789	-	-	-	-	-
Less: Interest Allocated To Cash Flow	(5,152)	-	-	-	(1,789)	(1,789)	-	-	-	-	-
Balance At End Of Fiscal Year	\$ -	\$ -	\$ -	\$ -	\$ 357,762	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Fund (620)											
Balance At Beginning Of Fiscal Year	\$ 10,884,106	\$ 10,279,869	\$ 9,967,259	\$ 7,093,934	\$ 5,108,361	\$ 5,889,200	\$ 6,657,819	\$ 7,013,415	\$ 7,243,153	\$ 6,999,486	\$ 7,195,686
Net Cash Flow	211,023	256,461	529,272	733,108	780,839	784,017	769,951	812,384	912,530	1,064,556	1,185,400
Less: Cash-Funded Capital Projects	-	-	-	-	-	-	-	-	-	-	-
Less: Payment Of Debt Service	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 11,095,129	\$ 10,536,330	\$ 10,496,531	\$ 7,827,042	\$ 5,889,200	\$ 6,673,217	\$ 7,427,770	\$ 7,825,800	\$ 8,155,683	\$ 8,064,042	\$ 8,381,087
Less: Restricted Funds	(4,424,516)	(4,538,726)	(4,642,938)	(4,743,386)	(4,846,135)	(4,949,573)	(5,055,017)	(5,164,586)	(6,158,178)	(7,195,686)	(8,276,898)
Total Amount Available For Projects	6,670,613	5,997,604	5,853,593	3,083,656	1,043,065	1,723,644	2,372,753	2,661,214	1,997,505	868,356	104,189
Amount Paid For Projects	(815,260)	(569,071)	(3,402,597)	(2,718,681)	-	(15,398)	(414,355)	(582,647)	(1,156,197)	(868,356)	(104,189)
Subtotal	\$ 5,855,353	\$ 5,428,533	\$ 2,450,995	\$ 364,975	\$ 1,043,065	\$ 1,708,246	\$ 1,958,398	\$ 2,078,567	\$ 841,308	\$ -	\$ -
Add Back: Restricted Funds	4,424,516	4,538,726	4,642,938	4,743,386	4,846,135	4,949,573	5,055,017	5,164,586	6,158,178	7,195,686	8,276,898
Plus: Interest Earnings	52,910	75,927	85,306	61,011	54,988	62,735	68,356	71,283	71,213	70,976	77,363
Less: Interest Allocated To Cash Flow	(52,910)	(75,927)	(85,306)	(61,011)	(54,988)	(62,735)	(68,356)	(71,283)	(71,213)	(70,976)	(77,363)
Balance At End Of Fiscal Year	\$ 10,279,869	\$ 9,967,259	\$ 7,093,934	\$ 5,108,361	\$ 5,889,200	\$ 6,657,819	\$ 7,013,415	\$ 7,243,153	\$ 6,999,486	\$ 7,195,686	\$ 8,276,898
Restricted Reserves (621)											
Balance At Beginning Of Fiscal Year	\$ 660,507	\$ 663,809	\$ 668,788	\$ 675,476	\$ 682,230	\$ 689,053	\$ 695,943	\$ 702,903	\$ 709,932	\$ 717,031	\$ 750,462
Additional Funds:	-	-	-	-	-	-	-	-	-	-	-
Debt Service Reserve On New Debt	-	-	-	-	-	-	-	-	-	26,130	89,105
Other Additional Funds	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 660,507	\$ 663,809	\$ 668,788	\$ 675,476	\$ 682,230	\$ 689,053	\$ 695,943	\$ 702,903	\$ 709,932	\$ 743,161	\$ 839,567
Plus: Interest Earnings	3,303	4,979	6,688	6,755	6,822	6,891	6,959	7,029	7,099	7,301	7,950
Less: Interest Allocated To Cash Flow	-	-	-	-	-	-	-	-	-	-	-
Balance At End Of Fiscal Year	\$ 663,809	\$ 668,788	\$ 675,476	\$ 682,230	\$ 689,053	\$ 695,943	\$ 702,903	\$ 709,932	\$ 717,031	\$ 750,462	\$ 847,517

Interim and Permanent Borrowing Projections**Schedule 11**

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Prior Capital Projects											
Bond Anticipation Notes 2017	\$ 192,313	\$ 183,600	\$ 177,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OWDA Smart Meters	213,334	213,334	213,334	213,334	213,334	213,334	213,334	213,334	213,334	213,334	213,334
OWDA WWTP Multipurpose Facility	134,007	134,007	134,007	134,007	134,007	134,007	134,007	134,007	134,007	134,007	134,007
OWDA WWTP Aeration System Improvements	199,354	398,707	398,707	398,707	398,707	398,707	398,707	398,707	398,707	398,707	398,707
Cumulative Annual New Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,998	\$ 70,454
Total Debt Service	\$ 739,007	\$ 929,648	\$ 923,052	\$ 746,048	\$ 746,048	\$ 746,048	\$ 746,048	\$ 746,048	\$ 746,048	\$ 759,046	\$ 816,502

Key Performance Indicators

Schedule 12

KPI	Source							FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
		Stronger	Mid-Range		Weaker													
% CIP funded by Debt	Fitch	Less than	50%	50% to	90%	Over	90%	0%	0%	0%	0%	0%	0%	0%	0%	0%	11%	36%
Cumulative % CIP funded by Debt	Fitch	Less than	50%	50% to	90%	Over	90%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	4%
All-In Debt Service Coverage	Moody's	Over	2.00	2.00 to	1.25	Less than	1.25	2.66	2.37	2.67	3.34	3.41	3.41	3.40	3.45	3.59	3.74	3.70
Fixed Revenue % of Total Rate Revenue	Fitch	Over	30%	30% to	15%	Less than	15%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
Days Cash on Hand	Moody's	Over	250	250 to	150	Less than	150	424	401	279	197	222	245	253	256	242	243	274

¹Includes Sewer Rate revenues, Infrastructure Fee revenues, and Other Operating revenues.

ORDINANCE NO. _____

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 PREVENTION, AND SUBSECTION 925.08(b)(1) SEWER USER RATES OF ORDINANCE NO. 166-84, THE CODIFIED ORDINANCES OF FAIRFIELD, OHIO.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. 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 are hereby amended to read as follows:

SEE ATTACHED EXHIBIT "A".

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\2025\WATER AND SEWER RATE-ORD

EXHIBIT "A"

921.04 LICENSE; BONDING REQUIREMENTS.

(a) Water Service License. Any person, firm or corporation working on any part of the City's water distribution system, including water service lines and water meters, must first obtain a valid water service license issued and signed by the Public Utilities Director or his/her designee. Application for such license shall be made to the Public Utilities Director, and a license fee of [thirty] **FORTY** dollars [~~(\$30.00)~~ **(\$40.00)**] shall accompany the application. The license shall be valid within the calendar year that it was issued, and must be renewed cyclical on January 1st with an additional fee paid each year. The license applicant shall be required to prove to the satisfaction of the Public Utilities Director and City Manager that he/she possesses the qualifications necessary for working on the City's water distribution system. The applicant may be required to pass a test as to competency under the bylaws and regulations adopted by the City of Fairfield. A license may be revoked by the Public Utilities Director if the licensee violates any laws, ordinances, bylaws and regulations governing work on the City water distribution system.

(b) Bond. Before being granted a license to work on the City's water distribution system, the applicant shall file with the City a bond in the amount of twenty-five thousand dollars (\$25,000) which shall be a blanket bond covering all work performed on the City's water distribution system for one year after the actual work has been performed. The bond shall be conditioned so as to insure proper workmanship and materials used and shall save the City harmless from claims arising as a result of damage to any person or property by reason of such work on the City's water distribution system. Such bond shall be approved by the Law Director as to form and surety. Nothing contained in this section shall be construed to authorize any person, firm or corporation to whom a water service license is issued under this section to perform any other plumbing work in the City. [~~Ord. 107-21. Passed 9-27-21.~~]

921.05 METERS.

(a) Meters Required. All water service branches shall be metered.

(b) Number of Meters. The supply of water from a water service branch shall be measured by one meter except as hereinafter provided. The supply of water from a water service branch may be measured by more than one meter only if the water service branch services no more than one building under one common roof.

(c) Access to Meters, Stops and Valves. Authorized employees of the Division shall have the right at any reasonable time to enter any premises where a meter has been installed for the purpose of reading, examining, or testing the same on the premises or for the purpose of removing the meter from the premises for the above purposes or for the purpose of turning on or off the water supply in the water service branch.

(d) Setting of Meters. A meter shall be installed on any water service branch as soon as practical after the installation of the branch and in every case prior to the issuance of a certificate of occupancy by the Building Division. Meters shall be properly set in accordance with City specifications in a convenient location readily accessible for reading and maintenance and shall be properly protected from damage.

(e) Removal of Meter. No person except a Water Division employee shall remove a water meter, except as provided by bylaw or regulation of the City Manager. (Ord. 167-95. Passed 11-13-95.)

(f) Inspection of Meters.

(1) The charges for the removal, testing and reinstalling of water meters upon application of customers shall be as follows:

<u>Size (inches)</u>	<u>Charge</u>
3/4, 1	[\$ 20.00] \$115.00
1-1/2, 2	[40.00] 230.00
3, 4	[75.00] 500.00
Larger than 4	[150.00] 500.00

~~[{Ord. 128-07. Passed 10-9-07.}]~~

- (2) If upon testing the meter does not perform within the required performance range for its size, as established by American Water Works Association, there shall be no charge for inspection of the meter.

(g) Application for Meter. Application for the installation of a water meter shall be made by the owner or his agent. The application must be accompanied by payment for the rental cost of meter as established herein. The cost of one inch and smaller water meters shall be 1.8 times the City's cost of purchasing the meter. The cost of water meters larger than one inch shall be 1.5 times the City's cost of purchasing the meter. All meters shall remain the property of the Water Division. After a meter has been installed, it shall be fully maintained in proper condition by the Water Division, without charge, except that in the case of damage by freezing, hot water, or other neglect, a charge for repairs shall be made by the Public Utilities Director.

(h) Non-Sewered Water Meter. A property owner may install at his expense a water meter to measure water used but not returned to the City's sewer system. (Ord. 167-95. Passed 11-13-95.)

921.06 PERMITS FOR TEMPORARY WATER USE.

Where water is required for temporary use, application shall be made to the Water Division for a special permit to use water from a fire hydrant or other available source. All arrangements for temporary water use shall be approved by the Superintendent.

- (a) Special Meters.

(1) The Superintendent is authorized to require the use of a special water meter to register water consumed for a temporary use. The meter will, in such cases, be furnished by the Division with a deposit of ~~[\$150.00]~~ **\$175.00** for ¾" or 1" meters and ~~[\$450.00]~~ **\$475.00** for 2" meters and rental fees of ~~[\$75.00]~~ **\$85.00** for ¾" or 1" meters and ~~[\$150.00]~~ **\$160.00** for 2" meters required. Rates for special meter water use shall be a minimum bill based upon the meter size. Water used in excess of the minimum amount will be charged at the normal residential/commercial rate.

- (b) Use of Water Without a Permit. No person, firm or corporation shall use or make a connection to use water from a fire hydrant or other available source unless a properly authorized temporary use permit is issued by the Water Division. The Superintendent is hereby authorized to remove and confiscate any hose or connection found attached to a fire hydrant or other available source of water for which no temporary use permit has been issued.

~~[{Ord. 84-14. Passed 9-8-14.}]~~

921.07 APPLICATION FOR WATER SERVICE; FEE.

(a) Application for water service shall be made by the owner or authorized agent. Water will be turned on by an authorized employee of the Water Division after the application has been filed at the Utility Collection Office. The Water Division shall not be responsible for any inaccuracy in billing information due to erroneous information given by the owner or authorized person. If the applicant is not the owner of the premises for which a water service application is made, a deposit of one hundred

~~[twenty-five]~~ **FIFTY** dollars ~~[(~~\$125.00~~)]~~ **(\$150.00)** shall be made to the Utility Collection Office which shall be refunded when the account is paid in full and closed.

(b) No application for water service shall be allowed and no water will be supplied to any applicant or customer if that person, firm or corporation is indebted to the Water Division for water supplied, work done, material furnished or penalties imposed. This shall apply whether the indebtedness was incurred at the premises for which the application is made or at any other premises supplied by the Water Division.

~~[(Ord. 27-10. Passed 3-22-10.)]~~

921.08 WATER RATES.

Water rates and minimum charges for customers located within the corporate limits of the City are hereby established as shown in Appendices B, C, D, E, ~~[and] F~~ **AND G** which are incorporated herein by reference. ~~THE [E]existing Appendix [E]~~ **F NOW DESIGNATED APPENDIX B** water rates shall remain in effect until January 1, ~~[2021]~~ **2026**. Water rates and minimum charges shall be calculated on a monthly basis. Water customers located outside the corporate limits of the City shall be billed under the rates established in Appendices B, C, D, E and F, plus an additional fifty percent (50%) of each monthly bill. In-City residential water customers of the City of Fairfield who are provided wastewater treatment service by an entity other than the City of Fairfield shall be allowed a monthly credit against their monthly water charges so that their total water and wastewater charges are the same as those paid by in-City residential customers who use both City of Fairfield water and wastewater service, provided that such credit shall not exceed the actual amount of the customer's water charges in any month. The Finance Director is authorized and directed to calculate and apply the credit as described herein.

~~[(Ord. 87-20. Passed 10-26-20.)]~~

921.12 CROSS-CONNECTION CONTROL; WATER QUALITY BACKFLOW PROTECTION.

(a) If, in the judgment of the Public Utilities Director, the integrity of the public water system, is, or can be, endangered by backflow from an actual or a potential cross-connection within the plumbing system of a water consumer, the Public Utilities Director may order the installation of an approved backflow prevention method or device consisting of either an air-gap, double sanitary check valve assembly, vacuum breaker, reduced pressure, principal backflow preventer or any combination thereof at the water service connection to the premises.

(b) The water consumer shall install the designated device or method at his own expense **AND MAINTAIN SAME IN GOOD OPERABLE CONDITION AND MAINTAIN COMPLIANCE WITH OHIO ADMINISTRATIVE CODE 3745-95**, and failure, refusal or inability to install **OR MAINTAIN** such device or method immediately shall constitute a ground for discontinuing water service to the premises until the device or method has been installed and approved by the Public Utilities Director. **IN THE EVENT DISCONTINUED WATER SERVICE TO THE PREMISES CAN NOT BE ACHIEVED, A MONTHLY FEE OF FIFTY DOLLARS (\$50.00) WILL BE APPLIED TO THE CITY OF FAIRFIELD PUBLIC UTILITY BILL UNTIL THE PROPER DEVICE OR METHOD HAS BEEN INSTALLED AND/OR COMPLIANT WITH OHIO ADMINISTRATIVE CODE 3745-95.**

(c) The use of the approved backflow preventer at the water service connection does not in any way affect or eliminate the need for individual fixture devices or air-gaps.

(Ord. 167-95. Passed 11-13-95.)

925.08 USER CHARGE ESTABLISHED.

(a) Charges Established; Classes: Computation.

(1) During the effective period of this chapter, there is levied and assessed a charge or rental known as a "user charge" upon each lot, parcel of land, building or

premises having any sewer connection with the sanitary sewer system of the City or otherwise discharging wastewater, industrial wastes, water or other liquids either directly or indirectly into the City wastewater treatment system.

- (2) The users of the system shall be divided into classes. Classes shall be groups of users for which the wastewater characteristics are approximately equal and services provided are essentially the same. Initially there shall be established three classes of users, as follows: Industrial, nonindustrial and commercial. Charges for these classes shall be as shown, except as otherwise provided herein. The Public Utilities Director may recommend additional classes as determined to be necessary.
- (3) Charges for wastewater treatment service shall be paid by each user connected to the system and shall be computed in accordance with probable demand a user places on the system and the quantity of water discharged to the system, as measured by the City water meter installed thereon and/or by a sewage meter installed on the discharge pipe therefrom and/or as estimated by the City, and in accordance with the charge schedule hereinafter set forth.
- (4) When a considerable amount of water delivered to any premises is not returned to the City's wastewater collection system, the customer, with the permission and approval of the Public Utilities Director, may install a separate water meter to determine the amount of such water not returned to the wastewater disposal system. The customer shall not be billed sewer use charges for such water not returned to the sewage disposal system. The cost of the water meter and its installation shall be the responsibility of the customer. The manner of installation of the water meter must be specifically approved in writing by the Public Utilities Director. Upon a determination by either the Public Utilities Director or the customer that the use of direct metering sanitary sewage flow is necessary or is a more equitable method of determining sewage disposal charges, the Public Utilities Director may approve the installation and use of wastewater meters.
(Ord. 25-14. Passed 4-14-14.)
- (5) Irrigation credit. A special sewer rate structure for residential domestic service accounts will be used during the summer months (May, June, July, August, September and October) in determining sewer charges to account for water used for outside or other irrigation purposes and not returned to the City Sanitary Sewer System. The special rate will eliminate sewer charges for all domestic residential service water in excess of one hundred and fifty percent (150%) of the average monthly water amount used during the previous winter season (November, December, January and February) for that account. In the event that a complete winter season average cannot be established, an amount of 7,500 gallons per month will be used in establishing a base winter season monthly average. (Ord. 18-21. Passed 2-22-21.)
- (6) In-City residential wastewater customers of the City of Fairfield who are provided water service by an entity other than the City of Fairfield shall also be allowed a credit against their monthly wastewater charges so that their total monthly water and wastewater charges are the same as those paid by in-City residential customers who use both City of Fairfield water and wastewater service, provided that such credit shall not exceed the actual amount of the customer's wastewater charges in any month. The Finance Director is authorized and directed to calculate and apply the credit as described herein. (Ord. 25-14. Passed 4-14-14.)

(b) User Charge Rate Structure.

- (1) The sewer rates for all users of sewer service provided by the City within the corporate limits of the City shall be as shown in the Attached Tables A through [E] F inclusive, which are incorporated herein by reference and which shall be effective upon the dates stated therein. The existing sewer rates as shown in existing Table [D] **E NOW DESIGNATED TABLE A** effective January 1, [2020] **2025** shall remain in effect until January 1, [2021] **2026**.
[({Ord. 87-20. Passed 10-26-20.})]

**[APPENDIX B]
[WATER RATES]**

[Effective January 1, 2021]

[Meter Size] [(inches)]	[Monthly Gallons] [Minimum]	[Monthly Gallons] [Surcharge]	[Over-Minimum]	[Monthly] [Minimum] [Charge]
[3/4]	[3,000 @ \$4.42]	[\$0.50]	[\$4.00]	[\$14.76]
[1]	[6,000 @ \$4.42]	[\$0.50]	[\$4.00]	[\$29.52]
[1½]	[10,000 @ \$4.42]	[\$0.50]	[\$4.00]	[\$49.20]
[2]	[20,000 @ \$4.42]	[\$0.50]	[\$4.00]	[\$98.40]
[3]	[45,000 @ \$4.42]	[\$0.50]	[\$4.00]	[\$221.40]
[4]	[80,000 @ \$4.42]	[\$0.50]	[\$4.00]	[\$393.60]
[6]	[180,000 @ \$4.42]	[\$0.50]	[\$4.00]	[\$885.60]
[8]	[240,000 @ \$4.42]	[\$0.50]	[\$4.00]	[\$1,180.80]

[({Ord. 87-20. Passed 10-26-20.})]

**APPENDIX [F] B
WATER RATES**

Gallons @ Rate Per 1,000

[(Effective January 1, 2016)]

(EFFECTIVE JANUARY 1, 2025)

Residential/Commercial Rates

Meter Size (inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$5.07	\$0.75	\$4.59	\$17.46
1	6,000 @ \$5.07	\$0.75	\$4.59	\$34.92
1½	10,000 @ \$5.07	\$0.75	\$4.59	\$58.20
2	20,000 @ \$5.07	\$0.75	\$4.59	\$116.40
3	45,000 @ \$5.07	\$0.75	\$4.59	\$261.90
4	80,000 @ \$5.07	\$0.75	\$4.59	\$465.60
6	180,000 @ \$5.07	\$0.75	\$4.59	\$1,047.60
8	240,000 @ \$5.07	\$0.75	\$4.59	\$1,396.80

(Ord. 87-20. Passed 10-26-20.)

**APPENDIX C
WATER RATES**

[Effective January 1, 2022] **EFFECTIVE JANUARY 1, 2026**

Meter Size (inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ [\$4.57] \$5.10	\$0.[60] 80	\$4.[14] 61	[\$15.51] \$17.70
1	6,000 @ [\$4.57] \$5.10	\$0.[60] 80	\$4.[14] 61	[\$31.02] \$35.40
1½	10,000 @ [\$4.57] \$5.10	\$0.[60] 80	\$4.[14] 61	[\$51.70] \$59.00
2	20,000 @ [\$4.57] \$5.10	\$0.[60] 80	\$4.[14] 61	[\$103.40] \$118.00
3	45,000 @ [\$4.57] \$5.10	\$0.[60] 80	\$4.[14] 61	[\$232.65] \$265.50
4	80,000 @ [\$4.57] \$5.10	\$0.[60] 80	\$4.[14] 61	[\$413.60] \$472.00
6	180,000 @ [\$4.57] \$5.10	\$0.[60] 80	\$4.[14] 61	[\$930.60] \$1,062.00
8	240,000 @ [\$4.57] \$5.10	\$0.[60] 80	\$4.[14] 61	[\$1,240.80] \$1,416.00

[{Ord. 87-20. Passed 10-26-20-}]

**APPENDIX D
WATER RATES**

[Effective January 1, 2023] **EFFECTIVE JANUARY 1, 2027**

Meter Size (inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ [\$4.73] \$5.13	\$0.[70] 85	\$4.[28] 63	[\$16.29] \$17.94
1	6,000 @ [\$4.73] \$5.13	\$0.[70] 85	\$4.[28] 63	[\$32.58] \$35.88
1½	10,000 @ [\$4.73] \$5.13	\$0.[70] 85	\$4.[28] 63	[\$54.30] \$59.80
2	20,000 @ [\$4.73] \$5.13	\$0.[70] 85	\$4.[28] 63	[\$108.60] \$119.60
3	45,000 @ [\$4.73] \$5.13	\$0.[70] 85	\$4.[28] 63	[\$244.35] \$269.10
4	80,000 @ [\$4.73] \$5.13	\$0.[70] 85	\$4.[28] 63	[\$434.40] \$478.40
6	180,000 @ [\$4.73] \$5.13	\$0.[70] 85	\$4.[28] 63	[\$977.40] \$1,076.40
8	240,000 @ [\$4.73] \$5.13	\$0.[70] 85	\$4.[28] 63	[\$1,303.20] \$1,435.20

[{Ord. 87-20. Passed 10-26-20-}]

**APPENDIX E
WATER RATES**

[Effective January 1, 2024] **EFFECTIVE JANUARY 1, 2028**

Meter Size (inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
¾	3,000 @ [\$4.90] \$5.28	\$0.[70] 90	\$4.[43] 77	[\$16.80] \$18.54
1	6,000 @ [\$4.90] \$5.28	\$0.[70] 90	\$4.[43] 77	[\$33.60] \$37.08
1½	10,000 @ [\$4.90] \$5.28	\$0.[70] 90	\$4.[43] 77	[\$56.00] \$61.80
2	20,000 @ [\$4.90] \$5.28	\$0.[70] 90	\$4.[43] 77	[\$112.00] \$123.60
3	45,000 @ [\$4.90] \$5.28	\$0.[70] 90	\$4.[43] 77	[\$252.00] \$278.10
4	80,000 @ [\$4.90] \$5.28	\$0.[70] 90	\$4.[43] 77	[\$448.00] \$494.40
6	180,000 @ [\$4.90] \$5.28	\$0.[70] 90	\$4.[43] 77	[\$1,008.00] \$1,112.40

8	240,000 @ [\$4.90] \$5.28	\$0.70 90	\$4.43 77	[\$1,344.00] \$1,483.20
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[{Ord. 87-20. Passed 10-26-20-}]

APPENDIX F WATER RATES

[~~Gallons @ Rate Per 1,000~~]

[~~(Effective January 1, 2016)~~]

[~~(Effective January 1, 2025)~~]

EFFECTIVE JANUARY 1, 2029

Residential/Commercial Rates

Meter Size (inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$5.07 44	\$0.75 95	\$4.59 91	[\$17.46] \$19.17
1	6,000 @ \$5.07 44	\$0.75 95	\$4.59 91	[\$34.92] \$38.34
1½	10,000 @ \$5.07 44	\$0.75 95	\$4.59 91	[\$58.20] \$63.90
2	20,000 @ \$5.07 44	\$0.75 95	\$4.59 91	[\$116.40] \$127.80
3	45,000 @ \$5.07 44	\$0.75 95	\$4.59 91	[\$261.90] \$287.55
4	80,000 @ \$5.07 44	\$0.75 95	\$4.59 91	[\$465.60] \$511.20
6	180,000 @ \$5.07 44	\$0.75 95	\$4.59 91	[\$1,047.60] \$1,150.20
8	240,000 @ \$5.07 44	\$0.75 95	\$4.59 91	[\$1,396.80] \$1,533.60

[{Ord. 87-20. Passed 10-26-20-}]

APPENDIX G WATER RATES

GALLONS @ RATE PER 1,000

EFFECTIVE JANUARY 1, 2030

<u>METER SIZE (INCHES)</u>	<u>MONTHLY GALLONS MINIMUM</u>	<u>MONTHLY GALLONS SURCHARGE</u>	<u>OVER MINIMUM</u>	<u>MONTHLY MINIMUM CHARGE</u>
3/4	3,000 @ \$5.63	\$1.00	\$5.08	\$19.89
1	6,000 @ \$5.63	\$1.00	\$5.08	\$39.78
1-1/2	10,000 @ \$5.63	\$1.00	\$5.08	\$66.30
2	20,000 @ \$5.63	\$1.00	\$5.08	\$132.60
3	45,000 @ \$5.63	\$1.00	\$5.08	\$298.35
4	80,000 @ \$5.63	\$1.00	\$5.08	\$530.40
6	180,000 @ \$5.63	\$1.00	\$5.08	\$1,193.40
8	240,000 @ \$5.63	\$1.00	\$5.08	\$1,591.20

**[TABLE A]
[SEWER RATES]**

[Effective January 1, 2021]

[Meter Size] [(inches)]	[Monthly] [Gallons] [Minimum]	[Monthly] [Gallons] [Surcharge]	[Over] [Minimum]	[Monthly] [Minimum Charge]
[3/4]	[3,000 @ \$5.58]	[\$0.50]	[\$5.58]	[\$18.24]
[1]	[6,000 @ \$5.58]	[\$0.50]	[\$5.58]	[\$36.48]
[1½]	[10,000 @ \$5.58]	[\$0.50]	[\$5.58]	[\$60.80]
[2]	[20,000 @ \$5.58]	[\$0.50]	[\$5.58]	[\$121.60]
[3]	[45,000 @ \$5.58]	[\$0.50]	[\$5.58]	[\$273.60]
[4]	[80,000 @ \$5.58]	[\$0.50]	[\$5.58]	[\$486.40]
[6]	[180,000 @ \$5.58]	[\$0.50]	[\$5.58]	[\$1,094.40]
[8]	[240,000 @ \$5.58]	[\$0.50]	[\$5.58]	[\$1,459.20]

[{Ord. 87-20. Passed 10-26-20.}]

**TABLE [E] A
SANITARY SEWER RATES**
Gallons @ Rate Per 1,000

Effective January 1, 2025

Meter Size (inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$6.00	\$0.60	\$6.00	\$19.80
1	6,000 @ \$6.00	\$0.60	\$6.00	\$39.60
1½	10,000 @ \$6.00	\$0.60	\$6.00	\$66.00
2	20,000 @ \$6.00	\$0.60	\$6.00	\$132.00
3	45,000 @ \$6.00	\$0.60	\$6.00	\$297.00
4	80,000 @ \$6.00	\$0.60	\$6.00	\$528.00
6	180,000 @ \$6.00	\$0.60	\$6.00	\$1,188.00
8	240,000 @ \$6.00	\$0.60	\$6.00	\$1,584.00

(Ord. 87-20. Passed 10-26-20.)

**TABLE B
SEWER RATES**

[Effective January 1, 2022] **EFFECTIVE JANUARY 1, 2026**

Meter Size (inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ [\$5.66] \$6.24	\$0.[50]65	[\$5.66] \$6.24	[\$18.48] \$20.67
1	6,000 @ [\$5.66] \$6.24	\$0.[50]65	[\$5.66] \$6.24	[\$36.96] \$41.34
1½	10,000 @ [\$5.66] \$6.24	\$0.[50]65	[\$5.66] \$6.24	[\$61.60] \$68.90
2	20,000 @ [\$5.66] \$6.24	\$0.[50]65	[\$5.66] \$6.24	[\$123.20] \$137.80

3	45,000 @ [\$5.66] \$6.24	\$0.[50] 65	[\$5.66] \$6.24	[\$277.20] \$310.05
4	80,000 @ [\$5.66] \$6.24	\$0.[50] 65	[\$5.66] \$6.24	[\$492.80] \$551.20
6	180,000 @ [\$5.66] \$6.24	\$0.[50] 65	[\$5.66] \$6.24	[\$1,108.80] \$1,240.20
8	240,000 @ [\$5.66] \$6.24	\$0.[50] 65	[\$5.66] \$6.24	[\$1,478.40] \$1,653.60

[{Ord. 87-20. Passed 10-26-20-}]

**TABLE C
SEWER RATES**

[Effective January 1, 2023] **EFFECTIVE JANUARY 1, 2027**

Meter Size (inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ [\$5.74] \$6.49	\$0.[50] 70	[\$5.74] \$6.49	[\$18.72] \$21.57
1	6,000 @ [\$5.74] \$6.49	\$0.[50] 70	[\$5.74] \$6.49	[\$37.44] \$43.14
1½	10,000 @ [\$5.74] \$6.49	\$0.[50] 70	[\$5.74] \$6.49	[\$62.40] \$71.90
2	20,000 @ [\$5.74] \$6.49	\$0.[50] 70	[\$5.74] \$6.49	[\$124.80] \$143.80
3	45,000 @ [\$5.74] \$6.49	\$0.[50] 70	[\$5.74] \$6.49	[\$280.80] \$323.55
4	80,000 @ [\$5.74] \$6.49	\$0.[50] 70	[\$5.74] \$6.49	[\$499.20] \$575.20
6	180,000 @ [\$5.74] \$6.49	\$0.[50] 70	[\$5.74] \$6.49	[\$1,123.20] \$1,294.20
8	240,000 @ [\$5.74] \$6.49	\$0.[50] 70	[\$5.74] \$6.49	[\$1,497.60] \$1,725.60

[{Ord. 87-20. Passed 10-26-20-}]

**TABLE D
SEWER RATES**

[Effective January 1, 2024] **EFFECTIVE JANUARY 1, 2028**

Meter Size (inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ [\$5.83] \$6.62	\$0.[60] 75	[\$5.83] \$6.62	[\$19.29] \$22.11
1	6,000 @ [\$5.83] \$6.62	\$0.[60] 75	[\$5.83] \$6.62	[\$38.58] \$44.22
1½	10,000 @ [\$5.83] \$6.62	\$0.[60] 75	[\$5.83] \$6.62	[\$64.30] \$73.70
2	20,000 @ [\$5.83] \$6.62	\$0.[60] 75	[\$5.83] \$6.62	[\$128.60] \$147.40
3	45,000 @ [\$5.83] \$6.62	\$0.[60] 75	[\$5.83] \$6.62	[\$289.35] \$331.65
4	80,000 @ [\$5.83] \$6.62	\$0.[60] 75	[\$5.83] \$6.62	[\$514.40] \$589.60
6	180,000 @ [\$5.83] \$6.62	\$0.[60] 75	[\$5.83] \$6.62	[\$1,157.40] \$1,326.60
8	240,000 @ [\$5.83] \$6.62	\$0.[60] 75	[\$5.83] \$6.62	[\$1,543.20] \$1,768.80

[{Ord. 87-20. Passed 10-26-20-}]

**TABLE E
SEWER RATES**

[SANITARY SEWER RATES]

[Gallons @ Rate Per 1,000]

[Effective January 1, 2025]

EFFECTIVE JANUARY 1, 2029

Meter Size (inches)	Monthly Gallons Minimum	Monthly Gallons Surcharge	Over Minimum	Monthly Minimum Charge
3/4	3,000 @ \$6. [00] 75	\$0. [60] 80	\$6. [00] 75	[\$19.80] \$22.65
1	6,000 @ \$6. [00] 75	\$0. [60] 80	\$6. [00] 75	[\$39.60] \$45.30
1½	10,000 @ \$6. [00] 75	\$0. [60] 80	\$6. [00] 75	[\$66.00] \$75.50
2	20,000 @ \$6. [00] 75	\$0. [60] 80	\$6. [00] 75	[\$132.00] \$151.00
3	45,000 @ \$6. [00] 75	\$0. [60] 80	\$6. [00] 75	[\$297.00] \$339.75
4	80,000 @ \$6. [00] 75	\$0. [60] 80	\$6. [00] 75	[\$528.00] \$604.00
6	180,000 @ \$6. [00] 75	\$0. [60] 80	\$6. [00] 75	[\$1,188.00] \$1,359.00
8	240,000 @ \$6. [00] 75	\$0. [60] 80	\$6. [00] 75	[\$1,584.00] \$1,812.00

[{Ord. 87-20. Passed 10-26-20-.}]

**TABLE F
SEWER RATES**

SANITARY SEWER RATES

GALLONS @ RATE PER 1,000

EFFECTIVE JANUARY 1, 2030

METER SIZE (INCHES)	MONTHLY GALLONS MINIMUM	MONTHLY GALLONS SURCHARGE	OVER MINIMUM	MONTHLY MINIMUM CHARGE
¾	3,000 @ \$6.85	\$0.85	\$6.85	\$23.10
1	6,000 @ \$6.85	\$0.85	\$6.85	\$46.20
1-1/2	10,000 @ \$6.85	\$0.85	\$6.85	\$77.00
2	20,000 @ \$6..85	\$0.85	\$6.85	\$154.00
3	45,000 @ \$6.85	\$0.85	\$6.85	\$346.50
4	80,000 @ \$6.85	\$0.85	\$6.85	\$616.00
6	180,000 @ \$6.85	\$0.85	\$6.85	\$1,386.00
8	240,000 @ \$6.85	\$0.85	\$6.85	\$1,848.00



**City Council Communication
Regular Meeting - September 8, 2025**

Submitted by: Adam Sackenheim, Assistant City Manager COO
Department: City Manager's Office - COO

Subject:

Resolution authorizing the City Manager to enter the City of Fairfield to become a 'Power a Clean Future Ohio' community

Legislation Title:

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

Recommendation:

It is recommended that City Council authorize the City Manager to enter the City of Fairfield as a member community in the organization known as 'Power a Clean Future Ohio'.

Discussion:

Power a Clean Future Ohio (PCFO) is an Ohio nonprofit organization helping communities across the State take practical steps toward reducing carbon emissions and creating healthier, more sustainable communities. The mission of PCFO is to build momentum now for a clean, prosperous future by equipping local leaders for fair and community-driven carbon reductions in Ohio.

By joining PCFO, the City of Fairfield will gain free access to expert technical assistance, data-driven analysis, and funding guidance to advance cost-saving clean energy solutions. Among other areas, PCFO will assist members with EV fleet initiatives, tree canopy and urban forestry projects, renewable energy projects, and community energy aggregation programs. Additional information regarding the services and benefits provided to PCFO members is attached here for Council review.

Fairfield's membership in PCFO aligns with the City's Fairfield Sustains Plan, which was adopted by City Council on 9/9/2024. This sustainability plan serves as a comprehensive roadmap for addressing environmental, economic and livability considerations in the City, and serves as a catalyst for quality of life improvements for all residents.

Financial Impact:

None.

Emergency Provision:

No

Rule Suspension Requested:

yes

ATTACHMENTS:

1. PCFO Overview_ City of Fairfield_7.24.25_v2
2. PCFO 2025 Recruitment Flyer
3. PCFO-RES



**Power a Clean
Future Ohio**

POWER A CLEAN FUTURE OHIO

LOCAL COMMUNITIES LEAD THE WAY

City of Fairfield

July 24, 2025

ABOUT PCFO



Launched in February 2020, with 9 communities joining in the first year.



Resource and partner for local governments pursuing local clean energy, clean transportation, and sustainability initiatives, programs, or policies.



Free for local governments to participate.

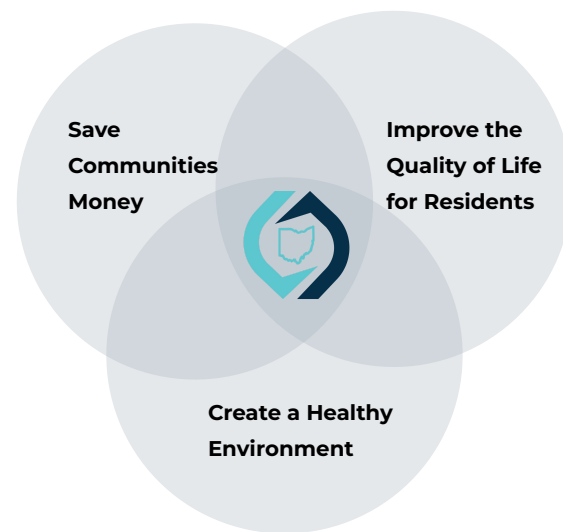


ABOUT PCFO

Power a Clean Future Ohio helps local communities:

- Reduce costs to local government, businesses, and residents
- Grow the clean energy economy in Ohio
- Reduce emissions through local policy action
- Implement equitable clean energy policy with input from across the community

We provide local leaders with **technical assistance, tools, new partners, and resources** to implement plans that are achievable, measurable, equitable, and economical.



PCFO Communities

2020

Cincinnati
Lakewood
Athens
Dayton
Lancaster
Silverton
Reynoldsburg
Lorain
Euclid

2021

Lima
Bexley
Warren
Sandusky
Portsmouth
Cleveland Heights
Worthington
Toledo
Yellow Springs
Cleveland
Shaker Heights
Lucas County
Montgomery County
Upper Arlington
Solon
Columbus

2022

Canton
Fairborn
Oakwood Village
Cuyahoga County
Moreland Hills
Youngstown
University Heights
Cuyahoga Falls
South Euclid
Munroe Falls
Hamilton County
Athens County
Maple Heights
Green
Granville
Garfield Heights

2023

Geneva
East Cleveland
Oxford
Kettering
Summit County
Fairview Park

2024

Gahanna
Akron
Stow



PCFO Support for Local Governments

**Infrastructure
Grant Assistance
Program**

**EV Fleet
Inventory and
Assessment and
Siting Plans**

**Tree Canopy
Assessment and
Greenhouse Gas
Inventory**

**Energy
Efficiency
Programming
and Consulting**

**Solar Code
Updates and
Market
Development**

**Community
Choice
Aggregation
Education**

**Peer to Peer
Networking and
Learning
Opportunities**

**Communications
Resources to Tell
Your Story**

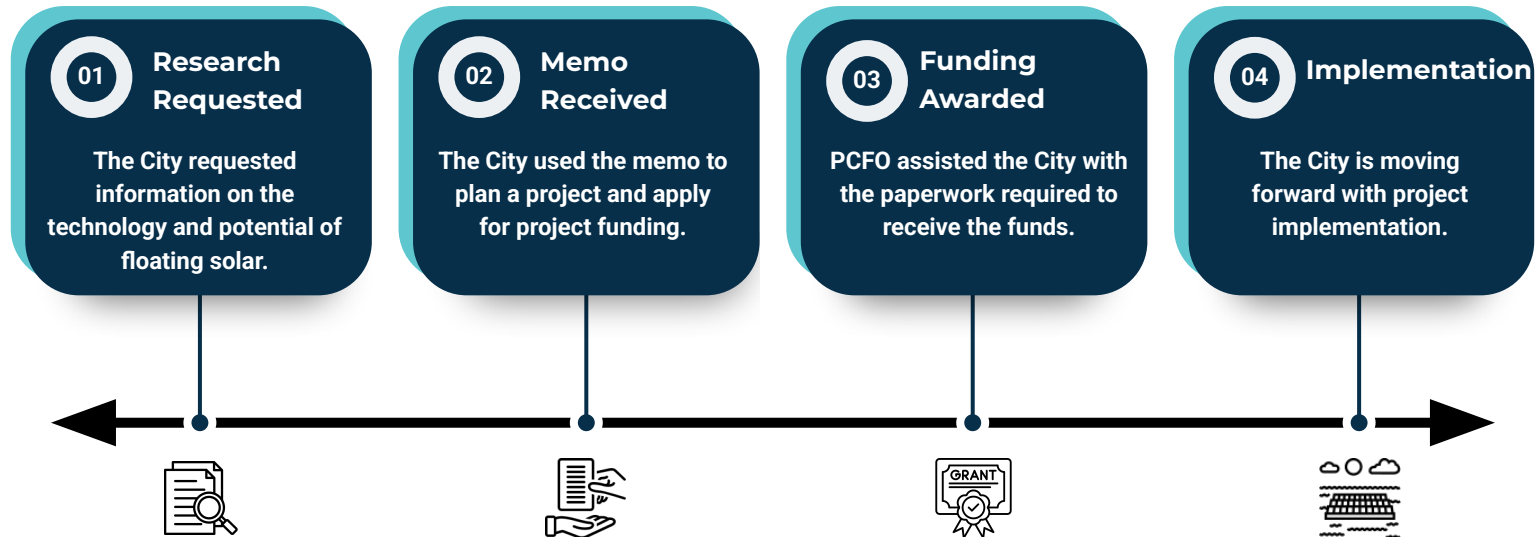
Case Studies

Featuring Lima, Toledo, and Gahanna



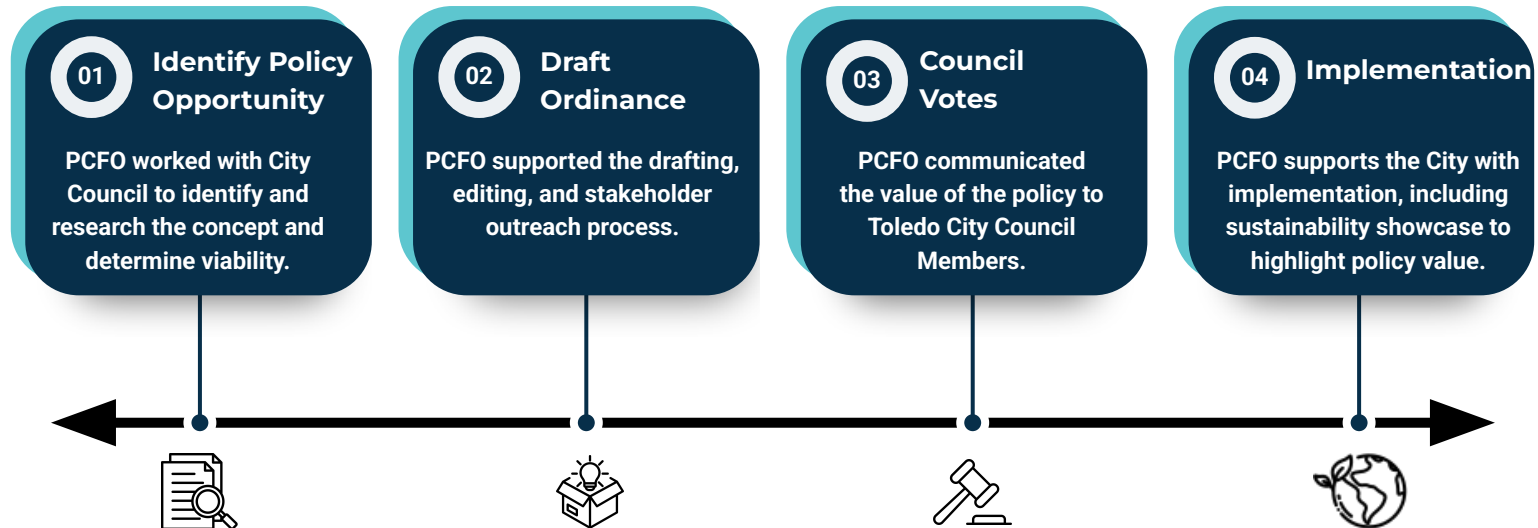


A **floating solar array** on the Twin Lakes Reservoir in Lima will allow the City to **reduce electric costs** at the neighboring water treatment plant, turning one of it's largest energy consumers into a solar-powered facility.





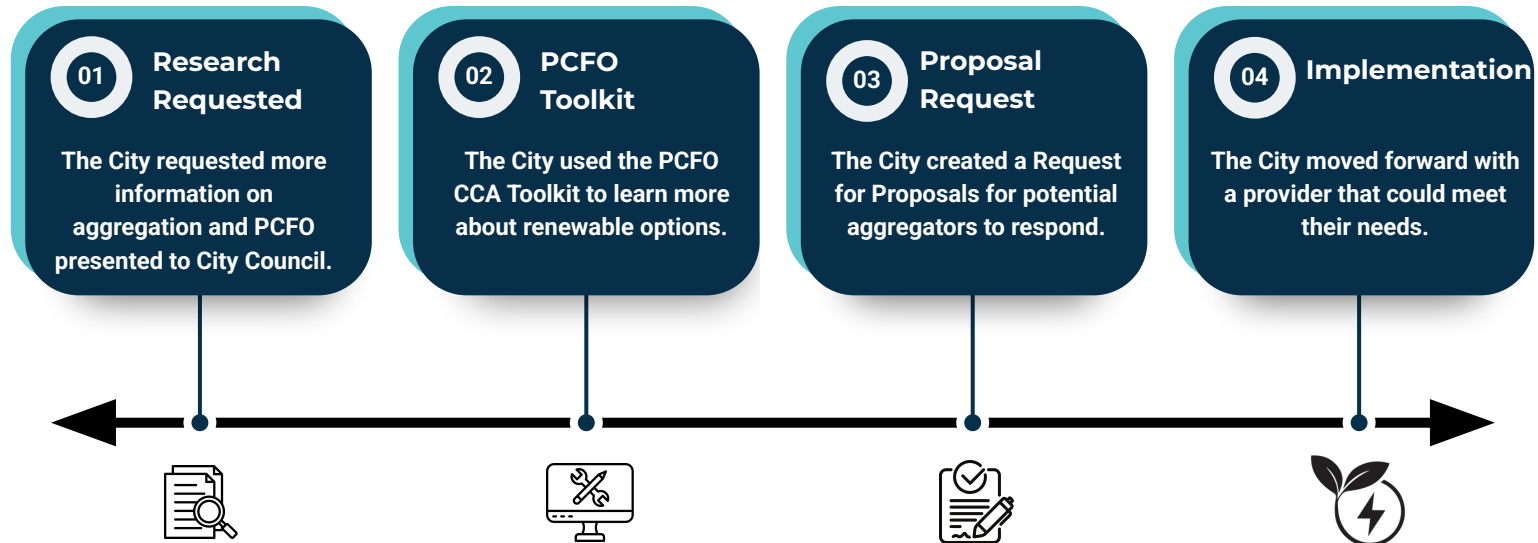
Toledo's **One Percent for the Environment** fund allocates a portion of the city's annual budget towards critical environmental projects. The fund, established in 2022, focuses on **three key areas**: renewable energy development, protecting the Lake Erie watershed, and addressing climate change impacts through targeted local initiatives.



Gahanna, Ohio



The City of Gahanna approached PCFO to learn more about **community choice aggregation**. PCFO presented multiple times to the City, ensuring their questions about aggregation for their community were answered. Gahanna decided to pursue both aggregation and PCFO membership, and have now launched a **100% renewable energy aggregation program** and adopted a **GHG reduction goal of 50% by 2030**.



How do you become a Power a Clean Future Ohio Community?

Joining PCFO is completely free. Once your community commits to reducing carbon emissions, you'll have access to our resources and Technical Assistance Team with no hidden fees.



Pass a Resolution

City Council passes a resolution to become a PCFO Community.



Designate a Lead

The government designates a primary point of contact to work as a liaison with PCFO.



Report Progress

Utilize PCFO resources and report your progress on a timeline decided by your community.

Contact Information

Joe Flarida, Executive Director

joe@poweracleanfuture.org

Crystal Chmielewski, Digital Office Manager

crystal@poweracleanfuture.org

Syahirah Aziz, Program Coordinator

syahirah@poweracleanfuture.org



POWERACLEANFUTURE.ORG





Power A Clean
Future Ohio
LOCAL COMMUNITIES LEADING THE WAY

Become a PCFO Community

Power a Clean Future Ohio (PCFO) is a nonpartisan, nonprofit organization helping communities across Ohio take practical steps toward reducing carbon emissions and creating healthier, more sustainable communities. By joining PCFO, your community gains free access to expert technical assistance, data-driven analysis, and funding guidance to implement cost-saving clean energy solutions.



Accelerate your community's local sustainability planning or climate action planning with PCFO's technical experts, data analysis, educational resources, and planning tools.



Develop clean energy and sustainability project concepts and translate them to implementation with tangible funding streams through PCFO's funding snapshots and implementation partnerships.



Grow the adoption of local renewable energy through policy adoption, zoning updates, community choice aggregation, or municipal installations.



Assess your emissions, set a goal, and identify actionable steps to reduce emissions in a manner that drives clean energy investments and reduces energy costs.

PCFO has directly supported Oxford's clean energy goals by providing free access to experts and by being an approachable place to learn about the energy issues impacting local governments. Oxford has received technical assistance for solar siting and our greenhouse gas inventory, both of which help shape our future projects and priorities."

– **Reena Murphy**,
Sustainability Coordinator, City of Oxford

How to join and what happens next



CONNECT – Phase 1: Meet with PCFO & Learn About Our Work

Local officials meet with PCFO to learn about our work and explore a potential partnership to support your community's goals.



COMMIT – Phase 2: Develop Resolution & Join

The PCFO team supports local government through the resolution process to join PCFO. Upon passage, we formally welcome the community to the program.



UNITE – Phase 3: Build Your Team

The local government designates its PCFO point of contact and assembles its internal team. PCFO helps establish clear roles, documentation systems, and communication channels.



EXPLORE – Phase 4: Assess & Plan

Through the PCFO's intake process and strategic planning meetings, we identify priorities and technical assistance needs and establish initial goals.



IMPLEMENT – Phase 5: Launch New Projects, Programs, or Planning Initiatives

The local government leads the way in setting the agenda for launching new projects, programs, or planning initiatives. PCFO advises and provides direct support to ensure success through technical assistance, clear timelines, and regular check-ins.



ADVANCE – Phase 6: Monitor, Iterate, & Innovate

Regular progress tracking and annual reviews help celebrate achievements, adjust ongoing efforts, and plan future priorities while maintaining momentum.

Our Mission: Power A Clean Future Ohio is building momentum now for a clean, prosperous future by equipping local leaders for equitable, community-driven carbon reductions in Ohio.

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE CITY OF FAIRFIELD, OHIO TO BECOME A
POWER A CLEAN FUTURE OHIO COMMUNITY.

WHEREAS, Power a Clean Future Ohio (PCFO) is an expansive, diverse coalition engaging with cities and local governments across the State of Ohio to build a clean future for our communities; and

WHEREAS, PCFO empowers local leaders with tools and resources to create energy efficiency and carbon reduction plans and implement them in ways that are achievable, measurable, fair, and economical; and

WHEREAS, steps taken toward sustainability and carbon emission reductions also aim to improve community quality of life, building community capital and increasing government efficiency, accountability and transparency; and

WHEREAS, local governments have the unique opportunity to achieve both energy use and carbon emission reductions and cost savings through building and facilities management; land use and transportation planning; and through economic and community development; and

WHEREAS, efforts to address energy and climate issues provide an opportunity to move toward energy self-reliance and greater community resiliency and quality of life; provide environmentally healthy and cheaper-to-operate public buildings; encourage new economic development and local jobs; and support local renewable energy production; and

WHEREAS, the City of Fairfield, Ohio adopted its “Fairfield Sustains” in 2024 to serve as a comprehensive roadmap for addressing environmental, economic, and livability considerations in the City, and to be a catalyst for quality of life improvements for all residents; and

WHEREAS, the City of Fairfield, Ohio established a Sustainability Commission in 2025 to serve as an advisory board to City Council for the purpose of advancing the goals and actions outlined in “Fairfield Sustains”.

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

Section 1. The Council authorizes the City of Fairfield, Ohio (the “City”) to participate in Power a Clean Future Ohio that offers a free, voluntary and continuous improvement framework for advancing sustainability initiatives. Passage of this participation resolution allows the City of be recognized as a Power a Clean Future Ohio Community. Be it further resolved that the City:

1. Acknowledges and reiterates its commitment to reducing energy emissions in accordance with the goals specified in its “Fairfield Sustains” Plan.
2. Will continue to prioritize low-cost measures identified in the Plan – including but not limited to community energy aggregation programs and municipal renewable energy projects – to meet energy needs in a way that remains mindful of the use of taxpayer dollars and any impact

- of consumers' personal expenses.
3. Appoints the City's Sustainability Program Manager to serve as the City's PCFO coordinator for implementation; and
 4. Will facilitate the involvement of the Sustainability Commission and other community members and other units of government as appropriate in the planning, promoting and/or implementing of PCFO policies; and
 5. Will work to implement policies identified in at least two of the following PCFO policy categories with goals of carbon emission reductions, cost savings, and quality of life improvement:
 - Renewable energy;
 - Energy efficiencies;
 - Transportation electrification; and
 - Land use; and
 6. Will provide feedback once a year on how well PCFO is serving the City on the City needs from the program.

Section 2. 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



City Council Communication
Regular Meeting - September 8, 2025

Submitted by: Ben Mann, Public Works Director
 Department: Public Works

Subject:

Approval of contract for purchase of road salt from Compass Minerals America, Inc.

Legislation Title:

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

Recommendation:

It is recommended that City Council authorize and direct the preparation of legislation authorizing the City Manager to enter into a contract with Compass Minerals America, Incorporated for the purchase of road salt.

Discussion:

The purchase of road salt would be made under the new contract in conjunction with the Butler County Engineer's Office. The purchases would be for stocking the salt building located at the Public Works Facility on North Gilmore Road. Restocking of road salt for the 2025/2026 season would be purchased from the 2025 and 2026 operating budget. The City currently is fully stocked in salt and purchases of additional salt will take place when needed.

The Public Works Department, in order to obtain better pricing and service, has participated in bidding submitted in conjunction with the Butler County Engineer's Office for the City's salt purchases for many years. The county contract for 2025 includes Butler County Engineer's Office, Butler County Water and Sewer, as well as participating Cities, Villages, and Townships within Butler County.

The Butler County contract was awarded to Compass Minerals America, Incorporated at the price of \$96.40 per ton for road salt dumped at our Public Works facility. This cost was an increase of approximately 4.65% from the \$92.12 per ton price in 2024.

The price for 2023 was \$90.31. The price was \$85.92 per ton in 2022 and \$76.29 per ton in 2021. The price was \$74.71 per ton in 2020, \$73.21 per ton in 2019, \$62.98 per ton in 2018, \$58.73 per ton in 2017, \$68.42 per ton in 2016, \$74.19 per ton in 2015, \$66.71 per ton in 2014,

and \$64.22 per ton in 2013.

Cargill, Inc. had been the low bidder from 2013 to 2020. Morton was the low bidder in 2021 to 2024.

Financial Impact:

Funding for routine purchases of road salt during the snow season is included in the operating budget for the Public Works Department.

Emergency Provision:

No

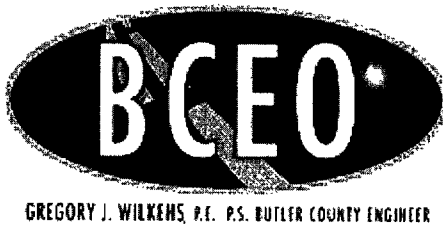
Rule Suspension Requested:

Yes, in order to have contract in place before the need to order salt arises.

ATTACHMENTS:

1. City of Fairfield
2. Contract
3. Specs
4. COMPASS MINERALS AMERICA-ORD

BUTLER COUNTY ENGINEER'S OFFICE



To Clint Emmons – City of Fairfield, Ohio

From Paula Burton

Date 5/29/25

RE Salt Contract 2025-2M

Clint,

Compass Minerals America, Inc has been awarded the salt contract for 2025 at a price of \$96 40 per ton for dump

To place an order, you will need to call 800-323-1641 or highwayorders@compassminerals.com

If you have any questions, please let me know

Thanks

Paula Burton
Administrative Secretary
513-785-4141
burtonp@bceo.org

CONTRACT NO 2025-2M

THIS CONTRACT, made and entered into this 27th day of May in the year Two Thousand Twenty Five by and between the Board of County Commissioners of Butler County, Ohio ("COUNTY"), and Compass Minerals America, Inc. ("CONTRACTOR").

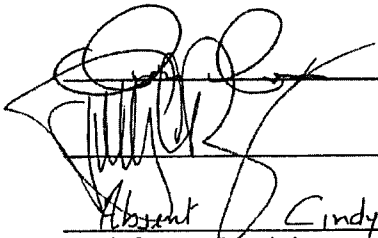
WITNESSETH: That the CONTRACTOR has agreed, and by these presents does agree with the COUNTY for the consideration herein below mentioned, to provide at CONTRACTOR'S own proper cost and expense all necessary materials and labor of every description, and to carry out complete in good, firm, and substantial manner the Furnishing of ODOT Spec. 712.03 Bulk-Treated Sodium Chloride for Butler County, Cities, Villages and Townships. Exhibit A (Specifications), Exhibit B (Schedule for Billing and Delivery), the Legal Ad, the Description of Bid, the Schedule of Prices, the requirements of the Invitation to Bid (also including necessary forms), the Contract Bond, and any addenda or clarifications issued prior to bid selection are hereby incorporated into this contract.

The quantity of 8,875 tons (more or less, as provided in the Specifications) of ODOT Spec. 712.03 Bulk-Treated Sodium Chloride for County use shall be provided at a unit price of \$96.40 per ton for dump. The quantity of 6,560 tons (more or less, as provided in the Specifications) of ODOT Spec. 712.03 Bulk-Treated Sodium Chloride for City and Village use shall be provided at a unit price of \$96.40 per ton for dump. The quantity of 11,840 tons (more or less, as provided in the Specifications) of ODOT Spec. 712.03 Bulk-Treated Sodium Chloride for Township use shall be provided at a unit price of \$96.40 per ton for dump. The quantities for County, City, Village and Township use are to be billed and shipped directly to the County, City, Village or Township, as indicated on the "Schedule for Billing and Delivery" and as arranged directly between each jurisdiction and the CONTRACTOR, at the foregoing unit prices without further cost to any jurisdiction for delivery

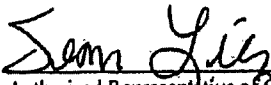
CONTRACTOR hereby agrees to release, indemnify, defend, and hold harmless Butler County and its agencies, offices, officials, and all employees thereof from and against any and all liability, actions, claims, suits, demands, costs, expenses, penalties, fines, or judgments on account of any loss or damage to any person or property or any failure to comply with governmental laws and regulations which result from or arise out of any act or omission of the Contractor or its subcontractors or the agents, officers, employees, or material men of either, jointly or severally, while engaged in the work to be performed under this contract.

CONTRACTOR shall be responsible for the Contractor's work under this contract, and for the work of other parties undertaking any portion of the Contractor's responsibility or obligation, including compliance with all applicable local, State, and Federal laws and regulations concerning workplace safety

IN WITNESS WHEREOF, the said COUNTY of Butler, Ohio, has caused its name to be affixed by the Board of County Commissioners, and CONTRACTOR has set its hand on the day and year aforesaid.



Absent Cindy Carpenter
Board of County Commissioners

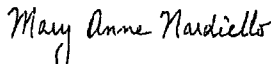


Authorized Representative of Contractor
SEAN LIERZ

Printed Name
SR MGR HWY SALES

Title

Approved as to form only:



Assistant Prosecuting Attorney

CONTRACT NO. 2025-2M

EXHIBIT "A"

SPECIFICATIONS

- 1 QUANTITY - Is approximate and is on a "more or less" basis. Supplier shall meet all needs through May 31, 2026. Actual orders may be more or less than estimated. Estimates indicated will be used solely for the purposes of making a tabulation of bids. The Contractor shall bid on the contract as a whole. Partial bids will not be separated or accepted.
2. PRICE - To be guaranteed through May 31, 2026
- 3 DELIVERY - Shall be made by the supplier within seventy-two (72) hours of notification.
- 4 STRAIGHT DUMP - Price quotes required for straight dump (price per ton of materials)
- 5 ANTI-CAKING AGENT - To be contained in salt.
- 6 LOAD LIMITS - Vehicles hauling goods and/or materials for the Butler County Engineer's Office shall conform to the Ohio State Laws governing load weight limits of roads and bridges. The County Engineer will not be responsible for any goods and/or materials delivered by a vehicle not in compliance with such laws. Weight slips from vehicles indicating noncompliance may be turned over to the proper law enforcement agency for appropriate action. Vehicles shall be tarped and/or enclosed to prevent spillage of material.
- 7 TESTING - Material supplied shall be in conformance with the State of Ohio Department of Transportation "Construction and Material Specifications" Manual dated January 1, 2023. A notarized Certificate of Conformance from the Ohio Department of Transportation or a certified independent testing laboratory stating that the material as bid is in conformance with 712.03 shall be submitted along with the bid.

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH COMPASS MINERALS AMERICA, INC. FOR THE PURCHASE OF ROAD SALT.

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 Compass Minerals America, Inc. for the purchase of road salt 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



**City Council Communication
Regular Meeting - September 8, 2025**

Submitted by: Ben Mann, Public Works Director
Department: Public Works

Subject:

Engineering Consultant Award for River, Groh, and Chateau Improvements (Roundabout, multiuse path, and waterline work)

Legislation Title:

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

Recommendation:

It is recommended that City Council authorize the City Manager to enter into the attached agreement with American Structurepoint to design the improvements to improve the intersection of River/Groh/Chateau and extend the multiuse trail from Groh Lane to Wessel Drive.

Discussion:

It is necessary for City Council to authorize the City Manager to enter into the attached agreement with American Structurepoint to design the improvements for a roundabout at River/Groh/Chateau and extending the multi-use path from Groh Lane to Wessel Drive on the south side of River Road. Waterline improvements at the intersection of River/Groh/Chateau will also be included with the plan development.

The City of Fairfield has been working to implement connectivity improvements between our major parks, the Great Miami River Trail, and our town center and this project helps us meet those goals.

We have not solicited any grant funding for the construction of the roundabout yet, but will explore options once we have a good engineering plan and cost estimate for construction funding. The likely source of funding is the Ohio Public Works Commission (OPWC) funding for 2028.

The roundabout design will accommodate vehicular, bicycle, and pedestrian traffic in this area and allow for a safer crossing of River Road for the Great Miami River Trail.

Financial Impact:

\$280,000 in total funding (\$233,200 in base costs with \$46,800 in contingency and if-authorized tasks).

Funding will be taken from three funds in two different projects listed in the 2025-2029 Capital Improvements Program.

\$30,000 in water surplus funds from 5PW23, \$160,000 in funding from the Street Fund from 5PW23, and \$90,000 from Fund 415 for active transportation under 5PW24.

Emergency Provision:

No

Rule Suspension Requested:

Yes, a suspension of rules and immediate adoption is being requested in order to schedule survey ahead of inclement weather

ATTACHMENTS:

1. 2023.00721_Fairfield Roundabout Scope and Fee Proposal
2. Pages from 25 0429 Fairfield Multi Use Path Report FINAL-lr
3. AMERICAN STRUCTUREPOINT-ORD



August 21, 2025

Nicholas Dill, P.E.
City Engineer
City of Fairfield, Ohio
8870 N. Gilmore Road
Fairfield, Ohio 45014

Dear Mr. Dill and Selection Committee Members:

The River Road/Groh Lane/Chateau Way intersection is a pivotal connection point in Fairfield's transportation network, especially with the planned extension of the Great Miami River Trail. Delivering a roundabout design that improves safety for trail users, accommodates future growth, and maintains neighborhood character requires both technical expertise and local knowledge. American Structurepoint offers a proven track record of roundabout design, familiarity with the project corridor, and a Cincinnati-based team ready to support the city in advancing this improvement.

DEDICATED TO ADVANCING FAIRFIELD'S VISION We know this intersection. Our team has already developed and refined roundabout concepts, incorporated City feedback, and rendered the corridor, giving us unique insight into the intersection's existing conditions and multimodal needs. Having also reviewed the River Road West Feasibility Study, we are prepared to implement these findings and advance the project quickly into detailed design.

EXTENSIVE ROUNDABOUT DESIGN EXPERTISE Our expertise in roundabout design is unmatched in the region. American Structurepoint has designed over 300 of successful roundabouts across Ohio and the Midwest, including urban, suburban, and trail-adjacent contexts. This breadth of experience means we bring tested solutions for traffic calming, utility relocation, right-of-way impacts, and landscaping that align with Fairfield's goals for safety and aesthetics.

A LOCAL PARTNER, READY TO RESPOND Finally, we are a local partner. With our design and survey staff based in Cincinnati just 13 miles from the project site, we are well positioned to provide responsive service, close collaboration, and hands-on support throughout design and coordination with the city, Duke Energy, and Fairfield Public Utilities.

We welcome the opportunity to work with the City of Fairfield to deliver a high-quality design that supports your funding schedule and long-term vision for River Road. Thank you for your consideration. We look forward to the chance to discuss our proposal with you and your team.

Sincerely,
American Structurepoint, Inc.

Craig M. Litmer, PE
Project Manager
clitmer@structurepoint.com

Shawn A. Mason, PE
Principal in Charge
smason@structurepoint.com

Edward D. Kagel, PE
Vice President
ekagel@structurepoint.com

TASK NARRATIVES

American Structurepoint, Inc. will perform the following tasks:

I. Field Survey

We will perform a route topographic survey and boundary survey of the project area (see attached Survey Limits). Horizontal and vertical control for the project will be established and be referenced to the Ohio State Plane Coordinate System (South Zone), the North American Datum of 1983 (2011 Adjustment), and the North American Vertical Datum. A determination of the location and geometry of road centerlines and right-of-way lines, as well as the relevant side property lines located within and adjacent to the project area, will be determined utilizing record documents (i.e. deeds, plats and surveys) researched from Butler County, and from physical evidence (i.e. monuments, pins, fences, and other occupational lines) located in the field. A topographic survey of the project area will be performed on the ground using conventional surveying techniques (i.e. GPS, total stations). Topographic and planimetric features to be located include, but are not limited to; edges of pavement, curbs, driveways, sidewalks/paths, paint lines/markings, buildings, walls, parking lots, toes/tops of slopes, trees (individual if stand-alone, drip lines if densely wooded areas), posts, mailboxes, signs, random ground shots for grades, and other misc. features. We will locate aboveground evidence of utilities including; manholes, poles, overhead lines, valves, handholes, risers, controller boxes, meters, messenger wires, detector loops, and markings/flagging placed by public utility locate companies resulting from Ohio811 (OUPS) location request made prior to the start of the survey. This scope does not include the location of buried utilities (other than the Ohio811 markings previously noted), the location of any private utilities (unless marked by the utility owner prior to the start of the survey), or the determination of the depth of any public or private utilities. American Structurepoint is not responsible for damages resulting from utilities that are not marked, or that are incorrectly marked. We will locate tops of casting, measure the invert depths, and determine the sizes, material, and direction for the pipes within those storm and sanitary sewer manholes/inlets within and immediately adjacent to the project area (manholes that are locked or bolted will need to be opened by the utility owner in order for our staff to access them). All survey data will be processed, compiled, and drafted into an existing conditions survey-based drawing and a surface model and contours (1-foot vertical interval) will be created. Deliverables include the survey drawings (ORD format), field notes, control report, and (if requested) copies of record documents researched.

II. PRELIMINARY ENGINEERING

A preliminary concept was developed for the project proposal and will be used for the basis of design. American Structurepoint will detail the alignment and profiles, including roundabout performance calculations for the proposed geometry to ensure the design meets the performance metrics necessary for fastest path, intersection sight distance and Phi angles. An “over the shoulder” review meeting will be held with the City to determine the final configuration of the roundabout before completing the design. A preliminary engineering submittal will be made to include the following design items:

- A. Title Sheet
- B. Roundabout Geometric Layout
- C. General Notes
- D. Typical Sections Sheet
- E. Detour Plan Sheet
- F. Plan & Profiles sheets
- G. Splitter Island Detail Sheets

- H. Curb Ramp Detail Sheets
- I. Cross Section Sheets
- J. Driveway Details
- K. Waterline Plan and Profile Sheet
- L. Traffic Control Sheets

Construction cost estimate will be developed and submitted with the preliminary plan set.

Roadway design will include full depth pavement replacement in the area of the roundabout and will extend back along the approaches as far as necessary for profile connections. Existing pavement planning and overlay will be used to adjust lane assignments as necessary. Design speeds will match existing posted speeds for each approach roadway. New intersections with the service drives along River Road to the east of the intersection will be established approximately 450' from the intersection with left turn lanes from River Road in this area.

Drainage design will include storm sewer design necessary for curb lines at the roundabout. Spread analysis and capacity analysis will be based off ODOT design criteria. BMP calculations will follow ODOT design criteria. It is anticipated that treatment will be for water quality only and not include quantity treatment. This scope of services does not include design for detention and will be considered a modification if needed.

The lighting design will be coordinated with Duke. No design for rectangular rapid flashing beacons at the pedestrian crossings is included in the scope.

Water line design will include the relocation of a three-line intersection to outside the footprint of the roundabout. Coordination with the City of Fairfield on specific connection details will be determined during the design.

Pedestrian facilities along River Road will be upgraded to a shared use path from the roundabout east to Wessel Drive on the south side of River Road. The layout will follow the schematic design provided by the City. The design will be to current ADA standards and will be coordinated with the City.

III. RIGHT OF WAY

Right-of-way legal descriptions and exhibits are expected to be needed for properties affected by the project. We anticipate eleven (11) properties to be affected and assume a permanent ROW parcel and a temporary easement will be needed for each, for a total of twenty-two (22) descriptions and exhibits. No additional ROW documents (i.e. ODOT style ROW plans, CL plat, etc.) are anticipated. We will coordinate with the Township for the setting of pins on the permanent ROW parcels either after acquisition or after construction. We anticipate all pins to be set in a single mobilization.

IV. FINAL ENGINEERING

Final engineering design will begin with addressing preliminary engineering plan submit comments. Final Design will involve detailed quantity calculations, project site plan, storm profile sheets, and MOT notes for construction phasing for the service drives near the proposed roundabout. For City of Fairfield specific notes and/or details, a list will be provided by the City for inclusion in the plans. List of standard construction

drawings and supplemental specifications will be included on the title sheet. Additional sheets added to the Preliminary Engineering Plan will include:

- A. Schematic Plan
- B. General Detail Sheets
- C. General Summary of Quantities
- D. Project Site Plan
- E. Storm Sewer Profile Sheets
- F. MOT Notes
- G. Landscape Plan

Individual Subsummary sheets will not be developed as part of the scope of services.

Storm Water Pollution Prevention Plan (SWPPP) will be provided as a line item in the plan set to be completed by the contractor prior to construction.

Updated cost estimate will be submitted with the plan set.

PROJECT DELIVERABLES & SCHEDULE

The anticipated project schedule will be determined at the project kickoff meeting to clarify the timeline of the following deliverables:

Project Schedule		
Milestone	Begin Date	End Date
Notice to Proceed		
Field Survey		
Preliminary Engineering		
City Review		
Public Meeting		
Final Engineering		
City Review		
Final Plans Complete		
Bid/Award		
Begin Construction		

COMPENSATION

Compensation for services rendered will be as indicated in the phases below and invoiced monthly. Lump sum phases will be invoiced on a percent-complete basis.

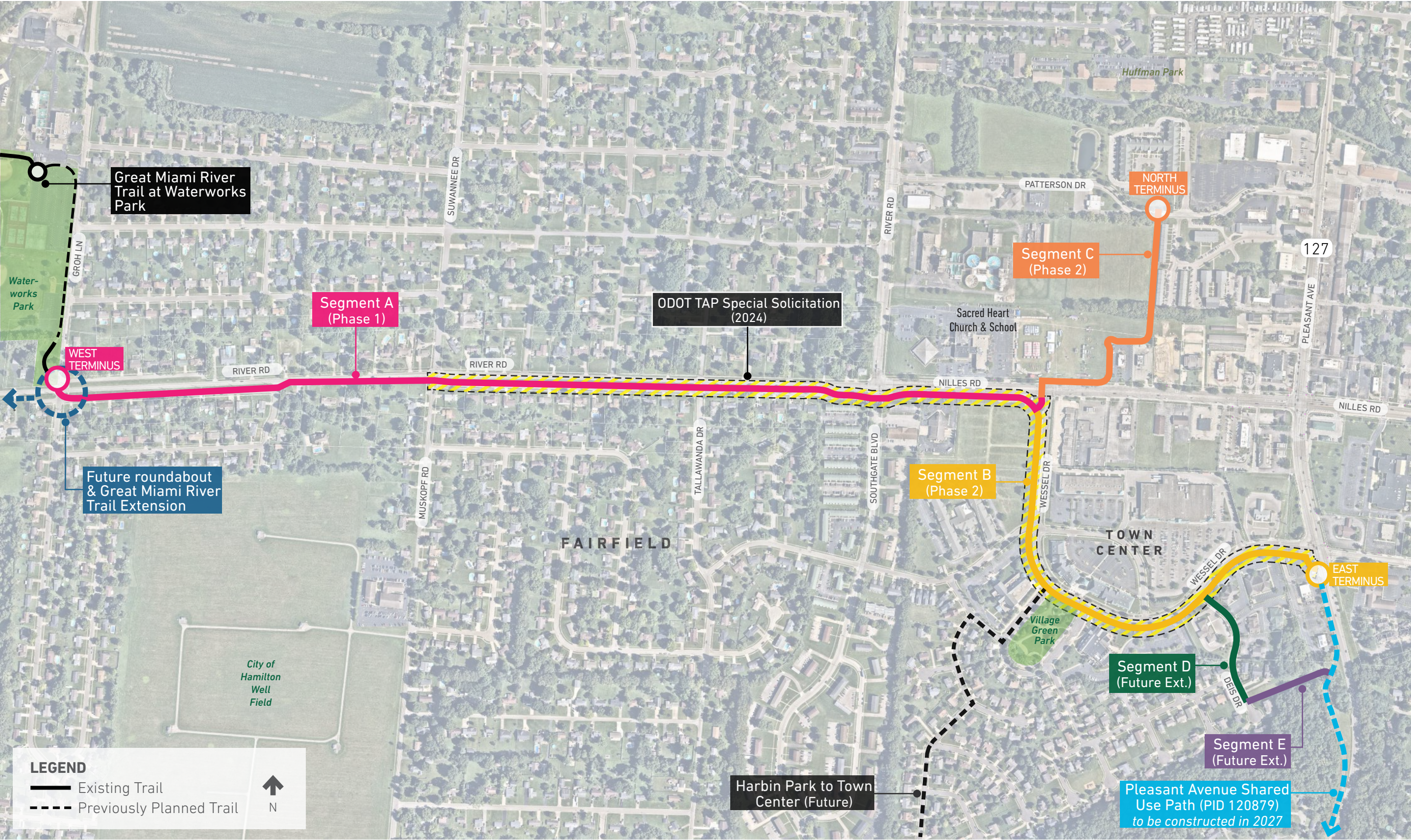
Engineering Services\$233,200 Lump Sum

Fee Proposal
City of Fairfield -- River Road / Groh Lane / Chateau Way Roundabout
August 21, 2025

		Project Manager	Senior Engineer	Project Engineer	Senior Technician	Staff Engineer / Eng. Technician / Staff Surveyor	Land Surveyor	Two-Man Survey Crew	Total Hours	Subconsultant	Non-Labor Direct Costs	Total Cost
		\$250.00	\$210.00	\$180.00	\$145.00	\$145.00	\$185.00	\$270.00				
Field Survey												
1.1	Research					16	3		19			\$2,875
1.2	Survey Control					2	5	32	39		\$370	\$10,225
1.3	Topographical Survey							94	94		\$370	\$25,750
1.4	Boundary/ROW Survey						28	28	56		\$370	\$13,110
1.5	Basemapping					50	12		62			\$9,470
	Subtotal Task 1	0	0	0	0	68	48	154	270	\$0	\$1,110	\$61,430
Preliminary Engineering												
2.1	Geometric Layout		60	40		16			116			\$22,120
2.2	Plan Sheet Production		80	150		100			330			\$58,300
2.3	Utility Coordination and Design			12		12			24			\$3,900
2.5	Meetings and Oversight	16							16			\$4,000
2.6	R/W Legal Description and Exhibit (x22)					88	22		110			\$16,830
2.7	Set Iron Pins on ROW Parcels					4	2	8	14		\$150	\$3,260
	Subtotal Task 2	16	140	202	0	220	24	8	610	\$0	\$150	\$108,410
Final Engineering												
3.1	Update Prelim Engineering Plans Sheets		16	32		48			96			\$16,080
3.2	Quantity Calculations		24	32		20			76			\$13,700
3.3	Plan Sheet Production		48	60		60			168			\$29,580
3.4	Meetings and Oversight	16							16			\$4,000
	Subtotal Task 3	16	88	124	0	128	0	0	356	\$0	\$0	\$63,360
BASE CONTRACT		32	228	326	0	416	72	162	1236	\$0	\$1,260	\$233,200
If-Authorized												
	Subtotal Task X	0	0	0	0	0	0	0	0	\$0	\$0	\$0
IF-AUTHORIZED TOTAL		0	0	0	0	0	0	0	0	\$0	\$0	\$0



FIGURE 3:
RIVER ROAD WEST TRAIL SEGMENTS



DESIGN CONSIDERATIONS

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH AMERICAN STRUCTUREPOINT FOR THE RIVER, GROH, AND CHATEAU IMPROVEMENTS PROJECT.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The City Manager is hereby authorized to enter into an agreement with American Structurepoint for the River, Groh, and Chateau Improvements Project in accordance with the agreement 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



**City Council Communication
Regular Meeting - September 8, 2025**

Submitted by: Diana Davenport, Finance Director
Department: Finance

Subject:

Resolution Accepting the Amounts and Rates as Determined by the Butler County Budget Commission

Legislation Title:

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

Recommendation:

It is necessary for City Council to pass a resolution accepting the amounts and rates as determined by the Butler County Budget Commission.

Discussion:

It is necessary for City Council to pass a resolution accepting the amounts and rates as determined by the Butler County Budget Commission. The resolution would authorize the necessary tax levies to be collected for tax year 2025 during budget year 2026 to the Butler County Auditor.

It is recommended that City Council authorize and direct the preparation of a resolution, with rules suspension, accepting the amounts and rates as determined by the Butler County Auditor.

Financial Impact:

The Butler County Budget Commission has estimated the tax collections that the City will receive for tax year 2025 collected during budget year 2026. These are estimates as the total assessed valuation will not be available until later this year. The General Fund currently has 1.29 mills which is estimated to generate \$2,024,980 for 2026 compared to \$1,344,150 for 2025. The Fire/EMS Levy fund currently has 9.25 mills which is estimated to generate \$11,404,000 for 2026 compared to \$11,239,415 for 2025. The resolution would authorize the necessary tax levies to be collected for tax year 2025 collected during budget year 2026 to the Butler County Auditor.

Emergency Provision:

No.

Rule Suspension Requested:

Yes.

ATTACHMENTS:

1. AmountsAndRates2026

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

(CITY COUNCIL)

Rev. Code, Secs. 5705.34, 5705.35

The Council of the City of **FAIRFIELD**, Butler County, Ohio, met in _____
(regular or special)

session on the _____ day of _____, 20_____, at the office of _____

_____ with the following members present:

_____ moved the adoption of the following Resolution:

WHEREAS, This Council in accordance with the provisions of law has previously adopted a Tax
Budget for the next succeeding fiscal year commencing January 1, 2026; and

WHEREAS, the Budget Commission of Butler County, Ohio has certified its action thereon to the City
Council together with an estimate by the County Auditor of the rate of each tax necessary to be
levied by this Council, and what part thereof is without, and what part within the ten mill tax
limitation; therefore be it

RESOLVED, By the Council of the **CITY OF FAIRFIELD**, Butler County, Ohio, that the amounts
and rates, as determined by the Budget Commission in its certification, be and the same are hereby
accepted; and be it further

RESOLVED, That there be and is hereby levied on the tax duplicate of said City the rate of
each tax necessary to be levied within and without the ten mill limitation as follows:

SCHEDULE A

SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION, AND COUNTY AUDITOR'S ESTIMATED TAX RATES

FUND	AMOUNT APPROVED BY BUDGET COMMISSION INSIDE 10 MILL LIMITATION	AMOUNT TO BE DERIVED FROM LEVIES OUTSIDE 10 MILL LIMITATION	COUNTY AUDITOR'S ESTIMATE OF TAX RATE TO BE LEVIED	
			INSIDE 10 MILL LIMIT	OUTSIDE 10 MILL LIMIT
GENERAL FUND	2,024,980		1.29	
POLICE PENSION				
PARK FUND				
RECREATION FUND				
PARAMEDICS				
FIRE/EMS		11,404,000		9.25
TOTAL	2,024,980	11,404,000	1.29	9.25

SCHEDULE B

LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES

FUND	COUNTY AUDITOR'S ESTIMATE OF YIELD OF LEVY (Carry to Schedule A)	MAXIMUM RATE AUTHORIZED TO BE LEVIED
GENERAL FUND:		
Current expense levy authorized by voters on ,20 not to exceed years.		
Current expense levy authorized by voters on ,20 not to exceed years.		
Current expense levy authorized by voters on ,20 not to exceed years.		
Current expense levy authorized by voters on ,20 not to exceed years.		
TOTAL GENERAL FUND OUTSIDE 10 MILL LIMITATION	0.00	0.00
SPECIAL LEVY FUNDS:		
Levy authorized 03/19,1996 Terminated by Resolution 09-00 not to exceed 5 years. 91-N, 96-R (EMS 96/2000)		0.00
Levy authorized by voters on 03/07 ,2000 not to exceed IND years. 83-N (FIRE) 2000 REI		0.00
Levy authorized by voters on ,2016 not to exceed years. (FIRE) CONT		0.00
not to exceed years. Levy authorized by voters on ,2022 (FIRE) CONT 11,404,000		9.25
Levy authorized by voters on ,20 not to exceed years.		
Levy authorized by voters on ,20 not to exceed years.		
Levy authorized by voters on ,20 not to exceed years.		
Levy authorized by voters on ,20 not to exceed years.		
Levy authorized by voters on ,20 not to exceed years.		

and be it further

RESOLVED, That the Clerk of this Council be, and he/she is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

_____ seconded the Resolution and the roll being called upon its adoption the vote resulted as follows:

_____, _____
_____, _____
_____, _____
_____, _____
_____, _____
_____, _____
_____, _____

Adopted the _____ day of _____, 20____.

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

=====

CERTIFICATE OF COPY

ORIGINAL ON FILE

The State of Ohio, Butler County, ss.

I, _____, Clerk of the Council of the City of _____, within
and for said County, and in whose custody the Files and Records of said Council are required by the
Laws of the State of Ohio to be kept, do hereby certify that the foregoing is taken and copied from
the original _____

now on file, that the foregoing has been compared by me with said original document, and that the
same is a true and correct copy thereof.

WITNESS my signature, this _____ day of _____, 20_____

CLERK OF COUNCIL

NOTE: A copy of this Resolution must be certified to the County Auditor before the first day of
October in each year, or at such later date as may be approved by the Board of Tax Appeals.

=====

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.
(CITY COUNCIL)

ADOPTED _____, 20_____

FILED _____ 20, _____

CLERK OF COUNCIL

COUNTY AUDITOR

DEPUTY AUDITOR



**City Council Communication
Regular Meeting - September 8, 2025**

Submitted by: Diana Davenport, Finance Director
Department: Finance

Subject:

Sidewalk Special Assessment Bond

Legislation Title:

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

Recommendation:

It is necessary for Council to authorize the issuance of Sidewalk Special Assessment bonds for 2025 in the amount of \$57,330.63.

It is recommended that City Council authorize and direct preparation of legislation to authorize the issuance of bonds for the repair of sidewalks against lots that benefited from the improvements. The legislation will require the emergency clause as unpaid assessments were certified to the County Auditor.

Discussion:

The annual Sidewalk Program required property owners to repair sidewalks/aprons that were marked for replacement. Council passed a resolution to authorize the repairs. Invoices were then sent out to the property owners. The outstanding balances were certified to the County Auditor to be collected with the real estate taxes. In accordance with State law, the City Council must pass an ordinance to issue bonds for outstanding assessments. The bonds to be issued will be purchased by the City treasury and will carry an interest rate of 2.50%.

Financial Impact:

The sidewalk bonds will be purchased by the City treasury, which is permissible under State law. Debt service payments will be repaid from special assessments placed on the properties for sidewalk and apron repaired by the City and collected with the real estate taxes.

Emergency Provision:

Yes. Unpaid sidewalk assessments were certified to the County Auditor and are in the process of being collected with the real estate tax.

Rule Suspension Requested:

Yes.

ATTACHMENTS:

1. City of Fairfield Sidewalk Ordinance (2025 Sidewalk Program)(63883171.1)
2. City of Fairfield Ordinance Levying Special Assessments for Sidewalks
2025(62550907.1)
3. City of Fairfield Series 2025 Sidewalk Assessment Bonds - Debt Service by Parcel

CERTIFICATE OF MEMBERSHIP

The undersigned, Finance Director of the City of Fairfield, Butler County, Ohio, hereby certifies that the following were the officers and members of council during the period when proceedings were taken authorizing the issuance of \$57,330.63 Sidewalk Special Assessment Bonds (2025 Sidewalk Program), dated as of December 1, 2025:

Mayor	<u>Mitch Rhodus</u>
Finance Director	<u>Diana Davenport</u>
City Manager	<u>Scott Timmer</u>
Clerk of Council	<u>Alisha Wilson</u>
Member of Council	<u>Leslie Besl</u>
Member of Council	<u>Dale Paullus</u>
Member of Council	<u>Debbie Pennington</u>
Member of Council	<u>Adam Kraft</u>
Member of Council	<u>Gwen Brill</u>
Member of Council	<u>Matt Davidson</u>
Member of Council	<u>Tim Meyers</u>
Law Director	<u>John Clemmons</u>

Finance Director

TRANSCRIPT CERTIFICATE

The undersigned, clerk of council of said municipality, hereby certifies that the following is a true and complete transcript of all proceedings relating to the authorization and issuance of the above-identified obligation.

Clerk of Council

CERTIFICATE AS TO MAXIMUM MATURITY OF BONDS

The undersigned, being the fiscal officer of the City of Fairfield, County of Butler, Ohio, within the meaning of Section 133.01 of the Uniform Public Securities Law of the Ohio Revised Code, hereby certifies that the estimated life or period of usefulness of the improvement financed with the proceeds of the sale of \$57,330.63 of bonds, for the purpose of providing funds to pay the property owner's share of the cost of sidewalk repair in the City is at least five (5) years and that the maximum maturity of said bonds, in accordance with Section 133.20 of the Uniform Public Securities Law of the Ohio Revised Code, is five (5) years pursuant to the special assessment proceedings.

IN WITNESS THEREOF, I have hereunto set my hand this ____ day of September, 2025.

Finance Director

ORDINANCE NO. ____-25

PROVIDING FOR THE ISSUANCE OF \$57,330.63 OF BONDS BY THE CITY OF FAIRFIELD, OHIO, TO PAY PART OF THE COST OF SIDEWALK REPAIR IN THE CITY, AND DECLARING AN EMERGENCY.

WHEREAS, in order to provide for the safety and welfare of the citizens of the City, the City has made certain sidewalk improvements; and

WHEREAS, the fiscal officer of the City has estimated the life of the improvements hereinafter described as at least five (5) years and certified the maximum maturity of bonds as five (5) years pursuant to the special assessment proceedings;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Fairfield (herein the "City"), County of Butler, Ohio:

SECTION 1. That it is necessary to issue a bond of the City, in the principal sum of \$57,330.63, for the purpose of providing funds to pay the property owner's share of the cost of sidewalk repair in the City under the authority of the provisions of the Ohio Revised Code and the Uniform Public Securities Law thereof.

SECTION 2. That said bond shall be in fully registered form, numbered R-1, shall be dated as of its date of issuance, and bear interest on the outstanding principal amount at the rates per annum set forth on Exhibit A attached hereto and incorporated herein, which the Finance Director has certified to be not in excess of a fair market rate of interest, payable annually on December 1 each year, commencing December 1, 2026, until the principal sum is paid. Said bond shall mature in installments as set forth on Exhibit A on December 1 of each year from 2026 through 2030, inclusive. The principal and interest on said bond shall be payable by check or draft to the registered holder thereof. Said bond shall be designated "Sidewalk Special Assessment Bonds (2025 Sidewalk Program)."

SECTION 3. That said bond shall be executed by the City Manager and Finance Director and shall bear the corporate seal of the City. Said bond shall be payable at the office of the Finance Director, City of Fairfield, Ohio, and shall express upon its face the purpose for which it is issued and that it is issued in pursuance of this ordinance.

SECTION 4. That said bond shall be sold by the Finance Director at par and accrued interest to the Special Assessment Fund of the City, and the proceeds from such sale, except any premium or accrued interest thereon, shall be paid into the proper fund and used for the purpose aforesaid and for no other purpose. Premium and accrued interest, if any, shall be transferred to the Bond Retirement Fund to be applied to the payment of the principal of and interest on said bond in the manner provided by law.

SECTION 5. That said bond shall be the full general obligation of this City, and the full faith, credit and revenue of this City are hereby pledged for the prompt payment of the same. Any excess funds resulting from the issuance of said bond, shall, to the extent necessary, be used only

for the retirement of said bond at maturity, together with interest thereon and is hereby pledged for such purpose.

SECTION 6. That during the period while the bond runs there shall be levied upon all of the taxable property in the City, within applicable limitations, in addition to all other taxes, a direct tax annually; said tax shall be and is hereby ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers in the same manner and at the same time that taxes for general purposes for each of said years are certified, extended and collected. Said tax shall be placed before and in preference to all other items and for the full amount thereof.

The funds derived from said tax levy hereby required shall be placed in a separate and distinct fund and, together with interest collected on the same, shall be irrevocably pledged for the payment of the principal and interest of the bond, when and as the same fall due; provided, however, to the extent other City monies, including monies from the levy and collection of special assessments, are available and appropriated for such purpose said tax shall not be levied therefor.

SECTION 7. This council hereby finds and determines that all formal actions relative to the adoption of this ordinance were taken in an open meeting of this council, and that all deliberations of this council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in compliance with the law.

SECTION 8. All appropriate officers of the City are further authorized to make, execute, acknowledge and deliver such closing certificates, financing statements and other instruments or agreements as are, in the opinion of bond counsel, necessary to carry out the purposes of this ordinance.

SECTION 9. That the firm of Dinsmore & Shohl LLP (“Dinsmore”), is hereby engaged as the City’s “bond counsel” pursuant to the engagement letter of Dinsmore on file with the City.

SECTION 10. That this ordinance is hereby declared to be an emergency measure for the necessary preservation of the public peace, health, safety and welfare or for the urgent benefit or protection of the inhabitants of the City of Fairfield, and for the reason that the immediate issuance of said bonds is necessary to provide funds for payment for the improvements hereinabove described, and shall take effect immediately upon its passage, pursuant to Section 4.07(A) of the Charter of the City of Fairfield (hereafter called the “Charter”).

SECTION 11. That the Clerk of Council is hereby directed to forward a certified copy of this ordinance to the County Auditor of Butler County, Ohio.

SECTION 12. That the Clerk of Council is hereby directed to cause this ordinance to be published or posted within ten days after its passage, as required by Section 4.13(A) of the Charter, any publication to be made in the Journal News, a newspaper of circulation in the City.

ADOPTED September __, 2025.

Clerk of Council

Mayor

EXHIBIT A

<u>Date</u>	<u>Principal</u>	<u>Coupon</u>	<u>Interest</u>	<u>Period Total</u>
12/01/26	\$10,906.97	2.50%	\$1,433.27	\$12,340.24
12/01/27	11,179.65	2.50	1,160.59	12,340.24
12/01/28	11,459.14	2.50	881.10	12,340.24
12/01/29	11,745.61	2.50	594.62	12,340.24
12/01/30	<u>12,039.26</u>	2.50	<u>300.98</u>	<u>12,340.24</u>
Total	\$57,330.63		\$4,370.56	\$61,701.19

CERTIFICATE

The undersigned, Clerk of Council, Fairfield, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No. _____ adopted September __, 2025.

Clerk of Council

CERTIFICATE

The undersigned, Finance Director, Fairfield, Ohio, hereby certifies that Ordinance No. _____ was filed with the County Auditor of Butler County, Ohio, on _____, 2025.

Finance Director

RECEIPT

The undersigned, County Auditor of the Butler County, Ohio, acknowledges receipt of Ordinance No. _____ of the City of Fairfield, Ohio, on _____, 2025.

County Auditor

ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE
REPAIR OF SIDEWALKS (INCLUDING APRONS) IN THE CITY OF
FAIRFIELD, OHIO AND DECLARING AN EMERGENCY.

WHEREAS, this Council did, on the 10th day of February, 2025, duly adopt Resolution No. 1-25 declaring the necessity of repairing certain designated sidewalks, including aprons); and

WHEREAS, the City of Fairfield has subsequently repaired that portion of such sidewalks (including aprons) which were not repaired by the owners of the property abutting thereon; and

WHEREAS, a list of estimated assessments of the total cost of said repair has been prepared and placed on file in the office of the Clerk of this Council; and

WHEREAS, this Council has received no objections filed with respect to said estimated assessments;

NOW, THEREFORE, BE TI ORDAINED by the Council of the City of Fairfield, Ohio, that:

- Section 1. The list of estimated assessments of the cost of repairing certain sidewalks including aprons) in the City of Fairfield, Ohio, reported to this Council and now on file in the office of the Clerk of Council and aggregating \$166,468.38 of which \$57,330.63 remains unpaid, is adopted and confirmed.
- Section 2. The several amounts of the assessments are hereby assessed and levied on the lots and lands bounding and abutting the improvement.
- Section 3. It is determined that the assessments do not exceed the special benefits resulting from the improvement, and do not exceed any statutory limitation.
- Section 4. The Clerk of Council is directed to continue on file in her office a list of the assessments and the description of the lots and lands.
- Section 5. The total assessment against each lot and parcel of land shall be payable in cash to the Finance Director of the City of Fairfield within thirty days after the passage of this ordinance or, at the option of the property owner assessed, in five (5) annual installments with interest at the same rate as the bonds issued in anticipation of the collection thereof. All assessments and installments which have not been paid at the expiration of the thirty-day period shall be certified by the Clerk of the County Auditor, to be placed on the tax duplicate and collected the same as other taxes, as provided by law.
- Section 6. The Clerk of Council is directed to cause notice of the passage of this ordinance to be published as provided by law.

Section 7. The Clerk of this Council is directed to cause notice of the levy of the assessments herein to be filed with the County Auditor within twenty days after the expiration of the thirty day period for cash payments following the passage of this ordinance.

Section 8. This ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that these assessments must be effective before being certified to the Butler County Auditor in accordance with law; wherefore, this ordinance shall take effect immediately upon its passage.

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

EXHIBIT A

Year	Invoice Number	Service Address	Name 1
2025	4101	5980 BOYMEL DR	DIPLOMAT HOLDINGS GROUP LLC
2025	4102	6000 BOYMEL DR	HICKORY CREEK CONDO
2025	4103	6004 CEDARWOOD DR	PERRY, JENNIFER
2025	4108	3572 CHERRY HILL DR	EDELENBOS, JOAN M
2025	4109	3583 CHERRY HILL DR	STURDIVANT, DEVIN
2025	4110	3599 CHERRY HILL DR	MILLER, JAMES
2025	4112	8501 ESSEX ORCHARD STATION	MAGAR, KHADKA B.
2025	4113	8504 ESSEX ORCHARD STATION	COLEMAN HAGLER, VERNA
2025	4122	8589 ESSEX ORCHARD STATION	SUJAR, PARIYAR
2025	4124	8597 ESSEX ORCHARD STATION	PARKS, ANNETTE
2025	4126	8605 ESSEX ORCHARD STATION	THOMAS, ULYSSES JR.
2025	4127	8608 ESSEX ORCHARD STATION	ARTHUR, JOSEPH
2025	4131	8632 ESSEX ORCHARD STATION	BISWA, KHEM
2025	4132	3536 HAZELWOOD CT	MENNINGER, JERRY
2025	4138	664 INNSBROOKE LN	MOSLEY, JAYCI
2025	4140	3687 KOHN DR	AGYAPONG, PATRICIA
2025	4141	456 LOREN LN	PRICE, SAUNJA
2025	4148	3897 MACK RD	WEDGEWOOD CONDO ASSOC
2025	4151	835 MILLERS RUN CT	ESTHER MORAN CORONA
2025	4152	910 MILLERS RUN CT	PHUYAL, BHUWAN
2025	4155	965 MILLERS RUN CT	AMERICAN HOMES 4 RENT
2025	4158	50 PROVIDENCE DR	KNOLL WOODRIDGE LLC
2025	4161	28 REMINGTON CT	EL ABBASSI, KEVIN H.
2025	4164	57 REMINGTON CT	DENHAM ET AL, RHONESHA
2025	4165	60 REMINGTON CT	AMERICAN HOMES 4 RENT
2025	4166	6005 ROSEWOOD PL	NEAL, JOHN
2025	4168	6120 ROSS RD	WALLACE, STANLEY
2025	4169	6142 ROSS RD	TUCKER, DAVID
2025	4173	7855 SEWARD RD	LINDEMAN, JENNIFER
2025	4174	7884 SEWARD RD	VO, MINH V
2025	4175	9773 SEWARD RD	FROST, JEANNIE
2025	4176	9809 SEWARD RD	RHODES, DAMITA SHAZIER
2025	4177	7529 TOLLGATE CT	NIVAR, INGRID S.
2025	4184	185 WESTBOURNE CT	ELLCOTT, CHERYL
2025	4185	3515 WOODRIDGE BLVD	CAFLISCH, KYLE
2025	4192	3800 WOODRIDGE BLVD CH	COBBLESTONE GROVE (M-O) OWNER LLC
2025	4200	1019 GAIL AVE	WHITE, KRISTEN
2025	4207	929 MAGIE AVE	ISAAC, VALERIE
2025	4208	944 MAGIE AVE	HAWN, TERESA
2025	4218	4698 MCGREEVY DR	GLASER, LISA
2025	4220	4748 MCGREEVY DR	HENRIQUES, JENNIFER
2025	4221	4787 MCGREEVY DR	COLLINS, JERRY W.

2025	4224	75 MEADOW VIEW CT	FIEHRER, JAN
2025	4227	4837 SLADE DR	FIEHRER, JAN
2025	4235	5747 AUBERGER DR	SANCHEZ, ERLIN RUBEN DOMINQUEZ
2025	4237	5495 BANDELIER CT	SIMPSON, MELANIE
2025	4241	816 BROADVIEW DR	FKH SFR PROPCO D LP
2025	4242	841 BROADVIEW DR	ARRINGTON, MELISSA A.
2025	4243	854 BROADVIEW DR	KING, RANDY
2025	4251	5628 CHATFIELD DR	GETSAY, JOSEPH
2025	4256	5633 CHESAPEAKE WAY	DEBLASIS, CHRISTIAN
2025	4261	5746 CHESAPEAKE WAY	GRAY, ROBYN
2025	4262	5339 CRYSTAL DR	PUCKETT, PAUL
2025	4265	5568 CRYSTAL DR	ARISS, JAMES B.
2025	4267	2111 EDINBURG LN	GAYNOR, BRIAN
2025	4269	2135 EDINBURG LN	RAMEY, MARK P.
2025	4273	5755 GENEVIEVE PL	NEWBERRY, LAURA M.
2025	4274	1749 GLOUCESTER DR	CHENAULT, TILLIE
2025	4277	1844 GLOUCESTER DR	RAGAN, MARC
2025	4285	6 MARCEL CT	POSTELL, MICHAEL
2025	4287	10 MARCEL CT	DIXON, KRISTIN
2025	4290	16 MARCEL CT	SUBEDI, SREE
2025	4304	5256 OAKBROOK DR	BROCKMAN, DAVE
2025	4305	5263 OAKBROOK DR	DYER, EDWARD
2025	4312	1940 RESOR RD	DAVIS, SHERRI
2025	4314	2086 RESOR RD	SHAW, LARENDA
2025	4316	2106 RESOR RD	AIKEN, JOSEPH
2025	4317	2264 ROLLING HILLS BLVD	VANDEHATERT, LORI J.
2025	4318	2273 ROLLING HILLS BLVD	JACKSON, PAMELA
2025	4320	5533 SIR LANCELOT LN	SATURDAY, JENNY
2025	4323	4 SUFFOLK CT	BOOMER, JAMISON
2025	4324	11 SUFFOLK CT	JOHNSON, LYNDA
2025	4327	5651 VALLEY FORGE DR	ERION, APRIL
2025	4329	5667 VALLEY FORGE DR	LOVELL, MICHELLE F.
2025	4331	5777 VALLEY FORGE DR	ABU DAMEDAH, MOHANAD
2025	4333	7 VIOLA CT	MOPEMBA, KAMANGA
2025	4336	700 WESSEL DR	U S POST OFFICE
2025	4338	741 WESSEL DR	FAIRFIELD MEDICAL GROUP
2025	4339	759 WESSEL DR	759 WESSEL DRIVE LLC
2025	4340	6 WEST KNOLL CT	BROCK, RICK
2025	4342	9 WEST KNOLL CT	KLEINSCHMIDT, GLORIA
2025	4343	2310 WESTMINSTER DR	JETT, BRIAN
2025	4346	2366 WESTMINSTER DR	WILLKE, JAMES
2025	4354	2104 WINCHESTER PL	GONYA, ROBERT
2025	4359	5789 WINDERMERE LN	GALMAN, TONY
2025	4361	5821 WINDERMERE LN	LUCKE, LISA
2025	4370	5713 WINTON RD	ALLEN, KIMBERLY
2025	4373	5453 YELLOWSTONE DR	BATES, KENNETH
2025	4375	5464 YELLOWSTONE DR	DE SALVO, STEVEN

2025	4377	5499 YELLOWSTONE DR	GEISZ, KAREN A.
2025	4378	2082 YORKTOWN DR	KHUDYAK, MARK
2025	4379	5468 YOSEMITE DR	MEDDINGS, SHARON
2025	4384	5509 BANDELIER CT	SHERRELL, CHARLES L
2025	4398	5208 DEE ALVA DR	GRECO, ANDREW C.
2025	4399	5216 DEE ALVA DR	PUCK, THOMAS
2025	4401	5227 DEE ALVA DR	GASKINS, ROBERT M
2025	4410	5326 DEE ALVA DR	BALLER, KURTIS
2025	4412	5370 DEE ALVA DR	JOHNSON, SUZANNE
2025	4414	5243 DORSHIRE DR	MILLER, J D
2025	4418	5893 FAIRDALE DR	GREGSTON, ANGELA
2025	4420	5925 FAIRDALE DR	LANE, RANDY
2025	4421	5935 FAIRDALE DR	WALKER, MICHAEL K.
2025	4422	5943 FAIRDALE DR	ACHARY, PUSPA
2025	4424	5166 GROH LN	WINSOH LLC 5166 GROH PROTECTED
2025	4425	5099 LA MONTE DR	BHUJEL, BHAKTI
2025	4426	5121 LA MONTE DR	ANKENBAUER, DONALD
2025	4429	5315 LIMESTONE DR	PLEIMAN, ANGELA
2025	4430	5338 LIMESTONE DR	BAKER, THOMAS
2025	4434	5156 MIAMIDALE DR	TUTTLE, ROSEMARY
2025	4441	0 NILLES RD	STRUMP, JOELLEN ROOKS
2025	4445	5100 PLEASANTDALE TER	MACLEAN, GEORGE
2025	4446	5129 PLEASANTDALE TER	KURZNER, MELISSA
2025	4447	5515 PONDEROSA DR	LAYNE, CLAY
2025	4452	5140 RIVER RD	HAMILTON WATER PLANT
2025	4457	5504 SCHIERING DR	MOSLEY, AMANDA
2025	4458	5529 SCHIERING DR	KEMP, AMY M.

Series 2025

Name 2	Billed Amount	Unpaid	Parcel	2026		2027	
				\$ 12,340.24	\$	\$ 12,340.24	\$
	220.00	220.00	A0700181000001	\$	47.35	\$	47.35
C/O TOWNE PROPERTIES	1,848.00	1,848.00	A0700181000086	\$	397.78	\$	397.78
	176.00	176.00	A0700134000016	\$	37.88	\$	37.88
	70.00	70.00	A0700134000010	\$	15.07	\$	15.07
	70.00	70.00	A0700134000040	\$	15.07	\$	15.07
	176.00	176.00	A0700134000015	\$	37.88	\$	37.88
MAGAR, CHANDRA	70.00	70.00	A0700207000014	\$	15.07	\$	15.07
	70.00	70.00	A0700207000013	\$	15.07	\$	15.07
BAGDAS, SANGITA T.	70.00	70.00	A0700202000028	\$	15.07	\$	15.07
	70.00	70.00	A0700202000027	\$	15.07	\$	15.07
	176.00	176.00	A0700202000026	\$	37.88	\$	37.88
	70.00	70.00	A0700202000015	\$	15.07	\$	15.07
	246.00	246.00	A0700202000018	\$	52.95	\$	52.95
	176.00	176.00	A0700134000033	\$	37.88	\$	37.88
	3,002.75	3,002.75	A0700234000036	\$	646.33	\$	646.33
	1,377.00	1,377.00	A0700181000071	\$	296.39	\$	296.39
	70.00	70.00	A0700241000043	\$	15.07	\$	15.07
C/O TOWNE PROPERTIES	220.00	220.00	A07002030000508	\$	47.35	\$	47.35
	1,504.50	1,504.50	A0700234000052	\$	323.84	\$	323.84
PHUYAL, KRISHNA	352.00	352.00	A0700234000086	\$	75.77	\$	75.77
PROPERTIES ONE LLC	132.00	132.00	A0700238000008	\$	28.41	\$	28.41
	264.00	264.00	A0700016000097	\$	56.83	\$	56.83
	2,254.25	2,254.25	A0700234000065	\$	485.22	\$	485.22
PACE- DENHAM, MARCEL	178.50	178.50	A0700238000003	\$	38.42	\$	38.42
PROPERTIES ONE LLC	408.00	408.00	A0700238000001	\$	87.82	\$	87.82
	70.00	70.00	A0700134000045	\$	15.07	\$	15.07
	70.00	70.00	A0700074000001	\$	15.07	\$	15.07
	70.00	70.00	A0700074000002	\$	15.07	\$	15.07
	70.00	70.00	A0700234000020	\$	15.07	\$	15.07
	70.00	70.00	A0700234000004	\$	15.07	\$	15.07
	70.00	70.00	A0700181000074	\$	15.07	\$	15.07
	3,270.38	3,270.38	A0700181000070	\$	703.94	\$	703.94
	220.00	220.00	A0700207000029	\$	47.35	\$	47.35
ELLCOTT, BRUCE	255.00	255.00	A0700241000054	\$	54.89	\$	54.89
	70.00	70.00	A0700016000098	\$	15.07	\$	15.07
	418.00	418.00	A0700016000100	\$	89.97	\$	89.97
	70.00	70.00	A0700035000038	\$	15.07	\$	15.07
	828.75	828.75	A0700035000095	\$	178.39	\$	178.39
	70.00	70.00	A0700035000087	\$	15.07	\$	15.07
	264.00	264.00	A0700034000020	\$	56.83	\$	56.83
	594.00	594.00	A0700035000037	\$	127.86	\$	127.86
	484.50	484.50	A0700035000017	\$	104.29	\$	104.29

FIEHRER, DEBRA	1,721.25	1,721.25	A0700034000049	\$	370.49	\$	370.49
	70.00	70.00	A0700044000011	\$	15.07	\$	15.07
FERMIN, RITA ALTAGRACIA	268.00	268.00	A0700114000040	\$	57.69	\$	57.69
	290.00	290.00	A0700115000037	\$	62.42	\$	62.42
	220.00	220.00	A0700105000015	\$	47.35	\$	47.35
	70.00	70.00	A0700105000028	\$	15.07	\$	15.07
	220.00	220.00	A0700105000023	\$	47.35	\$	47.35
	70.00	70.00	A0700086000075	\$	15.07	\$	15.07
	70.00	70.00	A0700115000009	\$	15.07	\$	15.07
	528.00	528.00	A0700114000031	\$	113.65	\$	113.65
	220.00	220.00	A0700121000038	\$	47.35	\$	47.35
	440.00	440.00	A0700125000021	\$	94.71	\$	94.71
	220.00	220.00	A0700114000021	\$	47.35	\$	47.35
	198.00	198.00	A0700114000023	\$	42.62	\$	42.62
NEWBERRY, JAY	220.00	220.00	A0700092000032	\$	47.35	\$	47.35
	70.00	70.00	A0700092000040	\$	15.07	\$	15.07
	2,371.50	2,371.50	A0700092000018	\$	510.46	\$	510.46
	352.00	352.00	A0700104000034	\$	75.77	\$	75.77
	514.00	514.00	A0700104000022	\$	110.64	\$	110.64
	70.00	70.00	A0700104000045	\$	15.07	\$	15.07
	602.00	602.00	A0700104000019	\$	129.58	\$	129.58
	70.00	70.00	A0700104000024	\$	15.07	\$	15.07
	210.00	210.00	A0700112000017	\$	45.20	\$	45.20
	70.00	70.00	A0700114000011	\$	15.07	\$	15.07
	70.00	70.00	A0700114000009	\$	15.07	\$	15.07
	140.00	140.00	A0700086000031	\$	30.13	\$	30.13
	140.00	140.00	A0700086000046	\$	30.13	\$	30.13
	176.00	176.00	A0700086000047	\$	37.88	\$	37.88
BOOMER, STEPHANIE	688.50	688.50	A0700114000092	\$	148.20	\$	148.20
	70.00	70.00	A0700114000086	\$	15.07	\$	15.07
	70.00	70.00	A0700097000035	\$	15.07	\$	15.07
LOVELL, JAMES M.	220.00	220.00	A0700097000036	\$	47.35	\$	47.35
	176.00	176.00	A0700097000047	\$	37.88	\$	37.88
	1,415.25	1,415.25	A0700121000006	\$	304.63	\$	304.63
	1,870.00	1,870.00	A0700012000078	\$	402.51	\$	402.51
	70.00	70.00	A0700106000018	\$	15.07	\$	15.07
	70.00	70.00	A0700106000024	\$	15.07	\$	15.07
	70.00	70.00	A0700105000021	\$	15.07	\$	15.07
	70.00	70.00	A0700105000017	\$	15.07	\$	15.07
	255.00	255.00	A0700123000007	\$	54.89	\$	54.89
	330.00	330.00	A0700123000032	\$	71.03	\$	71.03
	1,823.25	1,823.25	A0700114000067	\$	392.45	\$	392.45
	70.00	70.00	A0700092000013	\$	15.07	\$	15.07
	140.00	140.00	A0700112000011	\$	30.13	\$	30.13
ALLEN, RICHARD	70.00	70.00	A0700097000004	\$	15.07	\$	15.07
	140.00	140.00	A0700125000041	\$	30.13	\$	30.13
	70.00	70.00	A0700125000034	\$	15.07	\$	15.07

GEISZ, GREG	220.00	220.00	A0700125000009	\$	47.35	\$	47.35
	210.00	210.00	A0700115000006	\$	45.20	\$	45.20
	70.00	70.00	A0700125000047	\$	15.07	\$	15.07
	220.00	220.00	A0700123000052	\$	47.35	\$	47.35
	198.00	198.00	A0700053000016	\$	42.62	\$	42.62
	140.00	140.00	A0700053000015	\$	30.13	\$	30.13
GASKINS, RACHEL	140.00	140.00	A0700053000059	\$	30.13	\$	30.13
BALLER, MELISSA	1,453.50	1,453.50	A0700053000005	\$	312.86	\$	312.86
	484.00	484.00	A0700053000001	\$	104.18	\$	104.18
	364.00	364.00	A0700088000007	\$	78.35	\$	78.35
	70.00	70.00	A0700132000068	\$	15.07	\$	15.07
	2,193.00	2,193.00	A0700132000064	\$	472.04	\$	472.04
	726.75	726.75	A0700132000063	\$	156.43	\$	156.43
	70.00	70.00	A0700132000062	\$	15.07	\$	15.07
	220.00	220.00	A0700109000013	\$	47.35	\$	47.35
BHUJEL, KARMATI	444.00	444.00	A0700079000045	\$	95.57	\$	95.57
	264.00	264.00	A0700079000060	\$	56.83	\$	56.83
PLEIMAN, JUSTIN	70.00	70.00	A0700054000036	\$	15.07	\$	15.07
	440.00	440.00	A0700054000033	\$	94.71	\$	94.71
	70.00	70.00	A0700138000002	\$	15.07	\$	15.07
	5,100.00	5,100.00	A0700008000113	\$	1,097.76	\$	1,097.76
	70.00	70.00	A0700132000016	\$	15.07	\$	15.07
KURZNER, DAN	1,936.00	1,936.00	A0700132000021	\$	416.72	\$	416.72
	70.00	70.00	A0700079000103	\$	15.07	\$	15.07
ATTN:, CRYSTAL MCKINNEY	1,520.00	1,520.00	A0700008000020	\$	327.18	\$	327.18
	856.00	856.00	A0700079000043	\$	184.25	\$	184.25
	2,107.00	2,107.00	A0700079000059	\$	453.53	\$	453.53
	\$ 57,330.63	\$ 57,330.63		\$	12,340.24	\$	12,340.24

5 S.A. Bonds Debt Service

2028	2029	2030
\$ 12,340.24	\$ 12,340.23	\$ 12,340.24
\$ 47.35	\$ 47.35	\$ 47.35
\$ 397.78	\$ 397.78	\$ 397.78
\$ 37.88	\$ 37.88	\$ 37.88
\$ 15.07	\$ 15.07	\$ 15.07
\$ 15.07	\$ 15.07	\$ 15.07
\$ 37.88	\$ 37.88	\$ 37.88
\$ 15.07	\$ 15.07	\$ 15.07
\$ 15.07	\$ 15.07	\$ 15.07
\$ 15.07	\$ 15.07	\$ 15.07
\$ 15.07	\$ 15.07	\$ 15.07
\$ 37.88	\$ 37.88	\$ 37.88
\$ 15.07	\$ 15.07	\$ 15.07
\$ 52.95	\$ 52.95	\$ 52.95
\$ 37.88	\$ 37.88	\$ 37.88
\$ 646.33	\$ 646.33	\$ 646.33
\$ 296.39	\$ 296.39	\$ 296.39
\$ 15.07	\$ 15.07	\$ 15.07
\$ 47.35	\$ 47.35	\$ 47.35
\$ 323.84	\$ 323.84	\$ 323.84
\$ 75.77	\$ 75.77	\$ 75.77
\$ 28.41	\$ 28.41	\$ 28.41
\$ 56.83	\$ 56.83	\$ 56.83
\$ 485.22	\$ 485.22	\$ 485.22
\$ 38.42	\$ 38.42	\$ 38.42
\$ 87.82	\$ 87.82	\$ 87.82
\$ 15.07	\$ 15.07	\$ 15.07
\$ 15.07	\$ 15.07	\$ 15.07
\$ 15.07	\$ 15.07	\$ 15.07
\$ 15.07	\$ 15.07	\$ 15.07
\$ 15.07	\$ 15.07	\$ 15.07
\$ 703.94	\$ 703.94	\$ 703.94
\$ 47.35	\$ 47.35	\$ 47.35
\$ 54.89	\$ 54.89	\$ 54.89
\$ 15.07	\$ 15.07	\$ 15.07
\$ 89.97	\$ 89.97	\$ 89.97
\$ 15.07	\$ 15.07	\$ 15.07
\$ 178.39	\$ 178.39	\$ 178.39
\$ 15.07	\$ 15.07	\$ 15.07
\$ 56.83	\$ 56.83	\$ 56.83
\$ 127.86	\$ 127.86	\$ 127.86
\$ 104.29	\$ 104.29	\$ 104.29

\$	370.49	\$	370.49	\$	370.49
\$	15.07	\$	15.07	\$	15.07
\$	57.69	\$	57.69	\$	57.69
\$	62.42	\$	62.42	\$	62.42
\$	47.35	\$	47.35	\$	47.35
\$	15.07	\$	15.07	\$	15.07
\$	47.35	\$	47.35	\$	47.35
\$	15.07	\$	15.07	\$	15.07
\$	15.07	\$	15.07	\$	15.07
\$	113.65	\$	113.65	\$	113.65
\$	47.35	\$	47.35	\$	47.35
\$	94.71	\$	94.71	\$	94.71
\$	47.35	\$	47.35	\$	47.35
\$	42.62	\$	42.62	\$	42.62
\$	47.35	\$	47.35	\$	47.35
\$	15.07	\$	15.07	\$	15.07
\$	510.46	\$	510.46	\$	510.46
\$	75.77	\$	75.77	\$	75.77
\$	110.64	\$	110.64	\$	110.64
\$	15.07	\$	15.07	\$	15.07
\$	129.58	\$	129.58	\$	129.58
\$	15.07	\$	15.07	\$	15.07
\$	45.20	\$	45.20	\$	45.20
\$	15.07	\$	15.07	\$	15.07
\$	15.07	\$	15.07	\$	15.07
\$	30.13	\$	30.13	\$	30.13
\$	30.13	\$	30.13	\$	30.13
\$	37.88	\$	37.88	\$	37.88
\$	148.20	\$	148.20	\$	148.20
\$	15.07	\$	15.07	\$	15.07
\$	15.07	\$	15.07	\$	15.07
\$	47.35	\$	47.35	\$	47.35
\$	37.88	\$	37.88	\$	37.88
\$	304.63	\$	304.63	\$	304.63
\$	402.51	\$	402.51	\$	402.51
\$	15.07	\$	15.07	\$	15.07
\$	15.07	\$	15.07	\$	15.07
\$	15.07	\$	15.07	\$	15.07
\$	15.07	\$	15.07	\$	15.07
\$	54.89	\$	54.89	\$	54.89
\$	71.03	\$	71.03	\$	71.03
\$	392.45	\$	392.45	\$	392.45
\$	15.07	\$	15.07	\$	15.07
\$	30.13	\$	30.13	\$	30.13
\$	15.07	\$	15.07	\$	15.07
\$	30.13	\$	30.13	\$	30.13
\$	15.07	\$	15.07	\$	15.07

\$ 47.35	\$ 47.35	\$ 47.35
\$ 45.20	\$ 45.20	\$ 45.20
\$ 15.07	\$ 15.07	\$ 15.07
\$ 47.35	\$ 47.35	\$ 47.35
\$ 42.62	\$ 42.62	\$ 42.62
\$ 30.13	\$ 30.13	\$ 30.13
\$ 30.13	\$ 30.13	\$ 30.13
\$ 312.86	\$ 312.86	\$ 312.86
\$ 104.18	\$ 104.18	\$ 104.18
\$ 78.35	\$ 78.35	\$ 78.35
\$ 15.07	\$ 15.07	\$ 15.07
\$ 472.04	\$ 472.04	\$ 472.04
\$ 156.43	\$ 156.43	\$ 156.43
\$ 15.07	\$ 15.07	\$ 15.07
\$ 47.35	\$ 47.35	\$ 47.35
\$ 95.57	\$ 95.57	\$ 95.57
\$ 56.83	\$ 56.83	\$ 56.83
\$ 15.07	\$ 15.07	\$ 15.07
\$ 94.71	\$ 94.71	\$ 94.71
\$ 15.07	\$ 15.07	\$ 15.07
\$ 1,097.76	\$ 1,097.76	\$ 1,097.76
\$ 15.07	\$ 15.07	\$ 15.07
\$ 416.72	\$ 416.72	\$ 416.72
\$ 15.07	\$ 15.07	\$ 15.07
\$ 327.18	\$ 327.18	\$ 327.18
\$ 184.25	\$ 184.25	\$ 184.25
\$ 453.53	\$ 453.52	\$ 453.53
\$ 12,340.24	\$ 12,340.23	\$ 12,340.24



**City Council Communication
Regular Meeting - September 8, 2025**

Submitted by: Diana Davenport, Finance Director
Department: Finance

Subject:

Repeal Ordinance 103-25 - Reduce and Recertify Special Assessments Levied for the Purpose of Constructing Certain Improvements

Legislation Title:

Ordinance to Repeal Ordinance 103-25 - Special Assessments and declaring an emergency

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

Recommendation:

It is necessary for the City Council to repeal ordinance 103-25 dated August 11, 2025 to reduce special assessments levied for the purposes of constructing certain improvements at the Cincinnati Mills Mall.

Discussion:

It is necessary for the City Council to repeal Ordinance 103-25 dated August 11, 2025. Staff sought approval of the ordinance in August in the event that the real estate closing for the Forest Fair/Cincinnati Mills Mall property did not occur prior to September 8th, the deadline for filing special assessments with Butler County. The real estate closing has been accomplished, which included prepaying all assessments. Therefore, the city no longer needs to file for or collect special assessments on the property. Accordingly, staff recommends repealing the ordinance directing such filing with Butler County.

Financial Impact:

None.

Emergency Provision:

Yes. In order to meet deadlines established by the Butler County Auditor's Office.

Rule Suspension Requested:

Yes

ATTACHMENTS:

1. REPEAL ORD 103-25-ORD

ORDINANCE NO. _____

ORDINANCE TO REPEAL ORDINANCE NO. 103-25 – SPECIAL ASSESSMENTS AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

- Section 1.

Ordinance No. 103-25 – Special Assessments dated August 11, 2025 is hereby repealed.
- Section 2.

This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that the deadline for filing Special Assessments with Butler County, Ohio is September 8, 2025 and it is not necessary for the City to file the Special Assessment as directed by the ordinance repealed; wherefore, this ordinance shall take effect immediately upon its passage.

Passed	_____	_____
	–	– Mayor’s Approval
Posted	_____	
	–	
First Reading	_____	Rules Suspended _____
	–	–
Second Reading	_____	Emergency _____
	–	–
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



**City Council Communication
Regular Meeting - September 8, 2025**

Submitted by: Diana Davenport, Finance Director
Department: Finance

Subject:

Supplemental Appropriations - Transfer of Monies

Legislation Title:

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

Recommendation:

Authorize and direct the preparation of legislation amending the annual operating budget.

Discussion:

A supplemental appropriation is requested to ensure no unauthorized expenditures occur.

Additional appropriation is being sought in the following fund to cover higher than anticipated refunds for the Building Division. Building permits are higher than anticipated and this is causing the amount that needs to be remitted to the Ohio Board of Building Standards (OBBS) to be higher than anticipated. Additional funds are needed for refunds in order to remit the proper fees to the OBBS. The following fund needs a supplemental appropriations.

From: Unappropriated General Fund... \$8,000

To: 10015527-271500 Refunds - \$8,000

Financial Impact:

Supplemental appropriation is required in the following amount: Unappropriated General Fund - \$8,000.

Emergency Provision:

No

Rule Suspension Requested:

Yes

ATTACHMENTS:

1. SUPPLEMENTAL 9-8-ORD

ORDINANCE NO. _____

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.”

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. Ordinance No. 158-24, the 2025 Appropriation Ordinance, is hereby amended in the following respects:

From:	Unappropriated General Fund	\$8,000
To:	10015527-275000 Refunds	\$8,000

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

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

Clerk of Council



**City Council Communication
Regular Meeting - September 8, 2025**

Submitted by: Alisha Wilson, Clerk of Council
Department: Clerk's Office

Subject:

Contractual Appropriations

Legislation Title:

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

Recommendation:

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

Discussion:

Please refer to specific Council Communications for full description of these items.

Financial Impact:

\$330,000 from noted funding source.

Emergency Provision:

No

Rule Suspension Requested:

Yes

ATTACHMENTS:

1. CONTRACTUAL 9-8-ORD

ORDINANCE NO. _____

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.”

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. Ordinance No. 158-24, the 2025 Appropriation Ordinance, is hereby amended in the following respects:

From:	Unappropriated Street Improvement Fund	\$210,000
To:	40116023-233300 Engineering Services <i>(Engineering for River, Groh & Chateau Improvements 5PW23)</i>	\$160,000
To:	40116025-252000 Improvements Other Than Building <i>(2025 Concrete Curb & Sidewalk Program 5PW07)</i>	\$50,000
From:	Unappropriated Active Transportation Fund	\$90,000
To:	41516023-233300 Engineering Services <i>(Engineering for River, Groh & Chateau Improvements 5PW24)</i>	\$90,000
From:	Unappropriated Water Surplus Fund	\$30,000
To:	60516023-233300 Engineering Services <i>(Engineering for River, Groh & Chateau Improvements 5PW23)</i>	\$30,000

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

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\2025\CONTRACTUAL 9-8-ORD



**City Council Communication
Regular Meeting - September 8, 2025**

Submitted by: Ben Mann, Public Works Director
Department: Public Works

Subject:

Concrete Curb Program Construction – Additional Appropriation

Legislation Title:

\$30,000 - Concrete Curb Program Construction – Additional Appropriation (Public Works)

Recommendation:

The staff recommends that City Council authorize and direct the preparation of legislation for the appropriation of funding in the amount shown in the financial impact section for this project.

Discussion:

The majority of the expense in the concrete repair/replacement work is concrete curb and gutter, which is primarily associated with the asphalt overlay project. This is a unit price contract and exact quantities and individual streets for which work is to be performed will vary slightly.

These quantities were bid for the purposes of generating a fair and competitive bid. Funding is budgeted in the Capital Improvements Program for 2025-2029 under 5PW07 Annual Concrete Program.

Public Works advertised this project, and bids were opened on February 5, 2024 for the 2024-2026 Concrete Curb and Sidewalk Project. Four (4) bids were received. The lowest and best bidder was Prus Construction Company of Cincinnati, Ohio.

Financial Impact:

Total funding \$50,000.00 from the Street Improvement Fund for the curb program and miscellaneous concrete work in parking lots. There is funding remaining in the Capital Budget for this work.

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

None



**City Council Communication
Regular Meeting - September 8, 2025**

Submitted by: Alisha Wilson, Clerk of Council
Department: Clerk's Office

Subject:

Non-Contractual Appropriations

Legislation Title:

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

Recommendation:

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

Discussion:

Please refer to specific Council Communications for full description of these items.

Financial Impact:

\$64,175 from noted funding source.

Emergency Provision:

NA

Rule Suspension Requested:

Yes

ATTACHMENTS:

1. NONCONTRACTUAL 9-8-ORD

ORDINANCE NO. _____

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.”

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. Ordinance No. 158-24, the 2025 Appropriation Ordinance, is hereby amended in the following respects:

From:	Unappropriated Capital Improvement Fund	\$18,150
To:	40216023-233900 Other Professional Services <i>(Storm Sewer Cleaning and Televising 5PW03)</i>	\$18,150
From:	Unappropriated Active Transportation Fund	\$15,000
To:	41516023-233900 Other Professional Services <i>(Right of Way Services for the Pleasant Ave Multiuse Trail 5PW28)</i>	\$15,000
From:	Unappropriated Sustainability Fund	\$12,500
To:	41616024-241100 Computer Supplies/Software <i>(Grant Management Software 5CM06)</i>	\$12,500
From:	Unappropriated Recreation Facilities Fund	\$18,525
To:	64052023-233900 Other Professional Services <i>(Removal of Dead Trees at South Trace and North Trace 5RC01)</i>	\$18,525

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\2025\NONCONTRACTUAL 9-8-ORD



**City Council Communication
Regular Meeting - September 8, 2025**

Submitted by: Ben Mann, Public Works Director
Department: Public Works

Subject:

Storm Sewer Cleaning and Televising – Various Locations – Appropriation of Funding

Legislation Title:

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

Recommendation:

It is recommended that emergency funding be appropriated from the Capital Improvement Fund in the amount of \$18,150 from the Capital Improvement Fund for the proposed drainage project.

Discussion:

The City has approximately 117 miles of public storm sewer and around 30 miles of it is corrugated metal pipe that was installed primarily in the 1980's and 1990's. As it ages and deteriorates, the City has been repairing and replacing some of it. Much of the corrugated metal pipe can be rehabilitated by lining the invert for larger pipes or lining the entire circumference for smaller diameter storm sewers.

Public Works has been bidding a contract annually to line deteriorated storm pipes with a cured in place liner. We have also included in the capital program the last two years, a contract to pour new concrete inverts in some large diameter storm sewers and culverts.

We solicited a proposal from CCSI to clean and televise some storm sewer for us so that we can identify candidate pipes for lining and/or replacement ahead of upcoming infrastructure projects.

CCSI was recently contracted to video some of our sanitary and storm for a private utility and we have worked with them in the past when they were the winning bidder for cleaning the large diameter 117" x 79" pipe running 0.8 miles from Pleasant Avenue to the Pleasant Run Creek on River Road.

The project funding for this work is in the Capital Improvements Program for 2025-2029 under 5PW03. This is only part of what is requested of Council for this CIP item as there likely will be additional small projects like this throughout the year.

Financial Impact:

\$18,150 from the Capital Improvement Fund for the labor, material, and equipment to clean and televise storm sewer at various locations.

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

1. Storm Sewer Cleaning and Televising Quote _ 2025 - CCSI



August 14, 2025

City Of Fairfield
Attn: Public Works Director, Ben Mann
8870 North Gilmore Road
Fairfield, Ohio 45014

SCOPE OF WORK: STORM LINE CLEANING & INSPECTION SERVICES _ 2025

Champion Cleaning Specialist, Inc. (CCSI) will provide a Lateral Launch CCTV Truck, Operator, Locating Tech, Vac/Jet Truck, Operator, Equipment, Materials, PPE, etc. to clean and video inspect various storm lines throughout the City Of Fairfield. All storm lines to be cleaned and inspected will be provided by the City. A copy of all video inspection and paperwork will be provided to the City once completed.

Prior to starting any work, CCSI's Project Manager will first go out and scope all of the storm lines and put a production plan together. This production plan will be put in an order to keep time at a minimum of Crew's traveling around and locating storm lines that are required to be cleaned and inspected. The Project Manager will have a pre-construction meeting with CCSI's Operators to go over and review the production plan. This will avoid any additional expenses for time not being utilized cleaning & inspecting the various storm lines.

The per day rate provided is based on working regular business hours Monday - Friday. It is also based on (8) hour working days, includes all equipment, labor, fuel surcharges, water, etc. and will be billed per day worked. It is understood that the City will provide CCSI a disposal location of all waste removed from cleaning the various storm lines.

References are available if requested.

All proper safety precautions will be followed on this project.

PROPOSAL:

- CCTV Truck, Op., Vac/Jet Truck, Op., PPE, Etc.\$ 3,630.00 Per (8) Hour Day

Conditions:

- Payment is net 30 days unless contract states otherwise.
- A contract will need to be provided prior to scheduling any work.
- All work is quoted for working regular business hours Monday - Friday.
- The per day quote provided is based on working (8) hours a day and includes all equipment, labor, fuel surcharges, water, ppe, etc.
- Disposal site will be provided by the City of Fairfield.

8.14.25

Jon Parnell - Champion Cleaning Specialists, Inc. (CCSI) / Date:





CHAMCL-R01

KROBBINS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/27/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Houchens Insurance Group 2734 Chancellor Dr, Suite 301 Crestview Hills, KY 41017	CONTACT NAME: Lori Steuart, CPCU, AAI-M, AAI, AINS, AIS, CLCS, CRIS, MLIS	
	PHONE (A/C, No, Ext): (859) 341-0202 FAX (A/C, No): (859) 341-3709	
	E-MAIL ADDRESS: certificates@higusa.com	
INSURED Champion Cleaning Specialists, Inc. For Pack, LLC 8391 Blue Ash Rd Cincinnati, OH 45236	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: National Fire Insurance Company of Hartford	20478
	INSURER B: Continental Casualty Company	20443
	INSURER C: Continental Insurance Company	35289
	INSURER D: Transportation Insurance Company	20494
	INSURER E: Travelers Property Casualty Company of America	25674
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ OH STOP GAP GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO. JECT ☐ LOC OTHER:			7036344793	12/1/2024	12/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 OH STOP GAP \$ 1,000,000
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			7036345104	12/1/2024	12/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			7036345989	12/1/2024	12/1/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☒ Y ☒ N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	736345927	12/1/2024	12/1/2025	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Excess Umbrella			EX-8W729819-24-NF	12/1/2024	12/1/2025	Occurrence/Aggregate 10,000,000
B	Leased & Rented Eq			C 7036348973	12/1/2024	12/1/2025	\$1,000 Dedt; Limit 150,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Champion Cleaning Specialists
8391 Blue Ash Rd.
Cincinnati, OH 45236

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Champion Cleaning Specialists, Inc.
	2 Business name/disregarded entity name, if different from above.
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☒ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions)
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐
5 Address (number, street, and apt. or suite no.). See instructions. 8391 Blue Ash Road	Requester's name and address (optional)
6 City, state, and ZIP code Cincinnati, Ohio 45236	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number										
			-				-			
or										
Employer identification number										
3	1		-	1	0	2	7	4	0	0

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person 	Date 12.16.2024
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



**Bureau of Workers'
Compensation**

30 W. Spring St.
Columbus, OH 43215

Certificate of Ohio Workers' Compensation

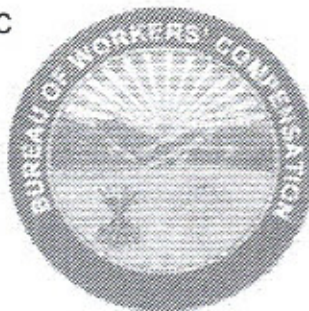
This certifies that the employer listed below participates in the Ohio State Insurance Fund as required by law. Therefore, the employer is entitled to the rights and benefits of the fund for the period specified. This certificate is only valid if premiums and assessments, including installments, are paid by the applicable due date. To verify coverage, visit www.bwc.ohio.gov, or call 1-800-644-6292.

This certificate must be conspicuously posted.

Policy number and employer
00788326

Period Specified Below
07/01/2025 to 07/01/2026

CHAMPION CLEANING SPECIALISTS INC
8391 BLUE ASH RD
CINCINNATI OH 45236-1986



www.bwc.ohio.gov
Issued by: BWC

Stephanie McCloud

Administrator/CEO

You can reproduce this certificate as needed.

Ohio Bureau of Workers' Compensation

Required Posting

Section 4123.54 of the Ohio Revised Code requires notice of rebuttable presumption. Rebuttable presumption means an employee may dispute or prove untrue the presumption (or belief) that alcohol, marijuana or a controlled substance not prescribed by the employee's physician is the proximate cause (main reason) of the work-related injury.

The burden of proof is on the employee to prove the presence of alcohol, marijuana or a controlled substance was not the proximate cause of the work-related injury. An employee who tests positive or refuses to submit to chemical testing may be disqualified for compensation and benefits under the Workers' Compensation Act.



**Bureau of Workers'
Compensation**

You must post this language with the Certificate of Ohio Workers' Compensation.



**City Council Communication
Regular Meeting - September 8, 2025**

Submitted by: Mandi Brock, Parks & Recreation Director
Department: Parks & Recreation

Subject:

Removal of Dead Trees at South Trace and North Trace golf courses

Legislation Title:

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

Recommendation:

It is recommended that the City Council authorize an appropriation of \$18,525.00 from the Capital Improvement Program for necessary tree removal at both South Trace and North Trace golf courses.

Discussion:

Removing dead trees from both South Trace and North Trace will significantly improve the overall appearance and playability of both courses. Dead trees can be unsightly and give the course a neglected look, detracting from the natural beauty and professional image golfers expect. This proactive maintenance makes the course look well-kept, safer, and more enjoyable for all players. Funding for these improvements is included in the 2025-2029 Capital Improvement Program under project CIP 5RC01.

Financial Impact:

\$18,525 from the Recreational Facility Fund as CIP 5RC01.

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

1. Quote for Dead Tree Removal

To: City of Hanfield Park
City of POPPO
for Hanfield Park

JOB ESTIMATE

BROWN'S TREE SERVICE
AND LANDSCAPING, LLC
517 Williams Avenue • Hamilton, Ohio 45015
513 • 856 • 9733

Date: _____
Payable upon completion of job

DESCRIPTION		AMOUNT
Hole 8	Cut down 1 ASH TREE GRIND STUMP	18,525 ⁰⁰
Hole 18	Cut down 1 ASH TREE GRIND STUMP	
Hole 16	Cut down 1 ELM TREE GRIND STUMP	
Hole 1	Cut down 2 ASH TREES GRIND STUMPS	
Hole 10	Cut down 1 ASH TREE GRIND STUMPS	
	Cut down 2 HINDEN TREES GRIND STUMP	
	Cut down 1 DEAD TREE GRIND STUMP	
Hole 15	Cut down 1 WALNUT TREE GRIND STUMP	
Hole 3	Cut down 1 TREE LINE + FENCE LINE	
Hole 12	SIDE TRIM	
Hole 5	CLEAN UP CREEK + CREEK LINE	

Customer Signature: _____ Estimate good for six months.
Quoted By: _____



**City Council Communication
Regular Meeting - September 8, 2025**

Submitted by: Ben Mann, Public Works Director
Department: Public Works

Subject:

Right of Way Services for the Pleasant Avenue Multiuse Trail

Legislation Title:

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

Recommendation:

It is recommended that City Council authorize the funding in the amount shown in the Financial Impact section.

Discussion:

It is necessary for City Council to authorize funding for the Public Works Department to contract with multiple vendors to perform right of way services associated with the design for the improvements to add an active transportation network component for the Pleasant Avenue multi-use trail. These tasks include appraisals and appraisal reviews required by the federal process.

Right of way plan development is nearly complete and there is an estimated 7 parcels requiring temporary and/or permanent right of way takes.

This trail will be approximately 6,800 feet of new trail on the west side of Pleasant Avenue between Hunter Road and Wessel Drive. This trail would create a path to be accessed directly by a considerable portion of the City's residential population without driving, connect a trail to the Town Center and allow for future expansion to other sections of the City.

The City received a grant from the Ohio Kentucky Indiana Regional Council of Governments for this project.

With the approved funding, this project would bid in late 2026.

The project is programmed in the current 2025-2029 CIP as 5PW28. OKI will be funding approximately \$1,738,290 of the construction cost. The engineering and right of way acquisition for this project will be 100% local funding.

This multiuse trail is supported by the City's development of Fairfield Connects, the City's active transportation plan.

Financial Impact:

\$15,000 in total funding for tasks for right of way services through multiple vendors for the

Pleasant Avenue Multiuse Trail from the Active Transportation Fund. \$10,000 estimated for appraisals and \$5,000 estimated for appraisal reviews.

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

None



**City Council Communication
Regular Meeting - September 8, 2025**

Submitted by: Gillian Hart, Sustainability Manager
Department: City Manager's Office - COO

Subject:

Kausal Software - Metric tracking for sustainability programs - Appropriation of Funding

Legislation Title:

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

Recommendation:

It is recommended that the City Council approve an appropriation of \$12,500.00 for the procurement and implementation of the sustainability management software, Kausal. This appropriation will fund a \$4,300 setup fee, a prorated 2025 subscription fee of \$1,800, and the full 2026 subscription fee of \$6,400.

Discussion:

Kausal software is a comprehensive management tool that will allow the city to create both an internal tracking portal for staff and a public-facing dashboard for community view. This system is designed to effectively track and report on key sustainability performance indicators (KPIs), municipal operational metrics, and potentially the progress of future Capital Improvement Program (CIP) projects.

A proposal for pricing is attached for council review.

This project is programmed in the current 2025-2029 Capital Improvement Program as 5CM06 – Sustainability Initiatives.

Financial Impact:

The total appropriation of \$12,500.00 will cover all associated costs for the initial software procurement, a one-time setup fee, a pro-rated subscription for the remainder of 2025, and the full subscription for 2026.

Emergency Provision:

No.

Rule Suspension Requested:

Yes.

ATTACHMENTS:

1. Kausal Intro Presentation for the City of Fairfield
2. Kausal Quote 08.26.2025 (002)

Kausal

Turn climate goals
into actions

City of Fairfield
24.3.205



Kausal 2025



We work with local and regional authorities of all sizes



SAINT PAUL
MINNESOTA

The City of
SAN DIEGO



STADTKLOTEN



LUDWIGSBURG



RĪGA



CITY OF
Hollywood
FLORIDA



Stadt Köln



Stadt Zürich
Umwelt- und
Gesundheitsschutz



Holbæk
Kommune



CITY OF ATHENS

//st.gallen

Stadt Winterthur



CITY OF
LONGMONT
COLORADO



BLÜTENSTADT
LEICHLINGEN

KONSTANZ
Die Stadt zum See



Stevenage
BOROUGH COUNCIL



**Freie
Hansestadt
Bremen**

LAPPEENRANTA

Lahti

**City of
Saskatoon**

CHARLOTTETOWN



HÄMEEN LIITTO
Regional Council of Häme



**ESPOO
ESBO**

VIITASAARI

Helsinki

TAMPERE.
FINLAND



BOROONDARA

INDIGO
SHIRE
COUNCIL

Janakkala



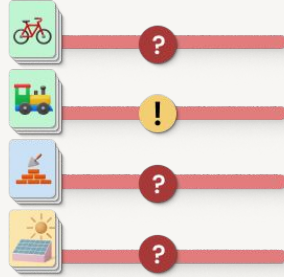
**Kimitoön
Kemiönsaari**

Kokkola

BEFORE



Unclear responsibilities and vague roles in the action plan



Plan actions are not tangible and lack targets



Data collection is laborious and periodical

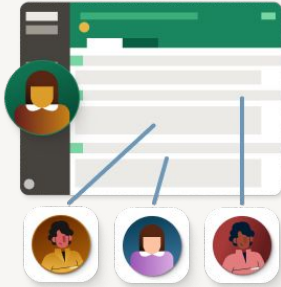


Low visibility to the internal and external stakeholders

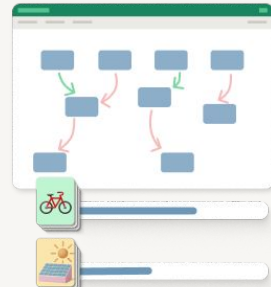


Evaluation and updates rely on static black-box impact assessments

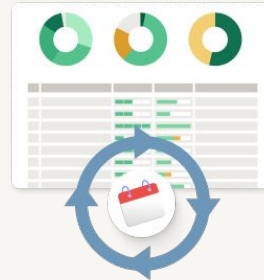
AFTER



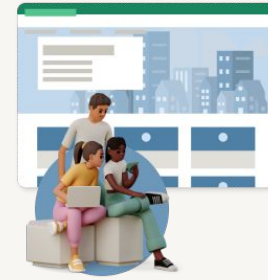
Stronger horizontal and vertical leadership and engagement



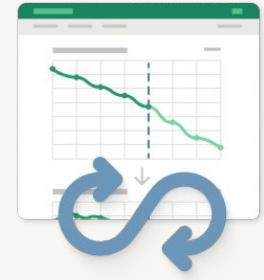
Efficient collaboration: Clear action milestones and KPIs



Continuous progress updates: one up-to-date master of plan



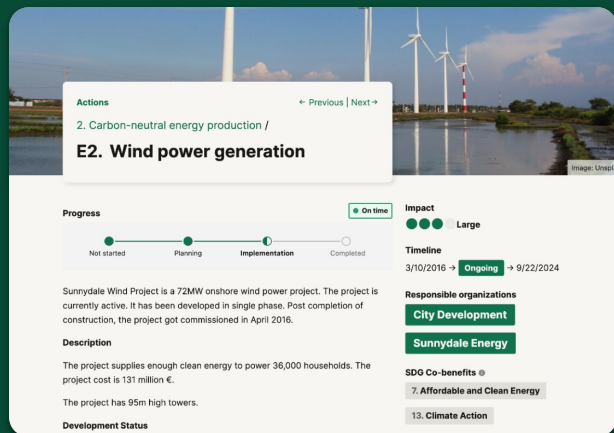
High transparency and easy up to date communication



Continuous learning: Interactive scenario tool to find an optimal combination of actions

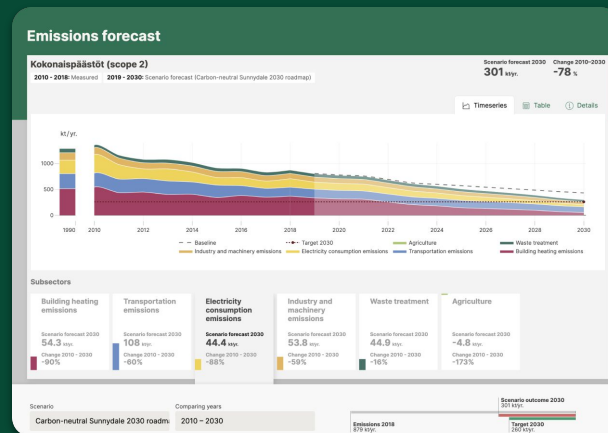
Kausal Platform

Watch | Monitoring climate actions



Makes the climate work within the city more efficient. Distributed data updates and automatic real-time dashboard reduce overhead related to managing, communicating and reporting on the climate work publicly.

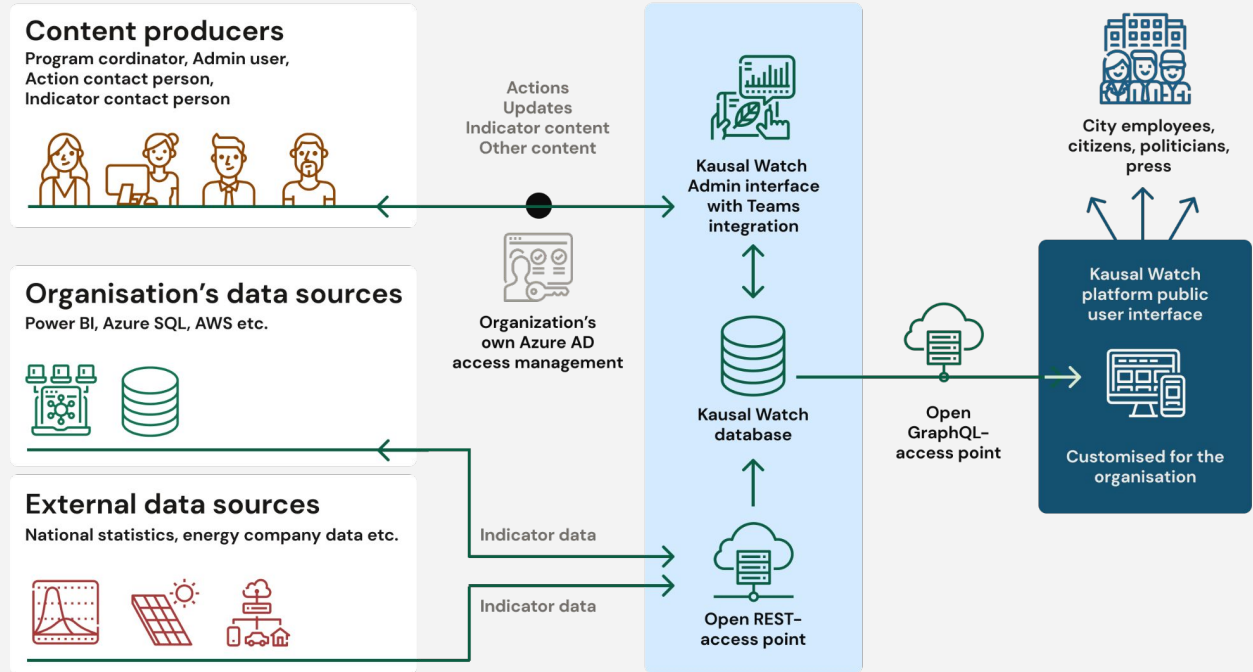
Paths | Managing inventories and scenarios



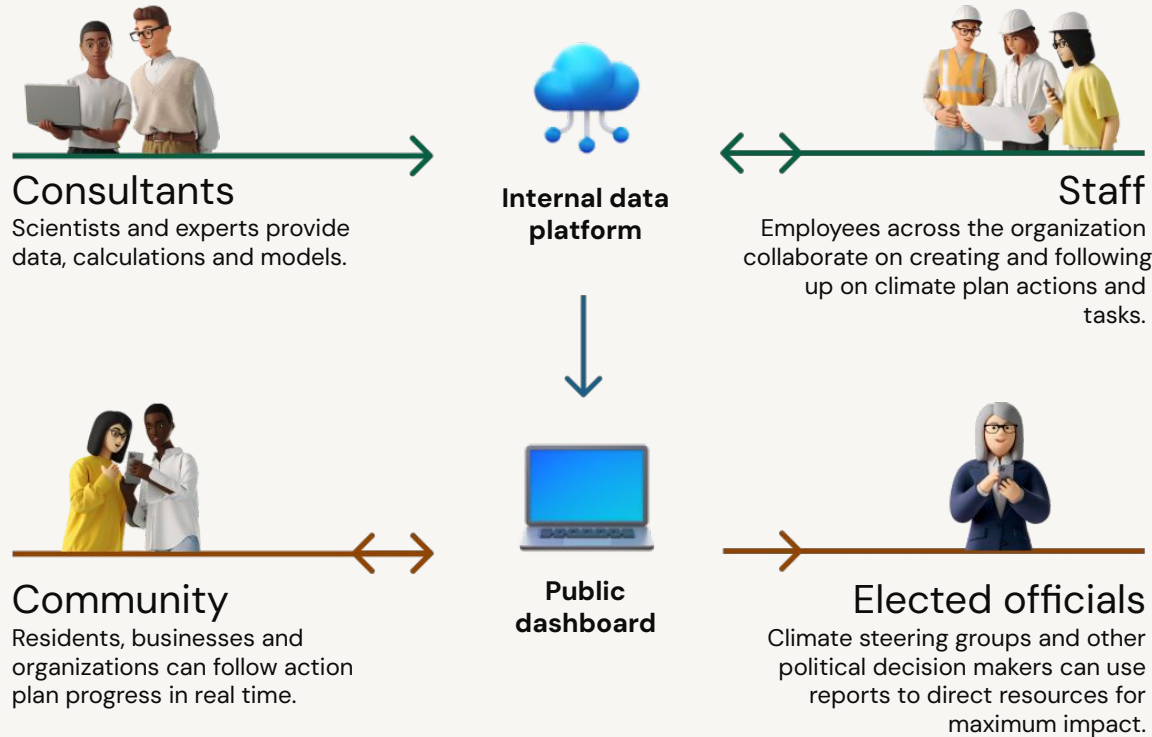
Makes it possible for a city to understand, visualize and communicate the long-term impact of its climate work. It automates data management, visualizes impacts (emissions, financial, health) and helps policymakers make better decisions and to justify them.

Modern Open-Source API-based approach ensures integration with existing services and processes

- We offer a **layer of usability** for both internal and external users **on top of existing data sources and solutions**.
- The platform **integrates seamlessly** to e.g. internal strategy, planning, project, and data management solutions as well as existing community engagement platforms and open data portals.
- Our **two-way APIs** make sure that **data is input only once** and can be used wherever it is needed. Master data resides where the client wants it.



Distributed data management and publishing



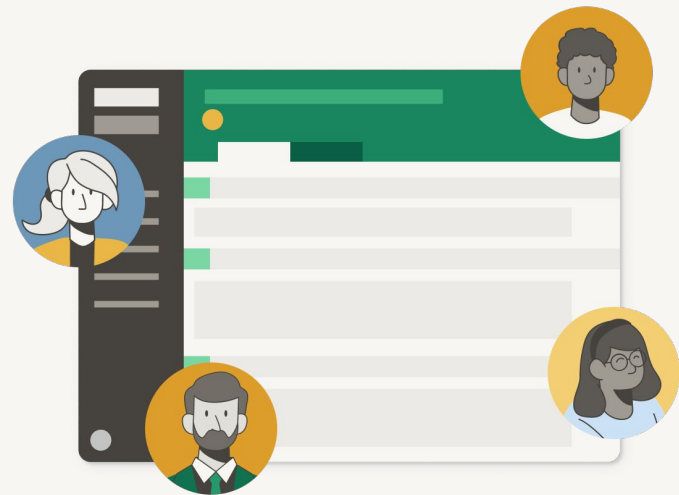
- The cloud-based data platform **replaces the traditional Excel-workbook approach** for collecting and managing data.
- All **employees in charge** of specific actions **are reminded by the platform** to keep the information related to their actions and KPI's up to date.
- The **Public UI is updated automatically** as information about actions is modified.

Kausal Watch

Automate much of the manual work involved in planning, implementing and reporting your climate actions.

Engage a wide network of people in the city organization in both planning and implementation.

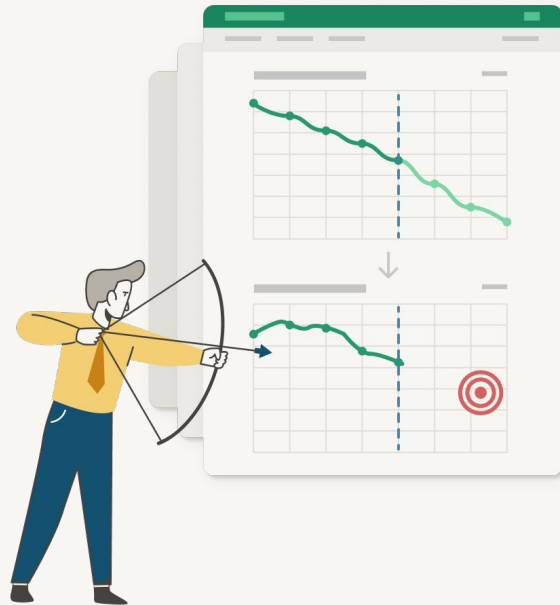
Enable **real-time multi-stakeholder transparency** and accountability as everyone can follow the progress of the climate action plan online.



Kausal Paths

Support **data-based decision making**.

Create **visualizations of different scenarios** based on an library of open source calculation models, answering *"how will our emissions evolve over time depending what actions we decide to take"*.



Assign responsibilities to engage the right players to take action

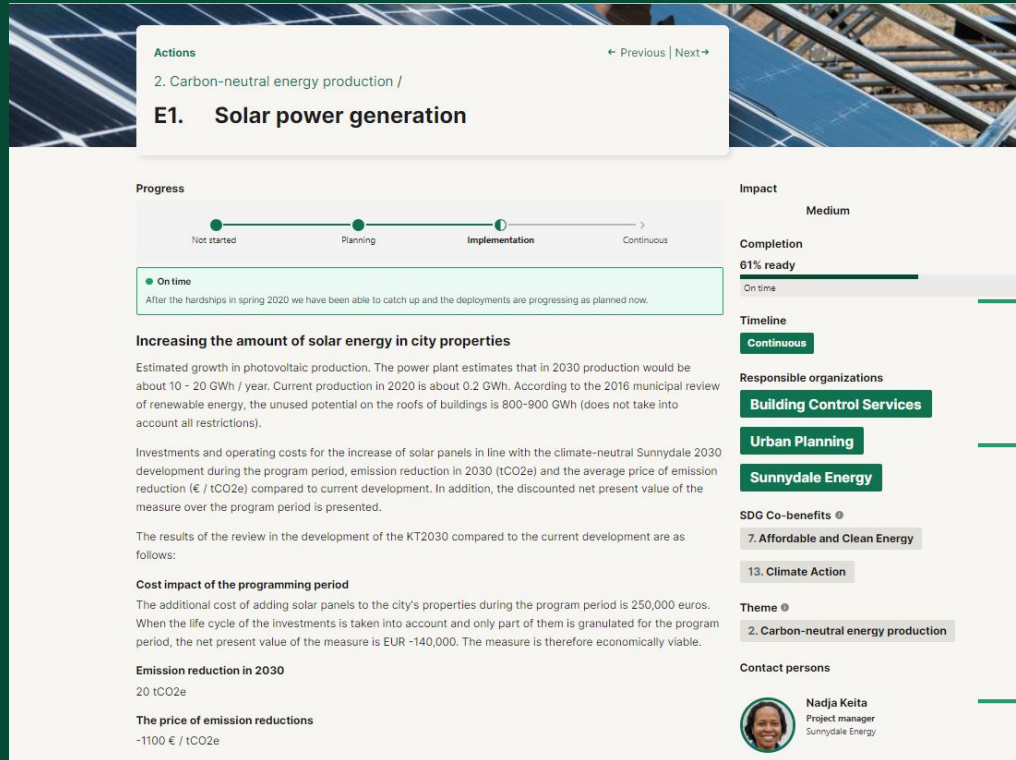
The screenshot shows the Kausal software interface. On the left is a dark sidebar with a search bar and a menu of categories: Actions, Indicators, People, Pages, Categories, Category Import, Common categories, Attributes, Images, Documents, Svg, Clients, User feedbacks, Choose plan, Organizations, and Organizations (experim...). The main area has a top header with 'Kausal' and 'Sunnyvale Climate Action Plan'. Below this is a tabbed interface with tabs: BASIC INFORMATION (selected), PROGRESS, CONTACT PERSONS, RESPONSIBLE PARTIES, TASKS, INTERNAL INFORMATION, and GERMAN. The 'BASIC INFORMATION' tab contains several fields: IDENTIFIER (with value 'U4'), OFFICIAL NAME, NAME, and DESCRIPTION. The DESCRIPTION field is expanded, showing a rich text editor with the text: 'Blue-green infrastructure (BGI) offers a feasible and valuable solution for urban areas facing the challenges of climate change. It complements and in some cases replaces the need for grey infrastructure. BGI connects urban hydrological functions (blue infrastructure) with vegetation systems (green infrastructure) in urban landscape design. Blue-green infrastructures integrate solutions implemented to enhance water management and resilient and livable cities. BGI have created an opportunity to ... balance in cities through the increase in rainwater retention'. A 'SAVE' button is visible at the bottom of the description field.

Customizable metadata related to each action (e.g. impact estimates, costs, links to other programs)

One unit inside the organization always has the main responsibility of the action. This enables real-time dashboards for each department of the organization.

Each action has one or more contact persons. The contact person is automatically reminded if they haven't updated the information in e.g. 2 months.

Provide detailed real-time information to all stakeholders

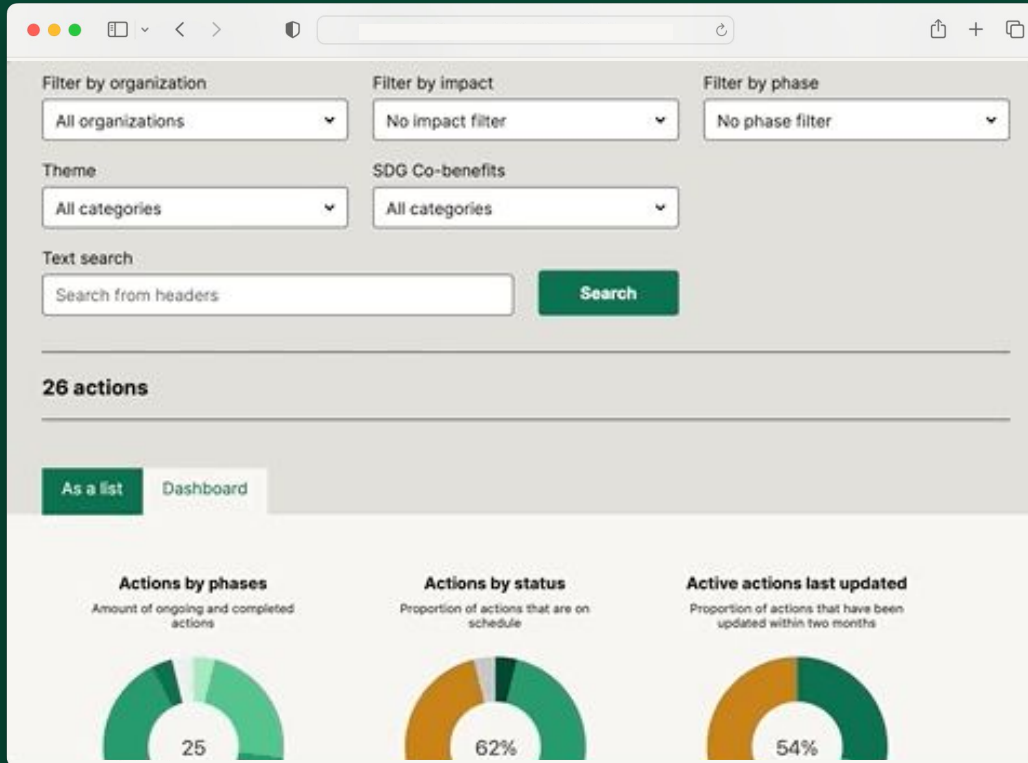


Customizable data fields related to each action (e.g. impact estimates, costs, links to other programs)

One unit inside the organization always has the main responsibility of the action. This enables real-time dashboards for each department of the organization.

Each action has one or more contact persons. The contact person is automatically reminded if they haven't updated the information in e.g. 2 months.

Follow up and report the plan progress with a real-time dashboard

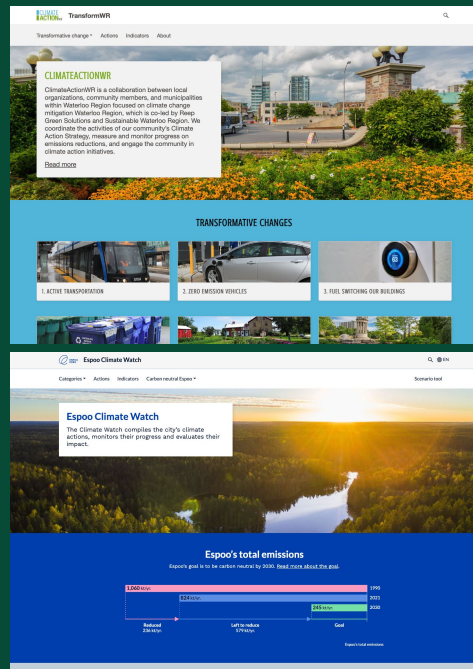
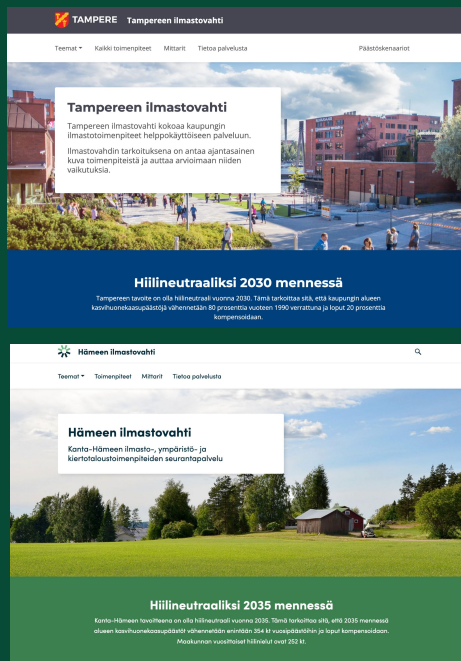
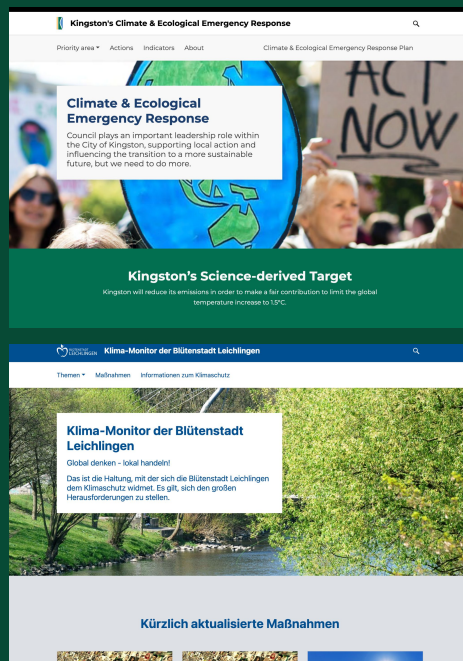
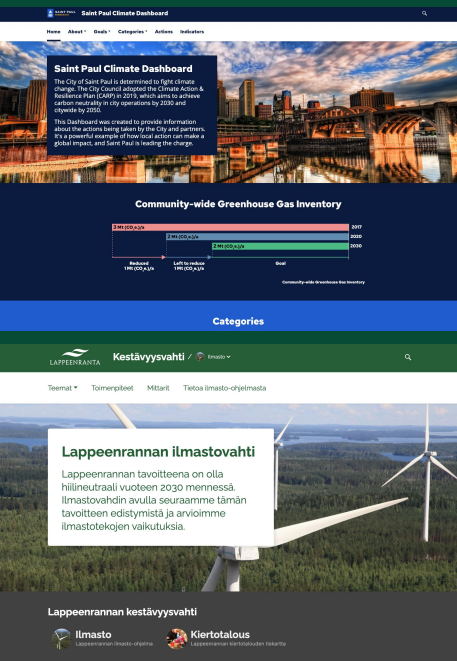


Public real-time dashboards show the status of the actions for the whole city or, for example, a specific department.

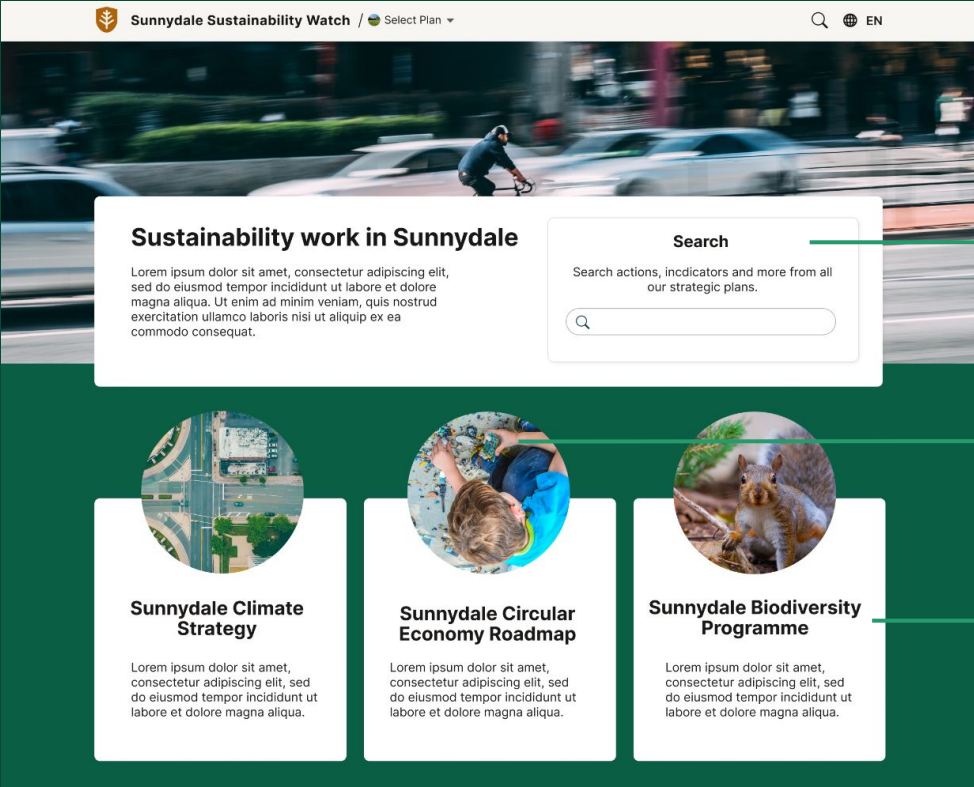
The dashboards allow the climate coordinator to focus their efforts e.g. on the actions with the biggest impact, on the actions that have unclear responsibilities, or on the actions that have not yet started.

The management of the various departments can react quicker to situations where actions on their responsibility are, for example, falling behind schedule.

Make climate work visible via a customized public website



Added optionality of showing all your action plans on one platform

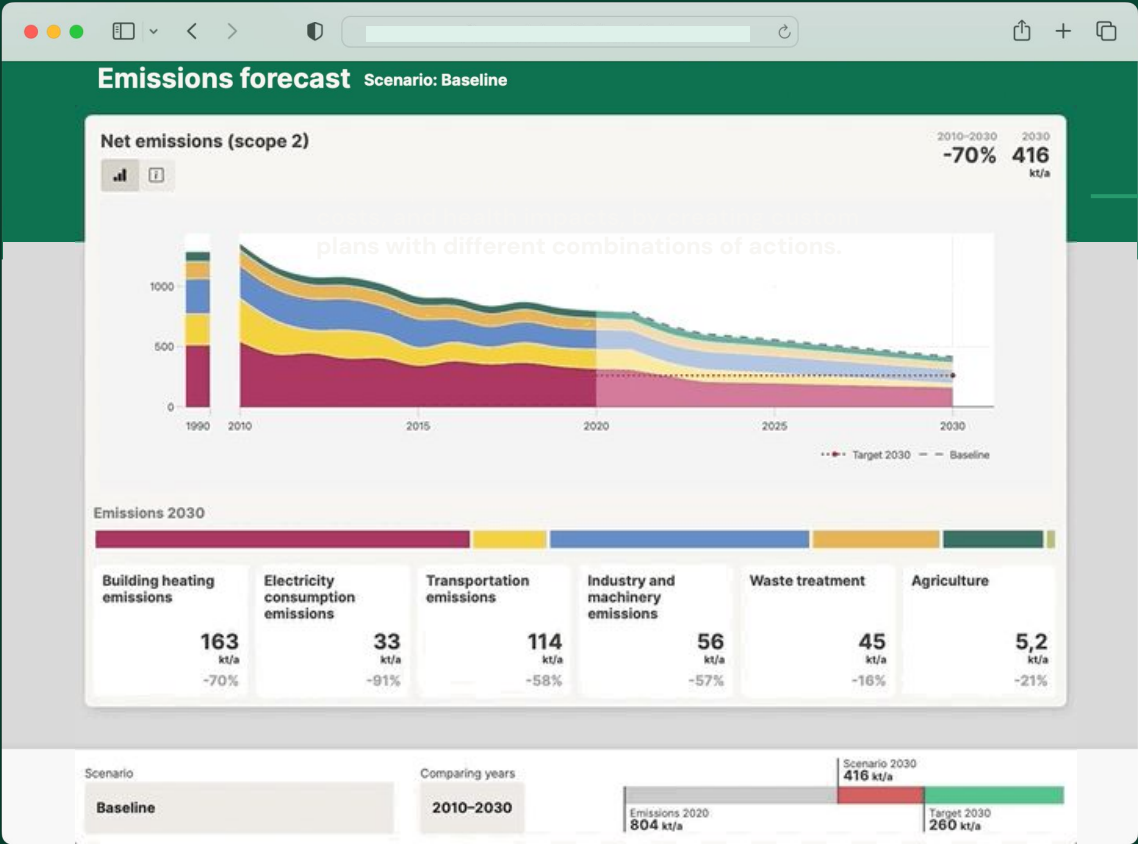


The front page help navigate to the different action plans and an easy free text search functionality finds the right actions across all the plans.

You can link actions and KPIs of different action plans, which makes it easier to present e.g. the co-benefits of actions.

The platform can be set-up with one action plan initially and more plans can be added later.

Identify gaps in your current plan to drive stronger action



Climate Specialist

"How can I convince decision-makers at my city to adopt stronger climate actions?"

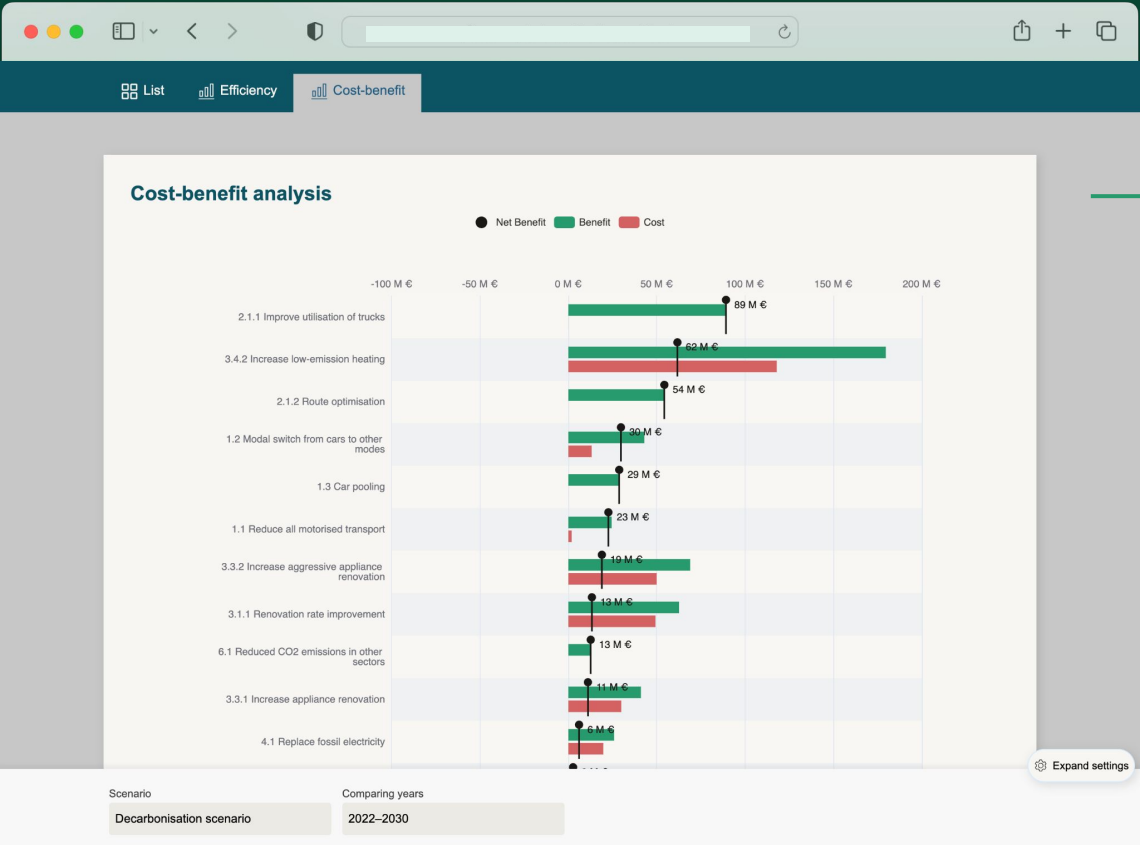
We recommend you...

[1] Compare differences in emission reduction, costs, and health impacts, by creating custom plans with different combinations of actions.

[2] Visualise the impact of actions on overall emissions.

[3] Drill down into emission categories to understand the emission reduction per action.

Earn the trust of your residents



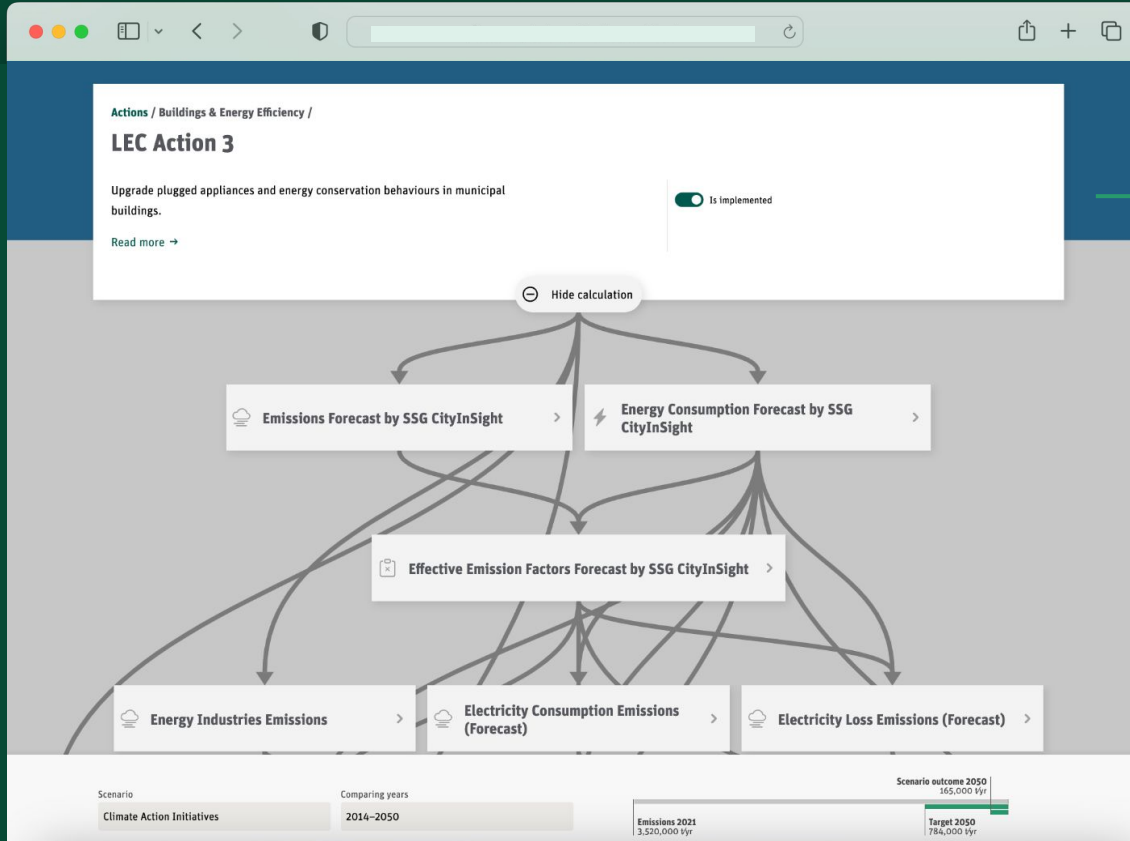
City Official

“How can I convince my peers that we are adopting the right climate actions?”

We recommend you...

- [1] Use the cost-benefit feature in the platform.
- [2] Show the net benefit of actions in your plan.
- [3] Generate a custom webpage that your residents can access any time, any place.

Educate your audience



Resident

"How will new building requirements reduce my city's emissions?"

We recommend you...

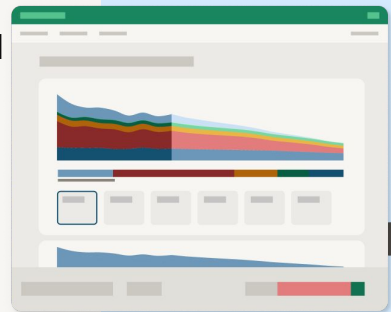
[1] Use the action list feature in the platform.

[2] Select the action that you are interested in learning about.

[3] Dive deeper into the calculations that produced the emission reduction estimate for that action.

Easy to set-up and safe to use

- ✓ **Smooth onboarding** – start with what you have and build it up while learning
- ✓ Compliant with US ADA & EU **accessibility requirements** (WCAG 2.1 AA) and **data security** guidelines (e.g. GDPR).
- ✓ **No vendor-locks**: continuous development as modern API-based **Open Source** (AGPLv3) software to maximize collaboration.
- ✓ The look and feel is **customized according to your brand** guidelines.
- ✓ SaaS pricing – **annual subscription** fee and a **set-up cost**.

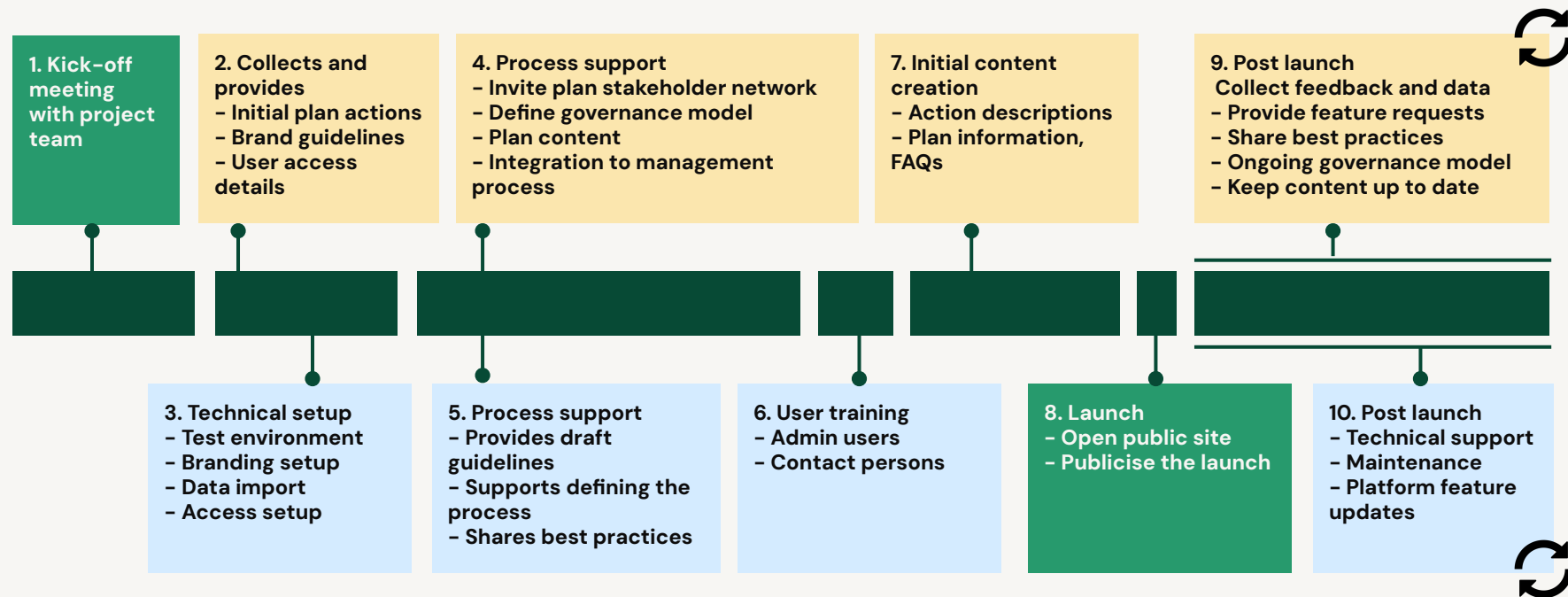


Taking Kausal Watch into use

Customer

Kausal

Together



Additional Resources

Examples of public dashboards:

- [City of Carmel](#)
- [City of St Paul](#)
- [City of Konstanz](#)
- [City of Zürich](#)
- [City of Winterthur](#)
- [Region of Waterloo](#)
- [City of Surrey](#)
- [City of Espoo](#)
- [Indigo Shire Council](#)
- [City of Tampere](#)
- [Municipality of Akaa](#)
- [City of Lappeenranta](#)
- [Helsinki Circular Economy](#)
- [City of Lahti](#)

- [City of San Diego](#)
- [Region of Durham](#)
- [City of Longmont](#)
- [Town of Superior](#)

Other materials about Kausal:

- [Webinar with North American customers](#)
- [Webinar with Canadian customers](#)
- [Kausal Watch walkthrough](#)
- [How the European Green Capital uses Kausal Watch](#)
- [Helsinki Climate Watch Podcast](#)
- [Blog & Case studies](#)

Kausal

Turn climate goals into actions

Alex Myllymäki
+358 44 338 4115
alex.myllymaki@kausal.tech

Kausal Quotation for The City of Fairfield, Ohio

August 26th, 2025

Recipients: Gillian Hart Sustainability Program Manager Constance Kammerer Climate Action Fellow City of Fairfield, Ohio	Provided by: Raúl Partida Strategic Sales Executive Kausal Ltd raul.partida@kausal.tech +358 4575800500 Vänrikki Stoolin katu 11 B 20 Helsinki, 00100 Finland
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Confidentiality Notice: This document contains confidential information belonging to Kausal and is intended solely for the recipient. Unauthorised use, disclosure, or distribution is strictly prohibited. Please notify us immediately if received in error.

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O. Executive Summary

Context

The City of Fairfield has a clear and ambitious vision for its future, outlined in the 'Fairfield Sustains' plan. This comprehensive roadmap aims to improve quality of life and ensure long-term efficiency by addressing key environmental, economic, and livability considerations. To bring this data-driven plan to life, Fairfield requires a centralized system to unify its initiatives and report progress transparently. This offer provides a quotation for Kausal Watch, a strategic tool designed to transform the vision of 'Fairfield Sustains' into a measurable and actionable reality, with a strong focus on equity and public trust.

Kausal's Value Proposition

Kausal provides a unique solution that bridges the gap between ambitious climate strategy and effective, transparent action. Unlike traditional methods that rely on siloed data and static reports, we offer a dedicated software platform designed specifically for managing sustainability initiatives.

Our solution, Kausal Watch, serves as a powerful digital tool that makes climate work visible and measurable. It's built for seamless collaboration and transparent communication, allowing the City of Fairfield to easily track progress, share successes with the public, and ensure every initiative, from energy efficiency to environmental justice, is moving forward as planned. With Kausal, the City of Fairfield will gain more than a product; It will gain a strategic partner committed to helping you achieve your climate goals.

Offer Scope and Price

This offer's scope includes the following services and deliverables:

- Kausal Watch Single Plan & Single Language Setup and Configuration "Fairfield Sustains" plan: USD4,300.
- Single Plan Kausal Watch SaaS fee (from October to December 2025): USD1,800.
- Single Plan Kausal Watch SaaS fee (from January to December 2026): USD6,400.

The total investment for the initial setup and through December 2026 is USD12,500.

1. Introduction/ Background of the offer

By September 2024, the City of Fairfield launched and adopted its sustainability plan, Fairfield Sustains, a comprehensive action plan designed to enhance city operations and improve the overall quality of life for its residents. This initiative isn't just about a single goal; it's a strategic roadmap that addresses environmental, economic, and livability considerations to build a more efficient and resilient community.

The plan builds on the city's existing commitment to sustainability, transforming vision into actionable steps. It calls on City of Fairfield to lead by example through efficient operations and targeted community programs. 'Fairfield Sustains' is grounded in a thorough analysis of local data, community input, and proven best practices. It balances ambitious long-term goals with realistic, achievable actions, focusing on:

- Energy and resource usage within the community.
- The preservation of open spaces and natural resources.
- The promotion of economic sustainability initiatives.

The plan emphasizes that while reducing greenhouse gas emissions is a key priority, the ultimate target is to improve the quality of life for residents, businesses, and visitors alike. It serves as a guide to continue, refine, and accelerate efforts toward a more sustainable future for Fairfield.

By focusing on Quality of Life, Environment & Natural Resources, and Economic Vitality, the City of Fairfield is building a more resilient, engaged, and desirable community for generations to come.

With ambitious plans like its 'Fairfield Sustains' roadmap, a city gains the ability to do more than just set goals, it can fundamentally transform itself for the benefit of its residents and future generations. The key is having the right tools to bring that plan to life.

Drive a Unified Vision

By choosing a platform like Kausal Watch, the City of Fairfield will move beyond a static, paper-based plan to a living, dynamic system. This tool centralizes the city's data, providing a single, comprehensive view of every sustainability initiative. This unified approach eliminates fragmented data management and ensures your entire team is working from a shared source of truth, making your ambitious vision cohesive and actionable.

Achieve Radical Transparency

City of Fairfield's commitment to transparency and community engagement is a powerful asset. Kausal Watch provides the means to share your progress with stakeholders and every citizen in a compelling, easy-to-understand way. The City will be able to move beyond formal reports and present its achievements through intuitive, dynamic visualizations. This enhanced transparency builds trust and accountability, making your sustainability journey a shared story of success.

Lead with Equity at the Forefront

The City of Fairfield vision for an environmentally just and equitable city is a top priority. Kausal Watch supports this by providing a way to measure success that goes beyond simple metrics. The platform is designed for qualitative storytelling, helping you to demonstrate the real-world effects of your programs on environmental justice and community well-being. This ensures your progress is not just about numbers, but about positive, lasting change for every resident.

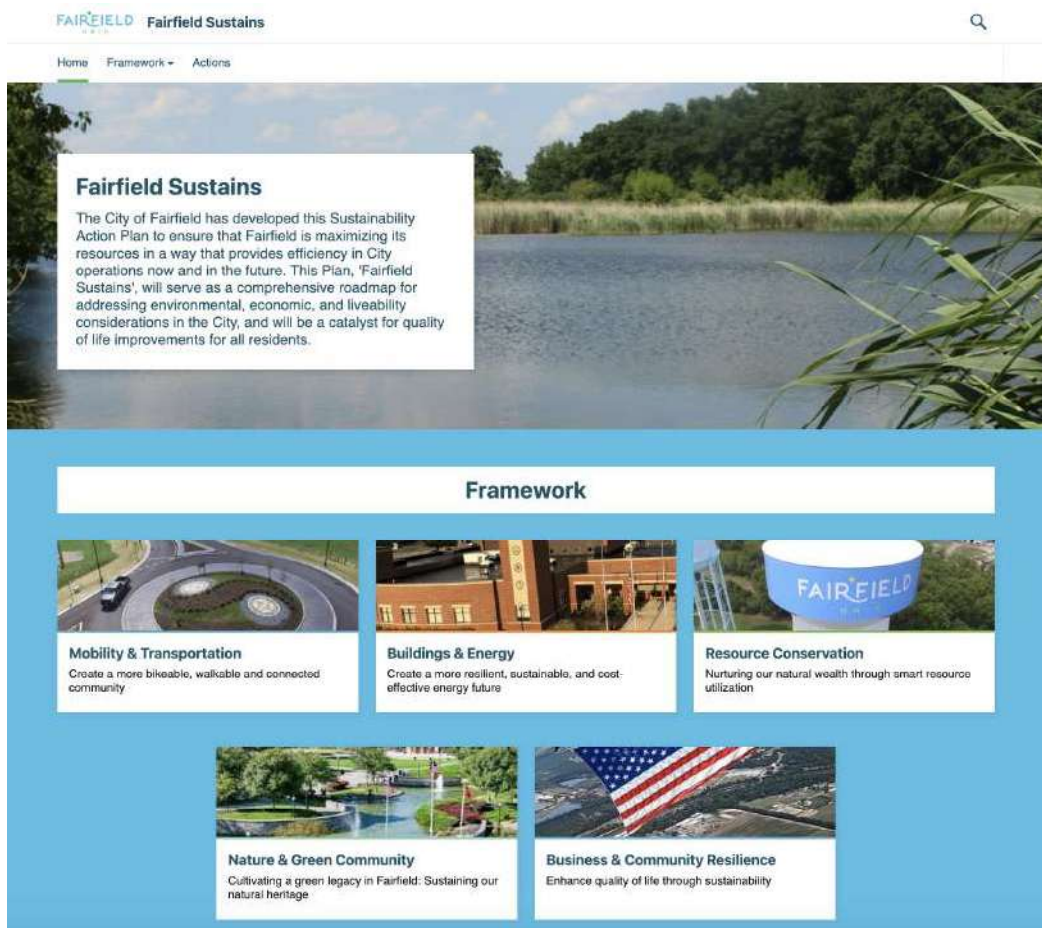
Optimize with Data-Driven Decisions

By tracking and visualizing progress on a thematic and categorical level, all stakeholders gain a more accurate and realistic view of the City plan's impact. Kausal Watch empowers the City of Fairfield to identify key trends, understand the true effectiveness of your strategies, and strategically allocate resources where they will have the greatest impact. This enables the City of Fairfield to continually refine, enhance, and accelerate its efforts, ensuring every dollar and every action contributes to a more sustainable and prosperous City of Fairfield.

In this context, we at Kausal are pleased to present this offer, which describes how the Kausal Platform and professional services will bring value to the City of Fairfield, as well as the pricing and terms for implementing them.

1.1. Tailored Demo Installation

To provide a tailored example of how the platform can be applied in practice, we developed a demo environment based on content from Fairfield Sustain Plan. The demo can be accessed here: [Fairfield Sustains Demo](#)



2. Kausal company background

Kausal originated from a project within the City of Helsinki that developed a software tool to help implement and monitor Helsinki's climate action plan. After the software tool was launched, there was an organic demand from other municipalities, motivating the founders to set up Kausal and make the platform available to as many public administrations as possible.

Headquartered in Finland, Kausal has now been working with more than 70 local and regional public administrations across three continents, demonstrating the effectiveness and scalability of the Kausal Platform. The platform helps improve data quality, identify bottlenecks, and task distribution across the organisation, and ensure that actions are measurable and aligned with broader objectives.

Kausal is driven by a deep-rooted commitment to sustainability, transparency, and social responsibility. From the way we develop our software solutions to the way we conduct business and engage with our stakeholders, our mission is at the forefront of our decisions and actions. At Kausal we feel strongly about fostering collaboration, knowledge sharing, and collective action to drive systemic change. We actively engage with our customers, partners, and the wider community to amplify our impact and to share our learnings.

3. Product Description

The Kausal Platform is a comprehensive Software-as-a-Service (SaaS) solution designed to empower cities in managing their sustainability and climate initiatives. It comprises two core products that work together to turn strategic plans into measurable, transparent action: Kausal Watch and Kausal Paths.

However, this offer only includes a quotation for Kausal Watch.

3.1. Kausal Watch

Kausal Watch is a platform that enables multiple internal users to collaborate in entering action-level data, which is then published onto a customized, easy-to-follow

public website that is viewable by all stakeholders i.e. the public, staff, elected officials, etc. It enables public administrations to track progress and communicate their action plans efficiently. With continuous monitoring, static reports are transformed into a single, interactive, up-to-date, source of truth for everyone to refer to.

Plan management

Kausal Watch takes into account the structure of an action plan and presents it in an easy-to-follow manner. An action plan can have broad categories divided into themes, focus areas, strategies, etc, and then each of the broad categories can have its subcategories or specific actions. The number of levels and content at each level in the structure/hierarchy is customizable and can be modified by the client holding the plan administrator role.

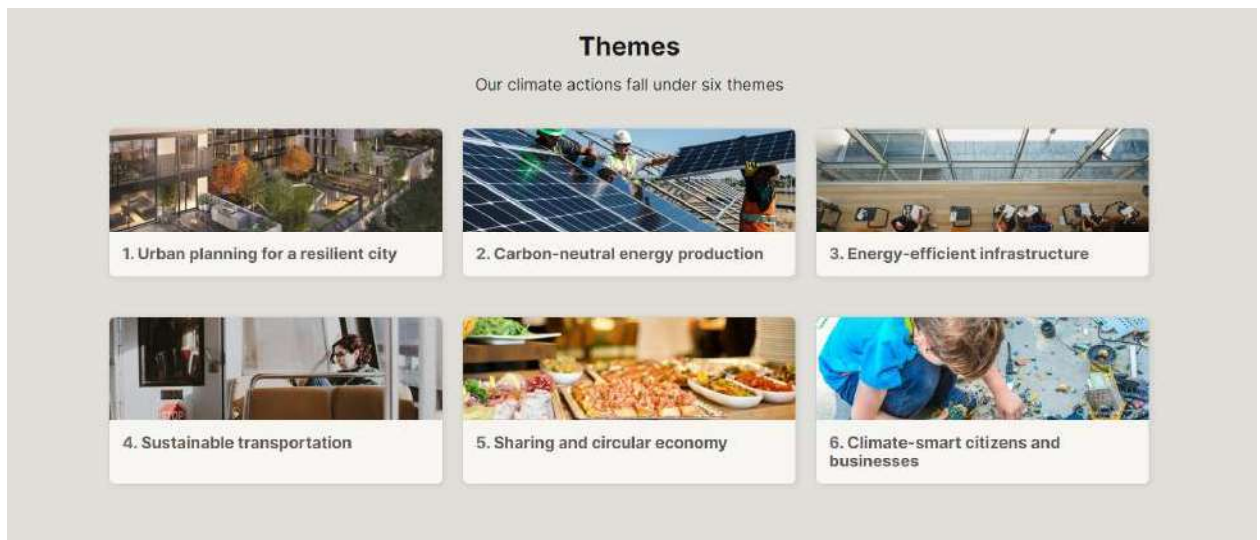


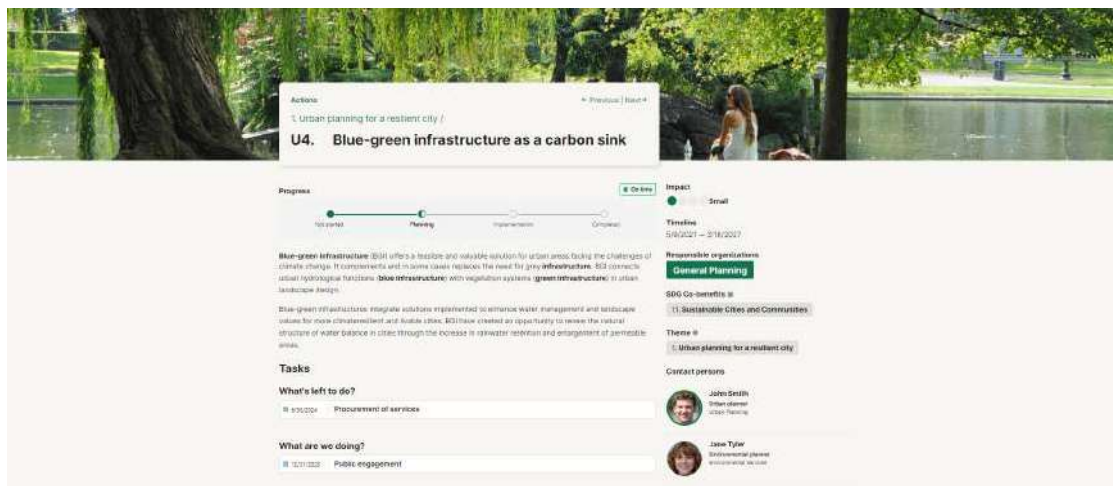
Illustration of themes/broad categories in Kausal Watch

Action management

Kausal Watch allows adding and editing actions simply and intuitively through the admin user interface. The visibility of specific actions can be set to be internal when needed e.g. some information about the action is still tentative and subsequently published with a simple dropdown selection in the same admin user interface.

The action implementation progress is visualized with a progress bar that has customizable milestones, and the action page can display various customizable metadata, such as timelines, responsible organizations, and contact persons. It can also display tasks that have been done, are being done, and are not started.

Action owners can update the actions collaboratively and continuously in the admin user interface, and the coordinator as well as all stakeholders can view the latest information in an easy-to-follow format in the public user interface. There will be significant savings in time and energy for both the coordinator in collecting progress data (as opposed to e.g. manual data entry in a spreadsheet) and the stakeholders to follow the progress (as opposed to e.g. reading a thick document published periodically).



Action page in Kausal Watch public user interface

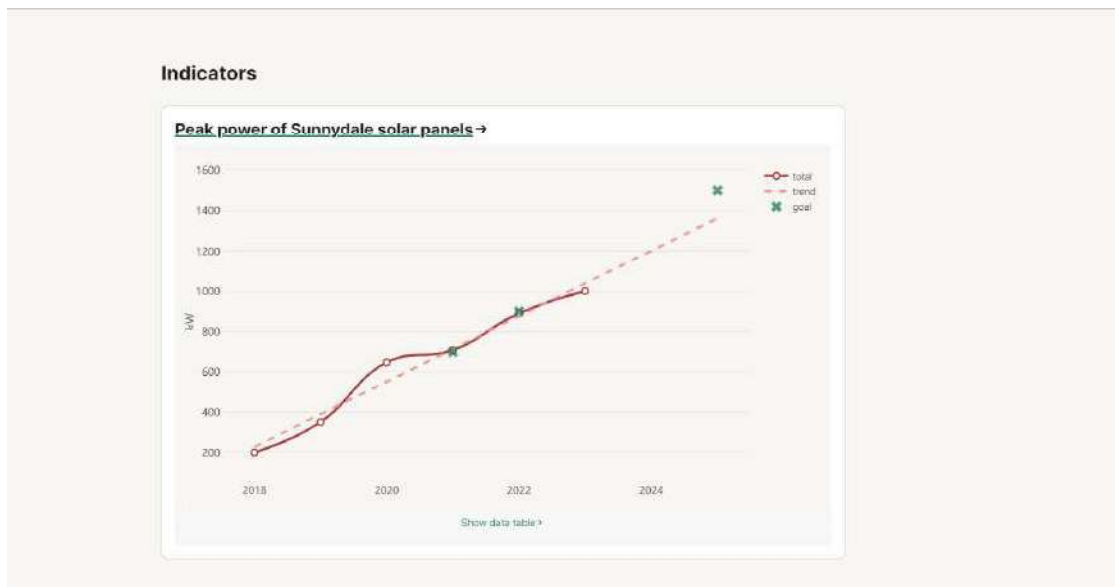
Indicator management

Kausal Watch allows adding and editing indicators simply and intuitively through the admin user interface. It can be a time-series data where indicator owners could add and edit data points, as well as add and edit goals such that it is possible to configure

that the difference between the indicator and the goal informs the progress of the associated action.

Indicator owners can update the indicators collaboratively and continuously in the admin user interface, and the coordinator as well as all stakeholders can view the latest information in easy-to-follow format in the public user interface. Time-series data could be shown in a line graph that shows the goals at different times as well as the trend line. Actions with quantifiable indicators become easy and objective to follow and evaluate.

In addition, Kausal Watch can show the correlation between actions and indicators, communicating how a particular action leads to the strategic indicator e.g. greenhouse gas emissions. Along the causal chain, there are typically operational indicators, which are directly linked to actions, and tactical indicators, which are somewhere between the operational indicators and the strategic indicators. The resulting transparency builds trust and possibly feedback from the viewers, keeping them engaged and involved in the plan implementation.

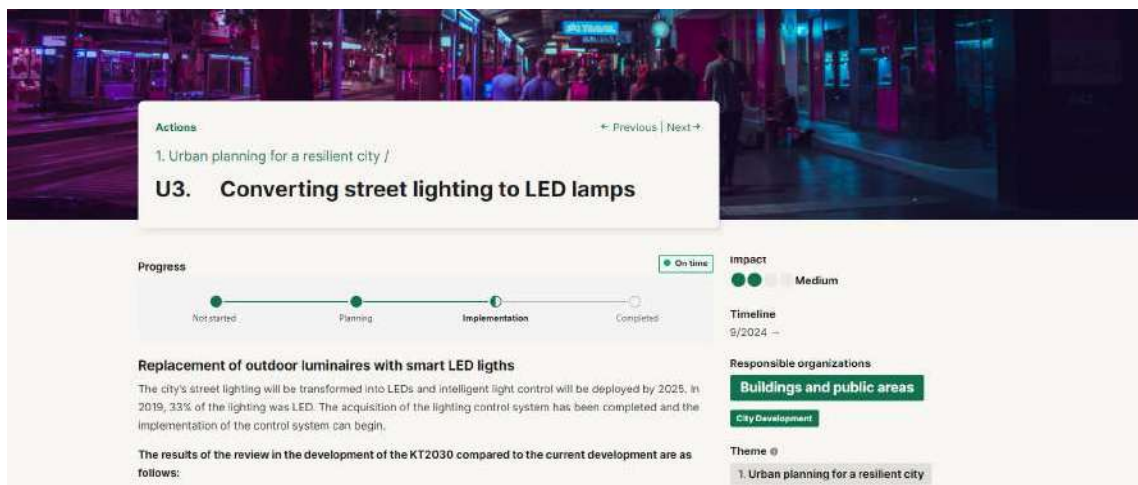




An example of an indicator line graph and the correlation of actions and indicators

Organisation management

Kausal Watch allows adding and editing organisations involved in the implementation of the action plan. Complex hierarchy and relationships are incorporated such that each action has a clear ownership in terms of the primary responsible organisation and the secondary organisation(s). All this information can subsequently be shown on each action page, increasing transparency and accountability.



An action page showing responsible organisations (on the right pane)

User management

There are two basic user roles. The first role is plan administrator, who has the right/permission to add and remove/edit all content i.e. actions, indicators, users, organisations, and then the second role is contact person, who has the right/permission to edit actions and indicators they are assigned to. There could be

more than one plan administrator (e.g. 2-5) and contact person (it can reach hundreds or more depending on how many action owners there are).

Notifications

Kausal Watch has two types of notifications: one-off notifications, which the plan administrator could send to specific roles on an ad-hoc basis, and event-based notifications, which the plan administrator could set up once for automatic sending upon specific triggers e.g. when a task is due soon. This replaces manual communication e.g. email and saves the time and energy of the coordinator.

Content management

The plan administrator would be able to create and edit pages, menu, sections etc according to the preferred way of organizing the content on the public user interface. All the changes are done via the admin user interface so no programming or coding is required, making it easy and intuitive for the plan administrator to modify any content.

Public dashboard

The public user interface displays key action data e.g. implementation phase, status, responsible parties, etc. in a dashboard view. In addition, an overview of the actions e.g. by phases, by status, and last updated time are visualized so that all the stakeholders can get an overview of the implementation progress of the action plans.



Dashboard view of actions

Custom branding

The public user interface has a custom look and feel that follows the branding guidelines of the client so that it is aligned with the communications policy of the client and the viewers would have a seamless experience when moving from the client’s main website to the Kausal Watch landing page.

Reporting

While continuous monitoring through Kausal Watch might replace periodic reporting, it is also possible to capture a snapshot of the status and custom action information for periodic reporting. Different types of reports e.g. annual, quarterly with custom fields in different actions can be set up to fulfill specific reporting requirements of each client. The default format of the report is a spreadsheet and the data can then be easily copied to another document meant for publishing as a separate document.

4. Scope of the offer

4.1. Software

The offer includes the following products and their tools:

Product	Tool/Feature	Customer Value
Kausal Watch	Plan management	Collaborate and communicate with action owners across departments, levels, and organizations
	Action management	
	Indicator management	
	Organization management	Track action progress with quantifiable metrics and qualitative descriptions
	User management	Collect progress data efficiently and continuously
		Distribute responsibilities and assign action owners across departments, levels and organisations
	Notifications	Automate reminders to action owners to take action and update progress
	Reporting	Compile data easily from a single source of truth for everyone
	Content management	Communicate action plans in an interactive, easy-to-follow format to colleagues, community and elected officials, with a seamless navigation experience from the main website
	Public dashboard	
	Custom branding	

4.2. Professional services

4.2.1. Kausal Platform Set-up

Project Management

Kausal will facilitate a kickoff meeting, and guide the City of Fairfield's staff in terms of initial data collection, governance model, and best practices in using the platform. When the set-up timeline has been agreed upon, Kausal will ensure that the set-up meets the agreed milestones and delivers a ready-to-launch platform by the agreed deadline. The start date for each of the implementation projects will be agreed upon by Kausal and the City of Fairfield.

Kausal will work closely with representatives from the City of Fairfield to ensure the timely delivery of project deliverables. The following table outlines typical shared project milestones based on Kausal's experience. There will be two agendas, one for each product implementation. The table describes a typical project schedule, which will be adapted into a suitable implementation roadmap during the kick-off meeting.

Typical Project Schedule

Milestone	Activities	Deliverables	Responsible party
Kick-off	Update project plan	A defined project plan	City of Fairfield Kausal
Initial set-up	Data and information are added to the platform by Kausal	A test site populated with existing content and branded per the Client's guideline	Kausal

Initial testing and feedback by the Client	Testing and feedback session	Collected feedback	Kausal City of Fairfield
Admin training	Training for the admin users of the platform	Admin user list Training (online)	City of Fairfield Kausal
Revisions based on feedback	Regular meetings between Kausal and City of Fairfield	Meeting Calendar	Together
Training for contact persons (those responsible for actions and/or indicators)	Training for employees of City of Fairfield, who are responsible for content management	Employees/users invitations Training (online)	City of Fairfield Kausal
Finalization	Data is updated to the last version	A ready-to-launch site	City of Fairfield Kausal
Publishing and continuous monitoring	The final site will be published	The public site	Kausal City of Fairfield

Technical Set-Up, Customization, and Initial Data Upload

Kausal will do the technical set-up, branding/customization of the public user interface, and initial data/model upload based on the information City of Fairfield's action plan and GHG data. Once the editing access to the platform is granted to the City of Fairfield, the staff could also edit the fields independently and seek Kausal's advice as needed.

Training

During the set-up process, there will be 2 training sessions: one for the plan administrators, and the other for all the contact persons so that everyone is comfortable with using the platform. The sessions will be held online and recorded. There is no limit of attendees to each of the training sessions. Kausal has experience in providing training to hundreds of users.

4.2.2. Post-Launch Services

Hosting and maintenance

After the platform is launched to the public, Kausal will continuously host and maintain the platform while the subscription is active. Kausal provides continuous customer support as needed.

Continuous platform development, Technical support and software updates

The annual subscription also includes free technical support during business hours as well as software updates during the validity of the SaaS agreement.

4.3. Some of the Kausal Watch Benefits

4.3.1. Kausal Watch

- Streamline Planning and Reporting: Centralize management to simplify sustainability planning, tracking, and reporting.
- Effective Results Through Collaboration: Achieve better sustainability outcomes via cross-departmental coordination and teamwork.
- Clear Visibility: Obtain transparent insights into sustainability progress, performance, and metrics.
- Informed Decision-Making: Utilize real-time data and insights from a single source of truth to make well-informed decisions.
- Distributed Responsibility: Assign and track sustainability actions to specific staff and departments to ensure efficiency.

- Stakeholder Engagement: Communicate progress and actions effectively to engage stakeholders.
- Resource Efficiency: Save time and resources by automating sustainability processes and workflows.
- Enhanced Collaboration: Foster teamwork with a unified sustainability management platform.
- Regulatory Compliance: Ensure adherence to frameworks and sustainability guidelines, standards, and reporting requirements.
- Governance in Data Management: Implement robust data management processes with clear governance to ensure data accuracy and security.
- Automate Reporting: Replace manual work with automated data reporting.

4.3.2. For the Stakeholders

For the City Government and Policy Makers:

- Clear vision of climate and sustainable progress.
- Facilitation of data-driven decision-making.
- Transparency regarding actions taken, related investments, and their benefits.
- Potential long-term cost savings.
- Citizen Engagement

For the Sustainability Specialists:

- Streamlined data collection and analysis.
- Access to climate action assessment tools.
- Increased project management efficiency.
- Identification of sustainable investment opportunities.

For the Municipality Members:

- Improved interdepartmental collaboration.
- Integration of sustainability agenda.
- Active participation in climate actions.
- Potential job creation and economic development.

For the individual Citizen:

- Increased participation and transparency in climate actions.
- Access to clear information on climate impact.
- Potential benefits in quality of life.
- Potential cost savings in public services.

For the Community:

- Enhancement of the city's image as a sustainability leader.
- Attraction of investment, residents, and tourism.
- Access to national and international funds and aid.
- Reinforcement of national and international leadership and reputation.

5. Pricing

5.1. Main scope – Kausal Watch Software as a Service & set-up

The Kausal Watch module will be set-up for the City of Fairfield for the management of the “Fairfield Sustains”.

Year 2025

Item	Type	Amount (USD)
Kausal Watch – Set Up Fee single plan <i>Project management, Technical set-up, platform customization, initial data upload, training, post-launch services</i>	One-time Fee	4,300
Kausal Watch – SaaS Fee single plan <i>Hosting & maintenance, Technical support, continuous platform development and software updates</i>	One-time, end of the year	(533 / Month) Total 1,800 (Oct. – Dec. 2025)
Total (USD)		5,800

Year 2026

Item	Type	Amount (USD)
Kausal Watch – SaaS Fee single plan <i>Hosting & maintenance, Technical support, continuous platform development and software updates</i>	Annual Fee	6,400
Total (USD)		6,400

5.2. Additional/optional items

Item	Type	Amount (USD)
Additional Plan SaaS	Annual Fee	6,000 / plan
Additional Plan Set-up	One-time Fee	1,800 / plan
Additional languages SaaS	Annual Fee	1,100 / language
Additional Language Set-up	One-time Fee	1,060 / plan

6. Offer terms**6.1. Validity**

This offer is valid until 31.09.2025, after which the terms and pricing outlined herein may be subject to adjustments.

6.2. Payment Terms

All prices are in US Dollars (USD) and do not include taxes.

SaaS subscription fees are billed in advance, while Professional Services are billed according to the delivery milestones agreed upon.

6.3. Renewals

The subscription will start on the date of signature of the Purchase Agreement and will be valid until December 31st 2026. It will be automatically renewed for another 12 months unless the City of Fairfield communicates in writing the termination of the subscription at least 60 days before the expiration of the current subscription period.

6.4. Offer Accuracy Notice

While we strive for accuracy and clarity in our offers, mistakes may occur. Kausal reserves the right to correct any errors or omissions and adjust the terms of the offer accordingly. If you have any questions or notice any discrepancies, please contact us for clarification.

7. Contact Information

Should you have any questions or need to proceed with accepting this offer, please feel free to reach out to our dedicated team at the following contact details:

- Raúl Partida, Strategic Sales Executive (raul.partida@kausal.tech)
- Samuel Wijaya, Business Developer (samuel.wijaya@kausal.tech)