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. <u>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."</u>
- 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]

Fairfield City Council
October 3, 2025

Public Hearing Notice

All property owners and citizens of Fairfield, Ohio are hereby notified that a joint public hearing between the Planning Commission and City Council has been scheduled for Tuesday, October 14, 2025 at 7:00 PM at the Fairfield Municipal Building, 5350 Pleasant Avenue, Fairfield, Ohio 45014. The purpose of the hearing is to solicit citizen input regarding modifications to Chapters 1130 (Zoning Regulations), 1131 (Use Regulations), 1132 (Planned Unit Developments and Overlay Districts), 1150 (Dimensional and Design Standards), 1151 (Parking and Loading), 1152 (Landscaping and Buffering), 1153 (Fences, Hedges, and Walls), 1155 (Signage), 1170 (Administration and Procedures), and 1171 (Definitions) of the Planning and Zoning Code as part of the Fairfield Codified Ordinances.

Parties that wish to review the proposed changes may do so by visiting the Development Services Department located at the Fairfield Municipal Building. Questions may be directed to the Department by telephone at (513) 867-5345 or via e-mail at development@fairfield-city.org. The Department is open Monday through Friday, between the hours of 8:00 AM and 5:00 PM.

Alisha Wilson
Clerk of Council

For insertion in the Journal News Friday, October 3, 2025

City of Fairfield Minutes
Regular Meeting of City Council
September 22, 2025

Council-Manager Briefing

None.

Business Meeting Call to Order

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

Prayer/Pledge of Allegiance

Councilmember Paullus 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

None.

Special Presentations

1. Oath of Office, Police Department

    - Officer Taylor Hamilton
    - Officer Alexander Byrd
    - Officer Charles Rowe
    - Officer Corey Wigal

    Chief Maynard introduced the new police officers and welcomed them to the City. Mayor Rhodus administered the ceremonial oath of office.

Citizen Comments

None.

Council Reports

Councilmember Davidson reported that Giant Maintenance and Restoration has completed year

3 of fire hydrant restoration. He also commented on the travesty of what happened to Charlie Kirk, stating he is sickened by it, and it's important to continue Charlie's work of proclaiming the gospel and salvation of Jesus Christ.

Councilmember Meyers reported that the City's Moody's financial rating is Aa1, which is the best rating and shows stability and financial aptitude of the City and staff.

Councilmember Kraft congratulated City Manager Timmer for the article he wrote that was recently published in the ICMA magazine, showcasing the City's vision and master plan.

Councilmember Pennington reported that planning continues for the Symmes Road RR crossing elimination project. There is a link on the City's website to view the project details and leave comments. Mayor Rhodus commended Councilmember Paullus for his work to advance this project. Councilmember Meyers commended Don Hassler, the city's rep for the Butler County Transportation Improvement District, for his efforts, as well.

Councilmember Besl reported that the fence-line has been cleared at the dog park to restore the scenic view. She also announced the last outside farmers market this week and the first international celebration to celebrate diversity at Village Green on Saturday, October 4.

Public Hearing(s)

None.

Approval of Minutes

1. Regular Meeting Minutes - September 8, 2025

   The Regular Meeting Minutes of September 8, 2025 were approved as written and submitted.

Old Business

1. **Development Services - Councilmember Adam Kraft**

   a. <u>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.</u>

Councilmember Kraft presented the third reading of this ordinance.

Patrick Gainard, 30 Carousel Circle, stated that the developer and city have stated that the project meets very easy and generic goals, which are used to distract from the very specific goals of the Fairfield Forward Housing Plan, such as being expected to be the same in size and character as surrounding housing units or the small area plan that encourages patio homes and cottage homes as a transition from residential neighborhoods. He noted that the housing plan states that the city has enough multi-family housing units and additional units are not needed, that the goal is 30% and the city is currently at 38%. The project would move the city in the wrong direction and set the wrong precedent for future development. Additionally, the traffic concerns have not been properly vetted. The developer stated that they look forward to working with the city at the first meeting and when asked during the Planning Commission meeting if they would change any of their plans based on the concerns presented, the developer stated they would not. If nothing other than property ownership has changed, why are all the city requirements and traffic concerns being ignored? Are you here to represent big money from out-of-town developers or the residents of Fairfield?

Dave Groen, 6 Carousel Circle, commended staff for the work to improve safety with Symmes Road crossing. He stated that he is concerned about traffic on John Gray Road, and the current development plan violates city construction handbook guidelines regarding driveway location. He asked Council to keep safety of the city and residents in that area in mind in making their decision.

Andy McLaughlin, 427 St. Thomas Court, stated that the Planning Commission recommendation is correct. He noted that several realty websites show that there are a number of homes and condos in the city for sale, so the city doesn't need more.

Troy Abraham, 33 Carousel Circle, asked if a zoning change didn't match the surrounding area, didn't meet traffic requirements, didn't match up to code, would Council want it in their backyard.

Carol Monohan asked if anyone had thought about putting a nice restaurant on the property.

Ron Becker, 14 Carousel Circle, asked that Council trust the residents that elected them to office. He and his wife are original homeowners of the Carousel Circle neighborhood. He asked that they consider the impact of the increased traffic on the surrounding area, as that area is already congested. He stated that it is not the residents' intent to block the sale of the property, but to make sure that any development does not negatively impact the surrounding property owners and traffic flow in the area. He reminded Council that it is their duty to do their due diligence on short and long-term impacts on the community.

Mayor Rhodus commented that Council has to make decisions for the whole of the city and weigh the good and bad. He noted that the people against a project will attend the meetings and speak before Council, but the people that are for the project don't want to upset their neighbors by speaking publicly. He stated that most people want condos in their backyard over commercial property and that there is a need for low density, mid to high-price single-floor living for the aging community. The intersection is currently ranked #43 on the upgrade list, which would mean it will take a long time before the City gets around to it and private development funding can make a difference in getting the upgrades done sooner. He noted that there will be increased traffic, but at least with this project, the city has some say in how the traffic flow is set up and there is money from the developer to make some improvements.

Gary Webb, 54 Carousel Circle, stated that the Fairfield Forward Plan does not show this parcel as a Planned Unit Development. He stated that if the city needs this kind of housing, it should be put where the Fairfield Forward Plan shows that it should be.

Councilmember Kraft noted that he did follow-up on his request to Police Chief Maynard regarding safety concerns on Carousel Circle that have been brought up at all the meetings for the last 24 months. Chief Maynard did not find any reports of the safety concerns that have been brought up by the residents. He stated that he can appreciate comments regarding due diligence, but his overwhelming opinion is that it is private property. The only design project that does anything to address the traffic concerns is this project. He stated that he has no reason to not trust the City team because everyone here wants to see the best for the City.

Councilmember Meyers thanked the residents for coming out and voicing their concerns and passions. He takes it seriously that he was elected to be their voice. He noted that the City has one of the best Planning Commissions in the area and over the last 10 years, there were 35 decisions by the Planning Commission that came to City Council. Only one of those decisions was overturned by City Council in that time period for Patterson Drive senior housing. In that situation, the Planning Commission recommended the project be approved, but City Council voted it down. Following the vote, the developer re-negotiated with the City and the development has been built. He noted that the traffic study is built from data and not real-life experience and the intersection will need help. He commented that he would rather see patio homes than condos. He stated that he would be voting in favor of the Planning Commission and against the ordinance.

Councilmember Davidson stated that he was too ill to attend the last meeting but did watch it on YouTube. He went back to November 2008 on Google Maps and could see a For Sale sign posted on the property since that time and there is finally a developer willing to do something with it. He stated that he feels the property is currently an eyesore, and he would like to see it cleared. He also noted that the city is not in the business of development, or it would have something there already. He loves the suggestions for the City to develop the land, but this project is based on private development. He commented that he was elected to represent the entire city of Fairfield and has had numerous positive calls and comments from people that support the project.

Councilmember Brill stated that this is a tough decision, and she has spent a lot of time investigating and researching, as well as praying about the decision. Her number one concern is traffic, but she feels that the steps the developer will take to make improvements and direct some of the residential traffic off of John Gray will help alleviate that concern. She has to do what the residents as a whole want to do, even if it goes against her own beliefs, and there have been times that she voted for things she personally did not support because it was what the residents wanted. She noted that she is concerned about the possibility of what would go in on that property if this project falls through and the next project doesn't require a zoning change. She said that this is a hard decision and she has agonized over it.

Councilmember Besl stated that she agrees with Councilmember Brill and the only additional comment is that, as someone that has worked in the real estate market for her entire career, there is a nationwide housing shortage to the tune of about 4 million and one of the reasons people are not moving to Fairfield is because the city has a very aged housing stock. This development is new and will attract both young people and those that want to age in place. Overall, she feels that the good outweighs the bad with this project. She stated that she respects the work that the Planning Commission does.

Mayor Rhodus noted that Council is not permitted by law to discuss this issue amongst themselves outside an open meeting, so they have been discussing it with staff individually.

Councilmember Adam Kraft, seconded by Leslie Besl, moved to adopt. Roll call vote:

Councilmember, 2nd Ward Dale Paullus - Yes
Councilmember, 3rd Ward Debbie Pennington - Yes
Councilmember, 4th Ward Adam Kraft - Yes
Councilmember, At-Large Tim Meyers - No
Councilmember, At-Large Matt Davidson - Yes
Councilmember, At-Large Gwen Brill - Yes
Councilmember, 1st Ward Leslie Besl - Yes

Motion carried Yes 6, No 1, Abstained 0.

ORDINANCE NO. 116-25. APPROVED 6-1.

2. 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.

Councilmember Davidson presented the second reading of this ordinance.

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. Development Services - Councilmember Adam Kraft

a. Ordinance authorizing termination of a property tax exemption granted pursuant to Section 5709.40 of the Ohio Revised Code, and declaring an emergency.

- Legislation - First Reading

- Motion - Suspend Second and Third Readings
- Motion - Adoption

In 2004, bonds were issued by the Port Authority of Greater Cincinnati to finance the construction of public parking and roadway improvements completed when the Mills Corporation renovated the Forest Fair Mall property. A Tax Increment Financing (TIF) district was established at that time to generate special assessment payments to repay the bonds. As part of the redevelopment of the mall property, the outstanding balance of the bonds was paid off during the real estate closing that was completed in August when Hillwood purchased a portion of the mall site.

Now that the bonds are paid in full and defeased, the TIF can now be terminated. This ordinance authorizes termination of the TIF and appropriate notification to Butler County, the State of Ohio, and Fairfield City Schools. The City of Forest Park is similarly anticipated to terminate the TIF applying to the portion of the mall site in Forest Park.

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

ORDINANCE NO. 117-25. APPROVED 7-0.

b. Ordinance declaring special assessments prepaid in full and authorizing remaining assessments not be collected, and declaring an emergency.

In 2004, bonds were issued by the Port Authority of Greater Cincinnati to finance the construction of public parking and roadway improvements completed when the Mills Corporation renovated the Forest Fair Mall property. A Tax Increment Financing (TIF) district was established at that time to generate special assessment payments to repay the bonds. As part of the redevelopment of the mall property, the outstanding balance of the bonds was paid off during the real estate closing that was completed in August when Hillwood purchased a portion of the mall site.

Now that the bonds are paid in full and defeased, the special assessments no longer need to be collected. This ordinance declares that no additional special assessments need to be levied and instructs the Butler County Auditor to stop levying and collecting such assessments.

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

ORDINANCE NO. 118-25. APPROVED 7-0.

c. Ordinance to amend various sections of the Planning and Zoning Code of Ordinance

No. 166-84, the Codified Ordinances of Fairfield, Ohio.

Councilmember Kraft presented the first reading of this ordinance and announced the joint public hearing date for October 14, 2025.

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.

The City of Fairfield maintains a fleet of 75 golf carts at South Trace and a fleet of 24 golf carts at North Trace. The City of Fairfield's current lease agreement for golf carts is set to expire on December 31, 2025.

A new lease contract is now needed for golf carts. This project was prepared for formal competitive bidding, with two (2) bids received on August 27, 2025. Staff recommends the lease agreement be awarded to Mid Ohio Golf Car, Inc., the lowest and best bidder. Bids are summarized on the attached sheet. The staff chose to add the options of USB charging stations and golf club rain covers to the carts.

The proposed golf cart agreement with Mid Ohio Golf Car, Inc. would be a flat lease of **$114,876.00** per year; paid in six (6) payments per year, with the initial payment beginning in May 2026 **($19,146.00 month)**.

Mid Ohio Golf Car, Inc. will provide (99) 2026 EFI gasoline golf carts and (3) 2026 Umax utility carts for the Fairfield Greens Golf Courses. Mid Ohio Golf Car, Inc. will be responsible for all golf cart maintenance as part of this agreement.

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 Meyers asked if the possibility of electric carts had been explored. Parks & Recreation Director Mandi Brock stated it was not. Councilmember Meyers stated that he would like to see more information about electric golf carts prior to approving gas carts. Council discussed and decided it was best to table the ordinance pending further information. Councilmember Matt Davidson, seconded by Adam Kraft, moved to table. Motion carried Yes 7, No 0, Abstained 0.

3. Public Works - Councilmember Debbie Pennington

a. Ordinance to authorize the City Manager to enter into an intergovernmental agreement (IGA) with the City of Hamilton, Ohio for cooperatively funding the repaving of Symmes Road from Route 4 to US 127 Pleasant Avenue.

It is necessary for City Council to authorize legislation enabling the City Manager to enter into an Intergovernmental Agreement (IGA) with the City of Hamilton for work to be done under Fairfield’s annual paving contract within the City of Fairfield and City of Hamilton corporation limits.

The work includes the milling of the existing pavement, paving, and pavement markings of the roadway within the City of Hamilton from Anthony Wayne to Pleasant Avenue comprising 0.78 lane miles. This road was last paved in 2008. The City of Hamilton will reimburse the City of Fairfield for approximately 81.3% of the work done to pave Symmes Road within these limits. 18.7% of the cost will be paid by an Ohio Public Works Commission Grant which Hamilton was listed as a partner at the time of submission.

The Cities of Hamilton and Fairfield agreed to have this road repaved through Fairfield's paving program.

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

ORDINANCE NO. 119-25. APPROVED 7-0.

4. 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: $90,000 total ($90,000 - Administration by BCTID for Symmes Road Railroad Crossing Elimination Project (Public Works))

Councilmember Meyers presented the first reading of this ordinance. Councilmember Tim Meyers, seconded by Matt Davidson, 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. 120-25. APPROVED 7-0.

$90,000 - Funding for Administration by the Butler County Transportation Improvement District – Symmes Road Railroad Crossing Elimination Project

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: $118,726 total (see below for description)

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. 121-25. APPROVED 7-0.

$49,000 - Right of Way Services for the Pleasant Avenue Multiuse Trail – Negotiation Services (Public Works)

$15,000 - Fairfield Sustains: Energy Usage and Greenhouse Gas Baseline Emissions Update (City Manager's Office - Sustainability)

$36,600 - High Service Pump #9 Refurbish (Public Utilities -Water Division)

$18,126 - High Service Pump #9 Motor Replace (Public Utilities - Water Division)

Meeting Schedule

Tuesday, October 14 - City-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM
Monday, October 27 - City-Manager Briefing, 5:30 PM; Regular Meeting, 7:00 PM
Monday, November 10 - City-Manager Briefing, 5:30 PM; Regular Meeting, 7:00 PM

Clerk Wilson read the meeting schedule.

Executive Session of Council (if Needed)

None.

Adjournment

The Regular Meeting adjourned at 8:15 PM.

ATTEST:

____
Clerk of Council

____
Mayor's Approval
Date Approved:

City Council Communication
Regular Meeting - October 14, 2025

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

Subject:
2025 Planning and Zoning Code Modifications

Legislation Title:
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

Recommendation:
It is recommended that City Council have a first reading on this ordinance at the September 22, 2025 meeting, set a joint public hearing for October 14 and await the written recommendation from the Planning Commission.

Discussion:
The Planning and Zoning Code is the city's primary tool to guide development throughout the community. It sets standards as to how land can be developed and used, such as building setbacks, landscaping requirements, type of fencing, and design guidelines for new construction and redevelopment. In addition, it addresses procedures to administer the zoning code.

In March, 2024 City Council approved a comprehensive update of the Planning and Zoning Code to address relevant zoning issues in the city as well as deficiencies in the code. This was the first major update since 1984. The revised code has been in effect for approximately 18 months, providing staff an opportunity to identify any errors or omissions, as well as to assess the effectiveness of the new regulations.

Attached is a list of the proposed changes as well as the modified code sections. Strike-through represents text removal and capitalized bold text represents new language.

Financial Impact:
There is no financial impact with this request.

Emergency Provision:
No

Rule Suspension Requested:

No

ATTACHMENTS:

1. Summary and explanation of recommended changes_9.22.25
2. LIst of Recommended Changes to the Planning and Zoning Code
3. Zoning code mark-up with recommended changes_9.22.25
4. AMEND PLANNING AND ZONING CODE-ORD
5. EXHIBIT A-PLANNING AND ZONING CODE CHANGE
6. EXHIBIT A-1 PLANNING AND ZONING CODE CHANGE

Summary of Recommended Changes to the Planning and Zoning Code (9-22-25)

1. Chapter 1130 Zoning Regulations
   a) Section 1130.05.B.1 “M-1” Industrial Park
      - The purpose statement for the M-1 District has been expanded to better define the intent of the zoning district.
   b) Section 1130.05.B.2 “M-2” General Industrial
      - The purpose statement for the M-2 District has been expanded to better define the intent of the zoning district.

2. Section 1131.07 Agricultural and Residential Accessory Structure Standards
   a) Section 1131.07.B Animal Enclosures
      - Minor modification to include animal enclosures in the maximum area occupied by accessory structures.

3. Section 1131.10 Non-Residential District Use Table and Standards
   a) Table 1131.10-2 Non-Residential Districts – Use Table
      - Add Drive-Through Convenience Store as a new use. Permit as a conditional use in the C-2 District and permitted with standards in the C-3, C-3A and SE Districts.
      - Remove Motor Vehicle Fueling/Charging as a conditional use in the Downtown District.
      - Add Personal Service as a permitted use in the B-1 District. Currently not permitted in this district.
      - Add Data Center as a new use. Permit as a conditional use in the M-1 District.
      - Revise Stone and Monument Works to be permitted with standards in the M-1 and M-2 Districts.
      - Add Warehouse, Cross-dock as a new use. Allow as a permitted use in the M-2 District.
      - Better define Drive-Through Facility is an accessory use by renaming it Drive-Through Facility, Accessory.

4. Section 1131.12 Non-Residential Districts Use Specific Standards
   a) Section 1131.12.H.2
      - Limit the size of buildings in the M-1 District not to exceed 300,000 square feet.
   b) Section 1131.12.J Drive-Through Convenience Store
      - Add a standard stating they are required to meet the vehicle stacking space requirements outlined in the Parking and Loading Chapter.
   c) Section 1131.12.JJ Stone and Monument Works
      - Require standards to be applied to the M-1 and M-2 Districts.

5. Section 1131.13 Non-Residential Accessory Uses and Structures
    a) Section 1131.13.E Drive-Through Facility
        - Better define Drive-Through Facility is an accessory use by renaming it Drive-Through Facility, Accessory.
        -
6. Section 1131.14 Non-Residential Temporary Uses
    a) Section 1131.14.K Outdoor Storage, Accessory
        - Clarify that the screening for outdoor storage is required to comply with the Fence Chapter.

7. Chapter 1132 Planned Unit Development and Overlay Districts
    a) Section 1132.01.L.5 PUD Non-Residential and Mixed -Use Development Standards
        - Reduce the minimum required window transparency for the front elevation of a building from 35% to 25%.
    b) Section 1132.03.E.2 Route 4 Corridor Overlay District Design Standards
        - Reduce the minimum required window transparency for the front elevation of a building from 35% to 25%.
    c) Section 1132.04.E.2 Town Center Overlay District
        - Reduce the minimum required window transparency for the front elevation of a building from 35% to 25%.
    d) Section 1132.05 John Gray/Pleasant Overlay District
        - Section 1132.05.C.5 Use Standards – Clarify that motor vehicle fueling/charging, service and repair facilities are not permitted in the overlay district.
        - Section 1131.05.E.2 Design Standards - Reduce the minimum required window transparency for the front elevation of a building from 35% to 25%.
    e) Section 1132.06.E.2 South Gilmore/Mack Overlay District
        - Reduce the minimum required window transparency for the front elevation of a building from 35% to 25%.

8. Chapter 1151 Parking and Loading
    a) Section 1151.03.H.1 Table 1151.03-3: Stacking Space Requirements
        - Added stacking space requirements for Drive-Through Convenience Stores.
    b) Section 1151.03.O Parking of Commercial Vehicles (*in residential areas*)
        - Added construction vehicles and equipment.

9. Section 1152.08.A Parking and Vehicular Area Landscaping Requirements
    a) Replaced the term “off-street parking lot” with “vehicle use area”.

10. Chapter 1153 Fencing, Hedges, and Walls
    a) Section 1153.04.B.2 Fence Design and Materials
        - Clarify permitted wall material as stone or brick masonry products.

11. Chapter 1155 Signage
    a) Section 1155.06.D.2 Electronic Message Centers
        - Permit message centers to be equal to the principal sign face area (*still required to comply with the maximum size permitted for zoning district)*.
        - Permit the message centers to be adjacent to the principal sign face, but not permitted to exceed the height of the principal sign face.

12. Chapter 1170 Administration and Procedures
    a) Section 1170.03.B.1 Fees – Table 1170.02-2: Planning and Zoning Fee Schedule
        - Replace the term "Rezoning" with "Zoning Text or Map Amendment."
    b) Section 1170.03.B.3 Fees
        - Add a statement that fees are non-refundable.
    c) Section 1170.04.E.3 Zoning Text or Map Amendment – Application Requirements
        - Clarify the code section of the fee table.
    d) Section 1170.05.E.1.e Conditional Use -Submit Application
        - Clarify the code section location of the fee table.
    e) Section 1170.04.06.D.1.d Variances – Submit Application
        - Clarify the code section of the fee table.
    f) Section 1170.07.C.1.c Site Plan Review – Submit Application
        - Clarify the code section of the fee table.
    g) Section 1170.08.F.1.d Residential Infill Review – Submit Application
        - Clarify the code section of the fee table.
    h) Section 1170.12 Appeals of a Decision by an Official
        - Section 1170.12.C.4 Application Requirements - Clarify the code section of the fee table.
        - Section 1170.12.D – Replace "Approval Process" with "Appeal Process."

13. Chapter 1171 Definitions
    a) Data Center
        - New definition.
    b) Drive-Through Convenience Store
        - New definition.
    c) Drive-Through Facility, *Accessory*
        - Add the word "Accessory" after term.
        - Add the sentence, "This does not include drive-through convenience stores."
    d) Motor Vehicle Service
        - Clarify motor vehicles are to be in operable condition.
        - Remove conflicting terminology.

e) Motor Vehicle Washing Facility
    - Add the word “detailing” to definition.
    - Remove “one ton rating or less” when referencing trucks.

f) Warehouse
    - Clarify that it does not include Warehouse, Cross-dock.

g) Warehouse, Cross-dock
    - New Definition

List of Recommended Changes to the Planning and Zoning Code

I. Section 1130.05.B.1

1. "M-1" Industrial Park. It is the purpose of the "M-1" Industrial Park District to promote and protect certain land areas for ~~light industrial development~~. **INDUSTRIAL USES WITH LIMITED OBJECTIONABLE EXTERNAL EFFECTS. THE INTENT IS TO PERMIT MOST MANUFACTURING, WHOLESALING AND WAREHOUSING ACTIVITIES THAT CAN BE OPERATED IN A CLEAN AND QUIET MANNER, SUBJECT ONLY TO THOSE REGULATIONS NECESSARY TO THE PROTECTION OF ADJACENT RESIDENTIAL AND BUSINESS ACTIVITIES.**

II. Section 1130.05.B.2

2. "M-2" General Industrial. It is the purpose of the "M-2" General Industrial District to promote and protect certain land areas for ~~general industrial development~~. **INDUSTRIAL AND OTHER USES THAT BY VIRTUE OF THEIR EXTERNAL EFFECTS, SHOULD BE ISOLATED FROM RESIDENTIAL USES AND COMMERCIAL USES. THESE USES PERFORM ESSENTIAL FUNCTIONS FOR COMMUNITY AND EMPLOYMENT OPPORTUNITIES, AND SHOULD BE PROVIDED FOR IN AREAS THAT ARE BEST SUITED FOR INDUSTRIAL DEVELOPMENT BY REASON OF LOCATION, TOPOGRAPHY, AND THE AVAILABILITY OF ADEQUATE UTILITIES AND TRANSPORTATION SYSTEMS.**

III. Section 1131.07.B

Animal Enclosures. Animal enclosures shall be located in the rear yard and shall be included in the calculation of the accessory use limitation contained with Subsection**S** 1131.07.A.3 **AND 4**. Animal enclosures, whether permanent or temporary, shall be no greater than eight feet in height from grade to the top of the enclosure.

IV. Table 1131.10-2

See attached table

V. Section 1131.12.H

Maximum Size for Primary Structures. ~~Primary Structures in the C-1 and C-2 Districts are limited to a maximum of 5,000 square feet of gross floor area, except the following uses are exempt from this requirement:~~

~~1. Assisted living, nursing, and rehabilitation facility;~~
~~2. Community and cultural facility;~~
~~3. Education facility;~~
~~4. Essential service;~~
~~5. Government facility; and~~
~~6. Recreation facility, public or private.~~

1. PRIMARY STRUCTURES IN THE C-1 AND C-2 DISTRICTS ARE LIMITED TO A MAXIMUM OF 5,000 SQUARE FEET OF GROSS FLOOR AREA, EXCEPT THE FOLLOWING USES WHICH ARE EXEMPT FROM THIS REQUIREMENT:

A. ASSISTED LIVING, NURSING, AND REHABILITATION FACILITY;

B. COMMUNITY AND CULTURAL FACILITY;

C. EDUCATION FACILITY;

D. ESSENTIAL SERVICE;

E. GOVERNMENT FACILITY; AND

F. RECREATION FACILITY, PUBLIC OR PRIVATE.

2. PRIMARY STRUCTURES IN THE M-1 ZONING DISTRICT ARE LIMITED TO A MAXIMUM OF 300,000 SQUARE FEET GROSS FLOOR AREA.

VI. Section 1131.12.J

J. DRIVE-THROUGH CONVENIENCE STORE.

1. DRIVE-THROUGH CONVENIENCE STORE USES SHALL BE REQUIRED TO MEET THE VEHICLE STACKING SPACE REQUIREMENTS IN SECTION 1151.03.H.

VII. Section 1131.12.JJ

JJ. Stone and Monument Works. Stone and monument work uses ~~that are located in the C-3 and C-3A Districts~~ shall be subject to the following:

1. All cutting and other similar operations shall be conducted within an enclosed structure.

2. No operation shall be constructed, or equipment used which would create excessive noise or dust.

3. The outdoor display of products **IN THE C-3 AND C-3A DISTRICTS** shall comply with Section 1131.13.J.

4. There shall be minimum setback of 200 feet from any A or R District.

VIII. Section 1131.13.E

E. Drive-Through Facility**, ACCESSORY**. A use that proposes to utilize a drive-through or pick-up window shall be subject to the following:

IX. Section 1131.14.K

Outdoor Storage, Accessory. Outdoor storage accessory areas, where permitted, shall be paved with a hard durable surface located only in the rear yard, and shall be screened on all sides with an opaque fence or wall **SUBJECT TO THE PROVISIONS OF SECTION 1153.04.B** that is six feet in height.

X. Section 1132.01.L.5

5. Transparency. All building elevations that are visible from public rights-of-way shall include window openings at regular intervals. The primary front elevation of a building shall be at least ~~35~~ **25** percent transparent at the pedestrian level (see Figure 1132-5).

XI. Section 1132.03.E.2

2. Transparency. All building elevations that face public rights-of-way shall include window openings. The primary front elevation of a building shall be at least ~~35~~ **25** percent transparent.

XII. Section 1132.04.E.2

2. Transparency. All building elevations that face public rights-of-way shall include window openings at regular intervals. The primary front elevation of a building shall be at least ~~35~~ **25** percent transparent at the pedestrian level. Blocking the view to the inside of a building with interior storage, shelving, boxes, or similar items is not permitted.

XIII. Section 1132.05.C.5

5. ~~Motor vehicle related businesses, such as~~ Motor vehicle fueling**/CHARGING, SERVICE AND** repair facilities, and self-storage facilities are not permitted in the overlay district.

XIV. Section 1131.05.E.2

2. Transparency. All building elevations that face public rights-of-way shall include window openings at regular intervals. The primary front elevation of a building shall be at least ~~35~~ **25** percent transparent at the pedestrian level. Blocking the view to the inside of a building with interior storage, shelving, boxes, or similar items is not permitted.

XV. Section 1132.06.E.2

2. Transparency. All building elevations that face public rights-of-way shall include window openings at regular intervals. The primary front elevation of a building shall be at least ~~35~~ **25** percent transparent at the pedestrian level. Blocking the view to the inside of the building with interior storage, shelving, boxes, or similar items is not permitted.

XVI. Table 1151.03-3

Table 1151.03-3: Stacking Space Requirements

Activity	Minimum Number of Stacking Spaces	Measured From
DRIVE-THROUGH CONVENIENCE STORE	**5 FOR A SINGLE LANE**	**ENTRANCE TO THE BUILDING**
Food and Beverage Use with Drive-Through Window	12 for a single lane or 6 per lane for 2 or more lanes	The order point
Food and Beverage Use with Pick Up Window Only	5 for a single lane	Pick-up window
Financial Institution	4 per lane for an ATM, 2 per lane for a teller or window	Teller or ATM
Motor Vehicle Fueling/Charging Facility	1 per fuel pump	Pump island
Pharmacy	5 for a single lane or 3 per lane for 2 or more lanes	Pick-up window
Motor Vehicle Washing, Automatic	4 for a single lane or 2 per lane for 2 or more lanes	Entrance to washing bay
Other	As determined by the Development Services Director or their designee	

XVII. Section 1151.03.O

O. Parking of Commercial **AND CONSTRUCTION** Vehicles

1. The parking or storing of any of the following on the property used for residential purposes or on any street in an A or R District for any period exceeding four consecutive hours is prohibited: semi-truck, semi-trailer, box truck, box van, step van, cement truck, stake bed truck, boom truck, food truck, tank truck, tar truck, dump truck, tow truck, wrecker, bus or van capable of carrying more than 10 people, limousine, dump trailer, gooseneck trailer, livestock trailer, trailer with pipe rails and or side walls exceeding 36 inches higher than the trailer bed, and other similar vehicles or trailers. In addition, any other commercial or noncommercial vehicle or trailer that exceeds eight feet in height and/or 22 feet in length shall be prohibited.

2. THE PARKING OR STORING OF ANY CONSTRUCTION VEHICLE, MACHINE, DEVICE, OR EQUIPMENT ON ANY PROPERTY USED FOR RESIDENTIAL PURPOSES OR ON ANY STREET IN AN A OR R DISTRICT FOR ANY PERIOD EXCEEDING FOUR CONSECUTIVE HOURS IS PROHIBITED. CONSTRUCTION VEHICLES, MACHINERY, DEVICES, AND EQUIPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, EARTH MOVING EQUIPMENT, SKID STEER LOADER, CEMENT MIXER, HOIST, SCAFFOLDING, SNOW PLOW AND SIMILAR DEVICES, CONSTRUCTION MATERIALS, AND OTHER APPARATUS AND MACHINES USED IN THE CONSTRUCTION OR MAINTENANCE OF BUILDINGS, HOUSES, ROADS, SIDEWALKS, DRIVEWAYS OR LANDSCAPING.

3. Nothing herein shall prevent the parking of such vehicle, trailer, **OR EQUIPMENT** in a fully enclosed garage or similar permanent structure, or at any construction project where such vehicles are an integral component of such project.
4. The parking or storing of recreational vehicles on any property used for residential purposes shall be in compliance with all regulations of Section 1151.03.N.

XVIII. Section 1152.08.A

A. Perimeter Requirements. When any ~~off-street parking lot~~ **VEHICLE USE AREA** for any multi-family dwelling use, non-residential use, or mixed-use development is proposed to abut a public street, or a property upon which a single family dwelling or two family dwelling exists, a landscape buffer shall be provided that consists of the following:

1. A minimum width of five feet adjacent to the parking lot;

2. One deciduous tree located every 30 linear feet (a minimum of one tree is required); and

3. Shrubs planted every three linear feet.

XIX. Section 1153.04.B.2

B. Fence Design and Materials

1. All fences shall have the posts and supporting rails located on the inside of the fence or shall be constructed so that the slats of the fence alternate on the inside and outside of the posts and supporting rails.

2. Allowable fence or wall materials include stone **OR BRICK** masonry product, wood, vinyl, aluminum, ornamental iron, and chain link.

XX. Section 1155.06.D.2

D. Electronic Message Centers. Electronic message centers are permitted on ground and pole signs in specified non-residential zoning districts subject to the following:

1. Electronic message centers shall be located a minimum of 200 feet from any A or R District.

2. Electronic message centers shall be **EQUAL OR** subordinate to the principal sign face in size and shall be located below **OR ADJACENT TO** the principal sign face. **NO PORTION OF AN ELECTRONIC MESSAGE CENTER IS PERMITTED TO BE LOCATED ABOVE THE PRINCIPAL SIGN FACE.**

3. One electronic message center is permitted per property and/or shopping center. An electronic message center is not permitted if a changeable copy sign is used.

4. Each message or copy must be displayed for at least seven seconds.

5. When a message or copy changes by remote control or electronic process, it shall be accomplished in three seconds or less using an instantaneous transition, face, or dissolve feature.

XXI. Section 1170.03.B.1, Section 1170.03.B.3
Table 1170.02-2

Table 1170.02-2: Planning and Zoning Fee Schedule

Board of Zoning Appeals	
Board of Zoning Appeals - Residential	100
Board of Zoning Appeals - Nonresidential	200
Planning Commission	
~~REZONING~~ **ZONING TEXT OR MAP AMENDMENT**	500
PUD - Concept Development Plan	500
PUD - Final Development Plan	500
PUD - Minor Modification (residential)	50
PUD - Minor Modification (nonresidential)	200
Conditional Use	250
Preliminary Plat	500
Final Plat	300
Replat	100
Overlay District Review	200
Residential Infill Review	50
All other Planning Commission Requests	100
Administrative	
Minor Subdivision - Lot Split	50
Minor Subdivision - Lot Combination	50
Site Plan Review - Expansion	100
Site Plan Review - New Development	200
Cell Tower	250
Cell Tower - Biennial Registration Renewal	100
Curb Cut Permit - Residential	25
Curb Cut Permit - Nonresidential	50

Floodplain Development Permit	200
Zoning Verification Letter	50

2. Until all fees, charges, and expenses have been paid in full, no action shall be taken on any application, appeal, or administrative review and approval.

3. THE FEE FOR ALL APPLICATIONS LISTED IN TABLE 1170.02-2 SHALL BE NON-REFUNDABLE.

XXII. Section 1170.04.E.3

3. ~~The fee established by the City Council.~~ **THE FEE APPLICABLE TO THE FILING OF A ZONING TEXT OR MAP AMENDMENT APPLICATION SHALL BE SET FORTH IN SECTION 1170.03.B.**

XXIII. Section 1170.05.E.1.e

e. ~~Payment of a fee as established by the City Council, which shall not be refundable.~~ **THE FEE APPLICABLE TO THE FILING OF A CONDITIONAL USE APPLICATION SHALL BE SET FORTH IN SECTION 1170.03.B.**

XXIV. Section 1170.04.06.D.1.d

d. ~~Payment of a fee as established by the City Council, which shall not be refundable.~~ **THE FEE APPLICABLE TO THE FILING OF A VARIANCE APPLICATION AND FOR ANY OTHER SUBMISSION PERTAINING TO THESE REGULATIONS SHALL BE SET FORTH IN SECTION 1170.03.B (BOARD OF ZONING APPEALS).**

XXV. Section 1170.07.C.1.c

c. ~~Payment of a fee as established by the City Council, which shall not be refundable.~~ **THE FEE APPLICABLE TO THE FILING OF A SITE PLAN REVIEW APPLICATION SHALL BE SET FORTH IN SECTION 1170.03.B.**

XXVI. Section 1170.08.F.1.d

d. ~~Payment of a fee as established by the City Council, which shall not be refundable.~~ **THE FEE APPLICABLE TO THE FILING OF A RESIDENTIAL INFILL REVIEW APPLICATION SHALL BE SET FORTH IN SECTION 1170.03.B.**

XXVII. Section 1170.12 C.4, D

4. ~~The payment of a fee as established by the City Council, which shall not be refundable.~~ **THE FEE APPLICABLE TO THE FILING OF AN APPEAL OF A DECISION BY AN OFFICIAL SHALL BE SET FORTH IN SECTION 1170.03.B (BOARD OF ZONING APPEALS).**

D. ~~Approval~~ **APPEAL** Process

XXVIII. Section 1171

D

DATA CENTER. A FACILITY USED PRIMARILY FOR THE STORAGE, MANAGEMENT, PROCESSING, AND TRANSMISION OF DIGITAL DATA, WHICH HOUSES COMPUTER OR NETWORK EQUIPMENT, SYSTEMS, SERVERS, APPLICANCES, AND OTHER ASSOCIATED COMPONENTS RELATED TO THE DIGITAL STORAGE AND OPERATIONS.

Day Care Center. A place in which supervision, protection, and care is administered to a person or persons, but not including overnight lodging. Such uses may also include educational learning, such as preschool and kindergarten programs, as accessory uses.

Day Care, Home Type A. The permanent residence of the administrator in which childcare is provided for seven to 12 children at one time or a permanent residence of the administrator in which childcare is provided for four to 12 children at one time if four or more children at one time are under two years of age. In counting children for the purpose of this definition, any children under six years of age who are related to the administrator or any employee on the premises shall be counted.

Day Care, Home Type B. The permanent residence of the administrator in which childcare is provided for one to six children at any one time and in which no more than three children are under two years of age at one time. In counting children for the purposes of this division, any children under six years of age who are related to the administrator or any employee on the premises shall be counted.

Design, Construction, and Materials Specification Handbook. A handbook adopted by City Council containing the official standards for the city governing the design, construction, and materials permitted to be used in all proposed improvements.

Development Services Director. The development services director for the City of Fairfield, Ohio.

District. A portion of the territory of the city within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of the zoning code.

Drainage Plan. A plan for the control of stormwater runoff in accordance with the requirements of Section 1199.03.F.

DRIVE-THROUGH CONVENIENCE STORE. AN ESTABLISHMENT DESIGNED SO A MOTOR VEHICLE ENTERS THE BUILDING AT ONE END AND EXITS AT THE OTHER END, THAT SELLS MERCHANDISE SUCH AS PREPACKED FOOD ITEMS, TOBACCO PRODUCTS, AND BEVERAGES WITHIN THE BUILDING WHILE THE OCCUPANT REMAINS SEATED IN THE MOTOR VEHICLE. THIS DOES NOT INCLUDE DRIVE-THROUGH FACILTY, ACCESSORY.

Drive-Through Facility**, ACCESSORY**. Any operation by a business establishment where the transfer of goods and services to the customers is accomplished through an opening in the building while the customer remains in their vehicle. **THIS DOES NOT INCLUDE DRIVE-THROUGH CONVENIENCE STORE.**

Drywell. A type of drainage well used for the underground disposal of stormwater runoff from paved areas such as parking lots, streets, residential subdivisions, and building rooftops.

Dumpster, Garbage or Recycling. A container used for the temporary storage of solid waste and garbage or for materials to be recycled pending collection, having a capacity of at least 2 cubic yards. This definition includes compactors and grease dumpsters. Garbage or recycling dumpsters do not include garbage cans which can be moved by a person.

Dumpster, Roll-Off/ Construction. A container used for the temporary collection of large quantities of trash, yard waste, garbage, or building or construction debris, and designed to be delivered and picked up by a truck and which is left on site for a temporary period of time. Roll-off/construction dumpsters do not include dumpsters used by multi-family dwellings or businesses.

Motor Vehicle Service. Any establishment or place of business which is maintained and operated for the primary purpose of performing routine maintenance of **OPERABLE** motor vehicles such as removal and replacement of lubricants, tires, and batteries for the public and which may include retail sales of ~~fuels,~~ lubricants, **AND** air ~~and/or for washing operable motor vehicles~~. This definition does not include any establishment, place of business or property upon which storage or repair of any unlicensed, partially dismantled, or inoperable motor vehicles takes place.

Motor Vehicle Storage. Any establishment, place of business, property or open area used for the storage of new or used motor vehicles that are in operable condition. This definition does not include the storage of delivery trucks, tractor-trailers and associated semi- trailers, or shipping containers.

Motor Vehicle Tow Yard. Any establishment, place of business, or property used by a tow company or wrecker service for temporary storage of operable motor vehicles or inoperable motor vehicles designated to be transported to a motor vehicle repair garage or junkyard. This definition does not include any establishment, place of business, or property upon which 10 or more unlicensed, partially disassembled, wrecked, or inoperable motor vehicles are kept or stored.

Motor Vehicle Washing Facility. A facility for washing, cleaning, drying, and waxing of passenger vehicles, motorcycles, and trucks of one ton rating or less, which may be self-service or full-service. Mulching. The application of suitable materials on the soil surface to conserve moisture, reduce weed growth, hold soil in place, and aid in establishing plant cover.

Museum. See Cultural Facility.

W

Wall. An architectural partition with a height and length greater than its thickness; used to divide or enclose an area or to support another structure.

Wall, Retaining. A structure that holds back soil or rock from a building, structure or area. Retaining walls prevent downslope movement or erosion and provide support for vertical or near-vertical grade changes.

Warehouse. An enclosed structure used for the storage and/or distribution of goods of any type by or on behalf of the owner of the goods when 80 percent or more of the enclosed structure is designed or used for storage space. This definition includes distribution and fulfillment facilities**, BUT DOES NOT INCLUDE WAREHOUSE, CROSS-DOCKS**.

Warehouse, Accessory. A secondary and subordinate use to an industrial or commercial use where raw materials, parts, or finished manufactured goods may be stored before their export or distribution. Such storage shall be within a building.

WAREHOUSE, CROSS-DOCK. AN ENCLOSED STRUCTURE WITH LOADING DOCKS LOCATED ON OPPOSITE SIDES OF THE STRUCTURE USED FOR THE STORAGE AND/OR DISTRIBUTION OF GOODS OF ANY TYPE BY OR ON BEHALF OF THE OWNER OF THE GOODS WHEN 80 PERCENT OR MORE OF THE ENCLOSED STRUCTURE IS DESIGNED OR USED FOR STORAGE SPACE. THIS DEFINITION INCLUDES DISTRIBUTION AND FUFILLMENT FACILITIES WHICH HAVE DOCKS LOCATED ON OPPOSITE SIDES OF THE STRUCTURES.

Waste Area. An area approved by the engineer for the disposal of waste material and restricted from the building of any structure and delineated by the requirements of Section 1159.05.

Waste Material. Any material that is not approved “fill material” but approved for disposal in an approved waste area site by the Public Works Director.

Watercourse. A permanent stream, intermittent stream, river, brook, channel, creek, or ditch for water whether natural or man-made.

Wind Farm. Commercial wind power installations that consist of wind turbines and associated facilities.

Wind Turbine. A device that converts the wind’s kinetic energy into electrical energy.

Use	C-1	C-2	C-3	C-3A	C-4	SE	B-1	D-1	M-1	M-2	Section
Public/Institutional Uses											
Public Recreation Facility, Outdoor		P	P	P			P	P			
Religious Facility	C	C	C	C	C	C	C	C	C	C	
Wireless Communication			C	C					PS	PS	1131.15
Commercial Uses											
Animal Boarding/ Kennel		C	C	C					C	C	1131.12.A
Animal Day Care		C	C	C					C	C	1131.12.B
Animal Hospital, Veterinary Clinic	PS	PS	PS	PS		PS	PS	PS			1131.12.C
Art Studio	P	P	P	P	P	P		P			
Assisted Living Facility		C	P	P			P	C			
Bar/Night Club		C	C	C		C		C			
Brewery, Distillery, Winery, Cidery (Macro)			C	C		C			C	C	1131.12.D
Brewery, Distillery, Winery, Cidery (Micro)		C	C	C		C		C	C	C	1131.12.D
Building and Related Trade Shop		C	P	P					P	P	
Check Cashing, Short Term Loan			PS	PS		PS					1131.12.F
Club/Lodge, Private	C	C	C	C	C	C	C	C			
Commercial Kitchen			C	C					C		
Day Care Center	C	C	PS	PS	C	PS	PS	C			1131.12.I
DRIVE-THROUGH CONVENIENCE STORE		**C**	**PS**	**PS**		**PS**					**1331.12.J**
Entertainment Venue			C	C		P					
Event Center			C	C		P					1131.12.K

Table 1131.10-2: Non-Residential Districts - Use Table

Use	C-1	C-2	C-3	C-3A	C-4	SE	B-1	D-1	M-1	M-2	Section
Commercial Uses											
Financial Establishment	C	PS	PS	PS	C	PS	PS	PS	C		1131.12.L
Fitness/Dance Studio	P	P	P	P	P	P		P			
Flea Market			C	C							1131.12.M
Funeral Home	C	P	P	P				C			
Greenhouse, Wholesale									C	C	
Hospital		C	C	C			PS				1131.12.N
Hotel, Motel		C	P	P		P					
Landscaping Retail Facility		PS	PS	PS		PS		PS			1131.12.P
Landscaping Service Facility			C	C					PS	PS	1131.12.Q
Laundry, Commercial			P	P		P		P			
Marijuana: Adult Use Dispensary and Dispensary (Medical)			PS	PS		PS					1131.12.S.1
Media Studio	PS	PS	PS	PS		PS		PS			1131.12.T
Medical Office (High Intensity)		C	C	C		C	P	C	C	C	1131.12.U
Medical Office (Low Intensity)	P	P	P	P	P	P	P	P	C		
Micro-Fulfillment Center	PS	PS	PS	PS		PS		PS			1131.12.V
Mixed Use			C	C				C			
Motor Vehicle Fueling/ Charging		C	PS	PS				~~C~~			1131.12.X
Motor Vehicle Repair			C	C					C	C	1131.12.Y

P = Permitted Use PS = Permitted Use with Standards C = Conditional Use

P = Permitted Use PS = Permitted Use with Standards C = Conditional Use

Table 1131.10-2: Non-Residential Districts - Use Table

Use	C-1	C-2	C-3	C-3A	C-4	SE	B-1	D-1	M-1	M-2	Section
Commercial Uses											
Motor Vehicle Sale/ Rental Area			C	C							1131.12.Z
Motor Vehicle Service		C	C	C		C		C	C	C	1131.12.AA
Motor Vehicle Washing Facility		C	PS	PS		PS					1131.12.DD
Nursing and Rehabilitation Facility		C	P	P			P	C			
Office, General	P	P	P	P	P	P	P	P	C		
Outdoor Amusement Ride and Entrainment Display						P					
Personal Service	P	P	P	P	P	P	**P**	P			
Recreational Facility, Indoor	C	C	P	P		P	C	C	C	C	
Recreational Facility, Outdoor	C	C	C	C		P	C	C			
Restaurant, Full Service	C	P	P	P		P		P	C		
Restaurant, Quick Service	C	PS	PS	PS		PS		PS	C		1131.12.GG
Retail	P	P	P	P	P	P		P	C		
Self-Storage Facility			C	C						C	1131.12.HH
Sexually Oriented Business			C	C							1131.12.II
Showroom	C	P	P	P				P			
Storage Shed, Barn, Carport, or Play Structure Sales Area			C	C							1131.12.KK
Teen Club		C	C	C				C			
Theater, Cinema		C	P	P		P		C			

P = Permitted Use   PS = Permitted Use with Standards   C = Conditional Use

Table 1131.10-2: Non-Residential Districts - Use Table

Use	C-1	C-2	C-3	C-3A	C-4	SE	B-1	D-1	M-1	M-2	Section
Commercial Uses											
Tobacco/Vape Store			PS	PS		PS					1131.12.LL
Industrial Uses											
Building Material Yard										C	1131.12.E
Construction and Large Equipment Rental, Sale, and Service										C	1131.12.G
Contractor Yard										C	1131.12.H
Crematorium										C	
DATA CENTER									**C**		
Food Processing									C	P	
Junkyard										C	1131.12.O
Laundry, Industrial									C	P	
Manufacturing, Artisan			C	C					P	P	
Manufacturing, Light									PS	PS	1131.12.S
Manufacturing, Heavy										C	1131.12.R
Marijuana: Adult Use Cultivator										P	
Marijuana: Adult Use Processor										P	
Marijuana: Adult Use Testing Laboratory										P	
Marijuana: Cultivation Facility										P	
Marijuana: Level I Adult Use Cultivator										P	
Marijuana: Level II Adult Use Cultivator										P	

P = Permitted Use PS = Permitted Use with Standards C = Conditional Use

Use	C-1	C-2	C-3	C-3A	C-4	SE	B-1	D-1	M-1	M-2	Section
Industrial Uses											
Marijuana: Level III Adult Use Cultivator										P	
Marijuana: Level I Cultivator										P	
Marijuana: Level II Cultivator										P	
Marijuana: Processor (Medical)										P	
Motor Vehicle Storage										C	1131.12.BB
Motor Vehicle Tow Yard										C	1131.12.CC
Renewable Energy Facility										C	1131.12.EE
Research, Development, Laboratory Facility			C	C			PS		C	C	1131.12.FF
Stone and Monument Works			C	C					PS	PS	1131.12.JJ
Trucking or Logistics Terminal										C	1131.12.MM
Warehouse			C	C					PS	PS	1131.12.NN
WAREHOUSE, CROSS-DOCK										**P**	
Accessory Uses											
Accessory Structure	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	1131.13.A
Accessory Use	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	1131.13.B
Automated Teller Machine (ATM)	PS	PS	PS	PS	PS	PS	PS	PS	PS		1131.13.C
Charitable Drop-Off Receptacle	PS	PS	PS	PS	PS	PS	PS	PS			1131.13.D
Drive-Through Facility, **ACCESSORY**		C	PS	PS	C	PS		C	C		1131.13.E
Dumpster, Garbage and Recycling	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	1131.13.F

P = Permitted Use PS = Permitted Use with Standards C = Conditional Use

2. **"C-2" Central Business**. It is the purpose of the "C-2" Central Business District to promote and protect certain land areas for commercial uses that serve the residents of the city.

3. **"C-3" General Business**. It is the purpose of the "C-3" General Business District to promote and protect certain land areas for commercial uses that are generally located along the Route 4 Corridor. Such commercial uses are regionally oriented and serve both the residents of the city and visitors.

4. **"C-3A" General Business Modified**. It is the purpose of the "C-3A" General Business District Modified to promote and protect certain land areas for commercial uses that are generally located along the Route 4 Corridor. Such commercial uses are regionally oriented and serve both the residents of the city and visitors.

5. **"C-4" Commercial Transition**. It is the purpose of the "C-4" Commercial Transition District to promote and protect certain land area that is located between residential and commercial uses in order to provide an appropriate transition between such uses.

6. **"SE" Suburban Entertainment**. It is the purpose of the "SE" Suburban Entertainment District to promote and protect certain land area for entertainment and commercial uses that are unique in nature and attract visitors from around the region.

7. **"B-1" Institutions and Office**. It is the purpose of the "B-1" Institutions and Office District to promote and protect certain land areas for office, institutional, and professional service establishments.

8. **"D-1" Downtown**. It is the purpose of the "D-1" Downtown District to promote and protect land in downtown Fairfield for a mix of uses designed in a harmonious mix of architecture, landscaping, land use, and planning.

1130.05 Industrial Zoning Districts

A. **Applicability**. The industrial zoning districts within the zoning code include the "M-1" Industrial Park District and the "M-2" General Industrial District.

B. **Purpose**. The industrial zoning districts, and their regulations, are hereby established to achieve, among others, the following purposes:

1. **"M-1" Industrial Park**. It is the purpose of the "M-1" Industrial Park District to promote and protect certain land areas for ~~light industrial development.~~ industrial uses with limited objectionable external effects. The intent is to permit most manufacturing, wholesaling and warehousing activities that can be operated in a clean and quiet manner, subject only to those regulations necessary to the protection of adjacent residential and business activities.

2. **"M-2" General Industrial**. It is the purpose of the "M-2" General Industrial District to promote and protect certain land areas for ~~general industrial development~~ industrial and other uses that by virtue of their external effects, should be isolated from residential uses and commercial uses. These uses perform essential functions for community and employment opportunities, and should be provided for in areas that are best suited for industrial development by reason of location, topography, and the availability of adequate utilities and transportation systems.

7. **Exterior Materials**. The exterior wall surface of the structure, if greater than 100 square-feet in area, shall not be made of metal, resin, plastic, fabric, non-finished composite material, or concrete masonry units (CMUs)/cinderblocks.

8. **Roofing Materials**. Metal roofs are not permitted for accessory structures, except metal panel roofs which are factory finished with a rib or standing seam design.

9. **Paved Access**. An accessory structure which has a door greater than six feet in width must have paved access in accordance with Subsection 1131.07.G.1.

10. **Construction Timing**. No accessory structure shall be constructed prior to the construction of the principal building on the lot.

B. **Animal Enclosures**. Animal enclosures shall be located in the rear yard and shall be included in the calculation of the accessory use limitation contained within Subsections 1131.07.A.3 and 4. Animal enclosures, whether permanent or temporary, shall be no greater than eight feet in height from grade to the top of the enclosure.

C. **Charitable Drop-off Receptacle**. Charitable drop-off receptacles are only permitted on property used for non-residential purposes in the agricultural and residential zoning districts and are subject to the regulations set forth in Section 1131.13.D.

D. **Composting Facility**. In any A or R District, composting facilities serving only the occupants of that particular lot may be constructed and used by said occupants. The only yard waste which may be placed in a compost facility is that which is generated from the lot on which the compost facility is located. The compost facility shall be constructed as a bin or a structure and must be located in the rear yard and be a minimum of six feet from any adjacent lot lines. Additionally, no composting facility shall be permitted or maintained which is offensive due to disproportionate size or due to the emission of odor. Compost within the facility must be periodically "turned" to aerate the mass and mix the material for better decomposition.

E. **Dumpster, Garbage and Recycling**. Garbage and recycling dumpsters are permitted within multi-family residence developments for the regular collection of trash and recycling from the residents thereof, subject to all other applicable requirements for enclosures and screening set forth in Section 1131.13.F and Section 717 of the City of Fairfield Codified Ordinances.

F. **Electric Vehicle Charging Station**. A Level 1 or Level 2 electric vehicle charging station may be permitted as an accessory use to any multi-family development or non-residential use in the A or R Districts subject to regulations set forth in Section 1131.13.H.

G. **Garage, Detached Residential**. Detached residential garages are subject to the following and other applicable regulations in Section 1131.07.A.

1. Residential detached garages shall be located in the side or rear yard and shall have paved access.

2. Detached garages shall meet the required side and rear setbacks for the principal structure and shall be at least six feet from the principal structure.

Table 1131.10-2: Non-Residential Districts - Use Table

Use	C-1	C-2	C-3	C-3A	C-4	SE	B-1	D-1	M-1	M-2	Section
Check Cashing, Short Term Loan			PS	PS		PS					1131.12.F
Club/Lodge, Private	C	C	C	C	C	C	C	C			
Commercial Kitchen			C	C					C		
Day Care Center	C	C	PS	PS	C	PS	PS	C			1131.12.I
Drive-Through Convenience Store		C	PS	PS		PS					1331.12.J
Entertainment Venue			C	C		P					
Event Center			C	C		P					1131.12.K
Commercial Uses											
Financial Establishment	C	PS	PS	PS	C	PS	PS	PS	C		1131.12.L
Fitness/Dance Studio	P	P	P	P	P	P		P			
Flea Market			C	C							1131.12.M
Funeral Home	C	P	P	P				C			
Greenhouse, Wholesale									C	C	
Hospital		C	C	C			PS				1131.12.N
Hotel, Motel		C	P	P		P					
Landscaping Retail Facility		PS	PS	PS		PS		PS			1131.12.P
Landscaping Service Facility			C	C					PS	PS	1131.12.Q
Laundry, Commercial			P	P		P		P			
Marijuana: Adult Use Dispensary and Dispensary (Medical)			PS	PS		PS					1131.12.S.1

P = Permitted Use PS = Permitted Use with Standards C = Conditional Use

Table 1131.10-2: Non-Residential Districts - Use Table

Use	C-1	C-2	C-3	C-3A	C-4	SE	B-1	D-1	M-1	M-2	Section
Fitness/Dance Studio	P	P	P	P	P	P		P			
Flea Market			C	C							1131.12.M
Funeral Home	C	P	P	P				C			
Greenhouse, Wholesale									C	C	
Hospital		C	C	C			PS				1131.12.N
Hotel, Motel		C	P	P		P					
Landscaping Retail Facility		PS	PS	PS		PS		PS			1131.12.P
Landscaping Service Facility			C	C					PS	PS	1131.12.Q
Laundry, Commercial			P	P		P		P			
Marijuana: Adult Use Dispensary and Dispensary (Medical)			PS	PS		PS					1131.12.S.1
Media Studio	PS	PS	PS	PS		PS		PS			1131.12.T
Medical Office (High Intensity)		C	C	C		C	P	C	C	C	1131.12.U
Medical Office (Low Intensity)	P	P	P	P	P	P	P	P	C		
Micro-Fulfillment Center	PS	PS	PS	PS		PS		PS			1131.12.V
Mixed Use			C	C				C			
Motor Vehicle Fueling/ Charging		C	PS	PS				~~C~~			1131.12.X
Motor Vehicle Repair			C	C					C	C	1131.12.Y
Commercial Uses											
Motor Vehicle Sale/ Rental Area			C	C							1131.12.Z

P = Permitted Use PS = Permitted Use with Standards C = Conditional Use

Table 1131.10-2: Non-Residential Districts - Use Table

Use	C-1	C-2	C-3	C-3A	C-4	SE	B-1	D-1	M-1	M-2	Section
Motor Vehicle Service		C	C	C		C		C	C	C	1131.12.AA
Motor Vehicle Washing Facility		C	PS	PS		PS					1131.12.DD
Nursing and Rehabilitation Facility		C	P	P			P	C			
Office, General	P	P	P	P	P	P	P	P	C		
Outdoor Amusement Ride and Entrainment Display						P					
Personal Service	P	P	P	P	P	P	P	P			
Recreational Facility, Indoor	C	C	P	P		P	C	C	C	C	
Recreational Facility, Outdoor	C	C	C	C		P	C	C			
Restaurant, Full Service	C	P	P	P		P		P	C		
Restaurant, Quick Service	C	PS	PS	PS		PS		PS	C		1131.12.GG
Retail	P	P	P	P	P	P		P	C		
Self-Storage Facility			C	C						C	1131.12.HH
Sexually Oriented Business			C	C							1131.12.II
Showroom	C	P	P	P				P			
Storage Shed, Barn, Carport, or Play Structure Sales Area			C	C							1131.12.KK
Teen Club		C	C	C				C			
Theater, Cinema		C	P	P		P		C			
Commercial Uses											
Tobacco/Vape Store			PS	PS		PS					1131.12.LL

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Table 1131.10-2: Non-Residential Districts - Use Table

Use	C-1	C-2	C-3	C-3A	C-4	SE	B-1	D-1	M-1	M-2	Section
Industrial Uses											
Building Material Yard										C	1131.12.E
Construction and Large Equipment Rental, Sale, and Service										C	1131.12.G
Contractor Yard										C	1131.12.H
Crematorium										C	
Data Center									C		
Food Processing									C	P	
Junkyard										C	1131.12.O
Laundry, Industrial									C	P	
Manufacturing, Artisan			C	C					P	P	
Manufacturing, Light									PS	PS	1131.12.S
Manufacturing, Heavy										C	1131.12.R
Marijuana: Adult Use Cultivator										P	
Marijuana: Adult Use Processor										P	
Marijuana: Adult Use Testing Laboratory										P	
Marijuana: Cultivation Facility										P	
Marijuana: Level I Adult Use Cultivator										P	
Marijuana: Level II Adult Use Cultivator										P	
Industrial Uses											

P = Permitted Use   PS = Permitted Use with Standards   C = Conditional Use

Table 1131.10-2: Non-Residential Districts - Use Table

Use	C-1	C-2	C-3	C-3A	C-4	SE	B-1	D-1	M-1	M-2	Section
Marijuana: Level III Adult Use Cultivator										P	
Marijuana: Level I Cultivator										P	
Marijuana: Level II Cultivator										P	
Marijuana: Processor (Medical)										P	
Motor Vehicle Storage										C	1131.12.BB
Motor Vehicle Tow Yard										C	1131.12.CC
Renewable Energy Facility										C	1131.12.EE
Research, Development, Laboratory Facility			C	C			PS		C	C	1131.12.FF
Stone and Monument Works			C	C					PS	PS	1131.12.JJ
Trucking or Logistics Terminal										C	1131.12.MM
Warehouse			C	C					PS	PS	1131.12.NN
Warehouse, Cross-Dock										P	
Accessory Uses											
Accessory Structure	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	1131.13.A
Accessory Use	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	1131.13.B
Automated Teller Machine (ATM)	PS	PS	PS	PS	PS	PS	PS	PS	PS		1131.13.C
Charitable Drop-Off Receptacle	PS	PS	PS	PS	PS	PS	PS	PS			1131.13.D
Drive-Through Facility, Accessory		C	PS	PS	C	PS		C	C		1131.13.E
Dumpster, Garbage and Recycling	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	1131.13.F

P = Permitted Use PS = Permitted Use with Standards C = Conditional Use

wholly within a completely enclosed building, except for uses that are specifically exempted and regulated herein including, but not limited to, off-street parking, outdoor display, outdoor dining, and motor vehicle sales.

B. **Night Operations**. No building customarily used for night operations, such as a bakery or 24-hour distribution station, shall have any open areas of the building or doors, other than stationary windows or required fire exits, within 100 feet of any A or R District. Any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within 100 feet of any A or R District.

C. **Grading, Filling, and Excavation**. Any development that requires grading, filling, excavation, or any change in the grade of more than 100 cubic yards of material or changes the existing elevation by more than one foot requires compliance with Chapter 1159.0 and approval of the City Engineer. No grading shall be detrimental to surrounding property in appearance or in the diversion of stormwater drainage.

D. **Security Bars**. Security bars, grilles or similar devices shall be retractable, shall be installed on the interior of the window or door frames, and shall be retracted at all times during which the building is open for business.

E. **Residential Uses in Non-Residential Zoning Districts**. Residential uses that are located in nonresidential zoning districts shall be subject to all of the applicable use standards for residential uses in this zoning code. This applies to the single-family dwellings permitted in the C-4 District.

F. **Essential Services**. Essential services shall be permitted as authorized and regulated by law and other ordinances of the city, it being the intention hereof to exempt such essential services from the application of this code.

G. **Airports, Airfields, and Heliports**. Airports, airfields, and heliports may be built within the city's limits only with the permission of the Planning Commission and City Council.

H. **Maximum Size for Primary Structures**.

1. Primary structures in the C-1 and C-2 Districts are limited to a maximum of 5,000 square feet of gross floor area, except the following uses which are exempt from this requirement:

    a. Assisted living, nursing, and rehabilitation facility;

    b. Community and cultural facility;

    c. Education facility;

    d. Essential service;

    e. Government facility; and

    f. Recreation facility, public or private.

2. Primary structures in the M-1 District are limited to a maximum of 300,000 square feet gross floor area.

H. **Contractor Yard**. Contractor yards are subject to the following:

1. A principal building is required on site and shall be a minimum of 1,500 square feet.
2. All materials stored outside shall be located in the rear yard and shall comply with the outdoor storage requirements of Section 1131.13.K.
3. There shall be a minimum setback of 200 feet from any A or R District.
4. All motor vehicles manufactured for road use, including trailers, shall be parked on paved surfaces as described in Section 1151.04.D at all times and no inoperable equipment or inoperable or unlicensed motor vehicles are permitted on the premises.

I. **Day Care Center**. Day care centers shall provide an outdoor recreation area for children that is directly accessed from the building, located in the side or rear yard, and is enclosed with a fence that meets the regulations of Chapter 1153.0.

J. **Drive-Through Convenience Store.**

1. Drive-through convenience store uses shall be required to meet the vehicle stacking space requirements in Section 1151.03.H.

K. **Education Facility, University/College/Trade School**. Universities, colleges, and trade schools are subject to the following:

1. A campus plan is required if there is more than one building being proposed.
2. If the proposed use includes a residential component, those uses shall meet the applicable regulations for the type of residential use that is proposed (i.e., if multi-family is proposed then such use shall meet the use-specific standards for large scale multi-family and the dimensional standards for the R-4 District), unless specifically approved otherwise by the Planning Commission.

L. **Event Center**. Event centers are subject to the following:

1. There shall be a minimum setback of 100 feet from any A or R District.
2. The event center shall provide kitchen facilities for the preparation or warming of foods that are to be served during the events.

M. **Financial Establishment**. Financial establishments that include drive-through facilities are not subject to the drive-through requirements in Section 1131.13.E. Outdoor automatic teller machine (ATM) facilities are subject to the requirements in Section 1131.13.C.

N. **Flea Market**. Flea markets are subject to the following:

1. Flea Markets shall be located inside a fully enclosed building and there shall be no outdoor sales, display, or storage.
2. Flea markets shall be in compliance with all building code requirements and include enough room for aisles and emergency ingress and egress.

3. All buildings on the site shall be set back a minimum of 200 feet from any A or R District and 1,000 feet from any other self-storage facility.

4. No activities other than rental of storage units, and pick-up and deposit of long term storage shall be permitted on the premises. Examples of activities that are not permitted include commercial or wholesale sales, repair services, manufacturing, and recreational uses.

5. Building perimeter landscaping is required along the side and front exterior elevations. Such landscaping shall include a minimum of one tree and six shrubs for every 30 lineal feet of the front and side exterior elevations.

II. Sexually Oriented Business. Sexually oriented businesses are subject to the following:

1. No sexually oriented business shall be located within a radius of 1,000 feet of any residentially zoned or used property.

2. No sexually oriented business shall be located within a radius of 1,000 feet of any religious facility, education facility, library, park, or public playground.

3. No sexually oriented business shall be located within 1,000 feet of any other sexually oriented business and no building, premises, structure, or other facility that contains any sexually oriented business shall contain any other kind of sexually oriented business.

4. Distances for purposes of this subsection shall be from property line to property line along the shortest possible course, regardless of any customary or common route or path of travel, i.e., "as the crow flies" and includes both property in the City of Fairfield and in any other political subdivision.

JJ. Stone and Monument Works. Stone and monument work uses ~~that are located in the C-3 and C-3A Districts~~ shall be subject to the following:

1. All cutting and other similar operations shall be conducted within an enclosed structure.

2. No operation shall be constructed, or equipment used which would create excessive noise or dust.

3. The outdoor display of products in the C-3 and C-3A Districts shall comply with Section 1131.13.J.

4. There shall be a minimum setback of 200 feet from any A or R District.

KK. Storage Shed or Barn, Carport, or Play Structure Sales Area. Storage shed or barn, carport, or play structure sales areas are subject to the following:

1. There shall be sufficient ingress, egress, and internal circulation.

2. All products for display or sale shall be placed on a hard, durable paved surface.

3. The display shall not impede or block the sight distance triangle and visibility.

4. The display shall be set back a minimum of 10 feet from the public right-of-way.

6. The receptacle shall be placed on a paved surface.

7. The receptacle shall be no larger than five feet wide, five feet deep, or six feet tall (150 cubic feet).

E. **Drive-Through Facility**, **Accessory.** A use that proposes to utilize a drive-through or pick-up window shall be subject to the following:

1. All drive-through areas, including, but not limited to, stacking lanes, trash receptacles, outdoor speakers, drive-up windows, and other objects associated with the drive-through area shall be located in the side or rear yard of a property, and shall not cross, interfere with, or impede any public right-of-way.

2. Drive-through structures shall be subject to the vehicle stacking requirements of Section 1151.03.H.

3. Any canopy structure shall be constructed of the same or complimentary materials used on the principal building.

4. Audible electronic devices such as loudspeakers, automobile service order devices, and similar instruments shall be set back a minimum of 100 feet from any A or R District and shall not be audible beyond the property line.

5. Menu board signage shall comply with Section 1155.06.F.

F. **Dumpsters, Garbage and Recycling**. Garbage and recycling dumpsters shall be subject to the following:

1. Garbage and recycling dumpsters shall be located on a concrete pad and be enclosed by a three-sided structure constructed of concrete block, brick, stone or other similar masonry product, wood or vinyl opaque fence, or chain link with slats sufficient to provide complete visual screening of the dumpsters. The fourth side of the structure shall have a gate that provides an opaque screening. The height of the enclosure and associated gate shall be 12 inches above the top of the dumpster.

2. Garbage and recycling dumpsters, and associated enclosures shall be located in the rear yard and be a minimum of 15 feet from any rear or side lot lines when adjoining an A or R district.

3. Garbage and recycling dumpsters and associated enclosures shall be a minimum of 30 feet from any public right-of-way.

4. On corner lots, garbage and recycling dumpsters and associated enclosures shall be set back from the side street not less than the required setback for the adjacent principal structure on the lot plus an additional five feet.

5. Garbage and recycling dumpsters and associated enclosures shall be located a minimum of

K. **Outdoor Storage, Accessory**. Outdoor storage accessory areas, where permitted, shall be paved with a hard durable surface located only in the rear yard, and shall be screened on all sides with an opaque fence or wall subject to the provisions of Section 1153.04.B that is six feet in height.

L. **Parking, Structure**. A parking structure is subject to the provisions of Chapter 1151.0.

M. **Parking, Surface**. A surface parking lot is subject to the provisions of Chapter 1151.0.

N. **Retail, Accessory**. A retail sales use may be included with non-retail uses provided it is an accessory use that does not occupy more than 10 percent of the total floor area of the principal building.

O. **Showroom, Accessory**. A showroom may be included with non-retail uses provided it is an accessory use that does not occupy more than 20 percent of the total floor area of the principal building.

P. **Solar Panel**. Accessory solar panels are subject to the following:

1. Solar panels or solar film are permitted on the roof of any principal permitted structure and are permitted on the roof of any accessory structure over 100 square feet in size.
2. Roof-mounted solar panels on a pitched roof shall not extend above the ridgeline of the roof and shall not extend greater than 18 inches from the roof surface.
3. Solar panels on a flat roof shall not project vertically more than the height of the parapet wall surrounding the roof or shall be screened by architectural features.
4. For rooftop solar panels, all exposed conduits, plumbing lines, and related appurtenances shall be painted in a color scheme that closely matches the roof materials.
5. Ground mounted solar panels are permitted in the C-2, C-3, C-3A, SE, B-1, M-1, and M-2 Districts. There shall be a minimum setback of 200 feet from any A or R District.
6. Ground mounted solar panels shall be subordinate in size to the principal structure they serve, shall not exceed 15 feet in height, and are subject to all applicable setbacks of the district in which they are located.
7. Ground mounted solar panels shall not be located in the front yard.
8. Solar panels shall be placed so that concentrated solar radiation or glare shall not be directed onto other properties or roadways in the vicinity.
9. Solar panels used exclusively for traffic control signals or devices are exempted from this section.

Q. **Swimming Pool.** If a swimming pool is proposed as an accessory use in a non-residential zoning district, such use shall comply with the regulations set forth in Section 1131.07.L.

R. **Warehouse, Accessory**. Accessory warehouses are subject to the following:

intensity colors, bright primary colors, metallic colors, or fluorescent colors are not permitted, except for accent purposes only.

3. **Facade Articulation**. There shall be no blank walls on any facade of a building. Each facade shall include a mixture of recesses, projections, material or color changes, pilasters, false windows, or other similar elements that break up the building mass and provide visual interest (see Figure 1132-3).

4. **Roofs**. Roof lines shall vary in height and architectural features that may include raised parapets, asymmetrical roof designs, and hipped or gabled roofs. All rooftop mechanical units shall be screened from view on all sides (see Figure 1132-4).

5. **Transparency**. All building elevations that are visible from public rights-of-way shall include window openings at regular intervals. The primary front elevation of a building shall be at least ~~35~~ 25 percent transparent at the pedestrian level (see Figure 1132-5).

6. **Open Space**. For PUDs over two acres in size, a minimum of 15 percent of the land area shall be designated usable open space such as a pocket park, gathering space, or a plaza.

M. Existing Planned Unit Developments

1. This section shall have no effect on those portions of existing PUDs which had final approval of uses prior to the effective date of this zoning code.

2. PUDs which had only Concept Development Plan approval for part or all of the development upon the effective date of this code, must comply with the provisions of this section for Final Development Plan approval.

3. Section 1132.01.F shall apply to all Final Development Plans submitted after the effective date of this code. This section shall apply to all Concept Development Plans which were submitted, but not approved, by City Council upon the effective date of this code.

N. Violations. A violation of a Concept or Final Development Plan for a PUD, as approved, shall constitute a violation of the zoning code under Section 1170.17.

1132.02 Overlay District Regulations

A. Purpose. The purpose of an overlay district is to provide additional development regulations for the construction of new structures/developments and the expansion or redevelopment of existing developments. The regulations contained within each overlay district are customized to meet the vision and intent of that area as identified in the city's adopted plans and studies.

B. Applicability. The regulations established for each overlay district shall apply to both new and existing structures/developments as provided herein.

1. **New Structures/Developments.** New development and/or construction and major redevelopment must adhere to the base zoning regulations applicable for the zoning district and the overlay regulations contained in this chapter.

from State Route 4 or any other public right-of-way. Such a facade shall include a mixture of recesses, projections, material or color changes, pilasters, false windows, or other similar elements that break up the building mass and provide visual interest.

2. **Transparency**. All building elevations that face public rights-of-way shall include window openings. The primary front elevation of a building shall be at least ~~35~~ 25 percent transparent.

3. **Materials**. The walls of any building that faces public rights-of-way shall be constructed with a combination of the following materials: brick, stone, wood, external installation finishing system (EIFS), or fiber cement siding . Architectural metal panels, decorative blocks, and tile are permitted only as accent materials.

4. **Color**. The exterior of buildings shall be constructed with materials that are low reflective, subtle, neutral, and earth tones in color. High intensity colors, bright primary colors, metallic colors, or fluorescent colors are not permitted, except for accent purposes only.

5. **Roof**. Roof lines shall vary in height and architectural features which may include raised parapets, asymmetrical roof designs, or hipped or gabled roofs. All rooftop mechanical units shall be screened from view from any public right-of-way, or A or R District.

F. Signage

1. Signs are regulated by Chapter **1155.0**.

2. Existing pole signs are encouraged to be removed and replaced with ground signs, consistent with this zoning code.

G. Landscaping/Screening. Landscaping and screening shall comply with Chapter 1152.0.

E. Design Standards

1. **Facade Articulation.** There shall be no blank walls on any facade of a building. Each facade shall include a mixture of recesses, projections, material or color changes, pilasters, false windows, or other similar elements that break up the building mass and provide visual interest.

2. **Transparency**. All building elevations that face public rights-of-way shall include window openings at regular intervals. The primary front elevation of a building shall be at least ~~35~~ 25 percent transparent at the pedestrian level. Blocking the view to the inside of a building with interior storage, shelving, boxes, or similar items is not permitted.

3. **Materials**. The walls of any building shall be constructed primarily with masonry such as brick or stone. Wood, external installation finishing system (EIFS), fiber cement siding, architectural metal panels, decorative blocks, and tile are permitted only as accent materials.

4. **Color**. The exterior of buildings shall be constructed with materials that are low reflective, subtle, neutral, and earth tones in color. High intensity colors, bright primary colors, metallic colors, or fluorescent colors are not permitted, except for accent purposes only.

5. **Roofs**. Roof lines shall vary in height and architectural features that may include raised parapets, asymmetrical roof designs, or hipped or gabled roofs. All rooftop mechanical units shall be screened from view on all sides of the building.

F. Signage

1. Signs are regulated by Chapter 1155.0.

2. Signs in the Town Center Overlay District should add a rich character to the district and should not detract from the overall aesthetic of the area.

3. Pole signs are not permitted. Existing pole signs are encouraged to be removed and replaced with ground signs, consistent with this zoning code.

4. Building signage shall primarily be constructed with channel cut letters, but may utilize small cabinet elements for company logos, images, or other purposes.

5. Building signage for a multi-tenant building shall be located on a sign frieze. Existing buildings designed with no sign frieze shall be permitted to locate signage at an alternative location with the approval of the Planning Commission.

6. Roof signs are not permitted. Existing roof signs are encouraged to be removed and replaced with building, awning, canopy, ground, or projecting signs.

7. Ground signs shall be placed on a base of brick, stone or similar masonry material that complements the primary structure.

A. **Purpose**. The purpose of the John Gray/Pleasant Overlay District is to implement the vision for this area as established in the city's adopted plans and studies. The vision for this area is for it to continue to be a main gateway into Fairfield, providing access to many of the city's residential neighborhoods, parks, and the Town Center. The overlay district will be a well-designed, small scale mixed-use area supported by low intensity retail and services that support the surrounding neighborhoods, and low to medium density residential uses.

B. **Overlay Boundaries**. The overlay map below illustrates the boundaries of the John Gray/ Pleasant Overlay District.

C. **Use Standards**

1. Uses within the John Gray/Pleasant Overlay District are governed by the underlying zoning districts of the properties within the overlay district as stipulated in the use table and standards in Chapter 1131.0.
2. Mixed-use development is encouraged within the overlay district. This may include a combination of residential uses and/or mixed-use buildings. Special attention to compatibility shall be considered for developments adjacent to the existing neighborhoods.
3. Neighborhood-scale commercial, office, and service uses are encouraged within the overlay district that serve the daily needs of the community.
4. Restaurants with drive-through lanes that create a demand for long stacking lines, generate traffic that degrades the level of service (LOS), or negatively affect adjacent neighborhoods are discouraged in the overlay.
5. ~~Motor vehicle related businesses, such as~~ Motor vehicle fueling/charging, ~~and~~ service and repair facilities, and self-storage facilities are not permitted in the overlay district.

D. **Development Standards**

1. **Parking**. Shared parking lots, cross-parking agreements, and other similar strategies should be utilized within this overlay district to reduce the overall need for parking in a certain area where uses have complimentary peak hours or days.
2. **Vehicular Circulation**. Developments with multiple buildings shall provide internal access drives that connect buildings and parking areas. If there are multiple lots that make up the overall development, then cross-access and cross-parking agreements shall be executed by all property owners and recorded with the county recorder.
3. **Ingress and Egress**. New curb cuts along John Gray Road and Pleasant Avenue should be minimized as much as possible. New development and redevelopment projects should explore the opportunity to utilize existing curb cuts, relocate or consolidate existing curb cuts, create cross-access easements and service roads, or other similar strategies to minimize any increase in congestion in the overlay district.
4. **Utilities**. When new development or major redevelopment occurs within the overlay district, utilities shall be required to be placed underground.

E. Design Standards

1. **Facade Articulation.** There shall be no blank walls on any facade of a building. Each facade shall include a mixture of recesses, projections, material or color changes, pilasters, false windows, or other similar elements that break up the building mass and provide visual interest.

2. **Transparency**. All building elevations that face public rights-of-way shall include window openings at regular intervals. The primary front elevation of a building shall be at least ~~35~~ 25 percent transparent at the pedestrian level. Blocking the view to the inside of a building with interior storage, shelving, boxes, or similar items is not permitted.

3. **Materials**. The walls of any building shall be constructed primarily with masonry such as brick or stone. Wood, external installation finishing system (EIFS), fiber cement siding, architectural metal panels, decorative blocks, and tile are permitted only as accent materials.

4. **Color**. The exterior of buildings shall be constructed with materials that are low reflective, subtle, neutral, and earth tones in color. High intensity colors, bright primary colors, metallic colors, or fluorescent colors are not permitted, except for accent purposes only.

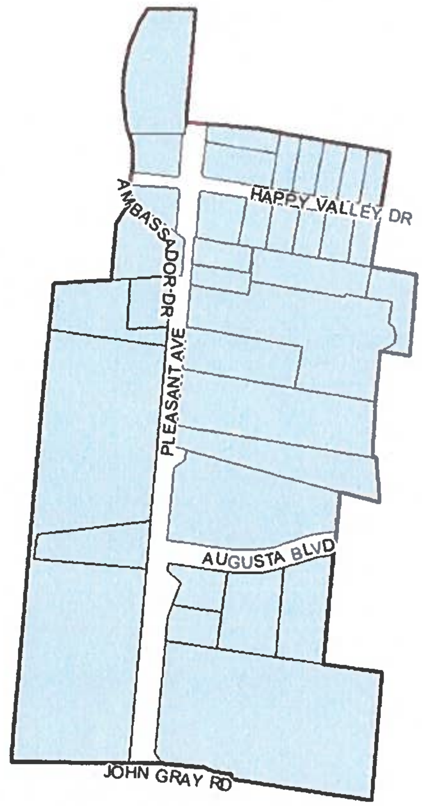

Figure 1132-8: Map of the John Gray/Pleasant Overlay District

5. **Roofs**. Roof lines shall vary in height and architectural features that may include raised parapets, asymmetrical roof designs, or hipped or gabled roofs. All rooftop mechanical units shall be screened from view on all sides of the building.

F. Signage

1. Signs are regulated by Chapter 1155.0.

2. Signs in the Town Center Overlay District should add a rich character to the district and should not detract from the overall aesthetic of the area.

3. Pole signs are not permitted. Existing pole signs are encouraged to be removed and replaced with ground signs, consistent with this zoning code.

4. Building signage shall primarily be constructed with channel cut letters, but may utilize small cabinet elements for company logos, images, or other purposes.

b. Sidewalks, no less than six feet in width, shall be provided along the frontage of all buildings and along any facade featuring a customer entrance or which abuts public parking areas.

7. **Lighting**. Lighting shall be compatible with the design of the development and shall comply with lighting regulations in Chapter 1154.0.

8. **Open Space**. For developments that are over two acres in size, a minimum of 15 percent of the land area shall be designated usable open space such as a pocket park, gathering space, or a plaza.

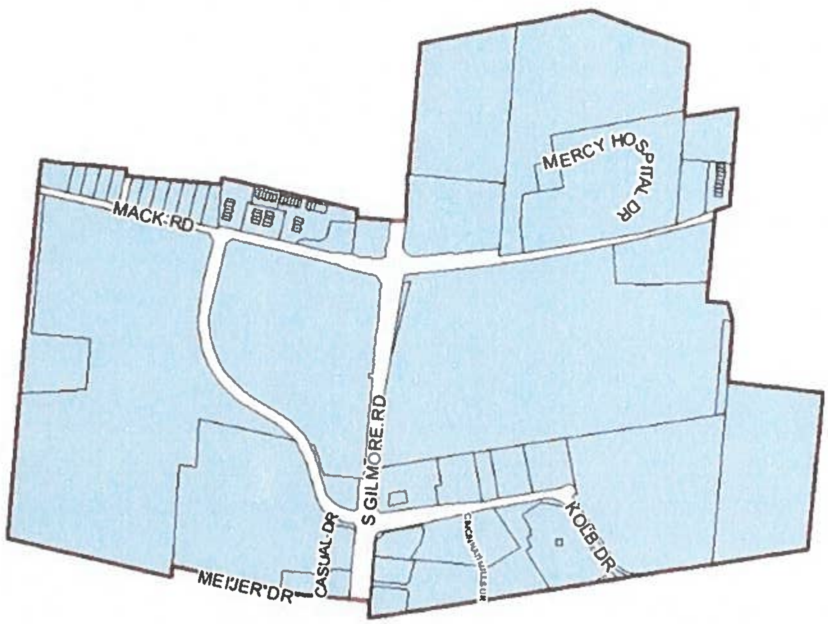

Figure 1132-9: Map of the South Gilmore/Mack Overlay District

E. Design Standards

1. **Facade Articulation**. There shall be no blank walls on any facade of a building that is visible from any public right-of-way or an A or R District. Such facades shall include a mixture of recesses, projections, material or color changes, pilasters, false windows, or other similar elements that break up the building mass and provide visual interest.

2. **Transparency**. All building elevations that face public rights-of-way shall include window openings at regular intervals. The primary front elevation of a building shall be at least ~~35~~ 25 percent transparent at the pedestrian level. Blocking the view to the inside of the building with interior storage, shelving, boxes, or similar items is not permitted.

Table 1151.03-3: Stacking Space Requirements

Activity	Minimum Number of Stacking Spaces	Measured From
Drive-Through Convenience Store	5 for a single lane	Entrance to the building
Food and Beverage Use with Drive-Through Window	12 for a single lane or 6 per lane for 2 or more lanes	The order point
Food and Beverage Use with Pick Up Window Only	5 for a single lane	Pick-up window
Financial Institution	4 per lane for an ATM, 2 per lane for a teller or window	Teller or ATM
Motor Vehicle Fueling/Charging Facility	1 per fuel pump	Pump island
Pharmacy	5 for a single lane or 3 per lane for 2 or more lanes	Pick-up window
Motor Vehicle Washing, Automatic	4 for a single lane or 2 per lane for 2 or more lanes	Entrance to washing bay
Other	As determined by the Development Services Director or their designee	

2. **Dimensions**. Each stacking space shall be a minimum area of eight feet in width and 20 feet in length and shall not encroach upon access drives or parking aisles.

3. **Modifications**. The Development Services Director or their designee may require additional stacking spaces than specified in this section for uses that have high-demand use periods that cause long waiting lines, such as fast food restaurants or drive-through coffee shops. In such cases, the Development Services Director or their designee will require the applicant to demonstrate that the site plan accommodates the anticipated demand.

I. **Parking Requirements for Physically Disabled**. All off-street parking lots shall include parking spaces for the physically disabled and markings, striping, and signage as required by the Ohio Basic Building Code.

J. **Traffic and Pedestrian Visibility**. No fence, structure, or landscaping shall be erected or maintained on private property which interferes with reasonable sight distances from access points on the property or adjoining properties for pedestrians or motor vehicle operators.

K. **Naturalized Drainage.** Parking areas may utilize bioswales and bioretention strategies as part of an overall stormwater drainage and management plan.

L. **Residential Off-Street Parking Facilities.** Accessory off-street parking facilities for single family and two-family dwellings, in any zoning district, shall be limited to 35 percent of the front yard.

7. The requirements of this subsection do not apply to recreational vehicles that are stored completely within an enclosed permanent structure.

O. **Parking of Commercial and Construction Vehicles**

1. The parking or storing of any of the following on any property used for residential purposes or on any street in an A or R District for any period exceeding four consecutive hours is prohibited: semi-truck, semi-trailer, box truck, box van, step van, cement truck, stake bed truck, boom truck, food truck, tank truck, tar truck, dump truck, tow truck, wrecker, bus or van capable of carrying more than 10 people, limousine, dump trailer, gooseneck trailer, livestock trailer, trailer with pipe rails and or side walls exceeding 36 inches higher than the trailer bed, and other similar vehicles or trailers. In addition, any other commercial or noncommercial vehicle or trailer that exceeds eight feet in height and/or 22 feet in length shall be prohibited.

2. The parking or storing of any construction vehicle, machine, device, or equipment on any property used for residential purposes or on any street in an A or R District for any period exceeding four consecutive hours is prohibited. Construction vehicles, machinery, devices, and equipment shall include, but not be limited to, earth moving equipment, skid steer loader, cement mixer, hoist, scaffolding, snow plow and similar devices, construction materials, and other apparatus and machines used in the construction or maintenance of buildings, houses, roads, sidewalks, driveways or landscaping.

3. Nothing herein shall prevent the parking of such vehicle, trailer, or equipment in a fully enclosed garage or similar permanent structure, or at any construction project where such vehicles are an integral component of such project.

4. The parking or storing of recreational vehicles on any property used for residential purposes shall be in compliance with all regulations of Section 1151.03.N.

P. **Inoperative and/or Unlicensed Motor Vehicles and Trailers**. No person, firm or corporation owning or occupying a lot or land within the city shall place, cause to be placed or allow to remain an inoperative and/or unlicensed motor vehicle or trailer on such premises for a period exceeding seventy-two hours, except where such use is specifically authorized for the district in which such motor vehicle or trailer is located.

Q. **Electric Vehicle (EV) Charging Stations**. Electric vehicle (EV) charging stations are subject to the following:

1. Level 1 and Level 2 EV charging stations are allowed as an accessory use to any permitted principal use in any district. Level 3 EV charging stations are allowed as an accessory use to any multi-family residential use or any non-residential use.

2. EV charging stations shall post information regarding amperage and voltage levels, time

G. When an opaque fence is used for screening purposes, such fence shall be constructed with wood or vinyl material. When a wall is used for screening purposes, such wall shall be constructed out of brick or stone or a similar masonry material as approved by the Development Services Director or their designee. Fences and walls shall conform to the requirements of Chapter 1153.0.

H. Any fractional number shall be rounded up to the next whole number.

1152.08 Parking and Vehicular Area Landscaping Requirements

A. **Perimeter Requirements**. When any ~~off-street parking lot~~ vehicle use area for any multi-family dwelling use, non-residential use, or mixed-use development is proposed to abut a public street, or a property upon which a single family dwelling or two family dwelling exists, a landscape buffer shall be provided that consists of the following:

1. A minimum width of five feet adjacent to the parking lot;
2. One deciduous tree located every 30 linear feet (a minimum of one tree is required); and
3. Shrubs planted every three linear feet.

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. Landscape 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 of eight feet wide and 18 feet in length.
4. If landscaping requirements interfere with the parking requirements of Chapter 1151.0, flexibility in the landscaping requirement and/or parking requirement may be permitted by the Planning Commission.

property line a minimum distance that is equal to the required front yard setback.

3. Fences, hedges, and walls are permitted in the side and rear yards.

C. **Double Frontage Lots**. Fences, hedges, and walls may be located on double frontage lots per the following:

1. Fences, hedges, and walls within the front yard of the front property line shall conform with Subsection 1153.03.A.1.

2. Fences, hedges, and walls are permitted in the side yard.

3. Fences, hedges, and walls within the front yard of the rear street property line that have more than 50 percent opacity shall be set back a minimum of 30 feet from the rear street property line. Fences, hedges, and walls that have 50 percent or less opacity shall be set back five feet from the rear street property line.

1153.04 Design Regulations

A. **Height**. No fence, hedge, or wall shall exceed six feet in height above the elevation of the ground where located, unless specifically exempted in this code.

1. **Measurement**. Fences and walls shall be measured from the surface of the ground to the highest point of the fence or wall. If a fence or wall is located on a hill or slope, the maximum height of fence shall remain six feet in height for its entire length. This can be done through installing a stepped fence or a contour fence.

B. **Fence Design and Materials**

1. All fences shall have the posts and supporting rails located on the inside of the fence or shall be constructed so that the slats of the fence alternate on the inside and outside of the posts and supporting rails.

2. Allowable fence or wall materials include stone or brick masonry product, wood, vinyl, aluminum, ornamental iron, and chain link.

3. Prohibited fence or wall materials include:

   a. Plywood, particle board, doors, fiberglass, corrugated or sheet metal panels, and other non-traditional fence material.

   b. Temporary construction fencing, except as used during construction or for temporary safety purposes.

   c. Shipping crates, pallets, or skids.

   d. Welded wire, chicken wire, woven wire, or mesh fencing, except when used as backing for a split rail, Kentucky board, or other similar fences.

3. The setback distance from the public right-of-way shall be adequate so as to allow a clear view of pedestrian and vehicular traffic for vehicles entering or exiting the subject property or adjacent property.

4. Pole signs shall be set back a minimum of 10 feet from all side property lines.

5. Pole signs shall utilize two posts and the entire length of the posts shall be wrapped in brick or stone. Other wrap material for posts may be permitted with the approval of the Planning Commission.

6. Pole signs shall not exceed 12 feet in height and the wrapped posts shall not exceed eight feet in height.

7. Pole signs in the SE district may conform to the regulations located in Section 1155.08.F.

D. **Electronic Message Centers**. Electronic message centers are permitted on ground and pole signs in specified non-residential zoning districts subject to the following:

1. Electronic message centers shall be located a minimum of 200 feet from any A or R District.

2. Electronic message centers shall be equal or subordinate to the principal sign face in size and shall be located below or adjacent to the principal sign face. No portion of an electronic message center is permitted to be located above the principal sign face.

3. One electronic message center is permitted per property and/or shopping center. An electronic message center is not permitted if a changeable copy sign is used.

4. Each message or copy must be displayed for at least seven seconds.

5. When a message or copy changes by remote control or electronic process, it shall be accomplished in three seconds or less using an instantaneous transition, fade, or dissolve feature.

Figure 1155-12: Example of a canopy sign

Figure 1155-13: Example of a directional sign

B. Fees

1. The fees to be charged for applications and procedures pertaining to the administration and enforcement of this zoning code shall be as follows:

Table 1170.02-2: Planning and Zoning Fee Schedule

Application	Fee ($)
Board of Zoning Appeals	
Board of Zoning Appeals - Residential	100
Board of Zoning Appeals - Nonresidential	200
Planning Commission	
~~Rezoning~~ Zoning Text or Map Amendment	500
PUD - Concept Development Plan	500
PUD - Final Development Plan	500
PUD - Minor Modification (residential)	50
PUD - Minor Modification (nonresidential)	200
Conditional Use	250
Preliminary Plat	500
Final Plat	300
Replat	100
Overlay District Review	200
Residential Infill Review	50
All other Planning Commission Requests	100
Administrative	
Minor Subdivision - Lot Split	50
Minor Subdivision - Lot Combination	50
Site Plan Review - Expansion	100
Site Plan Review - New Development	200
Cell Tower	250
Cell Tower - Biennial Registration Renewal	100
Curb Cut Permit - Residential	25
Curb Cut Permit - Nonresidential	50

Table 1170.02-2: Planning and Zoning Fee Schedule

Application	Fee ($)
Administrative	
Minor Subdivision - Lot Split	50
Minor Subdivision - Lot Combination	50
Site Plan Review - Expansion	100
Site Plan Review - New Development	200
Cell Tower	250
Cell Tower - Biennial Registration Renewal	100
Curb Cut Permit - Residential	25
Curb Cut Permit - Nonresidential	50
Floodplain Development Permit	200
Zoning Verification Letter	50

2. Until all fees, charges, and expenses have been paid in full, no action shall be taken on any application, appeal, or administrative review and approval.

3. The fee for all applications listed in Table 1170.02-2 shall be non-refundable.

D. **Initiation of Zoning Text or Map Amendment.** Amendments to the zoning code text or zoning map may be initiated in one of the following ways:

1. Ordinances or resolutions establishing, amending, revising, changing, or repealing zoning classifications, districts, uses or regulations shall be initiated by a member of City Council.

2. A petition requesting amendment or change in the district boundaries or regulations herein may be considered by Council. Such petition shall be duly signed by the owners of 50 percent or more of the area of lots included in such proposed change, and 50 percent of all lots or proportions thereof within 200 feet in every direction from the boundaries of the proposed change. Such petition shall not be accepted or presented or considered at any meeting of Council unless and until the person or persons requesting the amendment shall have filed a receipt from the Development Services Department showing the payment to the City.

E. **Application Requirements.** Applications for zoning text and map amendments shall be submitted on forms supplied by the Development Services Director or their designee and shall include the following:

1. A completed application form;

2. A map of land to be rezoned, drawn by a registered surveyor or engineer with supporting legal descriptions; or the text of a proposed amendment to the language of the zoning code; and

3. ~~The fee established by the City Council.~~ The fee applicable to the filing of a zoning text or map amendment application shall be set forth in Section 1170.03.B.

F. **Approval Process.** The following is the approval process for a zoning text or map amendment.

1. **Submit Completed Application**

a. Upon receipt of an application, the Development Services Director or their designee shall determine if the application is complete. If it is not complete, the applicant shall be notified of the additional materials or information required to be a complete application.

b. When the application is complete, if the application proposes to change the zoning classification of any property, written notice of the proposed rezoning ordinance or resolution shall be mailed by the Clerk of Council by first class mail at least 10 days before the first reading of such ordinance or resolution to the owner(s) of the property proposed to be rezoned, unless such notice is waived by the property owner(s) in writing. Such notices shall be sent to the addresses of the owners appearing on the County Auditor's current tax list or to the residence addresses of such owners. The failure of such notice shall not invalidate any ordinance or resolution.

2. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

3. The conditional use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the same area;

4. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood;

5. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

6. Adequate utilities, ingress/egress, drainage, and necessary facilities have been or are being provided;

7. The establishment of the conditional use should not be detrimental to the economic welfare of the community or create additional public expense; and

8. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific supplemental conditions that may apply.

E. **Approval Process**

1. **Submit Application.** An application for a conditional use shall be submitted to the Development Services Director or their designee and shall include the following:

   a. A completed application;

   b. Plans, drawn to scale, showing the shape and dimensions of the lot, existing buildings, proposed and existing streets, existing and intended use of each building and/or proposed building, parking areas, walkways, curb cuts, and such other information with regard to the lot and adjacent lots as may be necessary to determine and provide for the proper hearing of the application;

   c. Plans, drawn to scale, showing the floor plan of how the building space is proposed to be used;

   d. Building elevations, landscape plan and other information deemed necessary by the Development Services Director or their designee; and

   e. ~~Payment of a fee as established by the City Council, which shall not be refundable.~~ The fee applicable to the filing of a conditional use application shall be set forth in Section 1170.03.B.

f. Whether the property owner's predicament can be obviated through some method other than a variance; and

g. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

2. **Use Variance.** No use variance shall be authorized by the Board of Zoning Appeals unless the Board finds, beyond reasonable doubt, that all of the following facts and conditions exist:

a. The requested variance stems from a condition which is unique to the property at issue and not ordinarily found in the same zone or district;

b. The hardship condition described in Section 1171.02 (Variance Definition) is not created as a result of actions by the applicant;

c. The granting of such variance will not adversely affect the rights of adjacent property owners;

d. The granting of such variance will not adversely affect the public health, safety, or general welfare;

e. Such variance will be consistent with the general spirit and intent of the zoning code;

f. The variance sought is the minimum which will afford relief to the applicant; and

g. There is no other economically viable use which is permitted in the zoning district.

D. **Approval Process**

1. **Submit Application.** An application for a variance shall be submitted to the Development Services Director or their designee and shall include the following:

a. A completed variance application.

b. Plans, drawn to scale, showing the location of existing buildings and structures, new building additions or structures, all pertinent dimensions, and any additional information needed to illustrate the variance request.

c. Building or structural drawing, drawn to scale.

d. ~~Payment of a fee as established by the City Council, which shall not be refundable.~~ The fee applicable to the filing of a variance application and for any other submission pertaining to these regulations shall be set forth in Section 1170.03.B (Board of Zoning Appeals).

2. **Board of Zoning Appeals Public Hearing and Decision**

a. After a completed application and all requirements have been submitted, the application will be forwarded to the Board of Zoning Appeals.

1170.07 Site Plan Review

A. **Process Flow Chart.** Applications for site plan review shall follow the specific procedure

Figure 1170-4: Flow chart of the site plan review process

outlined in Section 1170.07.C, which is summarized in the flow chart.

B. **Applicability.** Except as provided in this zoning code, no building shall hereafter be located, constructed, reconstructed, enlarged, or structurally altered nor shall any site or infrastructure work be started until a site plan has been approved by the Development Services Director or their designee, which certifies that such proposed work complies with all provisions of this zoning code and the Design, Construction, and Materials Specification Handbook.

C. **Approval Process**

1. **Submit Application.** An application for approval of a site plan shall be submitted to the Development Services Director or their designee and shall include the following:

   a. A completed site plan application;

   b. The information as identified on the city's Site Plan Review Checklist on file in the Development Services Department office; and

   c. ~~Payment of a fee as established by the City Council, which shall not be refundable.~~ The fee applicable to the filing of a site plan review application shall be set forth in Section 1170.03.B.

2. **Development Services Director Review.** The Development Services Director or their designee shall review the site plan application and decide if the structures and proposed use of the property are in conformity with the zoning code and the Design, Construction, and

6. Foundation style; and

7. Ancillary elements such as setback and private deed or subdivision restrictions.

D. **Design Standards.** The following standards shall apply to all new infill principal residential structures:

1. Infill residential structures shall conform to the architectural character of the surrounding area regarding building size, mass, building materials colors, architectural styles, roof styles, and ancillary elements such as setbacks, private deeds, or subdivision restrictions.

2. The exterior building materials of infill residential structures shall be comprised of a minimum of 50 percent brick, stone, stucco, wood, fiber cement board on the front facade and a minimum of 25 percent on the side and rear facades.

3. Each facade of the residential structure shall include a minimum of either two exterior building materials or two different colors of the same exterior building material.

4. No more than 24 inches of poured concrete foundation wall may be exposed.

5. If the design standards conflict with architectural character of the surrounding area, the Planning Commission may waive the design standards.

E. **Review Criteria**

1. Architectural Elements listed in Section 1170.08.C.

2. The Design Standards listed in Section 1170.08.D.

F. **Approval Process**

1. **Submit Application.** An application for approval to construct a residence on an infill parcel shall be submitted to the Development Services Director or their designee and shall include the following:

a. A completed application;

b. A plot plan, drawn to scale;

c. Rendered building elevations; and

d. ~~Payment of a fee as established by the City Council, which shall not be refundable.~~ The fee applicable to the filing of a residential infill review application shall be set forth in Section 1170.03.B.

1170.11 Planned Unit Development Procedures

Refer to Section 1132.01.D for the procedures for approval of Planned Unit Development Concept Development Plans, Final Development Plans, and modifications to Planned Unit Developments.

1170.12 Appeals of a Decision by an Official

A. **Process Flow Chart.** Appeals of a decision by a City Official shall follow the specific procedure outlined in Subsection 1170.12.D, which is summarized in the flow chart. Appeals of a decision by a City Official for compliance with the overlay district regulations located in Chapter 1132.0 shall follow the specific procedures outlined in Section 1132.01.D.

B. **Applicability**

1. An appeal to the Board of Zoning Appeals may be taken by any person aggrieved or affected by any decision of the Zoning Inspector. Such appeal shall be taken within 20 days after the decision by filing with the Development Services Department a notice of appeal specifying the grounds thereof.

2. In considering an appeal from an alleged error on the administration of the zoning code, the Board of Zoning Appeals shall consider the intent and purpose of the provisions of the zoning code that apply and the effect of the desired interpretation upon neighboring properties and the public interest. In exercising its power to review such appeal, the Board may, in conformity with the provisions of statute and of the zoning code reverse or affirm, wholly or partially, or may modify the order, decision, or determination made, and to that end shall have all powers of the officer from whom the appeal is taken.

C. **Application Requirements.** Except as otherwise permitted in this zoning code, no appeal shall be approved by the Board of Zoning Appeals unless the Board shall receive an appeal which includes the following requirements:

1. A completed appeals application;

2. A description of the appeal requested;

3. A narrative statement establishing and substantiating the justification of the grounds for appeal; and

4. ~~A payment of a fee as established by the City Council, which shall not be refundable.~~ The fee applicable to the filing of a appeal of a decision by an official shall be set forth in Section 1170.03.B (Board of Zoning Appeals).

D. **~~Approval~~ Appeal Process**

1. An appeal shall stay all proceedings in furtherance of the action appealed from unless the Development Services Director or their designee certifies to the Board of Zoning Appeals

D

Data Center. A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations.

Day Care Center. A place in which supervision, protection, and care is administered to a person or persons, but not including overnight lodging. Such uses may also include educational learning, such as preschool and kindergarten programs, as accessory uses.

Day Care, Home Type A. The permanent residence of the administrator in which childcare is provided for seven to 12 children at one time or a permanent residence of the administrator in which childcare is provided for four to 12 children at one time if four or more children at one time are under two years of age. In counting children for the purpose of this definition, any children under six years of age who are related to the administrator or any employee on the premises shall be counted.

Day Care, Home Type B. The permanent residence of the administrator in which childcare is provided for one to six children at any one time and in which no more than three children are under two years of age at one time. In counting children for the purposes of this division, any children under six years of age who are related to the administrator or any employee on the premises shall be counted.

Design, Construction, and Materials Specification Handbook. A handbook adopted by City Council containing the official standards for the city governing the design, construction, and materials permitted to be used in all proposed improvements.

Development Services Director. The development services director for the City of Fairfield, Ohio.

District. A portion of the territory of the city within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of the zoning code.

Drainage Plan. A plan for the control of stormwater runoff in accordance with the requirements of Section 1199.03.F.

Drive-Through Convenience Store. An establishment designed so a motor vehicle enters the building at one end and exits at the other end, that sells merchandise such as prepackaged food items, tobacco products, and beverages within the building while the occupant remains seated in the motor vehicle. This does not include drive-through facility, accessory.

Drive-Through Facility, Accessory. Any operation by a business establishment where the transfer of goods and services to the customers is accomplished through an opening in the building while the customer remains in their vehicle. This does not include drive-through convenience store.

Drywell. A type of drainage well used for the underground disposal of stormwater runoff from paved areas such as parking lots, streets, residential subdivisions, and building rooftops.

Dumpster, Garbage or Recycling. A container used for the temporary storage of solid waste and garbage or for materials to be recycled pending collection, having a capacity of at least 2 cubic yards. This definition includes compactors and grease dumpsters. Garbage or recycling dumpsters do not include garbage cans which can be moved by a person.

Dumpster, Roll-Off/ Construction. A container used for the temporary collection of large quantities of trash, yard waste, garbage, or building or construction debris, and designed to be delivered and picked up by a truck and which is left on site for a temporary period of time. Roll-off/construction dumpsters do not include dumpsters used by multi-family dwellings or businesses.

Dwelling. Any building or portion thereof designed or used exclusively as the residence or sleeping place of one or more persons, but not including a tent, boarding, or lodging house, motel, hotel, recreational vehicle, or a mobile home, except when it is located in a mobile home park.

Dwelling, Accessory Commercial. A dwelling unit secondary and accessory to a principal commercial use for the purpose of providing essential 24-hour care and security for the commercial business.

Dwelling, Multi-Family Large Scale (5+ units). One or more buildings, or portion of buildings, on a single lot that contains five or more individual dwelling units, where each unit is occupied by one family and provided with an individual entrance to the outdoors or to a common hallway, and regardless of whether the dwelling units are owned or rented.

Dwelling, Multi-Family Small Scale (3-4 units). One or more buildings, or portion of buildings, on a single lot that contains three or four individual dwelling units, where each unit is occupied by one family and provided with an individual entrance to the outdoors or to a common hallway, and regardless of whether the dwelling units are owned or rented.

Dwelling, Single Family Attached. A building designed or arranged for use by a single family consisting of one dwelling unit only, sharing at least one wall with another dwelling unit. Such uses shall have an individual entrance to the outdoors. Each shared wall shall be placed on a property lot line.

Dwelling, Single Family Detached. A building designed or arranged for use by a single family consisting of one dwelling unit only, separated from other dwelling units by open space.

Dwelling, Two Family. A building consisting of two dwelling units arranged, intended, or designed

Mobile Home Park. Any lot or part thereof which is used or offered as a location for two or more mobile homes used for residential purposes.

Motor Vehicle. A machine designed or intended to travel over land, sea, or air by self-propulsion or while attached to any self-propelled vehicle such as a camper, trailer, or travel trailer.

Motor Vehicle Fueling/Charging Facility. A place where gasoline, other motor vehicle fuel, or alternative power/energy is sold at retail to the public via direct transmission from a pump or charger to the motor vehicles and where no other motor vehicle service is performed. The sale of gasoline or other motor vehicle fuel or alternative power/energy under this definition shall be the primary use. Other retail sales, including the sale of convenience goods such as groceries, packaged food, newspapers, and household items are permitted within a wholly enclosed building as an accessory use. Outdoor retail displays shall not exceed five percent of the gross floor area of the principal permitted structure. This definition does not include facilities designed for the fueling or charging of semi-trailer trucks.

Motor Vehicle Repair. Any establishment or place of business which is maintained and operated for the primary purpose of making general repair, rebuilding or reconstruction of engines or making general repair to motor vehicle quarter panels, doors, fenders, bumpers, other parts of auto body, frames or other exterior surfaces or providing collision services including but not limited to painting, frame straightening or frame dissecting. This definition does not include any establishment, place of business or property upon which 10 or more unlicensed, partially disassembled, wrecked, or inoperable motor vehicles are kept or stored.

Motor Vehicle Sales/Rental Area. Any establishment, place of business, property or open area used for the display of new or used motor vehicles that are for sale, lease, or rent and in operable condition.

Motor Vehicle Service. Any establishment or place of business which is maintained and operated for the primary purpose of performing routine maintenance of operable motor vehicles such as removal and replacement of lubricants, tires, and batteries for the public and which may include retail sales of ~~fuels,~~ fluids, lubricants, air and/or ~~for washing operable motor vehicles.~~ This definition does not include any establishment, place of business or property upon which storage or repair of any unlicensed, partially dismantled, or inoperable motor vehicles takes place.

Motor Vehicle Storage. Any establishment, place of business, property or open area used for the storage of new or used motor vehicles that are in operable condition. This definition does not include the storage of delivery trucks, tractor-trailers and associated semi- trailers, or shipping containers.

Motor Vehicle Tow Yard. Any establishment, place of business, or property used by a tow company or wrecker service for temporary storage of operable motor vehicles or inoperable motor vehicles designated to be transported to a motor vehicle repair garage or junkyard. This definition does not include any establishment, place of business, or property upon which 10 or more unlicensed, partially disassembled, wrecked, or inoperable motor vehicles are kept or stored.

W

Wall. An architectural partition with a height and length greater than its thickness; used to divide or enclose an area or to support another structure.

Wall, Retaining. A structure that holds back soil or rock from a building, structure or area. Retaining walls prevent downslope movement or erosion and provide support for vertical or near-vertical grade changes.

Warehouse. An enclosed structure used for the storage and/or distribution of goods of any type by or on behalf of the owner of the goods when 80 percent or more of the enclosed structure is designed or used for storage space. This definition includes distribution and fulfillment facilities, but does not include warehouse, cross-docks.

Warehouse, Accessory. A secondary and subordinate use to an industrial or commercial use where raw materials, parts, or finished manufactured goods may be stored before their export or distribution. Such storage shall be within a building.

Warehouse, Cross-Dock. An enclosed structure with loading docks located on opposite sides of the structure used for the storage and/or distribution of goods of any type by or on behalf of the owner of the goods when 80 percent or more of the enclosed structure is designed or used for storage space. This definition includes distribution and fulfillment facilities which have docks located on opposite sides of the structures.

Waste Area. An area approved by the engineer for the disposal of waste material and restricted from the building of any structure and delineated by the requirements of Section 1159.05 .

Waste Material. Any material that is not approved "fill material" but approved for disposal in an approved waste area site by the Public Works Director.

Watercourse. A permanent stream, intermittent stream, river, brook, channel, creek, or ditch for water whether natural or man-made.

Wind Farm. Commercial wind power installations that consist of wind turbines and associated facilities.

Wind Turbine. A device that converts the wind's kinetic energy into electrical energy.

Y

Yard. An open space on a lot unoccupied and unobstructed from the ground upward except as expressly permitted in the zoning code.

ORDINANCE NO. __________

ORDINANCE TO AMEND VARIOUS SECTIONS OF THE PLANNING AND ZONING CODE 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. Various sections of the Planning and Zoning Code of Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio, are hereby amended to read as follows:

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN BY REFERENCE.

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\AMENDMENT TO ZONING CODE-ORD

EXHIBIT "A"

1130.05 Industrial Zoning Districts

[NO CHANGES UNTIL PARAGRAPH B.1.]

B. **1.** **"M-1" Industrial Park.** It is the purpose of the "M-1" Industrial Park District to promote and protect certain land areas for [~~light industrial development.~~] **INDUSTRIAL USES WITH LIMITED OBJECTIONABLE EXTERNAL EFFECTS. THE INTENT IS TO PERMIT MOST MANUFACTURING, WHOLESALING AND WAREHOUSING ACTIVITIES THAT CAN BE OPERATED IN A CLEAN AND QUIET MANNER, SUBJECT ONLY TO THOSE REGULATIONS NECESSARY TO THE PROTECTION OF ADJACENT RESIDENTIAL AND BUSINESS ACTIVITIES.**

2. **"M-2" General Industrial.** It is the purpose of the "M-2" General Industrial District to promote and protect certain land areas for [~~general industrial development.~~] **INDUSTRIAL AND OTHER USES THAT BY VIRTUE OF THEIR EXTERNAL EFFECTS, SHOULD BE ISOLATED FROM RESIDENTIAL USES AND COMMERCIAL USES. THESE USES PERFORM ESSENTIAL FUNCTIONS FOR COMMUNITY AND EMPLOYMENT OPPORTUNITIES, AND SHOULD BE PROVIDED FOR IN AREAS THAT ARE BEST SUITED FOR INDUSTRIAL DEVELOPMENT BY REASON OF LOCATION, TOPOGRAPHY, AND THE AVAILABILITY OF ADEQUATE UTILITIES AND TRANSPORTATION SYSTEMS.**

1131.07 Agricultural and Residential Accessory Structure Standards

[NO CHANGES UNTIL PARAGRAPH B.]

B. **Animal Enclosures.** Animal enclosures shall be located in the rear yard and shall be included in the calculation of the accessory use limitation contained with Subsection**S** 1131.07.A.3. **AND 4**. Animal enclosures, whether permanent or temporary, shall be no greater than eight feet in height from grade to the top of the enclosure.

[NO FURTHER CHANGES TO THIS SECTION.]

1131.10 Non-Residential Districts Use Table and Standards.

[NO CHANGES UNTIL TABLE 1131.10-2]

Table 1131.10-2: Non-Residential Districts – Use Table

SEE ATTACHED EXHIBIT "A-1"

[NO FURTHER CHANGES TO THIS SECTION.]

1131.11 Non-Residential District General Use Regulations

[NO CHANGES UNTIL PARAGRAPH H.]

H. **Maximum Size for Primary Structures.**

1. Primary structures in the C-1 and C-2 Districts are limited to a maximum of 5,000 square feet of gross floor area, except the following uses are exempt from this requirement:

[~~1)~~] **A.** Assisted living, nursing, and rehabilitation facility;
[~~2)~~] **B.** Community and cultural facility;
[~~3)~~] **C.** Education facility;
[~~4)~~] **D.** Essential service;
[~~5)~~] **E.** Government facility; and
[~~6)~~] **F.** Recreation facility, public or private.

2. **PRIMARY STRUCTURES IN THE M-1 ZONING DISTRICT ARE LIMITED TO A MAXIMUM OF 300,000 SQUARE FEET GROSS FLOOR AREA.**

1131.12 Non-Residential Districts Use Specific Standards

[NO CHANGES UNTIL NEW PARAGRAPH I.-1.]

I.-1. DRIVE-THROUGH CONVENIENCE STORE.

1. **DRIVE-THROUGH CONVENIENCE STORE USES SHALL BE REQUIRED TO MEET THE VEHICLE STACKING SPACE REQUIREMENTS IN SECTION 1151.03.H.**

[NO FURTHER CHANGES TO THIS SECTION UNTIL PARAGRAPH JJ.]

JJ. Stone and Monument Works. Stone and monument work uses [~~that are located in the C-3 and C-3A Districts~~] shall be subject to the following:

1. All cutting and other similar operations shall be conducted within an enclosed structure.
2. No operation shall be constructed, or equipment used which would create excessive noise or dust.
3. The outdoor display of products **IN THE C-3 AND C-3A DISTRICTS** shall comply with Section 1131.13.J.
4. There shall be a minimum setback of 200 feet from any A or R District.

[NO FURTHER CHANGES TO THIS SECTION.]

1131.13 Non-Residential Accessory Uses and Structures

[NO CHANGES UNTIL PARAGRAPH E.]

E. Drive-Through Facility, ACCESSORY. A use that proposes to utilize a drive-through or pick-up window shall be subject to the following:

1. All drive-through areas, including, but not limited to, stacking lanes, trash receptacles, outdoor speakers, drive-up windows, and other objects associated with the drive-through area shall be located in the side or rear yard of a property, and shall not cross, interfere with, or impede any public right-of-way.
2. Drive-through structures shall be subject to the vehicle stacking requirements of Section 1151.03.H.
3. Any canopy structure shall be constructed of the same or complimentary materials used on the principal building.
4. Audible electronic devices such as loudspeakers, automobile service order devices, and similar instruments shall be set back a minimum of 100 feet from any A or R District and shall not be audible beyond the property line.
5. Menu board signage shall comply with Section 1155.06.F.

[NO FURTHER CHANGES TO THIS SECTION UNTIL PARAGRAPH K.]

K. Outdoor Storage, Accessory. Outdoor storage accessory areas, where permitted, shall be paved with a hard durable surface located only in the rear yard, and shall be screened on all sides with an opaque fence or wall **SUBJECT TO THE PROVISIONS OF SECTION 1153.04.B.** that is six feet in height.

[NO FURTHER CHANGES TO THIS SECTION]

1132.01 Planned Unit Developments

[NO CHANGES UNTIL PARAGRAPH L.5.]

L. 5. Transparency. All building elevations that are visible from public rights-of-way shall include window openings at regular intervals. The primary front elevation of a building shall be at least [~~35~~] **25** percent transparent at the pedestrian level (see Figure 1132-5).

[NO FURTHER CHANGES TO THIS SECTION]

1132.03 Route 4 Corridor Overlay District

[NO CHANGES UNTIL PARAGRAPH E.2.]

E. 2. Transparency. All building elevations that face public rights-of-way shall include window openings. The primary front elevation of a building shall be at least [~~35~~] **25** percent transparent.

[NO FURTHER CHANGES TO THIS SECTION]

1132.04 Town Center Overlay District

[NO CHANGES UNTIL PARAGRAPH E.2.]

E. 2. Transparency. All building elevations that face public rights-of-way shall include window openings at regular intervals. The primary front elevation of a building shall be at least [~~35~~] **25** percent transparent at the pedestrian level. Blocking the view to the inside of a building with interior storage, shelving, boxes, or similar items is not permitted.

[NO FURTHER CHANGES TO THIS SECTION]

1132.05 John Gray/Pleasant Overlay District

[NO CHANGES UNTIL PARAGRAPH C.5.]

C. 5. [~~Motor vehicle related businesses, such as~~] **M**otor vehicle fueling**/CHARGING, SERVICE AND** repair facilities, and self-storage facilities are not permitted in the overlay district.

[NO FURTHER CHANGES TO THIS SECTION UNTIL PARAGRAPH E.2.]

E. 2. Transparency. All building elevations that face public rights-of-way shall include window openings at regular intervals. The primary front elevation of a building shall be at least [~~35~~] **25** percent transparent at the pedestrian level. Blocking the view to the inside of the building with interior storage, shelving, boxes, or similar items is not permitted.

[NO FURTHER CHANGES TO THIS SECTION]

1132.06 South Gilmore/Mack Overlay District

[NO CHANGES UNTIL PARAGRAPH E.2.]

E. 2. Transparency. All building elevations that face public rights-of-way shall include window openings at regular intervals. The primary front elevation of a building shall be at least [35] 25 percent transparent at the pedestrian level. Blocking the view to the inside of the building with interior storage, shelving, boxes, or similar items is not permitted.

[NO FURTHER CHANGES TO THIS SECTION]

1151.03 Parking Requirements

Table 1151.03-3: Stacking Space Requirements

SEE ATTACHED EXHIBIT "A-1"

[NO FURTHER CHANGES TO THIS SECTION UNTIL PARAGRAPH O.]

O. <u>Parking of Commercial AND CONSTRUCTION Vehicles</u>

1. The parking or storing of any of the following on any property used for residential purposes or on any street in an A or R District for any period exceeding four consecutive hours is prohibited: semi-truck, semi-trailer, box truck, box van, step van, cement truck, stake bed truck, boom truck, food truck, tank truck, tar truck, dump truck, tow truck, wrecker, bus or van capable of carrying more than 10 people, limousine, dump trailer, gooseneck trailer, livestock trailer, trailer with pipe rails and or side walls exceeding 36 inches higher than the trailer bed, and other similar vehicles or trailers. In addition, any

other commercial or noncommercial vehicle or trailer that exceeds eight feet in height and/or 22 feet in length shall be prohibited.

2. **THE PARKING OR STORING OF ANY CONSTRUCTION VEHICLE, MACHINE, DEVICE, OR EQUIPMENT ON ANY PROPERTY USED FOR RESIDENTIAL PURPOSES OR ON ANY STREET IN AN A OR R DISTRICT FOR ANY PERIOD EXCEEDING FOUR CONSECUTIVE HOURS IS PROHIBITED. CONSTRUCTION VEHICLES, MACHINERY, DEVICES, AND EQUIPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, EARTH MOVING EQUIPMENT, SKID STEER LOADER, CEMENT MIXER, HOIST, SCAFFOLDING, SNOW PLOW AND SIMILAR DEVICES, CONSTRUCTION MATERIALS, AND OTHER APPARATUS AND MACHINES USED IN THE CONSTRUCTION OR MAINTENANCE OF BUILDINGS, HOUSES, ROADS, SIDEWALKS, DRIVEWAYS OR LANDSCAPING.**

[~~2.~~] **3.** Nothing herein shall prevent the parking of such vehicle or trailer**, OR EQUIPMENT** in a fully enclosed garage or similar permanent structure, or at any construction project where such vehicles are an integral component of such project.

[~~3.~~] **4.** The parking or storing of recreational vehicles on any property used for residential purposes shall be in compliance with all regulations of Section 1151.03.N.

[NO FURTHER CHANGES TO THIS SECTION]

1152.08 Parking and Vehicular Use Area Landscaping Requirements

A. **__Perimeter Requirements__.** When any [~~off-street parking lot~~] **VEHICLE USE AREA** for any multi-family dwelling use, non-residential use, or mixed-use development is proposed to abut a public street, or a property upon which a single family dwelling or two family dwelling exists, a landscape buffer shall be provided that consists of the following:

1. A minimum width of five feet adjacent to the parking lot;

2. One deciduous tree located every 30 linear feet (a minimum of one tree is required); and

3. Shrubs planted every three linear feet.

[NO FURTHER CHANGES TO THIS SECTION]

1153.04 Design Regulations

[NO CHANGES TO THIS SECTION UNTIL PARAGRAPH B.2.]

B. **2.** Allowable fence or wall materials include stone **OR BRICK** masonry product, wood, vinyl, aluminum, ornamental iron, and chain link.

[NO FURTHER CHANGES TO THIS SECTION]

1155.06 General Sign Regulations

[NO CHANGES TO THIS SECTION UNTIL PARAGRAPH D.2.]

D. **2.** Electronic message centers shall be **EQUAL OR** subordinate to the principal sign face in size and shall be located below **OR ADJACENT TO** the principal sign face. **NO PORTION OF AN ELECTRONIC MESSAGE CENTER IS PERMITTED TO BE LOCATED ABOVE THE PRINCIPAL SIGN FACE.**

[NO FURTHER CHANGES TO THIS SECTION]

1170.03 Common Review Requirements

[NO CHANGES TO THIS SECTION UNTIL PARAGRAPH B.]

B. **1.** The fees to be charged for applications and procedures pertaining to the administration and enforcement of this zoning code shall be as follows:

Table 1170.02-2: Planning and Zoning Fee Schedule

SEE ATTACHED EXHIBIT "A-1"

2. Until all fees, charges, and expenses have been paid in full, no action shall be taken on any application, appeal, or administrative review and approval.

3. **FEE FOR ALL APPLICATIONS LISTED IN TABLE 117.02-2 SHALL BE NON-REFUNDABLE.**

[NO FURTHER CHANGES TO THIS SECTION]

1170.04 Zoning Text or Map Amendment

[NO CHANGES TO THIS SECTION UNTIL PARAGRAPH E.3.]

E. 3. [~~The fee established by the City Council.~~] **THE FEE APPLICABLE TO THE FILING OF A ZONING TEXT OR MAP AMENDMENT APPLICATION SHALL BE SET FORTH IN SECTION 1170.03.B.**

[NO FURTHER CHANGES TO THIS SECTION]

1170.05 Conditional Use

[NO CHANGES TO THIS SECTION UNTIL PARAGRAPH E.1.e.]

E. 1. e. [~~Payment of a fee as established by the City Council, which shall not be refundable.~~] **THE FEE APPLICABLE TO THE FILING OF A CONDITIONAL USE APPLICATION SHALL BE SET FORTH IN SECTION 1170.03.B.**

[NO FURTHER CHANGES TO THIS SECTION]

1170.06 Variances

[NO CHANGES TO THIS SECTION UNTIL PARAGRAPH D.1.d.]

D. 1. d. [~~Payment of a fee as established by the City Council, which shall not be refundable.~~] **THE FEE APPLICABLE TO THE FILING OF A VARIANCE APPLICATION AND FOR ANY OTHER SUBMISSION PERTAINING TO THESE REGULATIONS SHALL BE SET FORTH IN SECTION 1170.03.B (BOARD OF ZONING APPEALS).**

[NO FURTHER CHANGES TO THIS SECTION]

1170.07 Site Plan Review

[NO CHANGES TO THIS SECTION UNTIL PARAGRAPH C.1.c.]

C. 1. c. [~~Payment of a fee as established by the City Council, which shall not be refundable.~~] **THE FEE APPLICABLE TO THE FILING OF A SITE PLAN REVIEW APPLICATION SHALL BE SET FORTH IN SECTION 1170.03.B.**

[NO FURTHER CHANGES TO THIS SECTION]

1170.08 Residential Infill Review

[NO CHANGES TO THIS SECTION UNTIL PARAGRAPH F.1.d.]

F. 1. d. [~~Payment of a fee as established by the City Council, which shall not be refundable.~~] **THE FEE APPLICABLE TO THE FILING OF A RESIDENTIAL INFILL REVIEW APPLICATION SHALL BE SET FORTH IN SECTION 1170.03.B.**

[NO FURTHER CHANGES TO THIS SECTION]

1170.12 Appeals of a Decision by an Official

[NO CHANGES TO THIS SECTION UNTIL PARAGRAPH C.4.]

C. 4. [~~A payment of a fee as established by the City Council, which shall not be refundable.~~] **THE FEE APPLICABLE TO THE FILING OF AN APPEAL OF A DECISION BY AN OFFICIAL SHALL BE SET FORTH IN SECTION 1170.03.B (BOARD OF ZONING APPEALS).**

D. [~~**Approval**~~] **APPEAL Process**
[NO FURTHER CHANGES TO THIS SECTION]

1171.02 Defined Words
[NO CHANGES TO THIS SECTION UNTIL LETTER D]

D

DATA CENTER. A FACILITY USED PRIMARILY FOR THE STORAGE, MANAGEMENT, PROCESSING, AND TRANSMISSION OF DIGITAL DATA, WHICH HOUSES COMPUTER OR NETWORK EQUIPMENT, SYSTEMS, SERVERS, APPLIANCES, AND OTHER ASSOCIATED COMPONENTS RELATED TO THE DIGITAL STORAGE AND OPERATIONS.

Day Care Center. A place in which supervision, protection, and care is administered to a person or persons, but not including overnight lodging. Such uses may also include educational learning, such as preschool and kindergarten programs, as accessory uses.

Day Care, Home Type A. The permanent residence of the administrator in which childcare is provided for seven to 12 children at one time or a permanent residence of the administrator in which childcare is provided for four to 12 children at one time if four or more children at one time are under two years of age. In counting children for the purpose of this definition, any children under six years of age who are related to the administrator or any employee on the premises shall be counted.

Day Care, Home Type B. The permanent residence of the administrator in which childcare is provided for one to six children at any one time and in which no more than three children are under two years of age at one time. In counting children for the purposes of this division, any children under six years of age who are related to the administrator or any employee on the premises shall be counted.

Design, Construction, and Materials Specification Handbook. A handbook adopted by City Council containing the official standards for the city governing the design, construction, and materials permitted to be used in all proposed improvements.

Development Services Director. The development services director for the City of Fairfield, Ohio.

District. A portion of the territory of the city within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of the zoning code.

Drainage Plan. A plan for the control of stormwater runoff in accordance with the requirements of Section 1199.03.F.

DRIVE-THROUGH CONVENIENCE STORE. AN ESTABLISHMENT DESIGNED SO A MOTOR VEHICLE ENTERS THE BUILDING AT ONE END AND EXITS AT THE OTHER END, THAT SELLS MERCHANDISE SUCH AS PREPACKED FOOD ITEMS, TOBACCO PRODUCTS, AND BEVERAGES WITHIN THE BUILDING WHILE THE OCCUPANT REMAINS SEATED IN THE MOTOR VEHICLE. THIS DOES NOT INCLUDE DRIVE-THROUGH FACILITY, ACCESSORY.

<u>Drive-Through Facility, ACCESSORY.</u> Any operation by a business establishment where the transfer of goods and services to the customers is accomplished through an opening in the building while the customer remains in their vehicle. **THIS DOES NOT INCLUDE DRIVE-THROUGH CONVENIENCE STORE.**

<u>Drywell.</u> A type of drainage well used for the underground disposal of stormwater runoff from paved areas such as parking lots, streets, residential subdivisions, and building rooftops.

<u>Dumpster, Garbage or Recycling.</u> A container used for the temporary storage of solid waste and garbage or for materials to be recycled pending collection, having a capacity of at least 2 cubic yards. This definition includes compactors and grease dumpsters. Garbage or recycling dumpsters do not include garbage cans which can be moved by a person.

<u>Dumpster, Roll-Off/ Construction.</u> A container used for the temporary collection of large quantities of trash, yard waste, garbage, or building or construction debris, and designed to be delivered and picked up by a truck and which is left on site for a temporary period of time. Roll-off/construction dumpsters do not include dumpsters used by multi-family dwellings or businesses.

<u>Dwelling.</u> Any building or portion thereof designed or used exclusively as the residence or sleeping place of one or more persons, but not including a tent, boarding, or lodging house, motel, hotel, recreational vehicle, or a mobile home, except when it is located in a mobile home park.

<u>Dwelling, Accessory Commercial.</u> A dwelling unit secondary and accessory to a principal commercial use for the purpose of providing essential 24-hour care and security for the commercial business.

<u>Dwelling, Multi-Family Large Scale (5+ units).</u> One or more buildings, or portion of buildings, on a single lot that contains five or more individual dwelling units, where each unit is occupied by one family and provided with an individual entrance to the outdoors or to a common hallway, and regardless of whether the dwelling units are owned or rented.

<u>Dwelling, Multi-Family Small Scale (3-4 units).</u> One or more buildings, or portion of buildings, on a single lot that contains three or four individual dwelling units, where each unit is occupied by one family and provided with an individual entrance to the outdoors or to a common hallway, and regardless of whether the dwelling units are owned or rented.

<u>Dwelling, Single Family Attached.</u> A building designed or arranged for use by a single family consisting of one dwelling unit only, sharing at least one wall with another dwelling unit. Such uses shall have an individual entrance to the outdoors. Each shared wall shall be placed on a property lot line.

<u>Dwelling, Single Family Detached.</u> A building designed or arranged for use by a single family consisting of one dwelling unit only, separated from other dwelling units by open space.

<u>Dwelling, Two Family.</u> A building consisting of two dwelling units arranged, intended, or designed to be occupied by two families only. Such uses may be arranged with one dwelling unit on the first floor and the other dwelling unit on the second floor, or with the two dwelling units located adjacent to each other, on the same lot or parcel, with a shared wall. Such uses shall have an individual entrance to the outdoors.
[NO FURTHER CHANGES TO THIS SECTION UNTIL LETTER M]

M

<u>Major Redevelopment.</u> Any project that meets one of the following conditions:

- **A.** The construction of one or more buildings or improvements on a site where all or part of a building or improvement has been previously demolished;
- **B.** The renovation, rehabilitation, addition to, or re-purpose of existing buildings or improvements on a site where the cost of work performed exceeds 50 percent of the pre-renovation market value of the building or improvements as determined by the county auditor;
- **C.** The demolition and reconstruction of a building or structure; or
- **D.** Any addition that exceeds 50 percent of the square footage of the existing building or structure.

Major redevelopment does not include activities associated with routine maintenance and/or remodeling of occupied properties.

<u>Manufacturing, Artisan.</u> An establishment or business where an artist, artisan, or craftsperson teaches, makes, or fabricates crafts or products by hand or with minimal automation, and which may include direct sales to consumers. This definition includes uses such as small-scale fabrication, manufacturing, and other industrial uses and processes such as small-scale welding and sculpting. This use includes fabrication implements that are more industrial than that of an art studio and includes coopering, and crafting of cabinetry, furniture, and other similar small-scale manufacturing.

<u>Manufacturing, Heavy.</u> The manufacturing of products from raw or unprocessed materials, including recycling processes. This category shall also include any establishment or facility using large outdoor structures or storage that cannot be integrated into the building design. Any industrial use that generates noise, odor, vibration, illumination, or particulate that may be offensive or obnoxious to adjacent land uses, or requires a significant amount of on-site hazardous chemical storage shall be classified under this land use. Examples include, but are not limited to, the production of the following: lumber, milling, and planning facilities; aggregate, concrete, and asphalt plants; foundries; forge shops, open air welding, and any other intensive metal and plastic fabrication facilities; and chemical manufacturing.

<u>Manufacturing, Light.</u> Product assembling or mixing, where previously processed components or manufactured parts produced off-site are fitted together into a machine or blended or blown or extruded to form a non-combustible and non-explosive product. Product packaging, including bottling, canning, packing, wrapping, and boxing of products assembled. Laboratories for testing of non-hazardous materials. The assembling or packaging shall not produce noise, vibration, hazardous waste materials, or particulate that create significant negative impacts to adjacent land uses. Odors produced on-site shall not negatively affect other businesses or properties in the area. Examples of assembling include but are not limited to the production of the following: clothes, including screen printing; furniture (where wood is milled off-site); pharmaceuticals; hardware; toys; musical instruments; mechanical components; electric or electronic components and appliances; small vehicle assembly; and computer software. Examples of packaging include, but not limited to, facilities for bottling beverages, canning, and wrapping of foots, and boxing electronic components.

<u>Marijuana.</u> The following terms shall have the same meaning as defined in Section 3780.01 of the ORC:

- Adult Use Cannabis
- Cultivate

- Cannabis
- Marijuana
- Medical Marijuana
- Adult Use Cannabis Operator
- Adult Use Cultivator
- Adult Use Dispensary
- Adult Use Processor
- Adult Use Testing Laboratory (also including Laboratory Testing of Medical Marijuana)
- Cultivation Area
- Cultivation Facility
- Dispensary
- Level I Adult Use Cultivator
- Level II Adult Use Cultivator
- Level III Adult Use Cultivator
- Level I Cultivator
- Level II Cultivator
- Processor

Media Studio. Studio spaces for the creation of and broadcasting of radio, television, internet, or other media programs.

Medical Office (High Intensity). A place used for the care, diagnosis, and treatment of more than 40 sick, ailing, infirm and injured persons/patients per day, but who are not provided with board or room or kept overnight on the premises. This use includes medical care, dental care, urgent care, and outpatient care centers.

Medical Office (Low Intensity). A place used for the care, diagnosis, and treatment of up to 40 sick, ailing, infirm, and injured persons/patients per day, but who are not provided with board or room or kept overnight on the premises. This use includes medical care, dental care, urgent care, and outpatient care centers.

Micro-Fulfillment Center. A small-scale facility, including a stand-alone facility or a facility operated in conjunction with a retail space open to the public, used for the purpose of receiving, transferring, storing, and packaging retail and other similar goods for delivery to or pick-up by customers.

Mixed Use. A building, lot, or development that contains a mixture of uses including residential, commercial, and/or industrial uses. Such uses may be mixed within one building (either horizontally or vertically) or within an overall development. Mixed use buildings shall only include uses that are permitted in the zoning district where the building is located.

Mobile Home. A transportable structure, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to required utilities, and contains a living, sleeping, and eating quarters. This definition includes a mobile home as defined in Chapter 4501 of the ORC. This definition does not include recreational vehicles.

Mobile Home Park. Any lot or part thereof which is used or offered as a location for two or more mobile homes used for residential purposes.

Motor Vehicle. A machine designed or intended to travel over land, sea, or air by self-propulsion or while attached to any self-propelled vehicle such as a camper, trailer, or travel trailer.

Motor Vehicle Fueling/Charging Facility. A place where gasoline, other motor vehicle fuel, or alternative power/energy is sold at retail to the public via direct transmission from a pump or charger to the motor vehicles and where no other motor vehicle service is performed. The sale of gasoline or other motor vehicle fuel or alternative power/energy under this definition shall be the primary use. Other retail sales, including the sale of convenience goods such as groceries, packaged food, newspapers, and household items are permitted within a wholly enclosed building as an accessory use. Outdoor retail displays shall not exceed five percent of the gross floor area of the principal permitted structure. This definition does not include facilities designed for the fueling or charging of semi-trailer trucks.

Motor Vehicle Repair. Any establishment or place of business which is maintained and operated for the primary purpose of making general repair, rebuilding or reconstruction of engines or making general repair to motor vehicle quarter panels, doors, fenders, bumpers, other parts of auto body, frames or other exterior surfaces or providing collision services including but not limited to painting, frame straightening or frame dissecting. This definition does not include any establishment, place of business or property upon which 10 or more unlicensed, partially disassembled, wrecked, or inoperable motor vehicles are kept or stored.

Motor Vehicle Sales/Rental Area. Any establishment, place of business, property or open area used for the display of new or used motor vehicles that are for sale, lease, or rent and in operable condition.

Motor Vehicle Service. Any establishment or place of business which is maintained and operated for the primary purpose of performing routine maintenance of **OPERABLE** motor vehicles such as removal and replacement of lubricants, tires, and batteries for the public and which may include retail sales of [~~fuels,~~] lubricants, **AND** air [~~and/or for washing operable motor vehicles~~]. This definition does not include any establishment, place of business or property upon which storage or repair of any unlicensed, partially dismantled, or inoperable motor vehicles takes place.

Motor Vehicle Storage. Any establishment, place of business, property or open area used for the storage of new or used motor vehicles that are in operable condition. This definition does not include the storage of delivery trucks, tractor-trailers and associated semi- trailers, or shipping containers.

Motor Vehicle Tow Yard. Any establishment, place of business, or property used by a tow company or wrecker service for temporary storage of operable motor vehicles or inoperable motor vehicles designated to be transported to a motor vehicle repair garage or junkyard. This definition does not include any establishment, place of business, or property upon which 10 or more unlicensed, partially disassembled, wrecked, or inoperable motor vehicles are kept or stored.

Motor Vehicle Washing Facility. A facility for washing, cleaning, drying, and waxing of passenger vehicles, motorcycles, and trucks of one ton rating or less, which may be self-service or full-service.

Mulching. The application of suitable materials on the soil surface to conserve moisture, reduce weed growth, hold soil in place, and aid in establishing plant cover.

Museum. See Cultural Facility.
[NO FURTHER CHANGES TO THIS SECTION UNTIL LETTER W]

W

Wall. An architectural partition with a height and length greater than its thickness; used to divide or enclose an area or to support another structure.

Wall, Retaining. A structure that holds back soil or rock from a building, structure or area. Retaining walls prevent downslope movement or erosion and provide support for vertical or near-vertical grade changes.

Warehouse. An enclosed structure used for the storage and/or distribution of goods of any type by or on behalf of the owner of the goods when 80 percent or more of the enclosed structure is designed or used for storage space. This definition includes distribution and fulfillment facilities**, BUT DOES NOT INCLUDE WAREHOUSE, CROSS-DOCKS**.

Warehouse, Accessory. A secondary and subordinate use to an industrial or commercial use where raw materials, parts, or finished manufactured goods may be stored before their export or distribution. Such storage shall be within a building.

WAREHOUSE, CROSS-DOCK. AN ENCLOSED STRUCTURE WITH LOADING DOCKS LOCATED ON OPPOSITE SIDES OF THE STRUCTURE USED FOR THE STORAGE AND/OR DISTRIBUTION OF GOODS OF ANY TYPE BY OR ON BEHALF OF THE OWNER OF THE GOODS WHEN 80 PERCENT OR MORE OF THE ENCLOSED STRUCTURE IS DESIGNED OR USED FOR STORAGE SPACE. THIS DEFINITION INCLUDES DISTRIBUTION AND FULFILLMENT FACILITIES WHICH HAVE DOCKS LOCATED ON OPPOSITE SIDES OF THE STRUCTURES.

Waste Area. An area approved by the engineer for the disposal of waste material and restricted from the building of any structure and delineated by the requirements of Section 1159.05.

Waste Material. Any material that is not approved “fill material” but approved for disposal in an approved waste area site by the Public Works Director.

Watercourse. A permanent stream, intermittent stream, river, brook, channel, creek, or ditch for water whether natural or man-made.

Wind Farm. Commercial wind power installations that consist of wind turbines and associated facilities.

Wind Turbine. A device that converts the wind’s kinetic energy into electrical energy.
[NO FURTHER CHANGES TO THIS SECTION]

EXHIBIT "A-1"

1131.10 Non-Residential Districts Use Table and Standards.

Table 1131.10-2: Non-Residential Districts – Use Table

Use	C-1	C-2	C-3	C-3A	C-4	SE	B-1	D-1	M-1	M-2	Section
Check Cashing, Short Term Loan			PS	PS		PS					1131.12.F
Club/Lodge, Private	C	C	C	C	C	C	C	C			
Commercial Kitchen			C	C					C		
Day Care Center	C	C	PS	PS	C	PS	PS	C			1131.12.I
Drive-Through Convenience Store		C	PS	PS		PS					1331.12.J
Entertainment Venue			C	C		P					
Event Center			C	C		P					1131.12.K
Commercial Uses											
Financial Establishment	C	PS	PS	PS	C	PS	PS	PS	C		1131.12.L
Fitness/Dance Studio	P	P	P	P	P	P		P			
Flea Market			C	C							1131.12.M
Funeral Home	C	P	P	P				C			
Greenhouse, Wholesale									C	C	
Hospital		C	C	C			PS				1131.12.N
Hotel, Motel		C	P	P		P					
Landscaping Retail Facility		PS	PS	PS		PS		PS			1131.12.P
Landscaping Service Facility			C	C					PS	PS	1131.12.Q
Laundry, Commercial			P	P		P		P			
Marijuana: Adult Use Dispensary and Dispensary (Medical)			PS	PS		PS					1131.12.S.1

P = Permitted Use PS = Permitted Use with Standards C = Conditional Use

PAGE 1 OF 5

EXHIBIT "A-1"

1131.10 Non-Residential Districts Use Table and Standards.

Table 1131.10-2: Non-Residential Districts – Use Table

Use	C-1	C-2	C-3	C-3A	C-4	SF	B-1	D-1	M-1	M-2	Section
Fitness/Dance Studio	P	P	P	P	P	P		P			
Flea Market			C	C							1131.12.M
Funeral Home	C	P	P	P				C			
Greenhouse, Wholesale									C	C	
Hospital		C	C	C			PS				1131.12.N
Hotel, Motel		C	P	P		P					
Landscaping Retail Facility		PS	PS	PS		PS		PS			1131.12.P
Landscaping Service Facility			C	C					PS	PS	1131.12.Q
Laundry, Commercial			P	P		P		P			
Marijuana: Adult Use Dispensary and Dispensary (Medical)			PS	PS		PS					1131.12.S.1
Media Studio	PS	PS	PS	PS		PS		PS			1131.12.T
Medical Office (High Intensity)		C	C	C		C	P	C	C	C	1131.12.U
Medical Office (Low Intensity)	P	P	P	P	P	P	P	P	C		
Micro-Fulfillment Center	PS	PS	PS	PS		PS		PS			1131.12.V
Mixed Use			C	C				C			
Motor Vehicle Fueling/ Charging		C	PS	PS				~~C~~			1131.12.X
Motor Vehicle Repair			C	C					C	C	1131.12.Y
Commercial Uses											
Motor Vehicle Sale/ Rental Area			C	C							1131.12.Z

P = Permitted Use PS = Permitted Use with Standards C = Conditional Use

PAGE 2 OF 5

EXHIBIT "A-1"

1131.10 Non-Residential Districts Use Table and Standards.

Table 1131.10-2: Non-Residential Districts – Use Table

Use	C-1	C-2	C-3	C-3A	C-4	SE	B-1	D-1	M-1	M-2	Section
Motor Vehicle Service		C	C	C		C		C	C	C	1131.12.AA
Motor Vehicle Washing Facility		**C**	**PS**	**PS**		**PS**					**1131.12.DD**
Nursing and Rehabilitation Facility		C	P	P			P	C			
Office, General	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**C**		
Outdoor Amusement Ride and Entrainment Display						P					
Personal Service	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**			
Recreational Facility, Indoor	C	C	P	P		P	C	C	C	C	
Recreational Facility, Outdoor	**C**	**C**	**C**	**C**		**P**	**C**	**C**			
Restaurant, Full Service	C	P	P	P		P		P	C		
Restaurant, Quick Service	**C**	**PS**	**PS**	**PS**		**PS**		**PS**	**C**		**1131.12.GG**
Retail	P	P	P	P	P	P		P	C		
Self-Storage Facility			**C**	**C**						**C**	**1131.12.HH**
Sexually Oriented Business			C	C							1131.12.II
Showroom	**C**	**P**	**P**	**P**				**P**			
Storage Shed, Barn, Carport, or Play Structure Sales Area			C	C							1131.12.KK
Teen Club		**C**	**C**	**C**				**C**			
Theater, Cinema		C	P	P		P		C			
Commercial Uses											
Tobacco/Vape Store			PS	PS		PS					1131.12.LL

P = Permitted Use PS = Permitted Use with Standards C = Conditional Use

PAGE 3 OF 5

EXHIBIT "A-1"

1131.10 Non-Residential Districts Use Table and Standards.

Table 1131.10-2: Non-Residential Districts – Use Table

Use	C-1	C-2	C-3	C-3A	C-4	SE	B-1	D-1	M-1	M-2	Section
Industrial Uses											
Building Material Yard										C	1131.12.E
Construction and Large Equipment Rental, Sale, and Service										C	1131.12.G
Contractor Yard										C	1131.12.H
Crematorium										C	
Data Center									C		
Food Processing									C	P	
Junkyard										C	1131.12.O
Laundry, Industrial									C	P	
Manufacturing, Artisan			C	C					P	P	
Manufacturing, Light									PS	PS	1131.12.S
Manufacturing, Heavy										C	1131.12.R
Marijuana: Adult Use Cultivator										P	
Marijuana: Adult Use Processor										P	
Marijuana: Adult Use Testing Laboratory										P	
Marijuana: Cultivation Facility										P	
Marijuana: Level I Adult Use Cultivator										P	
Marijuana: Level II Adult Use Cultivator										P	
Industrial Uses											

P = Permitted Use   PS = Permitted Use with Standards   C = Conditional Use

PAGE 4 OF 5

EXHIBIT "A-1"

1131.10 Non-Residential Districts Use Table and Standards.

Table 1131.10-2: Non-Residential Districts – Use Table

Use	C-1	C-2	C-3	C-3A	C-4	SE	B-1	D-1	M-1	M-2	Section
Marijuana: Level III Adult Use Cultivator										P	
Marijuana: Level I Cultivator										P	
Marijuana: Level II Cultivator										P	
Marijuana: Processor (Medical)										P	
Motor Vehicle Storage										C	1131.12.BB
Motor Vehicle Tow Yard										C	1131.12.CC
Renewable Energy Facility										C	1131.12.EE
Research, Development, Laboratory Facility			C	C			PS		C	C	1131.12.FF
Stone and Monument Works			C	C					PS	PS	1131.12.JJ
Trucking or Logistics Terminal										C	1131.12.MM
Warehouse			C	C					PS	PS	1131.12.NN
Warehouse, Cross-Dock										P	
Accessory Uses											
Accessory Structure	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	1131.13.A
Accessory Use	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	1131.13.B
Automated Teller Machine (ATM)	PS	PS	PS	PS	PS	PS	PS	PS	PS		1131.13.C
Charitable Drop-Off Receptacle	PS	PS	PS	PS	PS	PS	PS	PS			1131.13.D
Drive-Through Facility, Accessory		C	PS	PS	C	PS		C	C		1131.13.E
Dumpster, Garbage and Recycling	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	1131.13.F

P = Permitted Use PS = Permitted Use with Standards C = Conditional Use

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EXHIBIT "A-1"

1151.03 Parking Requirements

Table 1151.03-3: Stacking Space Requirements

Activity	Minimum Number of Stacking Spaces	Measured From
Drive-Through Convenience Store	5 for a single lane	Entrance to the building
Food and Beverage Use with Drive-Through Window	12 for a single lane or 6 per lane for 2 or more lanes	The order point
Food and Beverage Use with Pick Up Window Only	5 for a single lane	Pick-up window
Financial Institution	4 per lane for an ATM, 2 per lane for a teller or window	Teller or ATM
Motor Vehicle Fueling/Charging Facility	1 per fuel pump	Pump island
Pharmacy	5 for a single lane or 3 per lane for 2 or more lanes	Pick-up window
Motor Vehicle Washing, Automatic	4 for a single lane or 2 per lane for 2 or more lanes	Entrance to washing bay
Other	As determined by the Development Services Director or their designee	

PAGE 1 OF 1

EXHIBIT "A-1"

1170.03 Common Review Requirements

Table 1170.02-2: Planning and Zoning Fee Schedule

Application	Fee ($)
Board of Zoning Appeals	
Board of Zoning Appeals - Residential	100
Board of Zoning Appeals - Nonresidential	200
Planning Commission	
~~Rezoning~~ Zoning Text or Map Amendment	500
PUD - Concept Development Plan	500
PUD - Final Development Plan	500
PUD - Minor Modification (residential)	50
PUD - Minor Modification (nonresidential)	200
Conditional Use	250
Preliminary Plat	500
Final Plat	300
Replat	100
Overlay District Review	200
Residential Infill Review	50
All other Planning Commission Requests	100
Administrative	
Minor Subdivision - Lot Split	50
Minor Subdivision - Lot Combination	50
Site Plan Review - Expansion	100
Site Plan Review - New Development	200
Cell Tower	250
Cell Tower - Biennial Registration Renewal	100
Curb Cut Permit - Residential	25
Curb Cut Permit - Nonresidential	50

PAGE 1 OF 2

EXHIBIT "A-1"

1170.03 Common Review Requirements

Table 1170.02-2: Planning and Zoning Fee Schedule

Application	Fee ($)
Administrative	
Minor Subdivision - Lot Split	50
Minor Subdivision - Lot Combination	50
Site Plan Review - Expansion	100
Site Plan Review - New Development	200
Cell Tower	250
Cell Tower - Biennial Registration Renewal	100
Curb Cut Permit - Residential	25
Curb Cut Permit - Nonresidential	50
Floodplain Development Permit	200
Zoning Verification Letter	50

PAGE 2 OF 2

City Council Communication
Regular Meeting - October 14, 2025

Submitted by: Alisha Wilson, Clerk of Council
Department: Parks & Recreation

Subject:
Golf Cart Lease Agreement with Mid Ohio Golf Car, Inc.

Legislation Title:
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

Recommendation:
It is recommended that the City Council authorize and direct the preparation of legislation authorizing the City Manager to enter into an agreement with Mid Ohio Golf Car, Inc., for the lease of golf carts at the Fairfield Greens Golf Courses in accordance with the proposals on file in the office of the City Manager.

Discussion:
The City of Fairfield maintains a fleet of 75 golf carts at South Trace and a fleet of 24 golf carts at North Trace. The City of Fairfield's current lease agreement for golf carts is set to expire on December 31, 2025.

A new lease contract is now needed for golf carts. This project was prepared for formal competitive bidding, with two (2) bids received on August 27, 2025. Staff recommends the lease agreement be awarded to Mid Ohio Golf Car, Inc., the lowest and best bidder. Bids are summarized on the attached sheet. The staff chose to add the options of USB charging stations and golf club rain covers to the carts.

The proposed golf cart agreement with Mid Ohio Golf Car, Inc. would be a flat lease of **$114,876.00** per year; paid in six (6) payments per year, with the initial payment beginning in May 2026 **($19,146.00 month)**.

Mid Ohio Golf Car, Inc. will provide (99) 2026 EFI gasoline golf carts and (3) 2026 Umax utility carts for the Fairfield Greens Golf Courses. Mid Ohio Golf Car, Inc. will be responsible for all golf cart maintenance as part of this agreement.

Financial Impact:
The proposed agreement is a flat lease of **$114,876.00** annually. The cart agreement will last three years, but the City may extend the golf cart agreement to include options for renewal in 2029, 2030, and 2031. There is no financial impact at this time. This is included in the annual operating budget. Therefore, no appropriation is being requested.

Emergency Provision:
Yes

Rule Suspension Requested:
Yes

ATTACHMENTS:
1. Bid Doc for Golf Cart Lease
2. MID OHIO GOLF CAR INC.-ORD

Solicitation Information

City of Fairfield

Solicitation Number

2025-BX004 2026-2027-2028 Golf Cart Lease

Deadline

08/27/2025 03:00 PM EDT

Advertised

08/08/2025 12:02 AM EDT

Description

Operating leases for 99 gas-powered golf carts and 3 gas-powered utility carts, for a three year period from January 1, 2026, to December 31, 2028, with optional extensions of one, two, or three years.

THIS IS RE-BID OF A PREVIOUS SOLICITATION

Location(s)

2200 John Gray Rd, Fairfield, Ohio, 45014
2605 Augusta Blvd, Fairfield, Ohio, 45014

Bidders

Business Name	Address	Phone
Mid Ohio Golf Car	2333 Hebron Rd Heath, OH 43056-1032	(740) 404-9816
Lake Erie Golf Cars	26565 Miles Rd Warrensville Heights, OH 44128-5995	(216) 763-2090
2 Bidders		

Item	Quantity	Mid Ohio Golf Car Price	Mid Ohio Golf Car Extension	Quantity	Lake Erie Golf Cars Price	Lake Erie Golf Cars Extension
Bid Form - Year 1 (2026)						
1 99 Gasoline Golf Carts without optional specs	1.0000	$100,980.00	$100,980.00	1.0000	$99,972.00	$99,972.00
2 3 Gasoline Utility Carts	1.0000	$7,362.00	$7,362.00	1.0000	$10,099.00	$10,099.00
3 Cost to add GPS to 99 Golf Carts	1.0000	$46,332.00	$46,332.00	1.0000	$29,466.00	$29,466.00
4 Cost to add USB Charging Station to 99 Golf Carts	1.0000	$2,079.00	$2,079.00	1.0000	$0.00	$0.00
5 Cost to add Golf Club Rain Covers to 99 Golf Carts	1.0000	$4,455.00	$4,455.00	1.0000	$5,944.00	$5,944.00
Bid Form - Year 2 (2027)						
1 99 Gasoline Golf Carts without optional specs	1.0000	$100,980.00	$100,980.00	1.0000	$99,972.00	$99,972.00
	Items total (excluding selected alternate items):		**$325,026.00**			**$330,213.00**
	Alternate items total:		**$158,598.00**			**$106,230.00**
15 Items	**All items total:**		**$483,624.00**			**$436,443.00**

Item	Quantity	Mid Ohio Golf Car Price	Mid Ohio Golf Car Extension	Quantity	Lake Erie Golf Cars Price	Lake Erie Golf Cars Extension
2 3 Gasoline Utility Carts	1.0000	$7,362.00	$7,362.00	1.0000	$10,099.00	$10,099.00
3 Cost to add GPS to 99 Golf Carts	1.0000	$46,332.00	$46,332.00	1.0000	$29,466.00	$29,466.00
4 Cost to add USB Charging Station to 99 Golf Carts	1.0000	$2,079.00	$2,079.00	1.0000	$0.00	$0.00
5 Cost to add Golf Club Rain Covers to 99 Golf Carts	1.0000	$4,455.00	$4,455.00	1.0000	$5,944.00	$5,944.00
Bid Form - Year 3 (2028)						
1 99 Gasoline Golf Carts without optional specs	1.0000	$100,980.00	$100,980.00	1.0000	$99,972.00	$99,972.00
2 3 Gasoline Utility Carts	1.0000	$7,362.00	$7,362.00	1.0000	$10,099.00	$10,099.00
3 Cost to add GPS to 99 Golf Carts	1.0000	$46,332.00	$46,332.00	1.0000	$29,466.00	$29,466.00
	Items total (excluding selected alternate items):		**$325,026.00**			**$330,213.00**
	Alternate items total:		**$158,598.00**			**$106,230.00**
15 Items	**All items total:**		**$483,624.00**			**$436,443.00**

Item	Mid Ohio Golf Car			Lake Erie Golf Cars		
	Quantity	Price	Extension	Quantity	Price	Extension
4 Cost to add USB Charging Station to 99 Golf Carts	1.0000	$2,079.00	$2,079.00	1.0000	$0.00	$0.00
5 Cost to add Golf Club Rain Covers to 99 Golf Carts	1.0000	$4,455.00	$4,455.00	1.0000	$5,944.00	$5,944.00
	Items total (excluding selected alternate items):		**$325,026.00**			**$330,213.00**
	Alternate items total:		**$158,598.00**			**$106,230.00**
15 Items	**All items total:**		**$483,624.00**			**$436,443.00**

ORDINANCE NO. __________

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.

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 lease agreement with Mid Ohio Golf Car, Inc. for the lease of golf carts at the Fairfield Greens Golf Courses in accordance with the bid 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 it is necessary to continue operations at current service levels; 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

ACTIVE CLIENTS\CITY OF FAIRFIELD\ORDINANCES\2025\MID OHIO GOLF CAR, INC.-ORD

3.a.

City Council Communication
Regular Meeting - October 14, 2025

Submitted by: Alisha Wilson, Clerk of Council
Department: Public Utilities

Subject:
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 - Third Reading
- Motion - Adoption

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

FAMS - Control Panel **Schedule 7**

CITY OF FAIRFIELD, OHIO - WATER FUND

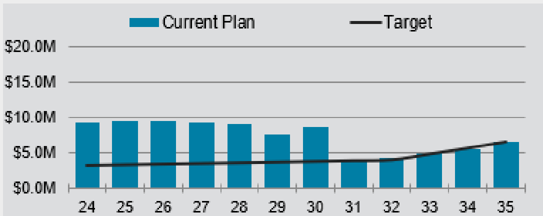
Stantec

CALC SAVE CTRL LAST OVR

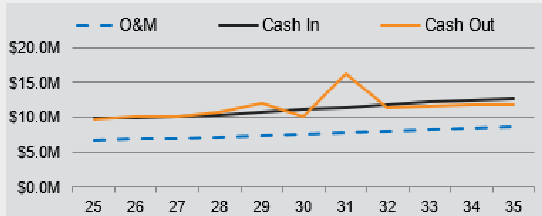
	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Water Rate Plan	0.00%	0.50%	0.50%	3.00%	3.00%	3.50%	3.50%	3.50%	3.00%	2.50%	1.00%
Infrastructure Rate Plan	0.00%	6.67%	6.25%	5.88%	5.56%	5.26%	5.00%	4.76%	4.55%	4.35%	4.17%
Debt Service Coverage	1.81	1.66	1.65	2.17	2.31	2.88	2.17	1.74	1.82	1.99	2.12
All-In DSC	1.81	1.66	1.65	2.17	2.31	2.88	2.17	1.74	1.82	1.99	2.12
Water Bill	$24.39	$24.51	$24.63	$25.37	$26.12	$27.03	$27.98	$28.95	$29.81	$30.56	$30.87
Infrastructure Bill	$3.75	$4.00	$4.25	$4.50	$4.75	$5.00	$5.25	$5.50	$5.75	$6.00	$6.25
Total Water Bill (5,000 gal)	$28.14	$28.51	$28.88	$29.87	$30.87	$32.03	$33.23	$34.45	$35.56	$36.56	$37.12
Combined Water & Sewer Bill	$61.14	$62.96	$64.83	$66.72	$68.63	$70.54	$72.50	$74.67	$76.92	$79.26	$81.18
Combined % Change	*N/A*	*3.0%*	*3.0%*	*2.9%*	*2.9%*	*2.8%*	*2.8%*	*3.0%*	*3.0%*	*3.0%*	*2.4%*

Scenario Manager

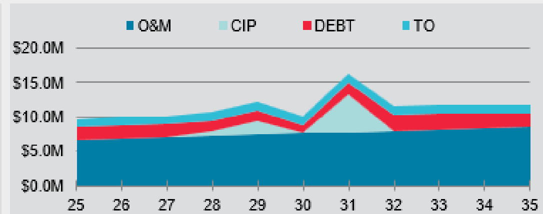
Operating Fund



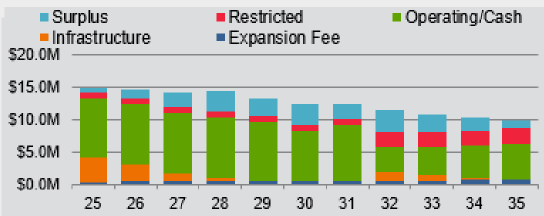
Revenues vs. Expenses



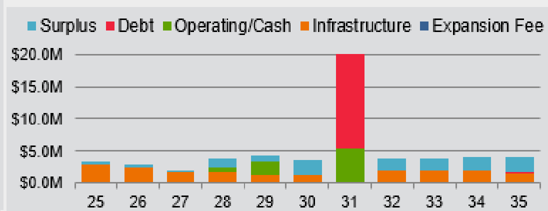
Expenses by Type



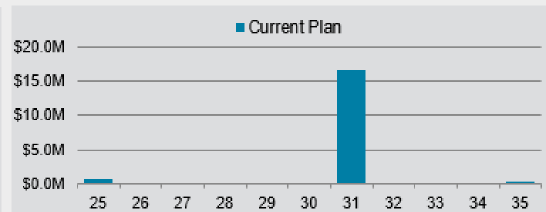
Combined Water Fund Balance



CIP Funding



Borrowing



FAMS - Control Panel | **Schedule 7**

FAMS Financial Analysis & Management System | By Stantec

CITY OF FAIRFIELD, OHIO - SEWER FUND

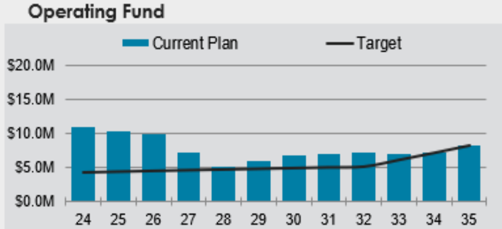
Stantec

CALC SAVE CTRL LAST OVR

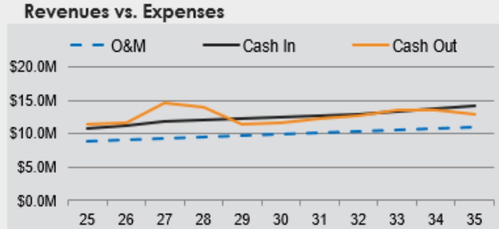
	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Sewer Rate Plan	0.00%	4.00%	4.00%	2.00%	2.00%	1.50%	1.50%	2.00%	2.50%	3.00%	3.00%
Infrastructure Rate Plan	0.00%	8.33%	7.69%	7.14%	6.67%	6.25%	5.88%	5.56%	5.26%	5.00%	4.76%
Debt Service Coverage	2.66	2.37	2.67	3.34	3.41	3.41	3.40	3.45	3.59	3.74	3.70
All-In DSC	2.66	2.37	2.67	3.34	3.41	3.41	3.40	3.45	3.59	3.74	3.70
Sewer Charge	$30.00	$31.20	$32.45	$33.10	$33.76	$34.26	$34.77	$35.47	$36.36	$37.45	$38.56
Infrastructure Charge	$3.00	$3.25	$3.50	$3.75	$4.00	$4.25	$4.50	$4.75	$5.00	$5.25	$5.50
Total Sewer Bill (5,000 gal)	$33.00	$34.45	$35.95	$36.85	$37.76	$38.51	$39.27	$40.22	$41.36	$42.70	$44.06
Combined Water & Sewer Bill	$61.14	$62.96	$64.83	$66.72	$68.63	$70.54	$72.50	$74.67	$76.92	$79.26	$81.18
Combined % Change	*N/A*	*3.0%*	*3.0%*	*2.9%*	*2.9%*	*2.8%*	*2.8%*	*3.0%*	*3.0%*	*3.0%*	*2.4%*

Scenario Manager

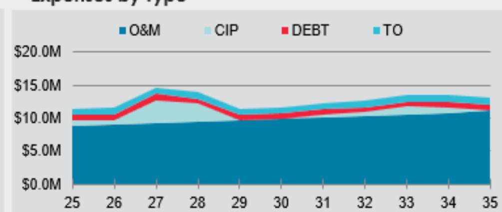
Operating Fund



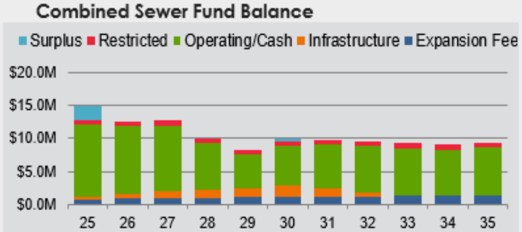
Revenues vs. Expenses



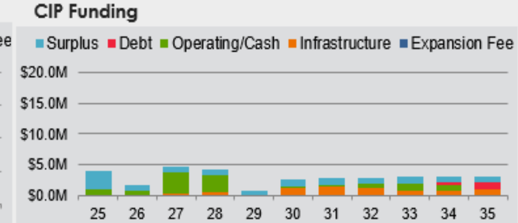
Expenses by Type



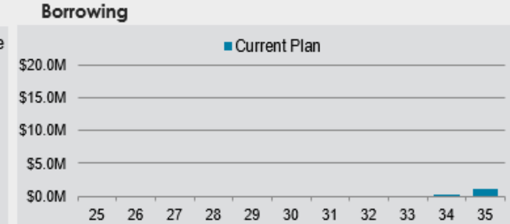
Combined Sewer Fund Balance



CIP Funding



Borrowing



Stantec

City of Fairfield, OH

2025 Water and Wastewater Utility Rate and Fee Study Final Report

August 28, 2025

Stantec

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,

Carol F. Malesky

Carol Malesky
Senior Principal

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

Enclosure

Stantec

TABLE OF CONTENTS

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 rates[1] - 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

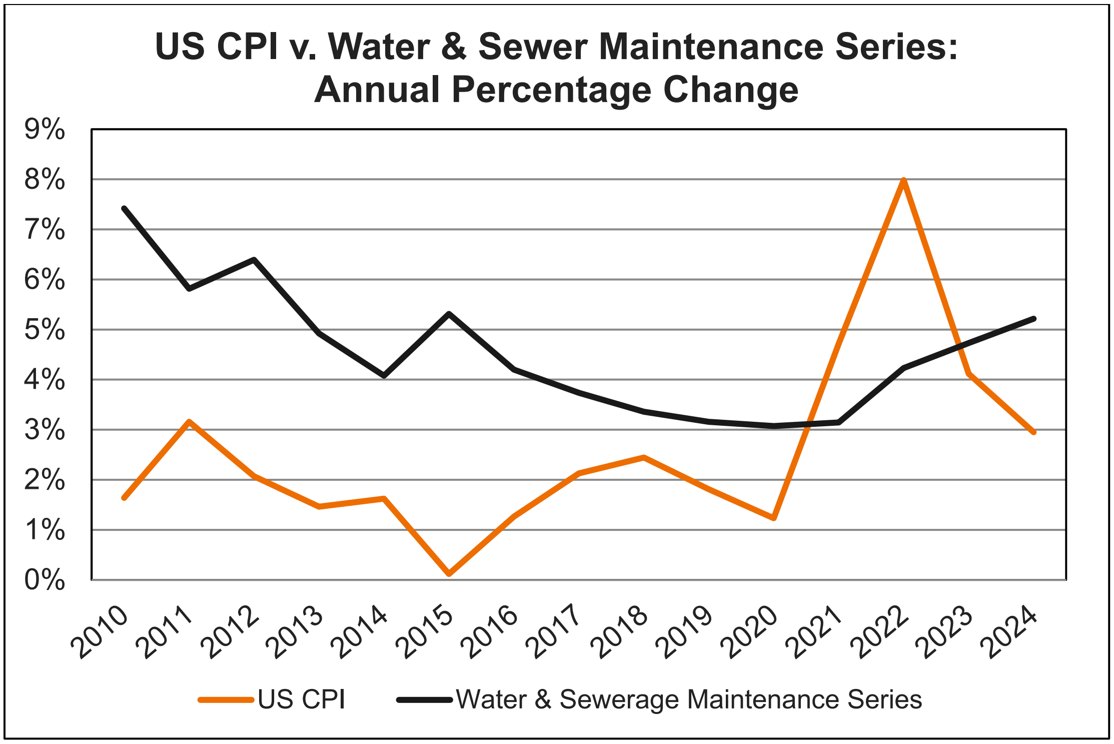
Table 2-3 Sewer Financial Plan Results Compared to Industry KPIs

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

This document was produced by Stantec Consulting Services, Inc. ("Stantec") for the City of Fairfield and is based on a specific scope agreed upon by both parties. Stantec's scope of work and services do not include serving as a "municipal advisor" for purposes of the registration requirements of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission. Stantec is not advising City of Fairfield, or any municipal entity or other person or entity, regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, terms, or other similar matters concerning such products or issuances.

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

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
Rate Increase Adoption Date	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
Annual Growth											
Water											
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%*
Infrastructure											
% 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%*
Capital Spending											
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%
Expansion Fee											
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
Average Annual Interest Earnings Rate											
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%
Operating Budget Reserve											
Target (Number of Months of Reserve)[1]	6	6	6	6	6	6	6	6	7	8	9
Operating Budget Execution Percentage[2]											
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%

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

[2]Execution 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**

[1]Revenue 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**

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

[2] Includes Interim BAN repayments and OPWC 0% Loan.

[3] Anticipated 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**	**$ 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%	38.4%
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**	**$ 4,152,702**
32	Annual CIP Execution Percentage		100%	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**	**$ 4,152,702**

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

FAMS - Control Panel

Schedule 7

CITY OF FAIRFIELD, OHIO - WATER FUND

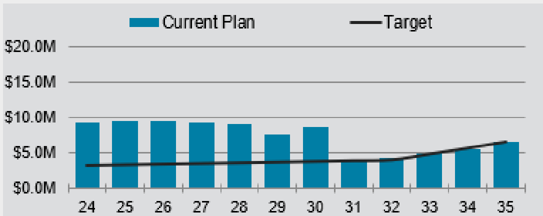
Financial Analysis & Management System | By Stantec

CALC SAVE CTRL LAST OVR

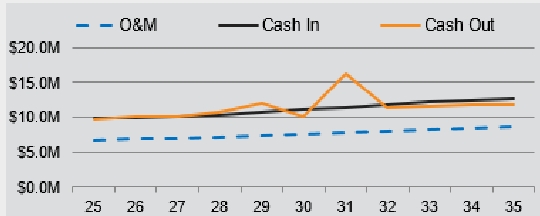
	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Water Rate Plan	0.00%	0.50%	0.50%	3.00%	3.00%	3.50%	3.50%	3.50%	3.00%	2.50%	1.00%
Infrastructure Rate Plan	0.00%	6.67%	6.25%	5.88%	5.56%	5.26%	5.00%	4.76%	4.55%	4.35%	4.17%
Debt Service Coverage	1.81	1.66	1.65	2.17	2.31	2.88	2.17	1.74	1.82	1.99	2.12
All-In DSC	1.81	1.66	1.65	2.17	2.31	2.88	2.17	1.74	1.82	1.99	2.12
Water Bill	$24.39	$24.51	$24.63	$25.37	$26.12	$27.03	$27.98	$28.95	$29.81	$30.56	$30.87
Infrastructure Bill	$3.75	$4.00	$4.25	$4.50	$4.75	$5.00	$5.25	$5.50	$5.75	$6.00	$6.25
Total Water Bill (5,000 gal)	$28.14	$28.51	$28.88	$29.87	$30.87	$32.03	$33.23	$34.45	$35.56	$36.56	$37.12
Combined Water & Sewer Bill	$61.14	$62.96	$64.83	$66.72	$68.63	$70.54	$72.50	$74.67	$76.92	$79.26	$81.18
Combined % Change	*N/A*	*3.0%*	*3.0%*	*2.9%*	*2.9%*	*2.8%*	*2.8%*	*3.0%*	*3.0%*	*3.0%*	*2.4%*

Scenario Manager

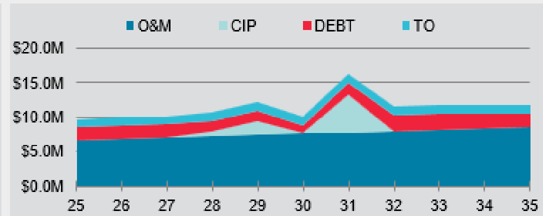
Operating Fund



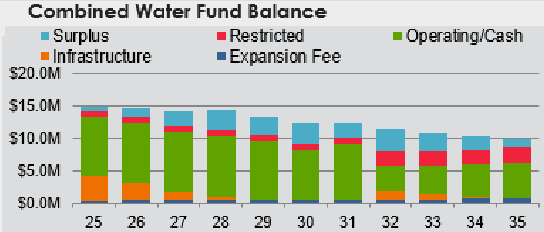
Revenues vs. Expenses



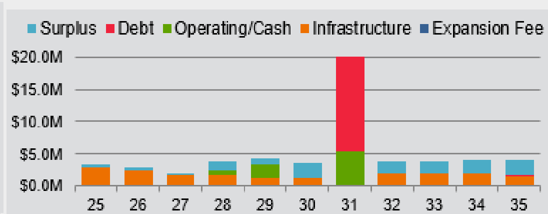
Expenses by Type



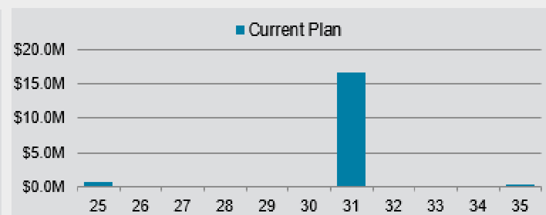
Combined Water Fund Balance



CIP Funding



Borrowing



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**	**$ 4,108,642**
	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**	**Req.**	**$ 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*	**1.20**	**1.81**	**1.66**	**1.65**	**2.17**	**2.31**	**2.88**	**2.17**	**1.74**	**1.82**	**1.99**	**2.12**
	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					
Cummulative 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	Stronger		Mid-Range			Weaker		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
% CIP funded by Debt	Fitch	Less than	50%	50%	to	90%	Over	90%	0%	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%	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

[1]Includes 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

Prepared by Stantec Consulting Services Inc. on 8/28/2025

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
Rate Increase Adoption Date	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
Annual Growth											
Sewer											
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%*
Infrastructure											
% 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%*
Capital Spending											
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%
Expansion Fee											
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
Average Annual Interest Earnings Rate											
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%
Operating Budget Reserve											
Target (Number of Months of Reserve)[1]	6	6	6	6	6	6	6	6	7	8	9
Operating Budget Execution Percentage[2]											
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%

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

[2]Execution 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**

[1]Revenue 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	652,566	666,744	677,889	688,521	702,765	720,820	742,945	765,748
	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**

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

[2]Includes Interim BAN repayments and Aeration System Improvements.

[3]Anticipated 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%
Weighted Average Increase in O&M Expenses	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.

FAMS - Control Panel **Schedule 7**

FAMS Financial Analysis & Management System | By Stantec

CITY OF FAIRFIELD, OHIO - SEWER FUND

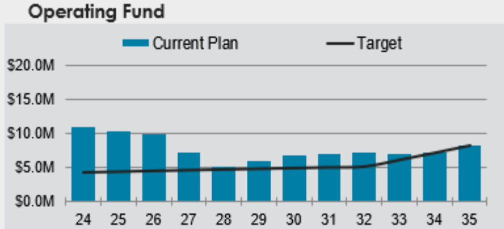
Stantec

CALC SAVE CTRL LAST OVR

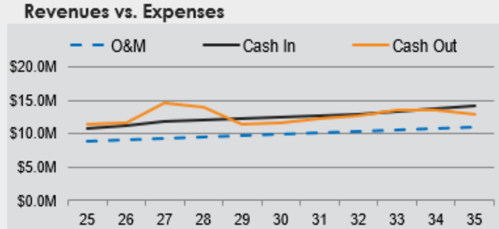
	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Sewer Rate Plan	0.00%	4.00%	4.00%	2.00%	2.00%	1.50%	1.50%	2.00%	2.50%	3.00%	3.00%
Infrastructure Rate Plan	0.00%	8.33%	7.69%	7.14%	6.67%	6.25%	5.88%	5.56%	5.26%	5.00%	4.76%
Debt Service Coverage	2.66	2.37	2.67	3.34	3.41	3.41	3.40	3.45	3.59	3.74	3.70
All-In DSC	2.66	2.37	2.67	3.34	3.41	3.41	3.40	3.45	3.59	3.74	3.70
Sewer Charge	$30.00	$31.20	$32.45	$33.10	$33.76	$34.26	$34.77	$35.47	$36.36	$37.45	$38.56
Infrastructure Charge	$3.00	$3.25	$3.50	$3.75	$4.00	$4.25	$4.50	$4.75	$5.00	$5.25	$5.50
Total Sewer Bill (5,000 gal)	$33.00	$34.45	$35.95	$36.85	$37.76	$38.51	$39.27	$40.22	$41.36	$42.70	$44.06
Combined Water & Sewer Bill	$61.14	$62.96	$64.83	$66.72	$68.63	$70.54	$72.50	$74.67	$76.92	$79.26	$81.18
Combined % Change	*N/A*	*3.0%*	*3.0%*	*2.9%*	*2.9%*	*2.8%*	*2.8%*	*3.0%*	*3.0%*	*3.0%*	*2.4%*

Scenario Manager

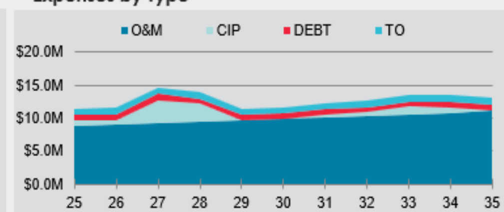
Operating Fund



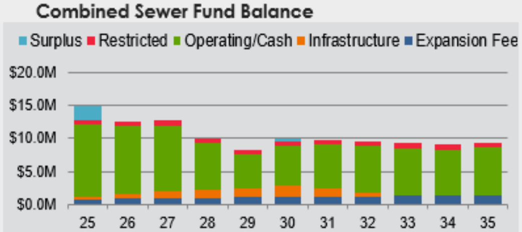
Revenues vs. Expenses



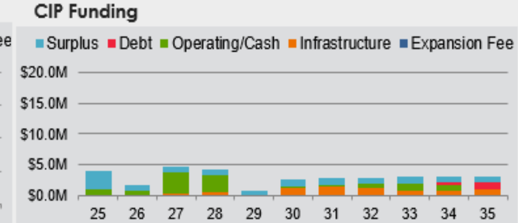
Expenses by Type



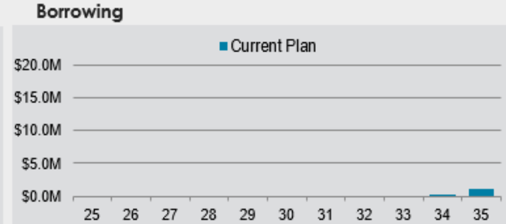
Combined Sewer Fund Balance



CIP Funding



Borrowing



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	*Weighted Average Rate Increase*		*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	*Calculated Senior-Lien Debt Service Coverage*	**1.20**	**2.66**	**2.37**	**2.67**	**3.34**	**3.41**	**3.41**	**3.40**	**3.45**	**3.59**	**3.74**	**3.70**
	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 Mulipurpose 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	Stronger	Mid-Range	Weaker	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
% 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

[1]Includes 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:

Size (inches)	Charge
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~~]**e**xisting 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) <u>Charges Established; Classes: Computation.</u>

(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**

[~~(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

METER SIZE (INCHES)	**MONTHLY GALLONS MINIMUM**	**MONTHLY GALLONS SURCHARGE**	**OVER MINIMUM**	**MONTHLY MINIMUM CHARGE**
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 - October 14, 2025

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

Subject:
December Meeting Schedule

Legislation Title:
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.

Recommendation:
It is recommended that Council, via simple motion, approve the December meeting schedule for 2025.

Discussion:
Each year, Council meets only on the second Monday of December for a holiday schedule. No meeting is held on the fourth Monday of December. In odd-numbered years, there is also an Oath of Office ceremony for newly elected officials.

For 2025, the December meeting schedule regular meeting date and time will be Monday, December 8, 2025 at 7:00 PM. A Council-Manager Briefing will be scheduled on this date if the need arises.

The oath of office date and time will be determined and published at a future date.

Financial Impact:
None.

Emergency Provision:
NA

Rule Suspension Requested:
NA

ATTACHMENTS:
None

FAIRFIELD OHIO

City Council Communication
Regular Meeting - October 14, 2025

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

Subject:
Butler County TID Appointments

Legislation Title:
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.

Recommendation:
It is recommended that City Council, via simple motion, appoint Don Hassler and Public Works Director Ben Mann, to the Butler County Transportation Improvement District for terms of office commencing November 13, 2025 and expiring on November 13, 2027.

Discussion:
The City of Fairfield is represented by two members of the community who serve as members of the Butler County Transportation Improvement District. The terms of office for the two current members, Don Hassler and Public Works Director Ben Mann expire on November 13, 2025 and it is necessary for Council to fill these positions.

Financial Impact:
None

Emergency Provision:
NA

Rule Suspension Requested:
NA

ATTACHMENTS:
None

City Council Communication
Regular Meeting - October 14, 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 October 14, 2025:

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

Recommendation:
It is recommended that City Council, via simple motion, appoint the named individuals to serve on the various boards and commissions effective October 14, 2025.

Discussion:
The Civil Service Commission recently received a resignation letter from one of the appointed commissioners prior to the end of his term. It is necessary to fill this vacancy prior to the next application period for regular appointments. Mr. Kinkade was contacted to inquire about his interest in serving the remainder of the term and if interested, applying to a full-term appointment next year.

Financial Impact:
None

Emergency Provision:
No

Rule Suspension Requested:
No

ATTACHMENTS:
None

City Council Communication
Regular Meeting - October 14, 2025

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

Subject:
Community Improvement Corporation Designation and Grant

Legislation Title:
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

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:
The Community Improvement Corporation of Fairfield ("Fairfield CIC") was established in 1967 and reorganized in 2022 to facilitate real estate-related projects within the City. The Fairfield CIC assists the City by prioritizing and executing projects within the Route 4 corridor, the Town Center, and other targeted areas for development.

The Fairfield CIC has requested a grant from the City to allow the organization to complete project implementation. Approval of this ordinance would affirm that the Fairfield CIC can act as a development agency on behalf of the City and provides a grant of $425,000 from the Transformative Economic Development (TED) Fund.

Financial Impact:
$425,000 from the Transformative Economic Development (TED) fund for the purpose of Strategic Property Development.

Emergency Provision:
Yes - Emergency approval is recommended to ensure redevelopment efforts can proceed on a timely basis.

Rule Suspension Requested:
Yes

ATTACHMENTS:
1. COMMUNITY IMPROVEMENT CORPORATION-ORD

ORDINANCE NO. ___________

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.

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

<u>Section 1.</u> The designation of the Community Improvement Corporation of Fairfield as the City's agency for development in the City is hereby affirmed and a grant in the amount of $425,000 to be made to the Community Improvement Corporation of Fairfield for public purposes in accordance with the request on file in the office of the City Manager is hereby authorized.

<u>Section 2.</u> 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 it will ensure redevelopment efforts can proceed on a timely basis; 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

ACTIVE CLIENTS\CITY OF FAIRFIELD\ORDINANCES\2025\COMMUNITY IMPROVEMENT CORPORATION-ORD

City Council Communication
Regular Meeting - October 14, 2025

Submitted by: Erin Lynn, Planning Manager
Department: Development Services

Subject:
FY 2026 Community Development Block Grant (CDBG) Application

Legislation Title:
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

Recommendation:
It is recommended that City Council authorize the City Manager to execute the FY 2026 CDBG application, which is due to Butler County by November 1, 2025.

Discussion:
A sidewalk is proposed on the east side of Dixie Highway between Michael Lane and Holden Bouldevard, including the entire frontage of Jungle Jim's International Market and the GE Credit Union. This area of Dixie Highway contains older commercial businesses that were not required to install sidewalks at the time of development. The purpose of the sidewalk is to provide a safe walking route for pedestrians who live, work or attend school in the area and travel this section of roadway. Once completed, the proposed sidewalk section will complete a missing gap in the sidewalk system. The CBDG is a source of funding to support areas that are designated as Low to Moderate Income (LMI). The proposed sidewalks meet the national objective of benefitting a low to moderate income neighborhood, as was identified as a goal of the Fairfield Connects Plan.

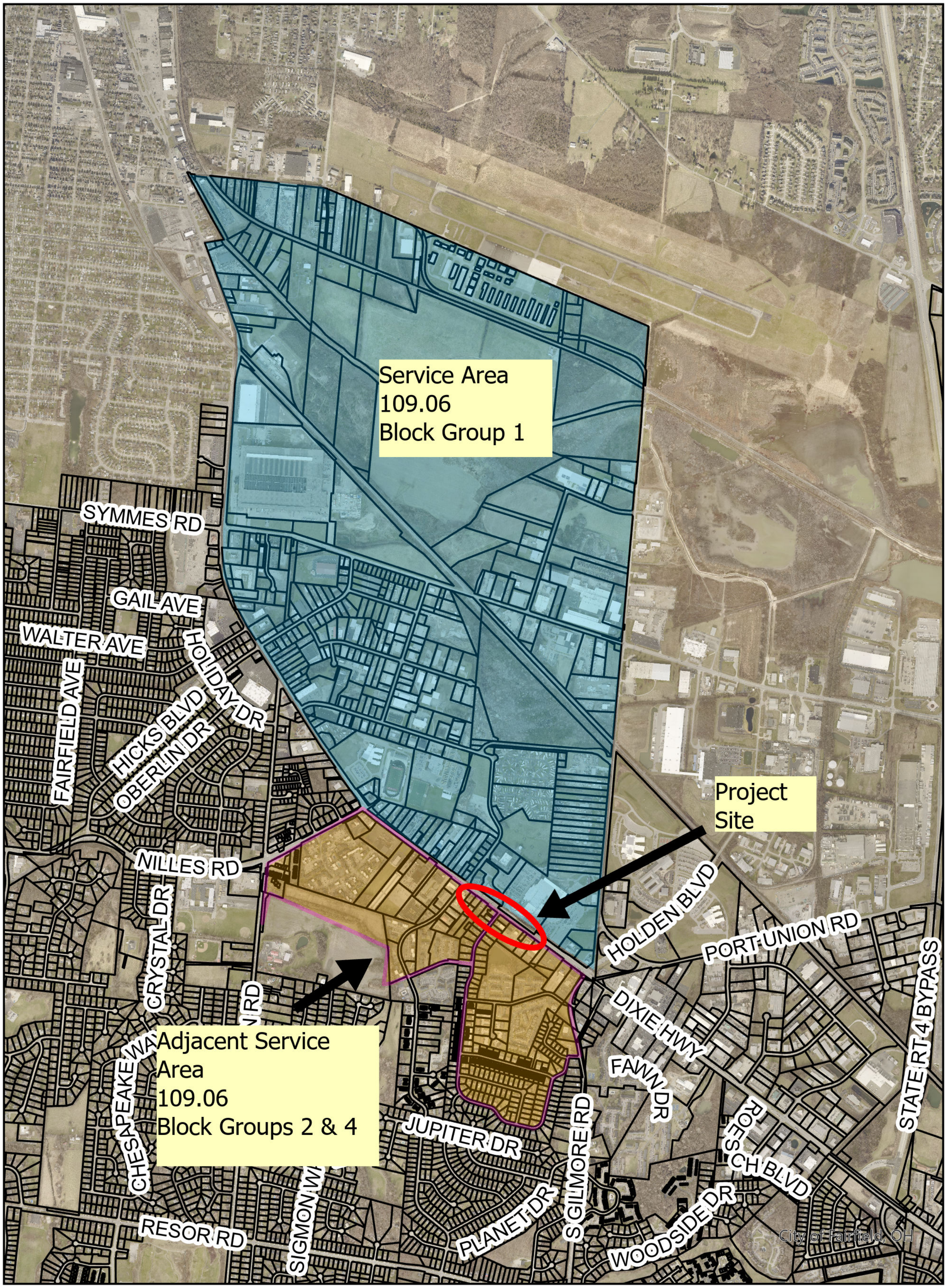
Financial Impact:
The estimated cost of the project is $179,490. It is anticipated that the city will receive approximately $131,815 in grant funding. The remaining $47,675 local match will come from the Active Transportation Fund and the Street Fund.

Emergency Provision:
Yes. The application is due to Butler County by November 1, 2025.

Rule Suspension Requested:
Yes

ATTACHMENTS:
1. project location and service area map
2. SR 4 Sidewalk 2026 CDBG - Cost Estimate_Signed
3. CDBG-ORD

Project Location and Service Area



Roadway Improvements

Item	Description	Quantity	Units	Unit Cost	Total Cost
201	Clearing and Grubbing	1	LUMP	$ 5,000.00	$ 5,000.00
202	Pavement Removed	7	SY	$ 65.00	$ 455.00
203	Excavation	58	CY	$ 91.00	$ 5,257.78
203	Embankment	182	CY	$ 58.50	$ 10,618.83
204	Subgrade Compaction	84	SY	$ 13.00	$ 1,097.78
608	4" Concrete Walk	6800	SF	$ 11.70	$ 79,560.00
609	Curb, Type 6	180	FT	$ 58.50	$ 10,530.00
609	Curb, Type 2	140	FT	$ 65.00	$ 9,100.00
611	Catch Basin 2-2B	1	EA	$ 2,500.00	$ 2,500.00
611	12" Conduit, Type B	20	FT	$ 156.00	$ 3,120.00
611	Catch Basin Adjusted to Grade	1	EA	$ 2,000.00	$ 2,000.00
630	Signage	1	LUMP	$ 2,500.00	$ 2,500.00
638	Fire Hydrant Removed and Reset	2	EA	$ 2,500.00	$ 5,000.00
644	Crosswalk Line	310	FT	$ 19.50	$ 6,045.00
659	Seeding and Mulching	1700	SY	$ 3.90	$ 6,630.00
659	Topsoil	189	CY	$ 52.00	$ 9,812.40
659	Commercial Fertilizer	0.23	TON	$ 1,000.00	$ 229.42
659	Water	6	MGAL	$ 130.00	$ 780.00
690	Bollard	2	EA	$ 1,000.00	$ 2,000.00
832	Erosion Control	1	LUMP	$ 3,250.00	$ 3,250.00
		Itemized Subtotal			**$ 165,490.00**

Incidentals

Item	Description	Quantity	Units	Unit Cost	Total Cost
614	Maintaining Traffic	1	LUMP	$ 3,500.00	$ 3,500.00
623	Construction Layout Stakes	1	LUMP	$ 3,000.00	$ 3,000.00
624	Mobilization	1	LUMP	$ 7,500.00	$ 7,500.00
		Incidentals Subtotal			**$ 14,000.00**

Total	**$ 179,490.00**

I HEREBY CERTIFY THAT THE PROJECT ESTIMATED COSTS LISTED ABOVE ARE REALISTIC BASED ON THE LEVEL OF DETAIL CURRENTLY AVAILABLE FOR THE PROJECT AND ANTICIPATED FOR A 2026-2027 CONSTRUCTION TIMEFRAME USING FEDERAL PREVAILING WAGE RATES. I ALSO CERTIFY THAT THIS PROJECT HAS AN EXPECTED USEFUL LIFE OF 20 YEARS BASED UPON NORMAL USAGE, REGULAR MAINTENANCE, AND CONSTRUCTED AS PER CURRENT STANDARDS IN USE BY THE OHIO DEPARTMENT OF TRANSPORTATION.

STATE OF OHIO ★ BRADLEY A. ACKEL 70205 REGISTERED ★ PROFESSIONAL ENGINEER

Bradley A Ackel

Digitally signed by Bradley A Ackel
Date: 2025.10.01 11:17:21-04'00'

ORDINANCE NO. __________

ORDINANCE TO AUTHORIZE 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.

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

Section 1. The City Manager is hereby authorized to execute and submit the FY 2026 Community Development Block Grant (CDBG) application and agreement with Butler County, Ohio in accordance with the application and agreement 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 is due to Butler County, Ohio by November 1, 2025; 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

ACTIVE CLIENTS\CITY OF FAIRFIELD\ORDINANCES\2025\CDBG-ORD

City Council Communication
Regular Meeting - October 14, 2025

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

Subject:
Ohio Public Works Commission (OPWC) Issue 1 - Grant Applications for Program Year 40

Legislation Title:
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

Recommendation:
It is recommended that City Council authorize the preparation of legislation authorizing the City Manager to execute and file the application for financial assistance and enter into an agreement with OPWC for a potential grant to fund a portion of the resurfacing project from Program Year 40 of this funding program.

Discussion:
It is necessary for City Council to authorize the City Manager to execute multiple grant applications with OPWC for financial assistance for the 2027 Street Improvement Program including asphalt and concrete contracts.

The resurfacing project includes reconstructing portions of curb, curb ramps, casting adjustments for multiple utilities, base failure repairs, milling, overlay, etc. The project will address deficient asphalt and concrete on many streets throughout the City. This project is scheduled to bid in the winter of 2026 and construction will begin in early 2027.

This project is programmed in the current 2025-2029 CIP. If approved, OPWC District 10 would be funding $1,000,000 of the project. The City share would be over 50% of this project. Asphalt and concrete for street improvements next year will be over $2 million.

Financial Impact:
No immediate financial impact.

Emergency Provision:
Yes

Rule Suspension Requested:
Yes. The final application is due by October 24, therefore a suspension of the rules and emergency provision are being requested.

ATTACHMENTS:
1. Fairfield - 2027 Annual Street Maintenance - Project Map
2. OPWC-ORD

FAIRFIELD OHIO Public Works Department 8870 North Gilmore Road . Fairfield, Ohio . (513) 867-4200	TITLE SHEET	JOB NO.
	2027 Curb & Asphalt Program Various Locations FAIRFIELD, OHIO	DATE 09/12/25
		SHEET NO. 1/1

SCALE	DESIGN-LAYOUT	DRAWN	CHECKED
N.T.S.	NWC	NWC	NWD

ORDINANCE NO. __________

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.

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

Section 1. The City Manager is hereby authorized 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 in accordance with the application and agreement 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 final application is due by October 24, 2025; 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

ACTIVE CLIENTS\CITY OF FAIRFIELD\ORDINANCES\2025\OPWC-ORD

City Council Communication
Regular Meeting - October 14, 2025

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

Subject:
Kyushu Sushi and Ramen Liquor Permit

Legislation Title:
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).

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 Kyushu 6775 LLC, Kyushu Sushi and Ramen, 6775 Dixie Highway, Unit A, Fairfield, OH 45014 (Permit Class D1 & D2).

Discussion:
The City of Fairfield is in receipt of an application from the Ohio Division of Liquor Control for a D1 & D2 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. KyushuLiquorPermit

DEPARTMENTAL CORRESPONDENCE

TO: Steve Maynard, Police Chief

Greg Kathman, Development Services Director

FROM: Alisha Wilson, Clerk of Council

FAIRFIELD
OHIO

DATE: September 16, 2025

SUBJECT: REQUEST FOR BACKGROUND CHECK – LIQUOR PERMIT

Attached is a liquor permit application in the name of Kyushu 6775 LLC, Kyushu Sushi and Ramen, 6775 Dixie Highway, Unit A, Fairfield, OH 45011 (Permit Classes: D1 & D2).

Please complete the necessary background check and submit your findings to me **no later than 11:00 AM on Monday, October 6** for the item to be added to Council's Regular Meeting agenda of Tuesday, October 14, 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

10007825-1 PERMIT NUMBER	**NEW** TYPE	**KYUSHU 6775 LLC** **KYUSHU SUSHI AND RAMEN** **6775 DIXIE HWY, UNIT A** **FAIRFIELD OH 45014** **Muni/Village/Twp: Fairfield**
ISSUE DATE		
8/22/2025 FILING DATE		
D-1 D-2 PERMIT CLASSES		
09011 TAX DISTRICT **JUN**	RECEIPT NO	

FROM **9/2/2025**

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

MAILED [redacted] 09/22/2025 **RESPONSES MUST BE POSTMARKED NO LATER THAN** [redacted] 10/22/2025

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 10007825-1**

(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)

FAIRFIELD
OHIO

DEPARTMENTAL CORRESPONDENCE

Date: 9/18/25
To: Alisha Wilson, Clerk of Council
From: Greg Kathman, Development Services Director
Subject: Liquor Permit Application

The business that will be located at 6775 Dixie Hwy Unit A, in name Kyushu 6775 LLC, Kyushu Sushi and Ramen, is in a PUD, Planned Unit Development 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.

6775 Dixie Hwy A

NAME OF ESTABLISHMENT Kyushu 6775 LLC

ADDRESS dba Kyushu Sushi and Ramen

6775 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?	☐	☒
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: September 30, 2025

City Council Communication
Regular Meeting - October 14, 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: $425,000 total ($425,000 - CIC grant for project implementation (Development Services))

- 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:
$425,000 from noted funding source.

Emergency Provision:
No

Rule Suspension Requested:
Yes

ATTACHMENTS:
1. CONTRACTUAL 10-14-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 Transformative Economic Development Fund**	**$425,000**
To:	41416027-271500 Funding Grants *(TED Transfer to CIC for grant for project implementation)*	$425,000

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 10-14-ORD

City Council Communication
Regular Meeting - October 14, 2025

Submitted by: Alisha Wilson, Clerk of Council
Department: Finance

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: $121,117 total (see below for description)

- 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:
$121,117 from noted funding source.

Emergency Provision:
No

Rule Suspension Requested:
Yes

ATTACHMENTS:
1. NONCONTRACTUAL 10-14-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 Northeast Area TIF Fund**	**$2,439**
To:	22216025-252000 Improvements other than Building *(Donald Sidewalk Project Landscaping Improvements 5PW22)*	$2,439
From:	**Unappropriated Capital Improvement Fund**	**$22,400**
To:	40216025-254000 Buildings & Improvements *(Sink for Children's Room 5PR01 [$8,500]) (Painting at Community Arts Center 5PR01 [$13,900])*	$22,400
From:	**Unappropriated Recreation Facilities Fund**	**$16,509**
To:	64052023-233900 Other Professional Services *(Tree Removal at South Trace between holes 8 and 9 5RC01)*	$7,250
To:	64052024-244200 Supplies to Maintain Ld, Bldg & Fac *(New Trash Receptacles at Fairfield Greens 5RC01)*	$9,259
From:	**Unappropriated Sewer Surplus Fund**	**$79,769**
To:	62416023-233900 Other Professional Services *(Modeling and Surveying Services for Gray Road Sewer Main 5WW12)*	$15,000
To:	62416025-252000 Improvements Other Than Building *(Root Control Maintenance Program 5WW02 [$19,769]) (Digester Cleaning 5WW15 [$25,000]) (Digester Cleaning 5WW04 [$7,500]) (Digester*	$64,769

Cleaning 5WW19 [$12,500])

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 10-14-ORD

City Council Communication
Regular Meeting - October 14, 2025

Submitted by: Mandi Brock, Parks & Recreation Director
Department: Parks & Recreation

Subject:
Tree Removal at South Trace between holes 8 and 9

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

Recommendation:
It is recommended that the City Council authorize an appropriation of $7,250.00 from the Capital Improvement program for necessary ash tree removal at South Trace golf course.

Discussion:
The removal of ash trees at South Trace is necessary due to the ongoing impact of the Emerald Ash Borer in recent years. This action will enhance player safety on the course. Funding for this improvement is included in the 2025-2029 Capital Improvement Program under project CIP 5RC01.

Financial Impact:
$7,250.00 from the Recreational Fund as CIP 5RC01.

Emergency Provision:
NO

Rule Suspension Requested:
NO

ATTACHMENTS:
1. Ash Tree Removal at South Trace

To: City of Fairfield Parks
C/o TODD DODGE
Job loc Fairfield Greens

INVOICE NO.

BROWN'S TREE SERVICE
AND LANDSCAPING, LLC

517 Williams Avenue • Hamilton, Ohio 45015
513 · 856 · 9733

Date:

Terms: payment due upon receipt

JOB DATE	DESCRIPTION	AMOUNT
	Cut down 5 ASH TREES Grind out STUMPS Clean up everything	7250.00
	SUB-TOTAL	
	TAX	
	TOTAL	

Thank You

5.b.

City Council Communication
Regular Meeting - October 14, 2025

Submitted by: Matt Young, Field Superintendent
Department: Public Utilities

Subject:
Root Control Maintenance Program

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

Recommendation:
It is recommended that Council approve funding to purchase materials to support the Wastewater Division's Root Control Maintenance Program.

Discussion:
The Public Utilities Department identifies various sanitary sewer mains in need of root intrusion maintenance efforts as part of an ongoing annual maintenance program. Funding is set aside for the purchase of root-control chemicals to be used via an in-house application program. Tree root intrusion into sewer lines is a very common problem. Tree roots naturally seek out the best source of moisture and are attracted to the abundant supply of nutrients found in sewer lines. Roots enter through joints or gaps in between pipes. As the roots draw moisture from the sewer line, these roots not only multiply but expand, which over time leads to structural decay of the pipe and eventual collapse.

The Wastewater Division is proposing to purchase the root-control materials from RootX. RootX is the sole source supplier for RootX and GreaseX products. A quotation and sole source statement have been attached for review.

Financial Impact:
An appropriation in the amount of $19,769.00 is being requested for the purchase of chemicals to remove roots from the public sewer mains within the City of Fairfield. 2025 funding for this project is included in the approved 2025-2029 Capital Improvement Program under project number 5WW02, Root Control Maintenance Program. The funding source is the Sewer Surplus fund #624.

Emergency Provision:
No

Rule Suspension Requested:
N\o

ATTACHMENTS:

1. Request for Quotation 20250912

Quotation

Monday, September 15, 2025

Attn: Jason Turner
City of Fairfield, OH
4799 Groh Lane
Fairfield, OH 45014
Fax: (513)858-7762

Re: Request for Quotation, Sole Source Letter

As the patent owner and manufacturer, RootX Root Control Corporation is the sole source for the RootX & Grease-X products.

We welcome the opportunity to provide you with a quote for the following products:

Quantity	Item Description	Unit Price	Extended
4	4lb Jar Case	$517.00	$2,068.00
25	40lb Box (2-20lb Bags)	$480.00	$11,350.00
25	Grease-X Emulsifier	$152.00	$3,800.00
6	Grease-X Bioxyme Bulk	$301.00	$1,806.00
		Shipping:	$745.00
		*** Total**	**$19,769.00**

*** Shipping quotes are valid for 14 days from date of issue. Product pricing valid for 30 days from date of issue.**

If you have further questions, or if you would like to place an order, please feel free to call **(800)844-4974.**

Thank you for your interest in the **RootX** family of products**.**

Sincerely,

Drew Raffensperger
Pipeline Consultant

RootX
PO Box 7626 Salem, OR 97303
Voice: (800) 844-4974 Fax: (503)485-5229
www.rootx.com

5.b.

FAIRFIELD OHIO

City Council Communication
Regular Meeting - October 14, 2025

Submitted by: Jeremy Hamel, Treatment Superitendent
Department: Public Utilities

Subject:
WW Division Digester Cleaning

Legislation Title:
$45,000 - Wastewater Division - Digester Cleaning (Public Utilities)

Recommendation:
It is recommended that city council authorize an appropriation in the amount of $45,000 from the Sewer Surplus Fund for Anaerobic Digester Cleaning services and tank improvements.

Discussion:
Mesophilic Anaerobic Digestion (MAD) is used to treat sewage sludge at the treatment plant. MAD is a biological wastewater treatment process where sewage sludge is broken down microbiologically, in the absence of oxygen, and converted to biogas. The process takes place in Anaerobic Digester tanks where sludge is fed, mixed, and heated to temperatures between 95 and 105 degrees Fahrenheit. Volatile organic matter is converted into biogas which consists mostly of methane, carbon dioxide, and some other trace gases. The biogas is used as a fuel source for the hot water boiler at treatment plant, which is used to heat the process and provide heat to all the buildings at the treatment facility.
The request is for an appropriation necessary to hire an outside contractor to remove accumulated grit, sand and various inorganics from the Anaerobic Digesters. Routine cleaning of the Anaerobic Digesters takes place every four to five years and is necessary to maintain digester treatment capacity. Due to hazardous conditions and the required confined space entry, an outside contractor will be hired to complete the task. Please see the attached proposal.

Financial Impact:
Funding for this project was included in the 2025-2029 Capital Improvement Program under project number 5WW15, Anaerobic Digester Cleaning ($25,000). Additional funding for this project will be directed as needed from 5WW04, Turblex Blower Service ($7,500), and 5WW19, Replace Major Process Equipment ($12,500). The funding source is 624 Sewer Surplus Fund.

Emergency Provision:
No

Rule Suspension Requested:
No

ATTACHMENTS:

1. Fluid Technologies Belt Press Rent
2. Fluid Technologies Sole Source

Fluid Technology, Inc

Solid Solutions ....

Proposal To:

Jereme Hammel
Fairfiled WWTP

Fairfiled, Ohio

January 0, 1900

September 15, 2025

PROJECT TITLE

Fairfiled WWTP

(513) 241-1600 voice (513) 241-1668 fax
www.fluidtechnologyinc.com

Scope

September 15, 2025

PROPOSAL OF Fluid Technology, Inc. a corporation organized and existing under the laws of the State of Delaware, for dewatering sludge located at

Scope and Estimated Production Time:

1. Mobilization and demobilization to and from the job site.
2. Process liquids & solids from the subject facility through a double belt filter press and return the water to the subject facility.
3. Crew and Equipment to remove sludge/material from the subject digester, clarifier, holding tank, lagoon, or vessel if needed. (refer to page 3. for responsible party)
4. Proper hauling and disposal of dewatered sludge if needed. (refer to page 3 for responsible party)
5. Fluid Technology, Inc. will provide all necessary labor, superintendence, machinery, equipment, tools, materials, services and other means of construction to complete all work outlined above and as detailed on page 3.
6. This proposal is subject to all terms and conditions contained herein.
7. In order to insure pricing, customer will enter into an agreement before expiration of this proposal.

This proposal will expire on: October 30, 2025

Quote Based on 10 hours per day 5 days per week.

Estimated working days to complete line items 2 & 3 ? Total

For the purpose of this quote we calculated a work week at 10 hours per day 5 days per week.

Estimated working days to complete line item 1 2

(513) 241-1600 voice (513) 241-1668 fax
www.fluidtechnologyinc.com

Equipment, Utilities & Labor

The following equipment and utilities schedule are made a part of this proposal for the dewatering of sludge.

Provided by Fluid Technology, Inc.:

- Double Belt Filter Presses
- Personnel to set-up and operate filter presses (At Non-Prevailing Wage Rate)
- Daily production reports
- 18,000 gallon mix tank
- Secondary Spill Containment system

Provided by others and/or Fairfiled WWTP

- Permits, Licensing and laboratory testing (if required)
- Proper Security to protect equipment
- Adequate staging area for press and equipment
- Drive-over Mats if required
- Polymer
- Clean Mix Tank and spill containment at end of the project
- Temporary Structure over press and mix tank
- Elecritc connection to owners electric service
- Odor control if needed
- Manpower & equipment to remove sludge from Basins
- Proper Hauling and Disposal
- Fork lift or equivalent to receive and place polymer totes
- All tasks and equipment not quoted or provided by Fluid Technology, Inc.
- Proper Electric hook-up (3 phase 460 volt 400 amp) Power cord provided by FTI
- Proper Disposal access for Filtrate
- Proper Water hook-up and flow (see page 5)

(513) 241-1600 voice (513) 241-1668 fax
www.fluidtechnologyinc.com

Proposed Price

September 15, 2025

Based on the information that you have provided, we propose the following price quote for your project.

Daily Rate

$4,950.00

Mobilization & De-Mob. Combined

$4,523.00

All invoices are due 30 days from date of invoice

All Federal, Local and State Taxes are in addition to the quoted price.
Payment of Taxes will be the responsibility of the owner.

Proposal submitted by:

John Fontaine

Title:
Address: Fluid Technology, Inc.
P.O. Box 937
Oxford, Ohio 45056-0937

Equipment List, Flow Rates And Voltage Requirements

1.7 meter mobile press

Fresh water/gray water supply – 3” connection

120 gpm @ 40 psi or greater

Discharge rate of filtrate water from press –
Estimated at 250 – 475 gpm (lower rates with
Higher solids percentage in sludge) within 50' of staging area

Voltage at 460 (3) phase 100 amp service within 50' of staging area
Voltage at 280 (3) phase 300 amp service within 50' of staging area

Dimensions: 12' W x 48' L x 13.5' H (In operating position) Ground clearance 8"

Additional charges for distances greater than 50' from staging area for hoses and electrical supplies.

September 23, 2025

Jeremy Hamel
Public Utilities Superintendent
4799 Groh Ln.
City of Fairfield, OH

RE: Double Belt Filter Press Dewatering Services

Dear Mr. Hamel:

To confirm: we are proposing a double belt filter press rental to your group for dewatering the sludge material in the subject digesters. A double belt filter press is one of the best ways to ensure a dry cake, originating from inorganic waste in the digester. Our double belt filter press units were built to our specs to provide efficiency and proper dewatering to the driest possible filter cake. We have a much higher throughput of material than what is commonly found in many treatment facilities which translates to a lower cost for hauling and disposal.

In the 27 years that Fluid Technology Inc. operated, we have never had a load fail the paint filter test at the landfill. We know of no other company that can make that claim.

If you desire additional information, please contact Fluid Technology, Inc. at 513-241-1600 or visit our website at www.fluidtechinc.net .

Thank you for your interest in our products and services.

Kind Regards,

John Fontaine

John Fontaine

5.b.

City Council Communication
Regular Meeting - October 14, 2025

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

Subject:
Appropriation of funding for Donald Sidewalk Project landscaping improvements

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

Recommendation:
It is recommended that City Council authorize the appropriation of funding in the amount of $2,439 from the 222 Northeast Area 4 TIF Fund for this project.

Discussion:
This is a request to use some remaining TIF funds from this project, funded under the Capital Improvement Program. The funds are needed to provide the necessary labor, materials, and equipment needed to improve some of the green space on Route 4 with landscaped areas to be maintained by the property owner.

This landscaping was requested by and has been approved by Development Services and was designed by Groundspro who will do the installation.

Groundspro is doing the maintenance this year for the City and has proposed the installation of some species expected to do well without irrigation in the relatively harsh conditions of a busy vehicular corridor. This proposal focuses on just the center of the grass area which is the most visible and has the highest aesthetic impact.

Costs covered are materials, labor, and equipment needed to do the installation of landscaping.

The project is requesting to use unused funds programmed in the 2025-2029 CIP as 5PW22 Donald-Route 4 Sidewalk Construction.

Financial Impact:
$2,439 from the 222 Northeast Area TIF Fund.

Emergency Provision:
No

Rule Suspension Requested:

No

ATTACHMENTS:

1. Donald Drive_Landscape Renovation_Proposal

GroundsPRO
A VISTERRA COMPANY

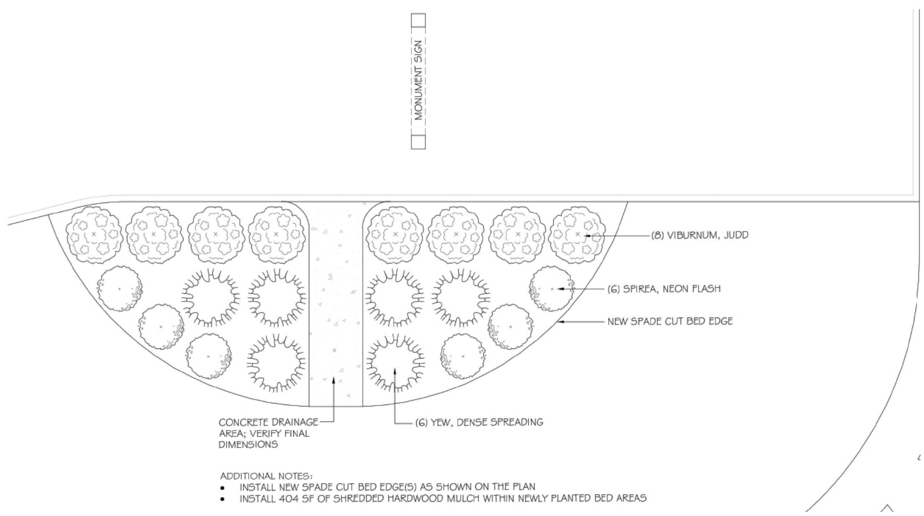
9405 Sutton Place
West Chester, OH 45011

PROPOSAL

Customer:	Property:
City of Fairfield 5350 Pleasant Ave Fairfield, OH 45014	City of Fairfield - Rt4/Muhlhauser Dixie / Rt 4 Fairfield, OH 45014 Proposal: 72123 Date: 9/26/2025

#72123 Landscape Installation

GroundsPRO proposes to install the new landscape design attached. A spade edge will be created to divide the new turf area and the new bed area. All new plants will receive starter fertilizer, top dress with black mulch and initial watering. Included is grass seed as well just in case the line of mulch and new grass do not meet up perfectly.



LANDSCAPE RENOVATION

Materials	Quantity	Unit
Viburnum x juddii - Installed	8.00	5 gal
Taxus x m. 'Densiformis' - Installed	6.00	18IN
Spirea j. 'Neon Flash' - Installed	6.00	2 gal
Black Dyed Mulch	2.50	cuyd
starter fertilizer 16-28-12	0.25	50 lb bag

LANDSCAPE RENOVATION $2,439.00

SUBTOTAL	$2,439.00
SALES TAX	$0.00
PROJECT TOTAL	**$2,439.00**

Terms & Conditions

Thank you for allowing us the opportunity to contribute to your landscape investment.
In order to provide you with the quality plant material your property deserves, we have taken great care to procure them from only the most highly regarded nurseries in your area.
Furthermore, our landscape technicians have been properly trained to install your new plants in a manner to optimize plant viability, which includes a thorough initial watering.

As a result we confidentially stand behind our guarantee:
With reference to "provided proper maintenance is performed", we strongly recommend a "moisture monitoring program" in particular. Your new landscape will essentially remain "tender" throughout the first growing season, with the first two to four weeks being the most crucial. Please take the time to monitor your new investment to ensure that there is adequate moisture by literally feeling the soil near your new plantings. In many cases, even though the moisture in the surrounding soil may look and feel sufficient, your new plants' roots have not extended that far to obtain moisture. They are still in their "pots", possibly having utilized all the moisture in their immediate area. Therefore, please take the extra time to make sure there is, indeed, enough water in their "pots".
If you have any further questions, please do not hesitate to give us a call.

Our replacement guarantee is for a one (1) year period after planting. All woody plants are to be guaranteed against death from causes other than man, animal, acts of God and disease for which there is no known cure, provided proper maintenance is performed. Any plants that die during this period will be replaced once free of charge or with similar plants of equal value.
***Transplants, perennials, annuals, bulbs, lawns, groundcover and plant material in raised planters are not guaranteed.

Services are subject to a Fuel Surcharge. In the event the National Average price of fuel is $4.00 or greater, a surcharge of 5% will be applied to all invoiced services.

Please note all invoices paid using a credit card will be assessed a 3% processing fee.

****** ALL LANDSCAPE DESIGNS ARE PROPERTY OF GROUNDSPRO AND CANNOT BE REPLICATED OR USED BY OTHER CONTRACTORS. DESIGN FEE OF $1,000 WILL BE WAIVED IF PROPOSAL IS ACCEPTED. IF DESIGN IS USED BY ANOTHER CONTRACTOR THE FEE WILL BE CHARGED.

Thank you once again and enjoy!

Proposed By:		Agreed & Accepted By:	
NicoleLynn	09/26/2025		
NicoleLynn Aguilar	Date	City of Fairfield - Rt4/Muhlhauser	Date

City Council Communication
Regular Meeting - October 14, 2025

Submitted by: Mandi Brock, Parks & Recreation Director
Department: Parks & Recreation

Subject:
Sink for Children's Room in Community Arts Center

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

Recommendation:
It is recommended that City Council authorize an appropriation of $8,500.00 from the Capital Improvement Program for the purchase and installation of a two-station wall-hung sink in the children's room at the Community Arts Center.

Discussion:
Following the recent remodel of the children's room, it became clear that upgrading the sink was a necessary next step. Installing a two-station sink will significantly improve the room's functionality, making daily routines more efficient for teachers and more accessible for children. This practical and thoughtful addition will enhance the overall experience for everyone who uses the space. Funding for this improvement is included in the 2025-2029 Capital Improvement Programs under project CIP 5PR01.

Financial Impact:
$8,500.00 from the Capital Improvement Fund as CIP 5PR01.

Emergency Provision:
No

Rule Suspension Requested:
No

ATTACHMENTS:
1. Sink for Childrens Room

KOLLSTEDT PLUMBING
5692 Lake Michigan Dr
Fairfield, OH 45014 USA
+15135057385
kolplumber50@gmail.com

Estimate

ADDRESS	SHIP TO
Fairfield City Of 411 Wessel Drive Ohio Fairfield, OH 45014	Fairfield City Of 411 Wessel Drive Ohio Fairfield, OH 45014

ESTIMATE #	DATE
112330	09/05/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Bid	Flat Bid Install 2- station BK Resources SS wall hung sink, 2- T&S backmount faucets, 120v plug in style mini tank water heater (If electric is not available we are not responsible).	1	8,500.00	8,500.00

TOTAL **$8,500.00**

Accepted By

Accepted Date

City Council Communication
Regular Meeting - October 14, 2025

Submitted by: Mandi Brock, Parks & Recreation Director
Department: Parks & Recreation

Subject:
New Trash Receptacles at Fairfield Greens

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

Recommendation:
It is recommended that City Council authorize an appropriation of $9,259.00 from the Capital Improvement Program for new trash receptacles at Fairfield Greens.

Discussion:
The current trash receptacles on both golf courses and around the clubhouses are in need of an update. Replacing them with new, uniform receptacles will significantly enhance the overall appearance of both facilities, offering a more polished and professional look. Funding for this improvement is included in the 2025-2029 Capital Improvement Program under project CIP 5RC01.

Financial Impact:
$9,259.00 from the Recreational Facility Fund as CIP 5RC01.

Emergency Provision:
No

Rule Suspension Requested:
No

ATTACHMENTS:
1. Trashcans for South Trace and North Trace

ADVANCED
TURF SOLUTIONS
12955 Ford Dr, Fishers, IN 46038

Advanced Turf Solutions

SALES QUOTE #

Quote Date: Sep 29, 2025 | Quote Expires:

CUSTOMER INFORMATION	SALES REP INFORMATION
Account: 112214-CITY OF FAIRFIELD/NORTH TRACE GOLF COURSE PO #: Contact Name: Todd Dodge Phone: 5138675358AP00 Email: tdodge@fairfield-city.org Pay Type: NET 30 Ship Type: DS	Name: Kent Turner Email: kturner@advancedturf.com Phone Number: Warehouse: 116 | ATS - Ingalls Parts Only

Delivery Dates Requested: -

BILL TO ADDRESS	SHIP TO ADDRESS
5350 PLEASANT AVE FAIRFIELD, Ohio 45014	

COMMENTS

Product Name	Sku	Qty	Unit Price	Total
Master Ensemble with Trash Mate Single Unit | Par Aide Red	PA 51-01	5	$514.80	$2,574.00
Trash Pro 20 (Recycled) | Black	PA 3831	10	$565.00	$5,650.00
Double Unit Trash Mates® | Black	PA 3001-00	6	$172.47	$1,034.82

Unit Total: 21
Product Total: $9,258.82
Shipping Charges $
Discount: $ 0.00
Quote Total: $ 9,258.82

This quote is not your final invoice, and may not reflect taxes, shipping, or other charges.
Prices are subject to change based on market conditions.

City Council Communication
Regular Meeting - October 14, 2025

Submitted by: Mandi Brock, Parks & Recreation Director
Department: Parks & Recreation

Subject:
Painting at Community Arts Center

Legislation Title:
$13,900 - Painting at Community Arts Center (Parks & Recreation)

Recommendation:
It is recommended that the City Council authorize an appropriation of $13,900.00 from the Capital Improvement Fund for sandblasting and repainting the basement floor of the Community Arts Center, followed by the application of a clear epoxy coating. This price includes all labor, materials/paints, supplies, and equipment to complete all preparation and painting.

Discussion:
The existing basement floors at the Community Arts Center require significant improvement. The current surface features deteriorating paint from former shuffleboard courts, which must be removed to ensure proper adhesion of new coatings. This project will not only address surface preparation requirements but will also deliver a much-needed aesthetic enhancement to the facility.

The funding for this project is programmed in 2025-2029 as CIP 5PR01.

Financial Impact:
$13,900 from the Capital Improvement Fund as CIP 5PR01

Emergency Provision:
No

Rule Suspension Requested:
No

ATTACHMENTS:
1. Floor Painting @ CAC

Brian Bros. **Painting & Restoration, LLC**

4808 W. Versailles Rd. • Piqua, Ohio 45356 • (937) 773-3458 • Fax: (937) 773-5736

September 30, 2025

Revised Proposal Submitted To: City of Fairfield
5350 Pleasant Avenue
Fairfield, Ohio 45014

Re: Removal of Shuffleboard Courts & Floor Coating Project

Areas of Work: Removal of old shuffleboard courts, preparation and coating of floor areas located in basement.

Surface Preparation
Contractor will track-blast to remove old shuffleboard coatings from concrete to achieve profile for good paint adhesion.

Paint System
- Apply two coats of 646 Macropoxy.
- Color will be determined after removal of old courts.
- Color is to be gray or clear coat.

This price includes all labor, materials/paints, supplies, track-blast equipment to complete all preparation and painting.

Removal of Old Courts & Floor Coating Price <u>$13,900.00</u>

Respectfully Submitted,

Brian Toopes

Brian Toopes
Brian Bros. Painting & Restoration, LLC

City Council Communication
Regular Meeting - October 14, 2025

Submitted by: Matt Young, Field Superintendent
Department: Public Utilities

Subject:
Modeling and surveying services for the Gray Road Sewer Main project

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

Recommendation:
It is recommended that City Council approve funding for modeling and survey work needed prior to the Gray Road Sewer Main Project.

Discussion:
Due to commercial expansion in the area of Gray Road between River Circle and Lakeside Drive, the Public Utilities Department is investigating the possibility of installing a sewer to service this commercial expansion, and also provide service to several homes in the area currently on septic systems. This modeling and survey work is needed to verify that a gravity sewer main is possible. Once these engineering efforts have proven the project is possible, funding will be requested for Task 2 of the attached proposal at a later date. This sewer could potentially be constructed in 2027.

Financial Impact:
An appropriation in the amount of $15,000.00 (Task 1 of the attached proposal) is being requested for modeling and survey services along Gray Road. 2025 funding for this project is included in the approved 2025-2029 Capital Improvement Program under project number 5WW12, Sanitary Sewer Flow Modeling. The funding source is the Sewer Surplus fund #624.

Emergency Provision:
No

Rule Suspension Requested:
No

ATTACHMENTS:
1. River Road Sewer Extension_Proposal

Strand Associates, Inc.®
615 Elsinore Place, Suite 320
Cincinnati, OH 45202
(P) 513.861.5600
www.strand.com

STRAND ASSOCIATES®
Excellence in Engineering℠

September 23, 2025

Mr. Matt Young, Underground Utilities Director
City of Fairfield
5021 Groh Lane
Fairfield, OH 45014

Re: Engineering Services
River Road Sanitary Sewer Extension

Dear Mr. Young:

This Proposal presents Strand Associates, Inc.®'s (ENGINEER) anticipated **Scope of Services** and associated **Compensation** for providing engineering services to the City of Fairfield, Ohio (OWNER) for the River Road Sanitary Sewer Extension.

Scope of Services

Proposed services can be described as follows.

Task No. 1: Topographic Survey and Preliminary Engineering Services

1. Participate in a project kickoff meeting with OWNER to review project scope and schedule. Gather OWNER-provided drawings for existing sanitary sewer and adjacent utilities along with OWNER-provided front end documents and technical specifications. Develop and distribute meeting minutes to attendees.
2. Review existing documentation provided by OWNER in the project study area, which is the northern portion of River Road south to the western portion of Lakeside Drive, generally bounded by 6119 River Road and 5647 Lakeside Drive.
3. Perform topographic survey along River Road commencing at approximately 6119 River Road, extending for approximately 1,615 feet along River Road and then continuing for approximately 450 feet on Lakeside Drive. Correspond with utility marking company to locate buried utilities prior to topographic survey.
    a. Locate property pins for parcels along the survey corridor.
    b. Collect topographic survey data of private utilities at 6119 River Road.
    c. Collect topographic survey data for existing home sewage treatment system locations for parcels along the eastern and western sides of River Road within the survey corridor.
    d. Site survey control will be established using North American Datum of 1983 and North American Vertical Datum of 1988.
4. Perform a utility survey of surface features and appurtenances and field marking from Ohio Utilities Protection Service, and review mapping from utilities and OWNER.
5. Prepare a preliminary alignment of the potential sanitary sewer and review sewer capacity based on OWNER-provided sanitary sewer flow estimates. Provide sewer alignment drawing to OWNER.

Task No. 2: Design Services

1. Provide OWNER with support services, as follows, for the acquisition of up to three easements.
    a. Collect recorded deeds, surveys, and tax maps for affected parcels from the appropriate Butler County governmental agency.
    b. Establish existing easements and property lines based on property pins located during the topographic survey and collected property deeds.
    c. Prepare legal descriptions and easement exhibits.
2. Provide an exhibit of the sanitary sewer alignment and general project area to OWNER for purposes of OWNER's geotechnical consultant in evaluating subsurface soil conditions.
3. Prepare design drawings including a title sheet, general notes, and plan and profiles. OWNER shall provide standard details to be incorporated into the Contract Documents, as appropriate, and ENGINEER will provide appropriate supplemental details not supplied by OWNER. Design drawings will be accompanied by an opinion of probable construction cost and a review of OWNER-provided technical specifications. Provide design drawings electronically to OWNER at 50, 90, and 100 percent design.
4. Distribute 50 and 90 percent design drawings to utility companies and regulatory authorities for review and comment. Copy OWNER on correspondence. Utilities shall review and resolve all conflicts with the proposed design. Conflict resolution by the utility companies that causes design changes shall be considered additional services.
5. Review OWNER-provided front end documents and technical specifications and provide feedback to OWNER.
6. Participate in project progress and review meetings following 50 and 90 percent design.
7. Review and address comments from OWNER, as appropriate, following each of the meetings.
8. Prepare regulatory permit applications including the Ohio Environmental Protection Agency Permit-to-Install.

Service Elements Not Included

The following services are not included in this Proposal. If such services are required, they shall be provided through an amendment to this Proposal or through a separate Proposal with OWNER.

1. Additional Site Visits and/or Meetings: Additional OWNER-required site visits or meetings.
2. Archaeological or Botanical Investigations: ENGINEER will assist OWNER in engaging the services of an archaeologist or botanist, if required, to perform the field investigations necessary for agency review.
3. Bidding Alternatives and Bid Phasing: Any services involved in providing bidding alternatives or bidding phases.
4. Bidding- and Construction-Related Services: Any services involved in performing bidding- and construction-related services.

5. Flood Studies: Any services involved in performing flood and floodway studies.

6. Geotechnical Engineering: Geotechnical engineering information, including a soils report and recommendations, will be provided through OWNER and OWNER's geotechnical consultant. ENGINEER will assist OWNER with defining initial scope of geotechnical information that is required to allow OWNER to procure geotechnical engineering services.

7. Land and Easement Surveys/Procurement: Services of this type including, but not limited to, a record search, field work, boundary survey, and/or assistance to OWNER for negotiating and securing land rights necessary for the project.

8. Preparation for and/or Appearance in Litigation on Behalf of OWNER: Any services related to litigation.

9. Revising Designs, Drawings, Specifications, and Documents: Any services required after these items have been previously approved by state or federal regulatory agencies, because of a change in project scope or where such revisions are necessary to comply with changed state and federal regulations that are put in force after Services have been partially completed.

10. Services Related to Buried Wastes and Contamination: Should buried solid, liquid, or potentially hazardous wastes or subsurface or soil contamination be uncovered at the site, follow-up investigations may be required to identify the nature and extent of such wastes or subsurface soil or groundwater contamination and to determine appropriate methods for managing of such wastes or contamination and for follow-up monitoring.

Compensation

OWNER shall compensate ENGINEER for Services.

Task 1 - Topographic Survey and Preliminary Engineering Services a Lump Sum of $15,000.

Task 2 - Design Services a Lump Sum of $48,000.

Total Fee a Lump Sum of $63,000.

Only sales taxes or other taxes on Services that are in effect at the time this Proposal is submitted are included in the Compensation. If the tax laws are subsequently changed by legislation during the life of this Proposal, this Proposal will be adjusted to reflect the net change.

The lump sum for the Services is based on wage scale/hourly billing rates, adjusted annually on July 1, that anticipates the Services will be completed as indicated. Should the completion time be extended, it may be cause for an adjustment in the lump sum that reflects any wage scale adjustments made.

The lump sum will not be exceeded without prior notice to and agreement by OWNER but may be adjusted for time delays, time extensions, amendments, or changes in the **Scope of Services**. Any adjustments will be negotiated based on ENGINEER's increase or decrease in costs caused by delays, extensions, amendments, or changes.

Schedule

Services will begin upon receipt of a purchase order, which is anticipated the week of October 13, 2025. Services are scheduled for completion on May 15, 2026.

Standard of Care

The Standard of Care for all Services performed or furnished by ENGINEER under this Proposal will be the care and skill ordinarily used by members of ENGINEER's profession practicing under similar circumstances at the same time and in the same locality. ENGINEER makes no warranties, express or implied, under this Proposal or otherwise, in connection with ENGINEER's Services.

OWNER's Responsibilities

1. Assist ENGINEER by placing at ENGINEER's disposal all available information pertinent to this project including previous reports, previous drawings and specifications, and any other data relative to the scope of this project.

2. Furnish to ENGINEER, as required by ENGINEER for performance of Services as part of this Proposal, data prepared by or services of others obtained or prepared by OWNER relative to the scope of this project, such as soil borings, probings and subsurface explorations, and laboratory tests and inspections of samples, all of which ENGINEER may rely upon in performing Services under this Proposal.

3. Provide the location and depths of private sanitary infrastructure located at 6119 River Road, 6111 River Road, and 6131 River Road.

4. Locate private utilities on the properties at 6119 River Road, 6111 River Road, and 6131 River Road prior to ENGINEER's topographic survey.

5. Complete easement negotiations and acquisitions, as needed.

6. Provide access to and make all provisions for ENGINEER to enter upon public and private lands as required for ENGINEER to perform Services under this Proposal.

7. Examine all reports, sketches, estimates, special provisions, drawings, and other documents presented by ENGINEER and render, in writing, decisions pertaining thereto within a reasonable time so as not to delay ENGINEER's performance.

8. Provide all legal services as may be required for the development of this project.

9. Retain the services of a soils consultant to provide any necessary geotechnical evaluation and recommendations. OWNER's soils consultant shall provide all necessary geotechnical testing during construction.

10. Provide the front end documents that require the contractor to name ENGINEER as an additional insured on contractor's General Liability and Automobile Liability insurance policies and to indemnify ENGINEER to the same extent that the contractor insures and indemnifies OWNER.

11. Pay all permit and plan review fees payable to regulatory agencies.

Opinion of Probable Cost

Any opinions of probable cost prepared by ENGINEER are supplied for OWNER's general guidance only. ENGINEER has no control over competitive bidding or market conditions and cannot guarantee the accuracy of such opinions as compared to contract bids or actual costs to OWNER. If OWNER requires more than general guidance, then OWNER agrees to obtain an independent cost estimate by others.

Changes

1. OWNER may make changes within the general scope of this Proposal in the Services to be performed. If such changes cause an increase or decrease in ENGINEER's cost or time required for performance of any Services under this Proposal, an equitable adjustment will be made and this Proposal will be modified in writing accordingly.

2. No services for which additional compensation will be charged by ENGINEER will be furnished without the written authorization of OWNER. The fee established herein will not be exceeded without agreement by OWNER but may be adjusted for time delays, time extensions, amendments, or changes in the **Scope of Services**.

3. If there is a modification of Agency requirements relating to the Services to be performed under this Proposal subsequent to the date of execution of this Proposal, the increased or decreased cost of performance of the Services provided for in this Proposal will be reflected in an appropriate modification of this Proposal.

Extension of Services

This Proposal may be extended for additional Services upon OWNER's authorization. Extension of Services will be provided for a lump sum or an hourly rate plus expenses.

Payment

OWNER shall make monthly payments to ENGINEER for Services performed in the preceding month based upon monthly invoices. Nonpayment 30 days after the date of receipt of invoice may, at ENGINEER's option, result in assessment of a 1 percent per month carrying charge on the unpaid balance.

Nonpayment 45 days after the date of receipt of invoice may, at ENGINEER's option, result in suspension of Services upon five calendar days' notice to OWNER. ENGINEER will have no liability to OWNER, and OWNER agrees to make no claim for any delay or damage as a result of such suspension caused by any breach of this Proposal by OWNER. Upon receipt of payment in full of all outstanding sums due from OWNER, or curing of such other breach which caused ENGINEER to suspend Services, ENGINEER will resume Services and there will be an equitable adjustment to the remaining project schedule and compensation as a result of the suspension.

Failure to make payments to ENGINEER is cause for termination upon two-week notice to OWNER.

Termination

This Proposal may be terminated with cause in whole or in part in writing by either party subject to a two-week notice and the right of the party being terminated to meet and discuss the termination before the termination takes place. ENGINEER will be paid for all completed or obligated Services up to the date of termination.

Data Provided by Others

ENGINEER is not responsible for the quality or accuracy of data nor for the methods used in acquisition or development of any such data where such data is provided by or through OWNER, contractor, or others to ENGINEER and where ENGINEER's Services are to be based upon such data. Such data includes, but is not limited to, soil borings, groundwater data, chemical analyses, geotechnical testing, reports, calculations, designs, drawings, specifications, record drawings, contractor's marked-up drawings, and topographical surveys.

Third-Party Beneficiaries

Nothing contained in this Proposal creates a contractual relationship with or a cause of action in favor of a third party against either OWNER or ENGINEER. ENGINEER's services under this Proposal are being performed solely for OWNER's benefit, and no other party or entity shall have any claim against ENGINEER because of this Proposal or the performance or nonperformance of services hereunder. OWNER and ENGINEER agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors, and other entities involved in this project to carry out the intent of this provision.

Dispute Resolution

Except as may be otherwise provided in this Proposal, all claims, counterclaims, disputes, and other matters in question between OWNER and ENGINEER arising out of or relating to this Proposal or the breach thereof will be decided first by mediation, if the parties mutually agree, or with a bench trial in a court of competent jurisdiction within the State of Ohio.

Remedies

Neither ENGINEER nor OWNER shall be liable to the other for special, indirect, punitive, or consequential damages for claims, disputes, or other matters in question arising out of this or relating to this Proposal. This mutual waiver is applicable, without limitation, due to either party's termination of this Proposal.

Terms and Conditions

The terms and conditions of this Proposal will apply to the Services defined in the **Scope of Services** and represent the entire Proposal and supersede any prior proposals, Requests for Qualifications, or Agreements. OWNER-supplied purchase order is for processing payment only; terms and conditions on the purchase order shall not apply to these Services.

We thank you for the opportunity to provide our services for this project. If you have any comments or questions, please call me at your convenience at 513-861-5600 extension 5231.

Sincerely,

STRAND ASSOCIATES, INC.®

Justin Kuhbander

Justin M. Kuhbander, P.E.

JMK:mds\R:\CIN\Documents\Agreements\F\Fairfield, City of (OH)\RiverRoadSewerExtension.2025\Agr\1078.020.Proposal.docx