

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
Tuesday, October 14, 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

5:30 PM - Public Safety Operations

Business Meeting Call to Order

Mayor Mitch Rhodus

Prayer/Pledge of Allegiance

Councilmember Debbie Pennington

Roll Call

Agenda Modifications

Executive Session Requests

Special Presentations

1. 2024 Butler County Elderly Services Program Annual Report - Nan Cahall, Council on Aging of Southwestern Ohio

Citizen Comments

Council Reports

1. Ordinance No. 110-25 "Ordinance to authorize the City Manager to enter into an agreement with American Structurepoint for the River, Groh and Chateau Improvements Project"
Discussion

Public Hearing(s)

1. Joint Public Hearing - Planning & Zoning Code Updates

Approval of Minutes

1. Regular Meeting Minutes - September 22, 2025

Old Business

1. Development Services - Councilmember Adam Kraft

- a. Ordinance to amend various sections of the Planning and Zoning Code of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio.

- Legislation - Hold Second Reading pending Planning Commission recommendation

2. Parks & Recreation - Councilmember Leslie Besl

- a. Ordinance to authorize the City Manager to enter into a lease agreement with Mid Ohio Golf Car, Inc for the lease of golf carts at the Fairfield Greens Golf Courses and declaring an emergency.

- Motion - Remove from table
- Motion - Adoption

3. 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 - Third Reading
- Motion - Adoption

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 December 2025 Meeting Schedule for City Council Meetings to meet only the second Monday of December, with no meeting held on the fourth Monday of the month.
- b. Simple Motion: Motion to re-appoint Ben Mann and Don Hassler to the Butler County Transportation Improvement District effective November 13, 2025 and expiring November 13, 2027.
- c. Simple Motion: Motion to approve the following 2025 Boards/Commissions Appointments effective October 14, 2025:

John Kinkade - Civil Service Commission, partial term expires 3/31/2026

2. Development Services - Councilmember Adam Kraft

- a. Ordinance affirming the designation of the Community Improvement Corporation of Fairfield as the City's agency for development in the City and authorizing a grant of \$425,000 to be made to the Community Improvement Corporation of Fairfield for public purposes, and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
- b. Ordinance authorizing the City Manager to execute and submit the FY 2026 Community Development Block Grant (CDBG) application and agreement with Butler County, Ohio and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption

3. Public Works - Councilmember Debbie Pennington

- a. Ordinance to authorize the City Manager to execute and file the application for financial assistance and enter into an agreement with Ohio Public Works Commission for the Ohio Public Works Commission (OPWC) Issue 1 - Grant Applications for Program Year 40 and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption

4. Public Safety - Councilmember Dale Paullus

- a. Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Kyushu 6775 LLC, Kyushu Sushi and Ramen, 6775 Dixie Highway, Unit A, Fairfield, OH 45014 (Permit Class D1 & D2).

5. Finance & Budget - Councilmember Tim Meyers

- a. 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: \$425,000 total (\$425,000 - CIC grant for project implementation (Development Services))
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings

- Motion - Adoption

- 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.”

- Non-Contractual Appropriations: \$121,117 total (see below for description)

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

\$7,250 - removal of ash trees at South Treace between holes 8 and 9 (Parks & Recreation)

\$19,769 - Wastewater Division - Materials to support the Wastewater Division's Root Control Maintenance Program (Public Utilities)

\$45,000 - Wastewater Division - Digester Cleaning (Public Utilities)

\$2,439 - Appropriation of funding for Donald Sidewalk Project landscaping improvements (Public Works)

\$8,500 - purchase and installation of a two-station wall-hung sink in the children's room at the Community Arts Center (Parks & Recreation)

\$9,259 - new trash receptacles at Fairfield Greens (Parks & Recreation)

\$13,900 - Painting at Community Arts Center (Parks & Recreation)

\$15,000 - Wastewater Division — Modeling and surveying services for the Gray Road Sewer Main Project (Public Utilities)

Meeting Schedule

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

Monday, November 10: Council-Manager Briefing, 5:30 PM; Regular Meeting, 7:00 PM

Monday, November 24: Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Executive Session of Council (if Needed)

Adjournment

[MEET_FOOT]