

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

**Council-Manager Briefing**

6:15 PM - Council Assignment Discussion

Mayor-elect Steve Miller discussed the 2026-2027 Council assignments with City Council members. The motion to approve the assignments as discussed will be included on the January 12, 2026 agenda. The discussion adjourned at 6:38 PM.

**Business Meeting Call to Order**

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

**Prayer/Pledge of Allegiance**

Councilmember Brill led in prayer and Pledge of Allegiance.

**Roll Call**

Councilmembers present included:

Councilmember, 1st Ward Leslie Besl  
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

Councilmembers excused included:

Councilmember, 2nd Ward Dale Paullus

Councilmember Davidson, seconded by Councilmember Kraft, moved to excuse Councilmember Paullus. Motion carried 6-0.

**Agenda Modifications**

None.

**Executive Session Requests**

Councilmember Meyers, seconded by Councilmember Davidson, moved for Executive Session to discuss employment or compensation of a public employee or official. Roll call vote. Motion carried 6-0.

**Special Presentations**

1. Environmental Commission "Friends of the Forest" Award Presentation

Vivian Paul, Chair of the Environmental Commission, presented the award to the Isaac Walton League for their work to plant trees along the bike trail at Waterworks Park.

## 2. Presentations to Mayor Rhodus

Senator Jon Husted's representative, Randy Chenault, and Rep. Jennifer Gross made presentations to Mayor Rhodus in recognition of his service to the community. Council thanked him for his service to Fairfield over the last four years, as well.

### **Citizen Comments**

None.

### **Council Reports**

Councilmember Davidson stated that in reference to the emails surrounding golf carts in the community, he would like to see legislation brought to Council for open discussion.

Councilmember Meyers stated that he is completely opposed to golf cart legislation because he has seen folks driving them while holding a baby or drinking a beer. He feels it is a dangerous precedent to set and that the police department is already taxed with traffic enforcement. He said that if Council wants to vet the proposal, he would like to see the cost of the legislation with regard to public safety enforcement.

Councilmember Pennington stated that she is also opposed to golf carts due to safety concerns. She reported that Public Works was not able to pick up leaves last week due to snow, so they will be out as much this week as possible and work across the City.

Law Director Wolterman stated that Councilmember Paullus asked him to pass along that Councilmember Paullus is vehemently opposed to golf carts in the community.

Councilmember Davidson stated that he is very discouraged by the email sent by Councilmember Paullus regarding the golf cart topic, even after being reminded not to do so.

Councilmember Besl said she is still receptive and open-minded to hearing possibilities for using golf carts in some residential areas, but she does not want to see golf carts on main roads.

### **Public Hearing(s)**

#### 1. 2026 Operating Budget Hearing

Mayor Rhodus opened the public hearing at 7:35 PM. Clerk Wilson read the meeting notice. Councilmember Meyers stated that when finance legislation is passed, there is a lot of background work that goes into it first and congratulated Finance Director Diana Davenport and staff for the detailed budget review. Mayor Rhodus closed the public hearing at 7:38 PM.

#### 2. Joint Public Hearing - Minnicks PUD

Mayor Rhodus opened the Joint Public Hearing at 7:38 PM. Planning Commission roll call. All members present: Martin Medler, Melissa O'Brien, Don Hassler, Scott Lepsky, Adam Kraft, Tanner Meyers and Doug Robertson. Clerk Wilson read the meeting notice. Development Services Director Greg Kathmand and Planning Manager Erin Lynn presented an overview of the project. See attached slides. Councilmember Meyers asked if

the project qualifies for a traffic study even with the increased residential units completed. Mrs. Lynn stated that since it is a small number of residential units, it does not warrant the study. Councilmember Meyers stated that he also does not like that the applicant has 36 months to initiate the residential portion of the project and that he would like to see it done simultaneously. Mr. Kathman said it has been discussed but due to FEMA regulatory requirements and necessary partnerships with residential contractors, it's not practical to run the projects simultaneously. He stated that it's not in Minnick's interest to sit on the property and not move the project along. Fred Minnick and John Bayer, Bayer Becker, gave a brief intro of the project, as well. See attached slides. Mr. Bayer stated that the project falls under the City Engineer's requirement for a traffic study.

Paul Calhoun, 4920 Clifford Drive - Mr. Calhoun asked how much traffic will increase because he is buying a house in that area. He stated that Marathon is already located there and it's a great business.

Fred Minnick stated in response to the question regarding traffic, that in the peak hour for the store on Princeton Road, they see approximately 38-40 trips by people already driving that route.

Ryan Steiner, 430 Connie Court - Mr. Steiner stated that he feels the applicant will drag the project out and force the city to buy the property. He said that traffic is already heavy in that location. He said it is a family at Marathon, with loyal people, and the city doesn't need another place next to Marathon. He does feel that the residential portion will benefit the community.

Greg Spradling, 5314 Limestone Drive - Mr. Spradling stated that Dorshire Drive is already a nightmare to turn left from, especially seasonally with the ballpark and Joyce Park. He said that Marathon already has what everyone needs. He feels that the traffic study should be done.

Donald Scott, 174 Cole Drive - Mr. Scott stated that Marathon is like the community's bodega or neighborhood grocery store. He asked why no one else has jumped to buy the property if it's so great, because of the problems with the flood plane. He thinks the project is a great deal for the city because they will end up with the property for \$1.

Philip Millilo, 5369 Limestone Drive - Mr. Milillo stated that putting a drive-thru directly across from Dorshire makes no sense. He said that it will put the Marathon out of business, which is ridiculous. He said that a driveway on Patterson is fine, but across from Dorshire is a terrible idea.

Rob Gaskins, 5227 Dee Alva Drive - Mr. Gaskins stated that the Patterson Drive driveway will be a nightmare so close to the intersection and across from Dollar General. He said that 4-6 employees making \$12/hour is not a benefit to the community. He doesn't think the residential will be built and that the applicant only wants the drive-thru.

Mayor Rhodus closed the public hearing at 8:36 PM.

## Approval of Minutes

### 1. Regular Meeting Minutes - November 24, 2025

The Regular Meeting Minutes of November 24, 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 revised concept plan and final development plan for the Patterson Place Planned Unit Development.

Second reading of this ordinance was held pending Planning Commission recommendation.

## 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 6-0.

### 1. Parks & Recreation - Councilmember Leslie Besl

- a. Ordinance to authorize the City Manager to execute an agreement for a State Capital Grant to fund a portion of the Marsh Lake Trail extension and declaring an emergency.

The Marsh Park Interior Trails project, together with the planned expansion of the Great Miami River Trail, will establish a fully connected, paved pathway encircling the entire lake. This initiative includes the construction of an 8- to 11-foot-wide asphalt trail extending approximately 4,000 feet from the existing Marsh Park parking area. The new trail will travel along the west and north edges of the lake, ultimately linking with the future segment of the Great Miami River Trail.

By completing this key connection, the project will enhance accessibility and create a seamless recreational experience for walkers, runners, and cyclists. It will also strengthen regional trail connectivity, supporting broader community goals related to outdoor recreation, active transportation, and environmental stewardship.

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

ORDINANCE NO. 143-25. APPROVED 6-0.

**2. Public Safety - Councilmember Dale Paullus**

- a. Ordinance to adopt new sections and amend various other sections of the Traffic and General Offenses Codes of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio.

The Traffic and General Offenses Codes were last updated in August, 2024. Periodically the City updates its Traffic and General Offenses Code in order to conform them to the extent possible to recent amendments in state law and provide the latest versions of traffic and general offenses and other ordinances for use by the City's law enforcement and safety personnel.

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 Gwen Brill, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 144-25. APPROVED 6-0.

**3. Public Utilities - Councilmember Matt Davidson**

- a. Ordinance to authorize the City Manager to execute a real estate exchange agreement with the City of Hamilton, Ohio.

The City of Fairfield desires to exchange certain properties with the City of Hamilton for future development purposes.

In accordance with the provisions outlined in the Real Estate Exchange Agreement (attached), this legislation will authorize the City Manager to execute the agreement and all documents required to complete the transaction and appropriate the funding necessary for the exchange. Additionally, this legislation will authorize the City Manager to assign its rights as permitted in an existing easement on parcel no. A0700-010-000-072 (lot 14144) to the City of Hamilton for the maintenance of sanitary control around a future public water supply well.

This Agreement will supersede the previous Real Estate Exchange Agreement as approved by Council via Ordinance 14-25.

Councilmember Davidson presented the first reading of this ordinance. Councilmember Matt Davidson, seconded by Gwen Brill, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Davidson thanked Assistant City Manager Adam Sackenheim for hard work to get this deal done. Councilmember Matt Davidson, seconded by Tim Meyers, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 145-25. APPROVED 6-0.

**4. Public Works - Councilmember Debbie Pennington**

- a. Resolution supporting the City of Fairfield's continued partnership and development of National Railroad Partnership Program/Federal-State Partnership for Intercity Passenger Rail ("FSP") application to be submitted before the 2026 deadline and determining appropriateness of assistance proposed be provided to Butler County Transportation Improvement District ("BCTID") and the Ohio Rail Development Commission.

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

RESOLUTION NO. 15-25. APPROVED 6-0.

- b. Ordinance to Change the Name of Service Drive between Mack Road and Stockton Station Drive in the City of Fairfield, Ohio to Stockton Station Drive

City Council has approved several ordinances in 2024 and 2025 related to the redevelopment of 7051 and 7075 Dixie Highway. The redevelopment included the demolition of a former bank and car wash property in preparation for a new Wawa gas station and convenience store. Following demolition, a section of roadway was rerouted through the property, requiring a right-of-way vacation and dedication.

While the roadway is commonly known as Stockton Station Drive and street signs carry this name, the particular section of the roadway is officially named Service Drive as identified on the 1982 plats that dedicated the original right-of-way. In order for the official street name to be consistent with street signs and to reduce confusion in the future, staff recommends renaming this section of Service Drive to Stockton Station Drive. Following the renaming, Stockton Station Drive will extend from Seward Road near City Barbeque southeastwardly to Mack Road near the future Wawa. Other sections of Service Drive parallel to Route 4/Dixie Highway will retain the Service Drive name.

All properties adjacent to the affected sections of Service Drive have Dixie Highway addresses, meaning that no individual property owners will be impacted by the ordinance.

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 Adam Kraft, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 146-25. APPROVED 6-0.

**5. Finance & Budget - Councilmember Tim Meyers**

- a. Ordinance to authorize the City Manager to execute a collective bargaining agreement with the International Association of Firefighters, Local 4010, for wages, hours and terms and conditions of employment and declaring an emergency.

The City of Fairfield and the International Association of Firefighters, Local 4010 opened negotiations for a successor collective bargaining agreement early to resolve all matters involving wages, hours, and terms and conditions of employment before the current contract expires. The City and IAFF have reached a tentative agreement for a three-year successor collective bargaining agreement effective April 1, 2026 through March 31, 2029, inclusive. The IAFF Bargaining Unit has voted and approved the attached successor collective bargaining agreement.

The successor collective bargaining agreement stipulates the following changes to economic terms of the contract: a 3% increase to the base wage effective April 1, 2026, a 3% increase to the base wage effective April 1, 2027, and a 2% increase to the base wage effective April 1, 2028. It was also agreed that the hours of work will be reduced from an average 52-hour workweek to an average 50.461-hour workweek, allotting one (1) Kelly Day per month, in year three (3) of the contract.

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 Matt Davidson, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 147-25. APPROVED 6-0.

- b. Resolution adopting a cybersecurity program for the City of Fairfield, Ohio, pursuant to Ohio Revised Code Section 9.64 and declaring an emergency.

The Ohio General Assembly enacted Ohio Revised Code Section 9.64, requiring political subdivisions to adopt and implement a cybersecurity program to safeguard public data, information technology systems, and information technology resources. The Auditor of Ohio, through Bulletin 2025-007, provided guidance to all public offices regarding compliance with ORC Section 9.64, including adoption of policies addressing cybersecurity standards, training, incident reporting, and ransomware responses. The City Manager, in collaboration with the Information Technology staff and subject-matter experts in the field of cybersecurity have developed a Written Information Security Program (WISP) which complies with the mandates of Ohio Revised Code Section 9.64 and the guidance provided in Auditor of Ohio Bulletin 2025-007.

Pursuant to ORC Sections 9.64(E) and 9.64(F), records related to the Cybersecurity Program and incident reports are not public records, and procurement records identifying cybersecurity-related software, hardware or services are classified as security records under Ohio law and are therefore, not subject to disclosure pursuant to public records requests.

Section 9.64 (B) of the new law also prohibits local governments from paying ransoms in

the event of a ransomware attack unless City Council formally approves the payment via resolution or ordinance.

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 Gwen Brill, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

RESOLUTION NO. 16-25. APPROVED 6-0.

- c. An Ordinance to make estimated appropriations for the expenses and expenditures of the City of Fairfield, Ohio, during the period beginning January 1, 2026, and ending December 31, 2026.

The proposed budget represents this coming year's plan for generating revenues and funding expenditures sufficient to implement specific programs, functions, and activities during the 2026 fiscal year. The budget is the City's primary fiscal planning document. Its major goal is to provide sound fiscal administration.

City expenditures, which include the departmental budgets, debt service and fund transfers as contained in the 2026 Operating Budget presented at the Council-Manager Briefings on October 27, and November 10, 2025, total \$103,311,998, and estimated revenues for this period total \$118,593,210.

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

ORDINANCE NO. 148-25. 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 Matt Davidson, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Matt Davidson, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 149-25. 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: \$250,000 total (\$250,000 Real Estate Exchange Agreement (Public Utilities))

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

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

ORDINANCE NO. 150-25. APPROVED 6-0.

- 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: \$271,780 total (see below for description)

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

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

ORDINANCE NO. 151-25. APPROVED 6-0.

\$17,122 - Traffic Signal Cabinet Replacement – River and Joe Nuxhall (Public Works)

\$4,225 - new 12" gutter valve at the Aquatic Center (Parks & Recreation)

\$22,780 - purchase of new patio furniture at North Trace and the Elisha Morgan Mansion & new tables at Village Green (Parks & Recreation)

\$8,966 - Tree removal at South Trace and North Trace golf courses (Parks & Recreation)

\$25,000 - UPS Replacements (IT Services - City Manager's Office)

\$4,100 - new awning at North Trace concessions (Parks & Recreation)

\$40,000 - Multi-Factor Authentication (MFA) licensing and implementation (IT Services - City Manager's Office)

\$74,900 - 2025 Emergency Storm Sewer Lining – Route 4 and Roesch & various other locations (Public Works)

\$74,687 - Fiber Optic Installation Project (Public Utilities)

**Meeting Schedule**

Tuesday, December 16 - Oath of Office, 5:30 PM

Monday, January 12 - Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

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

Clerk Wilson read the meeting schedule.

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

Council recessed to Executive Session at 8:58 PM.

**Adjournment**

The Regular Meeting adjourned at 9:50 PM.

ATTEST:

  
\_\_\_\_\_  
Clerk of Council

  
\_\_\_\_\_  
Mayor's Approval

Date Approved: 11/21/24

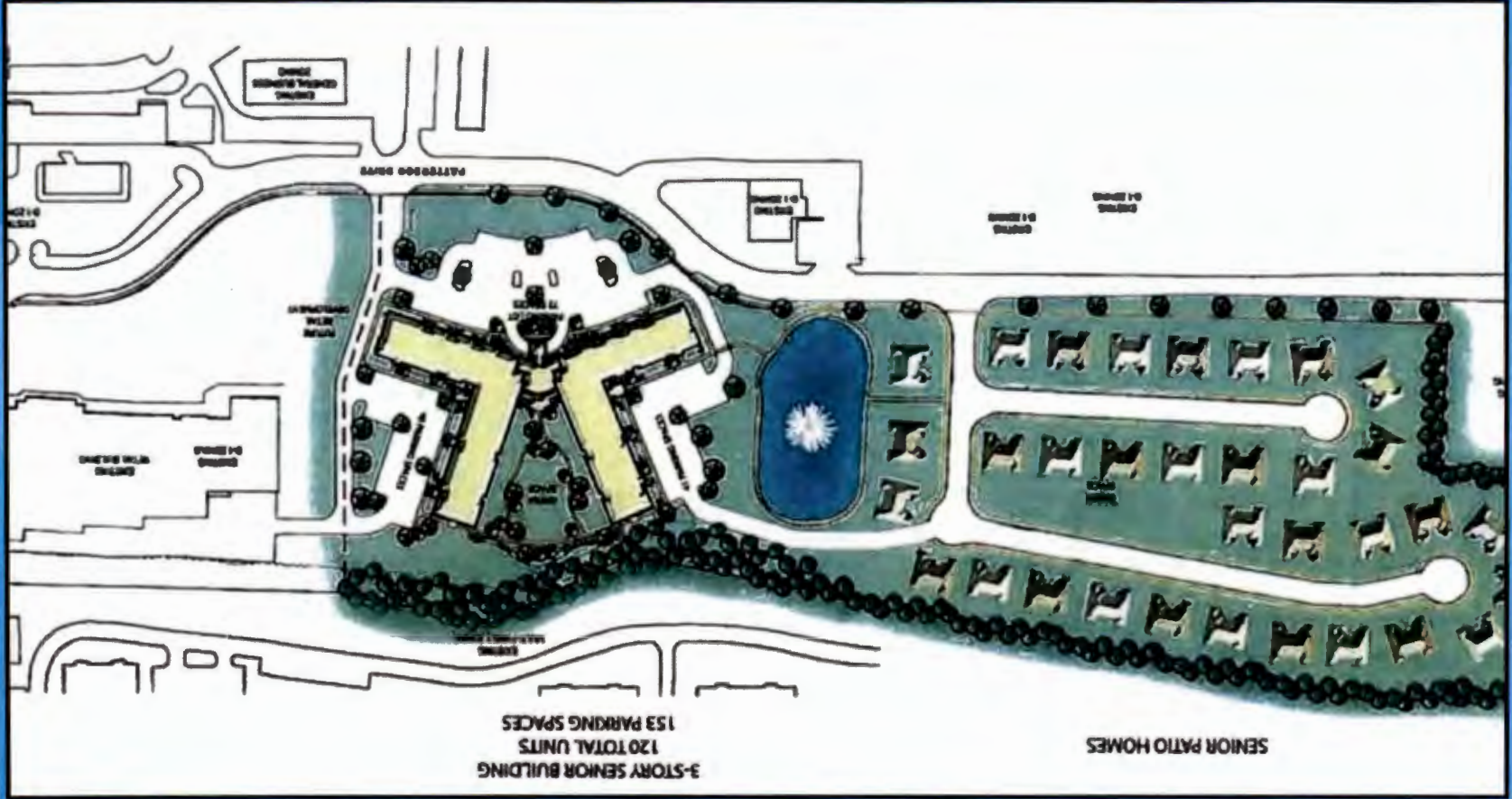


# Minnick's Drive-Thru & Patterson Place

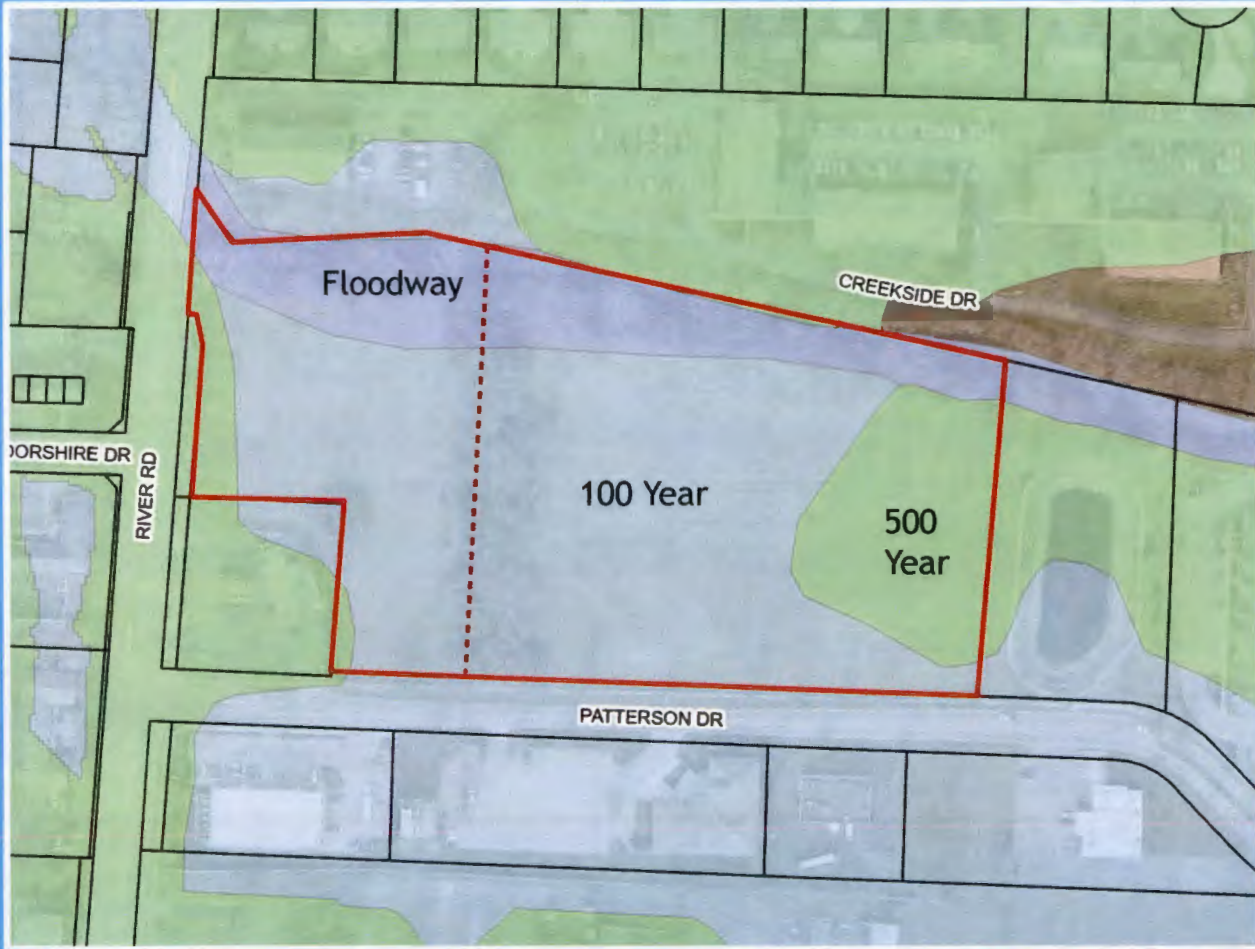
Revised Concept and Final Development Plan

December 8, 2025

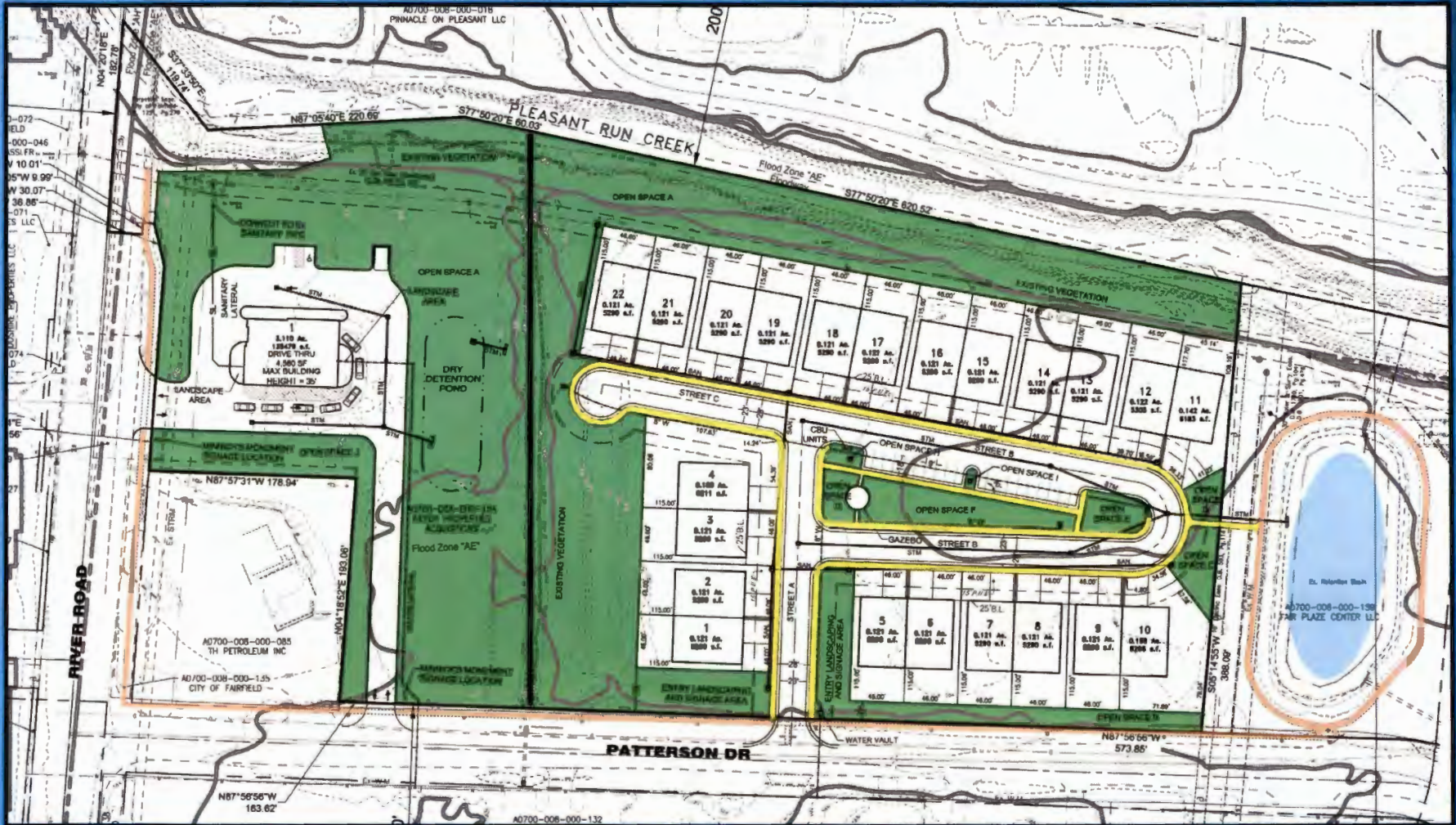


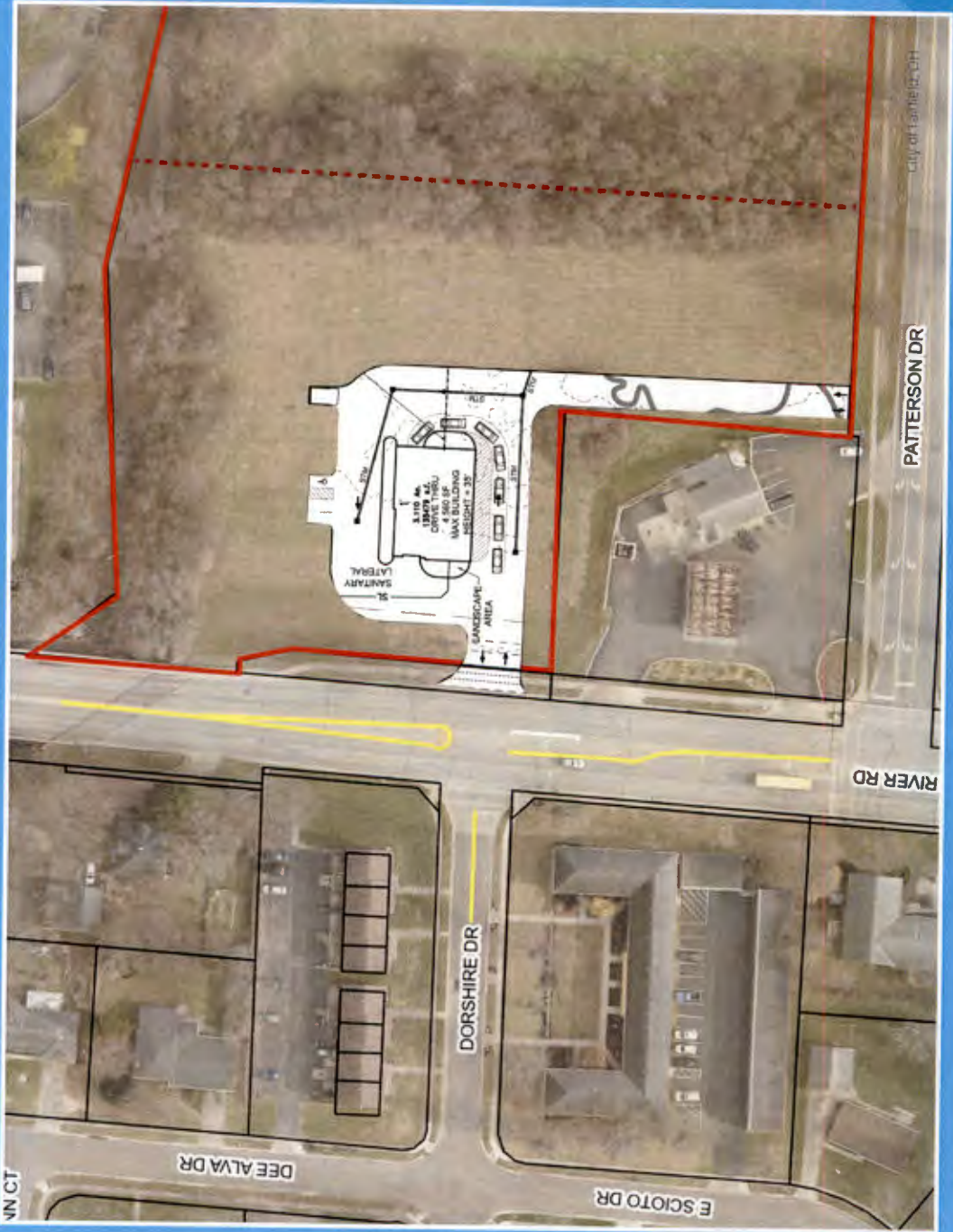


# Patterson Place PUD



# Flood Zone Map









North Elevation



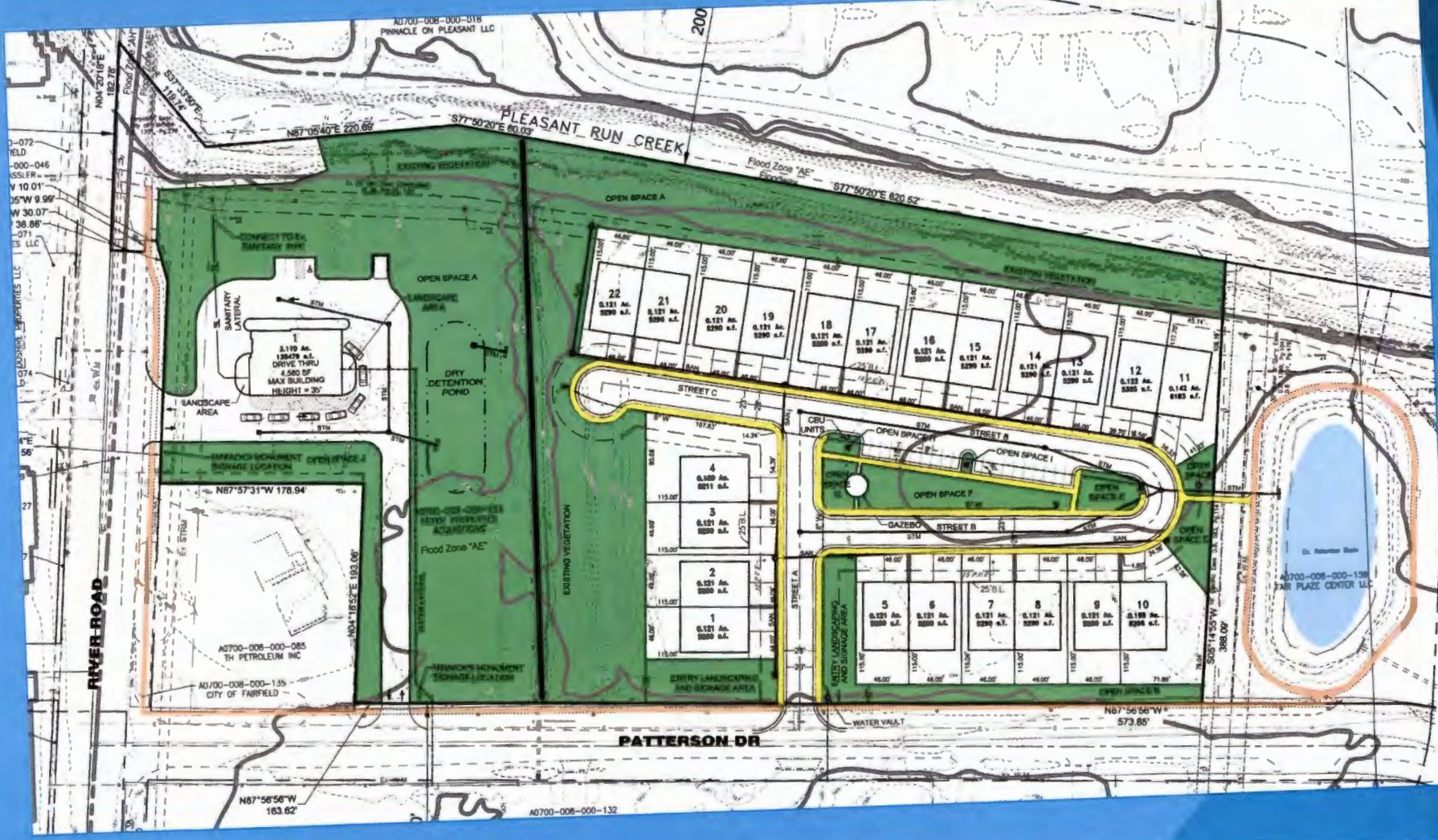
Rear Elevation



South Elevation







# Meeting Schedule

November 24, 2025 - Council 1<sup>st</sup> Reading

December 8, 2025 - Joint Public Hearing, 7:00 PM

December 10, 2025 - Planning Commission, 6:00 PM

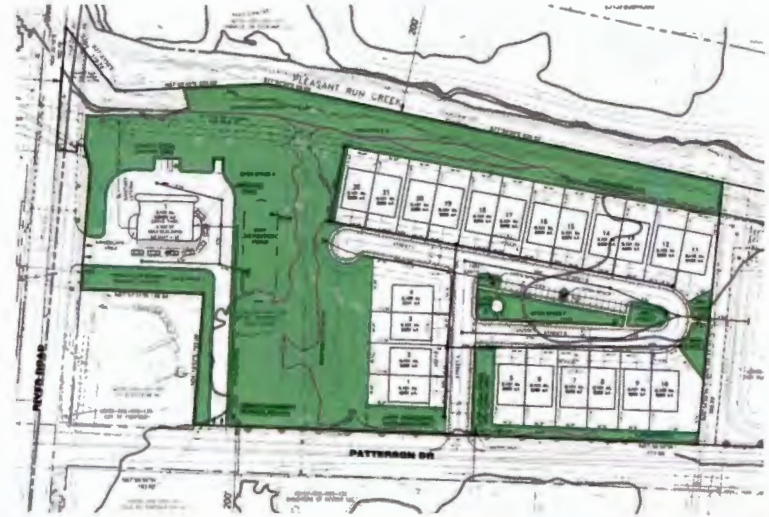
January 12, 2026 - Council 2<sup>nd</sup> Reading, 7:00 PM

January 26, 2026 - Council 3<sup>rd</sup> Reading, 7:00 PM

Comments or Questions?

# Minnick's Drive Thru & Patterson Place

Revised Concept & Final Development Plan



## PROJECT TEAM

# Minnicks ← DRIVE-THRU



SCOTT  
WEBB

ARCHITECT

- MINNICK'S PROJECT ARCHITECT



- ENGINEER
- SURVEYOR
- LANDSCAPE ARCHITECT



THANK YOU



## Patterson Place – Example Homes



## Patterson Place – Example Homes

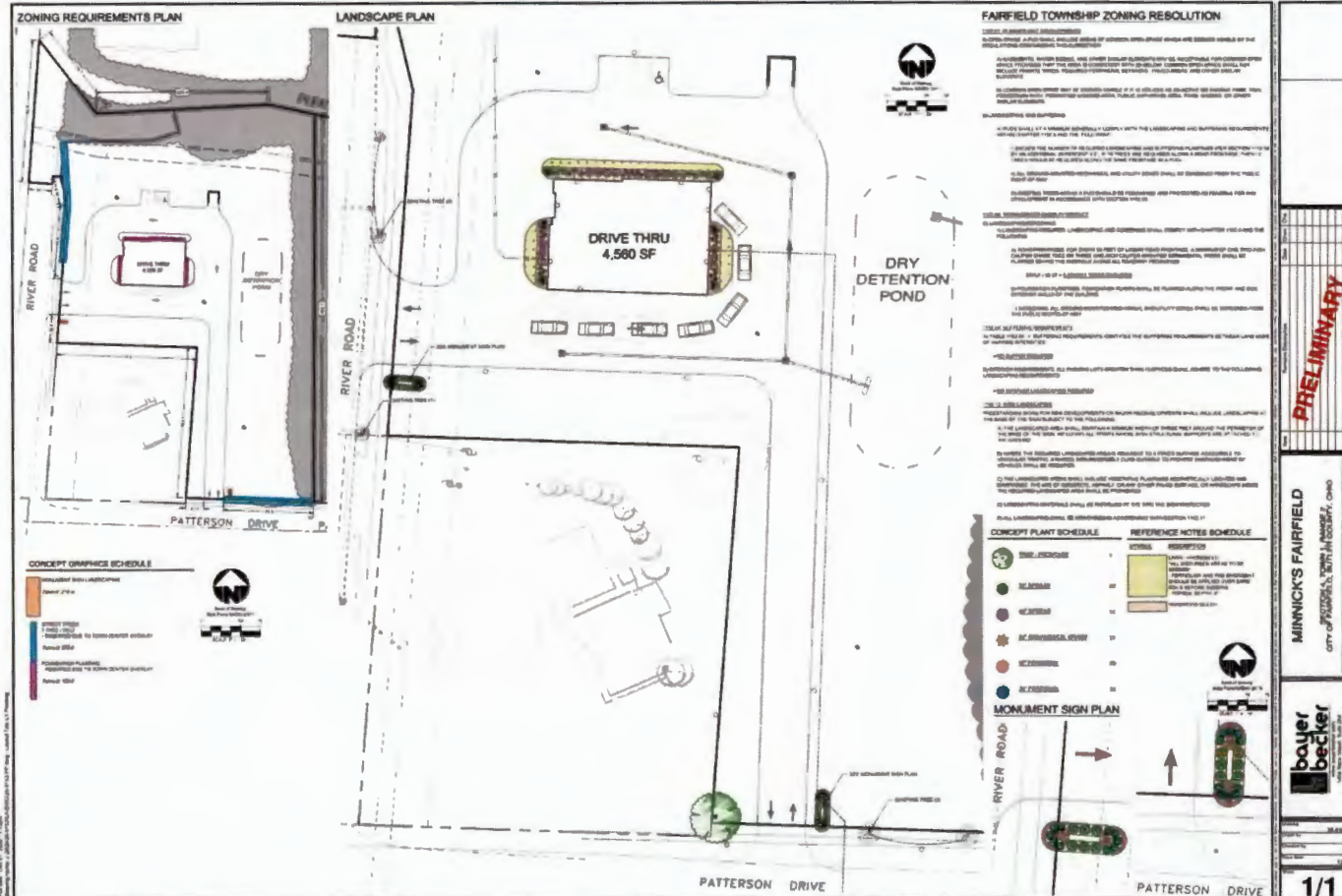


## Patterson Place – Example Homes

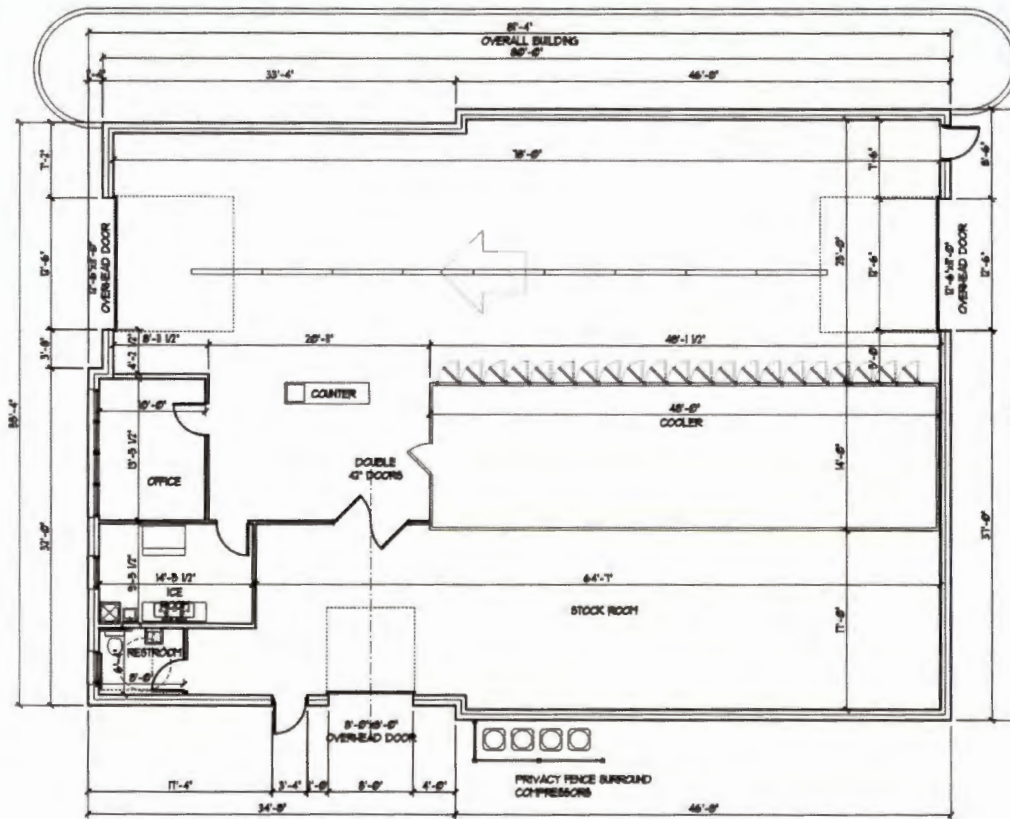




# Minnick's Drive Thru – Concept & Final Development Plan



# Minnick's Drive Thru – Elevations



PRELIMINARY FLOOR PLAN 1/8" = 1'-0"



PROPOSED NEW DRIVE-THROUGH MARKET  
**Minnick's Drive Thru**  
 RIVER ROAD  
 FAIRFIELD, OHIO 43024

DATE
December 1, 2009
REVISION

A-1

# Minnick's Drive Thru – Elevations



**EAST ELEVATION**  
REAR ELEVATION FACING EAST



**FRONT ELEVATION**  
WEST FACADE FACING RIVER ROAD



**SOUTH ELEVATION**  
SIDE ELEVATION FACING SOUTH



**NORTH ELEVATION**  
SIDE ELEVATION FACING NORTH



PROPOSED NEW DRIVE-THROUGH MARKET  
**Minnick's Drive Thru**  
RIVER ROAD  
FAIRFIELD, OHIO 45614

DATE
December 1, 2009
REVISION

A-2

# Minnick's Drive Thru – Elevations

## ELEVATION TRANSPARENCY

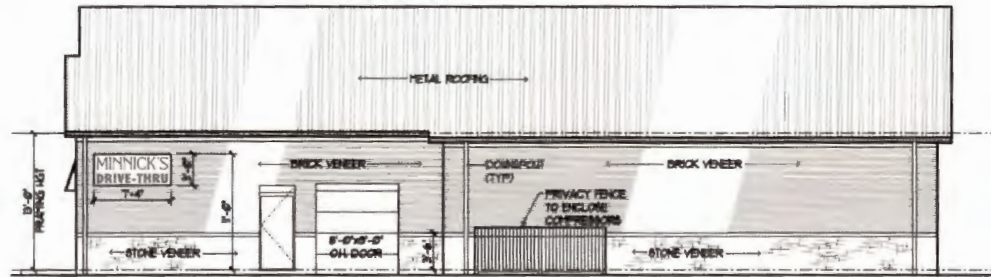
FACADE AREA AT PEDESTRIAN LEVEL  
 TOTAL AREA 57' X 11' HIGH = 79 sq. ft.  
 OVERHEAD DOOR 86 sq. ft.  
 (6) WINDOWS = 189 sq. ft.  
 TOTAL OPENINGS 75 sq. ft. (73.6%)

## SIGN AREA

FRONT FACADE SIGN 52.8 sq. ft.  
 NORTH + SOUTH SIGNS (2) = 10.5 = 20.0 sq. ft.  
 TOTAL BUILDING SIGNAGE 73.4 sq. ft.



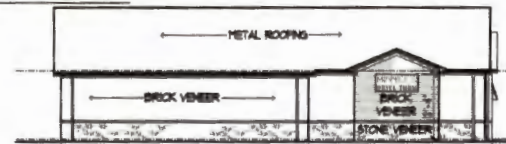
WEST (FRONT) ELEVATION 1/8" = 1'-0"  
 FACING RIVER ROAD



SOUTH ELEVATION 1/8" = 1'-0"



EAST ELEVATION 1/16" = 1'-0"



NORTH ELEVATION 1/16" = 1'-0"



PROPOSED NEW DRIVE-THROUGH MARKET  
**Minnick's Drive Thru**  
 RIVER ROAD  
 FAIRFIELD, OHIO 45804

DATE
December 1, 2009
REVISION

A-3