

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

Council-Manager Briefing

5:30 PM - Public Safety Operations

Mayor Rhodus called the briefing to order at 5:30 PM. Councilmembers present: Leslie Besl, Dale Paullus, Debbie Pennington, Adam Kraft, Tim Meyers, Matt Davidson and Gwen Brill. Staff members present: Scott Timmer, Steve Maynard, Tom Lakamp, Alisha Wilson, Steve Wolterman, Adam Sackenheim, Laurie Murphy, Diana Davenport, Greg Kathman, Amy Mays, Becky Ervin, Greg Valandingham, Randy McCreadie, Steve Conn, Chad Cooper, Ben Mann, Jason Hunold, Tami Moore.

City Manager Timmer, along with Fire Chief Tom Lakamp and Police Chief Steve Maynard, presented an overview of Public Safety Operations. See attached slides.

Business Meeting Call to Order

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

Prayer/Pledge of Allegiance

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

Shawn Cowan presented the 2024 Annual Report for the Butler County Elderly Services Program and asked Council and voters to support the upcoming levy on the ballot, so the services can continue to be available to elderly residents.

Citizen Comments

Jason Hutson, 4306 Whitmore Lane, addressed Council regarding a field at the bottom of the hill near his home that is not maintained. He stated that he recently lost his dog to a coyote that was hiding in the field that he could not see because the grass was 8 ft tall. He questioned the discrepancy between the code requirements for property maintenance and an administrative agreement that the field only needs to be maintained twice a year. He said he would like to see those agreements made in writing, so residents understand why some properties are permitted to be overgrown. He also stated that the field was not maintained according to the terms of the administrative agreement because it had not been bush hogged in months. Development Services Director Kathman stated that the City would have to increase staffing to enforce the requirement of 8 inches on all the fields in the City limits, so instead, they typically ask the property owner to cut property 8–10 feet from the property line and bush hog 2–3 times per growing season, which he understands was not being done in this situation. Councilmember Paullus stated that if the property is near homes, it should be maintained more frequently. Mr. Hutson stated that the Fire Department had to ask Public Works to come out to maintain the fire hydrant because it was so overgrown. Council expressed their sympathy for the loss of the dog.

Council Reports

Councilmember Brill announced Discard Day on Saturday for residents.

Councilmember Meyers reported that individual income tax collection is up 47% since 2021, along with 27% increase in business income tax collection and withholding up 16%. He commended the Finance Department and Income Tax Division for their hard work.

Councilmember Pennington reminded residents that the comment period for Symmes Road overpass project closes on Friday.

Councilmember Besl reported that shelters 5 & 6 removed for larger shelters at Harbin Park. The tennis courts at Harbin and Good Neighbors parks are scheduled to have surface color put down, improvements to the disc golf course are complete with the exception of signage and Halloween on the Green on October 23 from 6-8 PM, the Village Green movie night is October 24 at 7 PM. Also, a reminder for the Parade of Lights sign-ups on the city's website.

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

Councilmember Meyers stated that he asked City Manager Timmer for another look at the ordinance passed on September 8. It was not passed by emergency. He asked if part of the project includes a roundabout on River Road.

Public Works Director Ben Mann and City Engineer Nick Dill presented an overview of the proposed project and how it works with the connectivity plan. The intersection in question has been identified as the point where the two trails, Pleasant Avenue Multi-Use Trail and Great Miami River Trail, will intersect. There is currently an RFD "Rapid Flashing Device," at the pedestrian crossing, which is a warning device and not a regulatory device.

These devices have been used throughout the city. Councilmember Meyers asked about the number of trucks that will use the River/Groh/Chateau roundabout. Mr. Mann stated that they will make sure the trucks can make the turns and use the apron, if necessary. Staff recommended proceeding with the approved legislation. See attached slides.

Dave Butsch, 1834 Park Place, addressed Council regarding his concerns about this project. He stated that he was the Public Works Director for the City for 12 years, with 38 years of Public Works experience. He stated that he feels roundabouts do have a place, but he is concerned about this location. If the main objective to make a safe crossing for future users of the multi-use trail, was a study done to determine whether this was the best location or was it an internal decision? Mr. Mann responded that there was not an official study with the consultant, but they met with the Butler County Engineer's Office to make the decision and that was the County's recommendation. Mr. Butsch asked if any other alternatives were considered. Mr. Mann stated that other options were considered, including a Hawk Signal, which has even less familiarity than a roundabout, and a traffic signal but the intersection has never met the warrants for a traffic signal. Mr. Butsch stated that he feels a Hawk Signal would be a better option. He noted that he sat at the intersection for 65 minutes on October 9, 10:10-11:15 AM, and recorded 32 dump trucks, 2/3 were semi-dump trucks, excluding all City dump trucks, 6 concrete trucks, 3 tanker semi trucks for a total of 41 trucks in that time, which averages out to 1 every 90 seconds. He is concerned about slowing that many trucks down and the noise from braking. He did not observe a single pedestrian, but it was a weekday morning. He noted the cost of approx. \$2.6 million total with right-of-way acquisition. He commented that the number of accidents at that location in the last 3 years was 5 and only 2 were a result of movements in the intersection. He stated that there is a belief that roundabouts are cost-effective, but the electrical cost of intersections has been reduced significantly with new technology. The maintenance of special materials will be much higher than a regular intersection. A roundabout is roughly 20 times the cost of a hawk signal, which he feels is the next step for the intersection. He stated that there is an example in Hamilton near Flubs and shared an article in the Journal News about it in 2021. Mr. Dill explained how a Hawk signal functions. He wants to make sure this is the direction that Council wants to go before spending 1/4 million on engineering just to decide not to proceed with the roundabout. Mr. Butsch also mentioned the North Hamilton Crossing project includes two roundabouts with a multi-use path and a hawk signal that is 500 feet from the roundabout. He asked if roundabouts are the best option to cross at, why are they also spending the money on the Hawk signal? City Manager Timmer responded as someone that grew up in that area, that it has to do with the direction pedestrians are crossing due to the location of the residential areas. Mr. Butsch stated that he does not feel that there were any other options truly considered for this area and that the original council letter in 2019 states that the roundabout would serve as a focal point for the area. He understands the benefit of gateway features, as long as it does not disrupt the flow of traffic, which he feels a roundabout will do. He stated that there are other options that should be considered before spending that much money on something that is not needed.

Public Hearing(s)

1. Joint Public Hearing - Planning & Zoning Code Updates

Mayor Rhodus opened the Joint Public Hearing at 8:06 PM. Clerk Wilson called the Planning Commission roll call. All members present - Commissioner Lepsky, Commissioner Medler, Commissioner O'Brien, Commissioner Hassler, Commissioner Kraft, Commissioner Meyers and Commissioner Robertson. Clerk Wilson read the meeting notice. Planning Manager Erin Lynn presented a brief overview of the recommended changes and stated that the recommendations would be discussed in further detail at the Planning Commission meeting. See attached slides. Commissioner Lepsky presented a few questions to address prior to the Planning Commission meeting - 1) Why are sections that are not being changed still highlighted in red? Is that a typo? Planning Manager Lynn responded that the entire section is highlighted because there are modifications to that section; 2) Regarding construction equipment, he stated he's not sure that four hours is enough time to complete some home maintenance and improvement projects. Planning Manager Lynn stated that this requirement will not pertain to ongoing projects, only to business owners storing equipment at their homes. Councilmember Kraft asked if there is a time limit to a construction project at their home. Development Services Director Kathman stated that if there is an open permit and construction is ongoing, the permit stays open. If construction stops for an extended period of time, the permit can be cancelled. He stated that the zoning inspectors keep an eye on those projects and watch for progress to continue. Mayor Rhodus closed the hearing at 8:28 PM.

Approval of Minutes

1. Regular Meeting Minutes - September 22, 2025

The Regular Meeting Minutes of September 22, 2025 were approved as written and submitted.

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.

Second reading was held 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.

Assistant City Manager Adam Sackenheim presented a brief overview of the comparison between electric golf carts and gas golf carts. He recommended proceeding with the legislation as presented, and over the term of that lease, the City will explore the feasibility of electric golf carts in more depth. See attached slides.

Councilmember Leslie Besl, seconded by Matt Davidson, moved to remove from table. Motion Yes 7, No 0, Abstained 0. Councilmember Leslie Besl, seconded by Adam Kraft, moved to adopt. Motion Yes 7, No 0, Abstained 0.

ORDINANCE NO. 122-25. APPROVED 7-0.

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.

Councilmember Davidson presented the third reading of this ordinance. Councilmember Matt Davidson, seconded by Gwen Brill, moved to adopt. Motion Yes 7, No 0, Abstained 0.

ORDINANCE NO. ~~123~~-25. APPROVED 7-0.

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

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

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.

Councilmember Brill, seconded by Councilmember Pennington, moved to approve the December 2025 meeting schedule. Motion carried 7-0.

SIMPLE MOTION NO. 13-25. APPROVED 7-0.

- 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.

Councilmember Brill, seconded by Councilmember Pennington, moved to approve the re-appointment of Ben Mann and Don Hassler to the Butler County TID. Motion carried 7-0.

SIMPLE MOTION NO. 14-25. APPROVED 7-0.

- 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

Councilmember Brill, seconded by Councilmember Davidson, moved to approve the appointment of John Kinkade to the Civil Service Commission. Motion carried 7-0.

SIMPLE MOTION NO. 15-25. APPROVED 7-0.

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.

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.

Councilmember Kraft presented the first reading of this ordinance. Councilmember Adam Kraft, seconded by Dale Paullus, moved to suspend the 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. 124-25. APPROVED 7-0.

- 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.

A sidewalk is proposed on the east side of Dixie Highway between Michael Lane and Holden Boulevard, 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.

Councilmember Kraft presented the first reading of this ordinance. Councilmember Adam

Kraft, seconded by Leslie Besl, moved to suspend the second and third readings. Motion Yes 7, No 0, Abstained 0. Councilmember Adam Kraft, seconded by Tim Meyers, moved to adopt. Motion Yes 7, No 0, Abstained 0.

ORDINANCE NO. 125-25. APPROVED 7-0.

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.

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.

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

ORDINANCE NO. 126-25. APPROVED 7-0.

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).

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

SIMPLE MOTION NO. 16-25. APPROVED 7-0.

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))

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. 127-25. APPROVED 7-0.

- b. Ordinance to amend Ordinance No. 158-24 entitled "An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2025, and ending December 31, 2025."
- Non-Contractual Appropriations: \$121,117 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. 128-25. APPROVED 7-0.

\$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

Clerk Wilson read the meeting schedule.

Executive Session of Council (if Needed)

None.

Adjournment

The Regular Meeting adjourned at 8:50 PM.

ATTEST:



Clerk of Council



Mayor's Approval

Date Approved: 10/27/25

Public Safety Operations

Steve Maynard, Police Chief

Tom Lakamp, Fire Chief



FAIRFIELD
OHIO





Presentation Outline

- Welcome & Overview
- Fire Department
 - ✓ Personnel & Labor
 - ✓ Call Volume & Incident Data
 - ✓ Fire Prevention & Community Education
 - ✓ Operational Budget Review
 - ✓ Future Goals
- Dispatch
 - ✓ Police & Fire
 - ✓ Current Projects
- Police Department
 - ✓ Personnel & Labor
 - ✓ Crime & Traffic Statistics
 - ✓ Crime Prevention & Community Engagement
 - ✓ Operational Budget Review
 - ✓ Future Goals
 - 2026 Annual Operating Budget Proposal
- Questions



Fire Department Outline

- Personnel & Labor
 - ✓ Organizational Structure
 - ✓ Staffing Trends & Training Initiatives
- Call Volume & Incident Data
 - ✓ Calls for service
 - ✓ Response Times
- Fire Prevention & Community Education
 - ✓ Activities, public outreach, and educational programs
- Operational Budget Review
 - ✓ 5 Year Lookback



Deputy Fire Chiefs



Deputy Chief
Chad Cooper
Fire & EMS Operations



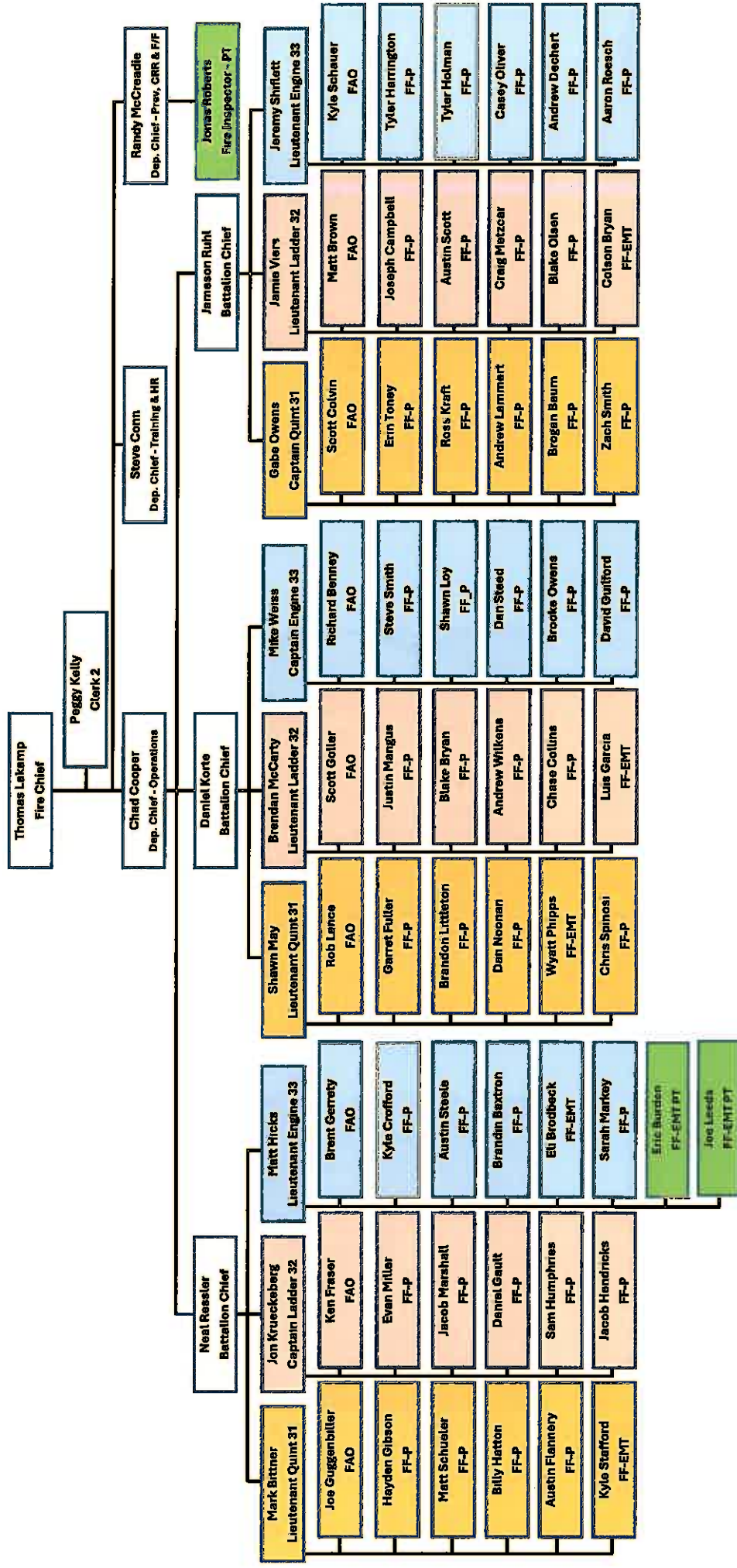
Deputy Chief
Steve Conn
Training/HR/Grants



Deputy Chief
Randy McCreadie
CRR/Fleet/Facilities



Personnel & Labor | Organizational Structure





Fire and EMS Training

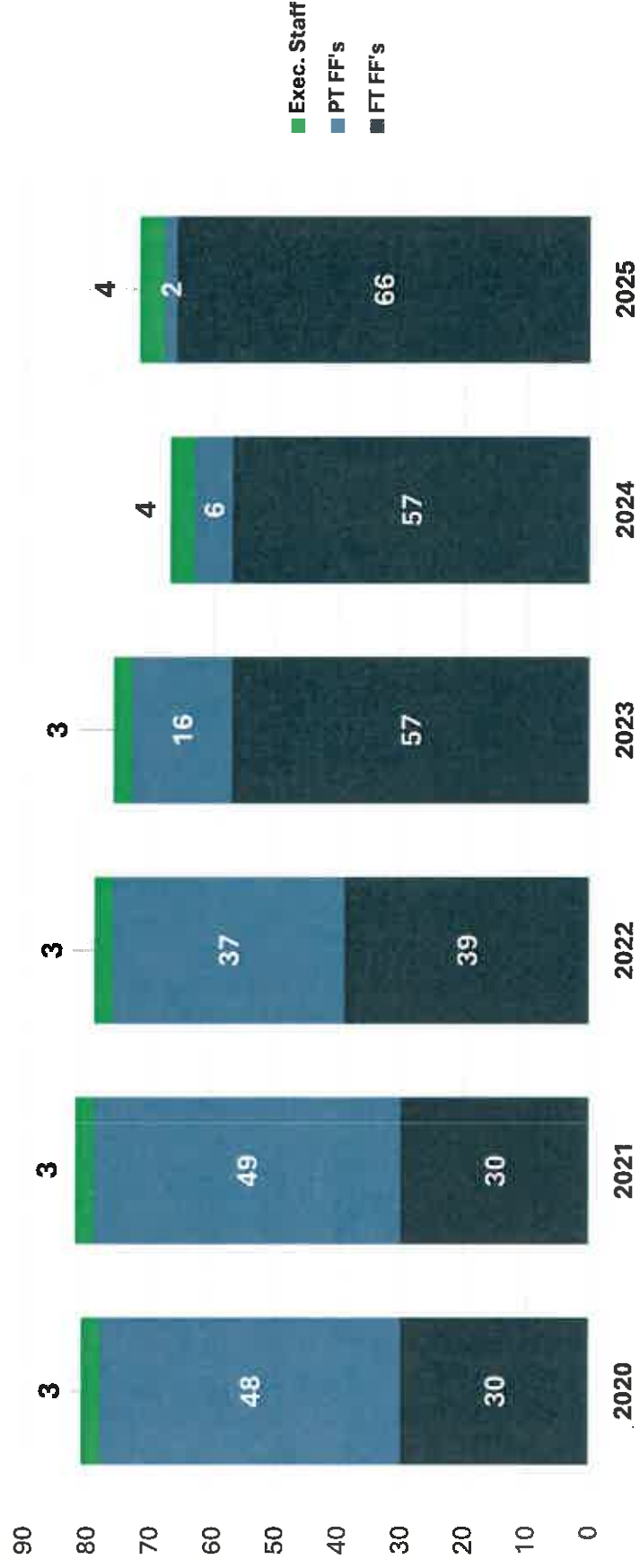
- Learning Management System
 - ✓ YouTube Training Channel
 - ✓ Blue Card Incident Command
- Company Level Training
- Departmental Training
 - ✓ Core Competencies
 - ✓ EMS CE
- Regional/Specialized Training
 - ✓ Butler County WG





Personnel & Labor | Authorized Structure

Firefighter Staffing 2020-25





Personnel & Labor | Recruitment & Retention

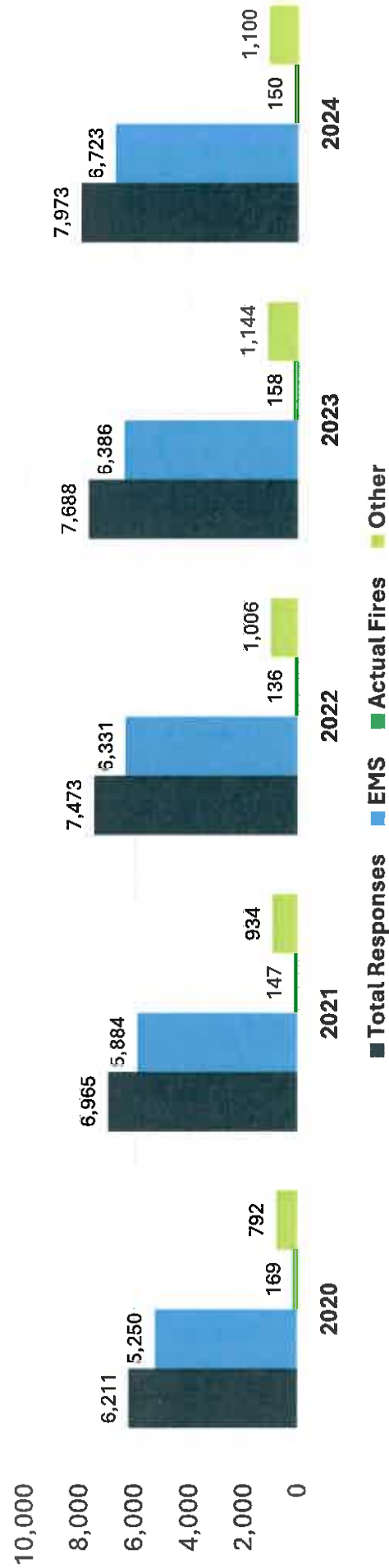
Recruitment & Retention (Full-Time Only)





Call Volume & Incident Data | Response Statistics

Responses 2020-24



Year	Total Responses		Actual Fires	
	EMS	Other	Fires	Other
2020	5,250	792	169	792
2021	5,884	934	147	934
2022	6,331	1,006	136	1,006
2023	6,386	1,144	158	1,144
2024	6,723	1,100	150	1,100



Call Volume & Incident Data | NFPA 1710 Benchmarks

Benchmarks	Response Objectives
Alarm Answer (First ring to answer)	15 sec 95% of the time OR 40 sec 99% of the time
Alarm Processing (From answer to dispatch)	64 sec (1m 4s) 95% of the time OR 106 sec (1m 46s) 99% of the time
Turn-out- Fire (Receipt of call to enroute)	80 sec
Turn-out- EMS (Receipt of call to enroute)	60 sec
First-due Engine (First arriving)	240 sec (4 min) 90% of the time
Second-due Engine (Second arriving)	360 sec (6 min) 90% of the time
Initial full alarm- Single-Family (17 Firefighters)	480 sec (8min) 90% of the time
Initial full alarm- Multi-Family/Comm. (28 Firefighters)	610 sec (10 min 10 sec) 90% of the time
EMS Response	480 sec (8 min) for arrival of ALS capable unit



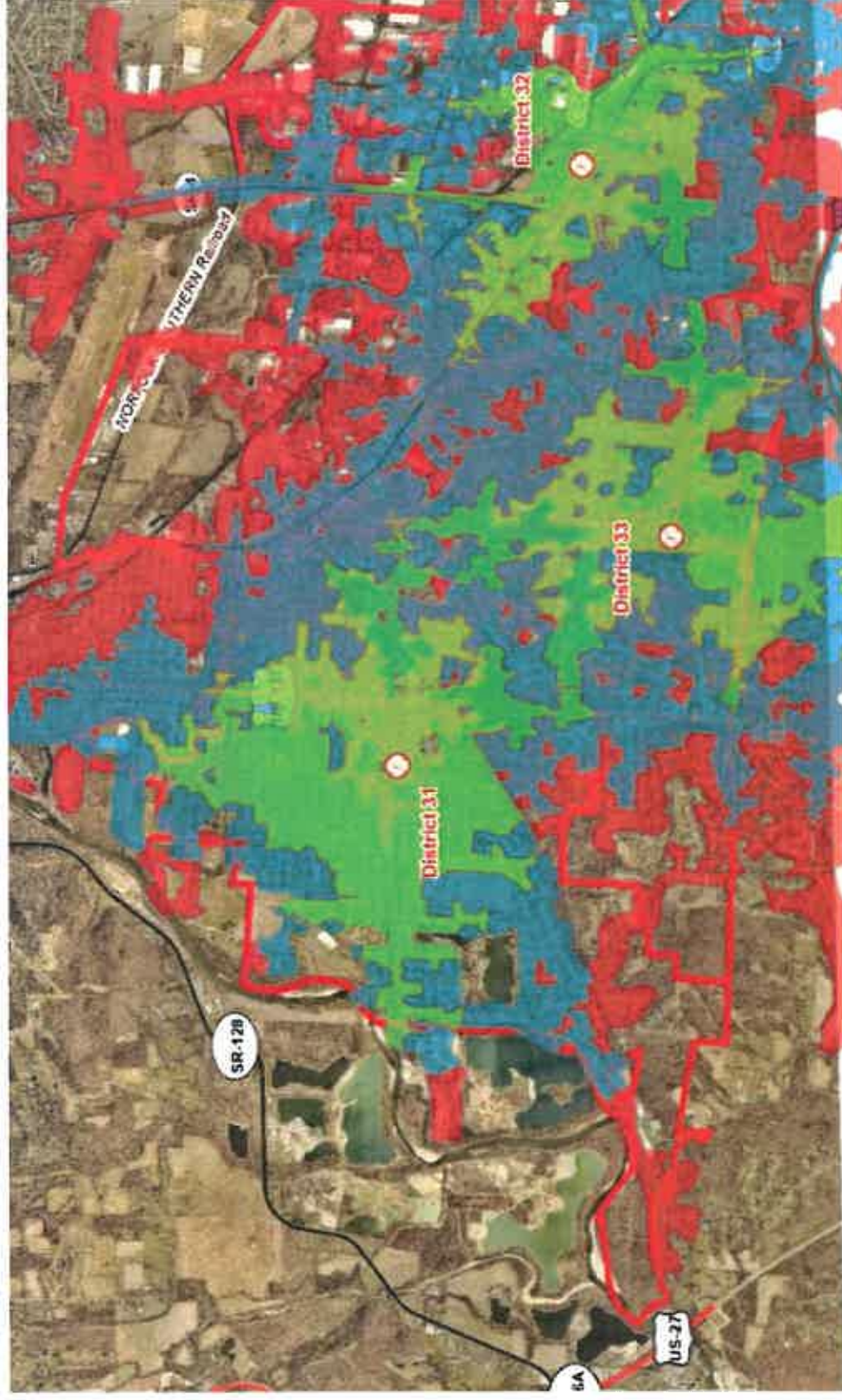
Call Volume & Incident Data | Response Times (4-Minute)



0 100 200 300 400 500 600 700 800 900 1000



Call Volume & Incident Data | Response Times



Green = 4 minute

Blue = 6 minute

Red = 8 minute

No color > 8 minutes



Call Volume & Incident Data | NFPA 1710 Compliance

NFPA 1710 Compliance- Overall Performance- 2025

1st-Due On-Scene 4-minutes or Less

79.31%

17 Personnel On-Scene in 8-minutes

44.44%

2nd-Due On-Scene 6-minutes or Less

83.67%

28 Personnel On-Scene in 10-m. 10-s.

34.62%

Objective is 90%

Structure Fire Responses by District 2025



Structure Fire Responses by Occupancy 2025





Call Volume & Incident Data | NFPA 1710 Compliance

Firehouse #31 Statistics- 2025

1st-Due On-Scene 4-minutes or Less

95.00%

2nd-Due On-Scene 6-minutes or Less

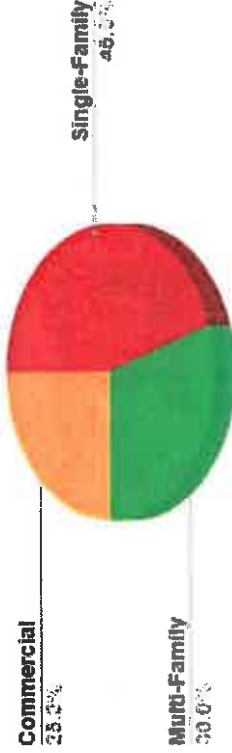
85.71%

2nd arriving into District 31



Demographics
Area served = 7.3 square miles
Population served = 16,799
Commercial occupancies = 325
2024 Call Volume = 2,764

Structure Fire Responses by Occupancy 2025



ALS 31 Incident Count

2125

Medic 31 Incident Count

1838

Quint 31 Incident Count

835



Call Volume & Incident Data | NFPA 1710 Compliance

Firehouse #32 Statistics- 2025

1st-Due On-Scene 4-minutes or Less

61.90%

2nd-Due On-Scene 6-minutes or Less

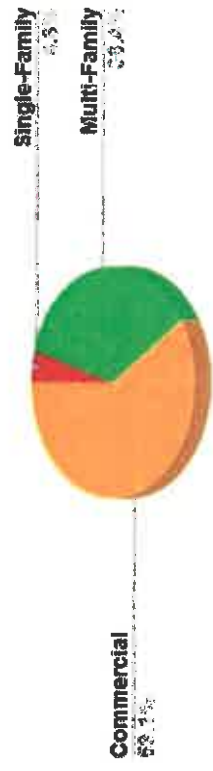
85.71%



2nd arriving Into District 32

Demographics	
Area served = 8.1 square miles	
Population served = 11,864	
Commercial occupancies = 1165	
2024 Call Volume = 2,864	

Structure Fire Responses by Occupancy 2025



ALS 32 Incident Count

2361

Medic 32 Incident Count

1741

Ladder 32 Incident Count

947



Call Volume & Incident Data | NFPA 1710 Compliance

Firehouse #33 Statistics-2025

1st-Due On-Scene 4-minutes or Less

82.35%



2nd-Due On-Scene 6-minutes or Less

78.57%

2nd arriving Into District 33

Structure Fire Responses by Occupancy 2025

Demographics
Area served = 5.5 square miles
Population served = 16,159
Commercial Occupancies = 205
2024 Call Volume = 2,380



Medic 33 Incident Count

1832

Engine 33 Incident Count

1132

Battalion 30 Incident Count

697



Fire Prevention / Community Risk Reduction | 2025 YTD

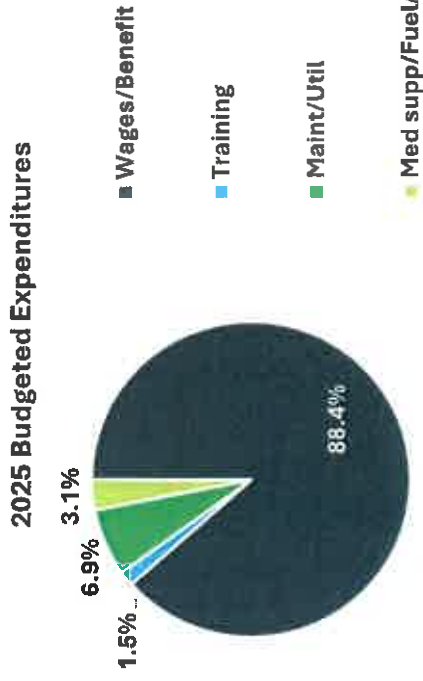
- First Grade reading program
- CPR for businesses. (Koch Foods, Southern Champion Tray, Court Bailiffs, Fairfield Family Dentistry, CIP Retail, Hamilton Caseworks)
- School vehicle days – Fairfield Touch-a-Truck
- Special Olympics Track and Field
- Fire Extinguisher Training (SAF Holland, Koch Foods, Fairfield Freshman School)
- Village Green Concerts and Movies
- Miracle League Cruise in for Kids Car Show
- Fairfield Schools Back to School Bash

Public Education Events = 128

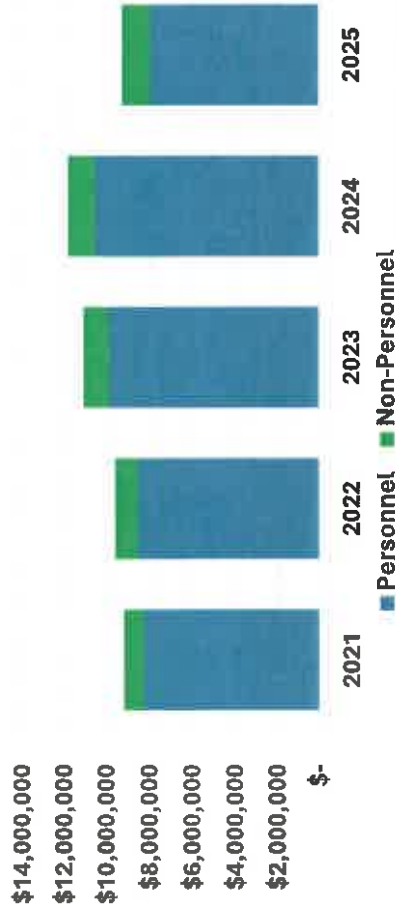
Public Education Attendance = 9,087



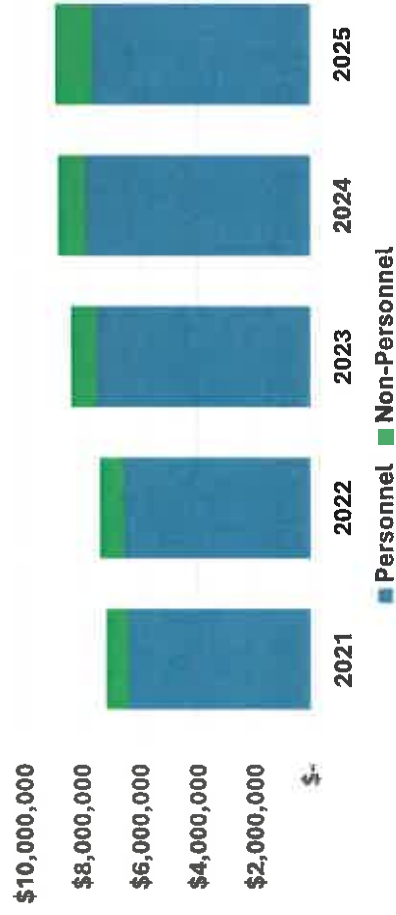
Budgetary Summary | Expenditures



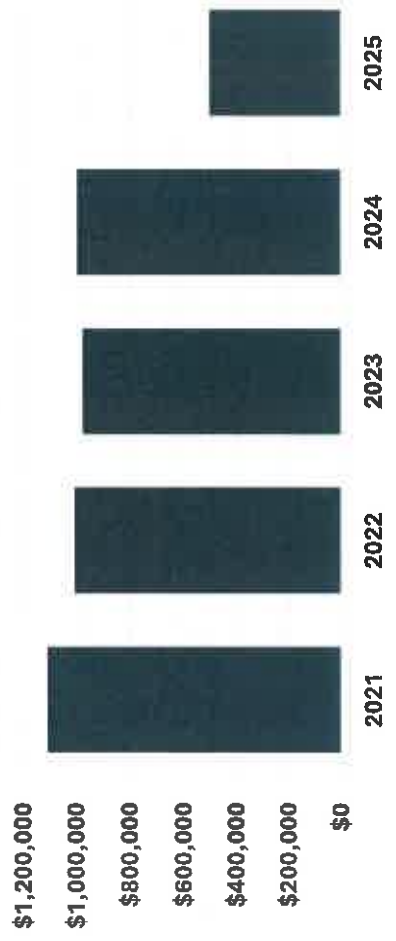
Fire Department Expenditures (Actuals) | Full Year



Fire Department Expenditures (Actuals) | Jan - Sep



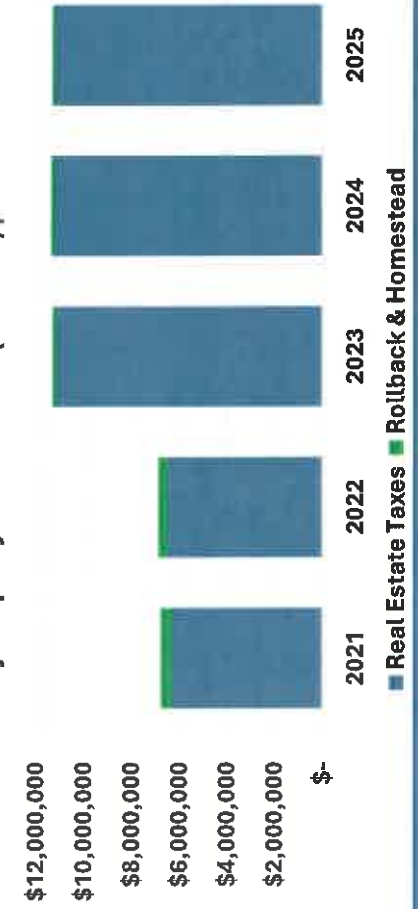
Fire Department Overtime (Actuals) | Jan - Sep



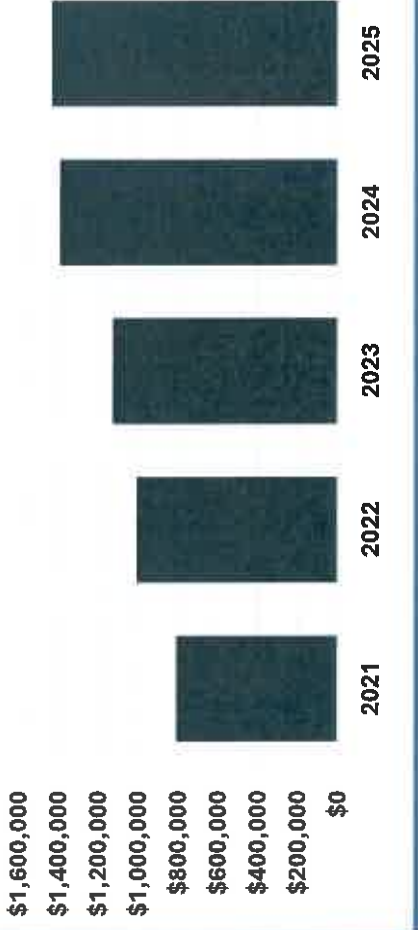


Budgetary Summary | Revenue & Fire Levy Fund

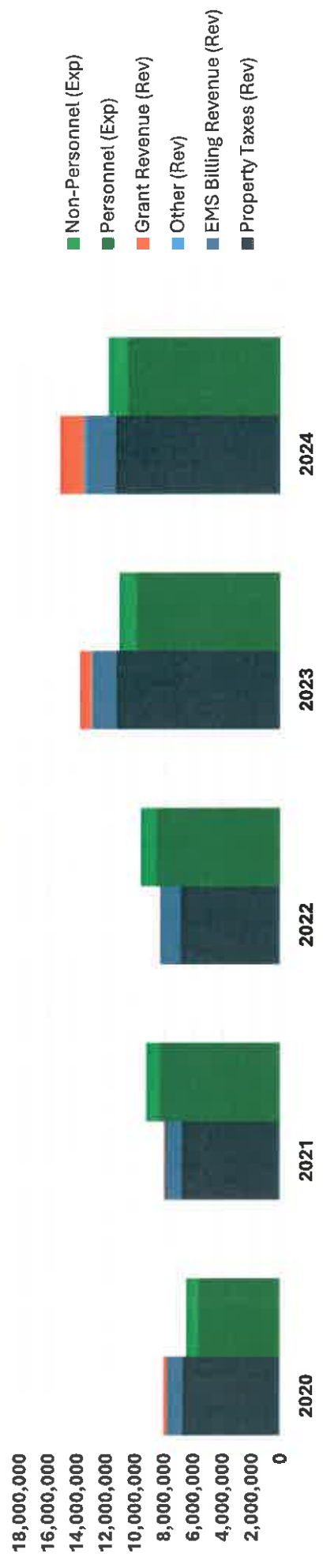
Fire Levy Property Tax Revenue (Actuals) | Full Year



EMS Billing Revenue (Actuals) | Jan - Sep



Revenue vs. Expenditures | Fire Levy Fund





Budgetary Summary | CIP

- Capital Improvement Program
 - ✓ Fire Department (\$2,003,079)
 - 1FD01 – \$64,518 (PPE)
 - 1FD02 – \$25,000 (Training Complex)
 - 2FD01 – \$235,876 (Hose & Equip.)
 - 2FD02 – \$12,263 (Station Alerting)
 - 3FD01 – \$64,691 (PPE)
 - 3FD02 – \$32,000 (Ballistic Equip.)
 - 3FD03 – \$11,950 (Forcible Door)
 - 3FD04 – \$75,309 (EMS Gator)
 - 3FD05 – \$89,345 (Extrication Tools)
 - 4FD01 – \$39,542 (Hose & Equip.)
 - 4FD02 – \$351,353 (Lifepak)
 - 4FD04 – \$64,965 (PPE)
 - 4FD05 – \$20,406 (Apparatus Winch)
 - 5FD01 – \$348,870 (Powered Cot/Rail)
 - 5FD02 – \$45,420 (PPE)
 - 5FD03 – \$40,000 (Hose & Equip)
 - 5FD04 – \$36,622 (Training Rooms)
 - 5FD05 – \$281,673 (Locution Alerting)
 - 5FD06 – \$163,276 (SCBA/Radio)

- ✓ Facilities (\$448,986)
 - 1FC81 – \$59,839 (Repairs & Upgrades)
 - 2FC81 – \$138,194 (Repairs & Upgrades)
 - 3FC81 – \$47,974 (Repairs & Upgrades)
 - 4FC81 – \$136,019 (Repairs & Upgrades)
 - 5FC81 – \$66,960 (Repairs & Upgrades)
- ✓ Fleet (\$3,558,775)
 - 1FT83 – \$45,622 (Ambulance Access.)
 - 2FT80 – \$1,208,511 (Fire Truck)
 - 2FT81 – \$189,970 (Staff Vehicles)
 - 2FT85 – \$343,506 (Ambulance)
 - 3FT80 – \$973,410 (Fire Truck)
 - 4FT81 – \$254,155 (Staff Vehicles)
 - 4FT85 – \$448,930 (Ambulance)
 - 5FT81 – \$94,671 (Staff Vehicle)
- **Total = \$6,010,840**



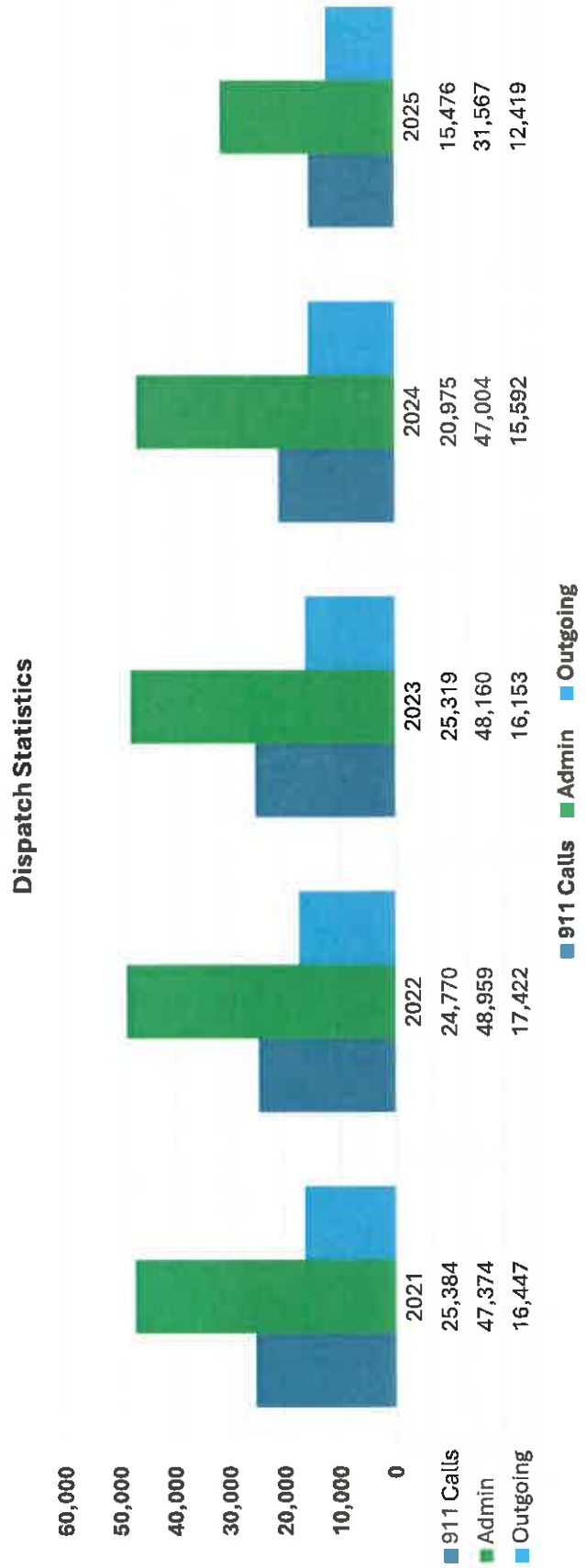
Fire Department Future Outlook & Goals

- Automate data extraction from the CAD and RMS system to populate forward facing dashboards and for data driven decision making.
- Plan for the relocation and replacement of firehouse 33 to better serve the city and reduce response times.
- Fully integrate CAD to CAD and Locution and develop dispatch training to better meet the needs of the fire department.
- Develop a Continuous Quality Improvement (CQI) program for emergency medical service delivery.
- Adopt the Emergency Operations Plan and conduct an exercise.



Public Safety Dispatch Discussion

- Police Operations and its role with Dispatch



Dispatch





Public Safety Dispatch Discussion

- Fire Operations and its role with Dispatch
- Current Projects
 - ✓ Computer Aided Dispatch CAD to CAD (Unify)
 - Ability to dispatch our mutual aid partners without human delay
 - ✓ Location Automated Dispatch (CIP 2025)
 - Computer generated automated voice dispatching
 - Reduce call processing time



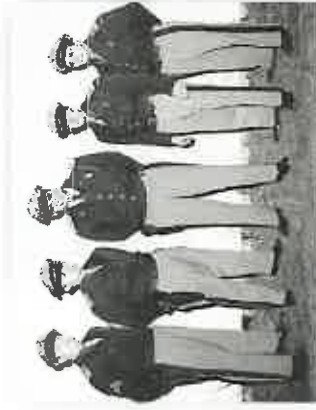
Police Department Outline

- **Personnel & Labor**
 - ✓ Organizational Structure
 - ✓ Staffing Trends & Training Initiatives
- **Crime & Traffic Statistics**
 - ✓ Crime Data & Traffic Enforcement Initiatives
- **Crime Prevention & Community Engagement**
 - ✓ Flock, Community Camera Registry, SROs
 - ✓ Community Camera Registry, Safety Town, CPA, JPA
- **Operational Budget Review**
 - ✓ 5 Year Lookback
 - ✓ 2026 Personnel Proposal



Personnel & Labor | Departmental History

- The City of Fairfield was incorporated on October 20, 1955 and a one-man police department was authorized. Charles Hawkins was appointed as the first Chief of Police on July 1, 1956. Officers James Walsh and James Eve were added to the department on September 1, 1956. On October 1, 1956, Officers James Bannon and James Weber were appointed bringing the department up to five officers. Chief Charles Hawkins resigned from the department on July 31, 1957.



Chief
Charles Hawkins
1956 to 1957



Chief
Sam Bowling
1957 to 1975



Chief
Tom Marsh
1975 to 1978



Chief
Gary Rednour
1978 to 1999



Chief
Mike Dickey
1999 to 2018



Chief
Stephen Maynard
2018 to Present

Personnel & Labor | Community Services



Major Greg Valandingham

Community Services Division

General Investigations -
Evidence Technicians

Special Investigations

Accreditation

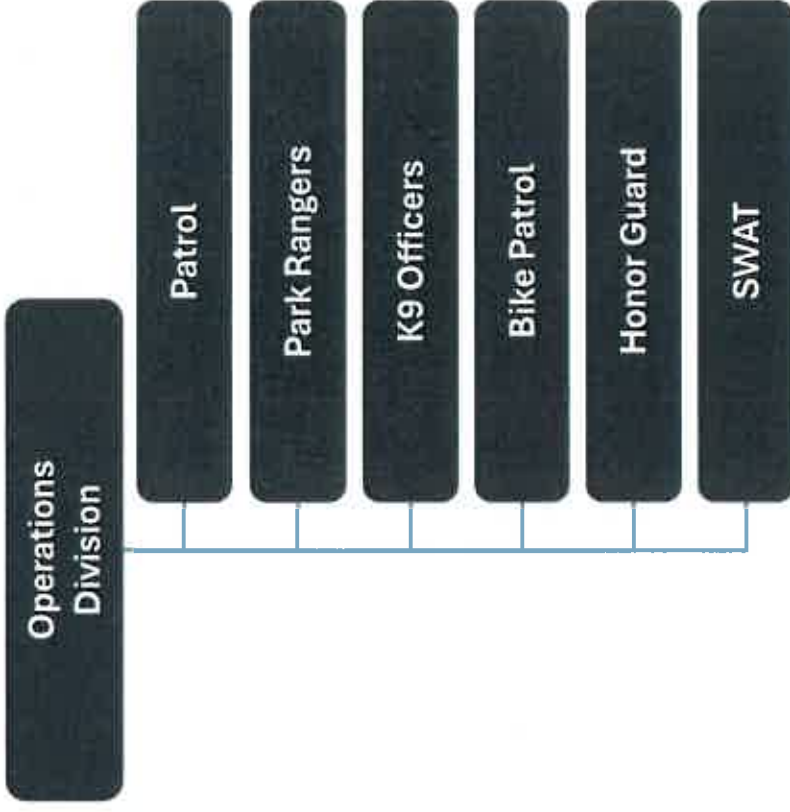
Training

Warrants

Personnel & Labor | Operations



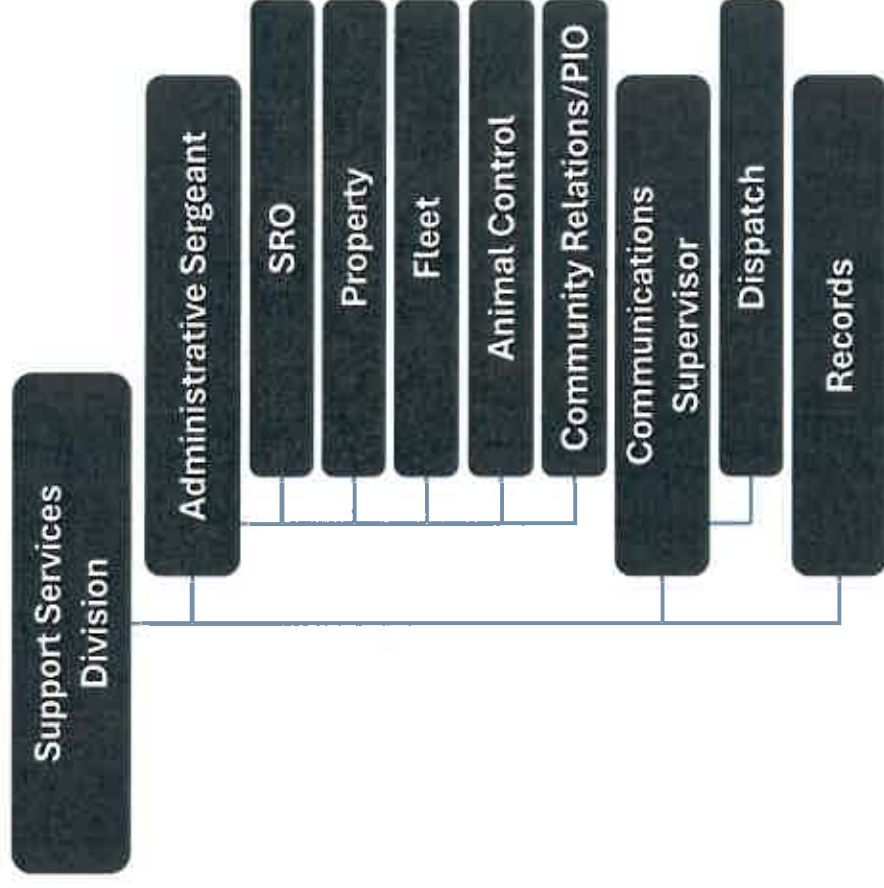
Major Amy Mays



Personnel & Labor | Support Services



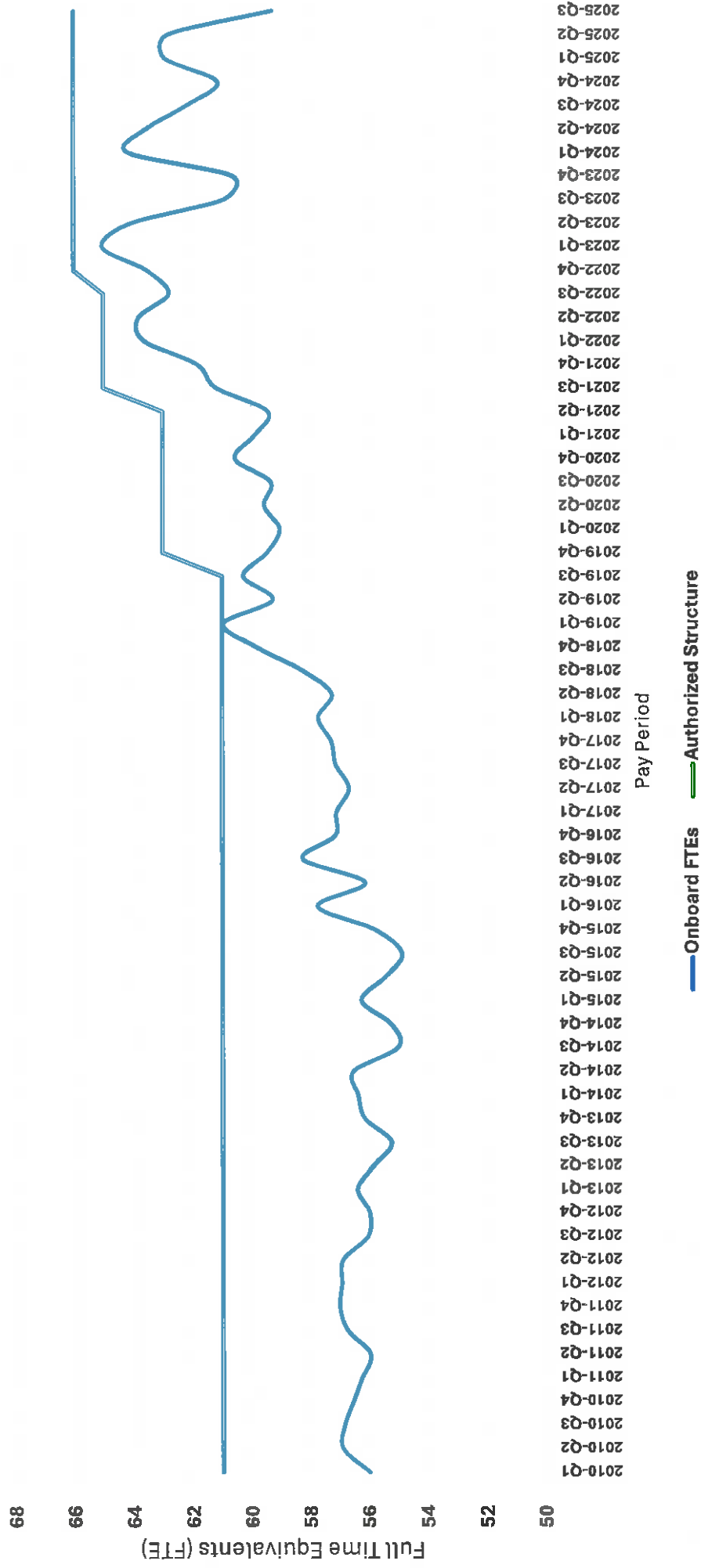
Major Rebecca Ervin





Personnel & Labor | Authorized vs. Onboard (Sworn)

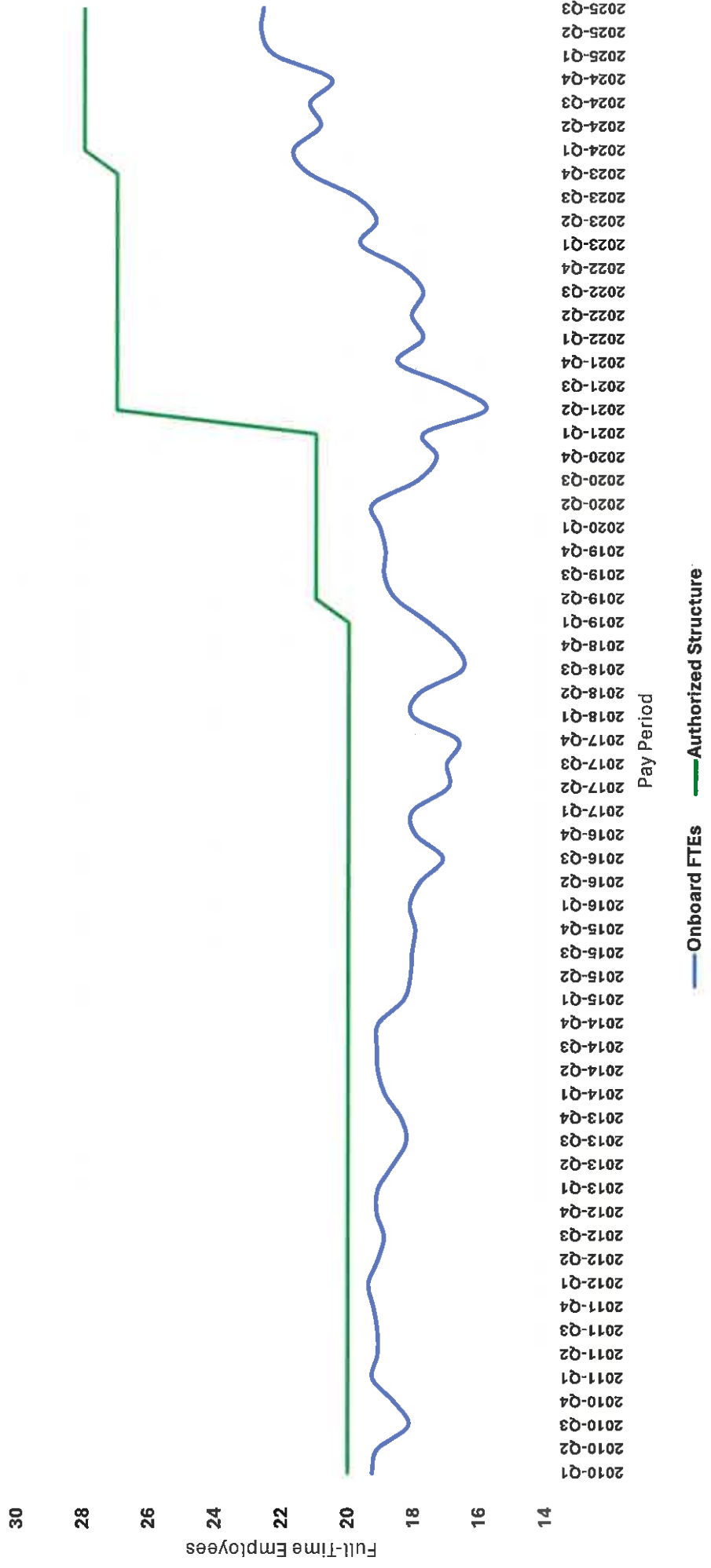
City of Fairfield Police Onboard FTE History 2010-2025





Personnel & Labor | Authorized vs. Onboard (Non-Sworn)

City of Fairfield Police Onboard FTE History 2010-2025





Personnel & Labor | Recruitment & Retention

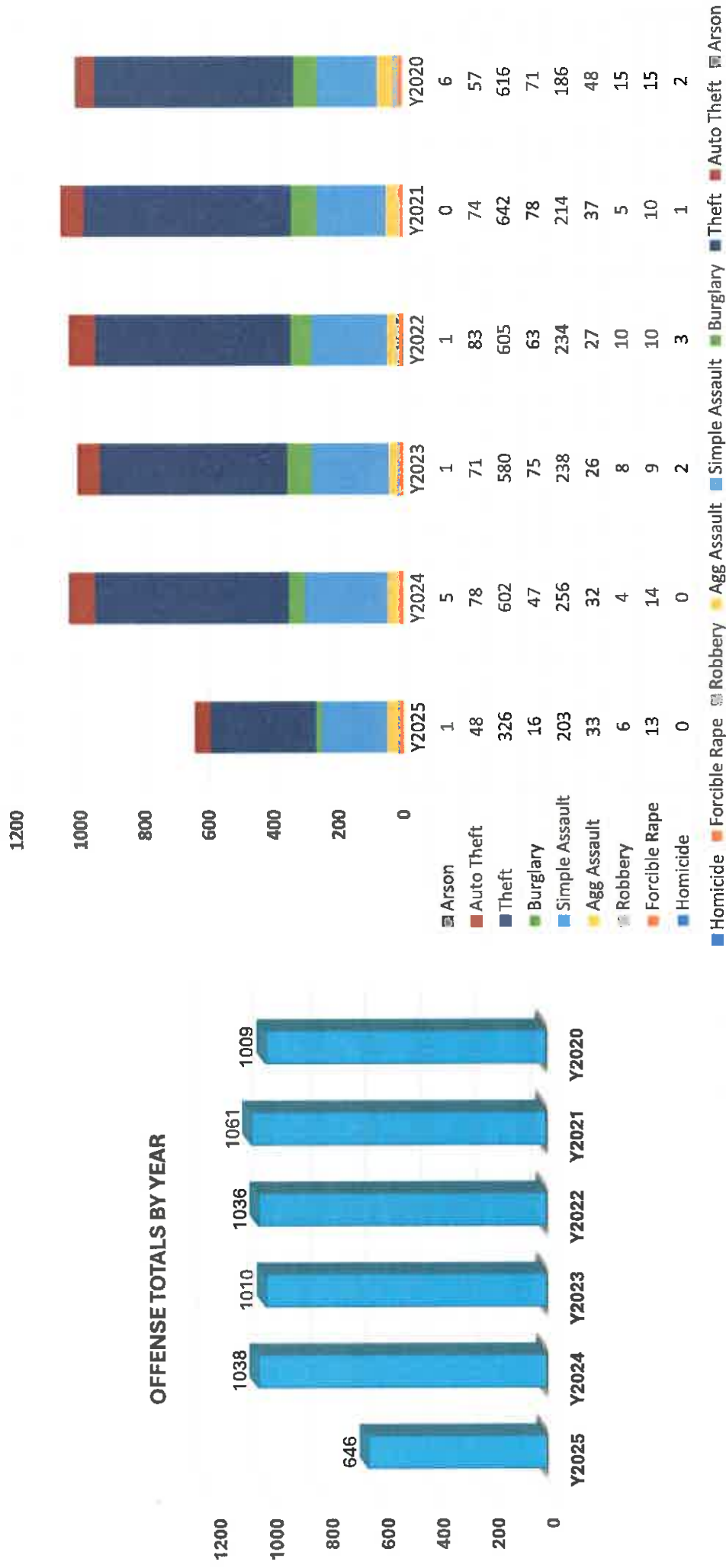
Recruitment & Retention (Sworn Only)





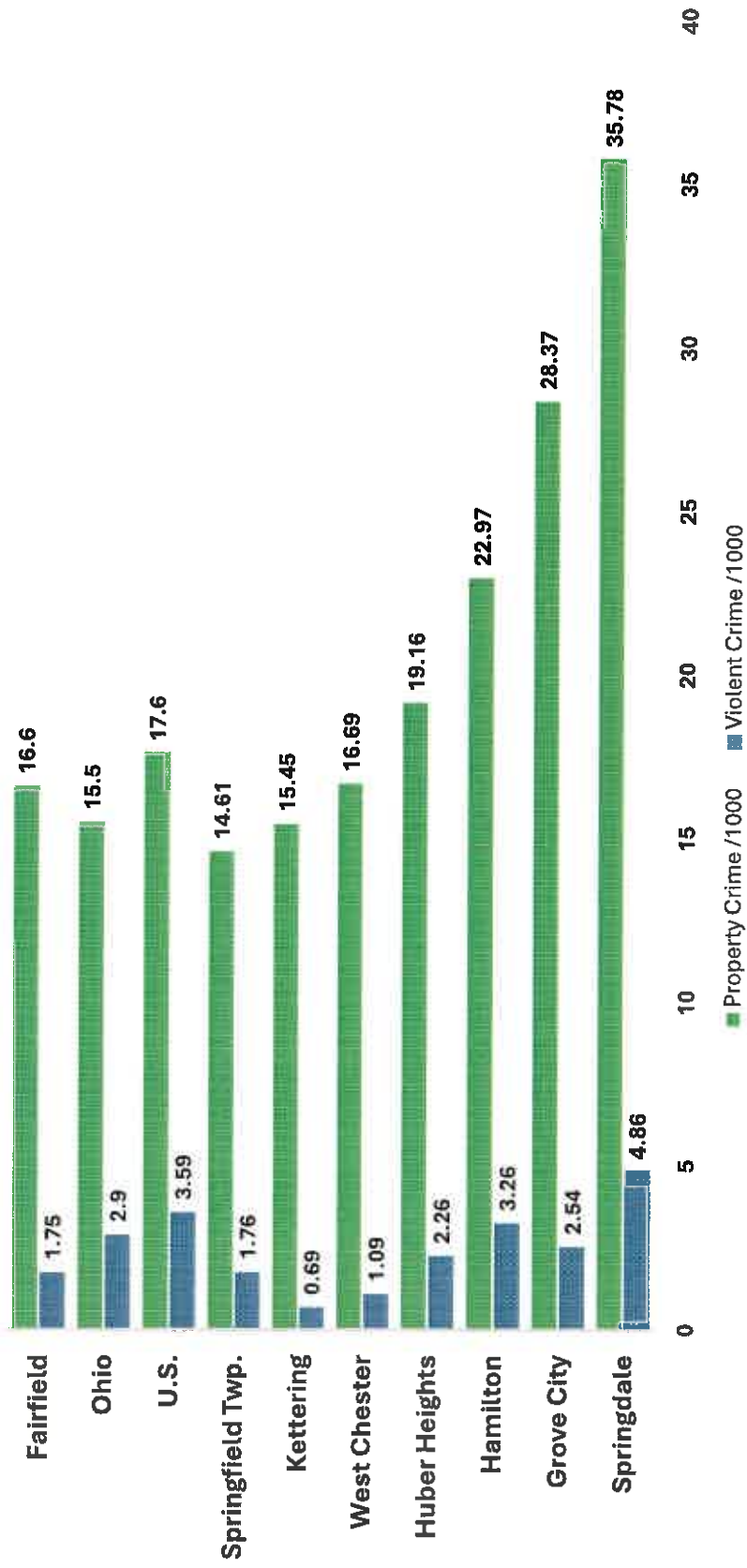
Personnel & Labor | Training

- Active Threat Response (SORAT)
- Tactical Driving
- Firearms
- Legal Updates
- Defensive Tactics
- OPOTA CPT
- Specialized Training: SWAT, Drones, EV Tech





Crime & Traffic | Comparative Crime Data



Crime & Traffic | Traffic Enforcement



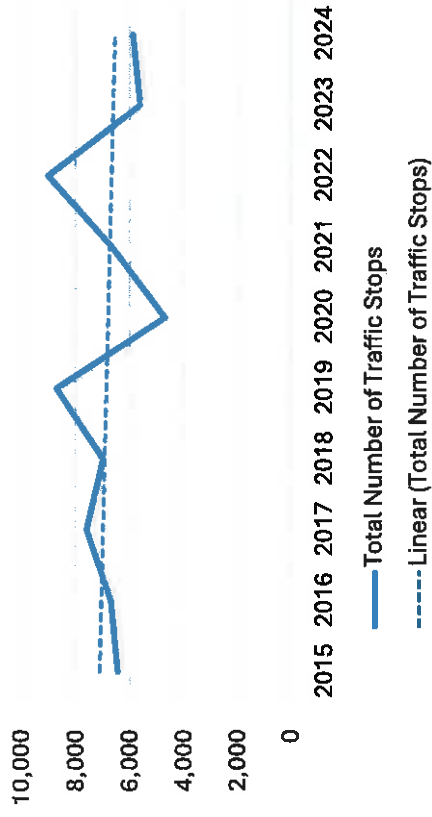
- What drives traffic enforcement?
 - ✓ Traffic crash data
 - ✓ Traffic complaints
 - ✓ General safety concerns
 - School zones
 - Heavily congested areas
- Traffic Complaints
 - ✓ Over 300 traffic complaints per year
 - ✓ Over 40 dedicated traffic assignments
 - ✓ Speed Study
 - ✓ Targeted enforcement
 - ✓ Engineering



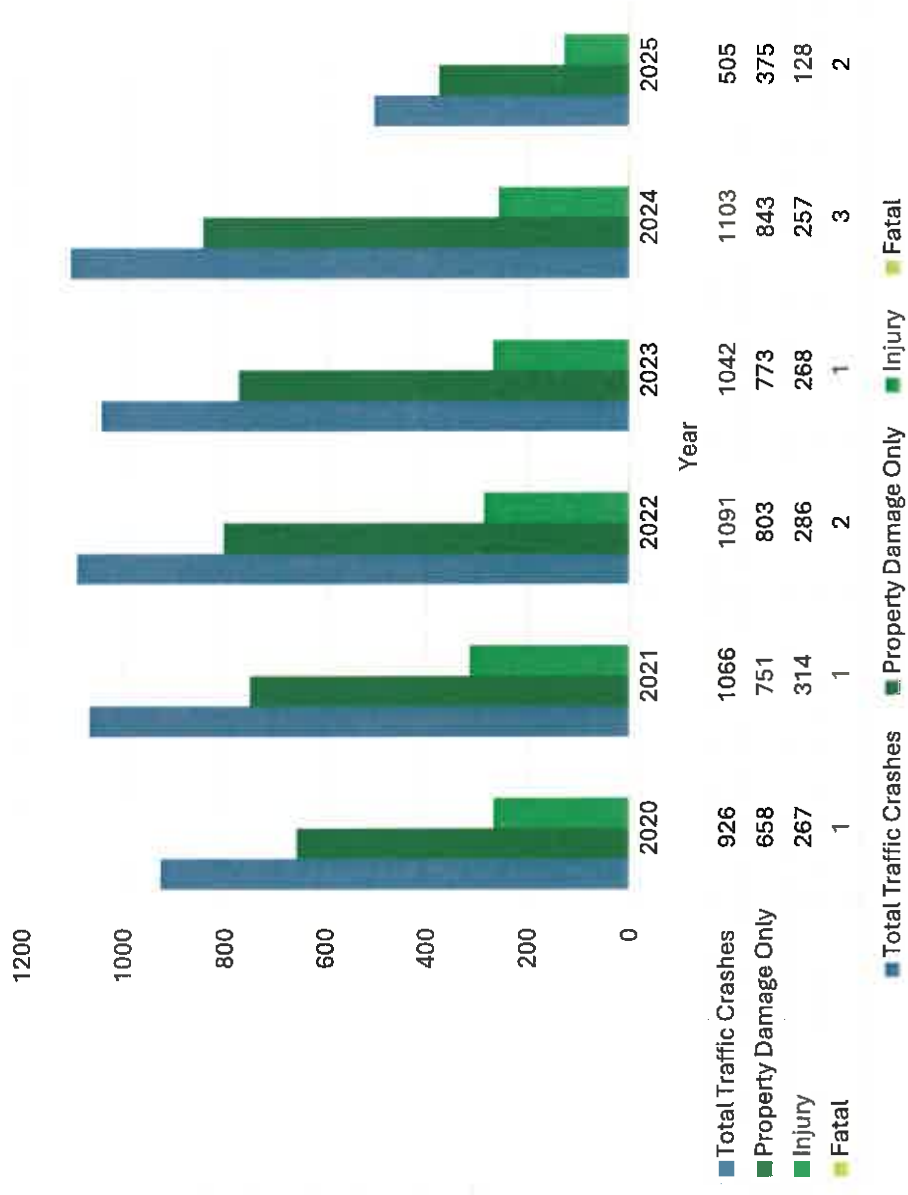


Crime & Traffic | Traffic Data

Total Number of Traffic Stops



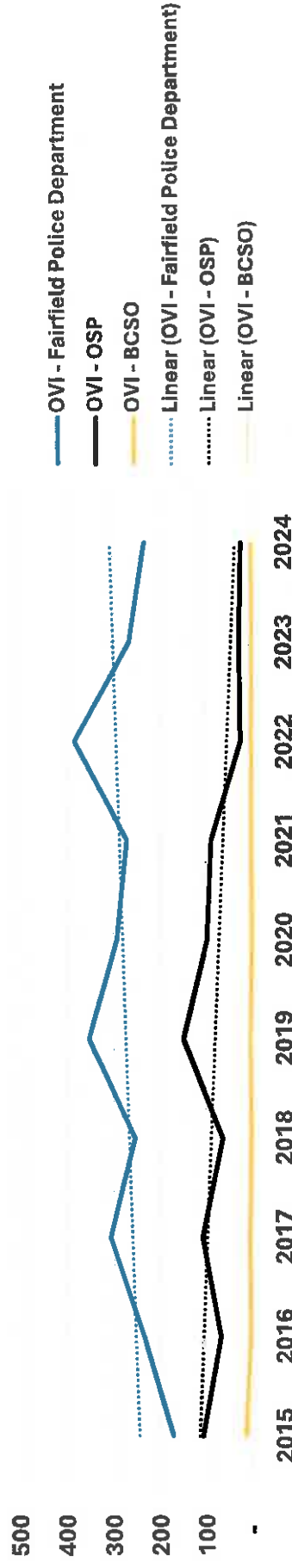
Traffic Crashes



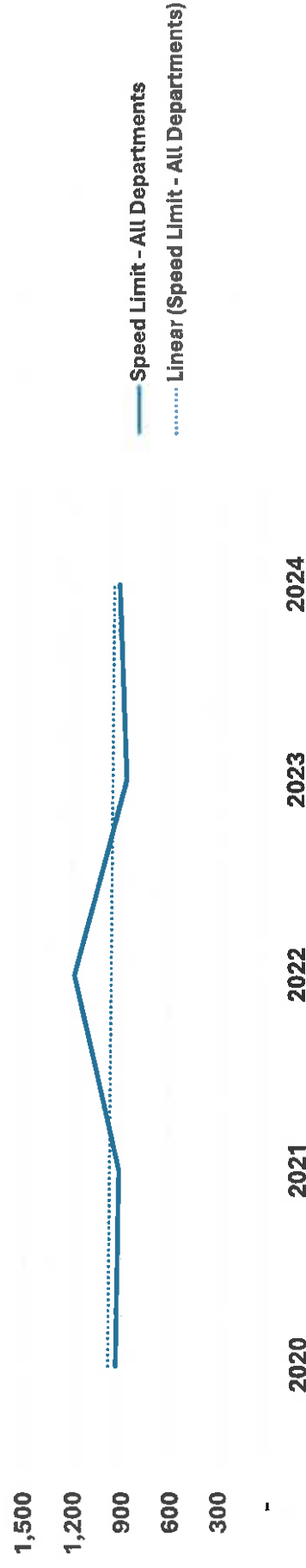


Crime & Traffic | Traffic Data (Arrests/Citations)

OVI Arrests



Speed Limit - Offenses





Crime Prevention & Community Engagement | K9 Units



P.O. Larsh & Ranger



P.O. Vinskey & Kozmo



P.O. Allen & Murph

Crime Prevention & Community Engagement | SROs





Crime Prevention & Community Engagement | Community



National Night Out



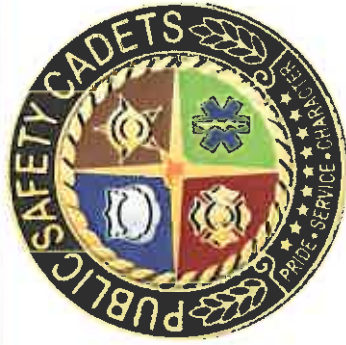
Junior Police Academy



Safety Town



Respect for Law Camp



FAIRFIELD POLICE DEPARTMENT PUBLIC SAFETY CADETS



If you're considering a career in law enforcement, this program offers meaningful experience that will set you apart. It will give you the tools and insight to make an informed career decision, and build a strong foundation of character, responsibility and civic pride.





Crime Prevention & Community Engagement | Support Services

READY & ABLE

SELF-DEFENSE TRAINING

A dynamic personal protection class designed to help you take control of your personal safety while building inner strength, self-confidence and community.

Free & open to anyone who lives, works, or goes to school in Fairfield. Slots are limited and fill quickly on a first come, first served basis!



Fairfield High School
5800 Hoadley Blvd.
Fairfield, OH 43074



RESERVE YOUR SPOT TODAY!

Scan the QR code or go to <http://bit.ly/fairfield-ready-and-able>

ACTIVE SHOOTER RESPONSE TRAINING

CommunityWatch
FAIRFIELD

Do you own a secondary residence at your home, office, or vacation? You can play a vital role in helping us keep our neighborhoods safe.

CONNECTION

COOPERATION

COMMUNITY

Neighbors connected.
Fairfield protected.

City of Fairfield
Police Department

SPECIAL NEEDS Registry

IS YOUR CONTACT INFORMATION UP-TO-DATE?

Business Contact Registry



Vacation Home Registry



Crime Prevention & Community Engagement | Flock ALPR

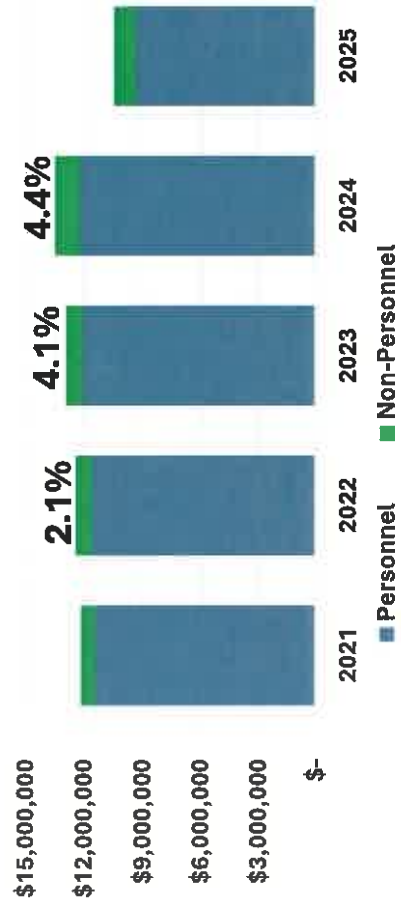
- 59 Total Cameras
- Utilized daily by both our patrol officers and detectives to solve crimes that would otherwise be unsolved



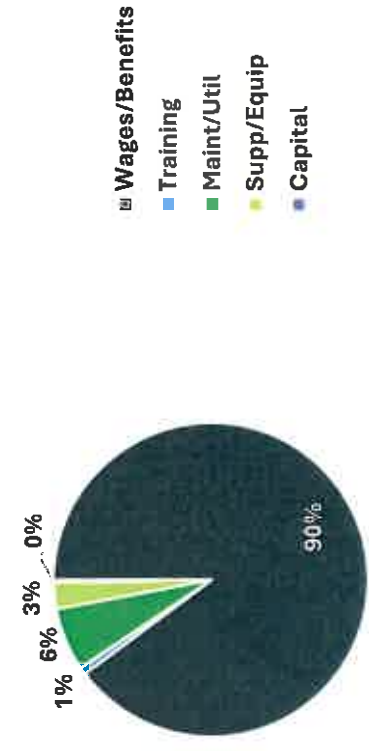


Budgetary Summary

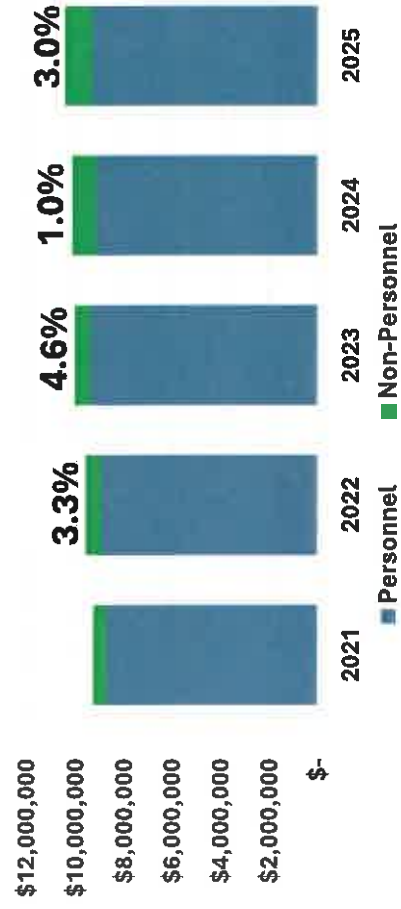
Police Department Expenditures (Actuals) | Full Year



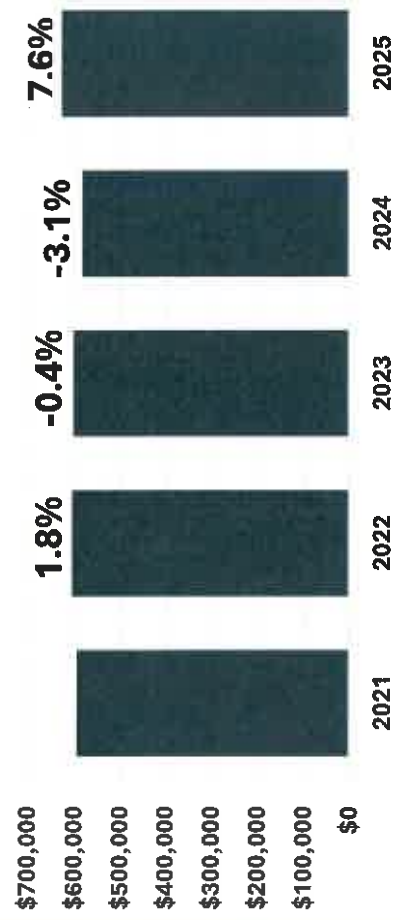
2025 Budgeted Expenditures



Police Department Expenditures (Actuals) | Jan - Sep



Police Department Overtime (Actuals) | Jan - Sep





Budgetary Summary | CIP

- Capital Improvement Program
 - ✓ Police Department (\$1,678,965)
 - 1PD01 – \$697,055 (CAD / RMS)
 - 2PD02 – \$48,177 (Taser Repl.)
 - 2PD04 – \$65,074 (Kennel Upgrade)
 - 3PD01 – \$57,636 (Vehicle Equip.)
 - 3PD02 – \$32,250 (Canine Repl.)
 - 3PD03 – \$8,287 (Bike Upgrades)
 - 3PD04 – \$128,900 (Flock)
 - 3PD06 – \$9,735 (Safety Town)
 - 3PD07 – \$5,729 (Camera Upgrades)
 - 3PD08 – \$6,011 (Dispatch Upgrade)
 - 3PD09 – \$8,154 (Evidence Equip.)
 - 4PD02 – \$14,564 (Fingerprint Equip.)
 - 4PD03 – \$10,232 (Portable Training)
 - 5PD02 – \$75,262 (Dispatch Upgrade)
 - 5PD03 – \$49,832 (FARO 3D)
 - 5PD04 – \$37,931 (Utility Vehicle)
 - 5PD10 – \$424,136 (Weather Sirens)

- ✓ Facilities (\$997,125)
 - 2FC71 – \$46,993 (Repairs & Upgrades)
 - 2FC72 – \$71,910 (Justice Center Doors)
 - 3FC71 – \$56,415 (Repairs & Upgrades)
 - 4FC71 – \$821,807 (Repairs & Upgrades)
- ✓ Fleet (\$2,082,038)
 - 1FT71 – \$193,394 (Patrol Vehicles)
 - 1FT73 – \$51,190 (ACO Truck)
 - 1FT74 – \$71,226 (Staff Vehicles)
 - 2FT71 – \$253,521 (Patrol Vehicles)
 - 2FT74 – \$87,612 (Staff Vehicles)
 - 3FT71 – \$264,069 (Patrol Vehicles)
 - 3FT74 – \$99,199 (Staff Vehicles)
 - 4FT71 – \$566,263 (Patrol Vehicles)
 - 4FT75 – \$96,146 (Prisoner Van)
 - 4FT99 – \$59,355 (Vehicle Upfitting)
 - 5FT71 – \$220,488 (Patrol Vehicles)
 - 5FT73 – \$64,681 (Park Ranger Vehicle)
 - 5FT74 – \$54,894 (Staff Vehicles)
- **Total = \$4,758,128**



Directed Patrol Benefits

1. Enhanced Patrol Efficiency

- ✓ Reduces the burden on core patrol units during high-demand hours, improving response times and reducing burnout.

2. Increased Community Responsiveness

- ✓ Dedicated resources allow for faster and more thorough responses to ongoing quality-of-life issues.

3. Proactive Crime Reduction

- ✓ Enables focused enforcement efforts in high-crime or high-complaint areas based on real-time data.

4. Support for Investigative Functions

- ✓ Provides supplementary resources for surveillance, intelligence gathering, and follow-up work traditionally handled by detectives.

5. Accreditation and Compliance

- ✓ Supports CALEA Standard 21.2.4 by improving workload balance and personnel deployment strategies.



Proposed Sworn Staffing

Division	Operations										Support Services	Community Services			Total
Section	Squad 1			Squad 2			Squad 3			Directed Patrol	Schools	Warrants	Investigations	Admin Assignments	
Rotation	1	2	3	1	2	3	1	2	3						
Officers	3	4	4	5	5	5	4	4	3	4	5	2	7	2	57
Sergeants	1	1	0	1	1	1	0	1	1	1	1	0	1	0	10
Majors	1										1		1		3
Chief										1					1
Total	13			18			13								
				44						5	6	2	8	2	71
	50										7	13			
Percentage	65.67%									7.46%	8.96%	2.99%	11.94%	2.99%	



Budgetary Impact

- Salary & Benefits: \$665,000 Annually
- Represents a 4.5% increase in 2026 Annual Operating Budget
- Grant Opportunity
 - ✓ COPS Hiring Grant
 - ~\$625,000 total over a 3-year grant cycle
 - ~30% of total funding over the 3-year grant cycle



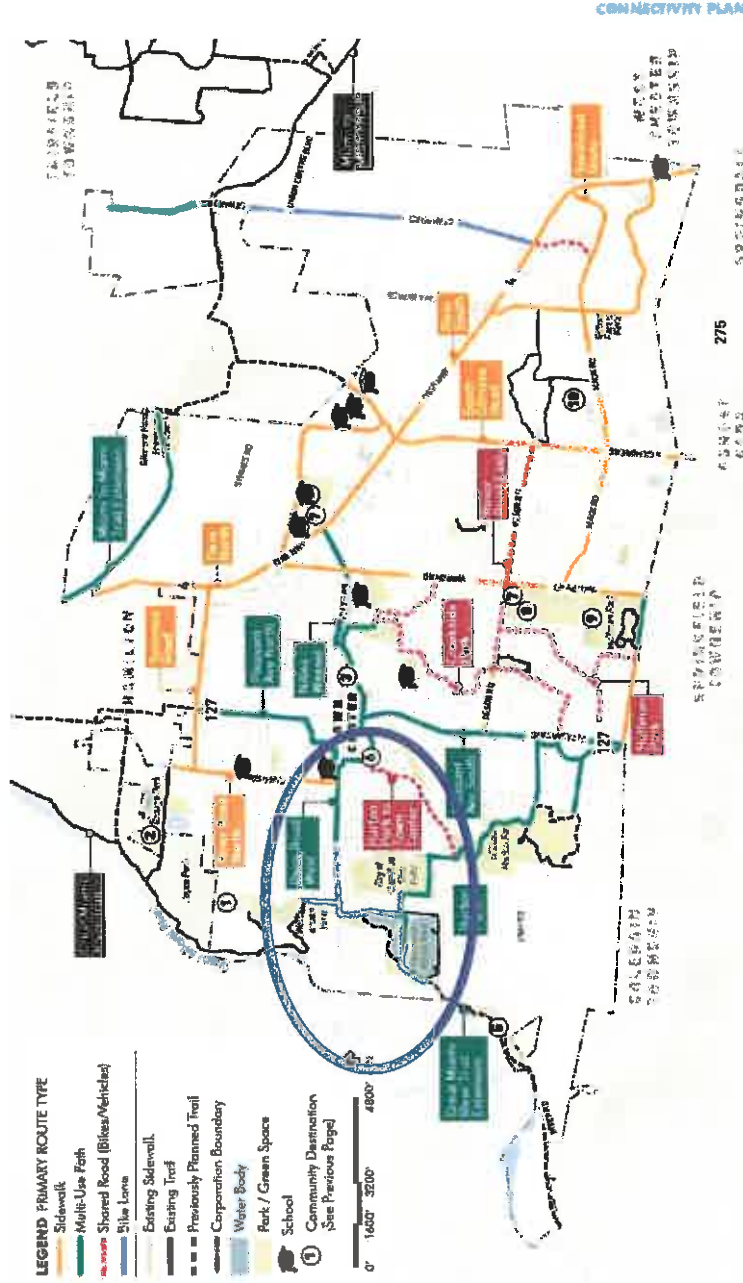
O H I O

**River – Groh – Chateau Intersection
Great Miami River Trail
River Road West Trail**

Council Presentation
October 14, 2025

FAIRFIELD

COMPREHENSIVE CONNECTIVITY PLAN



FAIRFIELD CONNECTS

10/14/2025

FAIRFIELD

Multi Use Trail to Establish a Sense of Place

- 10-12' wide asphalt Multi Use path will provide more of a neighborhood interacting space, community gathering space, walking, running, biking, dog-walking facility



GMRT Existing Conditions

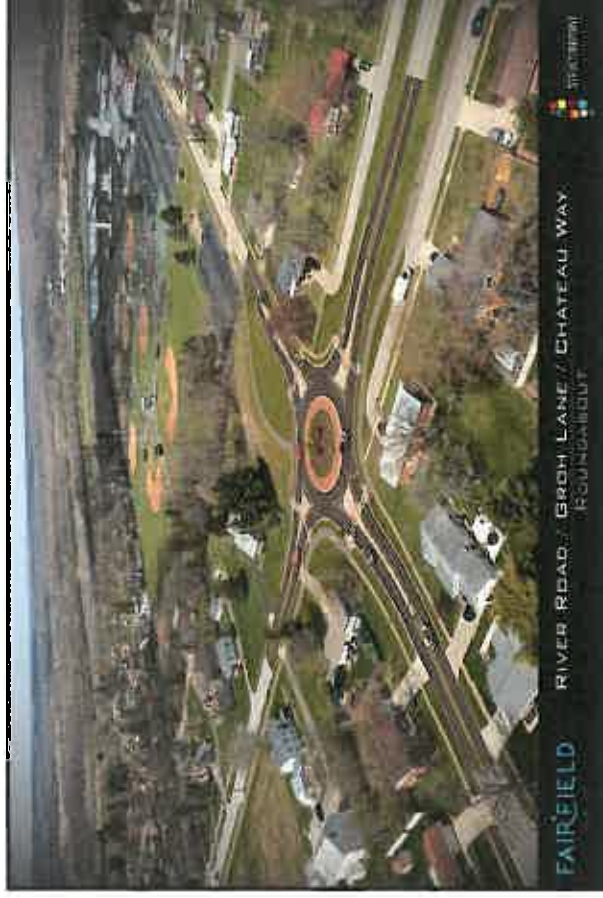


- Connectivity ends at Waterworks
- Right of Way controlled by City
- Past projects set up future expansion



City Council Briefing History

- Fairfield Connects Briefing 12-05-2022
- Pleasant and GMRT Potential Grant Projects 5-8-2023
- Five Years of Fairfield Connects 7-14-2025





ТАЙМЕРЫ И ПЕРСОНАЖИ



Discussion

[illegible]

2019 OFFICIAL CALENDAR

[illegible]

Seward and Tylersville Roundabout



Capacity / Pedestrian Safety Driven

Woodridge and Ross Roundabout



Recommendations

Based on the analysis results of the existing and future conditions, cost estimates, and benefits to the travelling public, COEC recommends that Alternative 4, a mini-roundabout, be considered by the City for implementation at this intersection. Roundabouts are a proven safety countermeasure to reduce left turn and angle crashes which this study intersection currently experiences. Furthermore, a roundabout has the biggest impact to intersection capacity when compared to a stop controlled or signalized intersection which will allow it to handle future growth in the area.



FAIRFIELD

Butler County Roundabouts

- “It’s the number 1 tool in our toolbox.” – Greg Wilkens, Butler County Engineer



- Fairfield currently has 2 of the 45 Roundabouts in Butler County
- Butler County communities currently have 9 additional modern roundabouts planned for construction
- This does not include Fairfield’s planned Roundabouts at Ross/Woodridge and River/Groh/Chateau

River-Groh-Chateau Roundabout

Staff Recommendation: Proceed with Approved Engineering

- The Council-Letter and proposal presented to City Council highlighted several key data points that make a roundabout the optimal solution for this location:
 - ✓ **Enhanced Public Safety:** Modern roundabouts have a proven, statistically significant, impact on improving safety.
 - ✓ **Improved traffic flow and reduced congestion:** A roundabout will help limit congestion during our many events on Groh Lane within the park system throughout the year and reduce the cut through traffic on neighborhood streets between River and Groh.
 - ✓ **Pedestrian and Cycling Connectivity:** This roundabout is a key component of our strategic investment in a City-wide multi-use path network. The lower vehicle speeds and shorter crossing distances create a much safer and more comfortable environment for all users, which is essential for the success of our growing trail system.
 - ✓ **Long-Term Fiscal Prudence:** While there is an initial capital investment, roundabouts offer significant long-term operational cost savings.

Proposed Changes to the Planning & Zoning Code

PUBLIC HEARING

October 14, 2025

Why propose modifications to the P & Z Code?

- Comprehensive Update – March 2024
- 18-month review period
 - ✓ To identify any errors or omissions in the code
 - ✓ Assess the effectiveness of the new regulations
- Proposing modifications ranging from minor changes and clarifications to new uses
- Dynamic document
 - ✓ Address relevant zoning issue
 - ✓ New planning and development trends



New Use – Data Center

- Why new use?
 - ✓ Increased need
 - ✓ Can be a strain on utilities
 - ✓ Noise generators
 - ✓ Minimal number of employees
 - ✓ Tend to require large acreage
- New definition
- Permit as a conditional use in the M-1 District
- Recommend all buildings in the M-1 District < 300,000 sq'



New Use – Warehouse, Cross-dock

- Differentiate between warehouse and a warehouse with cross-docks
- Permit in the M-2 District
- Logistic and distribution facilities



New Use – Drive-through Convenience Store

- New definition
- Permit as a conditional use in the C-2 District
- Permit with standards in the C-3, C-3A, and SE Districts
- Created vehicle stacking requirements
- Drive-Through Facility, Accessory
 - ✓ Use accessory to primary use
 - ✓ Ex. Drive-through window at McDonalds



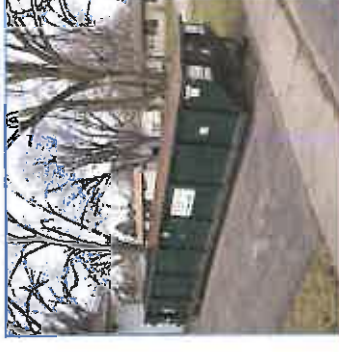
Motor Vehicle Fueling/Charging (gas station)

- D-1 District (Town Center)
 - ✓ Recommend removal as a conditional use
 - ✓ Existing gas stations – grandfathered
- John Gray/Pleasant Overlay District
 - ✓ Clarify that not permitted, regardless of zoning district



Parking of Commercial and CONSTRUCTION Vehicles in Residential Areas

- Existing Code: commercial vehicles are not permitted to parked on residentially used parcels for any period exceeding 4 consecutive hours
- Recommend adding construction vehicles and equipment
- Active construction projects are exempt



Other Minor Proposed Changes to the Zoning Code



- M-1 and M-2 Districts
 - ✓ Revised purpose statements
- Residential Animal Enclosures
 - ✓ Minor clarifications
- Personal Service
 - ✓ Added as a permitted use in B-1
- Stone & Monument Works
 - ✓ Added new standards
- Accessory Outdoor Storage
 - ✓ Minor clarifications
- Motor Vehicle Service
 - ✓ Minor modifications
- PUD & Overlay Districts
 - ✓ Revised window transparency rules
- Parking Lot Landscaping
 - ✓ Minor clarifications
- Fences & Walls
 - ✓ Minor clarifications
- Electronic Message Centers (EMC)
 - ✓ Minor clarifications
- Application Fees
 - ✓ Minor clarifications

Meeting Schedule



September 22, 2025 – City Council First Reading

October 14, 2025 – Joint Public Hearing, 7:00 PM

October 22, 2025 – Planning Commission, 6:00 PM

November 10, 2025 – City Council Second Reading, 7:00 PM

November 24, 2025 – City Council Third Reading, 7:00 PM

Note: If Planning Commission delays their decision, the City Council meetings will be delayed accordingly.

Questions?

Thank You.



EV Golf Cart Feasibility Assessment

10/14/2025

Adam Sackenheim – ACM, Infrastructure

FAIRFIELD
OHIO

1. Golf Operations History

- Golf cart fleet (gas-powered) leased via short-term deals
- Why?
 - ✓ No cart barns → added “wear and tear” on carts
 - ✓ Golfer usage → added “wear and tear” on carts
 - ✓ Third-party maintenance
 - ✓ Golfer expectations
- Leasing allows City to turn over fleet every 3-4 years

2. Infrastructure Considerations

- Current golf cart fleet fueled from existing gas tanks
- An EV fleet should be stored and charged under cover
 - ✓ 2 cart barns would likely be required
 - ✓ Construction costs ~\$700,000+



3. Cost Considerations – Gas vs. EV carts

- Assumptions:
 - ✓ 8-year evaluation period
 - Lithium battery pack warranty
 - EV cart life – 8 years
 - Gas cart life – 3-5 years
 - ✓ New infrastructure costs valued over 30-year asset life



3. Cost Considerations – Gas vs. EV carts



1. Gas Carts – leased:
 - ✓ No new infrastructure
 - ✓ Limited capital outlay for carts
 - ✓ New carts every 3-4 years
 - ✓ Annual cost ~\$125,600
2. Gas Carts – own:
 - ✓ No new infrastructure
 - ✓ Substantial capital outlay for carts
 - ✓ New carts after 5 years
 - ✓ Possible elevated maintenance costs towards end of fleet life
 - ✓ Annual cost ~ \$133,000

GAS vs. ELECTRIC GOLF CARTS

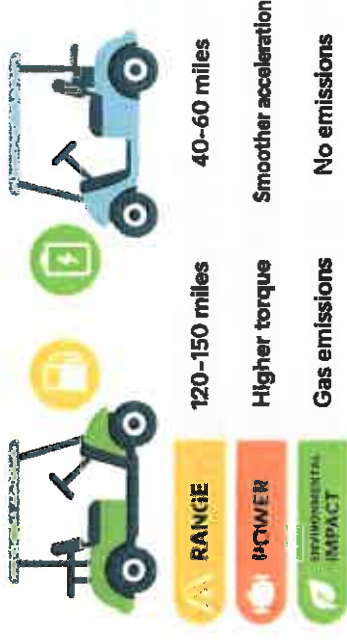
The infographic compares Gas and Electric Golf Carts across three categories: Range, Power, and Environmental Impact. It features icons for a gas pump, a battery, and a leaf, along with illustrations of the respective carts. The data is summarized in the table below.

RANGE	120-150 miles	40-60 miles
POWER	Higher torque	Smoother acceleration
ENVIRONMENTAL IMPACT	Gas emissions	No emissions

3. Cost Considerations – Gas vs. EV carts

3. EV Carts – leased for 4 years; then purchase:
 - ✓ New infrastructure needed
 - ✓ Limited capital outlay for carts
 - ✓ Fleet expected to last 8 years → Is this realistic?
 - ✓ Reduced GHG emissions
 - ✓ Improved golfer experience
 - ✓ Annual cost ~\$222,660
4. EV Carts – own:
 - ✓ New infrastructure needed
 - ✓ Substantial capital outlay for carts
 - ✓ Fleet expected to last 8 years → Is this realistic?
 - ✓ Reduced GHG emissions
 - ✓ Improved golfer experience
 - ✓ Annual cost ~\$154,440

GAS vs. ELECTRIC GOLF CARTS



4. Competing Capital Needs for Golf

- Golf maintenance building replacement – 2027 CIP project
✓\$500,000
- North Trace tee and bunker improvements – TBD
✓\$250,000
- South Trace Irrigation System Replacement – 2028 CIP project
✓\$1,500,000
- South Trace pond improvements and stabilizations – TBD
✓\$1,700,000



5. Staff Recommendations

- Enter into 3-year lease agreement with optional extension years for new gas-powered golf carts
- Prior to lease expiration, further evaluate feasibility of migrating to EV fleet
 - ✓ Per Fairfield Sustains – evaluate ROI, environmental, and quality of life considerations
 - ✓ Incorporate projects into City CIP if warranted



FAIRFIELD

