

Steve Miller
Mayor

Tim Meyers
Councilmember, At-Large

Gwen Brill
Councilmember, At-Large

Matt Davidson
Councilmember, At-Large



Leslie Besl
Councilmember, 1st Ward

Dale Paullus
Councilmember, 2nd Ward

Debbie Pennington
Councilmember, 3rd Ward

Adam Kraft
Councilmember, 4th Ward

**City of Fairfield City Council
Regular Meeting Agenda
Monday, January 12, 2026 7:00 PM
5350 Pleasant Avenue, Fairfield, OH 45014**

Guidelines for Citizen Comments: Thank you for your interest and participation in city government. Fairfield City Council's Guidelines for Citizen Comments describe the rules for addressing City Council. The guidelines are posted in the Council Chambers.

ADA Notice: The City of Fairfield is pleased to provide accommodations to disabled individuals or groups and encourage full participation in city government. Should special accommodations be required, please contact the Clerk of Council at 867-5383 at least 48 hours in advance of the meeting.

Council-Manager Briefing

No briefing.

Business Meeting Call to Order

Mayor Steve Miller

Prayer/Pledge of Allegiance

Councilmember Dale Paullus

Roll Call

Agenda Modifications

Executive Session Requests

Special Presentations

1. Be the Change, Feeding 500 Thanks You - John Wagner

Citizen Comments

Council Reports

Public Hearing(s)

Approval of Minutes

1. Regular Meeting Minutes - December 8, 2025

Old Business

1. Development Services - Councilmember Gwen Brill

- 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 revised concept plan and final development plan for the Patterson Place Planned Unit Development.
- Motion - Amend per attached Planning Commission recommendation and further amend to incorporate the additional conditions stated in the attached amendment
 - Legislation - Second Reading

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

1. Community & Public Relations - Councilmember Matt Davidson

- a. Simple Motion: Formal recognition and/or approval of Council assignments and appointments dated January 1, 2026.
- b. Simple Motion: Motion to appoint the Clerk of Council as designee for mandatory training required by House Bill 9, Ohio's Public Records Act.
- c. Ordinance to authorize an amendment of the Employment Agreement for the City Manager and declaring an emergency.
- Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption

2. Development Services - Councilmember Gwen Brill

- a. Ordinance to authorize the City Manager to enter into a two (2) year professional services contract with the Fairfield Chamber of Commerce.
- Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
- b. Ordinance to authorize the City Manager to submit an application and accept a grant from the Ohio Department of Development's Residential Economic Development District (REDD) Grants Program and declaring an emergency.
- Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
- c. Resolution appointing Economic Development Manager Nathaniel Kaelin to the West Chester Township Joint Economic Development District Board of Directors.

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

d. Resolution appointing James Mitchell and Peggy Jo Emerson to the board of the Fairfield Community Improvement Corporation.

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

3. Public Safety - Councilmember Dale Paullus

a. Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Wawa Midwest LLC dba Wawa 7208, 7075 Dixie Highway, Fairfield, OH 45014 (Permit Class C1).

b. Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of QuikTrip Corp, QuikTrip 7091, 7330 Dixie Highway, Fairfield, OH 45014 (Permit Class C2 & D6).

c. Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of MSM Pleasant Inc., Grab N Go of Fairfield, 6330 Pleasant Avenue, Fairfield, OH 45014 (Permit Class C1 & C2).

d. Simple Motion: Motion to request a hearing regarding a liquor permit application in the name of S & JSS International LLC/Smokers Planet, 6600 Dixie Highway, St. D, Fairfield, OH 45014 (Permit Class C1 & C2).

4. Public Works - Councilmember Debbie Pennington

a. Ordinance to authorize the City Manager to enter into a contract with WG Stang LLC for the proposed sidewalk along east side of Route 4 (between Symmes and Corwin).

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

b. Resolution declaring necessity of repairing sidewalks (including aprons).

- Legislation - First Reading

c. Ordinance to adopt new Chapter 926 and amend Section 925.07 of the Streets, Utilities and Public Services Code of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio.

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

- Motion - Adoption

5. Finance & Budget - Councilmember Leslie Besl

- a. Ordinance to amend Ordinance No. 148-25 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, 2026, and ending December 31, 2026.”

- Contractual Appropriations: \$1,376,789 total (\$255,000 Sidewalk construction (Public Works); see below for additional amounts)

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

\$243,564 - Contingency funds restored, Various projects (Public Utilities)

\$878,225 - Contingency funds restored; Marsh Park Master Plan, Phase 1 (Parks & Recreation)

- b. Ordinance to amend Ordinance No. 148-25 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, 2026, and ending December 31, 2026.”

- Non-Contractual Appropriations: \$327,050 total (see below for description)

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

\$50,000 - Appropriation of partial funding for 2026 Grounds, Entryways & Landscaping Program (Public Works)

\$100,000 - Appropriation of funding for 2026 Annual Drainage Program (Public Works)

\$20,000 - Water Division - Professional and engineering services (Public Utilities)

\$24,350 - Water Division - Engineering services for the Seward Road Tanks Water Main Loop Project (Public Utilities)

\$20,000 - Water Division - Safety Equipment (Public Utilities)

\$20,000 - Wastewater Division - Safety Equipment (Public Utilities)

\$20,000 - Water Division - Electrical Equipment (Public Utilities)

\$20,000 - Wastewater Division - Electrical Equipment (Public Utilities)

\$37,700 - Wastewater Division - Manhole Castings (Public Utilities)

\$15,000 - Water Division - Valve Boxes and related items (Public Utilities)

Meeting Schedule

Monday, January 26: Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Monday, February 9: Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Monday, February 23: Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Executive Session of Council (if Needed)**Adjournment**