

**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

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.

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

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

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: 10/14/25