

**City of Fairfield Minutes
Regular Meeting of City Council
September 8, 2025**

Council-Manager Briefing

6:00 PM - Utility Rate Update

Mayor Rhodus called the briefing to order. Councilmembers present: Leslie Besl, Dale Paullus, Debbie Pennington, Adam Kraft, Tim Meyers and Gwen Brill.

Staff members present: Scott Timmer, Laurie Murphy, Steve Wolterman, Adam Sackenheim, Diana Davenport, Jason Hunold, Christine Roach, Alisha Wilson, Mandi Brock, Ben Mann, Greg Kathman, Tom Lakamp, Steve Maynard and Tami Moore.

Staff presented the Utility Rate Study findings and rate proposal for Council consideration. 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 Besl led in prayer and Pledge of Allegiance.

Roll Call

Councilmember Meyers, seconded by Councilmember Brill, moved to excuse Councilmember Davidson. Motion carried 6-0.

Agenda Modifications

None.

Executive Session Requests

Councilmember Besl, seconded by Councilmember Paullus, moved for Executive Session to discuss pending and imminent litigation, purchase of property for public use and to consider confidential information related to marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or negotiations with other political subdivisions respecting requests for economic development assistance. Roll call vote. Motion carried 6-0.

Special Presentations

1. Flavors of Fairfield Winner Recognition

Eva Joseph presented an overview of the Flavors of Fairfield data for 2025. See attached slide. Mayor Rhodus presented the grand prize gift cards to Autumn Edington, Ann Parsell and Brian Storm.

2. Fairfield Prevention Coalition Presentation

Joe Markiewicz presented an overview of the Fairfield Prevention Coalition's mission and a request that opioid settlement money that the City receives be used to help fund their

programs. See attached slides.

Citizen Comments

Cindy Brehner, 5182 Boehm Drive addressed Council regarding traffic concerns and racing/noise from mufflers. She noted a motorcyclist that has been revving his engine at all times of the day, as well as an incident that occurred on August 30 at 9 PM involving a dark SUV driving towards her house very fast. She commented that Boehm Drive has become dangerous and a place to show off. Mayor Rhodus told her that Police can assign extra patrols and set up radar speed signs and directed her to Chief Maynard.

Council Reports

Councilmember Brill announced that the latest Fairfield Flyer is online. She noted a few of the upcoming events, including the community blood drive on September 16, Fairfield Fire Prevention Week October 5-11 and discard day October 18 at Aquatic Center. She also thanked Jason Hunold, Diana Davenport and Christine Roach for rate study presentation at 6 PM.

Councilmember Pennington reported that the street overlay projects are complete for 2025 and that work will continue on South Gilmore through fall and is on schedule to be complete by winter.

Councilmember Besl reported that the playing court improvements are underway at parks and the disc golf course is being improved this fall. She commented that Parks wrapped up summer on high note with final Groovin on the Green and announced Autofest this weekend.

Mayor Rhodus reported that the Mayor's Youth Commission kicked off today and students will be in contact with staff over the next couple of weeks. He noted that discard day is important for lithium ion batteries. He also commended utilities for keeping cost down while providing great service, per the presentation at 6 PM.

Public Hearing(s)

None.

Approval of Minutes

1. Regular Meeting Minutes - August 11, 2025

The Regular Meeting Minutes of August 11, 2025 were approved as written and submitted.

Old Business

1. Development Services - Councilmember Adam Kraft

- a. Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1130.01(B)(2), the City of Fairfield, Ohio, Zoning Map by approving the Concept Development Plan for the Pleasant Avenue and John Gray Road Planned Unit Development.

Councilmember Kraft presented the second reading of this ordinance and noted receipt of a

memo from the Planning Commission in opposition of approval of the rezoning.

Mayor Rhodus noted that Council has received the minutes of the Planning Commission meeting and explained that the procedure to overturn Planning Commission recommendation requires 5 out of 7 votes in favor of the rezoning. He also asked Public Works Director Mann to explain the requirements for legal installation of a traffic signal at Augusta Boulevard and whether this project meets those requirements. Mr. Mann explained the legal warrants and noted that the project does not meet any of the necessary requirements for installation of a traffic signal. Councilmember Meyers asked if we know if the developer obtained the traffic count directly and noted that it would be good information to have to know if it is real-time data or based on averages because that area has changed significantly over the years.

Matt Gaston, Civil Engineer for Schnicke Development Group, presented to City Council regarding how the proposed project fits into the Comprehensive Plan document. See attached slides.

Councilmember Kraft noted that the neighborhood on Carousel Circle is concerned that their street will be used as a turnaround. Mr. Gaston noted that the traffic study showed that is exactly what is currently happening and the improvements they plan to make would significantly improve that due to the extended turn lane and reduction in queuing. Councilmember Kraft asked if there would be signage directing residents and patrons which exit to use. Mr. Gaston stated that could be done.

Law Director Wolterman noted receipt of a letter from the property owner's legal representation as part of the record. See attached.

Gary Webb, 54 Carousel Circle, noted his presentation to the Planning Commission and requested Councilmember Kraft to distribute to City Council. See attached. He asked City Council to listen to the Planning Commission meeting. He has a picture that shows 525 feet of backup on John Gray Road.

Dave Grohn, 6 Carousel Circle, asked if the warrants were checked with traffic diverted from John Gray to Augusta exit. Mr. Mann stated that the developer noted in the traffic study that even if all the traffic was diverted, it still did not meet the warrants. He noted that the extension of the turn lane will completely mess up the egress for Walgreens across the street because it is already extremely difficult to leave Walgreens at heavy traffic times. He stated that it is difficult to get out of Carousel going eastbound on John Gray Road at 5:00 PM due to the amount of traffic.

Josh Large, 29 Carousel Circle, stated that his biggest concern is traffic and safety for the children on his street. He asked who would be responsible when something happens to a child. He stated that he watched a car speed down the street and turn around in 12 seconds, when it takes at least 20 seconds driving the speed limit. He stated that the developer doesn't want to change anything, so why would we want to work with someone that doesn't want to work with us?

Patrick Gainard, 30 Carousel Circle, stated that he read the Comprehensive Plan himself and said he feels there is a litany of ways the project does not fit the plan, in spite of how the developer states that it does. He noted that he drives by the property numerous times each day and every time he thinks how terrible of an idea it is to put a road in that location due to the amount of traffic that is already there.

Teresa Mangold, 11 Carousel Circle, noted that she has lived there since 1989. She knows that eventually something will go there and asked about the property being subdivided among neighboring property owners and the City to be used as green space. She noted the same traffic concerns as previous residents.

Rex Hambrick, 5261 Chateau Way, noted that his parents own a home on Carousel that he would like to purchase from them. However, he is concerned about the traffic and speeding. He stated that instead of worrying about bringing people in, maybe worry about keeping people here, because if the development goes in, he may move somewhere else.

Mayor Rhodus noted that City Council will take everything into consideration prior to the vote at the next meeting. Councilmember Kraft requested a report of violations on Carousel Circle from the Police Department.

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

Councilmember Besl, seconded by Councilmember Kraft, moved to read all New Business by title only. Motion carried 6-0.

1. Community & Public Relations - Councilmember Gwen Brill

- a. Simple Motion: Motion to approve the following 2025 Boards/Commissions Appointments effective September 8, 2025:

Peggy Emerson - Environmental Commission, Chamber of Commerce Representative, term expires 3/31/2028

Councilmember Brill, seconded by Councilmember Pennington, moved to approve the simple motion. Motion carried 6-0.

SIMPLE MOTION NO. 10-25. APPROVED 6-0.

2. Development Services - Councilmember Adam Kraft

- a. Ordinance to repeal Ordinance No. 87-25 and vacating part of Service Drive and a public storm sewer easement as shown on the attached vacation plat and replat of Lots 9696 and 9952 and dedication plat for a portion of Stockton Station Drive and authorizing the City Manager to execute the plats and such additional documents as may be necessary to complete the development of said property and declaring an emergency.

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

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

In May 2024, City Council authorized a Development Agreement with Blaze Properties relative to the redevelopment of a vacant former PNC Bank branch at 7075 Dixie Highway and a vacant former car wash/detailing business at 7051 Dixie Highway. Blaze Properties is preparing the site for a new Wawa gas station and convenience store.

Redevelopment of the site required realigning both a roadway and a 60-inch public storm sewer that bisected the site. Following demolition of the former bank and car wash properties, the roadway and sewer realignment were completed.

In accordance with the Development Agreement, Blaze Properties engaged a surveyor to complete the required platting documents to vacate the right-of-way of the former roadway alignment, dedicate the right-of-way for the new roadway alignment, adjust the sanitary sewer easement, and consolidate the future Wawa site into one parcel.

Approval of this ordinance will authorize the City Manager to execute a vacation plat and record plat to accomplish the necessary right-of-way, easement, and parcel changes in this area. Once these plats are recorded with the Butler County Recorder, the Wawa parcel can be turned over for construction of the gas station and convenience store.

Councilmember Kraft presented the first reading of this ordinance. Councilmember Adam Kraft, seconded by Debbie Pennington, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Adam Kraft, seconded by Dale Paullus, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 107-25. APPROVED 6-0.

3. Public Safety - Councilmember Dale Paullus

- a. Ordinance to authorize the City Manager to execute the Leary Foundation Grant Application and Agreement for physical ability training step mills and declaring an emergency.

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

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

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

Councilmember Paullus presented the first reading of this ordinance. Councilmember Dale Paullus, seconded by Debbie Pennington, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Dale Paullus, seconded by Adam Kraft, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 108-25. APPROVED 6-0.

- b. Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of VL Foreman LLC, 5120 Pleasant Avenue, Suite B, Fairfield, OH 45014 (Permit Class D5 & D6).

Councilmember Paullus, seconded by Councilmember Pennington, moved to approve the simple motion. Motion carried 6-0.

SIMPLE MOTION NO. 11-25. APPROVED 6-0.

- c. Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Everest Kitchen LLC, 5250 Dixie Highway, Unit A, Fairfield, OH 45014 (Permit Class D5).

Councilmember Paullus, seconded by Councilmember Pennington, moved to approve the simple motion. Motion carried 6-0.

SIMPLE MOTION NO. 12-25. APPROVED 6-0.

4. Public Utilities - Councilmember Matt Davidson

- a. Ordinance to amend subsection 921.04(a), License; Bonding Requirements, subsection 921.05(f), Inspection of Meters, subsection 921.06(a), Special Meters, subsection 921.07(a), Application for Water Service; Fee, subsection 921.08 Water Rates, subsection 921.12(b), Cross-Connection Control; Water Quality Backflow Protection, and subsection 925.08(b)(1) Sewer User Rates of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio.

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.

Councilmember Brill presented the first reading of this ordinance.

b. Resolution authorizing the City of Fairfield, Ohio to become a 'Power a Clean Future Ohio' community

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

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

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

Councilmember Brill presented the first reading of this resolution. Councilmember Gwen Brill, seconded by Tim Meyers, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Gwen Brill, seconded by Dale Paullus, moved to adopt. Motion carried Yes 6, No 0, Abstained 0. Councilmember Meyers congratulated staff on the speed of getting this together.

RESOLUTION NO. 12-25. APPROVED 6-0.

5. Public Works - Councilmember Debbie Pennington

- a. Ordinance to authorize the City Manager to enter into a contract with Compass Minerals America, Inc. for the purchase of road salt.

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

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

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

The price for 2023 was \$90.31. The price was \$85.92 per ton in 2022 and \$76.29 per ton in 2021. The price was \$74.71 per ton in 2020, \$73.21 per ton in 2019, \$62.98 per ton in 2018, \$58.73 per ton in 2017, \$68.42 per ton in 2016, \$74.19 per ton in 2015, \$66.71 per ton in 2014, and \$64.22 per ton in 2013.

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

Councilmember Pennington presented the first reading of this ordinance. Councilmember Debbie Pennington, seconded by Dale Paullus, moved to suspend the second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Debbie Pennington, seconded by Adam Kraft, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 109-25. APPROVED 6-0.

- b. Ordinance to authorize the City Manager to enter into an agreement with American Structurepoint for the River, Groh, and Chateau Improvements project.

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

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

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

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

Councilmember Pennington presented the first reading of this ordinance. Councilmember Debbie Pennington, seconded by Leslie Besl, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Debbie Pennington, seconded by Dale Paullus, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 110-25. APPROVED 6-0.

6. Finance & Budget - Councilmember Tim Meyers

- a. Resolution Accepting the Amounts and Rates as Determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor.

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

Councilmember Meyers presented the first reading of this resolution. Councilmember Tim Meyers, seconded by Gwen Brill, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Leslie Besl, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

RESOLUTION NO. 13-25. APPROVED 6-0.

- b. Ordinance providing for the issuance of \$57,330.63 to bonds by the City of Fairfield, Ohio, to pay part of the cost of sidewalk repair in the City, and declaring an emergency.

The annual Sidewalk Program required property owners to repair sidewalks/aprons that were marked for replacement. Council passed a resolution to authorize the repairs.

Invoices were then sent out to the property owners. The outstanding balances were certified to the County Auditor to be collected with the real estate taxes. In accordance with State law, the City Council must pass an ordinance to issue bonds for outstanding assessments. The bonds to be issued will be purchased by the City treasury and will carry an interest rate of 2.50%.

Councilmember Meyers presented the first reading of this ordinance. Councilmember Tim Meyers, seconded by Adam Kraft, moved to suspend second and third readings. Motion

carried Yes 6, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Dale Paullus, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 111-25. APPROVED 6-0.

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

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

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 6, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Debbie Pennington, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 112-25. APPROVED 6-0.

- d. Ordinance to amend Ordinance No. 158-24 entitled "An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2025, and ending December 31, 2025."
- Supplemental Appropriations

Councilmember Meyers presented the first reading of this ordinance. Councilmember Tim Meyers, seconded by Adam Kraft, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Dale Paullus, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 113-25. APPROVED 6-0.

- e. Ordinance to amend Ordinance No. 158-24 entitled "An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2025, and ending December 31, 2025."
- Contractual Appropriations: \$330,000 total (Detail: \$280,000 for River/Groh/Chataeu improvements project (Public Works); \$30,000 concrete curb & sidewalk program (existing contract; Public Works))

Councilmember Meyers presented the first reading of this ordinance. Councilmember Tim Meyers, seconded by Adam Kraft, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Adam Kraft, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 114-25. APPROVED 6-0.

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

Works)

- f. Ordinance to amend Ordinance No. 158-24 entitled "An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2025, and ending December 31, 2025."
- Non-Contractual Appropriations: \$64,175 total (see below for detail)

Councilmember Meyers presented the first reading of this ordinance. Councilmember Tim Meyers, seconded by Adam Kraft, moved to suspend the second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Debbie Pennington, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 115-25. APPROVED 6-0.

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

\$18,525 - removal of trees at South Trace and North Trace golf courses (Parks & Recreation)

\$15,000 - Right of Way Services for the Pleasant Avenue Multiuse Trail (Public Works)

\$12,500.00 - Sustainability Metric Tracking and Dashboard Software Kausal (Sustainability)

Meeting Schedule

Monday, September 22 - Council-Manager Briefing 6:00 PM; Regular Meeting 7:00 PM

Tuesday, October 14 - Council-Manager Briefing 6:00 PM; Regular Meeting 7:00 PM

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

Clerk Wilson read the meeting schedule.

Executive Session of Council (if Needed)

Council recessed to Executive Session at 8:27 PM.

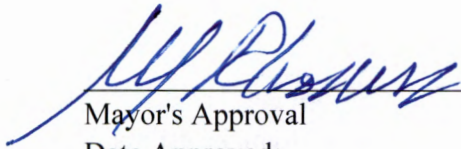
Adjournment

The Regular Meeting adjourned at 9:21 PM.

ATTEST:



Clerk of Council



Mayor's Approval

Date Approved:

(Faint handwritten text)



Proposed Water/Sewer Rates 2026 – 2030

9/8/2025

FAIRFIELD

FAIRFIELD OHIO



FAIRFIELD CONNECTS



FAIRFIELD
FORWARD



FAIRFIELD

PUBLIC UTILITIES



Water Pipes



Sewer Pipes

Proposed Water/Sewer Rate Presenters



Jason Hunold – Public Utilities Director

Diana Davenport – Finance Director

Christine Roach – Utility Billing Supervisor

Presentation Overview



- Background – Previous Rate Structure
- Projects Completed 2021 – 2025
- Financial Planning
- Rate Evaluation & Recommendations
- Future Projects
- How do I read my Water/Sewer bill?
- Questions?

Mission Statement – Public Utilities



The primary objectives of the Public Utilities Department are to:

- Protect public health and safety
- Protect the environment
- Provide exceptional customer service
- Provide stable and cost-effective rates

Rate History



- No water rate increases 1985-2007
- 2007-2016 ~4.3% increase/year (combined)
- Significant increases 2017-2020
 - 2017 +9.7%
 - 2018 +9.9%
 - 2019 +5.2%
 - 2020 +4.9%
- 2021-2025 ~3.5% increase/year (combined)

Water Division Projects



2021 – 2025 Water Division Expenditures: ~\$64,000,000

- Water Main Improvements
- Water Meter Replacement
- Booster Station Improvements
- Production Well Rehab/Well 3R
- Water Tower Rehab
- Port Union Tank
- SCADA Upgrades/System Automation
- High Service Pump Installation/Plant Rerating
- Chemical Feed System Improvements
- Solids Contact Clarifier Rehab

Water Main Improvements

- 2021: Resor & Winton
- 2022: Route 4 south of Bypass
- 2023: John Gray Road: DDC Way
- 2024 Gray Road
- 2025 Wittenberg Drive
- 2025 Seward Road
- 2025 Winton Road Lining



Advanced Metering Infrastructure (AMI)

- ~14,000 Meters
- Unaccounted for Water ~22% - ~12%
- ROI ~4 Years

~ \$5 Million



Booster Pump Station Improvements



- Pumps
- Motors
- Valves
- Check Valves
- Variable Frequency Drives (VFD's)
- Water Pressure Surge Safety Equipment



Production Well Rehabilitation/Well 3R

- Well 8 Rehab/Liner
- Well 5 Rehab/Liner
- Well 6 Rehab – High Velocity Injection
- Well 4 – High Velocity Injection
- Well 3R Construction – 4MGD – First Well Drilled 30 Years

~ \$1.5 Million



Water Tower Coating Systems

- Hunter Tank
- Seward Tank
- Port Union Tank
- 25 Year System



Port Union Tank



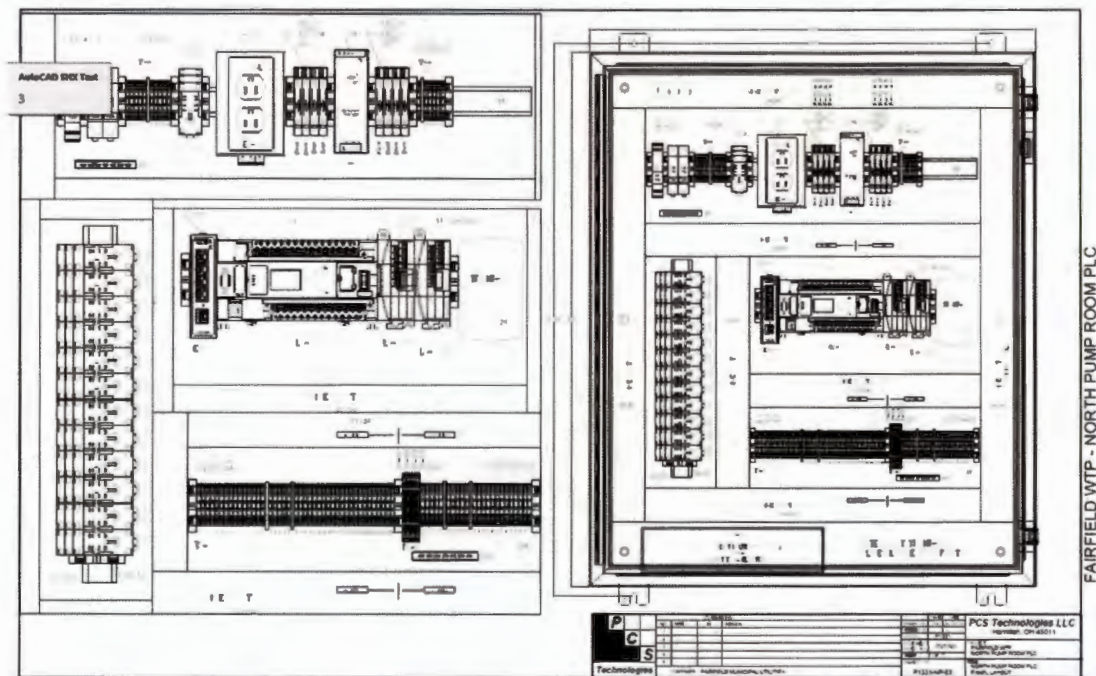
- Development Driven
- First Water Tower Constructed in 25 years
- Additional 1.25 MG Storage
- Koch Foods Water Consumption July 2025:
61 MG

~ \$5 Million



SCADA System Upgrades/Automation

- Production Wells 3 & 8
- Carbon Dioxide Feed
- North Sludge
- North High Service
- Booster Pump Stations
- Operator Interface Terminals (OIT)
- Sodium Hypochlorite Feed
- Fluoride Feed
- Distribution System Automation



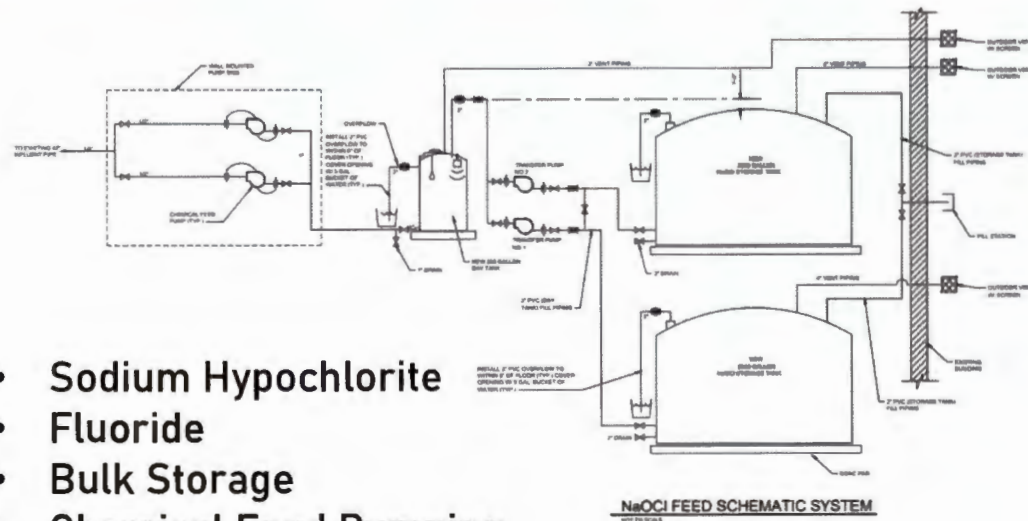
High Service Pump Install/WTP Rerating



- Pump/Motor/VFD
- Additional Redundancy
- Rerating Initiative 9MGD – 10.5 MGD



Chemical Feed System Improvements



- Sodium Hypochlorite
- Fluoride
- Bulk Storage
- Chemical Feed Pumping Systems
- Mitigate Safety Risk

~ \$2.5 Million



Solids Contact Clarifier Rehabilitation



- Drive Unit Replacement
- Avoid Running Equipment to Failure



Sewer Division Projects



2021 – 2025 Sewer Division Expenditures: ~\$62,000,000

- UV Disinfection Upgrades
- Sanitary Sewer Main Lining
- Secondary Clarifier Rehab
- Multi-Purpose Building
- Lime Lagoon Sewer Extension
- Pump Station Improvements
- Aeration System Improvements
- WW Plant Manhole Rehab
- Wastewater Plant Generator
- WW Plant Solar Array

Ultraviolet Light Disinfection Improvements



- Replaced Obsolete Equipment
- Improved Efficiencies
- Installed In-house - Staff



Sanitary Sewer Main Lining

- 3,200 feet of sanitary sewer has been lined 2021 – 2025
- Winton Road
- Casa Loma Drive
- Pleasant Avenue
- Red Oak Court
- Green Oak Drive
- Mack Road
- Dixie Highway



Secondary Clarifier Rehabilitation



- Unexpected Failure 2021
- Rehabbed Clarifier 2 2023



Multi-Purpose Sludge Dewatering Chemical Storage Building

- Improved Solids Content
- Operational Redundancy
- Less Preventative Maintenance
- Planning – Future Discharge Limits

~ \$2.5 Million

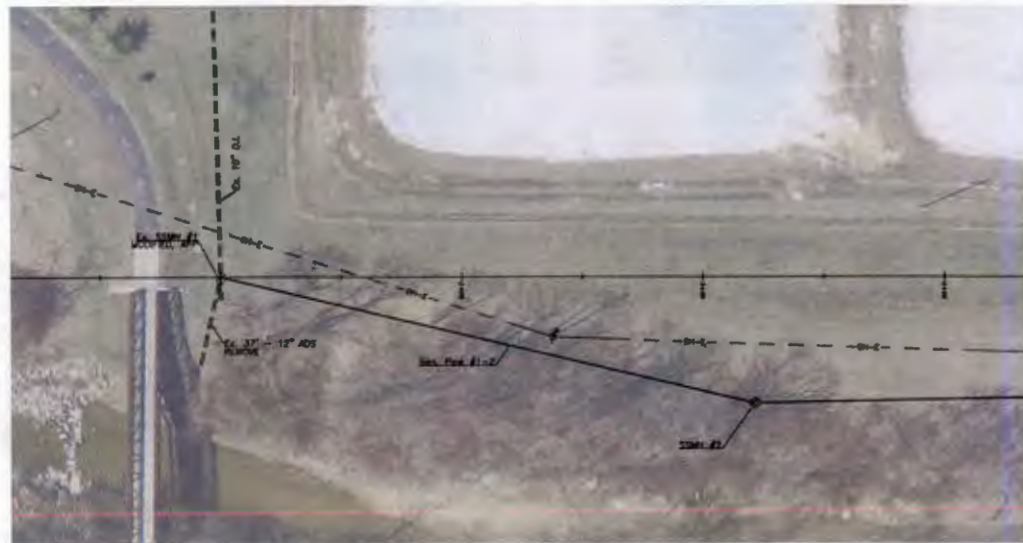


Lime Lagoon Sewer Extension



LIME LAGOON SANITARY SEWER IMPROVEMENT

- Pleasant Run Creek Reclassified -2020
- WW Plant Modeling
- Design Work – Public Works



Pump Station Improvements

- HVAC Improvements to meet current Class IV Div IV standards
- Safe Working Environment
- 7 Air Exchanges/Hour

~ \$.75 Million



Aeration System Improvements

- Optimize Operation
- Enhanced Aeration
- Increased Efficiencies
- Decreased Energy Consumption
- Automated Control
- Regulatory Compliance

~ \$7 Million



Wastewater Plant Manhole Rehabilitation

- Deterioration
H₂S Exposure
- Monoform
Manhole Lining
Solution



Wastewater Plant Standby Power Generator

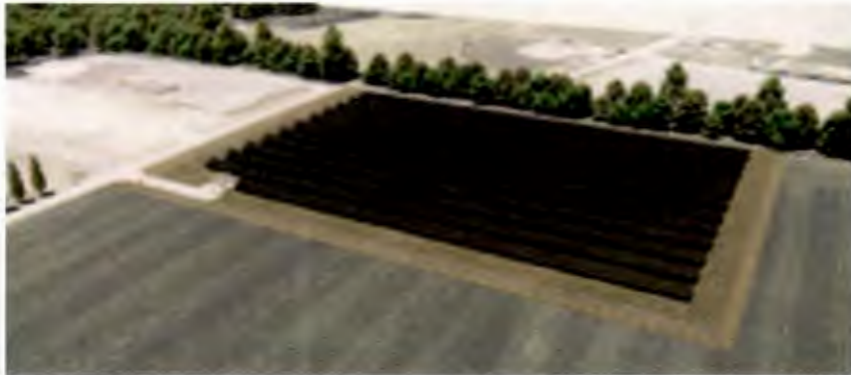


- Master Service Agreement
- City Owns and Maintains



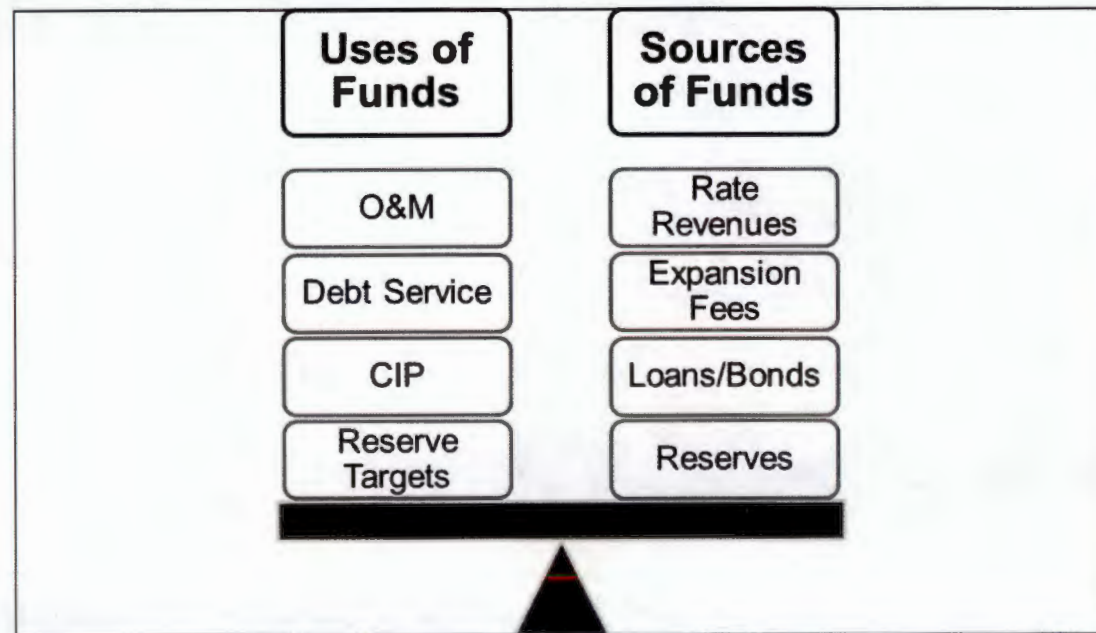
Wastewater Treatment Plant Solar Array

- 1.5 MW DC
 - Electric Savings
 - Greenhouse Gas Emissions
 - Air Pollution
 - Sustainability Initiative
- ~ \$2.9 Million



Building Blocks of Financial Plan

The financial plan projects level of revenues required to meet costs (i.e., revenue requirement) for services provided

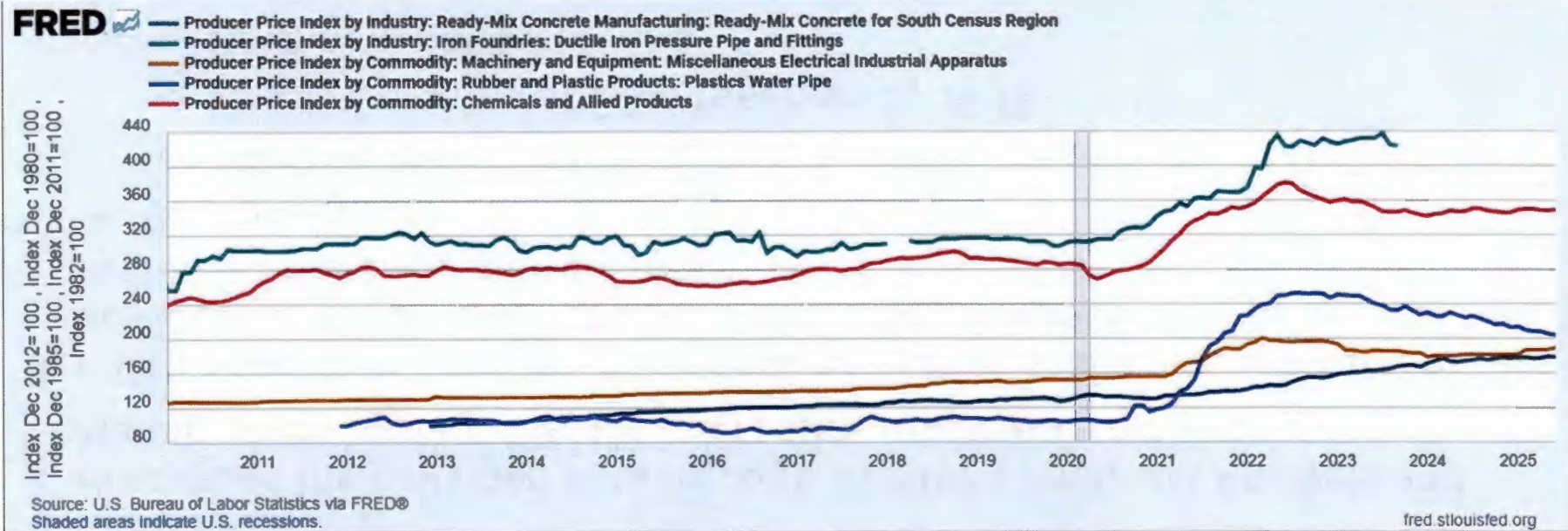


Rate Study Approach



1. Collaborated with City staff to gather historical and budgeted financial information for water and sewer system operations.
2. Processed the collected data through Stantec's Financial Analysis and Management System (FAMS) interactive modeling framework.
3. FAMS generates a ten-year financial projection that assesses current rate sufficiency and determines the annual rate increases needed to meet the system's financial requirements.
 - City objectives:
 - Maintain the combined bills at or below 3% of annual rate increases
 - Reach 9 months of O&M reserves by 2035
 - Have minimal borrowing

Cost Drivers for Water/Sewer Rate Increases



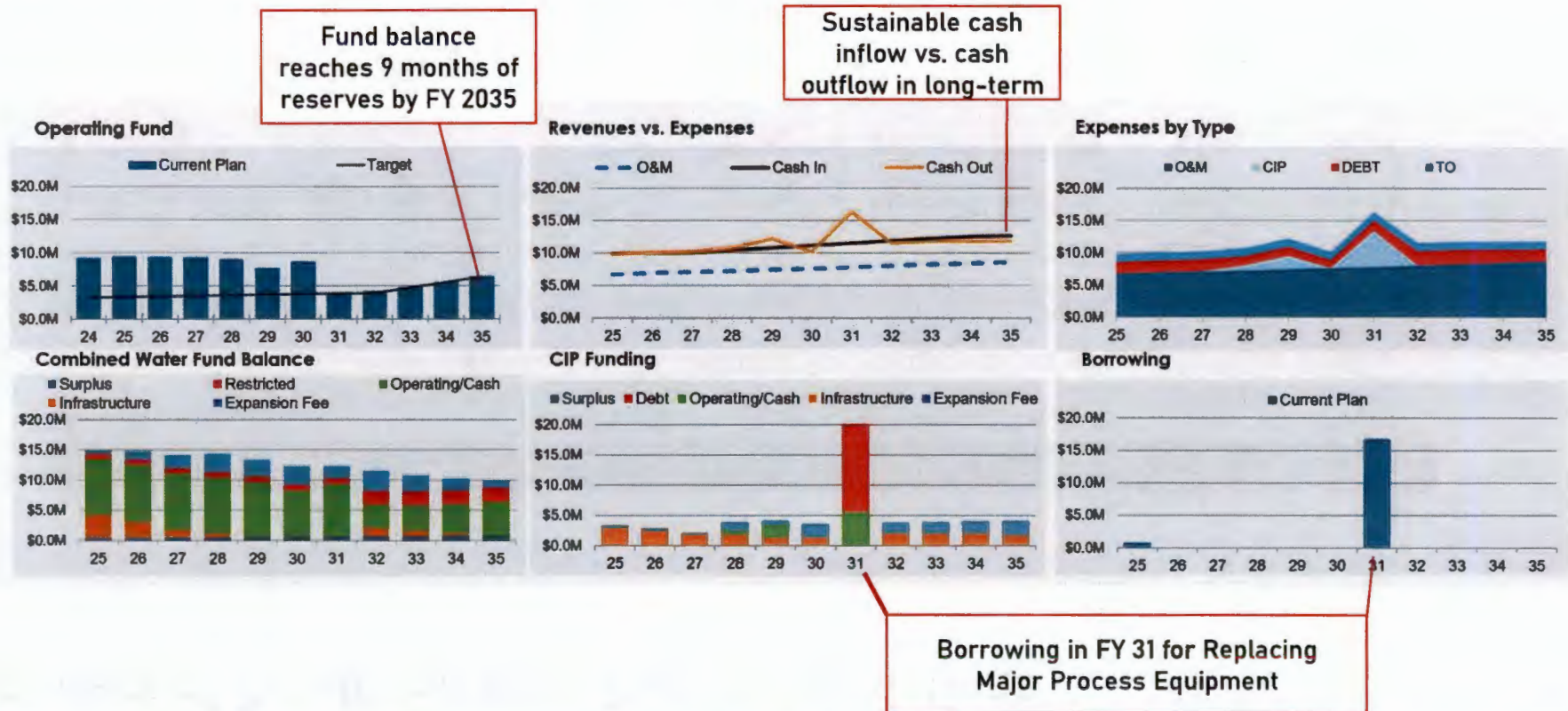
- Plastics Water Pipe = 95%
- Concrete = 54%
- Electrical Machinery and Equipment = 39%
- Ductile Iron = 35%
- Chemicals = 29%
- Electric Capacity/Generation = 50%...

Summary of Combined Rate Recommendations



	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Water Rate Increase	0.50%	0.50%	3.0%	3.0%	3.50%
Water Infrastructure Charge Increase (per kgal)	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05
Sewer Rate Increase	4.00%	4.00%	2.00%	2.00%	1.50%
Sewer Infrastructure Charge Increase (per kgal)	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05
Average Monthly Residential Bill (5,000 gal)	\$62.96	\$64.83	\$66.72	\$68.63	\$70.54
\$ Change	\$1.82	\$1.87	\$1.89	\$1.91	\$1.91
% Change (Average)	3.0%	3.0%	2.9%	2.9%	2.8%

Long-Term Financial Sustainability - Water



Key Performance Indicators - Water

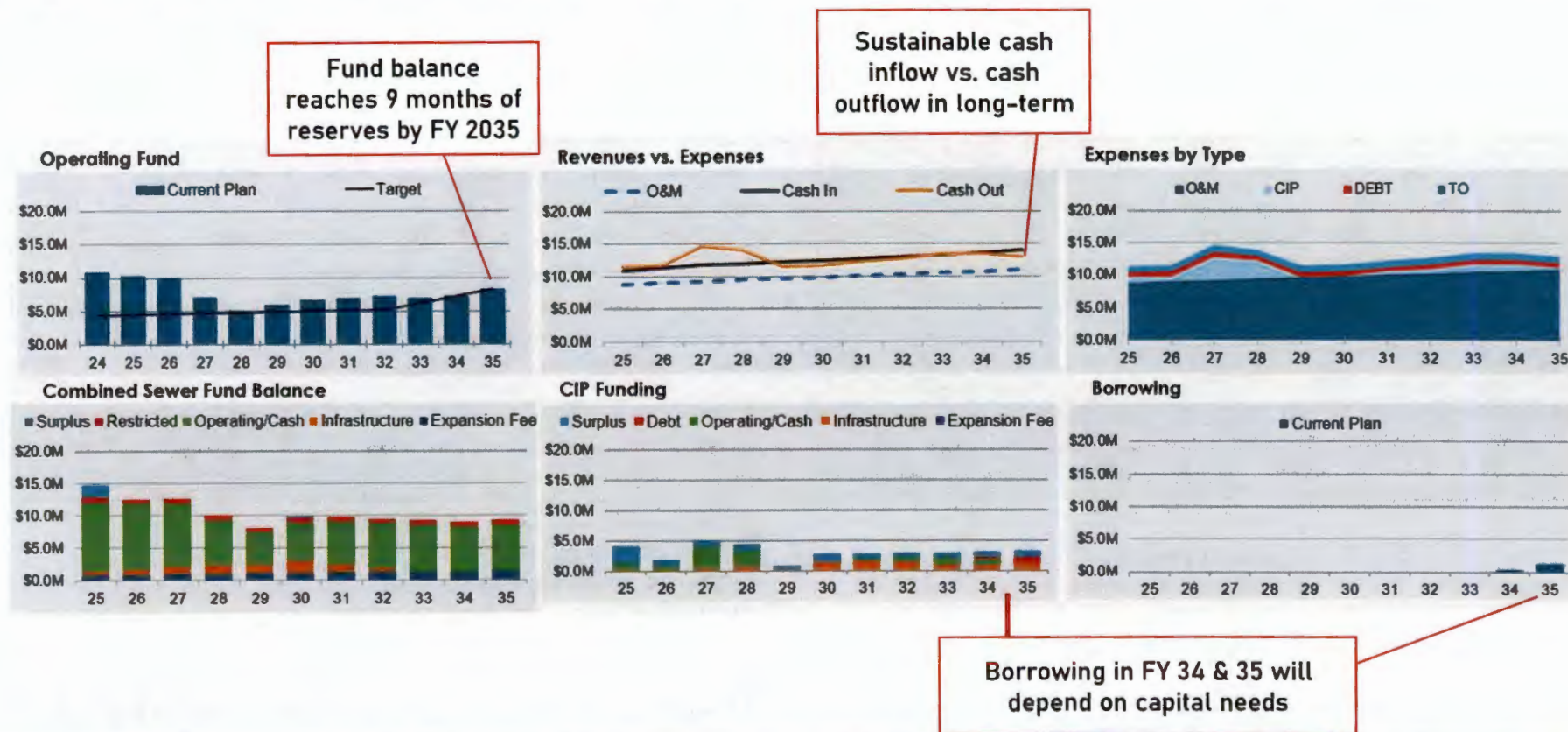
Debt is used to fund large projects in the year they occur, overall debt-funding of CIP is sustainable

Long-term outlook of debt service coverage is above or around target

Performance Indicators	Source	Stronger/ AAA		Midrange/ AA		Weaker / A	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

Days cash on hand remains at high target level in outer years

Long-Term Financial Sustainability - Sewer



Key Performance Indicators - Wastewater

Debt is used to fund large projects in the year they occur; overall debt-funding of CIP is sustainable

Long-term outlook of debt service coverage is above target

Performance Indicators	Source	Stronger/ AAA	Midrange/ AA	Weaker / A	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

Days cash on hand remains at high or around target level in outer years

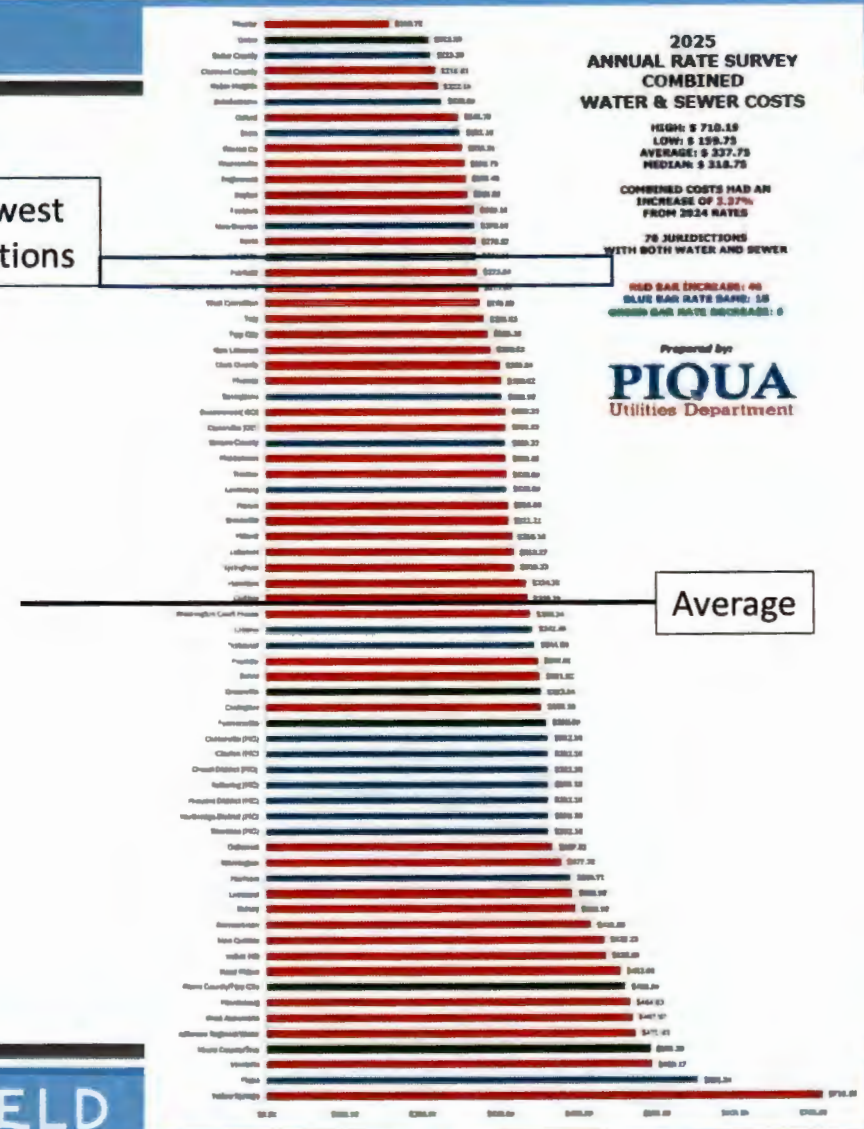
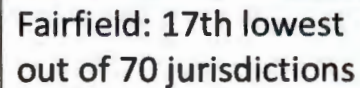
Summary of Combined Rate Recommendations



1. Current rate structure achieves fiscal stability and transparency
2. FY 26-30 plan of rate increases, results in ~2.9% annual overall increase to typical residential customer's combined monthly bill
3. Infrastructure charges will increase yearly by \$0.05

Rate Survey

- Projected 2030 combined bill cost based on a 3-month period at **22,500** gallons will be **\$336.30**
- In 2030, Fairfield will stay below the mean because most utilities will continue to increase their rates



Regulatory Uncertainty

- PFAS
- Phosphorus Discharge Limits
- Land Application of Sewage Sludge



TOXIC ALGAE ALERT

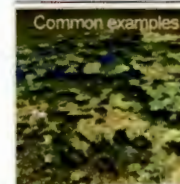
Toxic algal mats ARE present in this water
Mats can be attached to the bottom, detached and floating, or washed up on shore



Do NOT let children or adults touch, eat, or swallow any algal mats.



Do NOT let dogs eat algal mats or drink from the water.



Projects on the Horizon



Water Division

- Distribution System Improvements
- Small Water Line Improvements
- Hunter Tank Coating System
- SCADA Upgrades
- WTP Clear Well
- Building Improvements

Sewer Division

- Broadview LS Generator
- Lake Manor LS
- Primary System Overhaul
- RT 4 Relief Sewer
- Dystor Dome Replacement
- Building Improvements
- Raw Sewage Pump Replacement

How do I read my Water/Sewer Bill

Utility Billing processes 3,400 bills weekly!

Account Information

- **Account Number** – changes if you move
- **CID** – stays the same regardless of address

Billing & Payment

- **Due Date** – always on a Wednesday
- **New Bills** – printed on Friday
- **Amount Due** – must be paid by due date
10% late fee if not paid on time

Billing Cycle & Usage

- **Billing Cycle** – 28–31 days
- **Usage History** – last 12 months shown

Services & Charges

- **Services** – itemized usage billed
- **Charges** – breakdown by service type

Read Types

- **A** – Actual Reading
- **E** – Estimated Reading
- **M** – Manual Reading

Account Summary

- Payments made
- Adjustments & penalties
- Current charges

City of Fairfield
Utility Billing & Collections
5350 Pleasant Ave. Fairfield, OH 45014
Phone: (513) 867-5370
Monday-Friday: 8:00am-5:00pm
www.fairfieldoh.gov

Service Address

From	To
06/08/2025	07/08/2025

Billing Address

TAMER, SCOTT

Account Number	
Customer ID	
Due Date	08/20/2025
Amount Due	\$67.08
Amount Due After Due Date	\$73.79

Water usage history in gallons

Service	Previous Reading	Current Reading	Usage Gallons	Read Type	Charge/ft
SEWER	148600	152000	4200	A	23.57
WATER					15.49
TRASH					

City of Fairfield
Utility Billing & Collections
5350 Pleasant Ave. Fairfield, OH 45014
Phone: (513) 867-5370
Monday-Friday: 8:00am-5:00pm
www.fairfieldoh.gov

REMIT TO: FAIRFIELD UTILITIES
PO BOX 970
FAIRFIELD OH 45014-0970

Account Summary

Previous Balance	\$80.08
Net Payments	(\$85.88)
Net Adjustments/Penalties	\$0.00
Balance Prior to this Billing	\$0.00
Current Charges	\$67.08
Total Amount Due	\$67.08

Account Number

Customer ID

Due Date 08/20/2025

Amount Due \$67.08

Amount Due After Due Date \$73.79

Amount Enclosed

MAKE CHECKS PAYABLE TO FAIRFIELD UTILITIES
We accept MasterCard, Visa, Discover and American Express. Please visit us at www.fairfieldoh.gov

What will Scott's bill look like 2026-2030?

2026 - \$69.26
 2027 - \$70.84
 2028 - \$72.43
 2029 - \$74.04
 2030 - \$75.66

What would the 2025 minimum bill of \$53.39 look like in the next 5 years?

2026 - \$54.70
 2027 - \$55.64
 2028 - \$56.78
 2029 - \$57.95
 2030 - \$59.12

City of Fairfield
 Utility Billing & Collections
 5350 Pleasant Ave., Fairfield, OH 45014
 Phone: (513) 897-5370
 Monday-Friday 9:00am-5:00pm
 www.fairfieldoh.gov

Account Number [REDACTED]
Customer ID [REDACTED]
Due Date 08/20/2025
Amount Due \$67.08
Amount Due After Due Date \$73.79

Service Address
 From [REDACTED] To [REDACTED]
 06/06/2025 07/06/2025
Billing Address
 TIMMER, SCOTT
 [REDACTED]

Water usage history in gallons

Service	Previous Reading	Current Reading	Usage Gallons	Read Type	Charges
SEWER	148008	152800	4792	A	27.72
WATER	148008	152800	4792	A	21.87
TRASH					15.49

Account Summary

Previous Balance	\$65.88
Net Payments	(\$65.88)
Net Adjustments/Penalties	\$0.00
Balance Prior to this Billing	\$0.00
Current Charges	\$67.08
Total Amount Due	\$67.08

City of Fairfield
 Utility Billing & Collections
 5350 Pleasant Ave., Fairfield, OH 45014
 Phone: (513) 897-5370
 Hours: Monday-Friday 9:00am-5:00pm
 www.fairfieldoh.gov

Account Number [REDACTED]
Customer ID [REDACTED]
Due Date 08/20/2025
Amount Due \$67.08
Amount Due After Due Date \$73.79

Amount Enclosed [REDACTED]

SEND TO: FAIRFIELD UTILITIES
 PO BOX 870
 FAIRFIELD OH 45014-0870

Bill #: 2600909

MAKE CHECKS PAYABLE TO: FAIRFIELD UTILITIES
 We accept MasterCard, Visa, Discover and American Express. Please visit us at www.fairfieldoh.gov

My Water Advisor

- **Personalized Consumption Portal**
- **My Water Advisor App.**
- **Understand water usage** on an hourly, daily, monthly basis.
- **Compare usage behavior** versus previous month and year.
- **Get real time alerts** when consumption is exceedingly high, or leaks are detected.



My Water Advisor



Summary of Combined Rate Recommendations



	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Water Rate Increase	0.50%	0.50%	3.0%	3.0%	3.50%
Water Infrastructure Charge Increase (per kgal)	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05
Sewer Rate Increase	4.00%	4.00%	2.00%	2.00%	1.50%
Sewer Infrastructure Charge Increase (per kgal)	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05
Average Monthly Residential Bill (5,000 gal)	\$62.96	\$64.83	\$66.72	\$68.63	\$70.54
\$ Change	\$1.82	\$1.87	\$1.89	\$1.91	\$1.91
% Change (Average)	3.0%	3.0%	2.9%	2.9%	2.8%

Next Steps



- 1st Reading 9/8/2025
- 2nd Reading 9/22/2025
- 3rd Reading/Adoption 10/14/2025



FAIRFIELD

Questions?

FAIRFIELD

INTERNATIONAL
**FLAVORS
OF
FAIRFIELD**
DINING ADVENTURE

PROGRAM PARTNER



YEAR 2

MAY 9 - AUGUST 10, 2025



1,045 BUSINESS VISITS
GENERATED
17% INCREASE OVER YEAR 1

38.7
AVERAGE VISITS
PER BUSINESS

27 BAKERIES &
RESTAURANTS



7 NEW
FOR
YEAR 2



61
GRAND PRIZE
ELIGIBLE (8 VISITS)

130 TOTE
BAG
WINNERS (4 VISITS)

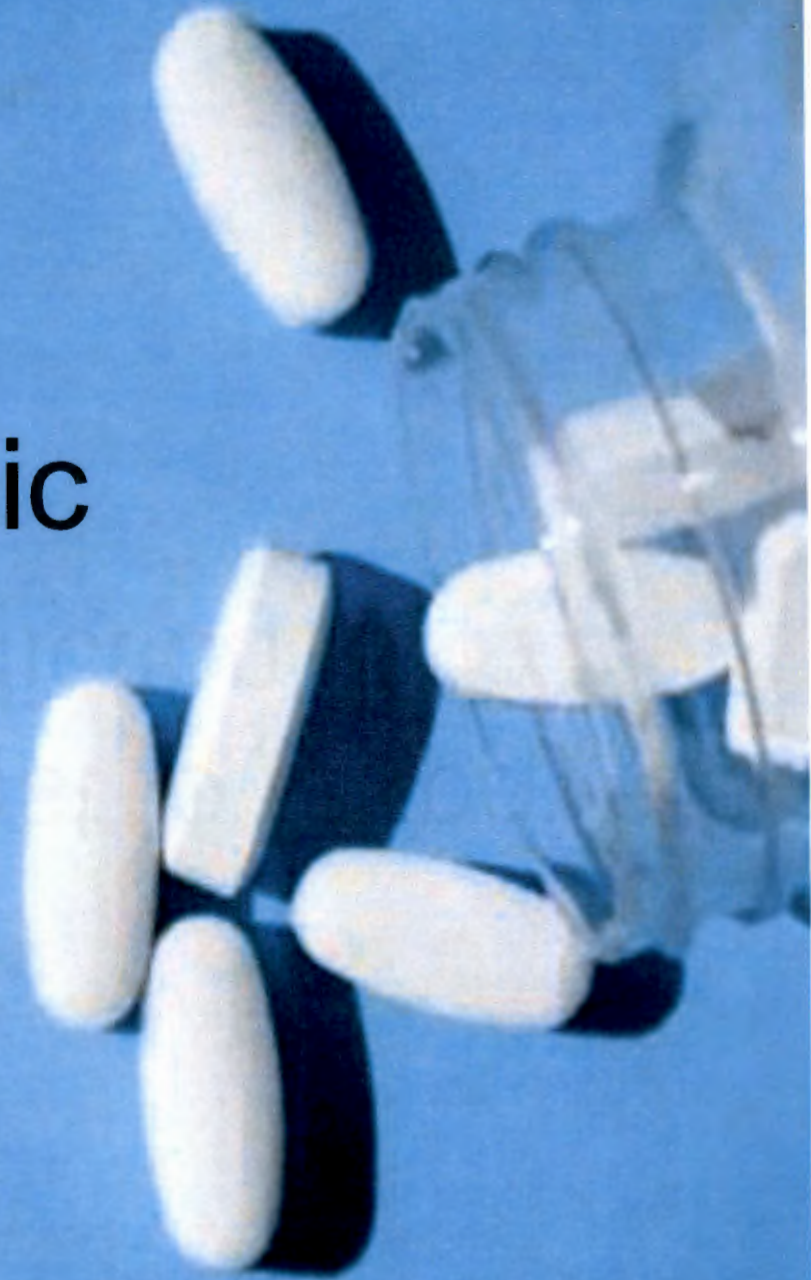


FAIRFIELD
CITY OF OPPORTUNITY



**VISITORS FROM
OUTSIDE FAIRFIELD**

The Opioid Epidemic



FACT:

The annual societal cost to taxpayers for heroin & opioid addiction is **\$75 billion.**

(Teater Health Solutions)

FACT:

Every student who drops out of high school for a substance use related disorder will cost the community over \$1 million during their lifetime.

(Washington State Institute for Public Policy, WSIPP)

FACT:

The number of deaths in the past 20 years from unintentional opioid addiction

375,000

(Teater Health Solutions)

The Opioid Epidemic



Some legal pain prescriptions have the same basic compounds as heroin!

FACT:

4 out of 5 new heroin users
started by misusing prescription
painkillers.

(National Institute on Drug Abuse)

FACT:

Your child can visit the doctor or dentist and walk out with a legal pain prescription that is highly addictive and lead to a heroin addiction.

(Centers for Disease Control)

FACT:

Prevention scientists agree that earlier education is needed to prevent the onset of opioid use disorder.

(Hawkins & Catalano, 1994)

FACT:

9 out of 10 people with substance use problems started by age 18.

(National Institute on Drug Abuse)

Opioid Settlement Funds

Most community coalitions are addressing the opioid problem **after** it occurs!

- Treatment
- Rehabilitation
- Re-Entry and Homelessness

FACT:

The Fairfield Prevention Coalition addresses the risk factors that lead to opioid use by teens before it occurs!



Fairfield Prevention Coalition



Fairfield Prevention Coalition

- Non-profit coalition with open membership
- Fairfield City Schools is our fiscal agent, and the coalition is a good steward of funds
- Focus on preventing substance use onset
- Focuses on students & families in Fairfield
- Currently funded by Federal CARA Grant and is in final year of funding.

Fairfield Community Sectors



- Fairfield Schools
- Law Enforcement
- Youth Agencies
- United Way
- Businesses
- Faith Organizations
- Government
- Parents
- Young People

The Youth Coalition is not just an after-school club, It's a peer-led prevention framework!



Fairfield Senior HS Coalition



Fairfield Freshman Coalition



Middle School Leaders in Training





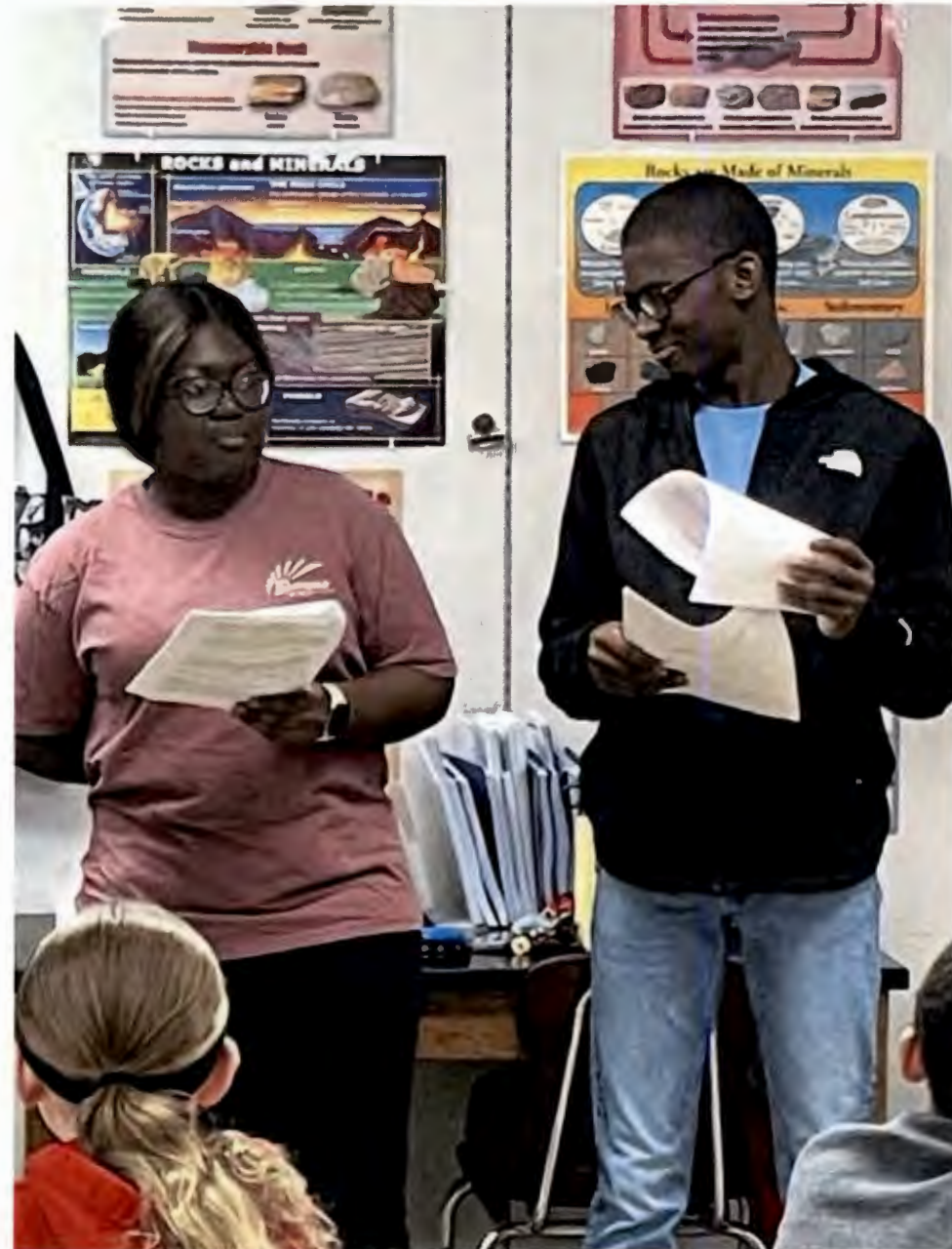
- Most Fairfield Youth Coalition members serve 4-5 years on the youth coalition!
- For many students, the youth coalition is a unique experience

Pharming Effects: An Evidence-Based Approach to Opioid Onset Prevention



Pharming Effects

- Youth Coalition students are trained in safe pain prescription use
- Quarterly presentations are made to middle school students in 6th grade health class
- Annually, over 500 middle school students are educated about pain prescription safety





Positive Outcomes in the Reduction of Opioid Use by Teens



Data-Driven Results

Fairfield City School District Year to Year
Cincinnati, OH
February 2024

2017-2023

PRIDE
Surveys



FACT:

The total number of Fairfield School students misusing prescription pain medicines **decreased** from **209** students in 2019 to **16** students in 2023!



FACT:

The percent of high school seniors using a legal pain prescription without a doctor's permission in Fairfield City Schools **decreased** from **6.7%** in 2019, to **1.4%** in 2023.



FACT:

The percent of high school seniors using a legal pain prescription regularly without a doctor's permission in Fairfield City Schools **decreased** from **3.4%** in 2019, to **0.3%** in 2023.



FACT:

The percent of high school juniors using a legal pain prescription without a doctor's permission in Fairfield City Schools **decreased** from **4.5%** in 2019, to **1.1%** in 2023.



FACT:

The percent of high school juniors using a legal pain prescription regularly without a doctor's permission in Fairfield City Schools **decreased** from **3.4%** in 2019, to **1.9%** in 2023.



Why are we here?

The Fairfield Prevention Coalition is asking for opioid settlement funds to sustain its prevention efforts by creating an endowment for coalition operational costs

Questions & Comments





Richard C. Spoor

D: 513.579.6449

rcspoor@kmklaw.com

September 8, 2025

VIA EMAIL: CLEMMONS@CWFAIRFIELD.COM

Mr. John H. Clemmons, Esq.
Law Director
City of Fairfield, Ohio

Re: Letter in Support of Zoning Amendment Application

Dear Law Director Clemmons,

I hope this letter finds you well. My name is Richard Spoor, and I am a partner at the law firm Keating Muething & Klekamp, PLL, located in Cincinnati, Ohio. I write you today in your capacity as Law Director for the City of Fairfield, Ohio, on behalf of my clients, Mr. John H. McGilliard and Mr. Paul D. McGilliard, who own three parcels consisting, collectively, of approximately twenty-four acres of real property, located at the intersection of Pleasant Avenue and John Gray Road ("Property").

The Property is the subject of an Application for Planned Unit Development Concept Plan Development, submitted by The Schnicke Development Group ("Developer"), seeking to alter the zoning for the Property from "C-1" to "PUD" (Planned Unit Development) ("Application"). The Application seeks to facilitate the development of 104 high-quality condominium units and to reserve approximately three acres of the Property for undetermined commercial uses ("Project"). The purpose of this letter is to convey my clients' strong support for the Application.

My clients have previously attempted to amend the applicable zoning for their property in furtherance of a proposed use. On July 10, 2024, the City of Fairfield Planning Commission considered an application to rezone the Property from C-1 to PUD to accommodate the construction of a Wawa gas station and convenience store. The Planning Commission voted unanimously to recommend that the City Council deny the application, which caused the applicants to subsequently withdraw their application.

While my clients feel that the previous zoning amendment application was meritorious in its own right, they ardently believe the Application currently before the Council proposes the highest and best use of the Property. At present, the Property consists of dormant forest. By contrast, the Project would operate as a catalyst for economic activity and radically increase the Property's tax value.

In addition to the above referenced considerations, the proposed Project is in furtherance of the stated goals outlined in the Fairfield Forward Comprehensive Plan ("Comprehensive Plan")

Keating Muething & Klekamp PLL

Attorneys at Law

One East Fourth Street | Suite 1400 | Cincinnati, Ohio 45202

P: 513.579.6400 | F: 513.579.6457 | kmklaw.com

for the future development of the Property. The Staff Report provided to the Planning Commission for its meeting on August 27, 2025, noted, in part, that the Comprehensive Plan recommends that the Property be used for mixed purposes—i.e., “multiple, different uses within a single building or development.” The Comprehensive Plan describes a “mixed use” as “a sustainable mix of uses” satisfying “a wide variety of retail, service, employment and housing needs.” In the particular context of the John Gray / Pleasant area, the Comprehensive Plan provides that mixed use developments should provide a “main gateway into Fairfield” through “low intensity retail and services that support the surrounding neighborhoods and low-to-medium-density residential uses.” To that end, the Comprehensive Plan specifically encourages the application of PUDs.

The Project accomplishes precisely the goals set forth in the Comprehensive Plan for the site. The Application proposes a combination of attached, single-family, residential lots and commercial lots. As noted in the Staff Report, the Comprehensive plan recommends a mixed use classification for the site that encourages a sustainable mix of uses that provide a variety of retail, service, employment and housing needs. The Project being proposed furthers each of the specific goals outlined in the Comprehensive Plan and will help to provide a sustainable mix of retail and housing options for current and future residents of Fairfield. The Project, therefore, closely aligns with, and directly furthers, the Comprehensive Plan’s clearly articulated goal of promoting the mixed development of low-to-medium-density residential uses with low-intensity commercial uses to support those residences.

As you are aware, before referral to the City Council for consideration, the Application was the subject of two hearings before the City of Fairfield Planning Commission. At the hearing on August 13, 2025, the Commissioners split 3-3 on whether to recommend the Project for approval. The Commissioners, therefore, tabled the matter for reconsideration at the Planning Commission meeting on August 27, 2025. Upon reconsideration, the Planning Commission voted 4-3 to recommend that the City Council deny the Application.

Notwithstanding this recommendation, the Project is a boon to the City of Fairfield and its residents. Approval of the Application will:

- (i) directly further the City’s goals for the area, as expressly stated in the Comprehensive Plan;
- (ii) allow the Property to be developed into its highest and best use;
- (iii) boost the Property’s tax value;
- (iv) provide new commercial and employment opportunities to the residents of Fairfield;
- (v) provide new and high quality housing stock for the community;
- (vi) increase the City’s income tax base; and

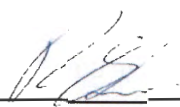
Mr. John H. Clemmons, Esq.
September 8, 2025
Page 3

- (vii) generally promote economic well-being of an area intended as a gateway into the heart of Fairfield.

In light of these considerations, my clients respectfully request that the City Council vote in favor of the Application, as submitted by the Developer, and amend the City's zoning map to allow for the highest and most productive uses of the Property. We are also circulating copies of this Letter to the individual Councilmembers and ask that this Letter be filed and considered in connection with the Application at the next meeting of the Councilmembers.

Sincerely,

KEATING MUETHING & KLEKAMP PLL

By: 
Richard C. Spoor
Partner

cc: Mr. Tim Meyers, Councilmember At-Large
Mr. Matthew Davidson, Councilmember At-Large
Mrs. Gwen Brill, Councilmember At-Large
Ms. Leslie Besl, First Ward
Mr. Dale Paullus, Second Ward
Mrs. Debbie Pennington, Third Ward
Mr. Adam Kraft, Fourth Ward
Ms. Alisha Wilson, Clerk of Council



SCHNICKE
DEVELOPMENT GROUP

Fairfield Mixed Use
Project
Fairfield, OH



Proposed Homes

- By the end of 2025 there will be no active new housing developments in Fairfield.
- Units will be available around the \$300,000 price point with some units a little lower and others a little higher. This price point helps make it attainable for move down, age in place buyers and some first-time home buyers for the market.
- All units will be under restrictions from an HOA that will prohibit the use of units as rentals.
- Due to the topography and easements on the property patio homes are not feasible to develop

GOAL HN 2 Encourage a range of housing choices and types that satisfy market demand and let residents continue to live in Fairfield across different life cycle stages for current and future residents.

Policy 2.5 Promote a higher level of owner-occupied housing compared to renter-occupied housing units.

Fairfield Mixed Use Fairfield, OH



Life Style Condos By Drees



5-Unit Classic Condo Building By Drees

Thoroughfare Plan

2. Primary Thoroughfares

Primary thoroughfares are major traffic carriers within the city which carry traffic from collector and secondary thoroughfares to the regional thorough fares. The primary function of this system of roadways is the movement of traffic ,while land access is the secondary function. The standards for these thoroughfares shall generally conform to either Type C-1 or C-2 (Refer to Table 7-1 on page C-9).

A. Pleasant Avenue (US 127)

- 1. Pleasant Avenue serves as a major connector to I-275, City of Hamilton and Fairfield’s Town Center. Strict curb cut control is necessary between Wessel Drive and John Gray Road to prevent dangerous curb cut configurations. Due to traffic congestion at AM and PM peak rush hour, it is recommended that access management be implemented in the form of service drives, where possible, to provide for better traffic flow at controlled points.

p. C-4

John Gray/Pleasant Goals

GOAL JGP 1 Provide a comprehensive, safe, convenient, well-balanced and financially feasible transportation system.

- **Policy 1.1** Require developers to participate in infrastructure improvements as new development occurs.
- **Policy 1.2** Require all new development that generates 100 or more peak hour trips to submit a traffic impact study for city review and require the developer to participate in improvements to help reduce congestion at AM and PM peak hours that may be further worsened by new development.
- **Policy 1.3.** Coordinate roadway improvement projects within the Pleasant/Hamilton Avenues corridor with Hamilton County and the Ohio Department of Transportation.

p. 63

-As the Cities Thoroughfare Plan states access to Pleasant Avenue should be strictly controlled which allows for only one access point available for the development of this proposed property along John Gray Road.
-Even if all traffic from the development was diverted to the Augusta Boulevard intersection a light would not be warranted due to the fact that Augusta Boulevard would still be the higher volume leg of the intersection which today does not meet any of the warrants necessary for a light.
-The current intersection design does not meet today’s traffic volumes, but our proposed improvements allow for the intersection to operate at a far more efficient level. Private investment into the improvement of this intersection greatly reduces the cost to the City to improve this intersection for the whole community.



JOHN GRAY ROAD - EXISTING



JOHN GRAY ROAD - PROPOSED

Table 10: John Gray Rd & Pleasant Ave 2045 Capacity Analysis (Signalized)

John Gray & Pleasant		2045 AM No Build			
Lane	Storage (ft)	LOS	Delay (sec/veh)	v/c	95th %ile Queue (ft/ln)
EBL	125	D	44.6	0.52	194
EBTR	-	D	53.5	0.78	340
EB APP	-	D	50.7	-	-

John Gray & Pleasant		2045 PM No Build			
Lane	Storage (ft)	LOS	Delay (sec/veh)	v/c	95th %ile Queue (ft/ln)
EBL	125	E	66.2	0.86	176
EBTR	-	D	36.8	0.31	338
EB APP	-	D	53.5	-	-

Table 11: John Gray Rd & Pleasant Ave 2045 Build w/ Improvements Capacity Analysis (Signalized)

John Gray & Pleasant		2045 AM Build (WITH IMPROVEMENTS)				John Gray & Pleasant		2045 PM Build (WITH IMPROVEMENTS)			
Lane	Storage (ft)	LOS	Delay (sec/veh)	v/c	95th %ile Queue (ft/ln)	Lane	Storage (ft)	LOS	Delay (sec/veh)	v/c	95th %ile Queue (ft/ln)
EBL	300*	D	36.4	0.56	189	EBL	300*	E	58.0	0.87	273
EBTR	300*	D	37.5	0.74	261	EBTR	300*	C	28.7	0.30	271
EB APP	-	D	37.2	-	-	EB APP	-	D	45.9	-	-

-Based on the current 2045 No Build projections the intersection will improve efficiency by 13 seconds or approximately 30% reduction in delay at the light in the AM peak condition and 7.4 seconds or approximately 15% in the PM peak conditions with the proposed John Gray road improvements.

Figure 3-4. Future Land Use Map

Legend

- Future Land Use
- Suburban Neighborhood Single Family
 - Medium Density Residential
 - High Density Residential
 - Office
 - Neighborhood Commercial
 - General Commercial
 - Mixed Use
 - Light Industrial
 - Mixed Use Industrial
 - Parks, Recreation and Open Space
 - Public
 - Semi-Public Institutional
 - Waterways

Future Land Use

PROJECT LOCATION



John Gray/Pleasant Small Area Plan

John Gray/Pleasant Vision

The **John Gray** Road/Pleasant area is a main gateway into Fairfield, providing access to many of the city's residential neighborhoods, parks, and the Town Center, that 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.

p. 62

John Gray/Pleasant Future Land Use

The following page represents the future land use pattern for the **John Gray**/Pleasant area. This location is the smallest of the four small areas, representing approximately 88 acres. It is also surrounded by well-established residential development on all four sides. Because of this, and because it is a gateway into Fairfield, well designed, mixed-use development is encouraged for this area that includes neighborhood retail, service, office and residential uses in a coordinated manner with limited curb cuts. This will ensure the most efficient and economical use of this area upon development and redevelopment.

Residents stated during the public input process that they would like to see the low intensity scale

maintained in the long-term, with a focus on local businesses over those uses that generate high volumes of traffic, such as fast food restaurants, in a bid to minimize traffic congestion. Ideally, enhancements to the traffic circulation will include the use of service drives behind businesses that access **John Gray** Road supplemented with more sidewalk and bike trail connections that link the adjacent neighborhoods to new business development.

Figure 4-10 identifies key recommendations for this corridor. Figure 4-11 identifies the proposed future land use for the **John Gray**/Pleasant area. Existing zoning, for reference, is located in the Land Use and Zoning chapter in Figure 3-5.

p. 66

Figure 4-10. Key Recommendations — **John Gray**/Pleasant



p. 66

GOAL JGP 2 Undertake a comprehensive approach to the design of pedestrian, bicycle, and vehicular traffic flow through this area.

- **Policy 2.1** Provide pedestrian and bicycle connectivity to, within, and through this area with sidewalk and pathway systems.
- **Policy 2.2** Provide pedestrian and bicycle connectivity to Harbin Park through this area.
- **Policy 2.3** Encourage the use of service streets that provide access to and from land uses off John Gray Road to keep the number of curb cuts at a minimum.

p. 64 – These goals are met based on the current design and layout of the project.

- **Policy 3.5** Encourage the coordinated planning of the parcels on the west side of Pleasant Avenue that avoids a piecemeal approach to development.

p. 64 – The proposed planned unit development meets this goal for the entire site and avoids a piecemeal development.

GOAL JGP 4 Encourage small-scale land uses that provide a wide variety of goods, services, and opportunities for all ages, with a focus on local businesses.

p. 65 – The commercial portion will be limited to neighborhood commercial uses and meets this goal.

GOAL JGP 5 Establish strong buffering requirements between nonresidential uses and any existing residential neighborhoods to protect residential property values and their quality of life.

p. 65 – This development is providing a significantly larger buffer than the 20 foot buffer required by code.

-Our proposed development works to address all of the items highlighted by the John Gray/Pleasant Small Area Plan. This plan addresses the most critical items in the plan and meets the Cities stated goals for the area while significantly improving the traffic congestion issues at John Gray and Pleasant Avenue.



Conclusion

As we have shown through the City of Fairfield's approved governing document's we are meeting the City's stated goals in activating the northwest corner of the Pleasant Avenue and John Gray intersection. We look forward to answering any questions.

Questions?



SCHNICKE
DEVELOPMENT GROUP

Thank You!

08/27/25 Planning talking points Condo Units:

- First off, I want to tell the committee I was in the same ballpark as Tanner Meyers that being "we're close", going into the Planning meeting 08/13/25
 - My stance changed 180° since that meeting as it's my understanding the developer is not willing to change current plans based on community input with exception of the 10% renter's clause ... therefore traffic entrance/exit John Gray ... correct?
 - So, my #1 and most pressing issue is the plans to route traffic entrance/exit for 80% of the condo home owners to John Gray Rd.
 - I live on Carousel Circle
 - I feel like it is a safety issue especially for the children and in fact for the entire surrounding area, Currently, that intersection is a cluster.
 - I have also heard a lot of people talk about Fairfield Forward. So, I looked into it:
 - It is a document that embodies the vision for Fairfield
 - Vision Statement
 - John Gray/Pleasant doc
 - John Gray/Pleasant Goals document
 - Future Land Use
 - I counted the houses on Carousel Circle & Robert E. Lee. If you include the condos letting out onto John Gray it's like having 4 streets letting out on Butler County side of John Gray within .3 miles.
 - The "Welcome to Fairfield" would be backed up traffic on Hamilton Ave, with condo owners coming off 275 in Hamilton County going North and trying to turn left at John Gray with a 2-car queueing left turn lane.
- I have spoken to several people who ask me who I am. I tell them a NOBODY but I am a home owner in the area just like them who utilizes John Gray Rd/Pleasant
- In closing
 - Now, with a show of hands how many here agree with some or all of my assessment
 - Who disagrees and you're allowed to disagree

Thank you,

Gary Webb
54 Carousel Circle
Fairfield, OH 45014
513-829-7195 (landline)

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

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



VISION STATEMENT

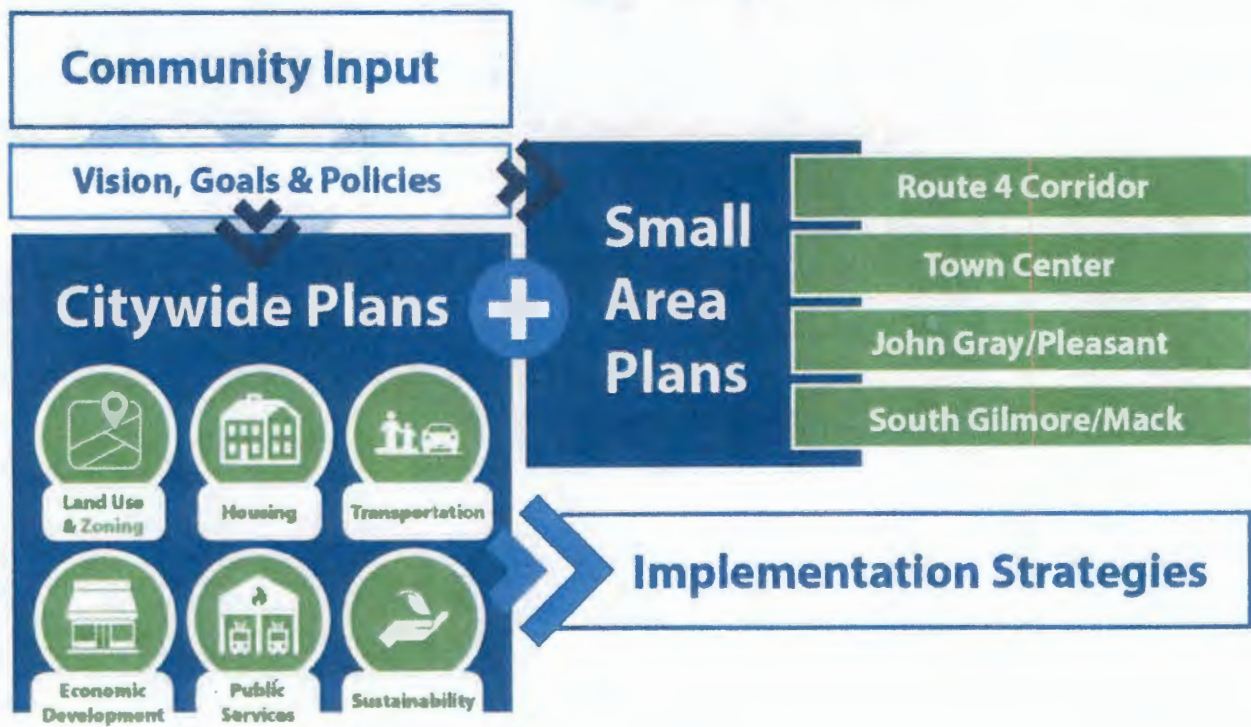
Fairfield is a vibrant and diverse city that values safe neighborhoods and a strong sense of community for all residents and businesses. Our public services are known for fostering a high quality of life, making Fairfield stand out as a desirable place in which to live, work, visit, and do business.

The vision of Fairfield Forward is to carry forward these key characteristics while embracing the diversity of the city and the versatility needed to adapt so that the city can welcome new investment and redevelopment that only strengthens these qualities.

The plan addresses elements controlled directly by the City of Fairfield, such as public services and regulations, as well as policy initiatives that encourage individual community members and private property owners to help realize the overall vision. It is organized by topic area:

- Land Use and Zoning (page 15)
- Small Area Plans (page 39)
- Housing and Neighborhoods (page 81)
- Transportation (page 93)
- Economic Development (page 109)
- Public Services (page 125)
- Sustainability (page 141)

Each chapter provides an overview of existing conditions, a set of goals and policies, future plans, and implementation strategies for that topic area. This executive summary provides an overview of key information and initiatives from the plan.



3. John Gray/Pleasant

What We Heard



- There is a need for more sidewalks and bike trail connections through the area
- Avoid fast-food restaurants, auto-related uses, and large-scale buildings
- Maintain a residential buffer for any development along the west side of Pleasant Avenue
- Create stronger design standards to make sure new buildings have a quality design
- Establish a physical gateway presence in this location

The John Gray/Pleasant area is a small-scale gateway into Fairfield that directly links Interstate 275, 1.5 miles to the south, with the Town Center via Pleasant Avenue. This entrance also provides more direct access to residential neighborhoods without the heavier commercial traffic found on Route 4 and South Gilmore Road, with many residents using Pleasant Avenue as their primary access road to the city.

Residents noted during public input that the intersection of Pleasant Avenue and John Gray Road is highly congested with lengthy back-ups on Pleasant Avenue during peak hours.

This small area is currently defined by 24 acres of undeveloped land, mainly on multiple contiguous properties on the west side of Pleasant Avenue and several small commercial and office uses are located on the eastern and northern properties of this area. The primary zoning in this area is C-1 (Neighborhood Business) and B-1 (Institutions and Office), allowing for the continuation of these small-scale uses.

John Gray/Pleasant Vision

The John Gray Road/Pleasant area is a main gateway into Fairfield, providing access to many of the city's residential neighborhoods, parks, and the Town Center, that 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.

Figure 4-9. John Gray/Pleasant Study Area



John Gray/Pleasant Goals

GOAL JGP 1 Provide a comprehensive, safe, convenient, well-balanced and financially feasible transportation system.

- **Policy 1.1** Require developers to participate in infrastructure improvements as new development occurs.
- **Policy 1.2** Require all new development that generates 100 or more peak hour trips to submit a traffic impact study for city review and require the developer to participate in improvements to help reduce congestion at AM and PM peak hours that may be further worsened by new development. *PIC*
- **Policy 1.3.** Coordinate roadway improvement projects within the Pleasant/Hamilton Avenues corridor with Hamilton County and the Ohio Department of Transportation.

webbhousehold@fuse.net

From: Michael.Schmidt@dot.ohio.gov
Sent: Thursday, August 21, 2025 12:47 PM
To: webbhousehold@fuse.net
Cc: Kathleen.Fuller@dot.ohio.gov; Brian.Cunningham@dot.ohio.gov
Subject: RE: Contact Center Inquiry - ID: 1373449414

Good afternoon Gary,

According to my planning department we were not contacted by the City of Fairfield. I was also informed that they aren't technically required to contact us due the development being in the city limits. They maintain the signal and the access points so ODOT wouldn't need to be involved.

Michael Schmidt
Administrative Professional 2
513-933-6568
505 S. State Route 741
Lebanon, OH 45036



From: noreply@formstack.com <noreply@formstack.com>
Sent: Thursday, August 21, 2025 11:26 AM
To: DOT D08 PIO <D08.PIO@dot.ohio.gov>
Subject: Contact Center Inquiry - ID: 1373449414

This inquiry was submitted through the ODOT Contact Center by michael.schmidt@dot.ohio.gov.

If you have received this message, **action is required** on your part. If you believe the message was routed erroneously, please forward to contactodot@dot.ohio.gov.

Inquiry Category: General Questions & Other
County: Butler
Roadway:

Inquiry Details:

Gary Webb wanted to know if we had been contacted by the City of Fairfield regarding a condominium project on John Gray Rd. according to their guidelines.

Action Required:

Gary Webb wanted to know if we had been contacted by the City of Fairfield regarding a condominium project on John Gray Rd. according to their guidelines.

Customer Information:

Gary Webb
(513) 829-7195
webbhousehold@fuse.net

Submission ID: 1373449414 **Submission Time:** Aug 21, 2025 11:26 AM

CAUTION: This is an external email and may not be safe. If the email looks suspicious, please do not click links or open attachments and forward the email to csc@ohio.gov or click the Phish Alert Button if available.

John Gray/Pleasant Future Land Use

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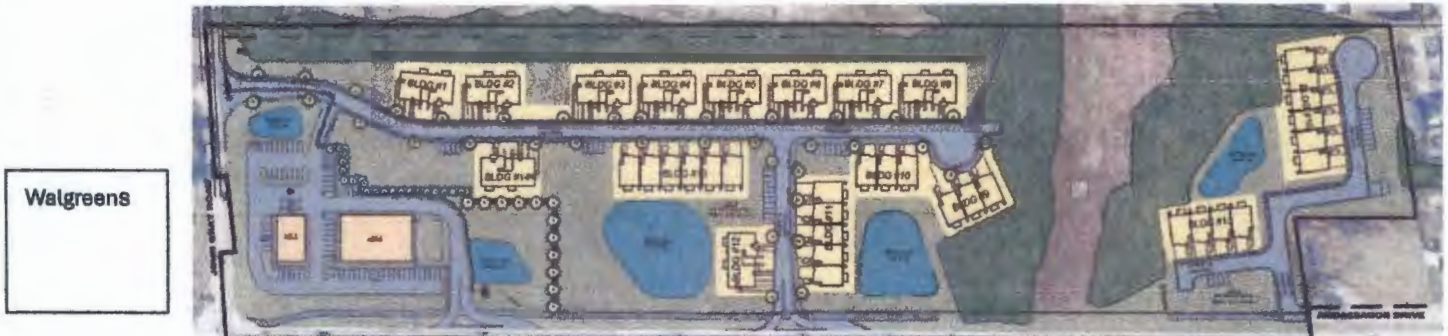
Figure 4-10. Key Recommendations — John Gray/Pleasant



104 condo unit planned for John Gray Road & Pleasant green space corner
Planning Meeting 08/27/2025 6pm FAIRFIELD MUNICIPAL BUILDING, 5350 Pleasant Ave,
Fairfield, OH 45014



Please join us and support the local community surrounding the area of John Gray Road & Pleasant Ave. to **STOP the planned condo development at the proposed site across from WALGREENS.**



Reasons to condemn this project:

1. The proposed entrance/exit on John Gray Road will cause tremendous traffic in the area as condo owners will experience gridlock exiting the complex
2. Accident problems for all citizens that use John Gray/Pleasant/Hamilton Ave. intersection from Butler Country or Hamilton Country with additional condo traffic



John Gray traffic eastbound (approaching Pleasant Ave.) 07/23/25 6pm. Sign 525' from intersection so back up 500'

- 3.
4. Schnicke Development Group will not alter traffic plans per community input (the Group is determined to exit condo traffic onto John Gray)
5. Additional traffic backup on Hamilton Ave. heading North into Fairfield
6. No effort has been made to contact Hamilton County citizens/residences along John Gray Road to inform them of this project (traffic that will impact them as well)
7. The small left turn lane (2 cars) turning West onto John Gray where condo owners will need to turn if coming off 275 or from the south Into Fairfield. This will be additional impact to the intersection

Please think about how this will impact you and your family and join us to say NO!

Please contact Fairfield 4th Ward Councilmember Adam Kraft akraft@fairfieldoh.gov if you would like to voice your opposition to this project. Please do not hesitate to share this with neighbors! Thank you!