

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, March 9, 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

6:00 PM - Strategic Initiatives

Business Meeting Call to Order

Mayor Steve Miller

Prayer/Pledge of Allegiance

Councilmember Gwen Brill

Roll Call

Agenda Modifications

Executive Session Requests

Special Presentations

None.

Citizen Comments

Council Reports

Public Hearing(s)

None.

Approval of Minutes

1. Regular Meeting Minutes - February 23, 2026

Old Business

1. Development Services - Councilmember Gwen Brill

- a. Ordinance to authorize the City Manager to execute a Funding and Development Agreement with Mitchell Development & Construction LLC to provide economic development assistance for the Whispering Hill housing development on South Gilmore Road, and declaring an emergency.
- Legislation - Third Reading
 - Motion - Adoption

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

1. Community & Public Relations - Councilmember Matt Davidson

- a. Simple Motion: Motion to re-appoint Bill Woeste as Fairfield's representative to the Butler County Board of Health beginning March 9, 2026.

2. Public Utilities - Councilmember Tim Meyers

- a. Ordinance to authorize the City Manager to enter into an electric aggregation agreement with an electric supplier as recommended by Energy Alliances, Inc., provided that the accepted aggregation rate is at or below \$0.10199/kWh at the time of execution, for a period not to exceed twenty-four (24) months and declaring an emergency.
- Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption

3. Public Works - Councilmember Debbie Pennington

- a. Ordinance to authorize the City Manager to enter into a contract with John R. Jurgensen Company for the 2026 Harbin Park Parking Lot and Asphalt Path Resurfacing Project.
- Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
- b. Ordinance to authorize the City Manager to enter into a contract with A&A Safety, Inc. of Amelia, Ohio for the 2026 Pavement Marking Application contract.
- Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption
- c. Ordinance to authorize the City Manager to execute a contract with Jerry Pate Turf and Irrigation dba Century Equipment for the purchase of a Toro Groundmaster 5910 mower and declaring an emergency.

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

4. Finance & Budget - Councilmember Leslie Besl

- a. Ordinance authorizing the issuance of not to exceed \$3,682,000 of various purpose bond anticipation notes, series 2024, 2026 renewal, by the City of Fairfield, Ohio, in anticipation of the issuance of bonds, and declaring an emergency.

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

- b. Resolution to approve and adopt the City of Fairfield, Ohio 2026-2030 Capital Improvement Program.

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

- c. 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: \$500,000 total (\$125,000 Pavement Marking Program (Public Works); \$185,000 purchase of mower (Public Works); \$190,000 Harbin Park Resurfacing Project (Public Works))

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

- d. 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: \$606,408 total (see below for description)

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

\$75,000 - Landscaping Maintenance Program (Public Works)

\$72,599 - Wastewater Division - SCADA Network Upgrades (Public Utilities)

\$50,126 - Water Division - SCADA Network Upgrades (Public Utilities)

\$90,000 - Right of Way Funding Appropriation for the Pleasant Avenue Multiuse Trail (multiple purchase orders; Public Works)

\$6,354 - Water Division - Filter PLC Upgrade Components (Public Utilities)

\$5,462 - Wastewater Division - Dewatering PLC Replace (Public Utilities)

\$49,725 - Water Division - Fire Hydrants (Public Utilities)

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

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

\$60,000 - Municipal/Annex Repairs and Upgrades (Public Works)

\$41,692 - Water Division - Filter PLC Upgrade (Public Utilities)

\$109,050 - Purchase & outfitting of Utility Truck #625 for Water Division (multiple vendors; Public Works)

\$6,400 - Water Division - Filter PLC Design (Public Utilities)

Meeting Schedule

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

Monday, April 13: Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Monday, April 27: Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Executive Session of Council (if Needed)

Adjournment

**City of Fairfield Minutes
Regular Meeting of City Council
February 23, 2026**

Council-Manager Briefing

Mayor Miller called the briefing to order at 5:30 PM. Councilmembers present: Dale Paullus, Debbie Pennington, Adam Kraft, Tim Meyers, Gwen Brill and Matt Davidson. Staff members present: Scott Timmer, Diana Davenport, Adam Sackenheim, Laurie Murphy, Steve Wolterman, Alisha Wilson, Ben Mann, Mandi Brock, Jason Hunold, Tom Lakamp, Steve Maynard and Tami Moore.

Finance Director Davenport and Senior Staff presented the 2026-2030 Capital Improvement Program. See attached slides.

Business Meeting Call to Order

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

Prayer/Pledge of Allegiance

Councilmember Meyers led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Councilmember, 2nd Ward Dale Paullus
Councilmember, 3rd Ward Debbie Pennington
Councilmember, 4th Ward Adam Kraft
Councilmember, At-Large Tim Meyers
Councilmember, At-Large Gwen Brill
Councilmember, At-Large Matt Davidson

Councilmembers excused included:

Councilmember, 1st Ward Leslie Besl

Agenda Modifications

None.

Executive Session Requests

None.

Special Presentations

1. Police Department Oath of Office
 - Major Michael Woodall
 - Sergeant Olivia Vinskey
 - Sergeant Alexander Roush

- Officer Blake Lathery
- Officer Jacob Barbaree
- Officer John French
- Officer Gavyn Bell

Mayor Miller administered the ceremonial oath of office to the incoming police officers and promoted Sergeants and Major. Chief Maynard welcomed the new officers and congratulated the Sergeants and Major on their promotions.

2. Presentation to Lisa's Kitchen

Mayor Miller presented a plaque to Lisa's Kitchen for their support of first responders during the Koch Foods fire. Lisa and her staff prepared over 500 sandwiches for staff as they battled the massive fire.

Citizen Comments

Scott Lepsky, 7 Carousel Circle - addressed Council regarding the proposed Mitchell Development Agreement and Whispering Hill housing development and comparison to the Pleasant and John Gray development.

Council Reports

Councilmember Davidson announced that the spring issue of the Fairfield Flyer has been published. He noted upcoming programs with the Police Department, the residential tree program and Earth Day on April 22 at Huffman Park. He also congratulated the Mens and Womens USA hockey teams for winning over Canada.

Councilmember Meyers noted that he has utilized the tree program and it's a great benefit to residents.

Councilmember Pennington announced that the concrete replacement program begins in March and more information is available on the website.

Public Hearing(s)

None.

Approval of Minutes

1. Regular Meeting Minutes - February 9, 2026

The Regular Meeting Minutes of February 9, 2026 were approved as written and submitted.

Old Business

1. Development Services - Councilmember Gwen Brill

- a. Ordinance to authorize the City Manager to execute a Funding and Development Agreement with Mitchell Development & Construction LLC to provide economic

development assistance for the Whispering Hill housing development on South Gilmore Road, and declaring an emergency.

Councilmember Brill presented the second reading of this ordinance.

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

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

1. Public Safety - Councilmember Dale Paullus

- a. Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Vargas, Inc., Carniceria El Camino, 5951 Boymel Drive, Fairfield, OH 45014 (Permit Class C1 & C2).

Councilmember Paullus, seconded by Councilmember Pennington, moved to not request a hearing regarding this liquor permit application. Motion carried 6-0.

SIMPLE MOTION NO. 8-26. APPROVED 6-0.

- b. Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Om Surya LLC, Mitho Restaurant and Bar, 5060 Pleasant Avenue, Unit A, Fairfield, OH 45014 (Permit Class D5).

Councilmember Paullus, seconded by Councilmember Brill, moved to not request a hearing regarding this liquor permit application. Motion carried 6-0.

SIMPLE MOTION NO. 9-26. APPROVED 6-0.

2. Public Works - Councilmember Debbie Pennington

- a. Ordinance to authorize the City Manager to enter into a contract with Elams Excavating, LLC for the Ross and Woodridge Improvements Project.

The intersection of Ross and Woodridge Roads was identified for safety improvements to reduce crashes and crash severity. The intersection improvement will include installation of a roundabout, a solution selected after a safety study was performed and multiple options evaluated. The roundabout will increase capacity and efficiency of the intersection, while also calming traffic and improving safety for residents in the area.

The City secured \$400,000.00 in funding through the OPWC grant program.

Engineering and right of way procurement was completed in 2025.

The project is programmed in the upcoming 2026-2030 Capital Improvement Program as 6PW25.

Plans and specifications were advertised for bid on January 16 and 23. A public bid

opening was held on February 2, 2026. Seven (7) bids were received. The lowest and best bidder was Elams Excavating, LLC. of Goshen, Ohio.

Councilmember Pennington presented the first reading of this ordinance. Councilmember Debbie Pennington, seconded by Dale Paullus, moved to suspend second and third readings. Motion carried Yes 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. 18-26. APPROVED 6-0.

- b. Ordinance to authorize the City Manager to enter into a contract with Barrett Paving Materials, Inc. for the 2026 Asphalt Resurfacing Project.

This project is programmed in the 2026-2030 Capital Improvement Program under 6PW06 and will resurface approximately 22 lane miles of roadway and meets Council's annual goal for the paving program.

The City Council has annually approved funding for a street paving program that does this work in conjunction with the Concrete Curb Replacement Program. The Public Works Department has developed a program for budgeting and scheduling needed overlays of streets in relation to several factors including deterioration, age, ride-ability, etc.

The areas scheduled for repaving this year are listed on the City's website and attached.

Public Works advertised this project and bids were opened on February 9, 2026 for the 2026 Asphalt Resurfacing Project. Two (2) bids were received. The complete bid results are attached.

The lowest and best bidder is Barrett Paving Materials, Inc. (Middletown, Ohio).

Councilmember Pennington presented the first reading of this ordinance. Councilmember Debbie Pennington, seconded by Dale Paullus, moved to suspend second and third readings. Motion carried Yes 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. 19-26. APPROVED 6-0.

3. 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: \$4,233,916 total (\$840,000 for Ross & Woodridge Improvements Project (Public Works); \$2,150,000 for Asphalt Resurfacing Project (Public Works); \$28,916 Harbin Park Contingency Restored (Public Works); \$1,215,000 - Concrete Curb Program and Concrete Sidewalk Program Construction

Appropriation for 2026 (existing contract; Public Works))

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

ORDINANCE NO. 20-26. APPROVED 6-0.

\$28,916 - Contingency Funds Restored/Established from 2025 for 2026 – Concrete Program (Public Works)

\$1,215,000 - Concrete Curb Program and Concrete Sidewalk Program Construction Appropriation for 2026 (existing contract; Public Works)

- 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: \$278,925 total (see below for description)

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

ORDINANCE NO. 21-26. APPROVED 6-0.

\$8,650 - Wastewater Division - Sewer lateral inspection camera reel (Public Utilities)

\$65,000 - Lighting Funding for Ross and Woodridge Intersection – Roundabout Project (Public Works)

\$5,325 - Edge Lit Sign Funding for Ross and Woodridge Intersection – Roundabout Project (Public Works)

\$50,000 - Water Division - Fire Hydrant Re-Coating (Public Utilities)

\$25,000 - Miscellaneous Traffic Signal Upgrades / Spare Parts (Public Works)

\$125,000 - Emergency Storm Sewer Repairs (multiple vendors; Public Works)

Meeting Schedule

Monday, March 9: Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM
Monday, March 23: Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM
Monday, April 13: Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Clerk Wilson read the meeting schedule.

Executive Session of Council (if Needed)

None.

Adjournment

The Regular Meeting adjourned at 7:30 PM.

ATTEST:

Clerk of Council

Mayor's Approval
Date Approved:



2026-2030 Capital Improvement Budget

Diana Davenport, Director of Finance

Scott W. Timmer, City Manager

Agenda

- Overview
 - ✓ Program
 - ✓ Prioritization
 - ✓ Program Summary
 - ✓ Cash Flows
- Transportation/Infrastructure
 - ✓ Fleet
 - ✓ Facilities
 - ✓ Street
- Leisure Activities
 - ✓ Parks
 - ✓ Golf/Aquatic
- Public Safety
 - ✓ Police
 - ✓ Fire
- General Government
 - ✓ Development Services
 - ✓ City Manager's Office
- Public Utilities
 - ✓ Water
 - ✓ Wastewater

Capital Improvement Program (CIP)

- Five-Year CIP
 - ✓ Represents a long-term financial plan, including funding sources.
 - ✓ Establishes priorities and serves as a planning document or blueprint for the City's investment in capital infrastructure.
 - ✓ Provides a breakdown of major project costs and phasing.
 - ✓ Does not appropriate money. The Annual Operating Budget and the annual appropriation ordinance(s) are the documents which authorize the actual funding authority for capital projects.

Capital Improvement Program – Priority & Need

- Need Definitions
 - ✓ Mandated – legal, public health, safety, or welfare
 - ✓ Service Level – maintain current, improve current, or improve efficiency or convenience
 - ✓ Development Driven – economic growth, public/private partnership or quality of life

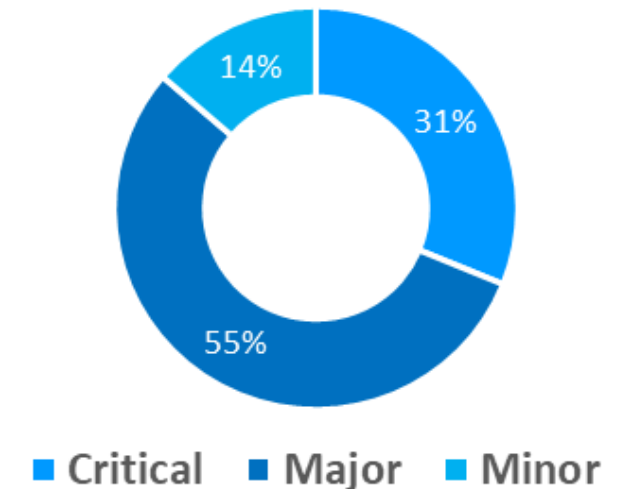
Capital Improvement Program – Priority & Need

- Priority

- ✓ Critical – essential; results in an emergency without it
- ✓ Major – serious; needs attention or is large in scope
- ✓ Minor – not serious; lesser in importance

Year	Critical	Major	Minor	Total
2026	5,527,816	16,850,337	4,803,500	27,181,653
2027	4,510,000	20,307,000	6,138,000	30,955,000
2028	8,525,000	12,906,000	3,741,000	25,172,000
2029	5,565,000	18,536,000	3,257,000	27,358,000
2030	28,110,000	23,756,000	5,044,000	56,910,000
	52,237,816	92,355,337	22,983,500	167,576,653
	31.2%	55.1%	13.7%	

Priority Breakdown



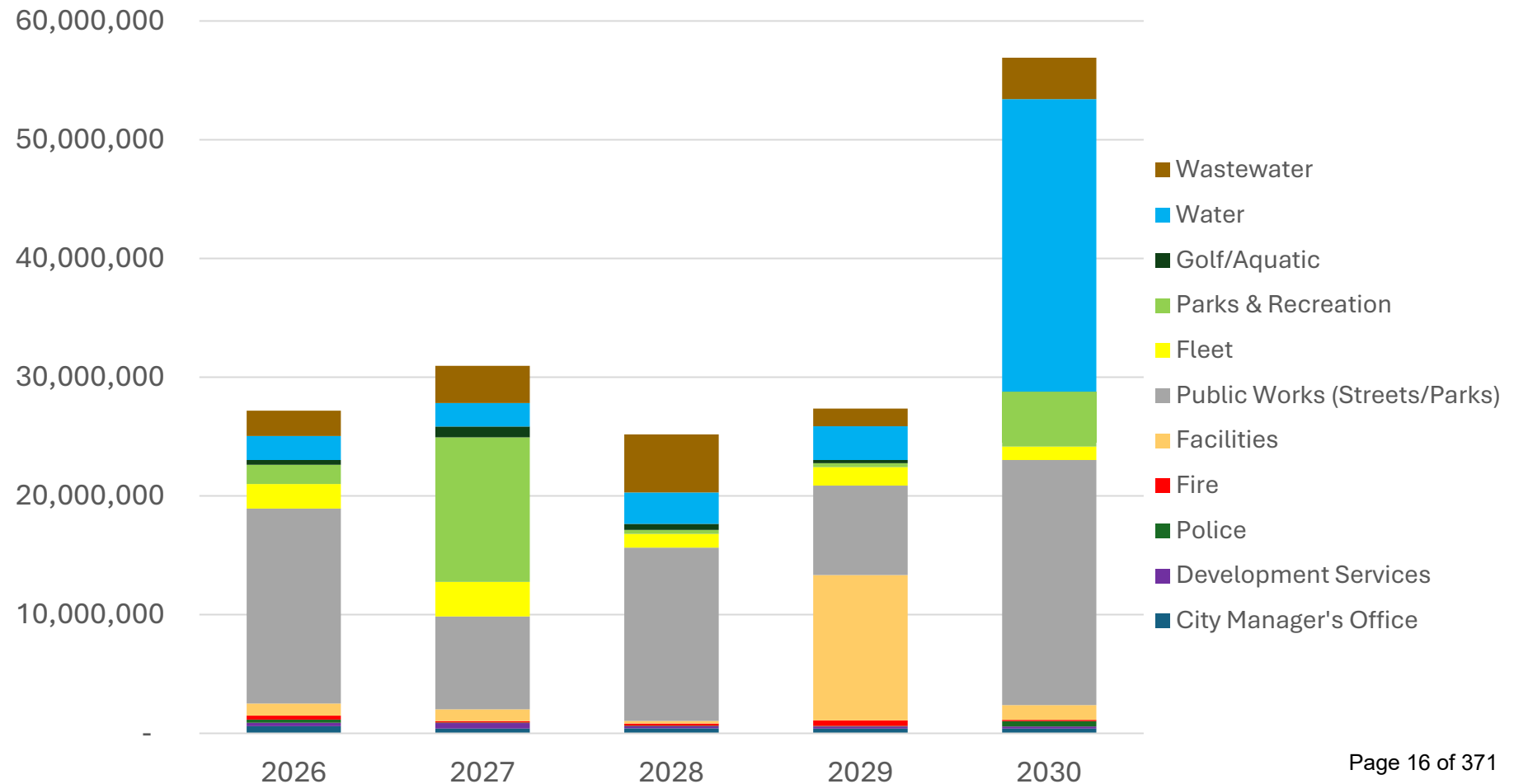
Capital Improvement Program – By Year

- Projects

- ✓ 5 Year CIP = \$167,576,653

- By Year

- ✓ 2026: \$27.2 M
 - ✓ 2027: \$30.9 M
 - ✓ 2028: \$25.2 M
 - ✓ 2029: \$27.4 M
 - ✓ 2030: \$56.9 M



Capital Improvement Program – Project Funding

- Sources

- ✓ Income Tax
 - General Fund
 - Capital Improvement Fund
 - Street Improvement Fund
- ✓ Charges For Service
 - Water
 - Water Revenue
 - Water Replacement & Improvement
 - Water Surplus
 - Wastewater
 - Sewer Revenue
 - Sewer Replacement & Improvement
 - Sewer Surplus

- Cash Flows

- ✓ Revenues estimated conservatively
- ✓ Expenditures projected aggressively

General Fund

Beginning Unreserved Fund Balance	\$30.9 M
Revenues - Estimated	\$43.4 M
Expenditures - Projected	\$43.6 M
Ending Unreserved Fund Balance	\$30.7 M

Capital Improvement Fund

Beginning Unreserved Fund Balance	\$2.0 M
Revenues - Estimated	\$5.8 M
Expenditures - Projected	\$6.7 M
Ending Unreserved Fund Balance	\$1.1 M

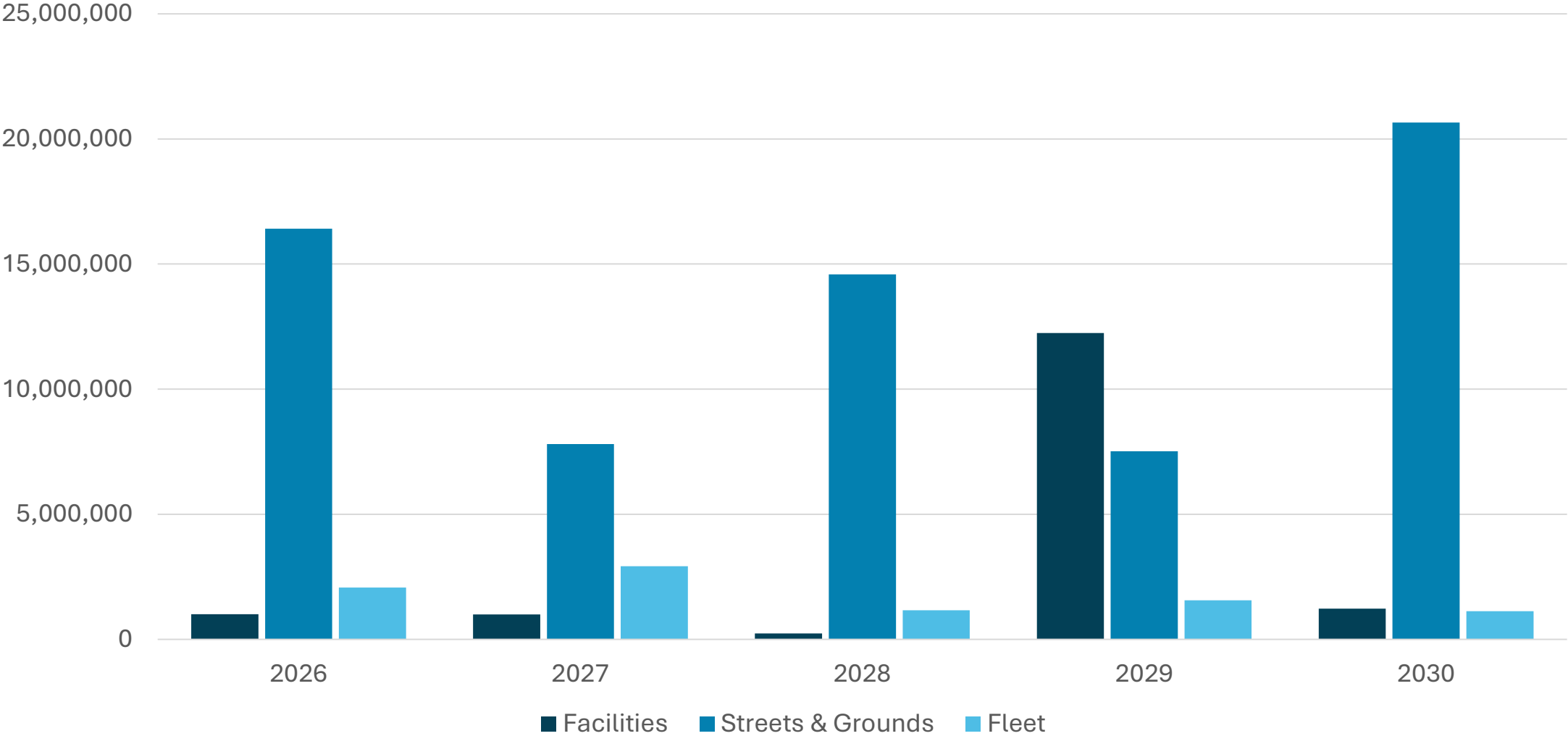


FAIRFIELD

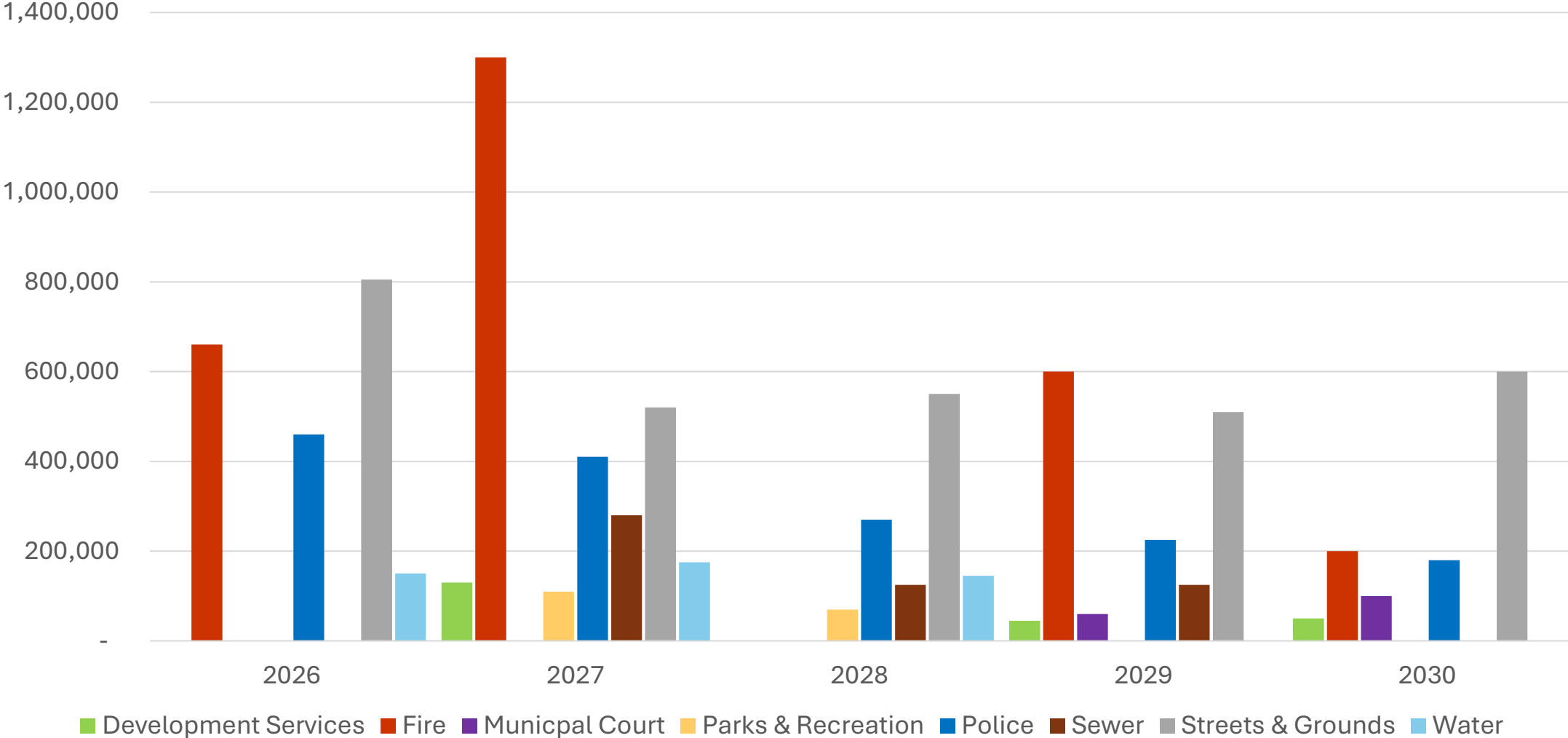
PUBLIC WORKS

Ben Mann

Transportation/Infrastructure – Fleet, Facilities, & Streets



Transportation – Fleet by Department



Transportation – Fleet

- 2026 – 15 Projects

- ✓ 3 Major (\$1.25 M)
 - Replacement of Patrol Vehicles-Police (\$320 K)
 - Replacement of Snow Plow Truck-Street (\$380 K)
 - Replacement of Ambulance (550 K)
- ✓ 7 Minor (\$825 K)

- Primary funding sources:

- ✓ 402-Capital Improvement Fund (\$1.9 M)
 - Fire (\$660 K)
 - Police (\$460 K)
 - Public Works – Street (\$805 K)
- ✓ 605-Water Surplus Fund (\$150 K)



Facilities

- 2026 – 7 Projects
 - ✓ 2 Major (\$330 K)
 - Public Works Repairs & Upgrades (\$180 K)
 - Land – Fire Station (\$150 K)
 - ✓ 5 Minor (\$680 K)
 - Municipal /Annex Repairs & Upgrades (\$150 K)
 - Parks Buildings Repairs & Upgrades (\$70 K)
 - Lane Library Repairs (\$30 K)
 - Justice Center Repairs (\$80 K)
 - Firehouse Repairs & Upgrades (\$350 K)
- Primary funding sources:
 - ✓ 402-Capital Improvement Fund (\$1.0 M)



Street Improvement Fund

Beginning Unreserved Fund Balance	\$11.7 M
Revenues – Estimated	\$8.1 M
Expenditures – Projected	\$8.0 M
Ending Unreserved Fund Balance	\$11.8 M

Transportation - Street

- 2026 – 69 Projects

- ✓ 7 Critical (\$4.0 M)
 - Annual Street Paving Program (\$2.5 M)
 - EV Charging Stations – Construction (\$610 K)
 - Pleasant Run Creek Wall Repair (\$250 K)
 - Augusta Bridge Replacement (\$215 K)
 - CMP Storm Sewer Field Paving (\$125 K)
 - Storm Sewer Lining (\$175 K)
 - Symmes Rail Crossing Elimination (\$100 K)
- ✓ 18 Major (\$10.8 M)
- ✓ 19 Minor (\$1.5 M)

- Primary funding sources:

- ✓ 100-General Fund (\$340 K)
- ✓ 201-Street Const, Maint & Repair (\$800 K)
- ✓ 205-County Motor Vehicle Fund (\$250 K)
- ✓ 211-Law Enforcement (\$10 K)
- ✓ 220-North Town Center TIF (\$10 K)
- ✓ 222-Northeast Area TIF (\$145 K)
- ✓ 401-Street Improvement Fund (\$4.5 M)
- ✓ 402-Capital Improvement Fund (\$1.5 M)
- ✓ 410-State Issue I Fund (\$820 K)
- ✓ 413-Park Development Fund (\$45 K)
- ✓ 414-Drug & Alcohol Treatment Fund (\$30 K)
- ✓ 415-Active Transportation Fund (\$2.9 M)
- ✓ 416-Sustainability Fund (\$48 K)
- ✓ 604-Water Replacement & Improvement Fund (\$678 K)
- ✓ 605-Water Surplus Fund (\$245 K)
- ✓ Fed/State/County Grants (\$4.1 M)

Street Sustainability Plan (Critical)

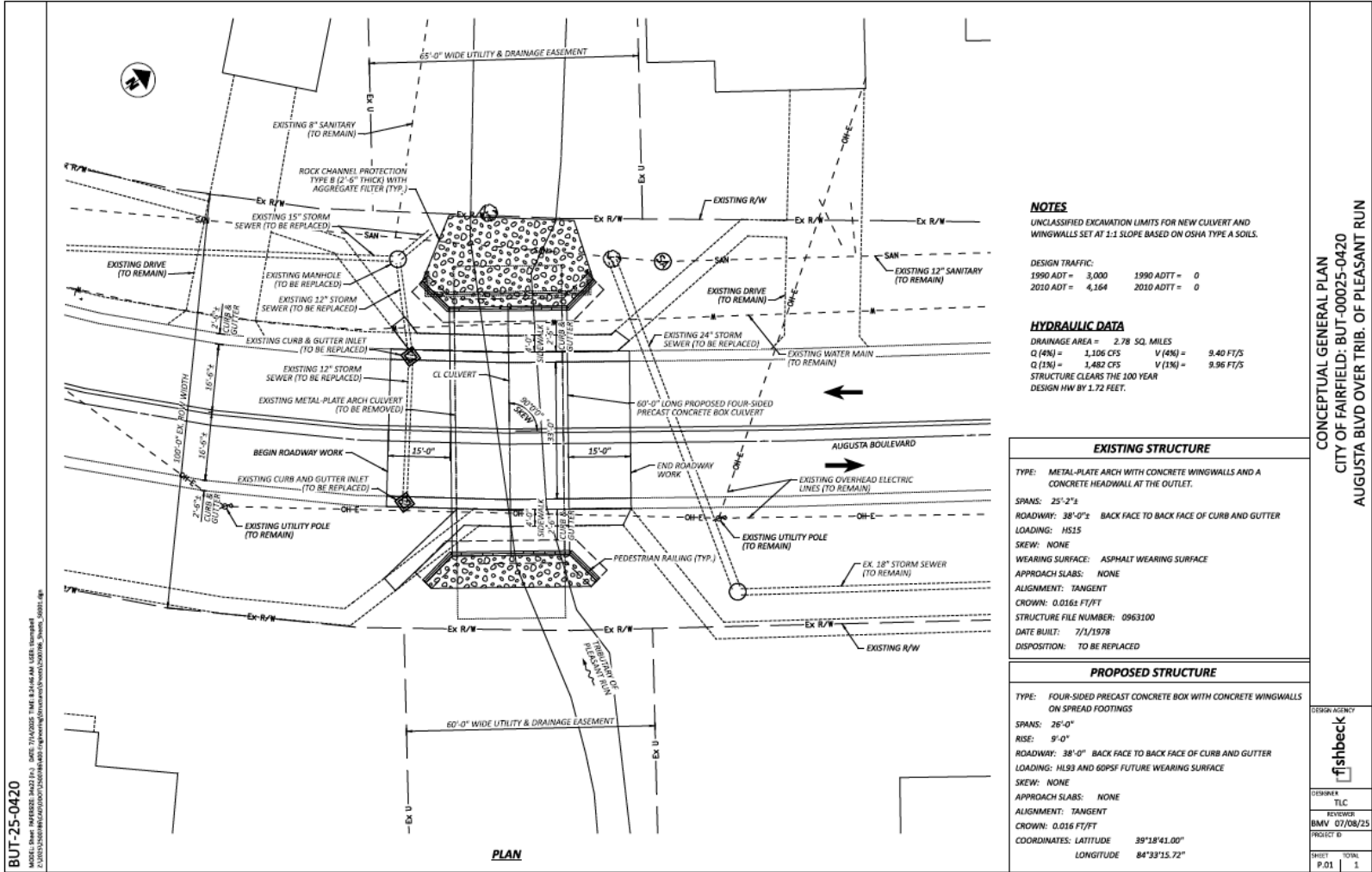
- Resolution 11-20 – Fairfield City Council

- ✓ To avoid significant fluctuations in the repair/resurfacing of streets and roads and ensure streets and roads do not fall into disrepair, a minimum average of **5.4% to 6.1% (currently 23.5 ± 1.5 lane miles)** of the total Lane Miles of streets and roads will be repaved annually based on a three-year average.


- 2024 Lane Miles: = 23.74
 - Utilized OPWC Funding for Citywide Paving in 2024
 - Utilized OKI Funding for South Gilmore Paving in 2024
 - 2025 Lane Miles: = 26.30
 - 2026 Projected Lane Miles: 21.96 (Citywide) – 0.78 (City of Hamilton) = 21.18
 - 2027 Projected Lane Miles: 20.13 (Citywide) + 2.70 (Capital Projects) = 22.83
 - 2028 Projected Lane Miles: 19.16 (Citywide) + 1.33 (Capital Projects) = 20.49



Augusta Bridge Replacement – Engineering in 2026, Construction 2030

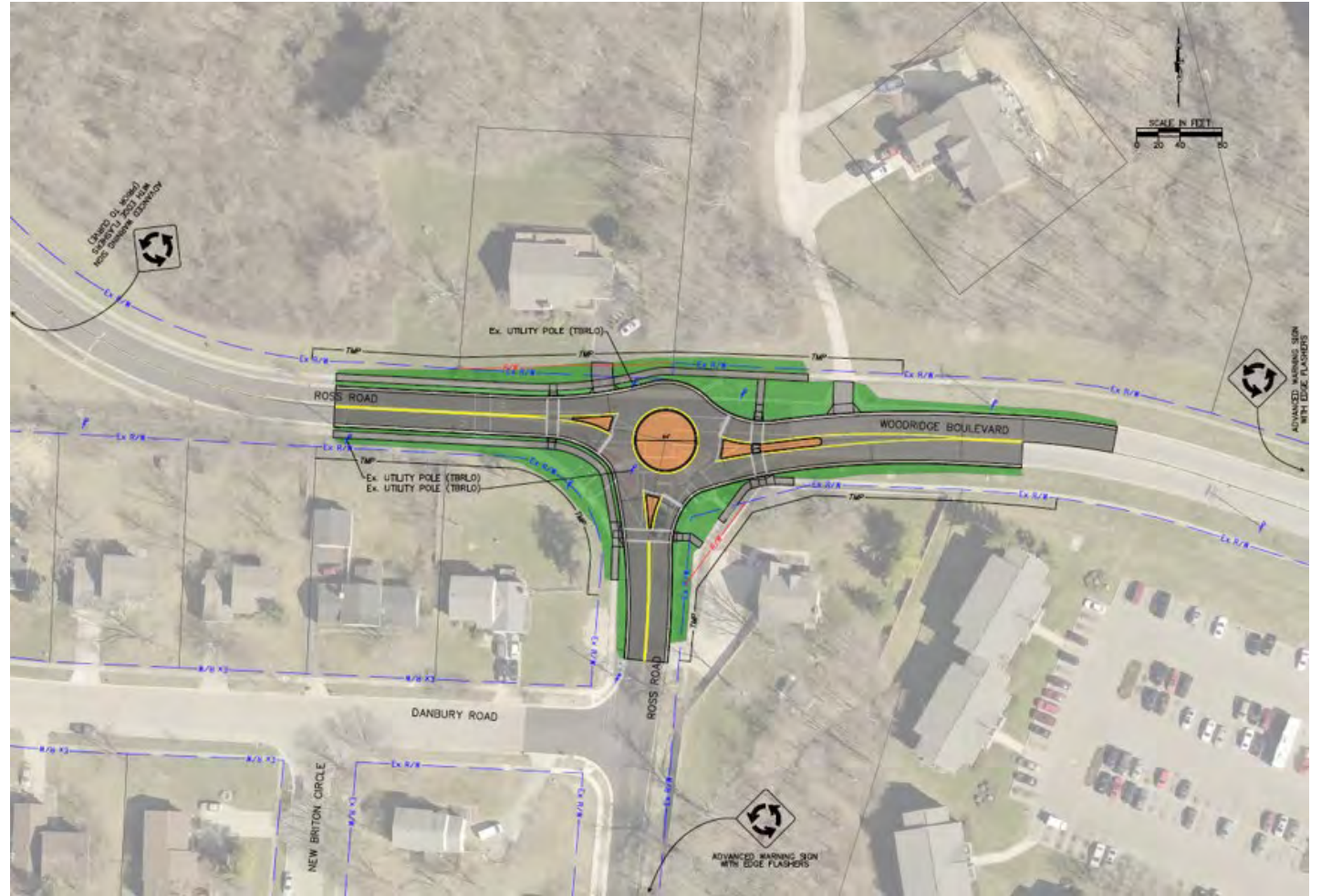


CONCEPTUAL GENERAL PLAN
 CITY OF FAIRFIELD; BUT-00025-0420
 AUGUSTA BLVD OVER TRIB. OF PLEASANT RUN


 DESIGN AGENCY
 DESIGNER: TLC
 REVISION: BMV 07/08/25
 PROJECT ID:
 SHEET TOTAL: P.01 1

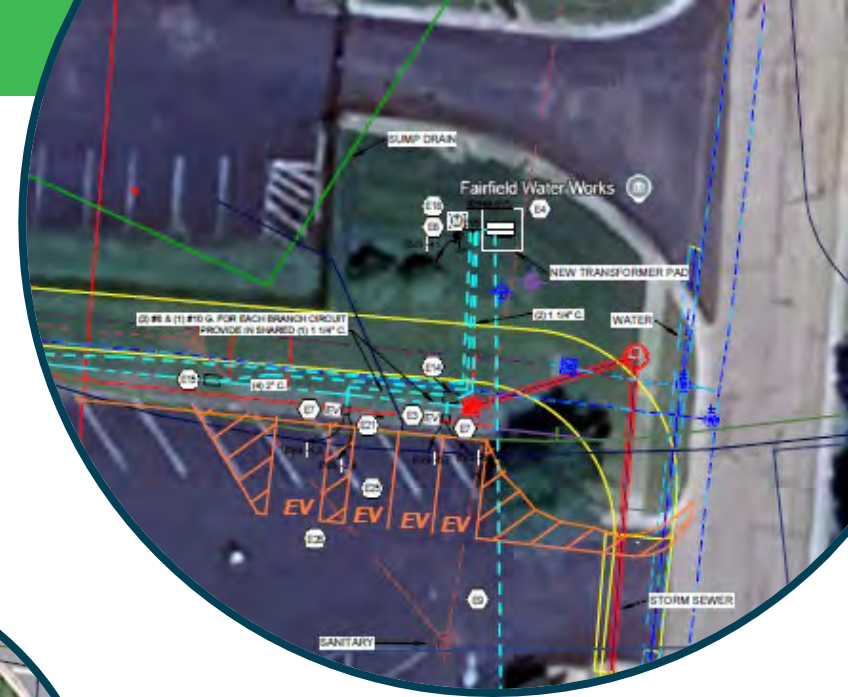
BUT-25-0420
 MODEL DATE: INTERIOR: 04/22/24 DATE: 7/1/2025 TIME: 8:24:46 AM USER: tommyjsh
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Ross Woodridge Roundabout



EV Charger Project

- Harbin Park (2 Ports)
- Community Arts Center (4 Ports)
- Library (2 Ports)
- Waterworks Park (4 Ports)
- Justice Center (4 Ports)



Shared Use Trail Construction Projects

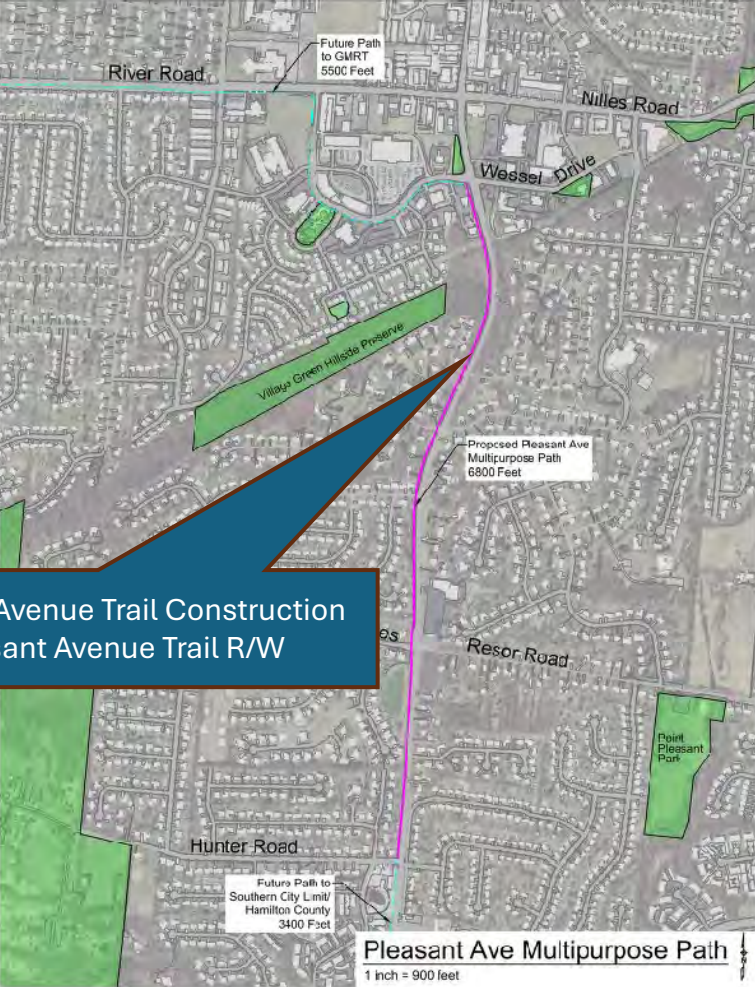
- Marsh Lake Interior Trail Construction – Spring 2026
- Great Miami River Trail Construction – Fall 2026
- Pleasant Avenue Trail Construction – Spring 2027



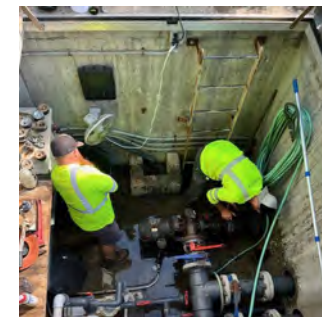
6PW66 – Marsh Lake Interior Trail Construction

6PW36 – Great Miami River Trail Construction

6PW28 – Pleasant Avenue Trail Construction
6PW29 – Pleasant Avenue Trail R/W



Public Works Crews Using Capital Funds in 2025





FAIRFIELD

PARKS AND RECREATION

Mandi Brock

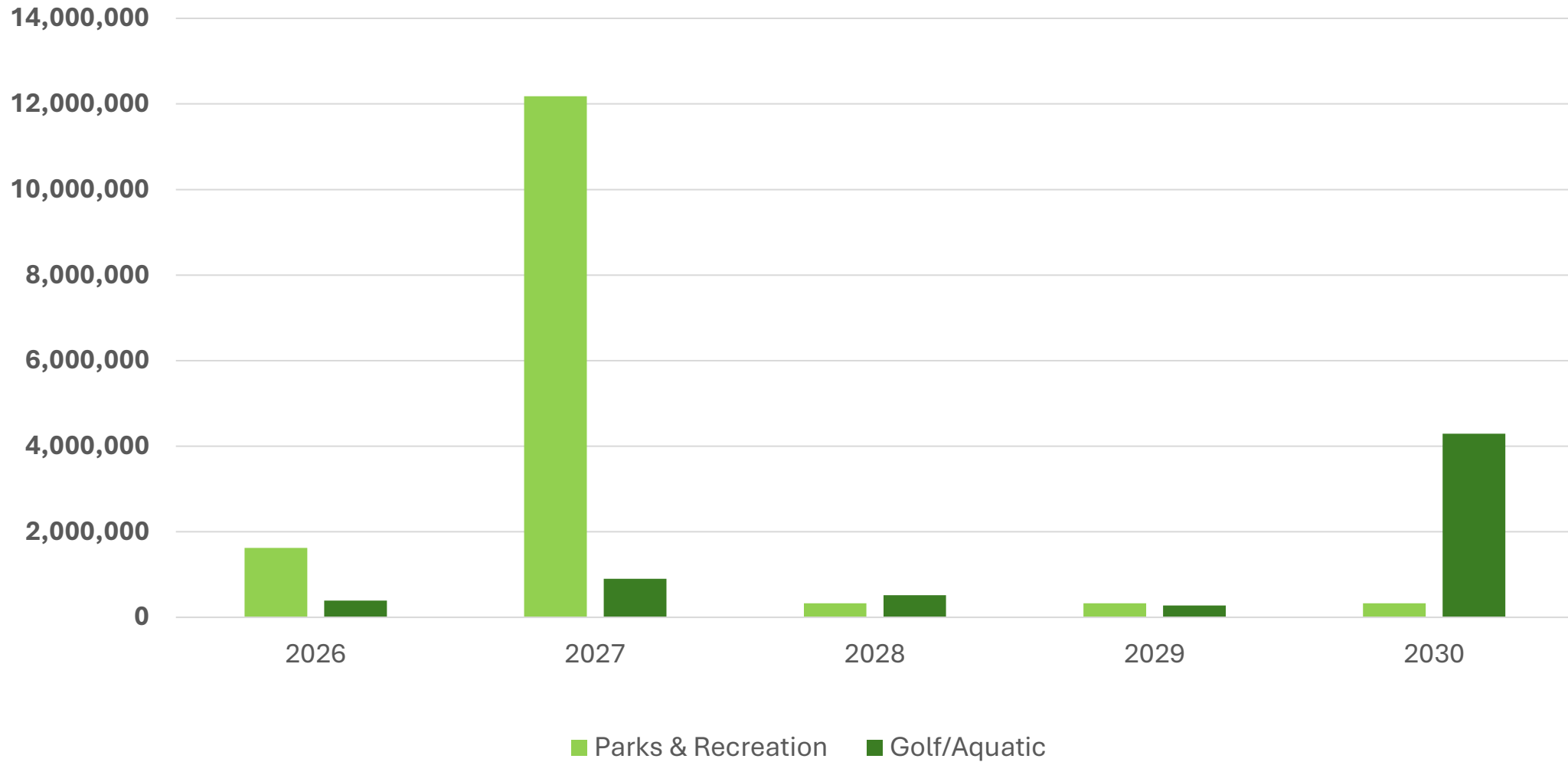


2025 Parks & Recreation Capital Accomplishments

- Marsh Park invasive species removal
- Beer trailer for all Community Events
- Shuffleboard improvements at CAC
- Aquatic Center mural
- Updated 'Children's Room' at CAC
- New shade structure at Aquatic Center



Leisure Activities – Parks & Golf/Aquatic



Leisure Activities – Parks

- 6PR01-\$250K
 - ✓ Rigging and lighting for the amphitheater, and new flex lighting systems for internal use in fall and winter
 - ✓ Soft goods and rigging in the theater
 - ✓ New shop equipment for the Park Maintenance facility

- 6PR02-\$74K
 - ✓ Permanent Storywalk at Huffman
 - ✓ Community Garden refresh



Leisure Activities – Parks

- 6PR11-\$1.2M
 - ✓ Marsh Park CMR Services/SW improvements
- 6PR55-\$100K
 - ✓ Urban Forestry Grant for Tree Inventory of entire city
- Primary funding sources:
 - ✓ 402-Capital Improvement Fund (\$291 K)
 - ✓ 413-Park Development Fund (\$1.2M)
 - ✓ Grant Funding (\$100 K)
 - ✓ Donor Funding (\$33 K)



Leisure Activities – Aquatic / Golf

- 6RC01-\$90K
 - ✓ An annual placeholder for tree removal and replacement, as well as removal of invasive species at both golf courses
- 6RC04-\$131K
 - ✓ New Fairway mower
 - ✓ Cab for 500 Multi Pro
 - ✓ 2 Green Mower Cutting Reels



Leisure Activities – Aquatic / Golf

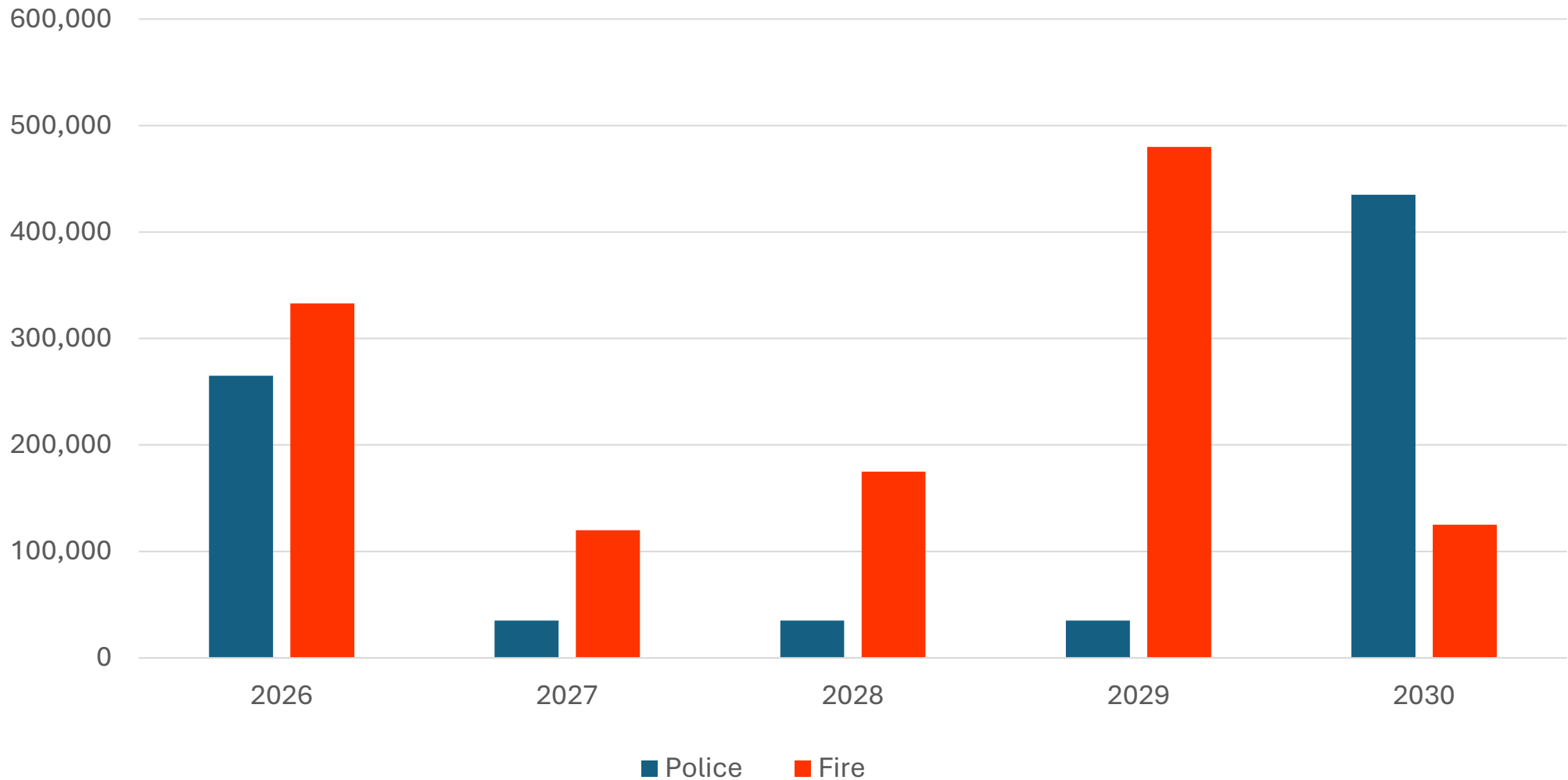
- 6RC05-\$45K
 - ✓ Design of new Golf Maintenance building
- 6RC06-\$80K
 - ✓ Painting Aquatic Center
 - ✓ SwimSafe recommended updates
- Primary funding sources:
 - ✓ 640-Recreation Facilities Fund (\$263 K)
 - *Note: All projects funded out of 640-Recreation Facilities Fund are Revenue Dependent; in order for a project to be approved revenue must support the project.*
 - ✓ 402-Capital Improvement Fund (\$131 K)





Chief Steve Maynard & Chief Tom Lakamp

Public Safety – Police & Fire



Public Safety - Police

- 2026 – 4 Projects
 - ✓ Critical (\$50 K)
 - Personal Protective Equipment (\$50 K)
 - ✓ 3 Minor (\$215 K)
 - Police Vehicle Equipment (\$35 K)
 - Firearms Upgrade (\$100 K)
 - Vehicle Armor Upgrade (\$80 K)
- Primary funding sources:
 - ✓ 402-Capital Improvement Fund (\$265 K)

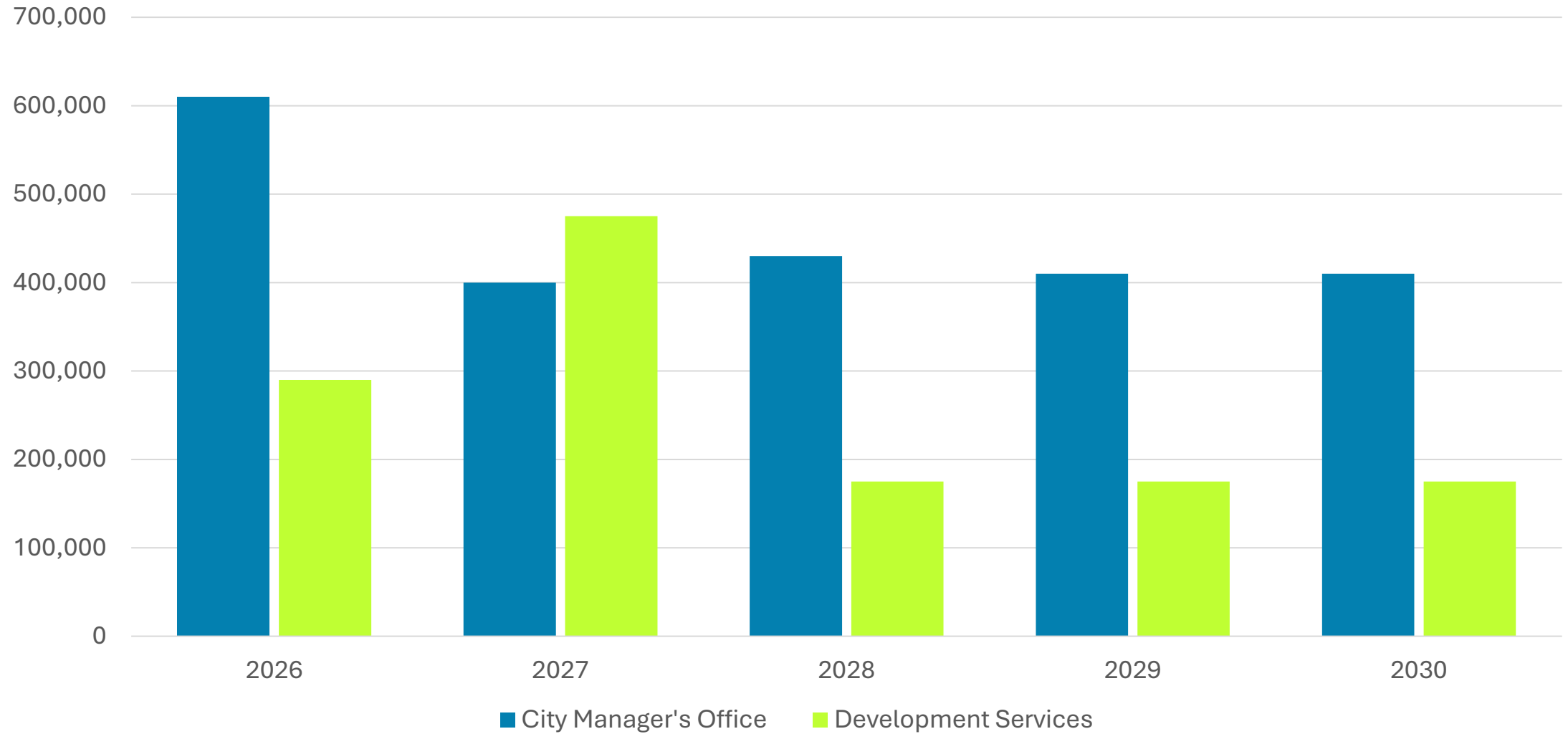
Public Safety - Fire

- 2026 – 5 Projects
 - ✓ 4 Critical (\$193 K)
 - Replacement Personal Protective Equipment (\$70 K)
 - Replacement Fire and Hose Equipment (\$50 K)
 - Replacement of Med-Vaults (\$37 K)
 - Wireless Headsets for Apparatus (\$36 K)
 - ✓ 1 Major (\$140 K)
 - SCBA Air Compressors (\$140 K)
- Primary funding source:
 - ✓ 402-Capital Improvement Fund (\$333 K)



General Government

General Government



General Government – Development Services

- 2026 – Projects
 - ✓ 5 Minor (\$290 K)
 - Commercial Revitalization Program (\$100 K)
 - Sustainability Technical Assistance (\$75 K)
 - Fairfield Helping Neighbors (\$100 K)
 - Firebird Drive Metroparks Trailhead (\$10 K)
 - Development Services Improvements (\$5 K)
- Primary funding source:
 - ✓ 402-Capital Improvement Fund (\$5 K)
 - ✓ 414-TED Fund (\$200 K)
 - ✓ 416-Sustainability Fund (\$75 K)
 - ✓ 222-North East TIF Fund (\$10 K)

General Government – City Manager’s Office

- 2026 – 7 Projects

- ✓ 2 Critical (\$263 K)
 - Computer & Server Equipment (\$240 K)
 - Software Maintenance (\$23 K)
- ✓ 2 Major (\$200 K)
- ✓ 3 Minor (\$147 K)

- Primary funding sources:

- ✓ 100-General Fund (\$23 K)
- ✓ 402-Capital Improvement Fund (\$433 K)
- ✓ 416-Sustainability Fund (\$146 K)
- ✓ 605-Water Surplus Fund(\$4 K)
- ✓ 624-Sewer Surplus Fund (\$4 K)



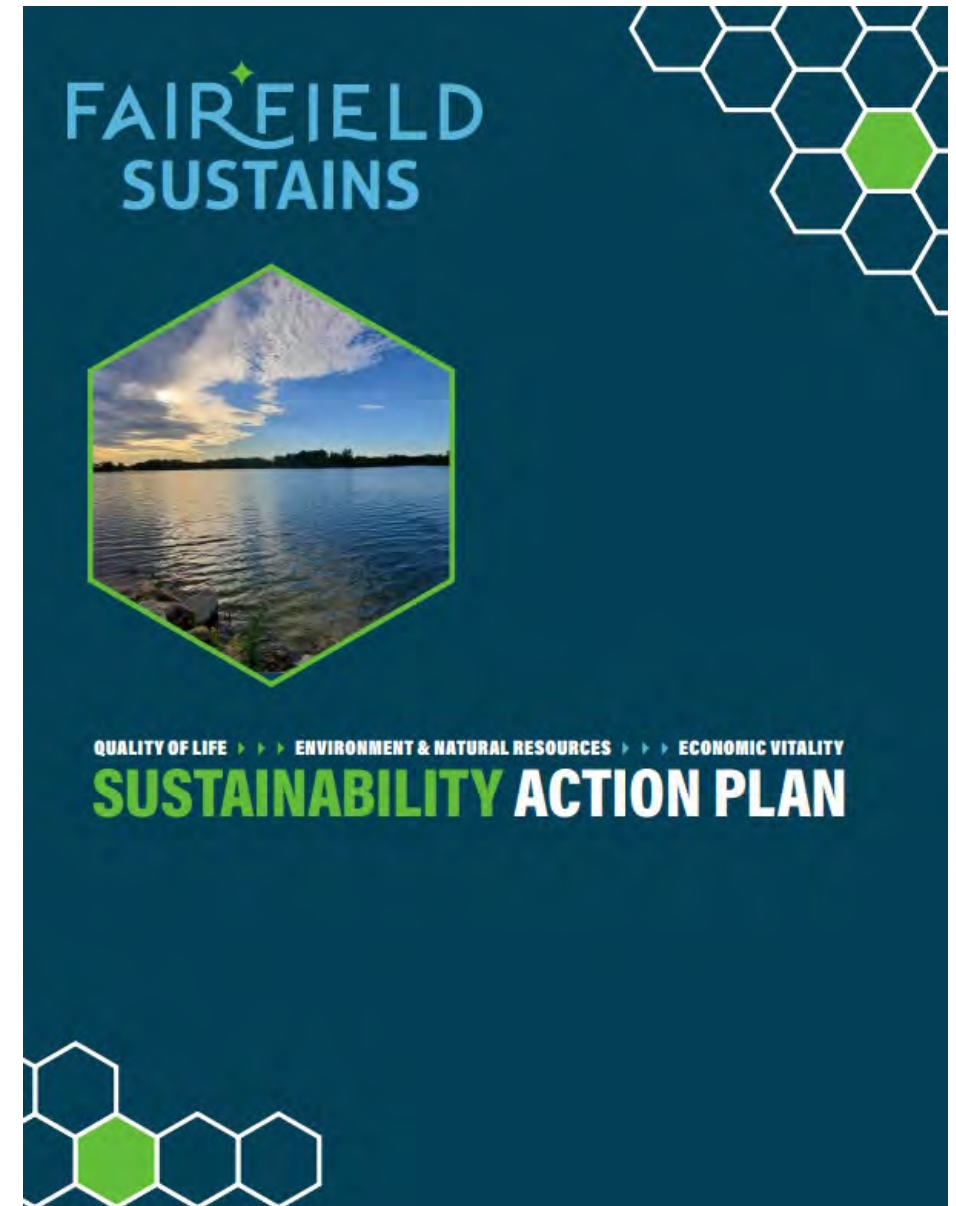
FAIRFIELD

SUSTAINABILITY

Gillian Hart

Sustainability Initiatives

- 6CM06 – \$25K (Minor-Quality of Life)
 - ✓ Technical Services/Planning related to Fairfield Sustains



Sustainability Improvements

- 6CM07 – \$59,500 (Minor-Improvements)
 - ✓ Energy Audit of top electric users, not including utilities (Municipal Bldg, JC, CAC)
 - ✓ Composting Pilot Infrastructure (Shelter)



250 Trees

- 6CM08 – \$62K (Minor-Improvements)
 - ✓ 250, 25-gallon Native Trees for 250th Celebration





FAIRFIELD

PUBLIC UTILITIES

Jason Hunold



Capital Accomplishments 2025

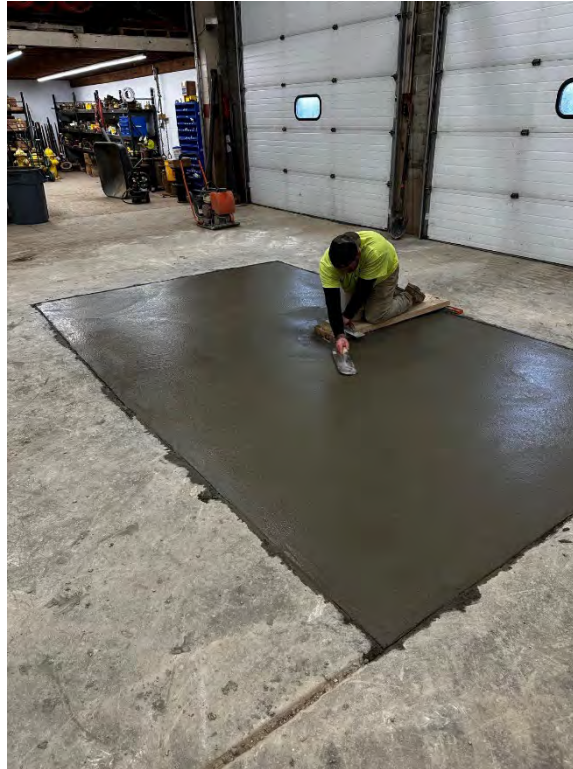
Water – Distribution System Improvements

- ✓ Seward Road replacement near Tylersville/Railroad Under Pass Lining
- ✓ Lining Project - Winton Road b/w John Gray and Mack
- ✓ Wittenburg Drive



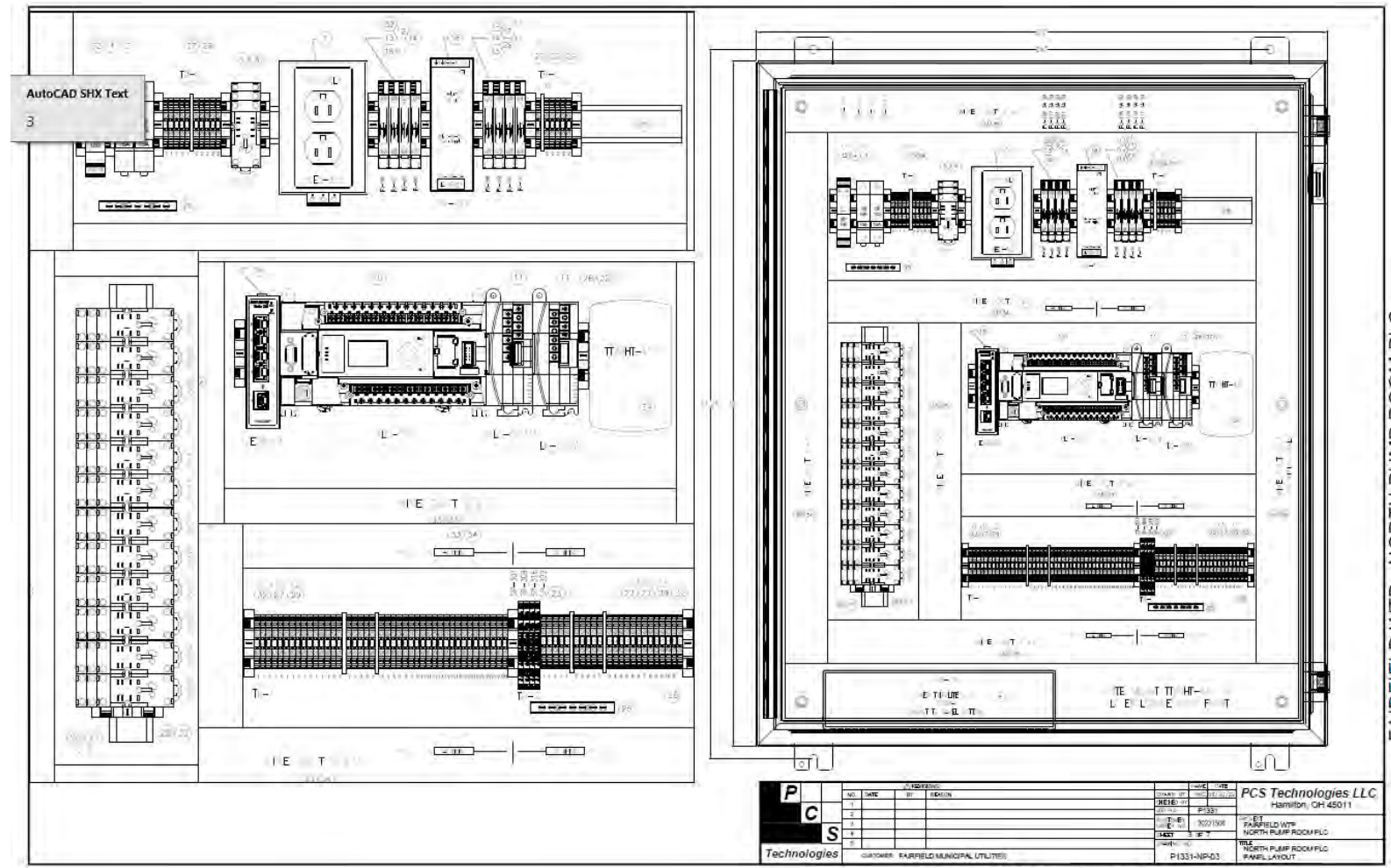
Water – Building Improvements

- ✓ Annex Building Roofing System Replacement
- ✓ Space Improvements



Water – SCADA Integration

- ✓ Production well and High-Service pumping integration
- ✓ Water Distribution System automation
- ✓ Improved Distribution System Operation
- ✓ Main Break Reduction



Water – Clarifier Rehab

- ✓ Clarifier drive unit replacement
- ✓ Water Treatment Softening Process



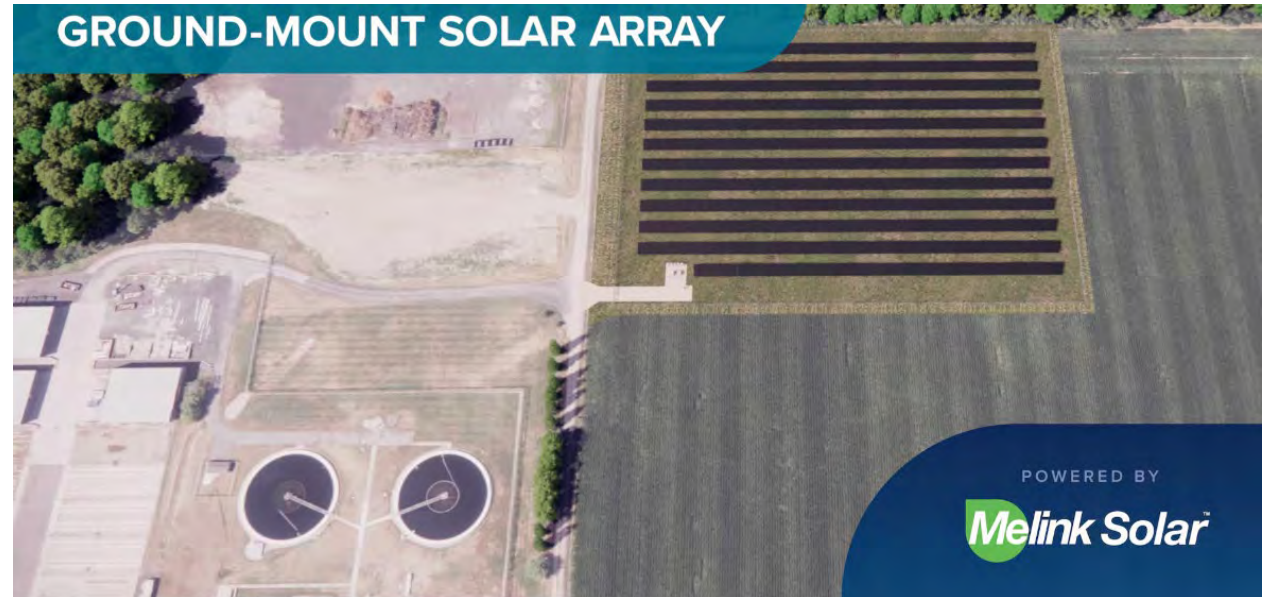
Wastewater – Wastewater Plant Generator

- ✓ Emergency generator purchase
- ✓ Duke Energy One Master Service Agreement
- ✓ Decreased Maintenance Costs

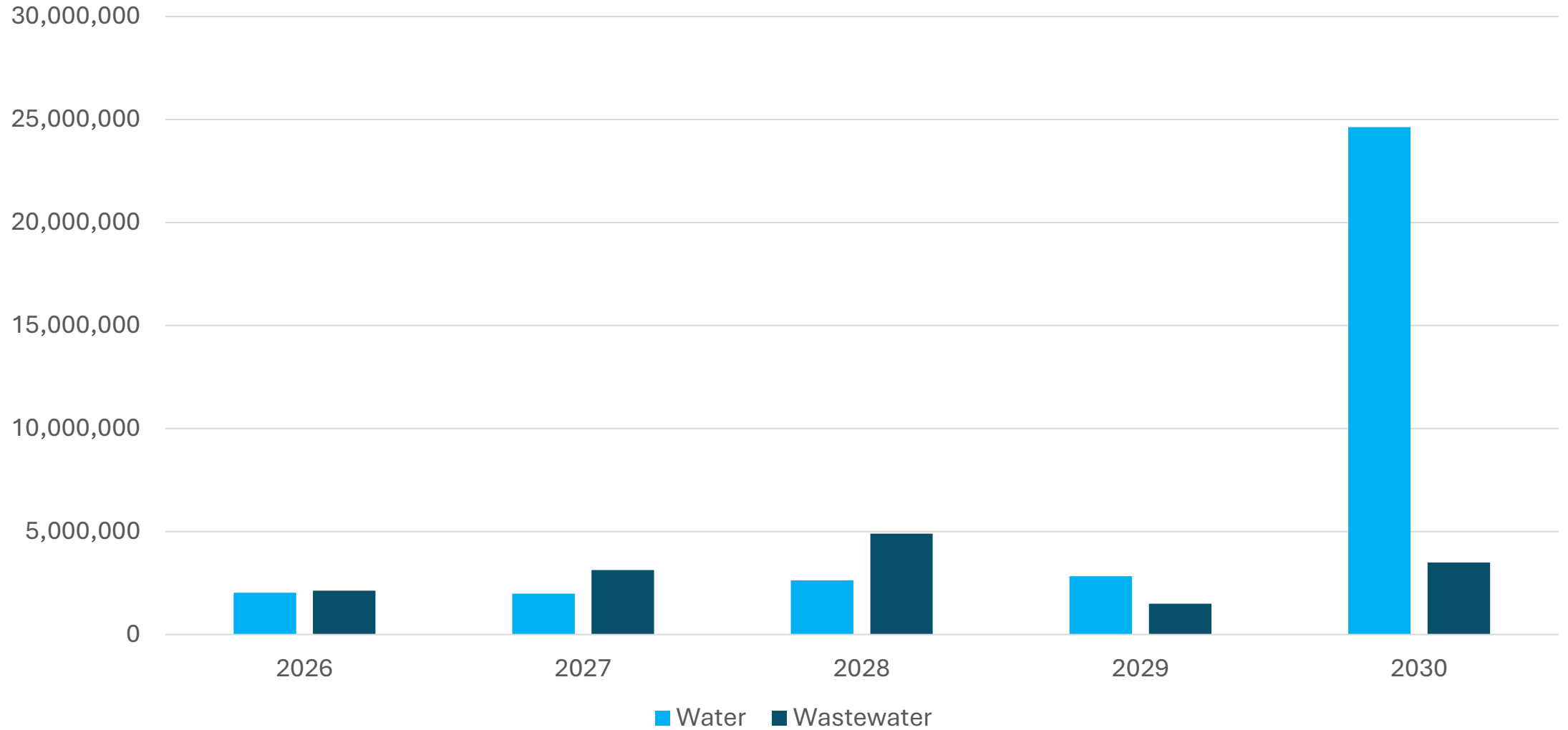


Wastewater – WWTP Solar Array

- ✓ Solar Generation Project at WWTP



Public Utilities



Water Revenue Fund

Beginning Unreserved Fund Balance	\$10.0 M
Revenues – Estimated	\$10.2 M
Expenditures – Projected	\$11.5 M
Ending Unreserved Fund Balance	\$ 8.7 M

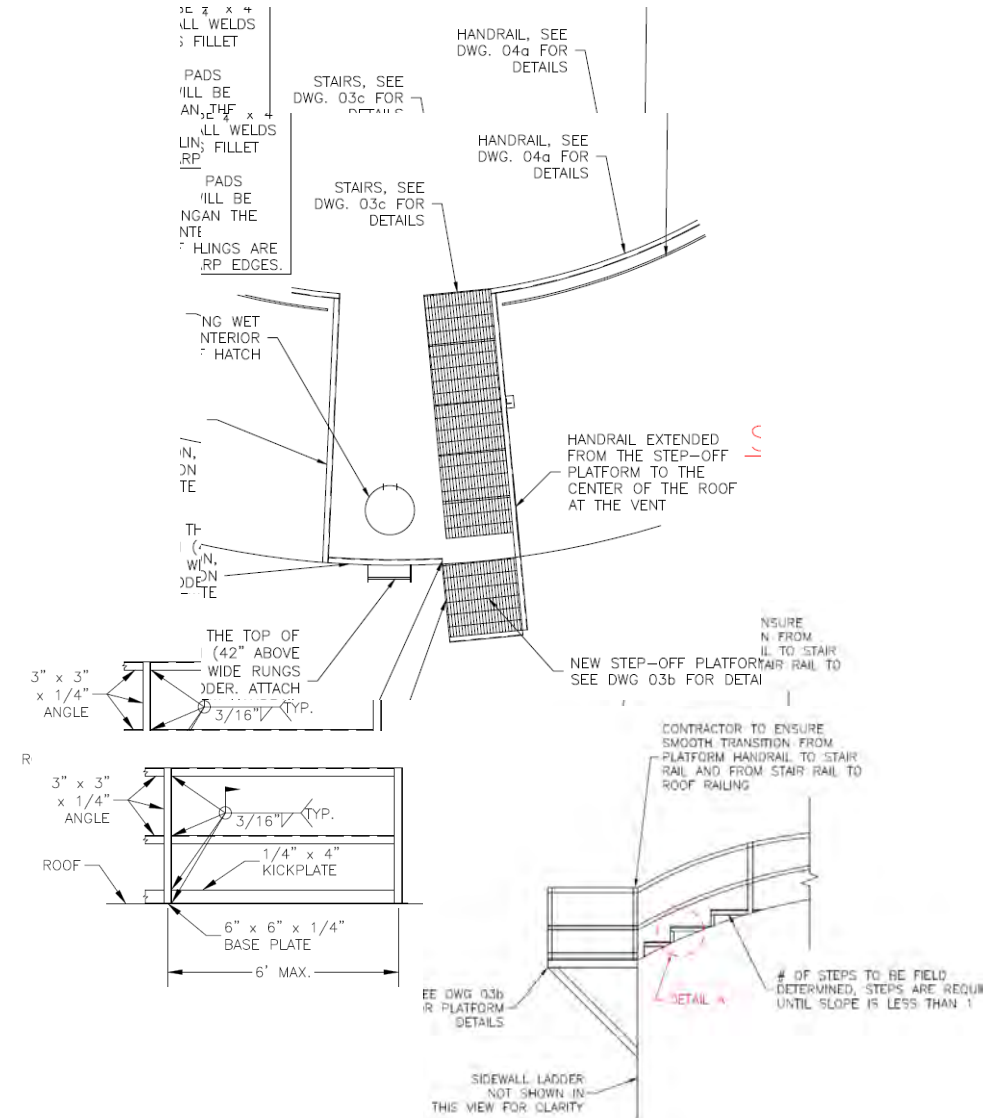
Water – Instrumentation Replacement / SCADA Integration

- 6WT02/21 – \$155K (Major)
 - ✓ SCADA Network
 - ✓ MFA
 - ✓ NIST CSF 2.0
 - ✓ CIS v8
 - ✓ US EPA



Water – Water Tank/Tower Maintenance

- 6WT12 – \$750K (Critical)
 - ✓ Hunter Tank
 - ✓ High Pressure Clean
 - ✓ 3 Coat Epoxy Urethane Coating System
 - ✓ Safety Improvements – Sidewall Platform; Roof Handrail System



Water – Seward Tank Easement Acquisition

- 6WT24 – \$50K (Major)
 - ✓ Midwest Rugby/AOZI
 - ✓ Direct Conduit
 - ✓ Distribution System Improvements
 - ✓ Industrial Growth



Water – Crestwood PRV Relocation

- 6WT25 – \$25K (Major)
 - ✓ Walking Path
 - ✓ Fairfield Connects

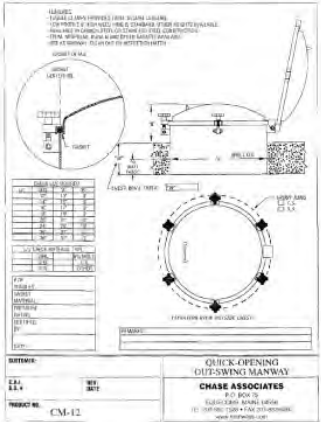


Sewer Revenue Fund

Beginning Unreserved Fund Balance	\$11.9 M
Revenues – Estimated	\$11.5 M
Expenditures – Projected	\$12.6 M
Ending Unreserved Fund Balance	\$10.8 M

Wastewater – Building Improvements

- 6WW13 – \$130K (Major)
 - ✓ Broadview Lift Station
 - ✓ Access Hatch
 - ✓ Bypass Pumping
 - ✓ Staff Safety



HATCH / MANWAY BASIS OF DESIGN

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS AND STANDARDS.

2. ALL MATERIALS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AT ALL TIMES.

5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

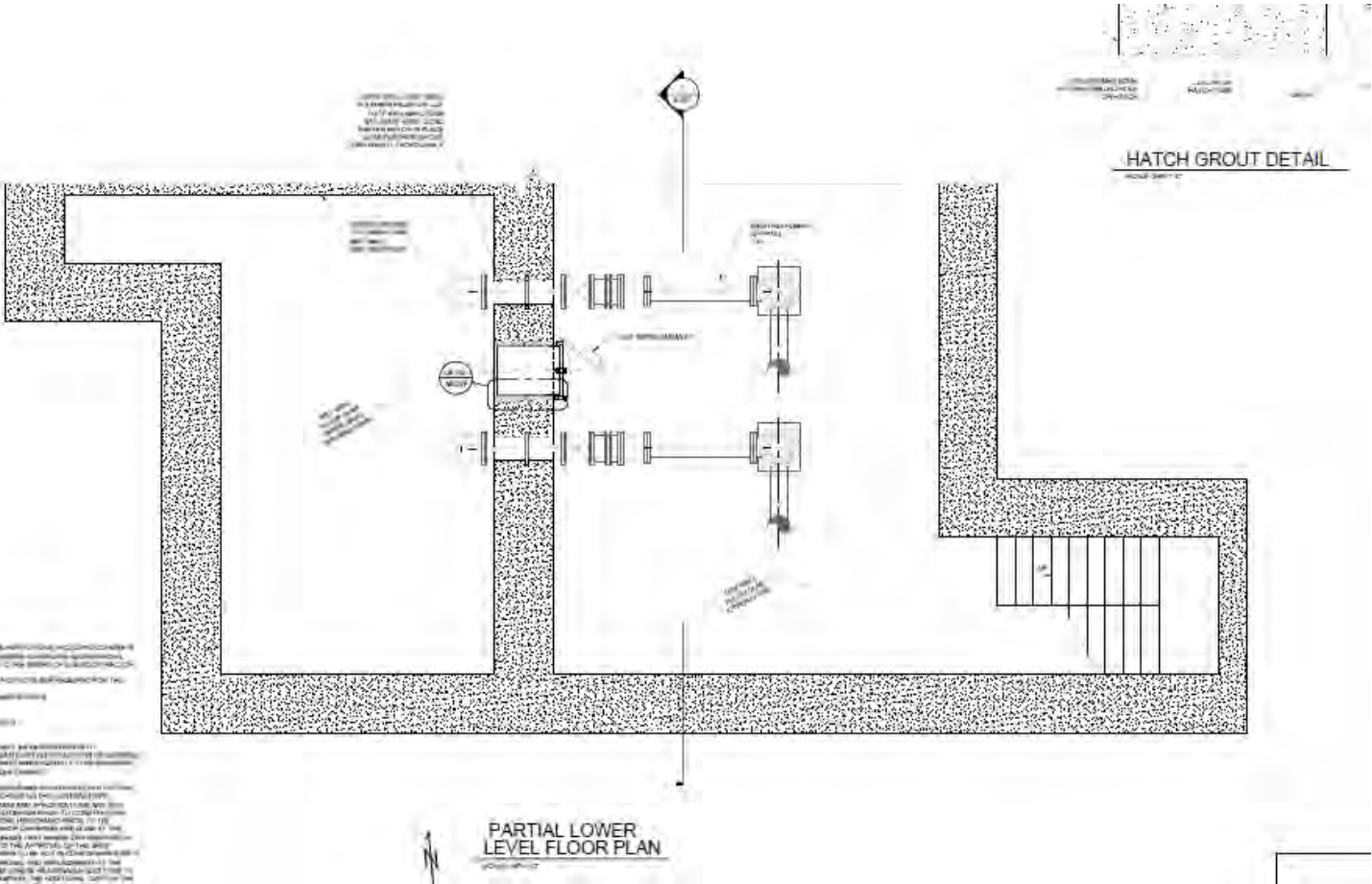
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

7. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.

8. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.

9. ALL MATERIALS SHALL BE STORED AND HANDLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING.



PARTIAL LOWER LEVEL FLOOR PLAN

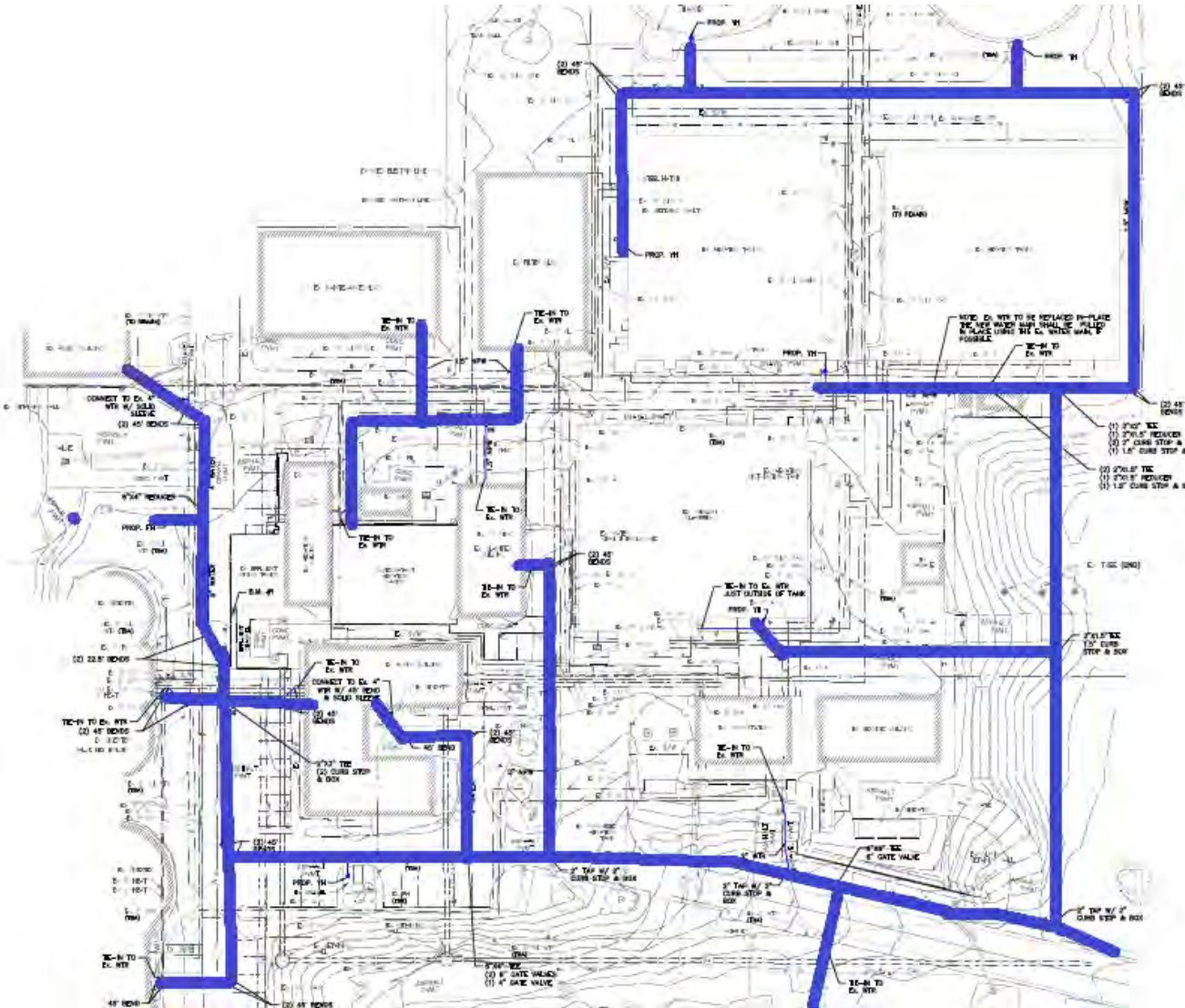
Wastewater – Replace Major Process Equipment

- 6WW17 – \$450K (Major)
 - ✓ SCADA Network
 - ✓ Primary System Overhaul



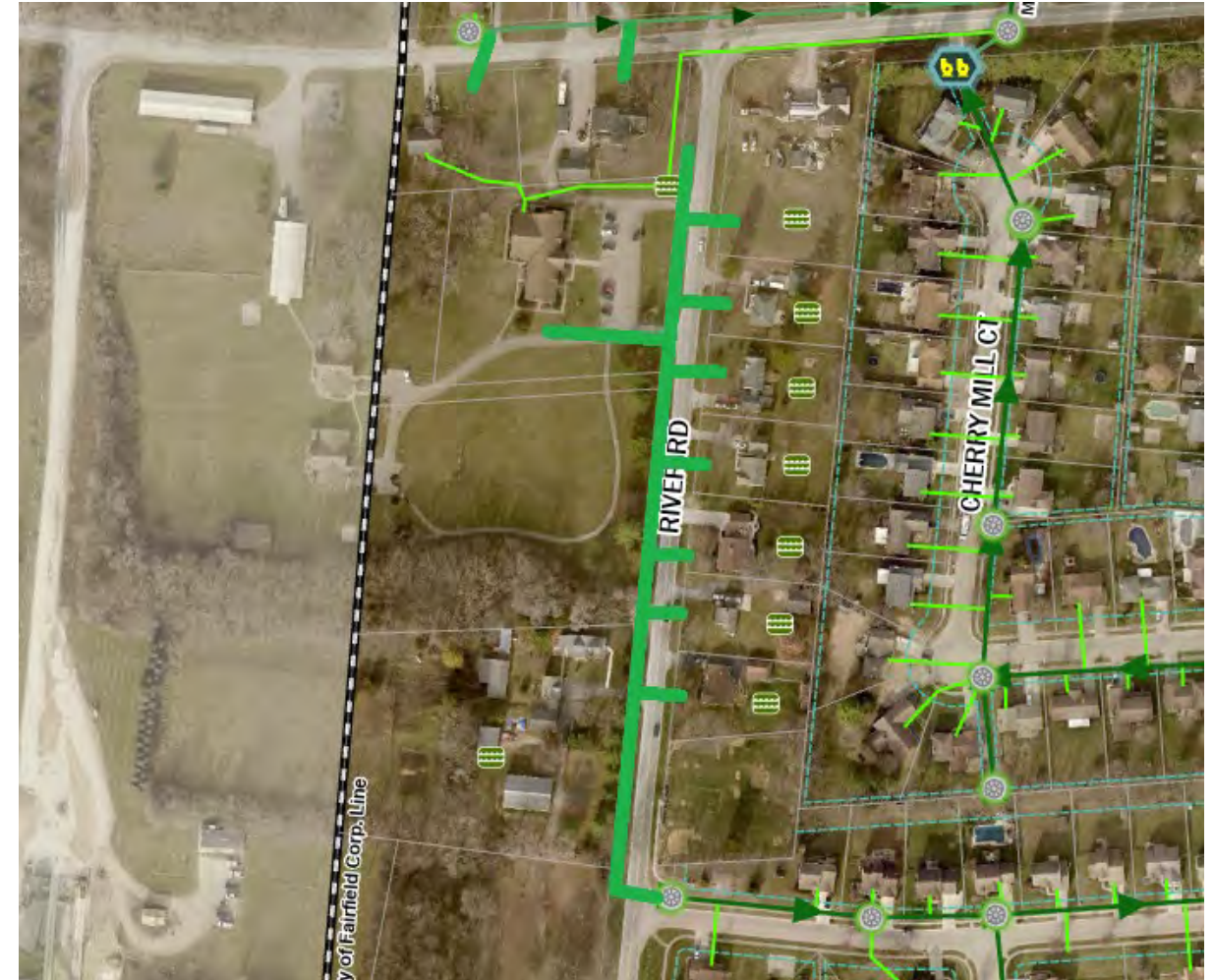
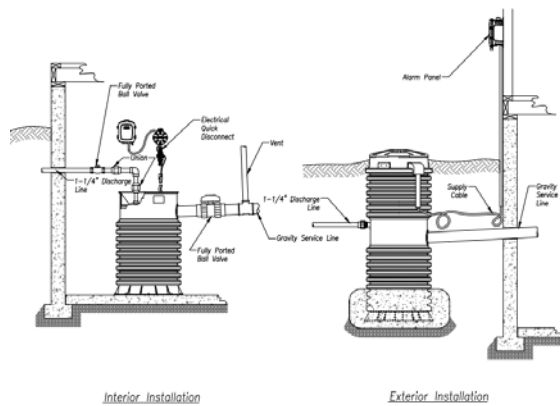
Wastewater – Water Main Improvements

- 6WW19 – \$450K (Major)
 - ✓ WWTP Original Water Main
 - ✓ 1960's Era Cast
 - ✓ Raw Sludge Realignment



Wastewater – River Road Sewer Extension

- 6WW20 – \$500K (Major)
 - ✓ Low Pressure Force Main
 - ✓ Development Driven
 - ✓ Septic Tank Abatement
 - ✓ Environmental Concerns



2025 Parade of Lights Winner – Public Utilities





FAIRFIELD

Questions?



**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Alisha Wilson, Clerk of Council
Department: Development Services

Subject:

Development Agreement with Mitchell Development

Legislation Title:

Ordinance to authorize the City Manager to execute a Funding and Development Agreement with Mitchell Development & Construction LLC to provide economic development assistance for the Whispering Hill housing development on South Gilmore Road, and declaring an emergency.

- Legislation - Third Reading
- Motion - Adoption

Recommendation:

It is recommended that City Council pass the ordinance as an emergency on March 9, 2026.

Discussion:

Mitchell Development & Construction (“Mitchell”) plans to acquire an approximately 18-acre site located on South Gilmore Road, just north of Mack Road and adjacent to Mercy Health – Fairfield Hospital. This property has previously been rezoned as Planned Unit Development (PUD) known as Whispering Hill, a 68-unit paired villa residential housing project. Multiple developers have attempted to advance a low-density residential project on this site without success, largely due to the significant costs of grading and preparing the hillside location.

Mitchell plans to prepare the site for residential development, including grading the site to create building pads and a pond for stormwater detention, construction of public streets and sidewalks, and installation of underground utilities. Mitchell then plans to sell the residential lots to M/I Homes to construct the housing units.

The paired villa housing units will be located on smaller lots with a homeowner’s association that is responsible for exterior maintenance. This type of housing is anticipated to be appealing for empty nesters looking to downsize and/or young professionals seeking a lower maintenance lifestyle in proximity to large employers like Cincinnati Financial Corporation and Mercy Health. Past planning efforts and community feedback have identified an unmet demand for this type of housing in Fairfield.

Recognizing the desire to bring this type of housing product to the Fairfield market and the real economic challenges of residential construction at the proposed density on this challenged

development site, the proposed Funding and Development Agreement (“Agreement”) proposes to leverage new property tax dollars to be collected as a result of the project to assist with upfront development costs. The Agreement would provide \$1.2 million towards acquisition and limited infrastructure investment for the project. Mitchell currently estimates the total costs of acquisition, site preparation, and infrastructure to exceed \$5.6 million.

In order to recapture the city investment in the project, future legislation will be proposed to create a Tax Increment Financing (TIF) District across the entire development site. The TIF District will allow for a portion of property taxes generated by the new development to be set-aside to repay the city. The TIF is estimated to generate between \$3.5-4.5 million over its 30 year term, providing additional funds for the city to maintain internal and adjacent public infrastructure.

Financial Impact:

The upfront \$1.2 million investment is proposed be funded from the Transformative Economic Development (TED) Fund. Should the project meet the anticipated build out schedule, the TIF District is anticipated to replenish the investment in 8 to 10 years. The total appropriation from the TED will be \$1,235,000 to provide up to \$35,000 for legal and financial consultant fees, which will also be replenished by the TIF.

Emergency Provision:

Yes - Emergency approval is recommended to ensure the project can proceed on schedule.

Rule Suspension Requested:

No

ATTACHMENTS:

- 1. Whispering Hill Agreement Revised - 3.4.26
- 2. Mitchell Development Construction-Ord

Contract No: _____

FUNDING AND DEVELOPMENT AGREEMENT

between the

CITY OF FAIRFIELD, OHIO

and

MITCHELL DEVELOPMENT & CONSTRUCTION LLC,
an Ohio limited liability company

Project Name: Whispering Hill Project

Dated: _____, 2026

FUNDING AND DEVELOPMENT AGREEMENT
(Whispering Hill Project)

THIS FUNDING AND DEVELOPMENT AGREEMENT (“**Agreement**”) is made and entered into effective as of the Effective Date (as defined on the signature page hereof) among the CITY OF FAIRFIELD, an Ohio municipal corporation, 5350 Pleasant Avenue, Fairfield, Ohio 45014 (the “**City**”), and MITCHELL DEVELOPMENT & CONSTRUCTION LLC, an Ohio limited liability company, 331 Ridgeview Lane, Maineville, OH 45039 (“**Developer**”).

RECITALS

A. Developer has entered into a contract (the “**Purchase Agreement**”) to purchase approximately 17.94 acres of real property located on South Gilmore Road, as depicted and described more particularly on Exhibit A (*Legal Description; Parcel List*) hereto (the “**Property**” or “**Project Site**”).

B. Developer intends to develop or have developed the Project Site into approximately 68 paired-villa, single family housing units, as depicted and described more particularly on Exhibit B (*Site Plan, Description of Private Project*) (the “**Private Project**”). The total estimated cost of the Private Project is approximately \$25,000,000 (as described more particularly in Exhibit C (*Private Project Scope of Work, Budget and Sources of Funds*)).

C. In connection with the Private Project, the Developer intends to undertake development of certain “public infrastructure improvements” (within the meaning of Ohio Revised Code (the “O.R.C.”) § 5709.40(A)(8)) benefitting and serving the Private Project, as more fully set forth in the TIF Ordinance, as defined hereinafter, and in Exhibit D (*Public Infrastructure Improvements*) attached hereto (the “**Public Infrastructure Improvements**” and together with the Private Project, the “**Project**”). The total estimated cost of the Public Infrastructure Improvements is approximately \$7,000,000, as more particularly described in Exhibit E (*Public Project Scope of Work, Budget and Sources of Funds*).

D. Developer expects to commence construction of the Project on or about _____, 2026 (the “**Commencement Deadline**”) and to substantially complete construction thereof by _____, 202_ (the “**Completion Deadline**”).

E. In order to provide for the timely development of the Project, the Developer has requested that the City authorize certain tax incentive programs in connection with such development.

F. To facilitate the Project and promote its economic feasibility, the City intends to provide the following assistance to Developer, in each case on, and subject to, the terms of this Agreement:

- (i) the City shall make available to the Developer One Million Two Hundred Thousand Dollars (\$1,200,000.00) to reimburse the Developer for a portion of the costs incurred to construct the Public Infrastructure Improvements, in the form of a loan of funds from the City’s Transformative Economic Development fund to the Developer (the “**City Loan**” and the proceeds of the loan made available to the Developer, the “**City Loan Proceeds**”) on the terms and conditions set forth in this Agreement and a Loan Agreement between the City and the Developer, the form of which is attached hereto as Exhibit H (the “**Loan Agreement**”);
- (ii) the City shall implement a one hundred percent (100%) exemption from real estate taxation on improvements to the Property under O.R.C. § 5709.40(C) for thirty (30) years by ordinance (the “**TIF Exemption**” and the “**TIF Ordinance**”, respectively), whereby (a) Developer, as owner of the Property, and all subsequent owners, will pay (or cause to be paid) statutory service payments (“**Service Payments**”) to the Butler County Treasurer in the same manner and amount as real property taxes on the Property would be paid had the TIF Exemption not been established, and (b) the Service Payments will be distributed

by the Butler County Treasurer to the City and placed in the Tax Increment Equivalent Fund established by the City; and,

- (iii) the City shall allocate the Net Service Payments (defined herein) received by the City towards amounts remaining due and payable under the City Loan (the “**Loan Payments**”) in accordance with the Loan Agreement and associated legal fees incurred by the City.

G. The Board of Education of the Fairfield City School District (the “School Board”) is expected to approve the TIF Exemption and enter into a School Compensation Agreement (the “**School Compensation Agreement**”) with the City [and the Butler Technology Career Development Schools (the “JVSD”)] pursuant to which the City has agreed to compensate the School Board and JVSD for taxes foregone as a result of the TIF Exemption from Service Payments received by the City (such compensation being the “**School Board Payments**”).

H. Prior to any allocation or distribution of Service Payments as described herein, a portion of the applicable Service Payments will (i) first be retained by the Butler County, Ohio Auditor (the “County Auditor”) as a collection fee, and (ii) second, be paid to the School Board and the JVSD as School Board Payments under the School Compensation Agreement. The proceeds of any Service Payment actually received by the City, net of the applicable County Auditor fees and School Board Payments, are referred to in this Agreement as the “**Net Service Payments**”.

I. [The Developer has (or will prior to the availability of the City Loan Proceeds) entered into that certain PUD Agreement with respect to the Property dated _____, 2026 and governing certain zoning matters related to the Project Site (the “**PUD Agreement**”).]

J. Section 13 of Article VIII of the Ohio Constitution provides that, to create or preserve jobs and employment opportunities and to improve the economic welfare of the people of the State, it is a public interest and proper public purpose for the State or its political subdivisions to acquire, construct, enlarge, and improve property within the State of Ohio for industry, commerce, distribution and research.

K. Section 16 of Article VIII of the Ohio Constitution provides that it is in the public interest and a proper public purpose for the City to enhance the availability of adequate housing and to improve the economic and general well-being of the people of the City by providing or assisting in providing housing opportunities.

L. As used herein, the term “**Project Documents**” shall mean this Agreement, the Loan Agreement, the Service Agreement (defined *infra*), [the PUD Agreement], and any and all other agreements pertaining to the Project entered into by the City, on the one hand, and Developer, on the other hand, or any instruments or other documents pertaining to the Project made by the City in favor of Developer or by Developer in favor of the City.

M. In addition to the Service Payments, the Developer or other owner of the Project Site will be required, as a condition to the availability of the City Loan Proceeds to the Developer, to enter into the Loan Agreement and an agreement in substantially the forms attached hereto as Exhibit F (the “**Service Agreement**”), pursuant to which the Developer, and all future owners of the Project Site, will agree, among other things, to make the Service Payments and certain payments in excess of the Service Payments in the event such Service Payments are insufficient for the purpose of providing Loan Payments to the City, which additional payments shall constitute “minimum service payments” under O.R.C. § 5709.91.

N. The execution of this Agreement and the Project Documents was authorized by Fairfield City Council by Ordinance No. _____, passed by City Council on March __, 2026. Notwithstanding anything to the contrary in this Agreement, the City and Developer’s obligations hereunder are each conditioned upon the passage and effectiveness of the TIF Ordinance.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. PUBLIC PURPOSE

The City is entering into this Agreement and the Loan Agreement, and intends to authorize the TIF Ordinance, all in furtherance of the public purposes of the City to advance economic development and enhance housing availability within the City in accordance with the provisions of Sections 13 and 16 of Article VIII of the Ohio Constitution, and City Council has determined that undertaking such actions is in the best interests of the City.

2. DUE DILIGENCE INVESTIGATIONS.

(A) Developer's Delivery of Due Diligence Materials to the City. Following the parties' execution of this Agreement and at such time as such documents become available, Developer, at its sole expense, shall obtain and deliver, or caused to be obtained and delivered, to the City the following items, to the extent that the same have not yet been provided to the City (the "**Due Diligence Materials**"):

- (i) *Title:* A copy of Developer's Owner's Policy of or Commitment for Title Insurance;
- (ii) *Survey:* An ALTA survey of the Property showing all easements and other matters of record that can be shown on a survey;
- (iii) *Site Plan:* A detailed site plan;
- (iv) *Environmental:* A copy of whatever environmental reports Developer may obtain in connection with the Project, including, at a minimum, a Phase I environmental site assessment under current ASTM standards;
- (v) *Engineering Studies:* Geotechnical and other engineering studies for the Property, if obtained by Developer;
- (vi) *Construction Schedules:* A preliminary construction timeline showing anticipated commencement and completion dates for the Project;
- (vii) *Budget:* A preliminary development budget for the Project (the "**Budget**");
- (viii) *Acquisition Costs:* a copy of the Purchase Agreement or any other documentation acceptable to the City evidencing Developer's acquisition costs;
- (ix) *New Legal Descriptions and Surveys:* Updated legal descriptions and ALTA property surveys for the Project Site, if applicable;
- (x) *Financing:* Evidence satisfactory to the City that Developer has obtained sufficient financial resources (e.g. a term sheet) in order to commence and complete the Private Project and the Public Infrastructure Improvements;
- (xi) *Service Payment Projections:* A detailed analysis showing the projected Service Payments that will be generated from the Project; and
- (xii) *Other Information:* Such other information and documentation pertaining to the Developer or the Project as the City may reasonably require.

(B) Copies of Due Diligence Materials to be Provided to the City. Without limitation of Developer's other obligations under this Agreement, prior to the availability of the City Loan Proceeds, and as such Due Diligence Items are obtained by Developer, Developer, at no cost to the City, shall promptly provide to the City any updates or supplements to the Due Diligence Materials and copies of the inspection, engineering, and environmental reports, title reports, surveys, and other materials prepared by third party professionals obtained by Developer that pertain to the Project Site or the Project.

(C) Contingency for City's Satisfaction with Due Diligence Investigations. All reports and the like obtained by Developer from third parties and delivered (or caused to be delivered) to the City shall be recent (*i.e.*, prepared or updated, as the case may be, within three (3) months from the date that the item is delivered to the City, City or such longer period of time as the City may, in its sole discretion, deem reasonable) and shall be prepared by properly licensed and qualified companies or individuals acceptable to the City. In addition to the Due Diligence Items, Developer and the City may conduct whatever additional investigations concerning the Project as they deem necessary, including, without limitation, investigations

into the feasibility and likelihood of Developer obtaining all building, zoning, and other approvals from the City's Building and Zoning Division, the City's Development Services Department, and any other applicable City departments, agencies or boards. If, prior to the availability of the City Loan Proceeds, any party hereto determines that the Project is not feasible, then, notwithstanding anything in this Agreement to the contrary, such party may terminate this Agreement by giving the other party written notice thereof, whereupon this Agreement shall terminate and the parties hereto shall thereafter have no rights or obligations hereunder as it relates to the Project. Unless otherwise directed by the City, Developer shall deliver all the Due Diligence Items to be provided by Developer to the City under this Agreement to the Economic Development Manager (for review by City departments as deemed necessary or appropriate by the City) and shall generally coordinate all aspects of the Project (as they relate to the City) through the City's Development Services Department.

3. PREPARATION OF PLANS AND SPECIFICATIONS; CONSTRUCTION BIDS.

(A) Preparation of Plans and Specifications. Promptly following the Effective Date, Developer shall prepare plans and specifications for the Project and shall submit the same to the City's Building and Zoning Division for review and approval, consistent with the City's building permit approval process. The approved plans and specifications for the Project (including any and all changes thereto, subject to the City's review and approval solely on the criteria provided in the immediately preceding sentence) are referred to herein as the "**Final Building Plans**" with respect to the Project.

4. CONSTRUCTION.

(A) Completion and Commencement of Construction. Developer shall (i)(a) apply for and diligently pursue the required building permits from the City's Building and Zoning Division for construction of the Project and (b) commence construction of the Project in accordance with the Final Building Plans no later than the Commencement Deadline and (ii) complete construction of the Project (as evidenced by a final certificate of occupancy for the Private Project) in accordance with the Final Building Plans and no later than the Completion Deadline, unless either date is extended in writing by the City (such completion of construction shall hereinafter be known as "**Substantial Completion**"). The foregoing notwithstanding, the City may, upon Developer's request and at the City's sole discretion, permit the Commencement Deadline to be extended for up to one (1) year, in which event the Completion Deadline will be automatically extended a like period of time. Notwithstanding anything to the contrary herein, the Developer shall not be required to commence construction of the Project until such time as the City Council of the City has approved the Project Documents and the City Loan Proceeds are available to the Developer for the reimbursement of costs of the Public Infrastructure Improvements.

(B) Inspection of Work. During construction of the Project, the City, its employees and agents shall have the right at all reasonable times, and upon reasonable notice, to enter upon the Project Site to examine and inspect the progress of construction of the Project to determine whether Developer is complying with the requirements of this Agreement; provided, however, such entry shall not unreasonably interfere with ongoing construction activities related to the Project.

(C) Mechanics Liens. Developer shall not permit any mechanics' or other liens to be filed against the Project Site during construction. If a mechanics' lien shall at any time be filed, Developer shall within thirty (30) days after notice of the filing thereof, cause the same to be either discharged of record or bonded over.

(D) Fees Payable to the City. Without limitation of the foregoing, Developer acknowledges that, if applicable, (i) it will obtain all necessary permits and pay all necessary fees for the closure of any sidewalks and curb lanes of the adjacent streets if and when demolition or construction necessitates closing the adjoining streets or portions thereof, and (ii) it will perform construction of the Project in compliance with applicable laws.

5. CITY'S FINANCIAL SUPPORT.

(A) Statement of Intent Regarding the Reimbursement Obligation. It is the intention of the parties that, subject to the conditions set forth in Section 3 hereof, the City Loan Proceeds be made available to the Developer to reimburse the Developer for one million two hundred thousand dollars (\$1,200,000.00) of the cost of the Public Infrastructure Improvements. The Net Service Payments received by the City will be allocated by the City towards reimbursement of the City Loan, the proceeds of which are to be disbursed to the Developer, along with associated legal fees (collectively, the “**City Loan Repayment Amount**”). The City’s funding commitment under this Agreement shall be limited to providing the City Loan Proceeds to Developer in accordance with this Agreement and the Loan Agreement.

(B) Excess Net Service Payments. It is the understanding of the City and the Developer that if Net Service Payments at any point in time exceed of the amount necessary to pay School Board Payments and the City Loan Repayment Amount, such surplus payments will be retained by the City and the City may use such excess Net Service Payments for any lawful purpose, at its discretion (such excess Net Service Payments being hereinafter the “**Residual Service Payments**”).

(C) Acknowledgment Regarding Residual Service Payments. Developer acknowledges and agrees that notwithstanding anything to the contrary in this Agreement or any other Project Document, (1) Developer shall have no right or standing to dispute or contest the City’s use of the Residual Service Payments, and Developer hereby expressly waives any such right or standing, (2) as it respects Developer, the City may use the Residual Service Payments in any manner whatsoever, and (3) as it respects Developer, any description of what the City may or may not do with the Residual Service Payments, including any description in the TIF Ordinance, is for informational purposes only and is not enforceable by Developer at law or in equity, whether as a taxpayer, as a party to this Agreement, or otherwise.

(D) No Other City Assistance. Except for the City’s agreement to provide the City Loan Proceeds as described in this Agreement and in accordance with the Loan Agreement, the City shall not be responsible for any costs associated with the Project or the Public Infrastructure Improvements.

6. INSURANCE; INDEMNITY.

(A) Insurance during Construction. From the time that construction associated with the Project commences, until such time as all construction work associated with the Project has been completed, Developer shall maintain, or cause to be maintained, the following insurance: (i) Commercial General Liability insurance of at least \$2,000,000 per occurrence, combined single limit/\$2,000,000 aggregate, naming the City as an additional insured with respect to the Project, (ii) builder’s risk insurance in the amount of one-hundred percent (100%) of the value of the improvements constructed as part of the Project, (iii) worker’s compensation insurance in such amount as required by law, and (iv) all insurance as may be required by Developer’s construction lenders. Developer’s insurance policies shall (a) be written in standard form by companies of recognized responsibility and credit reasonably acceptable to the City, that are authorized to do business in Ohio, and that have an A.M. Best rating of A VII or better, and (b) provide that they may not be canceled or modified without at least thirty (30) days prior written notice to the City. Prior to commencement of construction of the Project, Developer shall send proof of all such insurance to the City at such address as may be specified by the City from time to time.

(B) Waiver of Subrogation. Developer hereby waives all claims and rights of recovery, and on behalf of its insurers, rights of subrogation, against the City, its employees, agents, contractors and subcontractors with respect to any and all damage to or loss of property that is covered by the insurance required under this Agreement, even if such loss or damage arises from the negligence of the City, its employees, agents, contractors or subcontractors; it being the agreement of the parties that Developer shall at all times protect itself against such loss or damage by maintaining adequate insurance. Developer shall cause its property insurance policies to include a waiver of subrogation provision consistent with the foregoing waiver.

(C) Indemnity. Notwithstanding anything in this Agreement to the contrary, as a material inducement to the City to enter into this Agreement, [Developer] [and Indemnitor] shall defend, indemnify and hold the City, its officers, council members, employees and agents (collectively, the “**Indemnified**”

Parties) harmless from and against any and all actions, suits, claims, losses, costs (including without limitation reasonable attorneys' fees), demands, judgments, liability and damages suffered or incurred by or asserted against the Indemnified Parties as a result of or arising from the acts of Developer, its agents, employees, contractors, subcontractors, licensees, invitees or anyone else acting at the request of Developer in connection with the Project. The obligations of Developer under this paragraph shall survive termination of this Agreement. As used herein, "**Claims**" means, collectively, any and all actions, suits, claims, losses, costs (including without limitation attorneys' fees), demands, judgments, liability and damages.

7. Casualty; Eminent Domain. Except as otherwise provided in the Service Agreement, if the Project or any portion thereof is damaged or destroyed by fire or other casualty during construction, or if any portion of the Project Site is taken by exercise of eminent domain (federal, state or local), Developer may elect to repair and restore the affected property, as expeditiously as possible, and to the extent practicable, to substantially the same condition in which the Property was in immediately prior to such occurrence, subject to (a) receipt of sufficient insurance proceeds, or (b) receipt of funds from Developer's lender, as applicable. To the extent the City's participation is required, the City and Developer shall jointly participate in filing claims and taking such other actions pertaining to the payment of proceeds resulting from such occurrence. If the proceeds are insufficient to fully repair and restore the affected property, the City shall not be required to make up the deficiency. Developer shall handle all construction in accordance with the applicable requirements set forth herein, including without limitation obtaining the City's approval of the plans and specifications if they deviate from the original Final Building Plans. Developer shall not be relieved of any obligations, financial or otherwise, under this Agreement during any period in which the Property is being repaired or restored.

8. DEFAULT; REMEDIES.

(A) Default. The occurrence of any of the following shall be an "event of default" under this Agreement:

(i) Prior to the Substantial Completion of the Project:

(a) the dissolution of Developer, the filing of any bankruptcy or insolvency proceedings by any such entity, or the making by any such entity of an assignment for the benefit of creditors which remains unstayed or undismissed for a period of sixty (60) days following filing thereof, or

(b) the filing of any bankruptcy or insolvency proceedings by or against Developer, the appointment of a receiver (temporary or permanent) for any such entity, the attachment of, levy upon, or seizure by legal process of any property of any such entity, or the insolvency of any such entity, unless such appointment, attachment, levy, seizure or insolvency is cured, dismissed or otherwise resolved to the City's satisfaction within sixty (60) days following the date thereof; or

(ii) The occurrence of a Specified Default (as defined below), or a failure of Developer to perform or observe (or cause to be performed or observed) any obligation, duty, or responsibility under this Agreement or any other Project Document, and failure by such defaulting party to correct such default within thirty (30) days after the receipt by Developer of written notice thereof from the City (the "**Cure Period**"), other than a Payment Default (as described below), in which case there shall be a Cure Period of 10 business days after such entity's receipt of written notice thereof from the City; *provided, however*, that if the nature of the default (other than a Payment Default) is such that it cannot reasonably be cured during the Cure Period, Developer shall not be in default under this Agreement so long as the defaulting party commences to cure the default within such Cure Period and thereafter diligently completes such cure within sixty (60) days after receipt of the City's initial notice of default. Notwithstanding the foregoing, if Developer's failure to perform or observe any obligation, duty, or responsibility under this Agreement creates a dangerous condition or otherwise constitutes an emergency as determined by the City in good faith, an event of default shall be deemed to have occurred if such entity fails to take reasonable corrective action immediately upon discovering such dangerous condition or emergency. As used in this section, "**Specified Default**" means the occurrence of any of the following:

- (a) Payment Default. Any payment due to the City under this Agreement or the Loan Agreement is not made when due, subject to the 10 business day Cure Period described above (a “**Payment Default**”).
- (b) Development Default. Developer (1) fails to comply with Section 3 or Section 4 of this Agreement or (2) abandons the Project.
- (c) Misrepresentation. Any representation, warranty or certification of Developer made in connection with this Agreement or any other Project Document shall prove to have been false or materially misleading when made.

(B) Remedies. Upon the occurrence of an event of default under this Agreement which is not cured or corrected within any applicable Cure Period, the City shall be entitled to (i) terminate this Agreement, including any obligation regarding the City Loan, with respect to a defaulting party by giving the defaulting party written notice thereof and, without limitation of its other rights and remedies, and with or without terminating this Agreement, (ii) take such actions in the way of “self help” as the City determines to be reasonably necessary or appropriate to cure or lessen the impact of such event of default, all at the sole expense of the defaulting party, or (iii) exercise any and all other rights and remedies under this Agreement or available at law or in equity, including without limitation pursuing an action for specific performance. The defaulting party shall be liable for all costs and damages, including without limitation attorneys’ fees, suffered or incurred by the City as a result of a default or event of default under this Agreement or the City’s termination of this Agreement. The failure of the City to insist upon the strict performance of any covenant or duty, or to pursue any remedy, under this Agreement or any other Project Document shall not constitute a waiver of the breach of such covenant or of such remedy. Notwithstanding the foregoing, or any termination of this Agreement, shall effect the obligation of the Developer or any subsequent owner of the Project Site to pay the Service Payments when due and payable.

(C) Permitted Mortgagees – Notice & Opportunity to Cure. Notwithstanding the foregoing provisions of this Section, the City acknowledges and agrees that: (i) Developer will obtain one or more loans in connection with the construction and/or future ownership of the Project, (ii) following the parties’ execution of this Agreement, Developer may grant to its lenders one or more mortgages and other security instruments with respect to Developer’s interests in the Project Site as security for the repayment of such loans (each a “**Permitted Mortgage**”, with the holder of each such Permitted Mortgage being referred to herein as a “**Permitted Mortgagee**”), (iii) if the City sends a notice of default to Developer under this Agreement and intends to exercise any right it may have under this Agreement by reason of such default, the City shall, prior to exercising any right (but not necessarily concurrently with the delivery of a notice of default), send a copy of such notice of default to each Permitted Mortgagee (but only if the Permitted Mortgagee shall have previously provided the City with the address to which such notices to the Permitted Mortgagee shall be sent), and (iv) the City shall permit each Permitted Mortgagee a reasonable opportunity to cure Developer’s default; *provided, however*, that if the Permitted Mortgagee has not notified the City in writing, within sixty (60) days after receiving a copy of the notice of default, that the Permitted Mortgagee has commenced to cure the default (by way of instituting foreclosure proceedings or otherwise), or if the Permitted Mortgagee notifies the City in writing, within sixty (60) days after receiving a copy of the notice of default, that the Permitted Mortgagee has commenced to cure the default but the Permitted Mortgagee fails to completely cure the default to the City’s reasonable satisfaction within one hundred twenty (120) days after receiving a copy of the notice of default, the City shall be free to exercise its rights pursuant to this Agreement, including, without limitation, termination of this Agreement. Nothing in this Agreement shall be construed as requiring any Permitted Mortgagee to cure defaults of Developer under this Agreement or any Project Document. If the nature of the default is such that the Permitted Mortgagee determines that, in order to cure such default, it is necessary to hire a contractor or other third party to do work on-site, all such persons and companies shall be subject to the City’s prior written approval and shall perform such work in accordance with the terms and conditions of this Agreement and the other Project Documents.

9. NOTICES. All notices given by the parties hereunder shall be deemed given if personally delivered, or delivered by Federal Express, UPS or other recognized overnight courier, or mailed by U.S.

registered or certified mail, postage prepaid, return receipt requested, addressed to the parties at their addresses below or at such other addresses as either party may designate by notice to the other party given in the manner prescribed herein. Notices shall be deemed given on the date of receipt.

To the City:

City Manager
City of Fairfield
5350 Pleasant Avenue
Fairfield, Ohio 45014

with a copy to:

FBT Gibbons LLP
Attn: Patrick M. Woodside, Esq.
301 East Fourth Street, Suite 3300
Cincinnati, Ohio 45202

To Developer:

Mitchell Development & Construction LLC
331 Ridgeview Lane
Maineville, Ohio 45039

Attn: _____

with a copy to:

Attn: _____

10. REPRESENTATIONS, WARRANTIES, AND COVENANTS.

Developer makes the following representations, warranties and covenants to induce the City to enter into this Agreement:

(i) Developer is a limited liability company duly organized and validly existing under the laws of the State of Ohio and is qualified to do business in the State of Ohio, has properly filed all certificates and reports required to be filed by it under the laws of the State of Ohio, and it is not in violation of any laws of the State of Ohio relevant to the transactions contemplated by this Agreement or any other Project Document.

(ii) Developer has full power and authority to execute and deliver this Agreement and every other Project Document to which it is or will be a party and to carry out the transactions provided for herein and therein. This Agreement and each other Project Document to which Developer is a party has by proper action been duly authorized, executed and delivered by Developer and all actions necessary have been taken to constitute this Agreement and the other Project Documents to which Developer is a party, when executed and delivered, valid and binding obligations of Developer.

(iii) The execution, delivery and performance by Developer of this Agreement and each other Project Document to which it is a party and the consummation of the transactions contemplated hereby and thereby will not violate any applicable laws, or any writ or decree of any court or governmental instrumentality, or the organizational documents of Developer, or any mortgage, indenture, contract, agreement or other undertaking to which Developer is a party or which purports to be binding upon Developer or upon any of its assets, nor is it in violation or default of any of the foregoing.

(iv) There are no actions, suits, proceedings or governmental investigations pending, or to the knowledge of Developer, threatened against or affecting it, at law or in equity or before or by any governmental authority, which would materially adversely affect Developer's ability to perform the Developer's obligations set forth under this Agreement.

(v) Developer shall give prompt notice in writing to the City of the occurrence or existence of any litigation, labor dispute or governmental proceeding or investigation affecting it that could reasonably be expected to interfere substantially with operations of the Project or materially and adversely affect the financial condition of the Project.

(vi) The statements made in the documentation provided by Developer to the City that are descriptive of it or the Project have been reviewed by it and do not contain any untrue statement of a material fact or omit to state any material fact necessary in order to make such statements, in light of the circumstances under which they were made, not misleading.

(vii) There are no known circumstances existing, and no known events have occurred, which with the lapse of time or action by a third party could result in Developer's being unable to perform its obligations hereunder (including any pending or threatened legal proceedings).

(viii) Developer will obtain any and all permits, authorizations or consents, or applications therefore, required to be filed with or obtained from the City or any other necessary governmental entity relating to construction of the Project and the commencement of the use thereof for the purposes intended arising under any laws, statutes, ordinances, rules or regulations of the City or any other necessary governmental entity, including without limitation laws, statutes, ordinances, rules or regulations relating to environmental protection, recognizing that the Developer has the same rights and remedies as any other governmental applicant and may utilize any administrative, judicial, legislative or other process (appeal or otherwise) without prejudice with respect to its development, construction or use of the Project.

(ix) Developer will at all times during the life of this Agreement act in good faith and cooperate with the City in the pursuit of the objective of this Agreement which is the completion of construction and commencement of use of the Project as contemplated herein.

11. REPORTING REQUIREMENTS.

(A) Submission of Records and Reports; Records Retention. Developer shall collect, maintain, and furnish to the City upon City's request such accounting, financial, business, administrative, operational and other reports, records, statements and information necessary to demonstrate compliance with, or the ability to comply with, this Agreement, including without limitation financial statements, bank statements, income tax returns, information pertinent to the determination of financing of the Project, and such other information as may be required for compliance with programs and projects funded by the City, Butler County, the State of Ohio, or any federal agency (collectively, "**Records and Reports**"). All Records and Reports compiled by Developer and furnished to the City shall be in such form as required by the jurisdictional agency requesting such information. Developer shall retain all Records and Reports until the date that is 3 years following expiration of the Development Agreement Term, or such later time as may be required by applicable law (the "**Retention Termination Date**").

(B) City's Right to Inspect and Audit. During construction of the Project and thereafter until the Retention Termination Date, Developer shall permit the City and its designees and auditors to have full access to and to inspect and audit its Records and Reports no more frequently than once every calendar year. In the event any such inspection or audit discloses a material discrepancy with information previously provided by Developer to the City, Developer shall reimburse the City for its documented out-of-pocket costs associated with such inspection or audit.

12. GENERAL PROVISIONS.

(A) Assignment; Change of Control.

(i) Assignment. Prior to the Substantial Completion of the Private Project and the Public Infrastructure Improvements, Developer shall not assign its rights or interests under this Agreement without the prior written consent of the City; *provided that* (i) the collateral assignment of Developer's rights under this Agreement or the Project Documents to its lenders for the Project and/or to the Target in of the Developer's rights under the TIF Reimbursement Agreement, and (ii) the assignment of its rights or interests under this Agreement to an affiliated entity, which shall mean any entity that is owned or controlled by Developer, or by a parent of Developer, or any entity in which Developer or the current principal(s) of Developer is/are a general or managing partner/member (collectively, "**Permitted Transferee**"), shall each

be permitted without any further consent or approval of, but only after ten (10) days prior written notice to, the City so long as it is not otherwise inconsistent with the terms and conditions of this Agreement or any of the Project Documents. Notwithstanding anything herein to the contrary, Developer shall remain jointly and severally liable with such assignee for all of its obligations hereunder notwithstanding such assignment unless and until City agrees to such assignment in writing and to a release of Developer in City's sole discretion. After Substantial Completion of the Project, the Developer may assign its rights and interests under this Agreement, but only after ten (10) days prior written notice to the City, and so long as such assignment is not otherwise inconsistent with the terms and conditions of this Agreement or any of the Project Documents.

(ii) Change of Control. Prior to the Substantial Completion of the Project, Developer shall not permit a Change of Control (as defined below). As used herein, "**Change of Control**" means a change in the ownership of Developer such that Mitchell Development & Construction LLC, lacks the power to direct or cause the direction of the management and policies of Developer, whether through the ownership of ownership interests in Developer, by contract, or otherwise.

(iii) City Approval of Assignment. In the event that the consent of the City is required under clauses (i) and (ii) above, prior to the date of Substantial Completion, so long as no event of default has occurred and is continuing under this Agreement or any other Project Document, the City may, in good faith, withhold consent to a Change of Control or an assignment only if (a) the proposed transfer is prohibited by applicable law, or (b) the proposed transferee is, in the City's reasonable judgment, not capable of performing the obligations of Developer under this Agreement and the other Project Documents, which judgment shall exclusively be based on the following factors: (1) the experience of the proposed transferee in operating assets and facilities of the same type as, and otherwise comparable in size and nature to, the Project and performing other projects, and (2) the past performance history and reputation of the proposed transferee and its direct or indirect controlling beneficial owners, any proposed managers or operating partners, each of their respective officers, directors and employees and each of their respective affiliates (including the absence of criminal, civil or regulatory claims or actions against any such entity or person). The City Manager shall have 30 days from the date on which he or she receives written notice in accordance with this Agreement of the proposed assignment or Change of Control (the "**City Manager Review Period**") to determine whether he or she intends to consent thereto. The City Manager shall provide written notice to Developer of any decision to refuse to consent, including all material supporting information (the "**Rejection Notice**"), within the City Manager Review Period. In the event the City Manager fails to do so, he or she shall be deemed to have consented to such assignment or Change of Control. Notwithstanding anything herein or elsewhere to the contrary, no assignment of this Agreement shall relieve Indemnitor of its obligations under Section 6(C) of this Agreement without the written consent of the City, which consent may be withheld in the City's sole discretion. Notwithstanding the foregoing, the City may withhold consent to such proposed substitution only if (i) the proposed substitution is prohibited by applicable law, or (ii) the proposed substitute Indemnitor is, in the City's reasonable judgment, not capable of performing the obligations hereunder, which judgment shall exclusively be based on (x) the past performance history and reputation of the proposed substitute Indemnitor and its direct or indirect controlling beneficial owners, any proposed managers or operating partners, each of their respective officers, directors and employees and each of their respective affiliates (including the absence of criminal, civil or regulatory claims or actions against any such entity or person), and (y) an assessment of the proposed substitute Indemnitor's assets and liabilities.

(B) Entire Agreement; Conflicting Provisions. This Agreement, together with the other Project Documents, contains the entire agreement between the parties with respect to the subject matter hereof and supersedes any and all prior discussions, negotiations, representations or agreements, written or oral, between them respecting the subject matter hereof. In the event that any of the provisions of this Agreement purporting to describe specific provisions of other Project Documents are in conflict with the specific provisions of such other Project Documents, the provisions of such other Project Documents shall control.

(C) Amendments. This Agreement may be amended only by a written amendment signed by the parties hereto. The signature of the Indemnitor shall only be required insofar as such amendment affects Sections 6(C) or 12(A)(iii) (with respect to the non-assignability of the Indemnitor's obligations).

(D) Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio. All actions regarding this Agreement shall be brought in the Butler County Court of Common Pleas, and Developer agrees that venue in such court is proper. Developer hereby waives trial by jury with respect to any and all disputes arising under this Agreement.

(E) Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of and be enforceable by and against the parties and their respective successors and permitted assigns.

(F) Captions. The captions of the various sections and paragraphs of this Agreement are not part of the context hereof and are only guides to assist in locating such sections and paragraphs and shall be ignored in construing this Agreement.

(G) Severability. If any part of this Agreement is held by a court of law to be void, illegal or unenforceable, such part shall be deemed severed from this Agreement, and the balance of this Agreement shall remain in full force and effect.

(H) Time. Time is of the essence with respect to the performance by the parties of their respective obligations under this Agreement.

(I) No Third Party Beneficiaries. The parties hereby agree that no third-party beneficiary rights are intended to be created by this Agreement.

(J) No Brokers. The parties represent that they have not dealt with a real estate broker, salesperson or other person who might claim entitlement to a fee or other compensation as a result of the parties' execution of this Agreement.

(K) Official Capacity. All representations, warranties, covenants, agreements and obligations of the City under this Agreement shall be effective to the extent authorized and permitted by applicable law. None of those representations, warranties, covenants, agreements or obligations shall be deemed to be a representation, warranty, covenant, agreement or obligation of any present or future officer, agent, employee or attorney of the City in other than his or her official capacity.

(L) Counterparts. The parties may execute this Agreement in multiple counterparts, each of which shall be deemed an original, and all of which shall, collectively, constitute only one agreement. The signatures of all parties need not appear on the same counterpart, and delivery of an executed counterpart signature page by facsimile or electronic mail is as effective as executing and delivering this Agreement in the presence of the other parties.

(M) Permits. Developer shall obtain and maintain all necessary City and other governmental permits, licenses and other approvals and shall comply with all applicable federal, state and local laws, codes, ordinances and other governmental requirements that are applicable to the Private Project and/or the Public Infrastructure Improvements. By executing this Agreement, the City makes no representations or other assurances to any party that Developer will be able to obtain whatever variances, permits or other approvals from the City's Building and Zoning Division, the City's Development Services Department, or City Council that may be required in connection with the Project.

(N) Contingency for Legislative Authorization from City Council. Notwithstanding anything to the contrary in this Agreement, the City shall not be in breach of this Agreement if for any reason City Council does not pass any and all additional ordinances as may be necessary for the City to carry out the terms of this Agreement, including but not limited to the TIF Ordinance.

(O) Applicable Laws. Developer shall comply with all applicable local, state, and federal laws, including, but not limited to, compliance with State of Ohio Prevailing Wage requirements to the extent such Ohio Prevailing Wage requirements apply to the Private Project and/or the Public Infrastructure Improvements.

(P) Term of Development Agreement. The term of this Agreement shall commence on the Effective Date and shall end on the date that is one year (1) year after the Substantial Completion date (such term being the “**Development Agreement Term**”). Upon the conclusion of the Development Agreement Term, and except for those provisions herein that expressly survive termination, this Agreement shall be of no further force and effect. Notwithstanding anything herein or elsewhere to the contrary, the termination of this Agreement for whatever reason, whether by default or otherwise, shall in no way affect the efficacy of the Service Agreement or other related agreements, all which documents have terms and efficacy periods independent of this Agreement.

(Q) Recitals. The parties acknowledge the truth and accuracy of the foregoing Recitals in this Agreement, which are hereby incorporated herein by this reference and made a part of this Agreement in their entirety.

[13. FEES AND EXPENSES. The Developer agrees to pay, from time to time, the City’s outside counsel fees and costs incurred in the drafting of this Agreement and the Project Documents within ten business days of the presentation of such fees and costs by the City to the Developer for payment (collectively, the “**Outside Counsel Fees**”); provided that such Outside Counsel Fees shall not exceed \$25,000 and shall constitute a portion of the City Loan Repayment Amount to be repaid in accordance with the Loan Agreement.]

14. FORCE MAJEURE. Except with respect to the obligations set forth in Section 6(C) of this Agreement, in any case where any party hereto is required to do any act, delays caused by or resulting from Acts of God, war, civil commotion, fire, flood, or other casualty, labor difficulties, shortage of labor, materials or equipment, government regulations, pandemic, unusually severe weather or other causes beyond such party’s reasonable control, shall not be counted in determining the time during which work shall be completed, whether such time be designated by a fixed date, a fixed time, or a “reasonable time”, and such time shall be deemed to be extended by the period of such delay. Notwithstanding the foregoing, the preceding sentences shall not apply to obligations to pay money hereunder.

15. EXHIBITS. The following Exhibits are attached to this Agreement and made a part hereof:
- Exhibit A – *Legal Description; Parcel List*
 - Exhibit B – *Site Plan; Description of Private Project*
 - Exhibit C – *Private Project Scope of Work, Budget and Sources of Funds*
 - Exhibit D – *Public Infrastructure Improvements*
 - Exhibit E – *Public Project Scope of Work; Budget and Sources of Funds*
 - Exhibit F – *Service Agreement*
 - Exhibit G – *Disbursement of City Loan Proceeds*
 - Exhibit H – *Form of Loan Agreement*

[SIGNATURES ON FOLLOWING PAGE]

Executed by the parties on the dates indicated below, effective as of the later of such dates (the "Effective Date").

CITY OF FAIRFIELD, OHIO

MITCHELL DEVELOPMENT &
CONSTRUCTION LLC,
An Ohio limited liability company

By: _____
_____, _____

By: _____

Date: _____, 2026

Date: _____, 2026

Authorized by ordinance dated _____, 2026

APPROVED AS TO FORM:

_____, Law Director

CITY FISCAL OFFICER'S CERTIFICATE

The undersigned, fiscal officer of the City of Fairfield, Ohio, hereby certifies that the moneys required to meet the obligations, if any, of the City during the year 2026 under the foregoing Funding and Development Agreement have been lawfully appropriated by the Council of the City of Fairfield, Ohio for such purpose and are in the treasury of the City or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This Certificate is given in compliance with Sections 5705.41 and 5705.44, Ohio Revised Code.

Finance Director
City of Fairfield, Ohio

Dated: _____, 2026

EXHIBIT A
to
Development Agreement

LEGAL DESCRIPTION; PARCEL LIST



EXHIBIT A

Date: May 4, 2022
Description: Part of Lot #464
17.9706 Acres
Location: City of Fairfield
Butler County, Ohio



Situated in the State of Ohio, Between the Miamis, Section 20, Town 2, Range 2, City of Fairfield, Butler County and being 17.9706 Acres of land in part of Lot #464 of the designated list of lots of the City of Fairfield and being in part of the lands of Benzing, LLC as recorded in Official Record 9701, Page 1630 of the Butler County, Ohio Recorder's Office and being further described as follows:

Commencing at found MAG Spike at the southwest corner of said Part of Lot #464 and being on the westerly line of said Section 20; thence, leaving the southwest corner of said Part of Lot #464 and with the westerly line of said Section 20, North 04° 52' 23" East, 719.66 feet to a set iron pin; thence, leaving the westerly line of said Section 20, North 85° 07' 40" East, (passing a found 5/8" iron pin, capped "Bayer Becker" at 82.25 feet), a total of 90.00 feet to a found 5/8" iron pin (capped "Bayer Becker") on the easterly right of way of South Gilmore Road and being the **True Point of Beginning**;

thence, with the easterly right of way of said South Gilmore Road for the following two courses:

- 1) North 04° 52' 23" East, 970.48 feet to a found 5/8" iron pin (capped "Bayer Becker");
- 2) North 04° 50' 39" East, 24.87 feet to a found 5/8" iron pin (capped "Bayer Becker") on the southerly boundary of Lot #9549 and being the lands of Twin Lake Homeowners Association as recorded in Deed Book 1695, Page 395;

thence, leaving the easterly right of way of said South Gilmore Road and with the southerly boundary extended of said Lot #9549 and with the southerly boundary of Twin Lakes Subdivision, 8th addition as recorded in Plat Envelope 795, Pages A-D and with the southerly boundary of Twin Lakes Subdivision, 7th addition as recorded in Plat Envelope 787, Pages C-D and with southerly boundary of Twin Lakes Subdivision, 6th addition as recorded in Plat Envelope 781, Pages A-B and with southerly boundary of Twin Lakes Subdivision, 5th addition as recorded in Plat Envelope 772, Pages A-B, North 79° 10' 22" East, 735.80 feet to a found 5/8" iron pin (no cap) on the northwest corner of Part of Lot #464 of the lands of The Sisters of Mercy as recorded in Deed Book 1221, Page 171;

thence, leaving the southerly boundary of said Twin Lakes Subdivision, 5th addition and with the westerly boundary of said Part of Lot #464 of said lands of The Sisters of Mercy, South 04° 17' 31" West, 1194.52 feet to a set 5/8" iron pin;

thence, leaving the westerly boundary of said Part of Lot #464 of said lands of The Sisters of Mercy and on a new division line through said lands of Benzing, LLC, North 85° 07' 40" West, 720.45 feet to the **True Point of Beginning** containing 782,798 square feet or 17.9706 Acres of land, more or less, and being subject to all legal highways, easements, restrictions and agreements of record.



The above description was prepared from a field survey prepared by Bayer Becker, Jeffery O. Lambert, Professional Surveyor #7568 in the State of Ohio, May 4, 2022. The Plat of which is recorded in Volume 63, Page 40 of the Butler County Engineer's Record of Land Surveys.

Basis of Bearings: Survey Volume 62, Page 181. Fieldwork Completed on May 4, 2022.

Prior Deed Reference: Official Record 9701, Page 1630.

All iron pins set are 5/8" diameter by 30" long rebar with a plastic cap stamped "Bayer Becker".

APPROVED
BCEO
BY ML SP
5-31-22



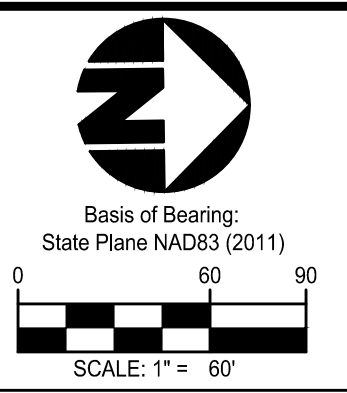
EXHIBIT A

Parcel List:

Butler County Parcel ID: A0700017000109

EXHIBIT B
to
Development Agreement

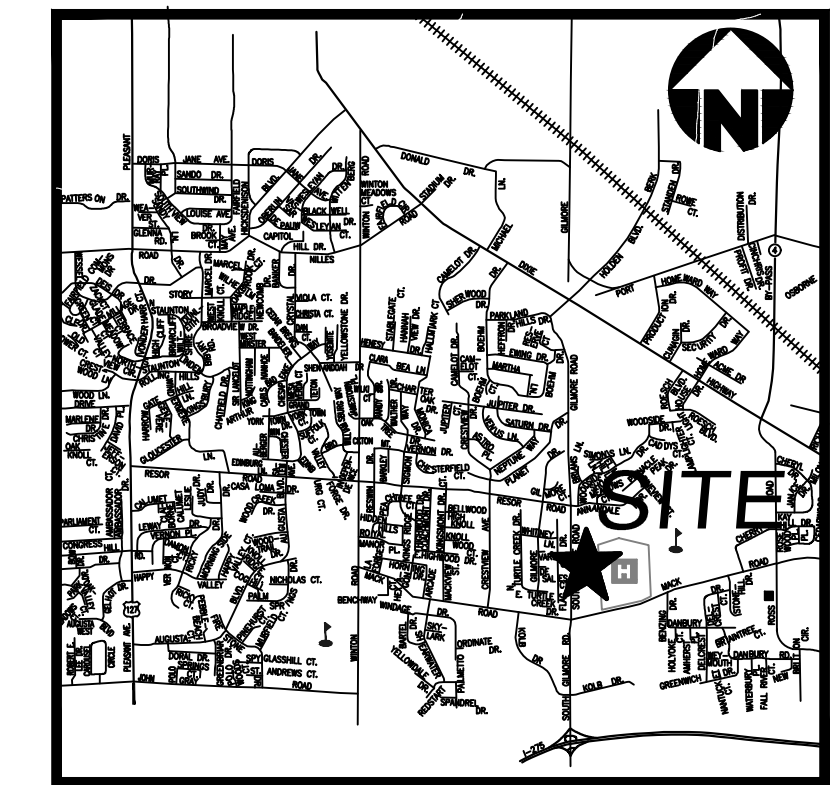
SITE PLAN; DESCRIPTION OF PRIVATE PROJECT



CONCEPT PLAN WHISPERING HILL

SECTION 20, TOWN 2, RANGE 2
CITY OF FAIRFIELD
BUTLER COUNTY, OHIO
OCTOBER, 2024

6' PAVED WALKING PATH
 OPEN SPACE
 EXISTING VEGETATION TO REMAIN
 4" CONCRETE SIDEWALK



VICINITY MAP
NOT TO SCALE

PROJECT DATA

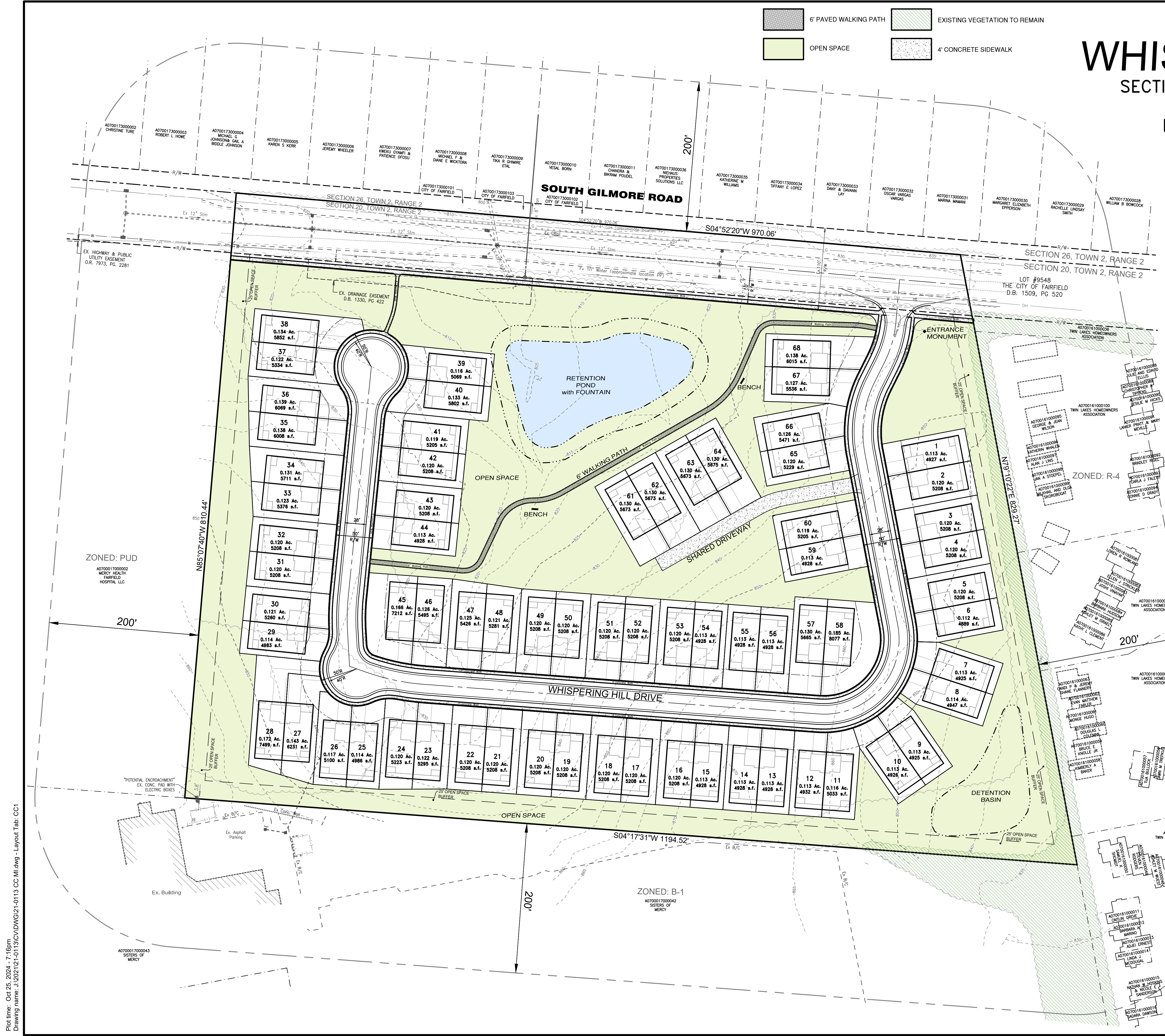
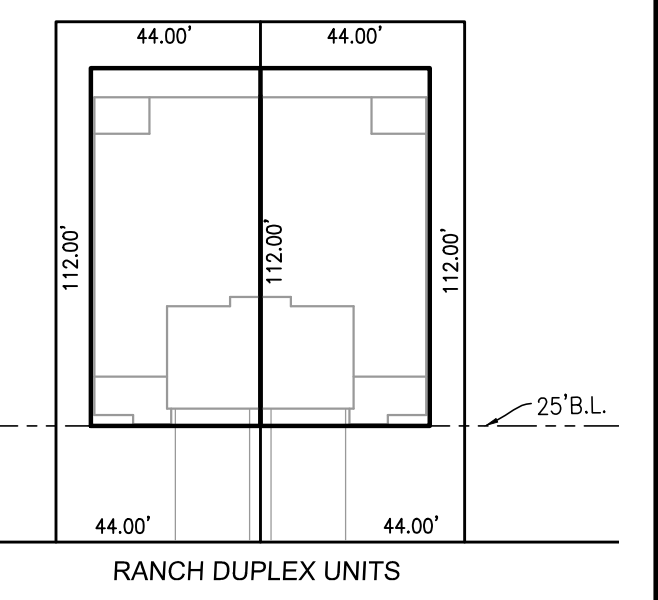
LOT FRONTAGE (at Front Building Line)	44'
SQUARE FOOTAGE (MIN)	4800 s.f.
FRONT SETBACK (MIN)	25'
SIDE SETBACK (MIN)	0', 7.5'
SIDE SETBACK (TOTAL)	15'
REAR SETBACK	10'
# OF BUILDINGS	34 (68 Lots)

* 0' SIDE YARD SETBACK APPLIES TO SHARED DUPLEX LOT LINE ONLY

TOTAL # OF RESIDENTIAL LOTS = 68	RANCH DUPLEX
# OF OPEN SPACE LOTS = 1	
OPEN SPACE PROVIDED = 7.1 Acres (39%)	
TOTAL ACREAGE = 17.9706 Acres	
OVER-ALL DENSITY = 3.78/Ac.	

GENERAL NOTES

- Sanitary to be tied into City of Fairfield System.
- Water to be installed and connected to City of Fairfield System.
- Electric to be supplied by Duke Energy.
- All utilities shall be underground.
- Decorative street lights shall be provided.
- All public streets to be constructed according to City of Fairfield standards and specifications.
- Contours furnished from aerial photography based on U.S.G.S. datum.
- A homeowners association will be established to provide maintenance for the development.
- A minimum 25' open space buffer has been provided around the entire development boundary.
- Existing Zoning: PUD



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Item	Revision Description	Date	Drawn	Chk
1	REVISED AS PER STAFF COMMENT	10/25/24	TAC	TAC
2				
3				
4				
5				
6				
7				
8				
9				

WHISPERING HILL
 3051 MACK ROAD
 SECTION 20, TOWN 2, RANGE 2
 CITY OF FAIRFIELD, BUTLER COUNTY, OHIO
CONCEPT PLAN

bayer becker
 www.bayerbecker.com
 6800 Tyersville Road, Suite A
 Mason, OH 45040 - 513.336.6600

Drawing: 21-0113 CC M
 Drawn by: TAC
 Checked By:
 Issue Date: 10-11-24
 Sheet:

1/1

Plot time: Oct 25, 2024 - 7:16pm
 Drawing name: J:\2021\21-0113\CC\DWG\21-0113 CC M.dwg - Layout.Tab: CC1

EXHIBIT B

Project Description:

Mitchell Development & Construction intends to develop the approximately 18-acre property into sixty-eight (68) single family attached building lots in a new subdivision (Whispering Hill), consisting of approximately sixteen (16) basement lots and (b) fifty-two (52) slab-on-grade lots as shown on the Preliminary Site Plan attached hereto as Exhibit B. Mitchell intends to sell the lots to a homebuilder and has negotiated a contract with M/I Homes to construct the 34 paired villa (duplex) housing units. Mitchell plans to prepare the site for residential development, including grading the site to create building pads and a pond for stormwater detention, construction of public streets and sidewalks, and installation of underground utilities.

The paired villa housing units will be located on smaller lots with a homeowner's association that is responsible for exterior maintenance. This type of housing is anticipated to be appealing for empty nesters looking to downsize and/or young professionals seeking a lower maintenance lifestyle in proximity to large employers like Cincinnati Financial Corporation and Mercy Health. Past planning efforts and community feedback have identified an unmet demand for this type of housing in Fairfield.

EXHIBIT C
to
Development Agreement

PRIVATE PROJECT SCOPE OF WORK; BUDGET AND SOURCES OF FUNDS

EXHIBIT C

Scope of Work / Sources & Uses

MITCHELL DEVELOPMENT

1/28/2026

USES

Land Acquisition	\$ 1,000,000.00
Dirt, Street, Curb, Sewer, Storm	\$ 2,920,000.00
Retaining Wall	\$ 325,000.00
Landscaping	\$ 250,000.00
Utilities	\$ 125,000.00
Carrying Cost	\$ 300,000.00
Engineering	\$ 120,000.00
Bond	\$ 50,000.00
Surveying	\$ 43,000.00
HOA	\$ 50,000.00
Supervision	\$ 240,000.00
Building Dept Fees	\$ 75,000.00
Lawyer Fees	\$ 25,000.00
Fountain	\$ 50,000.00
	<hr/>
	\$ 5,573,000.00
5% Contingency	\$ 278,650.00
	<hr/>
Total Uses	\$ 5,851,650.00

SOURCES

Fairfield TIF Loan	\$ 1,200,000.00
M/I Homes (10%) Deposit	\$ 557,600.00
Mitchell Loan*	\$ 4,094,050.00
	<hr/>
Total Sources	\$ 5,851,650.00

*Union Savings Bank

EXHIBIT D
to
Development Agreement

PUBLIC INFRASTRUCTURE IMPROVEMENTS

EXHIBIT D

Public Infrastructure Improvements:

1. Acquisition of project site
2. Construction of retaining wall required due to site topography challenges

EXHIBIT E
to
Development Agreement

PUBLIC PROJECT SCOPE OF WORK; BUDGET AND SOURCES OF FUNDS

EXHIBIT E

Public Project Scope of Work / Sources & Uses

MITCHELL DEVELOPMENT

1/28/2026

USES

Land Acquisition	\$	1,000,000.00
Retaining Wall	\$	325,000.00
5% Contingency	\$	16,250.00
<hr/>		
Total Uses	\$	1,341,250.00

SOURCES

Fairfield TIF Loan	\$	1,200,000.00
Mitchell Loan*	\$	141,250.00
<hr/>		
Total Sources	\$	1,341,250.00

*Union Savings Bank

EXHIBIT F
to
Development Agreement
SERVICE AGREEMENT

(ABOVE LINE FOR RECORDER'S USE ONLY)

SERVICE AGREEMENT

(Whispering Hill Project)

(ORC 5709.91 Tax Lien)

This Service Agreement (this "**Agreement**") is made and entered into as of the ___ day of February, 2026 (the "**Effective Date**"), by and between the **CITY OF FAIRFIELD**, an Ohio municipal corporation, 5350 Pleasant Avenue, Fairfield, Ohio (the "**City**"), and **MITCHELL DEVELOPMENT & CONSTRUCTION LLC**, an Ohio limited liability company, 331 Ridgeview Lane, Maineville, Ohio 45039 (the "**Owner**").

Recitals:

A. Pursuant to a certain Development Agreement between the City and Owner dated February ___, 2026 (the "**Development Agreement**"), Owner intends to develop real property located at on South Gilmore Road, as depicted and described more particularly on Exhibit A (*Site Plan; Legal Description; Parcel List*) (the "**Property**") within which Owner will construct or cause to be constructed, among other things, approximately 68 single-family housing units (the "**Improvements**" or the "**Project**", as applicable). Capitalized terms used, but not defined, herein shall have the meanings ascribed thereto in the Development Agreement.

B. The City believes that the Project is in the vital and best interests of the City and the health, safety, and welfare of its residents, and in accordance with the public purposes and provisions of applicable federal, state, and local laws and requirements.

C. In furtherance of the public purpose and to facilitate the Project, and as authorized by Ordinance No. _____ passed by City Council on _____, 2026 (the "**TIF Ordinance**"), the City has established a tax increment financing incentive district for the Property under Ohio Revised Code ("**ORC**") Section 5709.40(C), and declared improvements to parcels within such incentive district to be a public purpose.

D. Under the TIF Ordinance and in accordance with ORC Section 5709.40, et seq., and this Agreement, the increased value of the Property subsequent to the effective date of the TIF Ordinance shall be exempt from real property taxes, and all present and future owners of the Property, or any portion thereof, shall be required to make service payments in lieu of taxes, in semi-annual installments, in an amount equal to the amount of real property taxes that would have been paid on the Property had an exemption not been granted ("**Statutory Service Payments**"). Statutory Service Payments actually received by the City are referred to herein as "**City-Received Payments**."

E. Pursuant to its authority under Ohio law, and ORC Section 5709.91, the City requires the Owner to pay Minimum Service Payments (as defined below) as required hereunder (jointly, the Minimum Service Payments and the Statutory Service Payments are referred to herein as “**Service Payments**”).

F. The Board of Education of the Fairfield City School District (the “**School Board**”) has approved the exemptions granted by the TIF Ordinance (the “**TIF Exemption**”) by its Resolution _____ and entered into a School Compensation Agreement dated as of April __, 2026 (the “**School Compensation Agreement**”) with the City and the Butler Technology Career Development Schools (the “**JVSD**”) pursuant to which the City has agreed to compensate the School Board and JVSD, for taxes foregone as a result of the TIF Exemption, from Statutory Service Payments received by the City (such compensation, as it is more fully set forth in the School Compensation Agreement, being the “**School Board Compensation**”).

G. The City-Received Payments will first be used to pay the School Board Compensation (as more fully set forth in the School Compensation Agreement). The City-Received Payments, net of the School Board Compensation, are referred to in this Agreement as the “**Net Service Payments**”.

H. As provided in the Development Agreement, the Net Service Payments will be allocated by the City to repay to the City the principal amount of the City’s One Million Two Hundred Thousand Dollars (\$1,200,000.00) loan, the proceeds of which have been disbursed to the Developer to pay a portion of the costs to acquire and construct public improvements to support the Project, along with associated legal and other fees.

I. City intends to pledge the Net Service Payments to repay City Loan (as defined in the Development Agreement) related to the City Loan (also as defined in the Development Agreement). To the extent there are any City-Received Payments remaining after the repayment of the City Loan and School Board Compensation due in any given year, the remainder will be applied to or otherwise retained by City for application, in its sole discretion, to any other lawful purpose.

J. The Required Net Service Payment Amount, as shown on Exhibit B, to be paid to the City, constitute “minimum service payment obligations” pursuant to ORC Section 5709.91, secured by a tax lien as provided in ORC 5709.91.

K. The parties intend that this Agreement, as amended and supplemented from time to time, shall constitute the agreement contemplated by ORC Section 5709.91, et seq. and shall define the obligations of Owner with respect to the Service Payments. Additionally, the parties intend that the Service Payments will be treated in the same manner as taxes, as defined in section 323.01 of the ORC, for all purposes of the lien described in section 323.11 of the ORC, including, but not limited to, the priority and enforcement of the lien and the collection of the service payments, minimum service payment obligations, or service charges secured by the lien.

L. This Agreement constitutes part of the plan of finance for the City Loan and the Project.

M. Execution of this Agreement has been authorized by City Council by its Ordinance No. _____.

NOW, THEREFORE, in consideration of the premises and the mutual covenants hereinafter contained, the City and Owner agree as follows:

1. **CONSTRUCTION OF IMPROVEMENTS.** Owner shall cause the Improvements to be constructed in accordance with the terms of the Development Agreement. Failure to use and operate the

Improvements as required under the Development Agreement shall not relieve Owner of its obligations to make Service Payments as required hereunder. Owner shall use, develop, and redevelop the Improvements in accordance with the Development Agreement with respect to the Property throughout the term of the Development Agreement, and shall comply with the terms of the Development Agreement as it relates to the Property in all respects.

2. OBLIGATION TO MAKE SERVICE PAYMENTS.

A. Declaration that Exempt Improvements are a Public Purpose. The City hereby confirms that, pursuant to ORC Chapter 5709.40, et seq., and the TIF Ordinance, the City declared that 100% of the increase in assessed value of the Property (the “**Exempt Improvements**”) constitutes a public purpose and is entitled to exemption from real property taxes for a period of thirty (30) years commencing, for each parcel, with the first tax year that begins after the effective date of the TIF Ordinance and in which an Exempt Improvement [with a property value exceeding \$[_____]] resulting from the construction of a structure on that parcel first appears on the tax duplicate of real and public utility property, and ending after the Exempt Improvements on that parcel have been exempted from real property taxation for 30 years, or on the date on which the City can no longer require service payments to be paid on the Exempt Improvements (the “**Exemption Period**”).

B. Commencement of Statutory Service Payments. Owner shall commence paying Statutory Service Payments no later than the final date for payment (the last day that payment can be made without penalty or interest) of the first semi-annual installment of real property taxes in the first calendar year after the first tax year of the Exemption Period. (For example, if the Exemption Period commences as of January 1, 2027, Owner's first semi-annual tax payment will be for the tax bill for the First Half 2027, which will become due and payable to the County Treasurer on or about January 2028.) Owner shall pay Statutory Service Payments in semi-annual installments (i) on the earlier of such final date for payment of the first semi-annual installment of real property taxes, or February 1, in each year, and (ii) on the earlier of such final date for payment of the second semi-annual installment of real property taxes, or August 1, in each year (each such final date for payment is referred to herein as a “**Statutory Service Payment Date**”). Owner shall continue to make Statutory Service Payments until such time as Owner has paid the final Statutory Service Payment applicable to the Exemption Period.

C. Amount of Statutory Service Payments. Each semi-annual Statutory Service Payment shall be paid to the Butler County Treasurer in an amount equal to fifty percent (50%) of the annual amount that would have been payable in that year as real property taxes with respect to the Exempt Improvements had an exemption not been granted. However, if after the first semi-annual Statutory Service Payment has been determined and paid, the total annual amount for that year is adjusted by the taxing authorities, the amount of the second semi-annual Statutory Service Payment shall be adjusted accordingly. The Statutory Service Payments shall vary as the assessed value of the Exempt Improvements and the applicable tax rate vary from time to time.

D. Estimation. If, as of the Statutory Service Payment Date, the amount of the real property taxes that would have been payable on the Exempt Improvements (if not exempt) cannot be or has not been finally determined, the amount of such taxes shall be estimated by the Butler County Auditor or by the City (even though such taxes may be subject to contest, later determination, or adjustment because of revaluation of the Exempt Improvements) for the applicable tax year. If the sum of Statutory Service Payments so calculated and paid in any year is subsequently determined not to be equal to the total amount of real property taxes that would have been paid in that year with respect to the Exempt Improvements (if not exempt), Owner shall promptly pay to the Butler County Treasurer any deficiency, or the City shall promptly repay any excess to Owner, as appropriate, within thirty (30) days after written demand; provided, however, that nothing in this sentence shall be construed to require the City to repay to Owner any amount

that would reduce the total payments in any year to an amount less than the Statutory Service Payments required to be paid in that year.

E. Minimum Service Payments. There is hereby established the “**Required Net Service Payment Amount**” as shown on Exhibit B (the “**Required Payment Schedule**”) hereto. The Required Payment Schedule may be modified from time to time in accordance with Section 2(G) hereof.

If and to the extent that Net Service Payments received by the City as of April 15 (with respect to the first half tax bill) or October 15 (with respect to the second half tax bill) (each a “**Test Date**”), respectively, are less than the applicable Required Net Service Payment Amount applicable to such date as set forth in Exhibit B hereto, the Owner of any undeveloped portion of the Property shall pay to the City, no later than May 1 or November 1, respectively (or on such other date as may be reflected on Exhibit B hereto, each being a “**Minimum Service Payment Date**”), an amount equal to the difference (such difference being referred to herein as the “**Minimum Service Payment**”) between the Required Net Service Payment Amount and the Net Service Payments received by the City as of the applicable Test Date. Notwithstanding the foregoing, with respect to the final Minimum Service Payment Date, the Net Service Payments received by the City will be factored in to the determination of any Minimum Service Payment owed on such Minimum Service Payment Date.

The Minimum Service Payments, if and when due, unless invoiced by the County Treasurer, shall be invoiced to the Owner(s) of the undeveloped portion of the Property by the City no later than each Minimum Service Payment Date, as applicable and shall be timely paid to the City. Notwithstanding the foregoing, failure by the Administrator, or any other party, to invoice a Minimum Service Payment shall not relieve Owner from its obligation to pay such amounts hereunder.

In the event that Statutory Service Payments are not yet due (for example, because no real property tax has commenced to accrue for the Exempt Improvements) or never come due, Owner shall nevertheless be required to pay Minimum Service Payments to or for the account of the City, on the Minimum Service Payment Dates in the amounts determined according to the formula outlined in this Section 2(E). Each payment must be made in immediately available funds by not later than 2:00 p.m. Eastern time on the date such payment is due. The City may certify past due Minimum Service Payments to the Butler County Auditor for collection on real property tax bills.

F. Late Payment. If any Statutory Service Payment or Minimum Service Payment, or any installment of either, is not paid when due, then, to the extent that Butler County does not impose a late fee or delinquency charge, Owner shall pay to the City, as a late payment charge, the amount of the charges for late payment of real property taxes, including penalty and interest, that would have been payable pursuant to ORC Section 323.121 on the delinquent amount. In addition, if Owner fails to make any Minimum Service Payment required hereunder, Owner shall pay, in addition to the Minimum Service Payment that Owner was required to pay and any late payment charges as stated above, such amount as is required to reimburse the City for all costs and other amounts (including, without limitation, attorneys’ fees) paid or incurred by the City to enforce the Service Payment obligations against Owner or against the Property.

G. Subdivision of Property; Effect on Minimum Service Payment Obligations. Each Owner shall notify the City in writing of any subdivision or combination of the Property owned by such Owner. At any time during which the Project Site consists of multiple tax parcels, the portion of such Minimum Service Payment allocable to each undeveloped tax parcel and payable by the Owner thereof shall be determined on a pro-rata basis based on the assessed valuations of each such tax parcel within the Project Site on January 1 of the tax year to which the Minimum Service Payment is attributable, provided, however, that

the liens to secure Minimum Service Payments granted hereunder shall attach to each such undeveloped parcel in the full amount of the Minimum Service Payments for all of the Property.

3. PAYMENT OBLIGATIONS TO HAVE LIEN PRIORITY. The Service Payments shall be treated as a tax lien in the same manner as real property taxes and will have the same lien, rights, and priority as all other real property taxes. Such a lien shall attach, and may be perfected, collected, and enforced as provided by law, including enforcement by foreclosure upon such lien pursuant to the procedures and requirements of Ohio law relating to mortgages, liens, and delinquent real estate taxes. Owner, for itself and any future owner of the Property, hereby agrees that the obligation to make Service Payments shall have the same priority as the obligation to pay real estate taxes in the event of any bankruptcy or other like proceeding instituted by or against Owner. Owner agrees not to contest the lien, rights, or priority of the Service Payments with respect to the Exempt Improvements or the Property.

4. RECORDING: OBLIGATIONS TO RUN WITH THE LAND: ASSIGNMENT.

A. Recording. Promptly after the execution of this Agreement, Owner shall cause this Agreement to be recorded in the Butler County, Ohio Recorder's Office, at Owner's expense, prior to any mortgage, assignment, or other conveyance of any part of the Improvements or the Property, and failure to do so shall constitute a default under this Agreement. Owner shall ensure that all instruments of conveyance of the Improvements or the Property, or any portion thereof, or Owner's ownership of the same (or portions thereof) to subsequent mortgagees, successors, lessees, assigns, or other transferees are made expressly subject to this Agreement. Owner shall provide a recorded copy of this Agreement to the City within 5 business days after recording.

B. Covenants Running with the Land. Owner agrees that the obligation to perform and observe the agreements on Owner's part contained herein shall be covenants running with the land (including as provided in ORC Section 5709.91) and, in any event and without regard to technical classification or designation, legal or otherwise, shall be binding and enforceable by the City against Owner and its successors-in-interest and transferees as owners from time to time of the fee simple interest in the Property, without regard to whether the City has at any time been, remains, or is an owner of any land or interest therein to, or in favor of, which these covenants relate.

C. Obligations are Absolute and Unconditional. The obligation of Owner to make Service Payments under this Agreement will not be terminated for any cause including, without limitation, failure to commence or complete the Improvements; any acts or circumstances that may constitute failure of consideration, destruction of, or damage to the Improvements; commercial frustration of purpose; or any change in the constitution, tax, or other laws or judicial decisions or administrative rulings of or administrative actions by or under authority of the United States of America or of the State or any political subdivision thereof. The obligation to make Service Payments shall survive the termination of this Agreement to the extent this Agreement terminates prior to the payment in full of all Service Payments with respect to the Improvements.

5. PAYMENT OF TAXES: TAX CONTESTS.

A. Payment of Taxes. With respect to real property taxes that are not exempted under this Agreement, Owner shall pay or cause to be paid, as the same become due, (i) all such taxes, assessments, whether general or special, and governmental charges of any kind whatsoever that may at any time be lawfully assessed or levied against or with respect to the Property and/or the non-exempt improvements or any personal property or fixtures of Owner installed or brought thereon (including, without limitation, any taxes levied against Owner with respect to income or profits from operations at the Property and which, if not paid, may become or be made a lien on the Property or the Exempt Improvements), and (ii) all utility

and other charges incurred in the operation, maintenance, use, and occupancy of the Property and the Improvements.

B. Tax Contests. Except for Section 6 hereof, nothing in this Agreement is intended to prevent Owner, at its expense and in good faith, from applying for exemption of any non-exempt improvements, or contesting the amount or validity of any such taxes, assessments, or other charges, including contesting the real estate valuation of the Property and the Improvements. Nothing in this paragraph shall be construed to relieve Owner of the duty to make the Minimum Service Payments as required by this Agreement.

C. Delinquency. No Owner shall enter into a written undertaking to pay delinquent taxes, including Service Payments, in installments pursuant to the Ohio Revised Code, including but not limited to, Ohio Revised Code Section 323.31, where the effect of such entry would be to preclude the commencement, continuation or resolution of foreclosure proceedings, or to otherwise delay the payment in full of any and all delinquent taxes, including Service Payments.

6. **TAX EXEMPTION**. Owner (including, without limitation, any successors and assigns of Owner, as applicable), shall not seek any tax exemption for the Property, or any portion thereof, other than the exemption provided hereunder and pursuant to the TIF Ordinance during the Exemption Period, unless otherwise consented to in writing by the City. Owner agrees (on its own behalf and, for the avoidance of doubt, on behalf of its successors and assigns) that the ownership of the Property by a non-profit entity that would otherwise be exempt from real property taxes shall in no way derogate or limit the obligation to pay Service Payments hereunder.

7. **[Reserved]**.

8. **[Reserved]**.

9. **NOTICES**. All notices or other communications under this Agreement shall be deemed given on receipt when personally delivered, or 48 hours after being mailed by U.S. registered or certified mail, postage prepaid, addressed to the City at 5350 Pleasant Avenue, Fairfield, Ohio 45014, Attention: City Manager; and, unless the City has received written notice of a new address, to Owner, at Owner's address set forth in the introductory paragraph hereof. If Owner sends a notice to the City alleging that the City is in default under this Agreement, Owner shall simultaneously send a copy of such notice by U.S. certified mail to: City Law Director, City of Fairfield, 5350 Pleasant Avenue, Fairfield, Ohio 45014. The City and Owner may, by notice given under this Agreement, designate any further or different addresses to which subsequent notices or other communications shall be sent for the respective party.

10. **COVENANTS AND REPRESENTATIONS**. Owner represents that it is a duly organized and existing Ohio entity as identified in the introductory paragraph of this Agreement, that it is in good standing under the laws of the State of Ohio, and that it is qualified to do business in the State of Ohio. Owner covenants that it will remain in existence and so qualified as long as it is required to make Service Payments hereunder.

11. **EXEMPTION APPLICATION**. City, or its representatives (as applicable), shall prepare, execute, and file, in a timely fashion after the Effective Date, such applications, documents, and other information with the appropriate officials of the State of Ohio and Butler County, or other public body as may be required to effect and maintain during the Exemption Period as described in ORC Chapter 5709 the exemption from real property taxation as contemplated by said Chapter. Owner and the City currently expect that such exemption from real property taxation shall apply initially to the 2027 tax year. As a covenant running with the land, Owner shall continuously use due diligence and employ commercially reasonable efforts to keep such exemption in force, not permitting the same to lapse or be suspended or

revoked for any reason within Owner's control. In the event that subsequent to the allowance of such exemption, the same is at any time revoked or suspended for any reason, Owner shall nevertheless continue to make Minimum Service Payments as otherwise required hereunder.

12. DEFAULTS AND REMEDIES. If Owner fails to make any Service Payment when due (time being of the essence), or if Owner fails to observe or perform any other obligation hereunder (including Owner's obligation to comply with the terms of the Development Agreement) and such other non-payment failure continues for more than thirty (30) days after the City notifies Owner in writing thereof, the City shall be entitled to exercise and pursue any and all rights and remedies available to it hereunder, at law or in equity, including, without limitation, (i) foreclosing the lien created hereby, and (ii) terminating Owner's rights hereunder without modifying or abrogating Owner's obligation to make Service Payments; provided, however, that if the nature of the default (other than a payment default, with respect to which there is no cure period) is such that it cannot reasonably be cured during such 30-day cure period, Owner shall not be in default under this Agreement so long as Owner commences to cure the default within such cure period and thereafter diligently completes such cure within sixty (60) days after Owner's receipt of the initial notice of default. Owner shall pay to the City upon demand an amount equal to all costs and damages suffered or incurred by the City in connection with such default, including, without limitation, attorneys' fees. Waiver of any default must be made by the City and shall not be deemed to extend to any subsequent or other default under this Agreement. All rights and remedies hereunder are cumulative.

13. DURATION OF AGREEMENT. This Agreement shall become effective on the Effective Date and, except with respect to those provisions expressly stated to survive the expiration of this Agreement (including, without limitation, the obligation to continue to make Service Payments), shall expire on the later of (a) the day following the date of payment of the final Statutory Service Payment applicable to the Exemption Period and (b) upon payment of the final Minimum Service Payment required hereunder, unless terminated earlier in accordance with the terms of this Agreement. This Agreement shall survive any foreclosures, bankruptcy, or lien enforcement proceedings. Upon such expiration, the City shall deliver to Owner such documents and instruments as Owner may reasonably request to evidence such expiration.

14. GENERAL PROVISIONS.

A. Counterparts. This Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same Agreement.

B. Captions. Captions have been provided herein for the convenience of the reader and shall not affect the construction of this Agreement.

C. Governing Law and Choice of Forum. This Agreement shall be governed by the laws of the State of Ohio and shall be interpreted and enforced in accordance with the laws of this State without regard to the principles of conflicts of laws. All unresolved claims and other matters in question between the City and Owner shall be decided in the Butler County Court of Common Pleas. The parties hereby waive trial by jury.

D. Severability. If any provision of this Agreement is determined to be illegal, invalid, or unenforceable, it is the intention of the parties that the remainder of this Agreement shall not be affected thereby, and in lieu of each provision that is illegal, invalid, or unenforceable, there shall be added as a part of this Agreement provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

E. Additional Documents. The City and Owner agree to execute any further agreements, documents, or instruments as may be reasonably necessary to fully effectuate the purpose and intent of

this Agreement to the extent permitted by this Agreement and in compliance with all laws and ordinances controlling this Agreement.

F. Entire Agreement: Amendments. This Agreement, together with the Development Agreement, constitutes the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior understandings and agreements of the parties. This Agreement may be amended only by a written amendment signed by all parties.

[Signature Page Follows]

This Agreement is executed by the City and Owner by their duly-authorized officers or representatives as of the Effective Date.

CITY:

CITY OF FAIRFIELD, OHIO

_____, _____

OWNER:

MITCHELL DEVELOPMENT & CONSTRUCTION
LLC, an Ohio limited liability company

Approved as to Form:

_____, Law Director

CITY FISCAL OFFICER'S CERTIFICATE

The undersigned, fiscal officer of the City of Fairfield, Ohio, hereby certifies that the moneys required to meet the obligations, if any, of the City during the year 2026 under the foregoing Service Agreement have been lawfully appropriated by the Council of the City of Fairfield, Ohio for such purpose and are in the treasury of the City or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This Certificate is given in compliance with Sections 5705.41 and 5705.44, Ohio Revised Code.

Finance Director
City of Fairfield, Ohio

Dated: _____, 2026

[Notary Pages Follow]

STATE OF OHIO)
) SS:
COUNTY OF BUTLER)

This is an acknowledgement clause. No oath or affirmation was administered to the signer.

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, the _____ of the City of Fairfield, an Ohio municipal corporation on behalf of the corporation.

Notary Public
My commission expires: _____

STATE OF _____)
) SS:
COUNTY OF _____)

This is an acknowledgement clause. No oath or affirmation was administered to the signer.

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____, the _____ of Mitchell Development & Construction LLC, an Ohio limited liability company, on behalf of the company.

Notary Public
My commission expires: _____

This instrument prepared by:

Exhibit A
to Service Agreement

Legal Description of the Property

[Attached]

Exhibit B
to Service Agreement

Schedule of Required Net Service Payment Amount

Exhibit C
to Service Agreement

INSURANCE REQUIREMENTS

EXHIBIT G
to
Development Agreement

DISBURSEMENT OF CITY LOAN PROCEEDS

(A) Conditions to be Satisfied Prior to Disbursement of City Loan Proceeds. The City shall be under no obligation to disburse the City Loan Proceeds unless and until the following conditions are satisfied and continue to be satisfied or waived, in the City's sole and absolute discretion:

(i) Developer and the City have entered into, and Developer has satisfied all requirements under, the Loan Agreement;

(ii) Developer has provided the City with evidence of insurance required under this Agreement;

(iii) Developer has provided the City with evidence that it has obtained all licenses, permits, governmental approvals, and the like necessary for the construction work related to the Project;

(iv) Developer has provided the City with evidence that Developer has secured all other funds necessary to complete the Project;

(v) The City has approved of the Due Diligence Materials and construction shall have commenced and be proceeding in accordance with the City-approved plans and specifications, budget, and construction schedule;

(vi) Developer has provided the City with such other documents, reports and information relating to the Project as the City has reasonably requested; and

(vii) Developer is not in default under this Agreement or the Loan Agreement.

(B) Disbursement of City Loan Proceeds. Provided all of the requirements for disbursement of the City Loan Proceeds shall have been satisfied, the City will provide the City Loan Proceeds to Developer on a reimbursement basis, the proceeds of which were used by Developer to pay for those acquisition and hard construction costs of the Public Infrastructure Improvements itemized on Exhibit D. For the avoidance of doubt, Developer shall not use any portion of the City Loan Proceeds for the Private Project, design fees or other soft costs. Developer shall be entitled to a disbursement of City Loan Proceeds to pay for real property acquisition costs constituting Public Infrastructure Improvements incurred prior to the Effective Date. Developer shall not request a disbursement of City Loan Proceeds for any expenditure that is not itemized on or contemplated by the approved budget. Disbursements of the City Loan Proceeds shall be limited to an amount equal to the documented costs of real property acquisition or the actual cost of the work, materials and labor incorporated in the work up to the amount of such items as set forth in Developer's request for payment. Anything contained in this Agreement or the Loan Agreement to the contrary notwithstanding, the City shall not be obligated to make or authorize any disbursements of the City Loan Proceeds if the City determines, in its reasonable discretion, that the amounts remaining from all funding sources with respect to the Public Infrastructure Improvements are not sufficient to pay for all the costs to complete construction. Developer acknowledges that the obligation of the City to disburse the City Loan Proceeds to Developer shall be limited to the City Loan Proceeds to be made available by the City under this Agreement and the Loan Agreement. Developer shall be responsible for obtaining all additional funds from other resources to complete the Public Infrastructure Improvements. Notwithstanding anything in this Agreement or the Loan Agreement to the contrary, the City's obligation to make the City Loan Proceeds available to Developer, to the extent the City Loan Proceeds has not been disbursed, shall terminate 30 days following completion of construction, as evidenced by a certificate of occupancy with respect thereto.

(C) Draw Procedure.

(i) Frequency. Developer may make disbursement requests no more frequently than once in any 30 day period.

(ii) Documentation. Each disbursement request shall include the following: For construction costs shown on the approved budget, Developer shall submit a draw request form provided by the City, with the following attachments: (a) an AIA G-702-703 Form (AIA) or such other similar form acceptable to the City, (b) sworn affidavits and/or unconditional lien waivers (together with invoices, contracts, or other supporting data) from all contractors, subcontractors and materialmen covering all work, labor and materials for the work through the date of the disbursement and establishing that all such work, labor and materials have been paid for in full, (c) waivers or disclaimers from suppliers of fixtures or equipment who may claim a security interest therein, and (d) such other documentation or information requested by the City that a prudent construction lender might request. All affidavits and lien waivers shall be signed, fully-executed originals.

(iii) Construction Meetings. After the commencement of construction for the Public Infrastructure Improvements and continuing throughout the duration of the construction, Developer shall invite the City to all regularly scheduled meetings between Developer and its lenders on the Public Infrastructure Improvements to enable the City to keep abreast of the Public Infrastructure Improvements' construction progress and the status of all Public Infrastructure Improvement costs, draw requests from Developer's lenders, change orders, and anticipated date of the Public Infrastructure Improvements' completion.

(D) Retainage. After review and approval of a disbursement request, the City shall disburse 90% of the amount requested (with retainage of 10%). The retained amount shall be disbursed when (i) the Public Infrastructure Improvements have been completed, and evidence thereof, in form satisfactory to the City, has been delivered to the City, and (ii) Developer has complied with all of its other obligations under this Agreement as determined by the City in its sole discretion. For the avoidance of doubt, Developer may, upon the provision of the required documentation and the satisfaction of the other disbursement conditions in this Exhibit, request disbursement of the entire amount of City Loan Proceeds in one lump sum, in which case such amount would not be subject to retainage.]

(E) Estoppel Certification. A request for the disbursement of the City Loan Proceeds shall, unless otherwise indicated in writing at the time Developer makes such request, be deemed as a representation and certification by Developer that (i) all work done and materials supplied to date are in accordance with the approved plans and specifications and in strict compliance with all legal requirements as of the date of the request, (ii) the construction is being completed in accordance with the approved budget and construction schedule, and (iii) Developer and the City have complied with all of their respective obligations under this Agreement. If Developer alleges that the City has been or is then in default under this Agreement at the time Developer makes such request, and if the City disputes such allegation, the City shall not be obligated to make or authorize such disbursement until the alleged default has been resolved.

EXHIBIT H
to
Development Agreement

FORM OF FORGIVABLE LOAN AGREEMENT

LOAN AGREEMENT

between the

CITY OF FAIRFIELD, OHIO

and

MITCHELL DEVELOPMENT & CONSTRUCTION LLC

Project Name: Whispering Hill Project

Date: February __, 2026

LOAN AGREEMENT
(for a loan of City Funds)

This Loan Agreement (“**Agreement**”) is made and entered into as of the Effective Date (as defined on the signature page hereof) by and among the CITY OF FAIRFIELD, an Ohio municipal corporation, the address of which for purposes of this Agreement is 5350 Pleasant Avenue, Fairfield, Ohio 45014; Attention: City Manager (the “**City**”), and **MITCHELL DEVELOPMENT & CONSTRUCTION LLC** (the “**Borrower**”), an Ohio limited liability company, the address of which is 331 Ridgeview Lane, Maineville, OH 45039.

RECITALS:

A. The City seeks to enhance the availability of adequate housing and to improve the economic and general well-being of the City and its citizens by providing or assisting in providing housing opportunities, in furtherance of the public purposes enunciated in Article VIII, Sections 13 and 16 of the Ohio Constitution.

B. Borrower has purchased approximately 17.94 acres of real property within the City located on South Gilmore Road (identified as Tax Parcel No. A0700017000109 in the records of the Butler County Auditor) (the “**Property**”).

C. Borrower purchased the Property for the purpose of constructing or causing the construction of improvements (the “**Improvements**”) to the Property (the “**Development**”) to be used and operated as a single-family housing development.

D. As part of the Development, Borrower intends to construct or have constructed Improvements on the Property (the “**Project Site**”), comprised of approximately 68 paired-villa, single family housing units as more fully described in the attached Exhibit A (the “**Private Project Facilities**”).

E. To make the Project economically feasible, Borrower has requested financial assistance from the City to pay a portion of the costs to acquire the Project and construct public infrastructure improvements that benefit and serve the Project Site and the Private Project Facilities as more fully described in attached Exhibit B (the “**Public Project**” and together with the Private Project Facilities, the “**Project Facilities**”, and the development of the Project Facilities, the “**Project**”).

F. The City has determined that the Project will enhance the availability of adequate housing and improve the economic and general well-being of the City and its citizens and therefore the Project will serve a proper public purpose.

G. In furtherance of the foregoing public purposes, the City desires to provide to Borrower a forgivable loan (the “**Loan**”) in the amount of One Million Two Hundred Thousand Dollars (\$1,200,000.00) (the “**Funds**”) to defray Borrower’s cost associated with the acquisition and construction of the Public Project in accordance with the Funding and Development Agreement (Whispering Hill Project) dated as of _____, 2026, between the City and the Borrower.

H. Fairfield City Council approved the Funds for this Agreement and declared the Project a public purpose by Ordinance No. ____-25.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Term.** The term (“**Term**”) of this Agreement shall commence on the Effective Date and, unless sooner terminated as herein provided, shall automatically expire upon the forgiveness or repayment in full of the Loan in conformity with this Agreement and the Promissory Note or Notes made by Borrower in the form of Exhibit B (*Form of Promissory Note*) hereof (the “**Note**”). All obligations of Borrower that have accrued but have not been fully performed as of the expiration or termination of this Agreement shall survive such expiration or termination until fully performed.

2. **Terms and Conditions of City’s Loan.**

(A) **City’s Review of Due Diligence Materials.** Following the parties’ execution of this Agreement and prior to the disbursement of the Funds, Borrower shall deliver the following materials to the City for its review and approval (the “**Due Diligence Materials**”):

(i) a certification of the final cost to acquire the Project Site and construct the remainder of the Public Project from the appropriate architect or engineer, in a form acceptable to the City;

(ii) a Promissory Note in the form of Exhibit B, executed by an authorized representative of the Borrower;

(iii) any Due Diligence Materials required to be provided to the City by the Borrower pursuant to Sections 2(A) and 2(B) of the Development Agreement, and Exhibit G to the Development Agreement, and

(iv) such other information and materials pertaining to the Project and the Project Facilities as the City may reasonably require.

All of the Due Diligence Materials shall be satisfactory to the City in its sole discretion. Once the Due Diligence Materials have been approved by the City, the City shall disburse the Funds to the Borrower in accordance with the terms of this Agreement and the Development Agreement, and Borrower shall not make or permit any changes to the Due Diligence Materials without the prior written consent of the City.

(B) **Permitted Use.** Borrower shall use the disbursed Funds solely to reimburse itself for a portion of the costs of the acquisition and construction of the Public Project. The City shall not be required to disburse any amounts to Borrower in excess of one million two hundred thousand dollars (\$1,200,000). Borrower shall cause the acquisition of the Project Site, the acquisition and construction of the Public Project, and the acquisition and construction of the Private Project Facilities, which Private Project Facilities shall serve as single-family homes.

3. **Right to Terminate.**

(A) **City’s Right to Terminate.** Prior to disbursement of the Funds by the City and notwithstanding anything in this Agreement to the contrary, the City shall have the right to terminate this Agreement if the City is not satisfied with the Due Diligence Materials; provided, that the City shall give Borrower a reasonable period of time (not exceeding 60 days) to resolve

the City's objections. If the City does not approve the Due Diligence Materials and the City's objections are not timely resolved, the City may terminate this Agreement by giving written notice to Borrower, whereupon this Agreement shall terminate and the parties shall have no further rights or obligations hereunder.

(B) **Borrower's Right to Terminate.** Borrower may terminate this Agreement at any time prior to disbursement of the Funds by giving written notice to the City, whereupon this Agreement shall terminate and the parties shall have no further rights or obligations hereunder.

4. Loan Forgiveness. Provided Borrower is not in default of the terms of this Agreement or the Note, Borrower may, on March 15 of each calendar year commencing on March 15, 2031, submit a written request to the City for forgiveness of one hundred twenty thousand dollars (\$120,000) of the outstanding principal amount of the Loan due on the immediately subsequent March 31, accompanied by materials evidencing satisfaction of the forgiveness requirements described below. The City shall forgive the Loan in such installments provided that the following requirements have been satisfied (the "**Forgiveness Criteria**"):

(A) The Borrower shall have developed 68 platted residential lots, each suitable for the construction of the portion of the Private Project Facilities to be located thereon, including without limitation, access to all appropriate utilities necessary for habitation, as verified by the City.

(B) The Borrower shall have completed construction the Public Project in accordance with the Development Agreement and the preliminary construction timeline submitted to the City as an item comprising the Due Diligence Materials.

(C) Prior to completion of the Private Project Facilities, the Borrower shall have advanced the Project substantially in accordance with the Development Agreement and the preliminary construction timeline submitted to the City as an item comprising the Due Diligence Materials.

(D) At any time subsequent to Substantial Completion, as defined in the Development Agreement, or completion of discrete portions of the Private Project, the Project shall continue to serve as a single-family housing development and remain in compliance with the PUD Agreement.

(E) The Borrower shall remain in compliance with the terms of the Service Agreement, as defined in the Development Agreement, to the extent the Borrower remains subject to the terms of the Service Agreement.

On any date after March 15, 2022, upon (A) completion of construction of the Public Project and 60 paired-villa, single family housing units comprising a portion of the Private Project Facilities, all in accordance with the Development Agreement, (B) receipt by the City of annual Net Service Payments (as defined in the Development Agreement) exceeding one hundred twenty-thousand dollars (\$120,000.00) for two consecutive calendar years, and (C) compliance with the terms of the Service Agreement, the Borrower may submit a written request to the City to forgive the remaining outstanding balance of the Loan and the City shall forgive the outstanding balance of the Loan upon the confirmation by the City in its sole discretion that the requirements set forth in items (A), (B), and (C) of this paragraph.

5. Applicable Laws. Borrower shall: (i) obtain and maintain all necessary City and other governmental permits, licenses and other approvals necessary with respect to the Project Site

and the Project Facilities; (ii) comply with all applicable federal, state and local laws, codes, ordinances and other governmental requirements including without limitation those set forth in the PUD Agreement, the Development Agreement, and the Service Agreement. The City makes no representations or other assurances that Borrower will be able to obtain whatever variances, permits or other approvals from the City's planning, zoning, building, and other applicable departments, or City Council that may be required in connection with the Property, the Development, the Project Site, the Project Facilities, or the Project.

6. Indemnity. Notwithstanding anything in this Agreement to the contrary, as a material inducement to the City to enter into this Agreement, Borrower shall defend, indemnify and hold the City, its officers, council members, employees and agents (collectively, the "**Indemnified Parties**") harmless from and against any and all actions, suits, including suits arising out of noncompliance with applicable laws, claims, losses, costs (including without limitation reasonable attorneys fees), demands, judgments, liability and damages suffered or incurred by or asserted against the Indemnified Parties by third parties as a result of or arising from the acts or omissions of Borrower, the general contractor, or their respective agents, employees, contractors, subcontractors, licensees, invitees or anyone else acting at the request of the Borrower in connection with the Project or the Development, including, without limitation any claims by third parties for violations of applicable law and governmental requirements.

7. Default; Remedies.

(A) Default. The occurrence of any of the following shall be an "**Event of Default**" under this Agreement:

(i) The dissolution of Borrower or the filing of any bankruptcy or insolvency proceedings by or against Borrower, the appointment of a receiver (temporary or permanent) for Borrower, the attachment of, levy upon, or seizure by legal process of any property of Borrower; *provided, however*, in the event of bankruptcy or insolvency proceedings filed against Borrower, the appointment of a receiver (temporary or permanent) for Borrower, or the attachment of, levy upon, or seizure by legal process of either of their respective property, such event shall not be an "Event of Default" unless the same is not dismissed within sixty (60) days after the filing thereof; or

(ii) Borrower's failure to perform or observe any obligation, duty, or responsibility under this Agreement, the Development Agreement, or the Service Agreement, and Borrower's failure to correct such failure within thirty (30) days after Borrower's receipt of written notice thereof from the City. *provided, however*, that if the nature of the default is such that it cannot reasonably be cured within 30 days, Borrower shall not be in default so long as Borrower commences to cure the default within such 30-day period and thereafter diligently completes such cure within a reasonable period of time (but not exceeding 90 days) after Borrower's receipt of the City's initial notice of default; or

(iii) Borrower's failure to perform or observe any obligation, duty, or responsibility under this Agreement or the Development Agreement that creates a dangerous condition or otherwise constitutes an emergency as determined by the City and Borrower's failure to commence and diligently pursue corrective action immediately upon Borrower's discovery or receipt of notice (verbal or written) of such dangerous condition or emergency; or

(iv) any representation or warranty made by Borrower hereunder or under the Development Agreement is false or materially misleading when made.

(B) **Remedies.** Upon the occurrence and during the continuance of an Event of Default under this Agreement or the Note, the City shall be entitled to: (i) demand immediate payment of the Note in full, (ii) terminate this Agreement by giving Borrower written notice thereof, and (iii) exercise any and all other rights and remedies under this Agreement, the Note or otherwise available at law or in equity. Borrower shall be liable for all costs and damages, including without limitation reasonable attorneys fees, suffered or incurred by the City as a result of a default of Borrower under this Agreement or the City's enforcement or termination of this Agreement. The failure of the City to insist upon the strict performance of any covenant or duty or to pursue any remedy under this Agreement shall not constitute a waiver of the breach of such covenant or of such remedy.

8. Notices. All notices given by the parties hereunder shall be deemed given if personally delivered, delivered by Federal Express, UPS or other recognized overnight courier, or mailed by U.S. registered or certified mail, postage prepaid, return receipt requested, addressed to the parties at their respective addresses set forth in the introductory paragraph of this Agreement. Notices shall be deemed given on the date of receipt.

9. Representations, Warranties and Covenants of Borrower. Borrower makes the following representations, warranties and covenants to induce the City to enter into this Agreement:

(i) Mitchell Development & Construction LLC is an Ohio limited liability company, organized and validly existing under the laws of the State of Ohio, has properly filed all certificates and reports required to be filed by it under the laws of the State of Ohio, and is not in violation of any laws relevant to the transactions contemplated by this Agreement.

(ii) Borrower has full power and authority to execute and deliver this Agreement and to carry out the transactions provided for herein. This Agreement has by proper action been duly authorized, executed and delivered by Borrower and all actions necessary have been taken to constitute this Agreement, when executed and delivered, valid and binding obligations of Borrower.

(iii) Borrower's execution, delivery and performance of this Agreement and the transactions contemplated hereby will not violate any applicable laws, or any writ or decree of any court or governmental instrumentality, or the organizational documents of Borrower, or any mortgage, contract, agreement or other undertaking to which Borrower is a party or which purports to be binding upon Borrower or upon any of its assets, nor is Borrower in violation or default of any of the foregoing.

(iv) There are no actions, suits, proceedings or governmental investigations pending, or to the knowledge of Borrower, threatened against or affecting Borrower, at law or in equity or before or by any governmental authority, that would affect Borrower's ability to enter into or perform Borrower's obligations under this Agreement.

(v) Borrower shall give prompt notice in writing to the City of the occurrence or existence of any litigation, labor dispute or governmental proceedings or investigation affecting

Borrower that could reasonably be expected to interfere substantially with its normal operations or materially and adversely affect its financial condition or its completion of the Project.

(vi) The statements made in the documentation provided by Borrower to the City that are descriptive of Borrower, the Development, or the Project have been reviewed by Borrower and do not contain any untrue statement of a material fact or omit to state any material fact necessary in order to make such statements, in light of the circumstances under which they were made, not misleading.

(vii) Borrower does not owe any outstanding fines, penalties, judgments, water or other utility charges or other amounts to the City.

10. Reporting Requirements.

(A) Submission of Records and Reports; Records Retention. Borrower shall collect, maintain, and furnish to the City upon the City's request such accounting, financial, business, administrative, operational and other reports, records, statements and information as may be requested by the City pertaining to Borrower's involvement with the Project, the Project Site, or this Agreement, including without limitation financial statements, bank statements, income tax returns, information pertinent to the determination of finances of the Project, and such reports and information as may be required for the determination of compliance with this Agreement and compliance with programs and projects funded by the City (collectively, "**Records and Reports**"). If at any time the City deems it necessary to review audited financial statements, Borrower shall furnish the same to the City upon the City's written request. All Records and Reports compiled by Borrower and furnished to the City shall be in such form as the City may from time to time require. Borrower shall retain all Records and Reports for a period of three (3) years after completion of construction of the Project.

11. Recognition of City Funding. Upon the request of the City, Borrower shall acknowledge the financial support of the City with respect to the Project in all printed materials such as informational releases, pamphlets and brochures, construction signs, project and identification signage, and any publicity such as that appearing on the Internet, television, cable television, radio, or in the press or any other printed media. In identifying the City as a funder, Borrower shall use either the phrase "Funding provided by the City of Fairfield" or a City of Fairfield logotype or other form of acknowledgement that has been approved in advance in writing by the City. Borrower's obligations under this section shall commence on the Effective Date and shall terminate on the date of completion of construction.

12. General Provisions.

(A) Entire Agreement. This Agreement (including the exhibits hereto) contains the entire agreement between the parties with respect to the subject matter hereof and supersedes any and all prior discussions, negotiations, representations or agreements, written or oral, between them respecting the subject matter hereof.

(B) Amendments. This Agreement may be amended only by a written amendment signed by both parties.

(C) Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the City of Fairfield and the State of Ohio. All actions regarding this Agreement

shall be brought in the Butler County Court of Common Pleas, and Borrower agrees that venue in such court is proper. Borrower hereby waives trial by jury with respect to any and all disputes arising under this Agreement.

(D) Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of and be enforceable by and against the parties and their respective successors and assigns. Borrower shall not assign its rights or obligations under this Agreement without the prior written consent of the City, and any attempt to do so without the City's consent shall, at the City's option, render this Agreement null and void.

(E) Captions. The captions of the various sections and paragraphs of this Agreement are not part of the context hereof and are only guides to assist in locating such sections and paragraphs and shall be ignored in construing this Agreement.

(F) Severability. If any part of this Agreement is held by a court of law to be void, illegal or unenforceable, such part shall be deemed severed from this Agreement, and the balance of this Agreement shall remain in full force and effect.

(G) No Third-Party Beneficiaries. The parties hereby agree that no third-party beneficiary rights are intended to be created by this Agreement.

(H) No Brokers. The City and Borrower represent to each other that they have not dealt with a real estate broker, salesperson or other person who might claim entitlement to a fee or other compensation as a result of Borrower's acquisition of the Property.

(I) Official Capacity. All representations, warranties, covenants, agreements and obligations of the City under this Agreement shall be effective to the extent authorized and permitted by applicable law. None of those representations, warranties, covenants, agreements or obligations shall be deemed to be a representation, warranty, covenant, agreement or obligation of any present or future officer, agent, employee or attorney of the City in other than his or her official capacity.

(J) Conflict of Interest. No officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the planning or carrying out of the Project shall have any personal financial interest, direct or indirect, in Borrower or in the Project, and Borrower shall take appropriate steps to assure compliance.

(K) Administrative Actions. To the extent permitted by applicable laws, and unless otherwise expressly provided in this Agreement, all actions taken or to be taken by the City under this Agreement may be taken by administrative action and shall not require legislative action of the City beyond the legislative action authorizing the execution of this Agreement.

(L) Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute a fully executed agreement, with the same effect and validity as a single, original agreement signed by all of the parties. Facsimile and PDF signatures shall have the same validity and effect as original signatures.

- (M) Exhibits. The following Exhibits are attached hereto and made a part hereof:
Exhibit A – *Statement of Work and Budget*
Exhibit B – *Form of Promissory Note*
Exhibit C – *Additional City Requirements*

[Signatures on following page]

This Agreement is executed by the parties on the dates indicated below their respective signatures, effective as of the later of such dates (the “**Effective Date**”).

WITNESSED BY:

**MITCHELL DEVELOPMENT &
CONSTRUCTION LLC**, an Ohio limited liability
company

Signature

By: _____

Printed Name of Witness

Title: _____

Signature

Printed Name of Witness

STATE OF OHIO)
) SS:
COUNTY OF BUTLER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____ the _____ of MITCHELL DEVELOPMENT & CONSTRUCTION LLC, an Ohio limited liability company, and who acknowledged before me that he/she has the full power and authority to execute said same Agreement as a voluntary act on behalf of the company.

Notary Public

WITNESSED BY:

CITY OF FAIRFIELD, OHIO
an Ohio municipal corporation

Signature

City Manager

Printed Name of Witness

Signature

Printed Name of Witness

STATE OF OHIO)
) SS:
COUNTY OF BUTLER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____ the City Manager for the City of Fairfield, an Ohio municipal corporation, on behalf of the City.

Notary Public

EXHIBIT A
to Loan Agreement

STATEMENT OF WORK AND BUDGET

TO BE ATTACHED

EXHIBIT B
to Loan Agreement

FORM OF PROMISSORY NOTE

PROMISSORY NOTE

\$1,200,000.00
Fairfield, Ohio
_____, 2026

FOR VALUE RECEIVED, the undersigned MITCHELL DEVELOPMENT & CONSTRUCTION LLC, an Ohio limited liability company, (the “**Maker**”) promises to pay to the order of the City of Fairfield, an Ohio municipal corporation, whose address for the purposes of this Note is 5350 Pleasant Avenue, Fairfield, Ohio 45014; Attention: City Manager (the “**City**”) the principal sum of One Million Two Hundred Thousand Dollars (\$1,200,000.00), together with 0.00% interest thereon, and subject to the terms and conditions described in the *Loan Agreement* dated _____, 2026, by and between the City and the Maker (the “**Agreement**”) and the following (Capitalized terms used, but not defined, herein shall have the meaning ascribed to them in the Agreement).

1. Term. The loan shall term be for a term of ten (10) years beginning on the date of this Note, unless sooner forgiven as provided in section 3 below.
2. Interest Rate. Except as provided in section 4 hereof, interest shall accrue at a fixed rate of 0.0% per annum compounded annually, beginning on the date of disbursement.
3. Payments and Forgiveness. Maker shall pay the principal of the loan, together with interest on the unpaid principal balance at the rate set forth above, as follows:
 - (a) Years 1-10 Repayment Period. Beginning with year 1 of the Term and continuing for a period of 10 years thereafter (the “**Repayment Period**”), Maker shall make annual payments of principal to the City in the amount of \$120,000, an amount necessary to fully amortize the Loan over such 10-year period, due and payable, in arrears without notice, on the 31st day of March in each calendar year, commencing March 31, 2027. The final payment of principal and all accrued interest shall be due and payable on the last day of the Repayment Period, March 31, 2036. All payments will be applied to principal on the outstanding balance of the Loan.
 - (b) Forgiveness. Each annual principal payment obligation under this Note during the Repayment Term may be forgiven by the City at the time, and upon satisfaction of the conditions, prescribed in Section 4 of the Agreement.
4. Late Charges. A late payment fee equal to five percent (5%) of the payment then due shall automatically become due and payable if such payment is not received by the due date. If any amount remains unpaid for longer than thirty (30) days past the due date, interest shall

accrue on such past due amount at a default rate of twelve percent per annum. Time is of the essence.

5. Place of Payment. Payments shall be made to the City at the address set forth in the introductory paragraph of this Note or such other place as the City may designate in writing from time to time. Maker acknowledges that the City may designate a third party to service the loan.
6. Prepayment. Prepayment of the principal due under this Note may be made in whole or in part at any time without premium or penalty. Any such prepayments shall be applied first to late charges, if any, then to accrued interest then due and owing, and then to principal.
7. Default. Upon any default in the payment of any installment of interest, principal or any other sum when due under this Note, or upon breach of the Agreement, then the City may provide Maker with written notice that if such default in payment has not been cured within fifteen (15) days of the date of the notice, upon receipt of a notice from the City of such default or breach, the entire principal sum hereof and accrued but unpaid interest hereon shall be declared to be immediately due and payable, time being of the essence. Failure of the City hereof to exercise this option in the event of default shall not constitute a waiver of the right of the City to exercise the same in the event of a subsequent default.
8. General Provisions. This Note and any and all ancillary documents executed by Maker in connection with the loan constitute the entire agreement of the parties with respect to the matters described herein and supersede any and all prior communications and agreements between the parties. This Note may be amended only by a written amendment signed by Maker and the City. This Note shall be governed by the laws of the City of Fairfield and the State of Ohio. This Note shall be binding upon Maker and its successors and assigns. If any provision of this Note is determined to be in violation of any applicable local, state or federal law, such provision shall be severed from this Note and the remainder of this Note shall remain in full force and effect. All notices given under this Note shall be sent by regular or certified U.S. mail to Maker at its address set forth below and to the City at the address where loan payments are made. Any action or proceeding arising under this Note shall be brought only in the Butler County Court of Common Pleas. Presentment, notice of dishonor, protest and notice of protest are hereby waived.
9. Authority to Sign. The representative of Maker subscribing below represents that he/she has full power, authority and legal right to execute and deliver this Note and that the debt hereunder constitutes a valid and binding obligation of Maker.

Executed by Maker on the date first above written.

Maker has duly executed this Note as of the day and year first above written.

**MITCHELL DEVELOPMENT &
CONSTRUCTION LLC**

By: _____
Printed Name: _____
Title: _____

Address: _____

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE A FUNDING AND DEVELOPMENT AGREEMENT WITH MITCHELL DEVELOPMENT & CONSTRUCTION, LLC TO PROVIDE ECONOMIC DEVELOPMENT ASSISTANCE FOR THE WHISPERING HILLS HOUSING DEVELOPMENT ON SOUTH GILMORE ROAD AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The City Manager is hereby authorized to execute a Funding and Development Agreement with Mitchell Development & Construction, LLC to provide economic development assistance for the Whispering Hills Housing Development on South Gilmore Road in accordance with the agreement on file in the office of the City Manager.

Section 2. This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that the City ensure the project can proceed on schedule; wherefore, this ordinance shall take effect immediately upon its passage.

Passed _____

-

-

Mayor's Approval

Posted _____

-

First Reading _____

-

Rules Suspended _____

-

Second Reading _____

-

Emergency _____

-

Third Reading _____

-

ATTEST:

Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

—

Active Clients\City of Fairfield\Ordinances\2026\Micthell Development & Construction-Ord

Clerk of Council



**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Alisha Wilson, Clerk of Council
Department: Clerk's Office

Subject:

Board of Health Appointment

Legislation Title:

Simple Motion: Motion to re-appoint Bill Woeste as Fairfield's representative to the Butler County Board of Health beginning March 9, 2026.

Recommendation:

It is recommended that Council, via simple motion, formally re-appoint Bill Woeste for a new term of office beginning March 9, 2026 and expiring on March 1, 2029.

Discussion:

In 1971, the City of Fairfield entered into a contract with Butler County, Ohio to join the Butler County Combined General Health District which is administered by the Butler County Board of Health to provide health services for the citizens of Fairfield. Pursuant to the contract approved by City Council in Resolution No. 7-71 on January 25, 1971, one member of the Board is appointed to represent the City of Fairfield for a three year term of office.

Financial Impact:

None

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

None



**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Adam Sackenheim, Assistant City Manager COO
Department: Public Utilities

Subject:

Electric aggregation agreement

Legislation Title:

Ordinance to authorize the City Manager to enter into an electric aggregation agreement with an electric supplier as recommended by Energy Alliances, Inc., provided that the accepted aggregation rate is at or below \$0.10199/kWh at the time of execution, for a period not to exceed twenty-four (24) months and declaring an emergency.

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

Recommendation:

It is recommended that City Council authorize the City Manager to enter into an Electric Aggregation Agreement with an Electric Supplier as recommended by Energy Alliances, Inc., provided that the accepted aggregation rate is at or below \$0.10199/kWh at the time of execution, for a period not to exceed 24 months. This rate is for electric generation only. This authorization allows the City Manager to execute this agreement at any time, as dictated by energy market considerations.

Discussion:

The Ohio Legislature has enacted electric deregulation legislation which authorizes the legislative authorities of municipal corporations, townships and counties to aggregate automatically, pursuant to Section 4928.20 of the Ohio Revised Code, subject to opt-out provisions, competitive electric service for the retail electric loads located in the respective jurisdictions and to enter into service agreements to facilitate the sale and purchase of the service for the electric loads.

Governmental energy aggregation provides an opportunity for residential and small business customers collectively to participate in the potential benefits of electric deregulation through lower electric rates as well as energy rate stability which they would not otherwise be able to have individually.

On November 7, 2023, the majority of voters in the City of Fairfield voted in favor of giving City Council the authority to explore a governmental aggregation program with opt-out

provisions pursuant to Section 4928.20, Ohio Revised Code for the residents, businesses and other electric customers in the City. On December 11, 2023, Fairfield City Council approved and adopted a plan of operation and governance regarding electric governmental aggregation. In January of 2024 the City of Fairfield became a certified energy aggregator by Public Utilities Commission of Ohio (PUCO). In May 2024, the City launched the first round of its electric aggregation program. Since that time, the program has saved participants over \$2,500,000 versus the 'default' utility rate, while delivering energy that is partially derived (50%) from renewable sources.

In February and March of 2026, the City’s energy consultant – Energy Alliances Inc., - sent out Requests for Pricing (RFP) for aggregated electricity for the City. The most recent results of that RFP process are attached for review. The next step in the aggregation process is for City Council to authorize the City Manager to enter into an electric aggregation agreement with a qualified electric supplier; the Ordinance authorizing this action is also attached for review.

Financial Impact:

No impact to City budgets.

Emergency Provision:

Yes - This is deemed an emergency measure necessary for the immediate preservation of the health, safety and welfare of the citizens of the City and shall take effect immediately. The reason for the emergency is to preserve the proposed aggregation rate structure and to avoid energy market fluctuations.

Rule Suspension Requested:

Yes

ATTACHMENTS:

- 1. City of Fairfield - Electric Aggregation Memo - 202602 - Final
- 2. ELECTRIC AGGREGATION-ORD 2026-2027

MEMORANDUM

TO: Adam Sackenheim, Assistant City Manager, City of Fairfield, Ohio
 FROM: Rich Surace, COO, Energy Alliances
 DATE: March 2, 2026
 RE: Electric Aggregation Renewal Update

Background

The City’s current electric aggregation program, at a rate of 9.39¢ per kWh, began with the June 2025 bill and expires on the May 2026 bill. Since the City’s aggregation program began in April 2024, program participants saved over \$220 (12%) on average compared to Duke’s default supply rate, totaling more than \$2.5 million in community-wide savings. These saving included Renewable Energy Certificates (RECs) that cover 50% of all energy consumed.

With the current term ending this spring and market conditions becoming increasingly volatile, it is important to evaluate renewal pricing now to ensure residents continue to receive competitive electric rates.

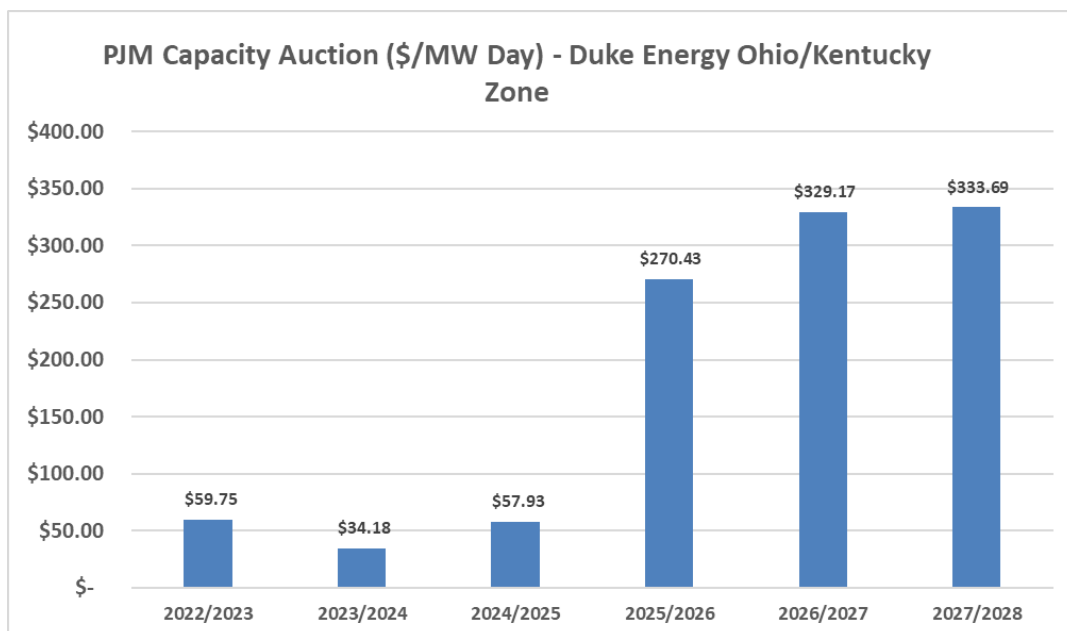
Key Pricing Components

An aggregation rate is driven primarily by two components: Power and Capacity.

Power: This reflects the cost for a supplier to generate electricity or purchase it from the wholesale market and deliver it to end users. Power market prices have risen steadily since the Community executed its expiring contract in early 2025, driven by higher forward energy expectations and tighter supply conditions.

Capacity: Capacity represents the cost shared by all customers to ensure that enough generation resources (power plants) are available to meet demand. Regional capacity prices have increased significantly over successive planning years, signaling growing concern that electricity demand will outpace available generation.

While the exact numbers matter less, the upward trend indicates tightening supply and higher future costs.



Duke Auction Results

Duke has completed auction to set its default generation supply for upcoming years:

- 100% of June 2026–May 2027 load cleared at a wholesale rate of 9.449¢/kWh.
- 20% of June 2027–May 2028 load cleared at a wholesale rate of 9.594¢/kWh.

Based on these results, Duke’s projected “Price to Compare” (PTC) for the next two years is estimated to reach 10.5¢ per kWh or higher. The next auction for June 2027 to May 2028 is scheduled for Fall 2026.

This projected increase reinforces the importance of securing a competitive aggregation price for residents.

RFP Results

Energy Alliances issued an RFP to four suppliers, with three responding. The variance in prices reflects the ongoing volatility in both power and capacity markets. These preliminary prices are still subject to change as we continue negotiations aimed at lowering the final rate.

Drivers of current volatility includes rising capacity costs, strong summer peak forecasts, and elevated supplier hedging costs due to forward market uncertainty.

50% Renewable Rate				
End Month	May 27	Sept 27	Dec 27	May 28
Term (Months)	12	16	19	24
Constellation	\$ 0.10187	\$ 0.10314	\$ 0.10226	\$ 0.10346
Dynegy	\$ 0.09900	\$ 0.09910	\$ 0.09850	\$ 0.09950
Direct Energy	\$ 0.09950	\$ 0.09980	\$ 0.09900	\$ 0.09990
IGS	No Bid			

Recommendation

Energy Alliances recommend authorizing the City Manager to sign an electric aggregation contract with a price not to exceed 10.199¢ per kWh and a term not to exceed 24 months (May 2028 end date) with the supplier to be determined based on price at the time of contract execution.

This ceiling:

- Remains below projected Duke default rates.
- Provides rate stability during a period of rising wholesale and capacity costs.
- Avoids locking the City into an overly long term at a time when long-range pricing remains uncertain.

Authorizing flexibility up to this limit will allow the City to act quickly and secure the most advantageous rate as markets move.

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO AN ELECTRIC AGGREGATION AGREEMENT WITH AN ELECTRIC SUPPLIER AS RECOMMENDED BY ENERGY ALLIANCES, INC., PROVIDED THAT THE ACCEPTED AGGREGATION RATE IS AT OR BELOW \$0.10199/KWH AT THE TIME OF EXECUTION, FOR A PERIOD NOT TO EXCEED TWENTY-FOUR (24) MONTHS AND DECLARING AN EMERGENCY.

WHEREAS, the City of Fairfield, Ohio (the "Community") has previously established an electric aggregation program;

WHEREAS, the Community's energy aggregation consultant, Energy Alliances, Inc., has indicated that due to the market's volatile pricing changes, the Community should be prepared to immediately execute an electric aggregation agreement provided that the accepted aggregation rate is at or below \$0.10199/kWh at the time of execution, for a period not to exceed twenty-four (24) months;

WHEREAS, the City Council (the "Governing Body") now desires to authorize the City Manager to enter into an electric aggregation agreement when recommended by Energy Alliances, Inc. in a form as approved by the Community's Legal Advisor.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The City Council hereby accepts the recommendation of the Community's energy aggregation consultant, Energy Alliances, Inc., and authorizes the City Manager to enter into an electric aggregation agreement with an Electric Supplier as recommended by Energy Alliances, Inc., at a price at or below \$0.10199/kWh at the time of execution not to exceed twenty-four (24) months.

Section 2. The City Council hereby finds and determines that all formal actions relative to the adoption of this Ordinance were taken in an open meeting; and that all deliberations of the City Council which resulted in formal action, were taken in meetings open to the public in full compliance with applicable legal requirements, including Section 121.22, ORC.

Section 3. This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that the proposed favorable aggregation rate pricing be preserved and to avoid energy market fluctuations; wherefore, this ordinance shall take effect immediately upon its passage.

Passed _____

-

Mayor's Approval

Posted _____

-

First Reading	_____	Rules Suspended	_____
	-		-
Second Reading	_____	Emergency	_____
	-		-
Third Reading	_____		
	-		

ATTEST:

Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

_____ Clerk of Council



**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Ben Mann, Public Works Director
Department: Public Works

Subject:

2026 Harbin Park Parking Lot and Asphalt Path Resurfacing Project – Construction Award

Legislation Title:

Ordinance to authorize the City Manager to enter into a contract with John R. Jurgensen Company for the 2026 Harbin Park Parking Lot and Asphalt Path Resurfacing Project.

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

Recommendation:

The staff recommends that City Council authorize the City Manager to enter into a contract with the John R. Jurgensen Company for the 2026 Harbin Park Resurfacing Project at the unit prices indicated on the bid form.

It is further recommended that City Council authorize and direct the preparation of legislation for the appropriation of funding in the amounts indicated in the Financial Impact Section.

Discussion:

This project is programmed in the 2026-2030 Capital Improvement Program under 6PW60 (Parks Parking Lot Maintenance) and will resurface the main drives in Harbin Park, parking lots (exclusive of the new playground/splashpad parking), and the older section of the paved loop trail. We will also add connections from the lower parking lot to the loop trail and from the upper parking lot to the overlook structure. These connections will be for walking access, maintenance access, and approved delivery/setup vehicles. The total project will consist of using approximately 1,600 tons of asphalt.

Public Works advertised the overlay project, and bids were opened on February 9, 2026, for the 2026 Asphalt Paving and Resurfacing Project. Two (2) bids were received. The complete bid results are attached.

The Harbin Park paving items were included as an alternate and were not awarded to the low bidder on the base bid, Barrett Paving, and it was clearly defined in the bid documents as not a part of the base bid and that the City reserved the right to award the alternates separate from the base bid.

John R. Jurgensen submitted considerably lower prices than Barrett Paving for the alternate bid items and is willing to do the alternate items as a separate contract.

The lowest and best bidder for this contract award for the alternate items for Harbin Park is the John R. Jurgensen Company.

Financial Impact:

The financial impact of the project is the requested funding of \$190,000.00 (\$162,322.45 bid alternate total and \$27,677.55 in contingency funding) from the Capital Fund

Emergency Provision:

No

Rule Suspension Requested:

Yes. A suspension of rules is being requested in order to begin this project as soon as the contractor is available. If it is possible to have the work scheduled before summer, Public Works will make every effort to do so. If it is not logistically possible to do the work in early summer, Public Works will likely schedule it for later in the season so as not to disrupt Independence Day / America 250 celebration activities.

ATTACHMENTS:

1. 2026 Harbin Park Pavement Maps
2. Open Bids for Solicitation 2026-BX003 Asphalt Resurfacing Project
3. John J. Jurgensen-Ord



Quantities

5467 - Parking Stall (4") (ft)

11 - Handicap Markers (ea)

FAIRFIELD

OHIO

Public Works Department
8870 North Gilmore Road Fairfield, Ohio (513) 867-4200

SCALE N.T.S.	DESIGN-LAYOUT NWC	DRAWN NWC	CHECKED BAM
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TITLE SHEET

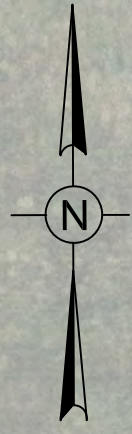
Harbin Park
Overlay Striping
FAIRFIELD, OHIO

JOB NO.

DATE
01/06/26

SHEET NO.

2/3





FAIRFIELD
OHIO

Public Works Department
8870 North Gilmore Road Fairfield, Ohio (513) 867-4200

SCALE N.T.S.	DESIGN-LAYOUT NWC	DRAWN NWC	CHECKED BAM
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TITLE SHEET

**Harbin Park
Overlay Striping
FAIRFIELD, OHIO**

JOB NO.

DATE
01/06/26

SHEET NO.

148 of 371
3/3

FAIRFIELD

O H I O

Public Works Department
8870 North Gilmore Road Fairfield, Ohio (513) 867-4200

SCALE N.T.S.	DESIGN-LAYOUT NWC	DRAWN NWC	CHECKED BAM
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TITLE SHEET

Harbin Park
Trail Paving
FAIRFIELD, OHIO

JOB NO.

DATE
01/08/26

SHEET NO.
1/1

HARBIN PARK TRAIL



Grey Rd

General Info**Number:****Description:****Deadline:****Electronic Signature:****Bids****Business**

John R. Jurgensen Co.

Barrett Paving Materials, Inc

2026-BX003 Asphalt Resurfacing Project

Project Description: Road resurfacing program for the City of Fairfield including asphalt milling, asphalt paving, pavement markings, etc.

Engineer's Estimate: \$2,429,775

Detailed Location Information: Multiple streets throughout the City of Fairfield

Summary of other pertinent details: Project includes approximately 22 lane miles of City streets and will begin after curb work (under separate contract) is completed. Project is to be

2026-02-09 20:00:00 UTC

Yes

Opened at

2026-02-09 20:01:56 UTC

2026-02-09 20:01:59 UTC

Bid Alternate Total**Bid Total**

\$162,322.45	\$2,017,092.40
\$197,131.05	\$1,946,800.00

Submitted at	Signed by	Account Holder
2026-02-06 20:35:54 UTC	Peter W Flora	Peter W Flora
2026-02-09 15:00:52 UTC	BILL WOHLFORD	Bill Wohlford

Bond Upload

Name	Description	Omission Terms	Submitted File
Bid Guaranty Check	Bid Guaranty Check	I am providing a Bid Gual	I am not enclosing this d
Bid Guaranty Bond	Bid Guaranty Bond	I am providing a Bid Gua	fairfield bond.pdf

Required Document List

Name	Description	Omission Terms	Submitted File
Non-Collusion Affidavit	Please upload the signec		fairfield non collusion.pdf
Affidavit of Contractor or	Please upload the signec		fairfield non deliinquency
Bidder's Questionnaire	Please upload the signec		fairfield qual.pdf

Barrett Paving

Submitted File

I am not enclosing this document because the omission terms have been met.
2026-BX003_BARRETT_BID BOND.pdf

Submitted File

2026-BX003_BARRETT_NON-COLLUSION.pdf
2026-BX003_BARRETT_AFFIDAVIT OF NON-DELIQUENCT OF PERSONAL PROPERTY
2026-BX003_BARRETT_BIDDER'S QUESTIONNAIRE.pdf

TAXES.pdf

Not applicable

Name	Include In Total?
	Total:

Bid Form (continued)

Name	Include In Total?
Signature*:	No
Name*:	No
Title*:	No
Company*:	No
Address*:	No
Telephone*:	No
S.S. # of Company Owner/or Federal I.D. #*:	No
Addenda Acknowledgement:	No
Addenda Received: Enter N/A if no addenda has been issued.	No
Addenda Received: Enter N/A if no addenda has been issued.	No
	Total:

BID BOND

Name	Include In Total?
Confirmation >> Confirmation*:	No
	Total:

List of Subcontractors

Name	Include In Total?
Click the + sign to add additional rows. Enter N/A if no subcont	No
Click the + sign to add additional rows. Enter N/A if no subcont	No
Click the + sign to add additional rows. Enter N/A if no subcont	No
Click the + sign to add additional rows. Enter N/A if no subcont	No
*GENERAL CONTRACTOR MUST PERFORM 50% OR MOR	No
	Total:

FEDERALLY REQUIRED EQUAL EMPLOYMENT OPPORTUNITY (EEO)

Name	Include In Total?
Has or Has Not*:	No
Has or Has Not*:	No
	Total:

John R. Jurgensen Co.

Barrett Paving Materials, Inc

Response

Response

Response

Response

Peter W Flora

BILL WOHLFORD

Peter w Flora

BILL WOHLFORD

Vice President

CHIEF ESTIMATOR

John R. Jurgensen Co.

Barrett Paving Materials, Inc

11641 Mosteller Road Cincinnati OH

3751 Commerce Dr, Middletown, OH 45005-5234

(513) 771-0820

(513) 422-4664

31-0578656

13-3003901

1

1

2/2/2026

2/4/26

Response

Response

I have provided a Bid Guaranty Bond I have provided a Bid Guaranty Bond in the Required Docun

Response

Response

Aeromark

AEROMARK

60000%

2%

1780 miller Parkway Streetsboro, Oh

1780 MILLER PARKWAY, STREETSBORO, OH 44241

(513) 436-8002

(513) 436-8002

PAVEMENT TECHNOLOGIES

5%

24144 DETROIT RD., WESTLAKE, OH 44145

(440) 892-1895

Response

Response

Has

Has

Has

Has

nents List directly after this confirmation section.

John R. Jurgensen Co.

Bid Form

Item No.

	254
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SPEC	253
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	254
	441
	642
	642

Item Description

FULL WIDTH STREET PLANING: 1-1/2" (TYPICAL DEPTH OF CUT)
1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG 64-22 (448)
1-1/2" ASPHALT CONCRETE SURFACE COURSE, 442, 12.5 MM, TYPE A, (448) PG 70-22M
ASPHALT REJUVENATING AGENT
FULL DEPTH ASPHALT PAVEMENT REPAIR
ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1, PG 64-22 (448)
ADJUSTMENT OF MANHOLE TO GRADE, AS PER PLAN
ADJUSTMENT OF VALVE BOX TO GRADE, AS PER PLAN
RPM, SYMMES ROAD
RPM REMOVED
WORK ZONE CENTER LINE, (DOUBLE YELLOW) CLASS III, 642 PAINT
WORK ZONE CENTER LINE (BROKEN AND SOLID), CLASS III, 642 PAINT
WORK ZONE CHANNELIZING LINE (4" WHITE), CLASS III, 642 PAINT
EDGE LINE (4" WHITE)
CENTERLINE (DOUBLE YELLOW)
CENTERLINE (BROKEN AND SOLID)
SCHOOL
COMBINATION ARROW
ARROW
CROSSWALK LINE (12" WHITE)
PIANO KEY CROSSWALK LINE (24" WHITE - 24" SKIP)
STOP (24" WHITE)
CHANNEL LINE (8" WHITE)
DOTTED GUIDE LINE (4" WHITE) 2' LINE WITH 4' SKIP
HARBIN PARK PARKING LOT PLANING - BUTT JOINTS AS DIRECTED (APPROX. 20 LOCATIONS)
HARBIN PARK ASPHALT SURFACE COURSE, TYPE 1, PG 64-22 (448)
HARBIN PARK PARKING LOT STALL AND TRANSVERSE LINE (4" WHITE)
HARBIN PARK PARKING LOT HANDICAP SYMBOLS

Total Quantity	Units	Alternate	Optional
173,531.0000	SY	no	no
10,602.0000	TON	no	no
4,148.0000	TON	no	no
91,361.0000	SY	no	no
800.0000	SY	no	no
100.0000	TON	no	no
124.0000	EACH	no	no
59.0000	EACH	no	no
177.0000	EACH	no	no
99.0000	EACH	no	no
1.8800	MILE	no	no
1.6000	MILE	no	no
1,800.0000	FEET	no	no
1.5800	MILE	no	no
1.7200	MILE	no	no
0.8000	MILE	no	no
2.0000	EACH	no	no
2.0000	EACH	no	no
31.0000	EACH	no	no
496.0000	FEET	no	no
80.0000	FEET	no	no
231.0000	FEET	no	no
1,047.0000	FEET	no	no
218.0000	FEET	no	no
480.0000	SY	yes	no
1,546.0000	TON	yes	no
5,467.0000	FEET	yes	no
11.0000	EACH	yes	no

Unit Price

\$2.00
\$89.00
\$98.00
\$1.25
\$57.00
\$98.00
\$600.00
\$475.00
\$45.85
\$9.00
\$2,245.00
\$2,245.00
\$1.85
\$3,250.00
\$5,000.00
\$5,000.00
\$315.00
\$210.00
\$100.00
\$3.15
\$5.00
\$6.25
\$1.85
\$2.50
\$9.00
\$97.00
\$1.35
\$60.00

Items total (excluding selected alternate items):

Alternate items total:

All items total:

Barrett Paving Materials, Inc

Bid Form

Extension	Item No.	
\$347,062.00		254
\$943,578.00		441
\$406,504.00		442
\$114,201.25	SPEC	
\$45,600.00		253
\$9,800.00		441
\$74,400.00		611
\$28,025.00		638
\$8,115.45		621
\$891.00		621
\$4,220.60		614
\$3,592.00		614
\$3,330.00		614
\$5,135.00		644
\$8,600.00		644
\$4,000.00		644
\$630.00		644
\$420.00		644
\$3,100.00		644
\$1,562.40		644
\$400.00		644
\$1,443.75		644
\$1,936.95		644
\$545.00		644
\$4,320.00		254
\$149,962.00		441
\$7,380.45		642
\$660.00		642
\$2,017,092.40		
\$162,322.45		
\$2,179,414.85		

Item Description

FULL WIDTH STREET PLANING: 1-1/2" (TYPICAL DEPTH OF CUT)
1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG 64-22 (448)
1-1/2" ASPHALT CONCRETE SURFACE COURSE, 442, 12.5 MM, TYPE A, (448) PG 70-22M
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FULL DEPTH ASPHALT PAVEMENT REPAIR
ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1, PG 64-22 (448)
ADJUSTMENT OF MANHOLE TO GRADE, AS PER PLAN
ADJUSTMENT OF VALVE BOX TO GRADE, AS PER PLAN
RPM, SYMMES ROAD
RPM REMOVED
WORK ZONE CENTER LINE, (DOUBLE YELLOW) CLASS III, 642 PAINT
WORK ZONE CENTER LINE (BROKEN AND SOLID), CLASS III, 642 PAINT
WORK ZONE CHANNELIZING LINE (4" WHITE), CLASS III, 642 PAINT
EDGE LINE (4" WHITE)
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CENTERLINE (BROKEN AND SOLID)
SCHOOL
COMBINATION ARROW
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DOTTED GUIDE LINE (4" WHITE) 2' LINE WITH 4' SKIP
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HARBIN PARK PARKING LOT STALL AND TRANSVERSE LINE (4" WHITE)
HARBIN PARK PARKING LOT HANDICAP SYMBOLS

Total Quantity	Units	Alternate	Optional
173,531.0000	SY	no	no
10,602.0000	TON	no	no
4,148.0000	TON	no	no
91,361.0000	SY	no	no
800.0000	SY	no	no
100.0000	TON	no	no
124.0000	EACH	no	no
59.0000	EACH	no	no
177.0000	EACH	no	no
99.0000	EACH	no	no
1.8800	MILE	no	no
1.6000	MILE	no	no
1,800.0000	FEET	no	no
1.5800	MILE	no	no
1.7200	MILE	no	no
0.8000	MILE	no	no
2.0000	EACH	no	no
2.0000	EACH	no	no
31.0000	EACH	no	no
496.0000	FEET	no	no
80.0000	FEET	no	no
231.0000	FEET	no	no
1,047.0000	FEET	no	no
218.0000	FEET	no	no
480.0000	SY	yes	no
1,546.0000	TON	yes	no
5,467.0000	FEET	yes	no
11.0000	EACH	yes	no

Unit Price

\$1.75
\$88.00
\$97.50
\$1.25
\$60.00
\$75.02
\$545.00
\$349.75
\$49.00
\$5.00
\$2,245.00
\$2,245.00
\$1.85
\$3,300.00
\$5,000.00
\$5,000.00
\$315.00
\$210.00
\$100.00
\$3.15
\$5.00
\$6.25
\$1.50
\$2.50
\$20.00
\$116.10
\$1.35
\$60.00

Items total (excluding selected alternate items):

Alternate items total:

All items total:

Extension

\$303,679.25
\$932,976.00
\$404,430.00
\$114,201.25
\$48,000.00
\$7,502.00
\$67,580.00
\$20,635.25
\$8,673.00
\$495.00
\$4,220.60
\$3,592.00
\$3,330.00
\$5,214.00
\$8,600.00
\$4,000.00
\$630.00
\$420.00
\$3,100.00
\$1,562.40
\$400.00
\$1,443.75
\$1,570.50
\$545.00
\$9,600.00
\$179,490.60
\$7,380.45
\$660.00

\$1,946,800.00
\$197,131.05
\$2,143,931.05

Not applicab
Name

Bid Form
Item No.

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	644
	644
	644
	254
	441
	642
	642

Bid Form (co
Name
Signature*:
Name*:
Title*:

Company*:
Address*:
Telephone*:
S.S. # of Comp
Addenda Ackn
Addenda Rece
Addenda Rece

BID BOND

Name

Confirmation >

Bond Upload

Name

Bid Guaranty C
Bid Guaranty E

List of Subco

Name

Click the + sign
Click the + sign
Click the + sign
Click the + sign
*GENERAL CC

FEDERALLY

Name

Has or Has No
Has or Has No

Required Do

Name

Non-Collusion
Affidavit of Cor
Bidder's Quest

le

Include In Total?

Total:

Item Description

FULL WIDTH STREET PLANING: 1-1/2" (TYPICAL DEPTH OF CUT)
1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG 64-22 (448)
1-1/2" ASPHALT CONCRETE SURFACE COURSE, 442, 12.5 MM, TYPE A, (448) PG 70-22M
ASPHALT REJUVENATING AGENT
FULL DEPTH ASPHALT PAVEMENT REPAIR
ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1, PG 64-22 (448)
ADJUSTMENT OF MANHOLE TO GRADE, AS PER PLAN
ADJUSTMENT OF VALVE BOX TO GRADE, AS PER PLAN
RPM, SYMMES ROAD
RPM REMOVED
WORK ZONE CENTER LINE, (DOUBLE YELLOW) CLASS III, 642 PAINT
WORK ZONE CENTER LINE (BROKEN AND SOLID), CLASS III, 642 PAINT
WORK ZONE CHANNELIZING LINE (4" WHITE), CLASS III, 642 PAINT
EDGE LINE (4" WHITE)
CENTERLINE (DOUBLE YELLOW)
CENTERLINE (BROKEN AND SOLID)
SCHOOL
COMBINATION ARROW
ARROW
CROSSWALK LINE (12" WHITE)
PIANO KEY CROSSWALK LINE (24" WHITE - 24" SKIP)
STOP (24" WHITE)
CHANNEL LINE (8" WHITE)
DOTTED GUIDE LINE (4" WHITE) 2' LINE WITH 4' SKIP
HARBIN PARK PARKING LOT PLANING - BUTT JOINTS AS DIRECTED (APPROX. 20 LOCATIONS)
HARBIN PARK ASPHALT SURFACE COURSE, TYPE 1, PG 64-22 (448)
HARBIN PARK PARKING LOT STALL AND TRANSVERSE LINE (4" WHITE)
HARBIN PARK PARKING LOT HANDICAP SYMBOLS

Continued)

Include In Total?

No

No

No

No
No
No
No
No
No
No

Total:

Include In Total?

No

Total:

Description

Bid Guaranty Check
Bid Guaranty Bond

Contractors

Include In Total?

No
No
No
No
No

Total:

REQUIRED EQUAL EMPLOYMENT OPPORTUNITY (EEO) CERTIFICATION FORM

Include In Total?

No
No

Total:

Document List

Description

Please upload the signed and completed file.
Please upload the signed and completed file.
Please upload the signed and completed file.

Response

Total Quantity	Units	Alternate	Optional	Fixed Price
173,531.0000	SY	no	no	no
10,602.0000	TON	no	no	no
4,148.0000	TON	no	no	no
91,361.0000	SY	no	no	no
800.0000	SY	no	no	no
100.0000	TON	no	no	no
124.0000	EACH	no	no	no
59.0000	EACH	no	no	no
177.0000	EACH	no	no	no
99.0000	EACH	no	no	no
1.8800	MILE	no	no	no
1.6000	MILE	no	no	no
1,800.0000	FEET	no	no	no
1.5800	MILE	no	no	no
1.7200	MILE	no	no	no
0.8000	MILE	no	no	no
2.0000	EACH	no	no	no
2.0000	EACH	no	no	no
31.0000	EACH	no	no	no
496.0000	FEET	no	no	no
80.0000	FEET	no	no	no
231.0000	FEET	no	no	no
1,047.0000	FEET	no	no	no
218.0000	FEET	no	no	no
480.0000	SY	yes	no	no
1,546.0000	TON	yes	no	no
5,467.0000	FEET	yes	no	no
11.0000	EACH	yes	no	no

Response

Peter W Flora
Peter w Flora
Vice President

John R. Jurgensen Co.
11641 Mosteller Road Cincinnati OH 45241
(513) 771-0820
31-0578656

1
2/2/2026

Response

I have provided a Bid Guaranty Bond in the Required Documents List directly aft

Omission Terms **Submitted File**

I am providing a Bid Guæ I am not enclosing this document because the omission
I am providing a Bid Guæ fairfield bond.pdf

Response

Aeromark
60000%
1780 miller Parkway Streetsboro, Oh 44241
(513) 436-8002

Response

Has
Has

Omission Terms **Submitted File**

fairfield non collusion.pdf
fairfield non deliinquency.pdf
fairfield qual.pdf

Unit Price	Extension
\$2.00	\$347,062.00
\$89.00	\$943,578.00
\$98.00	\$406,504.00
\$1.25	\$114,201.25
\$57.00	\$45,600.00
\$98.00	\$9,800.00
\$600.00	\$74,400.00
\$475.00	\$28,025.00
\$45.85	\$8,115.45
\$9.00	\$891.00
\$2,245.00	\$4,220.60
\$2,245.00	\$3,592.00
\$1.85	\$3,330.00
\$3,250.00	\$5,135.00
\$5,000.00	\$8,600.00
\$5,000.00	\$4,000.00
\$315.00	\$630.00
\$210.00	\$420.00
\$100.00	\$3,100.00
\$3.15	\$1,562.40
\$5.00	\$400.00
\$6.25	\$1,443.75
\$1.85	\$1,936.95
\$2.50	\$545.00
\$9.00	\$4,320.00
\$97.00	\$149,962.00
\$1.35	\$7,380.45
\$60.00	\$660.00
Items total (excluding	\$2,017,092.40
Alternate items total:	\$162,322.45
All items total:	\$2,179,414.85

ter this confirmation section.

terms have been met.

Not applicable

Name

Bid Form

Item No.

254

441

442

SPEC

253

441

611

638

621

621

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614

644

644

644

644

644

644

644

644

644

644

644

254

441

642

642

Bid Form (continued)

Name

Signature*:

Name*:

Title*:

Company*:
Address*:
Telephone*:
S.S. # of Company Owner
Addenda Acknowledged:
Addenda Received: Entered
Addenda Received: Entered

BID BOND
Name
Confirmation >> Confirmation

Bond Upload
Name
Bid Guaranty Check
Bid Guaranty Bond

List of Subcontractors
Name
Click the + sign to add additional subcontractors
Click the + sign to add additional subcontractors
Click the + sign to add additional subcontractors
Click the + sign to add additional subcontractors
Click the + sign to add additional subcontractors
Click the + sign to add additional subcontractors
Click the + sign to add additional subcontractors
Click the + sign to add additional subcontractors
*GENERAL CONTRACTORS

FEDERALLY REQUIRED DOCUMENTS
Name
Has or Has Not: *
Has or Has Not: *

Required Documents
Name
Non-Collusion Affidavit

Affidavit of Contractor or
Bidder's Questionnaire

Include In Total?

Total:

Item Description

FULL WIDTH STREET PLANING: 1-1/2" (TYPICAL DEPTH OF CUT)
1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG 64-22 (448)
1-1/2" ASPHALT CONCRETE SURFACE COURSE, 442, 12.5 MM, TYPE A, (448) PG 70-22M
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FULL DEPTH ASPHALT PAVEMENT REPAIR
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WORK ZONE CENTER LINE (BROKEN AND SOLID), CLASS III, 642 PAINT
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EDGE LINE (4" WHITE)
CENTERLINE (DOUBLE YELLOW)
CENTERLINE (BROKEN AND SOLID)
SCHOOL
COMBINATION ARROW
ARROW
CROSSWALK LINE (12" WHITE)
PIANO KEY CROSSWALK LINE (24" WHITE - 24" SKIP)
STOP (24" WHITE)
CHANNEL LINE (8" WHITE)
DOTTED GUIDE LINE (4" WHITE) 2' LINE WITH 4' SKIP
HARBIN PARK PARKING LOT PLANING - BUTT JOINTS AS DIRECTED (APPROX. 20 LOCATIONS)
HARBIN PARK ASPHALT SURFACE COURSE, TYPE 1, PG 64-22 (448)
HARBIN PARK PARKING LOT STALL AND TRANSVERSE LINE (4" WHITE)
HARBIN PARK PARKING LOT HANDICAP SYMBOLS

Include In Total?

No
No
No

No
No
No
No
No
No
No

Total:

Include In Total?

No

Total:

Description

Bid Guaranty Check
Bid Guaranty Bond

S

Include In Total?

No
No
No
No
No
No
No
No
No

Total:

ED EQUAL EMPLOYMENT OPPORTUNITY (EEO) CERTIFICATION FORM

Include In Total?

No
No

Total:

.ist

Description

Please upload the signed and completed file.

Please upload the signed and completed file.
Please upload the signed and completed file.

Response

Total Quantity	Units	Alternate	Optional	Fixed Price
173,531.0000	SY	no	no	no
10,602.0000	TON	no	no	no
4,148.0000	TON	no	no	no
91,361.0000	SY	no	no	no
800.0000	SY	no	no	no
100.0000	TON	no	no	no
124.0000	EACH	no	no	no
59.0000	EACH	no	no	no
177.0000	EACH	no	no	no
99.0000	EACH	no	no	no
1.8800	MILE	no	no	no
1.6000	MILE	no	no	no
1,800.0000	FEET	no	no	no
1.5800	MILE	no	no	no
1.7200	MILE	no	no	no
0.8000	MILE	no	no	no
2.0000	EACH	no	no	no
2.0000	EACH	no	no	no
31.0000	EACH	no	no	no
496.0000	FEET	no	no	no
80.0000	FEET	no	no	no
231.0000	FEET	no	no	no
1,047.0000	FEET	no	no	no
218.0000	FEET	no	no	no
480.0000	SY	yes	no	no
1,546.0000	TON	yes	no	no
5,467.0000	FEET	yes	no	no
11.0000	EACH	yes	no	no

Response

BILL WOHLFORD
BILL WOHLFORD
CHIEF ESTIMATOR

Barrett Paving Materials, Inc
3751 Commerce Dr, Middletown, OH 45005-5234
(513) 422-4664
13-3003901

1

2/4/26

Response

I have provided a Bid Guaranty Bond in the Required Documents List directly after this co

Omission Terms Submitted

I am providing a Bid Guara I am not enclosing this document because the omission terms
I am providing a Bid Guara 2026-BX003_BARRETT_BID BOND.pdf

Response

AEROMARK

2%

1780 MILLER PARKWAY, STREETSBORO, OH 44241

(513) 436-8002

PAVEMENT TECHNOLOGIES

5%

24144 DETROIT RD., WESTLAKE, OH 44145

(440) 892-1895

Response

Has

Has

Omission Terms

Submitted

2026-BX003_BARRETT_NON-COLLUSION.pdf

2026-BX003_BARRETT_AFFIDAVIT OF NON-DELIQUENT
2026-BX003_BARRETT_BIDDER'S QUESTIONNAIRE.pdf

Unit Price	Extension
\$1.75	\$303,679.25
\$88.00	\$932,976.00
\$97.50	\$404,430.00
\$1.25	\$114,201.25
\$60.00	\$48,000.00
\$75.02	\$7,502.00
\$545.00	\$67,580.00
\$349.75	\$20,635.25
\$49.00	\$8,673.00
\$5.00	\$495.00
\$2,245.00	\$4,220.60
\$2,245.00	\$3,592.00
\$1.85	\$3,330.00
\$3,300.00	\$5,214.00
\$5,000.00	\$8,600.00
\$5,000.00	\$4,000.00
\$315.00	\$630.00
\$210.00	\$420.00
\$100.00	\$3,100.00
\$3.15	\$1,562.40
\$5.00	\$400.00
\$6.25	\$1,443.75
\$1.50	\$1,570.50
\$2.50	\$545.00
\$20.00	\$9,600.00
\$116.10	\$179,490.60
\$1.35	\$7,380.45
\$60.00	\$660.00
Items total	\$1,946,800.00
Alternate items	\$197,131.05
All items total:	\$2,143,931.05

confirmation section.

have been met.

OF PERSONAL PROPERTY TAXES.pdf

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH JOHN R. JURGENSEN COMPANY FOR THE 2026 HARBIN PARK PARKING LOT AND ASPHALT PATH RESURFACING PROJECT.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The City Manager is hereby authorized to enter into a contract with John R. Jurgensen Company for the 2026 Harbin Park Parking Lot and Asphalt Path Resurfacing Project in accordance with the bid on file in the office of the City Manager.

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed _____ Mayor's Approval _____

Posted _____

First Reading _____ Rules Suspended _____

Second Reading _____

Third Reading _____

ATTEST:

Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council



**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Ben Mann, Public Works Director
Department: Public Works

Subject:

Pavement Marking Application contract for the 2026 Program – Construction Award

Legislation Title:

Ordinance to authorize the City Manager to enter into a contract with A&A Safety, Inc. of Amelia, Ohio for the 2026 Pavement Marking Application contract.

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

Recommendation:

It is recommended that City Council approve legislation for an appropriation in the amount of \$125,000 from the Street Improvement Fund and authorize the City Manager to enter into a contract with A&A Safety, Inc. of Amelia, Ohio for the 2026 Pavement Marking Application contract.

Discussion:

The City contracts out the application of pavement markings on an annual basis to promote safety and aesthetics.

The City has approximately 410 lane miles of pavement within the City. As pavement markings become aged, it is necessary to re-paint them regularly with paint or the reapplication of thermoplastic. This project will also include the replacement of raised pavement marker lenses on select streets. This project is programmed in the Capital Improvement Program as 6PW09.

A bid opening was held on February 23, 2026 for which three (3) bids were received. The bid results are attached.

The lowest and best bidder is the A&A Safety, Inc. of Amelia, Ohio.

Financial Impact:

\$125,000 (\$112,487.60 for the application of roadway pavement markings with a contingency of \$12,512.40) from the Street Improvement Fund.

Emergency Provision:

No

Rule Suspension Requested:

Yes, a suspension of the rules is being requested in order to schedule and complete this work as early in the year as practical.

ATTACHMENTS:

1. Open Bids for Solicitation 2026-BX006 Pavement Marking Program
2. 2026 Striping Map
3. AA Safety Inc.-Ord

General Info

Number: 2026-BX006 Pavement
Description: Project Description:
Pavement Markings and
Raised Pavement Markers
on various city streets in
Deadline: 2026-02-23 20:00:00 UTC
Electronic Signature: Yes

Bids

Business	Opened at	Bid Total
Oglesby Construction Inc	2026-02-23 20:02:54 UTC	\$129,103.73
The Aero-Mark Company LLC	2026-02-23 20:02:57 UTC	\$121,362.56
A & A Safety, Inc.	2026-02-23 20:03:00 UTC	\$112,487.60

Submitted at	Signed by	Account Holder
2026-02-23 19:01:39 UTC	Anthony R Whitacre	Anthony Whitacre
2026-02-16 15:16:16 UTC	Curtis Britton, president	Curtis Britton
2026-02-23 18:30:03 UTC	Kimberly Gilbert	Kimberly Gilbert

Oglesby Construction

Bond Upload

Name	Description	Omission Terms	Submitted File
Bid Guaranty Check	Bid Guaranty Check	I am providing a Bid Gual	I am not enclosing this dc
Bid Guaranty Bond	Bid Guaranty Bond	I am providing a Bid Gua	CITY OF FAIRFIELD BIC

Required Document List

Name	Description	Omission Terms	Submitted File
Non-Collusion Affidavit	Please upload the signed and completed file.		AFFIDAVIT OF NON CO
Affidavit of Contractor or	Please upload the signed and completed file.		AFFIDAVIT OF NON DE
Bidder's Questionare	Please upload the signed and completed file.		BIDDER'S QUESTIONAI

The Aero-Mark

A & A Safety, Inc.

Submitted File

Submitted File

I am not enclosing this document because the omission terms have been
Fairfield bond-1.pdf Bid Bond.pdf

Submitted File

Submitted File

Fairfield non collusion.pdf Non-Collusion Affidavit.pdf
Fairfield affidavit.pdf Non-Delinquency of Personal Property Taxes.pdf
Fairfield questionnaire.pdf Bidder's Questionnaire.pdf

æen met.

Bid Form (continued)

Name	Include In Total?
Signature*:	No
Name*:	No
Title*:	No
Company*:	No
Address*:	No
Telephone*:	No
S.S. # of Company Owner/or Federal I.D. #*:	No
Addenda Acknowledgement:	No
Addenda Received: Enter N/A if no addenda has been issued.	No
Addenda Received: Enter N/A if no addenda has been issued.	No
	Total:

BID BOND

Name	Include In Total?
Confirmation >> Confirmation*:	No
	Total:

List of Subcontractors

Name	Include In Total?
Click the + sign to add additional rows. Enter N/A if no subcont	No
Click the + sign to add additional rows. Enter N/A if no subcont	No
Click the + sign to add additional rows. Enter N/A if no subcont	No
Click the + sign to add additional rows. Enter N/A if no subcont	No
Click the + sign to add additional rows. Enter N/A if no subcont	No
Click the + sign to add additional rows. Enter N/A if no subcont	No
Click the + sign to add additional rows. Enter N/A if no subcont	No
Click the + sign to add additional rows. Enter N/A if no subcont	No
Click the + sign to add additional rows. Enter N/A if no subcont	No
*GENERAL CONTRACTOR MUST PERFORM 50% OR MOR	No
	Total:

FEDERALLY REQUIRED EQUAL EMPLOYMENT OPPORTUNITY (EEO)

Name	Include In Total?
Has or Has Not:*:	No
Has or Has Not:*:	No
	Total:

Oglesby Construction Inc**The Aero-Mark Company LLC****Response**

Anthony R Whitacre
 Anthony R Whitacre
 Secretary Treasurer
 Oglesby Construction Inc
 305 Woodlawn Ave, Norwalk, OH 44424
 (419) 668-8204
 34-1233573

N/A
 02/19/2026

Response

Curtis Britton
 Curtis Britton
 president
 The Aero-Mark Company LLC
 1780 Miller Parkway, Streetsboro, OH
 (330) 995-0100
 87-2080557

n/a
 2/23/26

Response

I have provided a Bid Guaranty Bond

Response

I have provided a Bid Guaranty Bond

Response

Lake Erie Construction Co
 15%
 25 South Norwalk Rd. Norwalk Ohio
 (419) 668-3302
 N/A

N/A
 (000) 000-0000 x00000

Response

N/A
 n/a
 (999) 999-9999
 %
 %

Response

Has
 Has

Response

Has
 Has

A & A Safety, Inc.

Response

Shawn Davy
Shawn Davy
Assistant Secretary
A & A Safety, Inc.
1126 Ferris Rd, Amelia, OH 45102-1892
(513) 943-6100
31-1035771

N/A
N/A

Response

I have provided a Bid Guaranty Bond in the Required Documents List directly after this confirm

Response

N/A
%
N/A
(000) 000-0000

Response

Has
Has

nation section.

Item Description

Stop Bar (24")
Lane Line (4" White)
Lane Line (4" Yellow)
Centerline (4" Double Yellow)
Centerline (4" Broken and Solid Double Yellow)
Dotted Guide Line (4" Double Yellow)
Dotted Guide Line (4" White)
Crosswalk Line (12")
Transverse Line (24" White)
Transverse Line (24" Yellow)
Channel Line (8")
Edge Line (4" White)
Edge Line (4" Yellow)
"ONLY"
Arrow
Combination Arrow
"SCHOOL"
Island Ball
Yield Bar
Grinding (642), if needed
Grinding Words / Arrows (642), if needed
Stop Bar (24")
Lane Line (4" White)
Centerline (4" Double Yellow)
Centerline (4" Broken and Solid Double Yellow)
Crosswalk Line (12")
Dotted Guide Line (4" White)
Dotted Guide Line (4" Double Yellow)
Channel Line (8")
Edge Line (4" White)
Arrow
Combination Arrow
"SCHOOL"
Island Ball
Yield Bar
"RAILROAD"
Grinding (644), if needed
Grinding Words / Arrows (644), if needed
RPM Reflector - Nilles Road from Route 4 to Bridge west of May
RPM Reflector - Winton Road from Route 4 to Nilles Road
RPM Reflector - South Gilmore Road from Corporation Limit sign (just north of 275) to Mack Road
RPM Reflector - Gray Road from Monastery Drive to River Road
RPM Reflector - North Gilmore Road from CSX RR Tracks (south of Symmes) to N&S RR Tracks (North)

Total Quantity	Units	Alternate	Optional
1,825.0000	Feet	no	no
2.6600	Mile	no	no
0.6200	Mile	no	no
15.4600	Mile	no	no
1.3510	Mile	no	no
188.0000	Feet	no	no
142.0000	Feet	no	no
6,439.0000	Feet	no	no
278.0000	Feet	no	no
145.0000	Feet	no	no
11,569.0000	Feet	no	no
15.4000	Mile	no	no
0.1800	Mile	no	no
10.0000	Each	no	no
206.0000	Each	no	no
25.0000	Each	no	no
8.0000	Each	no	no
11.0000	Each	no	no
17.0000	Feet	no	no
100.0000	Feet	no	no
5.0000	Each	no	no
565.0000	Feet	no	no
1.7450	Miles	no	no
2.1270	Miles	no	no
1.0280	Miles	no	no
1,766.0000	Feet	no	no
304.0000	Feet	no	no
305.0000	Feet	no	no
3,507.0000	Feet	no	no
2.5820	Miles	no	no
63.0000	Each	no	no
4.0000	Each	no	no
4.0000	Each	no	no
1.0000	Each	no	no
1.0000	Each	no	no
2.0000	Each	no	no
100.0000	Feet	no	no
5.0000	Each	no	no
266.0000	Each	no	no
69.0000	Each	no	no
361.0000	Each	no	no
69.0000	Each	no	no
93.0000	Each	no	no

Fixed Price	Unit Price	Extension
no	\$3.00	\$5,475.00
no	\$420.00	\$1,117.20
no	\$420.00	\$260.40
no	\$830.00	\$12,831.80
no	\$830.00	\$1,121.33
no	\$1.00	\$188.00
no	\$0.50	\$71.00
no	\$2.00	\$12,878.00
no	\$2.00	\$556.00
no	\$2.00	\$290.00
no	\$0.50	\$5,784.50
no	\$510.00	\$7,854.00
no	\$510.00	\$91.80
no	\$40.00	\$400.00
no	\$40.00	\$8,240.00
no	\$55.00	\$1,375.00
no	\$200.00	\$1,600.00
no	\$50.00	\$550.00
no	\$7.00	\$119.00
no	\$3.50	\$350.00
no	\$60.00	\$300.00
no	\$5.00	\$2,825.00
no	\$650.00	\$1,134.25
no	\$5,000.00	\$10,635.00
no	\$5,000.00	\$5,140.00
no	\$2.75	\$4,856.50
no	\$1.65	\$501.60
no	\$2.00	\$610.00
no	\$1.25	\$4,383.75
no	\$2,800.00	\$7,229.60
no	\$100.00	\$6,300.00
no	\$150.00	\$600.00
no	\$450.00	\$1,800.00
no	\$75.00	\$75.00
no	\$25.00	\$25.00
no	\$450.00	\$900.00
no	\$5.00	\$500.00
no	\$60.00	\$300.00
no	\$23.00	\$6,118.00
no	\$25.00	\$1,725.00
no	\$22.00	\$7,942.00
no	\$25.00	\$1,725.00
no	\$25.00	\$2,325.00

Total:

\$129,103.73

Item Description

Stop Bar (24")
Lane Line (4" White)
Lane Line (4" Yellow)
Centerline (4" Double Yellow)
Centerline (4" Broken and Solid Double Yellow)
Dotted Guide Line (4" Double Yellow)
Dotted Guide Line (4" White)
Crosswalk Line (12")
Transverse Line (24" White)
Transverse Line (24" Yellow)
Channel Line (8")
Edge Line (4" White)
Edge Line (4" Yellow)
"ONLY"
Arrow
Combination Arrow
"SCHOOL"
Island Ball
Yield Bar
Grinding (642), if needed
Grinding Words / Arrows (642), if needed
Stop Bar (24")
Lane Line (4" White)
Centerline (4" Double Yellow)
Centerline (4" Broken and Solid Double Yellow)
Crosswalk Line (12")
Dotted Guide Line (4" White)
Dotted Guide Line (4" Double Yellow)
Channel Line (8")
Edge Line (4" White)
Arrow
Combination Arrow
"SCHOOL"
Island Ball
Yield Bar
"RAILROAD"
Grinding (644), if needed
Grinding Words / Arrows (644), if needed
RPM Reflector - Nilles Road from Route 4 to Bridge west of May
RPM Reflector - Winton Road from Route 4 to Nilles Road
RPM Reflector - South Gilmore Road from Corporation Limit sign (just north of 275) to Mack Road
RPM Reflector - Gray Road from Monastery Drive to River Road
RPM Reflector - North Gilmore Road from CSX RR Tracks (south of Symmes) to N&S RR Tracks (North)

Total Quantity	Units	Alternate	Optional
1,825.0000	Feet	no	no
2.6600	Mile	no	no
0.6200	Mile	no	no
15.4600	Mile	no	no
1.3510	Mile	no	no
188.0000	Feet	no	no
142.0000	Feet	no	no
6,439.0000	Feet	no	no
278.0000	Feet	no	no
145.0000	Feet	no	no
11,569.0000	Feet	no	no
15.4000	Mile	no	no
0.1800	Mile	no	no
10.0000	Each	no	no
206.0000	Each	no	no
25.0000	Each	no	no
8.0000	Each	no	no
11.0000	Each	no	no
17.0000	Feet	no	no
100.0000	Feet	no	no
5.0000	Each	no	no
565.0000	Feet	no	no
1.7450	Miles	no	no
2.1270	Miles	no	no
1.0280	Miles	no	no
1,766.0000	Feet	no	no
304.0000	Feet	no	no
305.0000	Feet	no	no
3,507.0000	Feet	no	no
2.5820	Miles	no	no
63.0000	Each	no	no
4.0000	Each	no	no
4.0000	Each	no	no
1.0000	Each	no	no
1.0000	Each	no	no
2.0000	Each	no	no
100.0000	Feet	no	no
5.0000	Each	no	no
266.0000	Each	no	no
69.0000	Each	no	no
361.0000	Each	no	no
69.0000	Each	no	no
93.0000	Each	no	no

Fixed Price	Unit Price	Extension
no	\$2.50	\$4,562.50
no	\$340.00	\$904.40
no	\$340.00	\$210.80
no	\$1,010.00	\$15,614.60
no	\$1,010.00	\$1,364.51
no	\$0.85	\$159.80
no	\$0.85	\$120.70
no	\$1.50	\$9,658.50
no	\$1.50	\$417.00
no	\$1.50	\$217.50
no	\$0.65	\$7,519.85
no	\$505.00	\$7,777.00
no	\$505.00	\$90.90
no	\$55.00	\$550.00
no	\$45.35	\$9,342.10
no	\$93.00	\$2,325.00
no	\$170.00	\$1,360.00
no	\$63.00	\$693.00
no	\$21.00	\$357.00
no	\$20.00	\$2,000.00
no	\$100.00	\$500.00
no	\$5.00	\$2,825.00
no	\$1,100.00	\$1,919.50
no	\$4,000.00	\$8,508.00
no	\$4,000.00	\$4,112.00
no	\$2.50	\$4,415.00
no	\$2.00	\$608.00
no	\$2.00	\$610.00
no	\$1.50	\$5,260.50
no	\$2,600.00	\$6,713.20
no	\$85.00	\$5,355.00
no	\$170.00	\$680.00
no	\$315.00	\$1,260.00
no	\$150.00	\$150.00
no	\$120.00	\$120.00
no	\$400.00	\$800.00
no	\$20.00	\$2,000.00
no	\$100.00	\$500.00
no	\$11.40	\$3,032.40
no	\$11.40	\$786.60
no	\$11.40	\$4,115.40
no	\$11.40	\$786.60
no	\$11.40	\$1,060.20

Total:

\$121,362.56

Item Description

Stop Bar (24")
Lane Line (4" White)
Lane Line (4" Yellow)
Centerline (4" Double Yellow)
Centerline (4" Broken and Solid Double Yellow)
Dotted Guide Line (4" Double Yellow)
Dotted Guide Line (4" White)
Crosswalk Line (12")
Transverse Line (24" White)
Transverse Line (24" Yellow)
Channel Line (8")
Edge Line (4" White)
Edge Line (4" Yellow)
"ONLY"
Arrow
Combination Arrow
"SCHOOL"
Island Ball
Yield Bar
Grinding (642), if needed
Grinding Words / Arrows (642), if needed
Stop Bar (24")
Lane Line (4" White)
Centerline (4" Double Yellow)
Centerline (4" Broken and Solid Double Yellow)
Crosswalk Line (12")
Dotted Guide Line (4" White)
Dotted Guide Line (4" Double Yellow)
Channel Line (8")
Edge Line (4" White)
Arrow
Combination Arrow
"SCHOOL"
Island Ball
Yield Bar
"RAILROAD"
Grinding (644), if needed
Grinding Words / Arrows (644), if needed
RPM Reflector - Nilles Road from Route 4 to Bridge west of May
RPM Reflector - Winton Road from Route 4 to Nilles Road
RPM Reflector - South Gilmore Road from Corporation Limit sign (just north of 275) to Mack Road
RPM Reflector - Gray Road from Monastery Drive to River Road
RPM Reflector - North Gilmore Road from CSX RR Tracks (south of Symmes) to N&S RR Tracks (North)

Total Quantity	Units	Alternate	Optional
1,825.0000	Feet	no	no
2.6600	Mile	no	no
0.6200	Mile	no	no
15.4600	Mile	no	no
1.3510	Mile	no	no
188.0000	Feet	no	no
142.0000	Feet	no	no
6,439.0000	Feet	no	no
278.0000	Feet	no	no
145.0000	Feet	no	no
11,569.0000	Feet	no	no
15.4000	Mile	no	no
0.1800	Mile	no	no
10.0000	Each	no	no
206.0000	Each	no	no
25.0000	Each	no	no
8.0000	Each	no	no
11.0000	Each	no	no
17.0000	Feet	no	no
100.0000	Feet	no	no
5.0000	Each	no	no
565.0000	Feet	no	no
1.7450	Miles	no	no
2.1270	Miles	no	no
1.0280	Miles	no	no
1,766.0000	Feet	no	no
304.0000	Feet	no	no
305.0000	Feet	no	no
3,507.0000	Feet	no	no
2.5820	Miles	no	no
63.0000	Each	no	no
4.0000	Each	no	no
4.0000	Each	no	no
1.0000	Each	no	no
1.0000	Each	no	no
2.0000	Each	no	no
100.0000	Feet	no	no
5.0000	Each	no	no
266.0000	Each	no	no
69.0000	Each	no	no
361.0000	Each	no	no
69.0000	Each	no	no
93.0000	Each	no	no

Fixed Price	Unit Price	Extension
no	\$1.95	\$3,558.75
no	\$415.00	\$1,103.90
no	\$415.00	\$257.30
no	\$625.00	\$9,662.50
no	\$545.00	\$736.30
no	\$1.25	\$235.00
no	\$1.00	\$142.00
no	\$1.80	\$11,590.20
no	\$1.65	\$458.70
no	\$1.65	\$239.25
no	\$0.85	\$9,833.65
no	\$510.00	\$7,854.00
no	\$510.00	\$91.80
no	\$45.00	\$450.00
no	\$40.00	\$8,240.00
no	\$55.00	\$1,375.00
no	\$200.00	\$1,600.00
no	\$50.00	\$550.00
no	\$7.75	\$131.75
no	\$1.95	\$195.00
no	\$165.00	\$825.00
no	\$3.50	\$1,977.50
no	\$750.00	\$1,308.75
no	\$5,085.00	\$10,815.80
no	\$3,550.00	\$3,649.40
no	\$3.00	\$5,298.00
no	\$1.15	\$349.60
no	\$1.20	\$366.00
no	\$1.25	\$4,383.75
no	\$2,850.00	\$7,358.70
no	\$110.00	\$6,930.00
no	\$125.00	\$500.00
no	\$350.00	\$1,400.00
no	\$100.00	\$100.00
no	\$100.00	\$100.00
no	\$350.00	\$700.00
no	\$2.35	\$235.00
no	\$290.00	\$1,450.00
no	\$7.50	\$1,995.00
no	\$7.50	\$517.50
no	\$7.50	\$2,707.50
no	\$7.50	\$517.50
no	\$7.50	\$697.50

Total:

\$112,487.60

Bid Form

Item No.	Item Description	Total Quantity
642	Stop Bar (24")	1,825.0000
642	Lane Line (4" White)	2.6600
642	Lane Line (4" Yellow)	0.6200
642	Centerline (4" Double Yellow)	15.4600
642	Centerline (4" Broken and Solid Double Yellow)	1.3510
642	Dotted Guide Line (4" Double Yellow)	188.0000
642	Dotted Guide Line (4" White)	142.0000
642	Crosswalk Line (12")	6,439.0000
642	Transverse Line (24" White)	278.0000
642	Transverse Line (24" Yellow)	145.0000
642	Channel Line (8")	11,569.0000
642	Edge Line (4" White)	15.4000
642	Edge Line (4" Yellow)	0.1800
642	"ONLY"	10.0000
642	Arrow	206.0000
642	Combination Arrow	25.0000
642	"SCHOOL"	8.0000
642	Island Ball	11.0000
642	Yield Bar	17.0000
642	Grinding (642), if needed	100.0000
642	Grinding Words / Arrows (642), if needed	5.0000
644	Stop Bar (24")	565.0000
644	Lane Line (4" White)	1.7450
644	Centerline (4" Double Yellow)	2.1270
644	Centerline (4" Broken and Solid Double Yellow)	1.0280
644	Crosswalk Line (12")	1,766.0000
644	Dotted Guide Line (4" White)	304.0000
644	Dotted Guide Line (4" Double Yellow)	305.0000
644	Channel Line (8")	3,507.0000
644	Edge Line (4" White)	2.5820
644	Arrow	63.0000
644	Combination Arrow	4.0000
644	"SCHOOL"	4.0000
644	Island Ball	1.0000
644	Yield Bar	1.0000
644	"RAILROAD"	2.0000
644	Grinding (644), if needed	100.0000
644	Grinding Words / Arrows (644), if needed	5.0000
621	RPM Reflector - Nilles Road from Route 4 to Bridge	266.0000
621	RPM Reflector - Winton Road from Route 4 to Nilles	69.0000
621	RPM Reflector - South Gilmore Road from Corporal	361.0000
621	RPM Reflector - Gray Road from Monastery Drive to	69.0000
621	RPM Reflector - North Gilmore Road from CSX RR	93.0000

Bid Form (continued)

Name	Include In Total?	Response
Signature*:	No	Anthony R Whitacre
Name*:	No	Anthony R Whitacre
Title*:	No	Secretary Treasurer
Company*:	No	Oglesby Construction I
Address*:	No	305 Woodlawn Ave, Nc
Telephone*:	No	(419) 668-8204
S.S. # of Comp:	No	34-1233573
Addenda Ackno:	No	
Addenda Receiv:	No	N/A
Addenda Receiv:	No	02/19/2026
Total:		

BID BOND

Name	Include In Total?	Response
Confirmation >>	No	I have provided a Bid C
Total:		

Bond Upload

Name	Description	Omission Terms
Bid Guaranty C	Bid Guaranty Check	I am providing a Bid G
Bid Guaranty B	Bid Guaranty Bond	I am providing a Bid G

List of Subcontractors

Name	Include In Total?	Response
Click the + sign	No	Lake Erie Construction
Click the + sign	No	15%
Click the + sign	No	25 South Norwalk Rd.
Click the + sign	No	(419) 668-3302
Click the + sign	No	N/A
Click the + sign	No	%
Click the + sign	No	N/A
Click the + sign	No	(000) 000-0000 x0000C
*GENERAL CO	No	
Total:		

FEDERALLY REQUIRED EQUAL EMPLOYMENT

Name	Include In Total?	Response
Has or Has Not:	No	Has

Has or Has Not: No

Has

Total:

Required Document List

Name	Description	Omission Terms
Non-Collusion A	Please upload the signed and completed file.	
Affidavit of Cont	Please upload the signed and completed file.	
Bidder's Questic	Please upload the signed and completed file.	

Units	Alternate	Optional	Fixed Price	Unit Price	Extension	
Feet	no	no	no	\$3.00	\$5,475.00	
Mile	no	no	no	\$420.00	\$1,117.20	
Mile	no	no	no	\$420.00	\$260.40	
Mile	no	no	no	\$830.00	\$12,831.80	
Mile	no	no	no	\$830.00	\$1,121.33	
Feet	no	no	no	\$1.00	\$188.00	
Feet	no	no	no	\$0.50	\$71.00	
Feet	no	no	no	\$2.00	\$12,878.00	
Feet	no	no	no	\$2.00	\$556.00	
Feet	no	no	no	\$2.00	\$290.00	
Feet	no	no	no	\$0.50	\$5,784.50	
Mile	no	no	no	\$510.00	\$7,854.00	
Mile	no	no	no	\$510.00	\$91.80	
Each	no	no	no	\$40.00	\$400.00	
Each	no	no	no	\$40.00	\$8,240.00	
Each	no	no	no	\$55.00	\$1,375.00	
Each	no	no	no	\$200.00	\$1,600.00	
Each	no	no	no	\$50.00	\$550.00	
Feet	no	no	no	\$7.00	\$119.00	
Feet	no	no	no	\$3.50	\$350.00	
Each	no	no	no	\$60.00	\$300.00	\$61,453.03
Feet	no	no	no	\$5.00	\$2,825.00	
Miles	no	no	no	\$650.00	\$1,134.25	
Miles	no	no	no	\$5,000.00	\$10,635.00	
Miles	no	no	no	\$5,000.00	\$5,140.00	
Feet	no	no	no	\$2.75	\$4,856.50	
Feet	no	no	no	\$1.65	\$501.60	
Feet	no	no	no	\$2.00	\$610.00	
Feet	no	no	no	\$1.25	\$4,383.75	
Miles	no	no	no	\$2,800.00	\$7,229.60	
Each	no	no	no	\$100.00	\$6,300.00	
Each	no	no	no	\$150.00	\$600.00	
Each	no	no	no	\$450.00	\$1,800.00	
Each	no	no	no	\$75.00	\$75.00	
Each	no	no	no	\$25.00	\$25.00	
Each	no	no	no	\$450.00	\$900.00	
Feet	no	no	no	\$5.00	\$500.00	
Each	no	no	no	\$60.00	\$300.00	\$47,815.70
Each	no	no	no	\$23.00	\$6,118.00	
Each	no	no	no	\$25.00	\$1,725.00	
Each	no	no	no	\$22.00	\$7,942.00	
Each	no	no	no	\$25.00	\$1,725.00	
Each	no	no	no	\$25.00	\$2,325.00	\$19,835.00
Total:					\$129,103.73	

Inc
Norwalk, OH 44857-2234

Guaranty Bond in the Required Documents List directly after this confirmation section.




Submitted

I am not enclosing this document because the omission terms have been met.
CITY OF FAIRFIELD BID BOND.pdf

Co

Norwalk Ohio 44857

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Submitted

AFFIDAVIT OF NON COLLUSION.pdf

AFFIDAVIT OF NON DELINQUENCY.pdf

BIDDER'S QUESTIONNAIRE_001.pdf

Bid Form

Item No.	Item Description	Total Quantity	Units
642	Stop Bar (24")	1,825.0000	Feet
642	Lane Line (4" White)	2.6600	Mile
642	Lane Line (4" Yellow)	0.6200	Mile
642	Centerline (4" Double Yellow)	15.4600	Mile
642	Centerline (4" Broken and Solid Double Yellow)	1.3510	Mile
642	Dotted Guide Line (4" Double Yellow)	188.0000	Feet
642	Dotted Guide Line (4" White)	142.0000	Feet
642	Crosswalk Line (12")	6,439.0000	Feet
642	Transverse Line (24" White)	278.0000	Feet
642	Transverse Line (24" Yellow)	145.0000	Feet
642	Channel Line (8")	11,569.0000	Feet
642	Edge Line (4" White)	15.4000	Mile
642	Edge Line (4" Yellow)	0.1800	Mile
642	"ONLY"	10.0000	Each
642	Arrow	206.0000	Each
642	Combination Arrow	25.0000	Each
642	"SCHOOL"	8.0000	Each
642	Island Ball	11.0000	Each
642	Yield Bar	17.0000	Feet
642	Grinding (642), if needed	100.0000	Feet
642	Grinding Words / Arrows (642), if needed	5.0000	Each
644	Stop Bar (24")	565.0000	Feet
644	Lane Line (4" White)	1.7450	Miles
644	Centerline (4" Double Yellow)	2.1270	Miles
644	Centerline (4" Broken and Solid Double Yellow)	1.0280	Miles
644	Crosswalk Line (12")	1,766.0000	Feet
644	Dotted Guide Line (4" White)	304.0000	Feet
644	Dotted Guide Line (4" Double Yellow)	305.0000	Feet
644	Channel Line (8")	3,507.0000	Feet
644	Edge Line (4" White)	2.5820	Miles
644	Arrow	63.0000	Each
644	Combination Arrow	4.0000	Each
644	"SCHOOL"	4.0000	Each
644	Island Ball	1.0000	Each
644	Yield Bar	1.0000	Each
644	"RAILROAD"	2.0000	Each
644	Grinding (644), if needed	100.0000	Feet
644	Grinding Words / Arrows (644), if needed	5.0000	Each
621	RPM Reflector - Nilles Road from Route 4 to Bric	266.0000	Each
621	RPM Reflector - Winton Road from Route 4 to Ni	69.0000	Each
621	RPM Reflector - South Gilmore Road from Corp	361.0000	Each
621	RPM Reflector - Gray Road from Monastery Driv	69.0000	Each
621	RPM Reflector - North Gilmore Road from CSX F	93.0000	Each

Bid Form (continued)

Name	Include In Total?	Response
Signature*:	No	Curtis Britton
Name*:	No	Curtis Britton
Title*:	No	president
Company*:	No	The Aero-Mark Company LLC
Address*:	No	1780 Miller Parkway, Streetsboro
Telephone*:	No	(330) 995-0100
S.S. # of Corr	No	87-2080557
Addenda Ack	No	
Addenda Rec	No	n/a
Addenda Rec	No	2/23/26
Total:		

BID BOND

Name	Include In Total?	Response
Confirmation :	No	I have provided a Bid Guaranty B
Total:		

Bond Upload

Name	Description	Omission Terms Submitted
Bid Guaranty	Bid Guaranty Check	I am providing a Bi I am not encl
Bid Guaranty	Bid Guaranty Bond	I am providing a Bi Fairfield bond-

List of Subcontractors

Name	Include In Total?	Response
Click the + sig	No	N/A
Click the + sig	No	%
Click the + sig	No	n/a
Click the + sig	No	(999) 999-9999
*GENERAL C	No	
Total:		

FEDERALLY REQUIRED EQUAL EMPLOYMENT

Name	Include In Total?	Response
Has or Has N	No	Has
Has or Has N	No	Has
Total:		

Required Document List

Name	Description	Omission Terms	Submitted
Non-Collusior	Please upload the signed and completed file.		Fairfield non c
Affidavit of Cc	Please upload the signed and completed file.		Fairfield affida
Bidder's Ques	Please upload the signed and completed file.		Fairfield quest

Alternate	Optional	Fixed Price	Unit Price	Extension	
no	no	no	\$2.50	\$4,562.50	
no	no	no	\$340.00	\$904.40	
no	no	no	\$340.00	\$210.80	
no	no	no	\$1,010.00	\$15,614.60	
no	no	no	\$1,010.00	\$1,364.51	
no	no	no	\$0.85	\$159.80	
no	no	no	\$0.85	\$120.70	
no	no	no	\$1.50	\$9,658.50	
no	no	no	\$1.50	\$417.00	
no	no	no	\$1.50	\$217.50	
no	no	no	\$0.65	\$7,519.85	
no	no	no	\$505.00	\$7,777.00	
no	no	no	\$505.00	\$90.90	
no	no	no	\$55.00	\$550.00	
no	no	no	\$45.35	\$9,342.10	
no	no	no	\$93.00	\$2,325.00	
no	no	no	\$170.00	\$1,360.00	
no	no	no	\$63.00	\$693.00	
no	no	no	\$21.00	\$357.00	
no	no	no	\$20.00	\$2,000.00	
no	no	no	\$100.00	\$500.00	\$65,745.16
no	no	no	\$5.00	\$2,825.00	
no	no	no	\$1,100.00	\$1,919.50	
no	no	no	\$4,000.00	\$8,508.00	
no	no	no	\$4,000.00	\$4,112.00	
no	no	no	\$2.50	\$4,415.00	
no	no	no	\$2.00	\$608.00	
no	no	no	\$2.00	\$610.00	
no	no	no	\$1.50	\$5,260.50	
no	no	no	\$2,600.00	\$6,713.20	
no	no	no	\$85.00	\$5,355.00	
no	no	no	\$170.00	\$680.00	
no	no	no	\$315.00	\$1,260.00	
no	no	no	\$150.00	\$150.00	
no	no	no	\$120.00	\$120.00	
no	no	no	\$400.00	\$800.00	
no	no	no	\$20.00	\$2,000.00	
no	no	no	\$100.00	\$500.00	\$45,836.20
no	no	no	\$11.40	\$3,032.40	
no	no	no	\$11.40	\$786.60	
no	no	no	\$11.40	\$4,115.40	
no	no	no	\$11.40	\$786.60	
no	no	no	\$11.40	\$1,060.20	\$9,781.20
Total:				\$121,362.56	

, OH 44241

ond in the Required Documents List directly after this confirmation section.

using this document because the omission terms have been met.
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collusion.pdf
ivit.pdf
tionnaire.pdf

Bid Form

Item No.	Item Description	Total Quantity	Units
642	Stop Bar (24")	1,825.0000	Feet
642	Lane Line (4" White)	2.6600	Mile
642	Lane Line (4" Yellow)	0.6200	Mile
642	Centerline (4" Double Yellow)	15.4600	Mile
642	Centerline (4" Broken and Solid Double Yellow)	1.3510	Mile
642	Dotted Guide Line (4" Double Yellow)	188.0000	Feet
642	Dotted Guide Line (4" White)	142.0000	Feet
642	Crosswalk Line (12")	6,439.0000	Feet
642	Transverse Line (24" White)	278.0000	Feet
642	Transverse Line (24" Yellow)	145.0000	Feet
642	Channel Line (8")	11,569.0000	Feet
642	Edge Line (4" White)	15.4000	Mile
642	Edge Line (4" Yellow)	0.1800	Mile
642	"ONLY"	10.0000	Each
642	Arrow	206.0000	Each
642	Combination Arrow	25.0000	Each
642	"SCHOOL"	8.0000	Each
642	Island Ball	11.0000	Each
642	Yield Bar	17.0000	Feet
642	Grinding (642), if needed	100.0000	Feet
642	Grinding Words / Arrows (642), if needed	5.0000	Each
644	Stop Bar (24")	565.0000	Feet
644	Lane Line (4" White)	1.7450	Miles
644	Centerline (4" Double Yellow)	2.1270	Miles
644	Centerline (4" Broken and Solid Double Yellow)	1.0280	Miles
644	Crosswalk Line (12")	1,766.0000	Feet
644	Dotted Guide Line (4" White)	304.0000	Feet
644	Dotted Guide Line (4" Double Yellow)	305.0000	Feet
644	Channel Line (8")	3,507.0000	Feet
644	Edge Line (4" White)	2.5820	Miles
644	Arrow	63.0000	Each
644	Combination Arrow	4.0000	Each
644	"SCHOOL"	4.0000	Each
644	Island Ball	1.0000	Each
644	Yield Bar	1.0000	Each
644	"RAILROAD"	2.0000	Each
644	Grinding (644), if needed	100.0000	Feet
644	Grinding Words / Arrows (644), if needed	5.0000	Each
621	RPM Reflector - Nilles Road from Route 4 to Bridge	266.0000	Each
621	RPM Reflector - Winton Road from Route 4 to Nille	69.0000	Each
621	RPM Reflector - South Gilmore Road from Corpora	361.0000	Each
621	RPM Reflector - Gray Road from Monastery Drive t	69.0000	Each
621	RPM Reflector - North Gilmore Road from CSX RR	93.0000	Each

Bid Form (continued)

Name	Include In Total?	Response
Signature*:	No	Shawn Davy
Name*:	No	Shawn Davy
Title*:	No	Assistant Secretary
Company*:	No	A & A Safety, Inc.
Address*:	No	1126 Ferris Rd, Amelia, OH 45102
Telephone*:	No	(513) 943-6100
S.S. # of Cor	No	31-1035771
Addenda Acl	No	
Addenda Re	No	N/A
Addenda Re	No	N/A
Total:		

BID BOND

Name	Include In Total?	Response
Confirmation	No	I have provided a Bid Guaranty Bc
Total:		

Bond Upload

Name	Description	Omission Terms	Submitte
Bid Guaranty	Bid Guaranty Check	I am providing a Bid G	I am not en
Bid Guaranty	Bid Guaranty Bond	I am providing a Bid G	Bid Bond.pc

List of Subcontractors

Name	Include In Total?	Response
Click the + si	No	N/A
Click the + si	No	%
Click the + si	No	N/A
Click the + si	No	(000) 000-0000
*GENERAL I	No	
Total:		

FEDERALLY REQUIRED EQUAL EMPLOYMENT

Name	Include In Total?	Response
Has or Has I	No	Has
Has or Has I	No	Has
Total:		

Required Document List

Name	Description	Omission Terms	Submitte
	Non-Collusic Please upload the signed and completed file.		Non-Collusi
	Affidavit of C Please upload the signed and completed file.		Non-Delinq
	Bidder's Que Please upload the signed and completed file.		Bidder's Qu

Alternate	Optional	Fixed Price	Unit Price	Extension
no	no	no	\$1.95	\$3,558.75
no	no	no	\$415.00	\$1,103.90
no	no	no	\$415.00	\$257.30
no	no	no	\$625.00	\$9,662.50
no	no	no	\$545.00	\$736.30
no	no	no	\$1.25	\$235.00
no	no	no	\$1.00	\$142.00
no	no	no	\$1.80	\$11,590.20
no	no	no	\$1.65	\$458.70
no	no	no	\$1.65	\$239.25
no	no	no	\$0.85	\$9,833.65
no	no	no	\$510.00	\$7,854.00
no	no	no	\$510.00	\$91.80
no	no	no	\$45.00	\$450.00
no	no	no	\$40.00	\$8,240.00
no	no	no	\$55.00	\$1,375.00
no	no	no	\$200.00	\$1,600.00
no	no	no	\$50.00	\$550.00
no	no	no	\$7.75	\$131.75
no	no	no	\$1.95	\$195.00
no	no	no	\$165.00	\$825.00
no	no	no	\$3.50	\$1,977.50
no	no	no	\$750.00	\$1,308.75
no	no	no	\$5,085.00	\$10,815.80
no	no	no	\$3,550.00	\$3,649.40
no	no	no	\$3.00	\$5,298.00
no	no	no	\$1.15	\$349.60
no	no	no	\$1.20	\$366.00
no	no	no	\$1.25	\$4,383.75
no	no	no	\$2,850.00	\$7,358.70
no	no	no	\$110.00	\$6,930.00
no	no	no	\$125.00	\$500.00
no	no	no	\$350.00	\$1,400.00
no	no	no	\$100.00	\$100.00
no	no	no	\$100.00	\$100.00
no	no	no	\$350.00	\$700.00
no	no	no	\$2.35	\$235.00
no	no	no	\$290.00	\$1,450.00
no	no	no	\$7.50	\$1,995.00
no	no	no	\$7.50	\$517.50
no	no	no	\$7.50	\$2,707.50
no	no	no	\$7.50	\$517.50
no	no	no	\$7.50	\$697.50
Total:				\$112,487.60

2-1892

and in the Required Documents List directly after this confirmation section.

iclosing this document because the omission terms have been met.
df

ion Affidavit.pdf
juency of Personal Property Taxes.pdf
uestionnaire.pdf

\$59,130.10

\$46,922.50

\$6,435.00

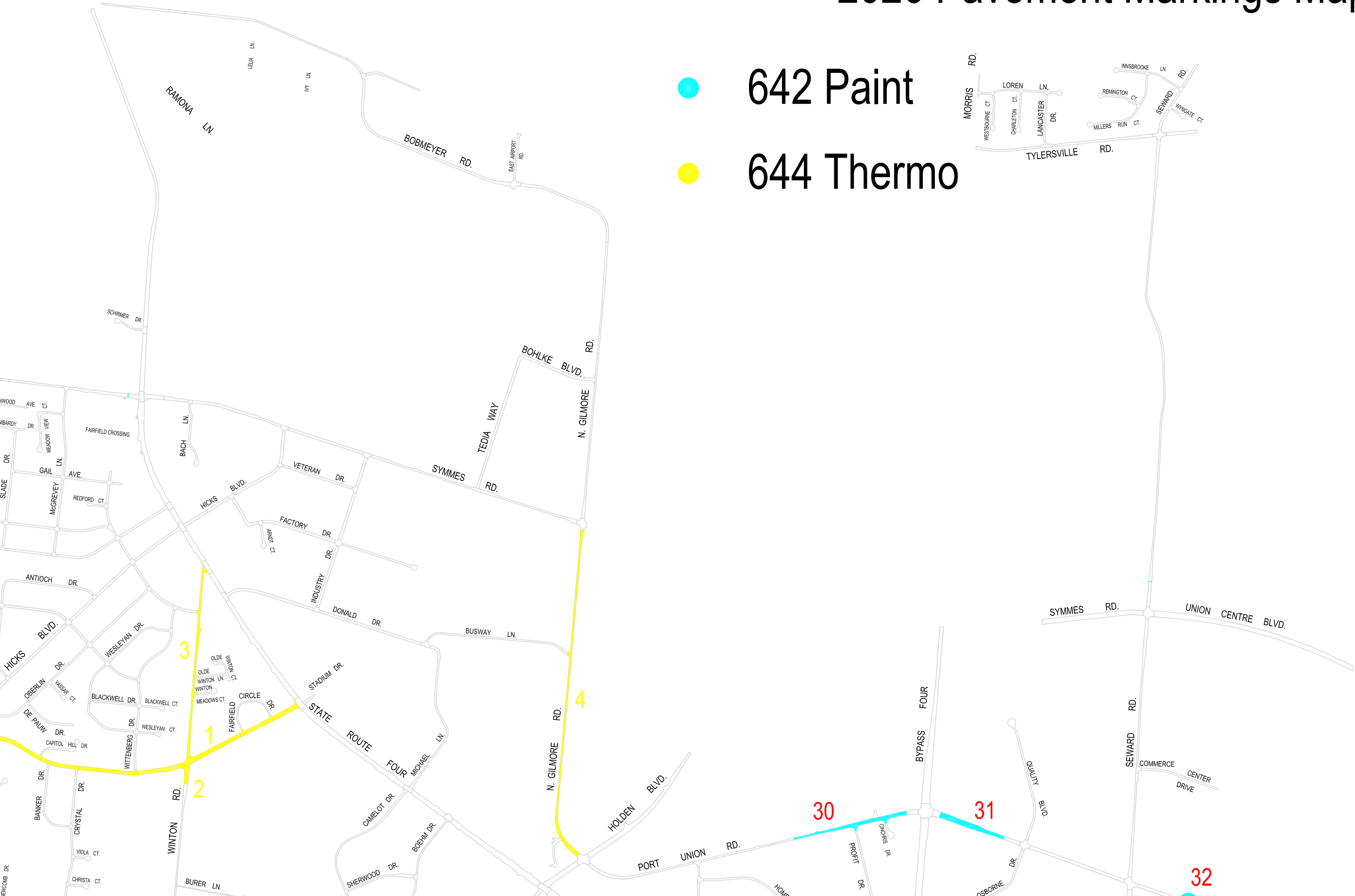
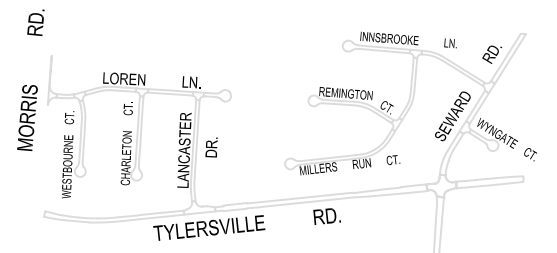
1 2026 Pavement Markings Map

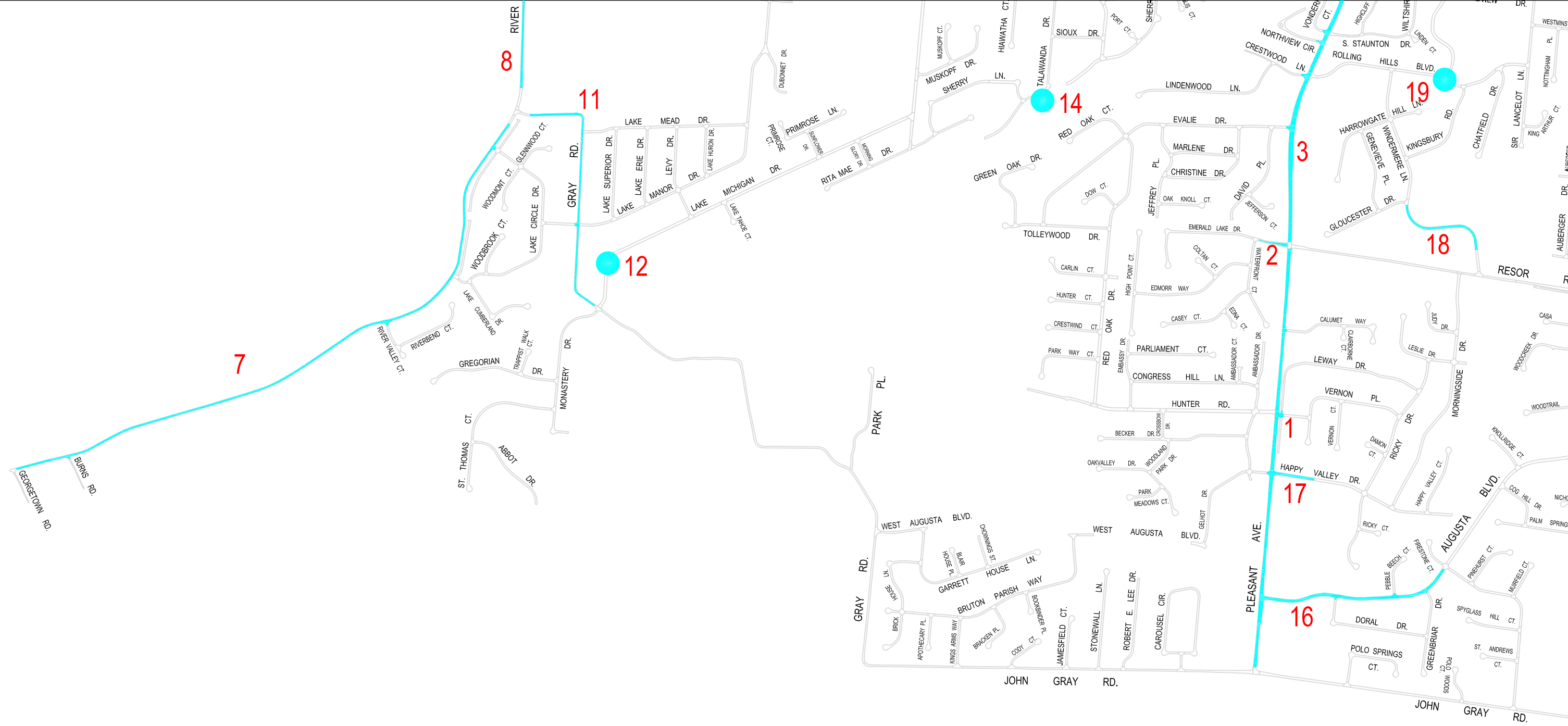
- 642 Paint
- 644 Thermo



2026 Pavement Markings Map 2



- 642 Paint
- 644 Thermo





- 642 Paint
- 644 Thermo

3 2026 Pavement Markings Map

-  642 Paint
-  644 Thermo

2026 Pavement Markings Map 4



ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH A&A SAFETY, INC. FOR THE 2026 PAVEMENT MARKING APPLICATION CONTRACT.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The City Manager is hereby authorized to enter into a contract with A&A Safety, Inc. for the 2026 Pavement Marking Application Project in accordance with the bid on file in the office of the City Manager.

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed _____

Mayor's Approval

Posted _____

First Reading _____

Rules Suspended _____

Second Reading _____

Third Reading _____

ATTEST:

Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

—

Clerk of Council



**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Brian Rose, Fleet & Facilities Manager
Department: Public Works

Subject:

Purchase of mower #2954 (Streets)

Legislation Title:

Ordinance to authorize the City Manager to execute a contract with Jerry Pate Turf and Irrigation dba Century Equipment for the purchase of a Toro Groundmaster 5910 mower and declaring an emergency.

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

Recommendation:

It is recommended that the City Council authorize and direct the preparation of legislation authorizing the appropriation of funding as detailed in the Financial Impact section from the Capital Improvement Fund.

Discussion:

This request is for the purchase of a Toro Groundmaster 5910 mower with attachments to replace unit #260 (a 2004 Toro Groundmaster) due to age and condition. The old unit will be auctioned. This equipment is being purchased through Jerry Pate Turf and Irrigation dba Century Equipment with contracts held with Sourcewell joint purchasing program, contract #34142 (Toro #031121-TTC), utilizing Ohio Revised Code Section 9.48 (B)(2) allowing for the purchase of contract items through a joint purchasing program operated by or through a national or state association of political subdivisions in which the City is a member thereof.

Financial Impact:

\$185,000 from the Capital Fund (\$170,056 for the mower + \$14,944 for contingencies and City wide fleet needs). This mower is listed in the 2026 CIP as 6FT62 Replace Mowing Equipment (Streets) \$185,000.

Emergency Provision:

Yes, emergency provisions are being requested to facilitate this purchase prior to mowing season due to potential long lead times and limited availability for equipment of this type.

Rule Suspension Requested:

Yes

ATTACHMENTS:

1. Toro Groundmaster
2. Jerry Pate Turf and Irrigation-Ord

Century Equipment, a Jerry Pate Company
8650 Bilstein Blvd
Hamilton, OH 45015
800-700-7001
850-484-8596 (fax)
www.jerrypate.com

DATE: 12/19/2025
EXPIRATION DATE: Valid 30 Days

Exclusively For: City of Fairfield
5350 Pleasant Ave
Fairfield, Ohio 45014
Ken Bulach

Proposed Order
SOURCEWELL Partners Participant
Contract # 112624-TTC

Account Executive: Chris Noble
859-388-4924 cell
cnoble@jerrypate.com

Per your request, I am pleased to submit a proposal on the following equipment:

Qty	Model #	Description	Unit Price	Extension
Century Equipment, a Jerry Pate Company reserves the right to adjust pricing at time of delivery in the event of any tariffs, surcharges, or other fees are incurred. Any such potential tariffs or surcharges at time of shipment will be added to final invoice.				
PLEASE INITIAL HERE				

Sourcewell Customer # 34142

Qty	Model #	Description	Unit Price	Extension
1	31699	Toro Groundsmaster 5910-D w/Cab: 72 hp Yanmar Diesel	\$161,906.94	\$161,906.94
1	31509	Rotating Beacon (Cab Units Only)	\$364.26	\$364.26
1	31590	LED Work Light Kit [Cab Only] (MY21 & Newer)	\$608.40	\$608.40
1	31671	Additional Turn Signal Kit	\$163.80	\$163.80
1	31604	Leaf Mulching Kit	\$2,953.86	\$2,953.86
1	31512	Back Up Alarm	\$170.82	\$170.82
10	93-5973	10 Inch Foam Filled Caster Wheel Assembly	\$222.21	\$2,222.10

This quote has current SOURCEWELL pricing. Pricing is subject to change without notice.

Subtotal	\$168,390.18
Setup	\$1,415.00
Destination Fee	\$250.00
Total Proposal	\$170,055.18

Century Equipment, a Jerry Pate Company offers service agreements for your turf equipment, utility vehicles, irrigation, and pump stations. Ask your Account Executive for more information today!

Prices Do Not Include Sales Tax or Applicable Documentation Fees

This is a proposal on the goods named, subject to the following conditions: The prices and terms on this proposal are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. All proposals and agreements are contingent on availability of product from the manufacturer. Prices are based on costs and conditions existing on date of proposal and are subject to change without notice. Typographical errors are subject to correction.

To accept this proposal, please sign and return _____
Signature Date

Print Name Title

Thank you, we appreciate your business!

1-800-700-7001 • 301 Schubert Drive, Pensacola, Florida, 32504 • www.JerryPate.com



ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT WITH JERRY PATE TURF AND IRRIGATION DBA CENTURY EQUIPMENT FOR THE PURCHASE OF A TORO GROUNDMASTER 5910 MOWER AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The City Manager is hereby authorized to enter into a contract with Jerry Pate Turf and Irrigation dba Century Equipment for the purchase of a Toro Groundmaster 5910 mower in accordance with the contract on file in the office of the City Manager.

Section 2. This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that we facilitate this purchase prior to mowing season due to potential long lead times and limited availability for equipment of this type; wherefore, this ordinance shall take effect immediately upon its passage.

Passed	_____	_____
	-	-
		Mayor's Approval
Posted	_____	
	-	
First Reading	_____	Rules Suspended _____
	-	-
Second Reading	_____	Emergency _____
	-	-
Third Reading	_____	
	-	

ATTEST:

Clerk of Council

This is to certify that this Ordinance has been duly published by posting and

summary publication as provided by Charter.

—

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2026\Jerry Pate Turf and Irrigation-Ord



**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Diana Davenport, Finance Director
Department: Finance

Subject:

\$3,682,000 BAN Renewal

Legislation Title:

Ordinance authorizing the issuance of not to exceed \$3,682,000 of various purpose bond anticipation notes, series 2024, 2026 renewal, by the City of Fairfield, Ohio, in anticipation of the issuance of bonds, and declaring an emergency.

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

Recommendation:

Discussion:

CERTIFICATE OF MEMBERSHIP

The undersigned, Finance Director of the City of Fairfield, County of Butler, Ohio, hereby certifies that the following were the officers and members of Council during the period when proceedings were taken authorizing the issuance of not to exceed \$3,682,000 Various Purpose Bond Anticipation Notes, Series 2024, 2026 Renewal, dated the date of their issuance:

Mayor	<u>Steve Miller</u>
Finance Director	<u>Diana Davenport</u>
City Manager	<u>Scott Timmer</u>
Clerk of Council	<u>Alisha Wilson</u>
Member of Council	<u>Leslie Besl</u>
Member of Council	<u>Dale Paullus</u>
Member of Council	<u>Debbie Pennington</u>

Member of Council	<u>Adam Kraft</u>
Member of Council	<u>Gwen Brill</u>
Member of Council	<u>Matt Davidson</u>
Member of Council	<u>Tim Meyers</u>
Law Director	<u>John Clemmons</u>

Finance Director

TRANSCRIPT CERTIFICATE

The undersigned, Clerk of Council of said City of Fairfield, hereby certifies that the following is a true and complete transcript of all proceedings relating to the authorization and issuance of the above identified notes.

Clerk of Council

**CERTIFICATE AS TO MAXIMUM MATURITY OF
BONDS AND BOND ANTICIPATION NOTES**

The undersigned, being the fiscal officer of the City of Fairfield, Ohio, within the meaning of Section 133.01 of the Uniform Public Securities Law of the Ohio Revised Code, hereby certifies to the City Council that the estimated life of the improvements financed with the proceeds of the sale of not to exceed \$3,682,000 of bonds, for the purpose of refinancing notes originally issued for the purposes of (i) constructing improvements to the water system, including replacing the water line on State Route 4 (\$330,000); (ii) making improvements to the waste water system, including installing a new motor control system (\$170,000); (iii) constructing improvements to the water system, including water main replacements (\$600,000); (iv) making water improvements including water main replacement at Winton and Resor Road (\$500,000); (v) replacing water meters on John Gray Road (\$882,000); and (vi) making improvements to the municipal water system, consisting of replacing chlorine/fluoride feed systems (\$1,200,000), is at least five (5) years and that the maximum maturity of said bonds, in accordance with Section 133.20 of the Uniform Public Securities Law of the Ohio Revised Code, is forty (40) years, and the maximum maturity of notes issued in anticipation thereof is eighteen

(18) years.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2026.

Finance Director

ORDINANCE NO.

ORDINANCE AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$3,682,000 OF VARIOUS PURPOSE BOND ANTICIPATION NOTES, SERIES 2024, 2026 RENEWAL, BY THE CITY OF FAIRFIELD, OHIO, IN ANTICIPATION OF THE ISSUANCE OF BONDS, AND DECLARING AN EMERGENCY.

WHEREAS, the fiscal officer of the City has estimated the life or period of usefulness of the improvements as at least five (5) years, and certified the maximum maturity of the bonds to be issued to finance the same as forty (40) years, and of notes issued in anticipation thereof as eighteen (18) years;

WHEREAS, the City has previously issued bond anticipation notes which are outstanding in the amount of \$4,758,000, which are about to mature and which should be renewed in a reduced amount;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Fairfield (hereinafter called the "City"), Butler County, Ohio:

That it is hereby declared necessary to issue bonds of the City of Fairfield, County of Butler, Ohio, in the principal amount of not to exceed \$3,682,000 bearing interest estimated at six per centum (6%) per annum and maturing over a period of forty (40) years, for the purpose of refinancing notes originally issued for the purposes of (i) constructing improvements to the water system, including replacing the water line on State Route 4 (\$330,000); (ii) making improvements to the waste water system, including installing a new motor control system (\$170,000); (iii) constructing improvements to the water system, including water main replacements (\$600,000); (iv) making water improvements including water main replacement at Winton and Resor Road (\$500,000); (v) replacing water meters on John Gray Road (\$882,000); and (vi) making improvements to the municipal water system, consisting of replacing chlorine/fluoride feed systems (\$1,200,000).

That it is hereby determined that notes (hereinafter called the "Notes") in the principal amount of not to exceed \$3,682,000 shall be issued in anticipation of the issuance of said bonds.

That the Notes shall be dated their date of issuance, shall bear interest at the rate not to exceed six percent (6.00%) per annum, payable at maturity, shall mature not later than one year from the date of issuance, and shall be of the denomination or denominations as may be requested by the purchaser or purchasers thereof all as determined by the Finance Director or the City Manager without further action by this Council, except that the denominations shall be \$100,000 or any integral multiple of \$1,000 in excess of \$100,000. The terms of such Notes, which shall be in compliance with Chapter 133 of the Ohio Revised Code, shall be set forth in the Certificate of Award setting forth the final terms of the Notes (the "Certificate of Award"), which is hereby authorized and which shall be executed by the City Manager or the Finance Director without further action by this council.

That the Notes shall be executed by the City Manager and the Finance Director and may but shall not be required to bear the seal of the corporation. The Notes shall be designated "Various Purpose Bond Anticipation Notes, Series 2024, 2026 Renewal," and shall be payable at a bank or trust company designated by the Finance Director or City Manager and the purchaser, and shall express upon their face the purpose for which they are issued and that they are issued in pursuance of this Ordinance.

That the Notes shall be sold at public or private sale by the Finance Director at not less than ninety-seven percent of the par value of such Notes together with interest thereon, if any. The proceeds from such sale, except accrued interest thereon, shall be paid into the proper funds and used for the purpose aforesaid and for no other purpose. Accrued interest, if any, received on sale of said Notes shall be transferred to the bond retirement fund to be applied to the payment of principal of and interest on said Notes in the manner provided by law.

Notwithstanding the above, the Council and the Finance Director are hereby directed to withhold delivery of the notes, and to refuse to accept payment therefor, unless and until the original purchaser delivers to the City acknowledgment that the City has not prepared an official statement for the sale of the notes and the notes and the sale thereof is expected to be exempt from CFR § 240.15c2-12 by being issued in denominations of \$100,000 or greater and be being sold to no more than 35 accredited investors or maturing in nine months or less.

The City Manager or the Finance Director is hereby directed to report to this Council as soon after the sale and award of such notes as is reasonably feasible, the interest rate for such notes.

That the Notes shall be the full general obligations of the City, and the full faith, credit and revenue of the City are hereby pledged for the prompt payment of the same.

That during the period while the Notes run there shall be levied upon all of the taxable property in the City, within applicable limitations, in addition to all other taxes, a direct tax annually, not less than that which would have been levied if bonds had been issued without the prior issue of the Notes; said tax shall be and is hereby ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers in the same manner and at the same time that taxes for general purposes for each of said years are certified, extended and collected. Said tax shall be placed before and in preference to all other items and for the full amount thereof.

The funds derived from said tax levy hereby required shall be placed in a separate and distinct fund and, together with interest collected on the same, shall be irrevocably pledged for the payment of the principal and interest of the Notes, or the bonds in anticipation of which they

are issued, when and as the same fall due; provided, however, to the extent other City revenues are available for such purpose said tax shall not be levied therefor.

1. That this Council, for and on behalf of the City, hereby covenants that it will restrict the use of the Notes hereby authorized in such manner and to such extent, if any, and take such other action as may be necessary, after taking into account reasonable expectations at the time the debt is incurred, so that they will not constitute obligations the interest on which is subject to federal income taxation or “arbitrage bonds” under Sections 103(b)(2) and 148 of the Internal Revenue Code of 1986, as amended (the “Code”) and the regulations prescribed thereunder. The Finance Director or any other officer having responsibility with respect to the issuance of said Notes is authorized and directed to give an appropriate certificate on behalf of the City, on the date of delivery of said Notes for inclusion in the transcript of proceedings, setting forth the facts, estimates and circumstances and reasonable expectations pertaining to the use of the proceeds thereof and the provisions of said Sections 103(b)(2) and 148 and regulations thereunder.

These Notes are hereby designated “tax-exempt obligations” for the purposes set forth in Section 265(b)(3) of the Code.

SECTION 9. That this Council hereby authorizes and directs the Finance Director or the City Manager to take any and all actions which may be necessary to issue the notes in book-entry-only form or in such form as will render the notes eligible for the services of the Depository Trust Company, New York, New York without further action by this Council, including execution of all documents necessary therefore.

SECTION 10. All appropriate officers of the City are further authorized to make, execute, acknowledge and deliver such agreements, financing statements, closing certificates and other instruments or documents as are, in the opinion of bond counsel, necessary to carry out the purposes of this ordinance.

SECTION 11. The firm of Dinsmore & Shohl LLP is hereby engaged as the City’s “bond counsel” pursuant to the engagement letter on file with the City.

SECTION 12. The City Manager or the Finance Director is hereby authorized to apply, if he deems it appropriate, for a rating on the Notes from either Standard & Poor's Corporation or Moody's Investors Service, and to pay the fee or premium for said rating to the extent authorized by law and approved by bond counsel.

SECTION 13. That the Finance Director is hereby directed to forward a certified copy of this Ordinance to the County Auditor.

SECTION 14. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

SECTION 15. That this ordinance is hereby declared to be an emergency measure for the

necessary preservation of the public peace, health, safety and welfare or for the urgent benefit or protection of the inhabitants of the City of Fairfield, and for the reason that the immediate issuance of said Note is necessary to provide funds to provide for the orderly refinancing of the project to which the Note relates, including obtaining a favorable interest rate, and shall take effect immediately upon its passage, pursuant to Section 4.07(A) of the Charter of the City of Fairfield (hereafter called the "Charter").

SECTION 16. That the Clerk of Council is hereby directed to cause this ordinance to be published or posted within ten days after its passage, as required by Section 4.13(A) of the Charter, any publication to be made in the Journal News, a newspaper of circulation in the City.

ADOPTED: _____, 2026.

Mayor

Clerk of Council

CERTIFICATE

The undersigned, Clerk of Council, Fairfield, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No. ____ adopted _____, 2026.

Clerk of Council

CERTIFICATE

The undersigned, Finance Director, Fairfield, Ohio, hereby certifies that Ordinance No. __ was filed with the County Auditor of Butler County, Ohio, on _____, 2026.

Finance Director

RECEIPT

The undersigned, County Auditor of the Butler County, Ohio, acknowledges receipt of

Ordinance No. ___ of the City of Fairfield, Ohio, on _____, 2026.

County Auditor

Financial Impact:

The issuance of the \$3,682,000 in BANs is a renewal of the Water Distribution Division System Improvements

Emergency Provision:

Yes - Accommodate bond pricing requirements.

Rule Suspension Requested:

Yes

ATTACHMENTS:

- 1. \$3.682M City of Fairfield Various Purpose BANS 2026 Renewal Ordinance(66748566.1)

CERTIFICATE OF MEMBERSHIP

The undersigned, Finance Director of the City of Fairfield, County of Butler, Ohio, hereby certifies that the following were the officers and members of Council during the period when proceedings were taken authorizing the issuance of not to exceed \$3,682,000 Various Purpose Bond Anticipation Notes, Series 2024, 2026 Renewal, dated the date of their issuance:

Mayor	<u>Mitch Rhodus</u>
Finance Director	<u>Diana Davenport</u>
City Manager	<u>Scott Timmer</u>
Clerk of Council	<u>Alisha Wilson</u>
Member of Council	<u>Leslie Besl</u>
Member of Council	<u>Dale Paullus</u>
Member of Council	<u>Debbie Pennington</u>
Member of Council	<u>Adam Kraft</u>
Member of Council	<u>Gwen Brill</u>
Member of Council	<u>Matt Davidson</u>
Member of Council	<u>Tim Meyers</u>
Law Director	<u>John Clemmons</u>

Finance Director

TRANSCRIPT CERTIFICATE

The undersigned, Clerk of Council of said City of Fairfield, hereby certifies that the following is a true and complete transcript of all proceedings relating to the authorization and issuance of the above identified notes.

Clerk of Council

**CERTIFICATE AS TO MAXIMUM MATURITY OF
BONDS AND BOND ANTICIPATION NOTES**

The undersigned, being the fiscal officer of the City of Fairfield, Ohio, within the meaning of Section 133.01 of the Uniform Public Securities Law of the Ohio Revised Code, hereby certifies to the City Council that the estimated life of the improvements financed with the proceeds of the sale of not to exceed \$3,682,000 of bonds, for the purpose of refinancing notes originally issued for the purposes of (i) constructing improvements to the water system, including replacing the water line on State Route 4 (\$330,000); (ii) making improvements to the waste water system, including installing a new motor control system (\$170,000); (iii) constructing improvements to the water system, including water main replacements (\$600,000); (iv) making water improvements including water main replacement at Winton and Resor Road (\$500,000); (v) replacing water meters on John Gray Road (\$882,000); and (vi) making improvements to the municipal water system, consisting of replacing chlorine/fluoride feed systems (\$1,200,000), is at least five (5) years and that the maximum maturity of said bonds, in accordance with Section 133.20 of the Uniform Public Securities Law of the Ohio Revised Code, is forty (40) years, and the maximum maturity of notes issued in anticipation thereof is eighteen (18) years.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2026.

Finance Director

ORDINANCE NO.

ORDINANCE AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$3,682,000 OF VARIOUS PURPOSE BOND ANTICIPATION NOTES, SERIES 2024, 2026 RENEWAL, BY THE CITY OF FAIRFIELD, OHIO, IN ANTICIPATION OF THE ISSUANCE OF BONDS, AND DECLARING AN EMERGENCY.

WHEREAS, the fiscal officer of the City has estimated the life or period of usefulness of the improvements as at least five (5) years, and certified the maximum maturity of the bonds to be issued to finance the same as forty (40) years, and of notes issued in anticipation thereof as eighteen (18) years;

WHEREAS, the City has previously issued bond anticipation notes which are outstanding in the amount of \$4,758,000, which are about to mature and which should be renewed in a reduced amount;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Fairfield (hereinafter called the "City"), Butler County, Ohio:

SECTION 1. That it is hereby declared necessary to issue bonds of the City of Fairfield, County of Butler, Ohio, in the principal amount of not to exceed \$3,682,000 bearing interest estimated at six per centum (6%) per annum and maturing over a period of forty (40) years, for the purpose of refinancing notes originally issued for the purposes of (i) constructing improvements to the water system, including replacing the water line on State Route 4 (\$330,000); (ii) making improvements to the waste water system, including installing a new motor control system (\$170,000); (iii) constructing improvements to the water system, including water main replacements (\$600,000); (iv) making water improvements including water main replacement at Winton and Resor Road (\$500,000); (v) replacing water meters on John Gray Road (\$882,000); and (vi) making improvements to the municipal water system, consisting of replacing chlorine/fluoride feed systems (\$1,200,000).

SECTION 2. That it is hereby determined that notes (hereinafter called the "Notes") in the principal amount of not to exceed \$3,682,000 shall be issued in anticipation of the issuance of said bonds.

SECTION 3. That the Notes shall be dated their date of issuance, shall bear interest at the rate not to exceed six percent (6.00%) per annum, payable at maturity, shall mature not later than one year from the date of issuance, and shall be of the denomination or denominations as may be requested by the purchaser or purchasers thereof all as determined by the Finance Director or the City Manager without further action by this Council, except that the denominations shall be \$100,000 or any integral multiple of \$1,000 in excess of \$100,000. The terms of such Notes, which shall be in compliance with Chapter 133 of the Ohio Revised Code, shall be set forth in the Certificate of Award setting forth the final terms of the Notes (the "Certificate of Award"), which is hereby authorized and which shall be executed by the City Manager or the Finance Director without further action by this council.

SECTION 4. That the Notes shall be executed by the City Manager and the Finance Director and may but shall not be required to bear the seal of the corporation. The Notes shall be designated “Various Purpose Bond Anticipation Notes, Series 2024, 2026 Renewal,” and shall be payable at a bank or trust company designated by the Finance Director or City Manager and the purchaser, and shall express upon their face the purpose for which they are issued and that they are issued in pursuance of this Ordinance.

SECTION 5. That the Notes shall be sold at public or private sale by the Finance Director at not less than ninety-seven percent of the par value of such Notes together with interest thereon, if any. The proceeds from such sale, except accrued interest thereon, shall be paid into the proper funds and used for the purpose aforesaid and for no other purpose. Accrued interest, if any, received on sale of said Notes shall be transferred to the bond retirement fund to be applied to the payment of principal of and interest on said Notes in the manner provided by law.

Notwithstanding the above, the Council and the Finance Director are hereby directed to withhold delivery of the notes, and to refuse to accept payment therefor, unless and until the original purchaser delivers to the City acknowledgment that the City has not prepared an official statement for the sale of the notes and the notes and the sale thereof is expected to be exempt from CFR § 240.15c2-12 by being issued in denominations of \$100,000 or greater and be being sold to no more than 35 accredited investors or maturing in nine months or less.

The City Manager or the Finance Director is hereby directed to report to this Council as soon after the sale and award of such notes as is reasonably feasible, the interest rate for such notes.

SECTION 6. That the Notes shall be the full general obligations of the City, and the full faith, credit and revenue of the City are hereby pledged for the prompt payment of the same.

SECTION 7. That during the period while the Notes run there shall be levied upon all of the taxable property in the City, within applicable limitations, in addition to all other taxes, a direct tax annually, not less than that which would have been levied if bonds had been issued without the prior issue of the Notes; said tax shall be and is hereby ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers in the same manner and at the same time that taxes for general purposes for each of said years are certified, extended and collected. Said tax shall be placed before and in preference to all other items and for the full amount thereof.

The funds derived from said tax levy hereby required shall be placed in a separate and distinct fund and, together with interest collected on the same, shall be irrevocably pledged for the payment of the principal and interest of the Notes, or the bonds in anticipation of which they are issued, when and as the same fall due; provided, however, to the extent other City revenues are available for such purpose said tax shall not be levied therefor.

SECTION 8. That this Council, for and on behalf of the City, hereby covenants that it will restrict the use of the Notes hereby authorized in such manner and to such extent, if any, and take such other action as may be necessary, after taking into account reasonable expectations at the time the debt is incurred, so that they will not constitute obligations the interest on which is subject to federal income taxation or “arbitrage bonds” under Sections 103(b)(2) and 148 of the Internal Revenue Code of 1986, as amended (the “Code”) and the regulations prescribed

thereunder. The Finance Director or any other officer having responsibility with respect to the issuance of said Notes is authorized and directed to give an appropriate certificate on behalf of the City, on the date of delivery of said Notes for inclusion in the transcript of proceedings, setting forth the facts, estimates and circumstances and reasonable expectations pertaining to the use of the proceeds thereof and the provisions of said Sections 103(b)(2) and 148 and regulations thereunder.

These Notes are hereby designated “tax-exempt obligations” for the purposes set forth in Section 265(b)(3) of the Code.

SECTION 9. That this Council hereby authorizes and directs the Finance Director or the City Manager to take any and all actions which may be necessary to issue the notes in book-entry-only form or in such form as will render the notes eligible for the services of the Depository Trust Company, New York, New York without further action by this Council, including execution of all documents necessary therefore.

SECTION 10. All appropriate officers of the City are further authorized to make, execute, acknowledge and deliver such agreements, financing statements, closing certificates and other instruments or documents as are, in the opinion of bond counsel, necessary to carry out the purposes of this ordinance.

SECTION 11. The firm of Dinsmore & Shohl LLP is hereby engaged as the City’s “bond counsel” pursuant to the engagement letter on file with the City.

SECTION 12. The City Manager or the Finance Director is hereby authorized to apply, if he deems it appropriate, for a rating on the Notes from either Standard & Poor's Corporation or Moody's Investors Service, and to pay the fee or premium for said rating to the extent authorized by law and approved by bond counsel.

SECTION 13. That the Finance Director is hereby directed to forward a certified copy of this Ordinance to the County Auditor.

SECTION 14. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

SECTION 15. That this ordinance is hereby declared to be an emergency measure for the necessary preservation of the public peace, health, safety and welfare or for the urgent benefit or protection of the inhabitants of the City of Fairfield, and for the reason that the immediate issuance of said Note is necessary to provide funds to provide for the orderly refinancing of the project to which the Note relates, including obtaining a favorable interest rate, and shall take effect immediately upon its passage, pursuant to Section 4.07(A) of the Charter of the City of Fairfield (hereafter called the “Charter”).

SECTION 16. That the Clerk of Council is hereby directed to cause this ordinance to be published or posted within ten days after its passage, as required by Section 4.13(A) of the Charter, any publication to be made in the Journal News, a newspaper of circulation in the City.

ADOPTED: _____, 2026.

Mayor

Clerk of Council

CERTIFICATE

The undersigned, Clerk of Council, Fairfield, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No. ____ adopted _____, 2026.

Clerk of Council

CERTIFICATE

The undersigned, Finance Director, Fairfield, Ohio, hereby certifies that Ordinance No. ____ was filed with the County Auditor of Butler County, Ohio, on _____, 2026.

Finance Director

RECEIPT

The undersigned, County Auditor of the Butler County, Ohio, acknowledges receipt of Ordinance No. ____ of the City of Fairfield, Ohio, on _____, 2026.

County Auditor



**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Diana Davenport, Finance Director
Department: Finance

Subject:

2026-2030 Capital Improvement Program

Legislation Title:

Resolution to approve and adopt the City of Fairfield, Ohio 2026-2030 Capital Improvement Program.

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

Recommendation:

It is recommended that City Council adopt the 2026-2030 CIP as presented at the February 23, 2026 Council-Manager briefing.

Discussion:

The Capital Improvement Program provides City Council with a comprehensive five-year plan of capital improvements and expenditures to be undertaken by the City of Fairfield. It is presented annually in accordance with Fairfield City Charter Article VI, Section 6.02(A)(6) to members of Fairfield City Council.

The total amount programmed for capital spending in the 2026-2030 Capital Improvement Program budget is approximately \$167.6 million. The Capital Improvement Program Budget was presented at the February 23, 2026 Council-Manager briefing to review each department's 2026 capital projects. The 2026 capital projects are breakdown by department is as follows:

City Manager's Office	\$610,000
Development Services	\$290,000
Police	\$265,000
Fire	\$333,000
Facilities	\$1,010,000
Public Works (Streets/Parks)	\$16,414,653
Fleet	\$2,075,000
Parks & Recreation	\$1,624,000
Golf/Aquatic	\$394,000
Water	\$2,032,000

Wastewater \$2,134,000
\$27,171,653

Financial Impact:

Total City capital expenditures programmed for the 2026 projects are approximately \$27.2 million; the total capital expenditures programmed for the next five years of projects are approximately \$167.6 million with anticipated outside/other funding of \$56.2 million.

Emergency Provision:

No

Rule Suspension Requested:

Yes

ATTACHMENTS:

- 1. 2026_CIPSummary_Summary
- 2. Capital Improvement Program-Res

2026-2030 Capital Improvement Program Summary Report by Year



2026

6CM01	NETWORK INFRASTRUCTURE MAINTENANCE				\$45,000
	<i>Priority-Need: MAJOR - CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
6CM02	SOFTWARE MAINTENANCE				\$23,500
	<i>Priority-Need: CRITICAL - CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	100		
6CM03	COMPUTER AND SERVER EQUIPMENT				\$240,000
	<i>Priority-Need: CRITICAL - CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402 624 605		
6CM04	CAMERA SURVEILLANCE SYSTEM				\$155,000
	<i>Priority-Need: MAJOR - CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
6CM06	SUSTAINABILITY INITIATIVES				\$25,000
	<i>Priority-Need: MINOR-QUALITY OF LIFE</i>	<i>Source(s):</i>	416		
6CM07	SUSTAINABILITY IMPROVEMENTS				\$59,500
	<i>Priority-Need: MINOR-IMPROVEMENTS</i>	<i>Source(s):</i>	416		
6CM08	250 TREES				\$62,000
	<i>Priority-Need: MINOR-IMPROVEMENTS</i>	<i>Source(s):</i>	416		
6DV01	COMMERCIAL REVITALIZATION PROGRAM				\$100,000
	<i>Priority-Need: MINOR - QUALITY OF LIFE</i>	<i>Source(s):</i>	414		
6DV02	SUSTAINABILITY TECHNICAL ASSISTANCE				\$75,000
	<i>Priority-Need: MINOR - GOAL MANDATE</i>	<i>Source(s):</i>	416		
6DV04	FAIRFIELD HELPING NEIGHBORS				\$100,000
	<i>Priority-Need: MINOR - PUBLIC HEALTH, SAFETY AND WELFARE</i>	<i>Source(s):</i>	414		
6DV05	FIREBIRD DRIVE METROPARKS TRAILHEAD				\$10,000
	<i>Priority-Need: MINOR-QUALITY OF LIFE</i>	<i>Source(s):</i>	222		
6DV06	DEVELOPMENT SERVICES IMPROVEMENTS				\$5,000
	<i>Priority-Need: MINOR - IMPROVE SERVICE LEVEL</i>	<i>Source(s):</i>	402		
6PD01	POLICE VEHICLE EQUIPMENT				\$35,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
6PD02	FIREARMS UPGRADE				\$100,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
6PD03	VEHICLE ARMOR UPGRADE				\$80,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		

2026-2030 Capital Improvement Program Summary Report by Year



2026

6PD04	PERSONAL PROTECTIVE EQUIPMENT		\$50,000
	<i>Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
6FD01	REPLACEMENT HOSE AND FIRE EQUIPMENT		\$50,000
	<i>Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
6FD02	REPLACEMENT PERSONAL PROTECTIVE EQU		\$70,000
	<i>Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
6FD03	WIRELESS HEADSETS FOR APPARATUS		\$36,000
	<i>Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
6FD04	SCBA AIR COMPRESSORS		\$140,000
	<i>Priority-Need: MAJOR - PUBLIC HEALTH, SAFETY AND WELFARE AND EFFICIENCY.</i>	<i>Source(s): 402</i>	
6FD05	REPLACEMENT OF MED-VAULTS		\$37,000
	<i>Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
6FC01	MUNICIPAL/ANNEX REPAIRS & UPGRADES		\$150,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
6FC51	PARKS BUILDINGS REPAIRS & UPGRADES		\$70,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
6FC52	LANE LIBRARY REPAIRS		\$30,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
6FC61	PUBLIC WORKS REPAIRS & UPGRADES		\$180,000
	<i>Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
6FC71	JUSTICE CENTER REPAIRS		\$80,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
6FC81	FIREHOUSE REPAIRS & UPGRADES		\$350,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
6FC82	LAND - FIRE STATION		\$150,000
	<i>Priority-Need: MAJOR- PUBLIC HEALTH, SAFETY AND WELFARE</i>	<i>Source(s): 402</i>	
6PW01	SIDEWALK INSTALLATION GAP PROGRAM		\$15,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 415</i>	
6PW02	TRAFFIC ENGINEERING / SPARE PARTS		\$25,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 401</i>	

2026-2030 Capital Improvement Program Summary Report by Year



2026

6PW03	DRAINAGE IMPROVEMENTS (CONTRACTED)				\$125,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
6PW04	DRAINAGE IMPROVEMENTS (IN HOUSE)				\$125,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
6PW06	ANNUAL STREET PAVING PROGRAM				\$2,545,400
	<i>Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401 410 605		
6PW07	ANNUAL CONCRETE PROGRAM				\$875,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401		
6PW08	LANDSCAPE MAINTENANCE PROGRAM				\$165,000
	<i>Priority-Need: MINOR-QUALITY OF LIFE DEVELOPMENT DRIVEN</i>	<i>Source(s):</i>	402		
6PW09	PAVEMENT MARKING PROGRAM				\$125,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401		
6PW10	GEOTECHNICAL EXPLORATION & TESTING				\$10,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
6PW11	STREET LIGHT INSTALLATION PROGRAM				\$8,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	416		
6PW12	PARKING LOT MAINTENANCE PROGRAM				\$30,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
6PW13	STREET MAINTENANCE - CRACK SEALING				\$25,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401		
6PW15	CCTV REPLACEMENT				\$20,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402 211		
6PW16	SIDEWALK / APRON PROGRAM				\$310,000
	<i>Priority-Need: MAJOR - QUALITY OF LIFE DEVELOPMENT DRIVEN</i>	<i>Source(s):</i>	100		
6PW17	SIDEWALK CUTTING / SIDEWALK PROGRAM				\$30,000
	<i>Priority-Need: MAJOR-QUALITY OF LIFE</i>	<i>Source(s):</i>	100		
6PW20	RIVER RD WEST MULTIUSE PATH - ENG				\$30,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	415		
6PW21	RIVER/GROH/CHATEAU & MULTIUSE - R/W				\$60,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	415		

2026-2030 Capital Improvement Program Summary Report by Year



2026

6PW22	ROUTE 4 SIDEWALK-HOLDEN TO MICHAEL								\$195,000
	Priority-Need:	MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	CDBG	401	222			
6PW23	GUARDRAIL IMPROVEMENTS								\$35,000
	Priority-Need:	MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	402					
6PW25	ROSS AND WOODRIDGE - CONSTRUCTION								\$930,000
	Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401	410	410	605		
6PW27	SEWARD TRAIL - ENGINEERING								\$100,000
	Priority-Need:	MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	222					
6PW28	PLEASANT MULTIUSE PATH - CONSTRUCT								\$4,640,000
	Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	FED	415	401	604	205	
6PW29	PLEASANT AVE MULTIUSE PATH - ENG/RW								\$90,000
	Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	415					
6PW31	DONALD DR SIDEWALK - ENGINEERING								\$40,000
	Priority-Need:	MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	415					
6PW33	SIDEWALK RIVER VINNEDGE VAN CLEVES								\$50,000
	Priority-Need:	MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	415	OTHER				
6PW34	RRFB - BIBURY SCHOOL ZONE								\$15,000
	Priority-Need:	MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	OTHER					
6PW35	TOWN CENTER IMPROVEMENTS								\$40,000
	Priority-Need:	MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	220	414				
6PW36	GREAT MIAMI TRAIL - CONSTRUCTION								\$1,800,337
	Priority-Need:	MAJOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	FED	415				
6PW44	EV CHARGING STATIONS - CONSTRUCTION								\$610,916
	Priority-Need:	CRITICAL-IMPROVE CURRENT SERVICE LEVEL	Source(s):	416	FED				
6PW46	RT 4 SIDEWALK - N OF SYMMES - CONST								\$255,000
	Priority-Need:	MINOR-IMPROVE CURRENT SERVICE LEVEL	Source(s):	401	CDBG	415			
6PW50	SYMMES RAIL CROSSING ELIMINATION								\$100,000
	Priority-Need:	CRITICAL - IMPROVE CURRENT SERVICE LEVEL	Source(s):	401					
6PW53	STORM SEWER LINING, CLEANING, TV								\$175,000
	Priority-Need:	CRITICAL-MAINTAIN CURRENT SERVICE LEVEL	Source(s):	402					

2026-2030 Capital Improvement Program Summary Report by Year



2026

6PW54	PLEASANT SW - N OF AUGUSTA - ENG			\$100,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	415	
6PW55	CMP STORM SEWER FIELD PAVE INVERTS			\$125,000
	<i>Priority-Need: CRITICAL - MAINTAIN CURRENT</i>	<i>Source(s):</i>	402	
6PW57	PLEASANT RUN CREEK WALL REPAIR			\$250,000
	<i>Priority-Need: CRITICAL - MAINTAIN CURRENT</i>	<i>Source(s):</i>	402	
6PW58	AUGUSTA BRIDGE REPLACEMENT - ENG			\$215,000
	<i>Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401 STATE	
6PW59	PUBLIC WORKS BUILDING-CONSTRUCTION			\$800,000
	<i>Priority-Need: MAJOR-IMPROVE EFFICIENCY</i>	<i>Source(s):</i>	201	
6PW60	PARKS PARKING LOT MAINTENANCE			\$240,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
6PW61	PARKS PROJECTS (MINOR)-ENGINEERING			\$25,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
6PW62	PLAYGROUND EQUIPMENT			\$20,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
6PW63	PARKS SITE AMENITIES			\$90,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
6PW64	PARKS EQUIPMENT			\$60,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
6PW65	OAKWOOD PAVED TRAIL EXTENSION			\$45,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	413	
6PW66	MARSH LAKE INTERIOR TRAILS - CONST			\$845,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	415 STATE	
6FT21	REPLACEMENT OF TRUCK (WATER)			\$150,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	605	
6FT61	REPLACE SNOW TRUCK (STREETS)			\$380,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
6FT62	PURCHASE OF MOWER (STREETS)			\$185,000
	<i>Priority-Need: MINOR- MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	

2026-2030 Capital Improvement Program Summary Report by Year



2026

6FT66	REPLACE BACKHOE (STREETS)			\$180,000
	<i>Priority-Need: MINOR- MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
6FT67	REPLACEMENT OF MOWERS (STREETS)			\$20,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
6FT68	PURCHASE OF SNOW EQ (STREETS)			\$40,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
6FT71	REPLACEMENT OF PATROL VEHICLES (PD)			\$320,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
6FT74	REPLACEMENT OF STAFF VEHICLES (PD)			\$140,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
6FT81	PURCHASE OF STAFF VEHICLE (FIRE)			\$110,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
6FT86	REPLACEMENT OF AMBULANCE (FIRE)			\$550,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
6PR01	COMMUNITY ARTS CENTER			\$250,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
6PR02	PARK FACILITIES IMPROVEMENTS & MAIN			\$74,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402 DONOR	
6PR11	MARSH PARK SW IMPROVEMENTS			\$1,200,000
	<i>Priority-Need: MAJOR-QUALITY OF LIFE</i>	<i>Source(s):</i>	413	
6PR55	URBAN FORESTRY GRANT			\$100,000
	<i>Priority-Need: MINOR -QUALITY OF LIFE</i>	<i>Source(s):</i>	416 STATE	
6RC01	GOLF BEAUTIFICATION/LANDSCAPING			\$90,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	640	
6RC04	GOLF MOWERS/EQUIPMENT			\$131,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
6RC05	GOLF FACILITY NEW BUILDING - DESIGN			\$45,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	640	
6RC06	AQUATIC FACILITY IMPROVEMENT & MAIN			\$80,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	640	

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6RC13	GOLF FACILITY IMPROVEMENTS & MAINT.		\$48,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 640</i>	
6WT01	MAINTAIN RAW WATER PRODUCTION WELLS		\$150,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
6WT02	INSTRUMENTATION REPLACEMENT PROGRAM		\$55,000
	<i>Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
6WT03	SECURITY/SURVEILLANCE		\$5,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
6WT04	PUMP OVERHAUL/REPLACEMENT PROGRAM		\$180,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
6WT05	REPLACE MAJOR PROCESS EQUIPMENT		\$75,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
6WT06	WATER PLANT CONCRETE/MASONRY REPAIR		\$25,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
6WT07	REPLACE NON-PROCESS EQUIPMENT		\$5,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
6WT08	BOOSTER STATION IMPROVEMENTS		\$15,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
6WT09	REPLACE FIRE HYDRANTS		\$50,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
6WT10	SMALL WATER LINE IMPROVEMENTS		\$175,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
6WT12	WATER TANK/TOWER MAINTENANCE		\$750,000
	<i>Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
6WT13	WATER COMPUTER MODELING		\$20,000
	<i>Priority-Need: MAJOR- IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 407</i>	
6WT14	ASPHALT/CONCRETE REPLACEMENT		\$75,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
6WT15	BUILDING IMPROVEMENTS		\$40,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	

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6WT16	ELECTRICAL IMPROVEMENTS		\$30,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
6WT17	VALVE BOXES AND COVERS		\$15,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
6WT18	HEALTH AND SAFETY SUPPLIES		\$20,000
	<i>Priority-Need: MAJOR - PUBLIC HEALTH, SAFETY OR WELFARE MANDATES</i>	<i>Source(s): 605</i>	
6WT19	HYDRANT REHAB		\$50,000
	<i>Priority-Need: MINOR - IMPROVE</i>	<i>Source(s): 604</i>	
6WT20	AUTOMATIC METER READING		\$30,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
6WT21	SCADA INTEGRATION		\$60,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
6WT22	FACILITY GROUND AND LANDSCAPE		\$7,000
	<i>Priority-Need: MINOR- MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
6WT23	TRAVEL VAC		\$125,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
6WT24	SEWARD TANK EASEMENT ACQUISITION		\$50,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
6WT25	CRESTWOOD PRV RELOCATION		\$25,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
6WW01	SANITARY SEWER REHABILITATION		\$250,000
	<i>Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 623</i>	
6WW02	ROOT CONTROL MAINTENANCE PROGRAM		\$20,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
6WW03	MANHOLE REHABILITATION PROGRAM		\$10,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
6WW05	INSTRUMENTATION REPLACEMENT PROGRAM		\$15,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
6WW06	PUMP OVERHAUL/REPLACEMENT PROGRAM		\$25,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	

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6WW07	WASTEWATER PLANT CONCRETE/MASONRY		\$14,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 623</i>	
6WW08	PAVEMENT REPAIRS AND REPLACEMENT		\$15,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 623</i>	
6WW09	VIDEO AND SEWER CLEANING EQUIPMENT		\$15,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
6WW10	MONITORING EQUIPMENT		\$15,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
6WW11	ELECTRICAL IMPROVEMENTS		\$30,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
6WW12	SANITARY SEWER FLOW MODELING		\$25,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
6WW13	BUILDING IMPROVEMENTS		\$130,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
6WW14	AUTOMATIC METER READING (AMR)		\$25,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
6WW15	LIFT STATION UPGRADES		\$125,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
6WW16	HEALTH AND SAFETY SUPPLIES		\$20,000
	<i>Priority-Need: MAJOR - PUBLIC HEALTH, SAFETY OR WELFARE MANDATES</i>	<i>Source(s): 624</i>	
6WW17	REPLACE MAJOR PROCESS EQUIPMENT		\$450,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 623</i>	
6WW19	WATER MAIN IMPROVEMENTS		\$450,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
6WW20	RIVER ROAD SEWER EXTENSION		\$500,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 408</i>	
			\$27,181,653

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7CM01	NETWORK INFRASTRUCTURE MAINTENANCE				\$25,000
	<i>Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
7CM02	SOFTWARE MAINTENANCE				\$15,000
	<i>Priority-Need: CRITICAL - CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	100		
7CM03	COMPUTER AND SERVER EQUIPMENT				\$250,000
	<i>Priority-Need: CRITICAL - CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	624 605	
7CM04	CAMERA SURVEILLANCE SYSTEM				\$35,000
	<i>Priority-Need: MINOR - CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
7CM06	SUSTAINABILITY INITIATIVES				\$25,000
	<i>Priority-Need: MINOR-QUALITY OF LIFE</i>	<i>Source(s):</i>	416		
7CM07	SUSTAINABILITY IMPROVEMENTS				\$50,000
	<i>Priority-Need: MINOR-IMPROVEMENTS</i>	<i>Source(s):</i>	416		
7DV01	COMMERCIAL REVITALIZATION PROGRAM				\$100,000
	<i>Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	414		
7DV02	SUSTAINABILITY TECHNICAL ASSISTANCE				\$75,000
	<i>Priority-Need: MINOR - GOAL MANDATE</i>	<i>Source(s):</i>	416		
7DV03	TOWN CENTER PLACEMAKING				\$50,000
	<i>Priority-Need: MINOR - QUALITY OF LIFE</i>	<i>Source(s):</i>	220	414	
7DV05	MARSH PARK TENANT IMPROVEMENTS				\$250,000
	<i>Priority-Need: MAJOR - ECONOMIC GROWTH</i>	<i>Source(s):</i>	413		
7PD01	POLICE VEHICLE EQUIPMENT				\$35,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
7FD01	REPLACEMENT PERSONAL PROTECTIVE EQU				\$70,000
	<i>Priority-Need: CRITICAL - CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
7FD02	REPLACEMENT HOSE AND FIRE EQUIPMENT				\$50,000
	<i>Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
7FC01	MUNICIPAL/ANNEX REPAIRS & UPGRADES				\$50,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
7FC51	PARKS BUILDINGS REPAIRS & UPGRADES				\$60,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		

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7FC52	LANE LIBRARY REPAIRS		\$30,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
7FC61	PUBLIC WORKS REPAIRS & UPGRADES		\$30,000
	<i>Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
7FC71	JUSTICE CENTER REPAIRS & UPGRADES		\$50,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
7FC81	FIREHOUSE REPAIRS & UPGRADES		\$30,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
7FC82	DESIGN SERVICES - NEW FIRE STATION		\$750,000
	<i>Priority-Need: MAJOR; PUBLIC HEALTH, SAFETY AND WELLFARE</i>	<i>Source(s): 402</i>	
7PW01	SIDEWALK INSTALLATION GAP PROGRAM		\$10,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 415</i>	
7PW02	TRAFFIC ENGINEERING / SPARE PARTS		\$25,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 401</i>	
7PW03	DRAINAGE IMPROVEMENTS (CONTRACTED)		\$125,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
7PW04	DRAINAGE IMPROVEMENTS (IN HOUSE)		\$125,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
7PW06	ANNUAL STREET PAVING PROGRAM		\$2,300,000
	<i>Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 401</i>	
7PW07	ANNUAL CONCRETE PROGRAM		\$950,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 401</i>	
7PW08	LANDSCAPE MAINTENANCE PROGRAM		\$170,000
	<i>Priority-Need: MINOR-QUALITY OF LIFE DEVELOPMENT DRIVEN</i>	<i>Source(s): 402</i>	
7PW09	PAVEMENT MARKING PROGRAM		\$125,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 401</i>	
7PW10	GEOTECHNICAL EXPLORATION & TESTING		\$10,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 401</i>	
7PW11	STREET LIGHT INSTALLATION PROGRAM		\$8,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 416</i>	

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7PW12	PARKING LOT MAINTENANCE PROGRAM			\$35,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7PW13	STREET MAINTENANCE - CRACK SEALING			\$25,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401	
7PW15	CCTV REPLACEMENT			\$12,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402 211	
7PW16	SIDEWALK/APRON PROGRAM			\$250,000
	<i>Priority-Need: MAJOR - QUALITY OF LIFE DEVELOPMENT DRIVEN</i>	<i>Source(s):</i>	100	
7PW17	SIDEWALK CUTTING - SIDEWALK PROGRAM			\$30,000
	<i>Priority-Need: MAJOR-QUALITY OF LIFE</i>	<i>Source(s):</i>	100	
7PW20	DONALD DR SIDEWALK - CONSTRUCTION			\$160,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401 CDBG	
7PW21	RIVER/GROH/CHATEAU & MULTIUSE - R/W			\$45,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7PW23	GUARDRAIL IMPROVEMENTS			\$35,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7PW24	JOHN GRAY SIDEWALK - CONSTRUCTION			\$210,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	415	
7PW25	MACK SIDEWALK-MERCY-WILDWOOD-CONS			\$100,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	415	
7PW34	PLEASANT AVE URBAN PAVING - ENG			\$100,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401	
7PW35	127 SIDEWALK AT AUGUSTA - CONSTRUCT			\$650,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	415 401	
7PW37	HAPPY VALLEY BRIDGE REHAB			\$250,000
	<i>Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7PW42	WITTENBERG AND NILLES - CONST			\$1,150,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401 205	
7PW45	ROUTE 4 STORM SEWER & SIDEWALK-R/W			\$75,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	

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7PW49	PW REPLACE GAS & DIESEL TANKS			\$150,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7PW53	STORM SEWER LINING (VARIOUS)			\$175,000
	<i>Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7PW55	CMP STORM SEWER FIELD PAVE INVERTS			\$125,000
	<i>Priority-Need: CRITICAL - MAINTAIN CURRENT</i>	<i>Source(s):</i>	402	
7PW60	PARKS PARKING LOT MAINTENANCE			\$200,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402 413	
7PW61	PARKS PROJECTS (MINOR)-ENGINEERING			\$50,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7PW62	PLAYGROUND EQUIPMENT			\$20,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7PW63	PARKS SITE AMENITIES			\$75,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7PW64	PARKS EQUIPMENT			\$35,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7FT01	REPLACE STAFF VEHICLE (BUILDING)			\$60,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7FT02	REPLACEMENT STAFF VEHICLE (DEV SER)			\$70,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7FT21	REPLACEMENT OF TRUCKS (WATER)			\$175,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	605	
7FT42	REPLACEMENT OF TRUCK (SEWER)			\$220,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	624	
7FT43	REPLACEMENT STAFF VEHICLE (SEWER)			\$60,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	624	
7FT51	REPLACEMENT OF TRUCKS (PARKS)			\$110,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7FT62	REPLACE PICKUP TRUCK (STREETS)			\$200,000
	<i>Priority-Need: MINOR- MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	

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7FT63	REPLACE SNOW TRUCK (STREETS)			\$240,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7FT65	REPLACE BRUSH CHIPPER (STREETS)			\$60,000
	<i>Priority-Need: MINOR- MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7FT67	REPLACEMENT OF MOWERS (STREETS)			\$20,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7FT71	REPLACEMENT OF PATROL VEHICLES (PD)			\$260,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7FT74	REPLACEMENT OF STAFF VEHICLES (PD)			\$150,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7FT80	PURCHASE OF FIRE TRUCK			\$1,300,000
	<i>Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7PR01	COMMUNITY ARTS CENTER			\$100,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7PR02	PARK FACILITIES IMPROVEMENT & MAINT			\$50,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7PR03	URBAN FORESTRY			\$30,000
	<i>Priority-Need: MINOR-QUALITY OF LIFE</i>	<i>Source(s):</i>	402	
7PR11	MARSH PARK SW IMPROVEMENTS			\$12,000,000
	<i>Priority-Need: MAJOR-QUALITY OF LIFE</i>	<i>Source(s):</i>	413 DEBT	
7RC01	GOLF BEAUTIFICATION/LANDSCAPING			\$150,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	640	
7RC04	MOWERS/EQUIPMENT REPLACEMENT			\$101,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7RC05	GOLF FACILITY NEW BUILDING			\$250,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	640	
7RC06	AQUATIC FACILITY IMPROVEMENTS & MAI			\$85,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
7RC07	FIRE LINE REPLACEMENT			\$250,000
	<i>Priority-Need: MAJOR - PUBLIC HEALTH, SAFETY AND WELFARE</i>	<i>Source(s):</i>	402	

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7RC13	GOLF FACILITY IMPROVEMENTS & MAINT		\$65,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 640</i>	
7WT01	MAINTAIN RAW WATER PRODUCTION WELLS		\$100,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
7WT02	INSTRUMENTATION REPLACEMENT PROGRAM		\$20,000
	<i>Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
7WT03	SECURITY/SURVEILLANCE		\$5,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
7WT04	PUMP OVERHAUL/REPLACEMENT PROGRAM		\$30,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
7WT05	REPLACE MAJOR PROCESS EQUIPMENT		\$25,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
7WT06	WATER PLANT CONCRETE/MASONRY REPAIR		\$25,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
7WT07	REPLACE NON-PROCESS EQUIPMENT		\$5,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
7WT08	BOOSTER STATION IMPROVEMENTS		\$15,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
7WT09	REPLACE FIRE HYDRANTS		\$50,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
7WT10	SMALL WATER LINE IMPROVEMENTS		\$200,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
7WT11	DISTRIBUTION SYSTEM IMPROVEMENTS		\$1,000,000
	<i>Priority-Need: CRITICAL-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
7WT12	WATER TANK/TOWER MAINTENANCE		\$50,000
	<i>Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
7WT13	WATER COMPUTER MODELING		\$20,000
	<i>Priority-Need: MAJOR- IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 407</i>	
7WT14	ASPHALT/CONCRETE REPLACEMENT		\$75,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	

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7WT15	BUILDING IMPROVEMENTS		\$18,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
7WT16	ELECTRICAL IMPROVEMENTS		\$120,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
7WT17	VALVE BOXES AND COVERS		\$15,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
7WT18	AUTOMATIC METER READING		\$30,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
7WT19	HYDRANT REHAB		\$75,000
	<i>Priority-Need: MINOR - IMPROVE</i>	<i>Source(s): 604</i>	
7WT21	FACILITY GROUND AND LANDSCAPE		\$7,000
	<i>Priority-Need: MINOR- MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
7WT22	HEALTH AND SAFETY EQUIPMENT		\$20,000
	<i>Priority-Need: MAJOR - PUBLIC HEALTH, SAFETY OR WELFARE MANDATES</i>	<i>Source(s): 605</i>	
7WT23	SCADA INTEGRATION		\$80,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
7WW01	SANITARY SEWER REHABILITATION		\$100,000
	<i>Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 623</i>	
7WW02	ROOT CONTROL MAINTENANCE PROGRAM		\$20,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
7WW03	MANHOLE REHABILITATION PROGRAM		\$10,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
7WW04	HEALTH AND SAFETY SUPPLIES		\$20,000
	<i>Priority-Need: MAJOR - PUBLIC HEALTH, SAFETY OR WELFARE MANDATES</i>	<i>Source(s): 624</i>	
7WW05	INSTRUMENTATION REPLACEMENT PROGRAM		\$15,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
7WW06	PUMP OVERHAUL/REPLACEMENT PROGRAM		\$25,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
7WW07	WASTEWATER PLANT CONCRETE/MASONRY		\$14,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 623</i>	

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7WW08	PAVEMENT REPAIRS AND REPLACEMENT		\$15,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 623</i>	
7WW09	VIDEO AND SEWER CLEANING EQUIPMENT		\$250,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
7WW10	MONITORING EQUIPMENT		\$15,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
7WW11	ELECTRICAL IMPROVEMENTS		\$30,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
7WW12	SANITARY SEWER FLOW MODELING		\$15,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
7WW13	BUILDING IMPROVEMENTS		\$150,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
7WW14	AUTOMATIC METER READING (AMR)		\$25,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
7WW15	REPLACE MAJOR PROCESS EQUIPMENT		\$500,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 623</i>	
7WW17	LIFT STATION UPGRADES		\$1,800,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
7WW18	ANAEROBIC DIGESTER CLEANING		\$125,000
	<i>Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
			\$30,955,000

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28A01	NETWORK INFRASTRUCTURE MAINTENANCE				\$55,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
28A02	SOFTWARE MAINTENANCE				\$15,000
	<i>Priority-Need: CRITICAL - CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
28A03	COMPUTER AND SERVER EQUIPMENT				\$250,000
	<i>Priority-Need: CRITICAL - CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	624 605 402		
28A05	CAMERA SURVEILLANCE SYSTEM				\$35,000
	<i>Priority-Need: MAJOR/MINOR - CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
28A06	SUSTAINABILITY INITIATIVES				\$25,000
	<i>Priority-Need: MINOR-QUALITY OF LIFE</i>	<i>Source(s):</i>	416		
28A07	SUSTAINABILITY IMPROVEMENTS				\$50,000
	<i>Priority-Need: MINOR-IMPROVEMENTS</i>	<i>Source(s):</i>	416		
28D01	COMMERCIAL REVITALIZATION PROGRAM				\$100,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	414		
28D02	SUSTAINABILITY TECHNICAL ASSISTANCE				\$75,000
	<i>Priority-Need: MINOR - GOAL MANDATE</i>	<i>Source(s):</i>	416		
28L01	POLICE VEHICLE EQUIPMENT				\$35,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
28F01	REPLACEMENT PERSONAL PROTECTIVE EQU				\$70,000
	<i>Priority-Need: CRITICAL - CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
28F02	REPLACEMENT HOSE AND FIRE EQUIPMENT				\$50,000
	<i>Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
28F03	REPLACEMENT BALLISTIC VESTS/HELMETS				\$55,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
28B01	MUNICIPAL/ANNEX REPAIRS & UPGRADES				\$50,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
28B51	PARKS BUILDINGS REPAIRS & UPGRADES				\$50,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
28B52	LANE LIBRARY REPAIRS				\$30,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		

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28B61	PUBLIC WORKS REPAIRS & UPGRADES			\$30,000
	<i>Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
28B71	JUSTICE CENTER REPAIRS & UPGRADES			\$50,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
28B81	FIREHOUSE REPAIRS & UPGRADES			\$30,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
28R01	SIDEWALK INSTALLATION GAP PROGRAM			\$10,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	415	
28R02	TRAFFIC ENGINEERING / SPARE PARTS			\$30,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401	
28R03	DRAINAGE IMPROVEMENTS (CONTRACTED)			\$150,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
28R04	DRAINAGE IMPROVEMENTS (IN HOUSE)			\$125,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
28R06	ANNUAL STREET PAVING PROGRAM			\$2,500,000
	<i>Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401	
28R07	ANNUAL CONCRETE PROGRAM			\$900,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401	
28R08	LANDSCAPING MAINTENANCE PROGRAM			\$175,000
	<i>Priority-Need: MINOR-QUALITY OF LIFE DEVELOPMENT DRIVEN</i>	<i>Source(s):</i>	402	
28R09	PAVEMENT MARKING PROGRAM			\$125,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401	
28R10	GEOTECHNICAL EXPLORATION & TESTING			\$10,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401	
28R11	STREET LIGHT INSTALLATION PROGRAM			\$8,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	416	
28R12	PARKING LOT MAINTENANCE PROGRAM			\$340,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402 624 605	
28R13	STREET MAINTENANCE - CRACK SEALING			\$30,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401	

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28R15	CCTV REPLACEMENT								\$15,000
	<i>Priority-Need:</i>	MAJOR-IMPROVE CURRENT SERVICE LEVEL	<i>Source(s):</i>	402	211				
28R16	SIDEWALK/APRON PROGRAM								\$250,000
	<i>Priority-Need:</i>	MAJOR - QUALITY OF LIFE DEVELOPMENT DRIVEN	<i>Source(s):</i>	100					
28R17	SIDEWALK CUTTING / SIDEWALK PROGRAM								\$30,000
	<i>Priority-Need:</i>	MAJOR-QUALITY OF LIFE	<i>Source(s):</i>	100					
28R21	RIVER/GROH/CHATEAU - CONST								\$2,650,000
	<i>Priority-Need:</i>	MAJOR-IMPROVE CURRENT SERVICE LEVEL	<i>Source(s):</i>	401	410	415	605	205	
28R24	RIVER RD WEST MULTIUSE PATH - CONST								\$1,300,000
	<i>Priority-Need:</i>	MAJOR-IMPROVE CURRENT SERVICE LEVEL	<i>Source(s):</i>	415					
28R26	PATTERSON WIDENING - CONSTRUCTION								\$700,000
	<i>Priority-Need:</i>	MAJOR-IMPROVE	<i>Source(s):</i>	401	CDBG	220			
28R27	DONALD DR SIDEWALK - CONSTRUCTION								\$160,000
	<i>Priority-Need:</i>	MINOR-IMPROVE CURRENT SERVICE LEVEL	<i>Source(s):</i>	401	CDBG				
28R30	SEWARD AND ROUTE 4 - ENGINEERING								\$400,000
	<i>Priority-Need:</i>	MAJOR-IMPROVE CURRENT SERVICE LEVEL	<i>Source(s):</i>	401	222				
28R31	SYMMES AND ROUTE 4 - ENGINEERING								\$400,000
	<i>Priority-Need:</i>	MAJOR-IMPROVE CURRENT SERVICE LEVEL	<i>Source(s):</i>	401	222				
28R32	WINTON (RESOR TO OAK TREE) - CONST								\$1,986,000
	<i>Priority-Need:</i>	MAJOR-IMPROVE CURRENT SERVICE LEVEL	<i>Source(s):</i>	401	205	604			
28R39	DONALD / BUSWAY ROUNDABOUT - ENG								\$200,000
	<i>Priority-Need:</i>	MINOR-IMPROVE CURRENT SERVICE LEVEL	<i>Source(s):</i>	CDBG	415	401			
28R45	ROUTE 4 STORM SEWER AND SIDEWALK								\$450,000
	<i>Priority-Need:</i>	MINOR-IMPROVE CURRENT SERVICE LEVEL	<i>Source(s):</i>	402					
28R50	SYMMES RAIL CROSSING ELIMINATION								\$1,000,000
	<i>Priority-Need:</i>	CRITICAL - IMPROVE CURRENT SERVICE LEVEL	<i>Source(s):</i>	DEBT					
28R53	STORM SEWER LINING, CLEANING, TV								\$175,000
	<i>Priority-Need:</i>	CRITICAL-MAINTAIN CURRENT SERVICE LEVEL	<i>Source(s):</i>	402					
28R55	CMP STORM SEWER FIELD PAVE INVERTS								\$125,000
	<i>Priority-Need:</i>	CRITICAL - MAINTAIN CURRENT	<i>Source(s):</i>	402					

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28R58	AUGUSTA BRIDGE REPLACEMENT - R/W		\$40,000
	<i>Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
28R60	PARKS PARKING LOT MAINTENANCE		\$100,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
28R61	PARKS PROJECTS (MINOR)-ENGINEERING		\$25,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
28R62	PLAYGROUND EQUIPMENT		\$20,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
28R63	PARKS SITE AMENITIES		\$75,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
28R64	PARKS EQUIPMENT		\$35,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
28R65	PLAYING COURTS REPAIR PROGRAM		\$50,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
28V21	REPLACEMENT OF TRUCKS (WATER)		\$125,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
28V27	REPLACEMENT OF MOWERS (WATER)		\$20,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
28V41	REPLACEMENT OF TRUCK (SEWER)		\$125,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
28V51	REPLACEMENT OF TRUCKS (PARKS)		\$70,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
28V61	REPLACE SNOW TRUCK (STREETS)		\$300,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
28V62	REPLACE PICKUP TRUCK (STREETS)		\$250,000
	<i>Priority-Need: MINOR- MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
28V71	REPLACEMENT OF PATROL VEHICLES (PD)		\$100,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
28V73	REPLACEMENT PARK RANGER VEHICLE(PD)		\$70,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	

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28V74	REPLACEMENT OF STAFF VEHICLES (PD)		\$100,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
28P01	COMMUNITY ARTS CENTER		\$100,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
28P02	PARK FACILITIES IMPROVEMENTS & MAIN		\$50,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
28P03	URBAN FORESTRY		\$30,000
	<i>Priority-Need: MINOR</i>	<i>Source(s): 402</i>	
28P11	MARSH PARK SW IMPROVEMENTS		\$150,000
	<i>Priority-Need: MAJOR-QUALITY OF LIFE</i>	<i>Source(s): 413</i>	
28G01	GOLF BEAUTIFCATION / LANDSCAPING		\$317,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 640</i>	
28G04	MOWERS/EQUIPMENT REPLACEMENT		\$100,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
28G06	AQUATIC FACILITY IMPROVEMENT & MAIN		\$50,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
28G13	GOLF FACILITY IMPROVEMENTS & MAINT		\$50,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 640</i>	
28W01	MAINTAIN RAW WATER PRODUCTION WELLS		\$100,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
28W02	INSTRUMENTATION REPLACEMENT PROGRAM		\$20,000
	<i>Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
28W03	SECURITY/SURVEILLANCE		\$5,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
28W04	PUMP OVERHAUL/REPLACEMENT PROGRAM		\$100,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
28W05	REPLACE MAJOR PROCESS EQUIPMENT		\$25,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
28W06	WATER PLANT CONCRETE/MASONRY REPAIR		\$25,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	

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28W07	REPLACE NON-PROCESS EQUIPMENT		\$5,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
28W08	BOOSTER STATION IMPROVEMENTS		\$15,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
28W09	REPLACE FIRE HYDRANTS		\$50,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
28W10	SMALL WATER LINE IMPROVEMENTS		\$250,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
28W11	DISTRIBUTION SYSTEM IMPROVEMENTS		\$1,650,000
	<i>Priority-Need: CRITICAL-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
28W12	WATER TANK/TOWER MAINTENANCE		\$50,000
	<i>Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
28W13	WATER COMPUTER MODELING		\$20,000
	<i>Priority-Need: MAJOR- IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 407</i>	
28W14	ASPHALT/CONCRETE REPLACEMENT		\$75,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
28W15	BUILDING IMPROVEMENTS		\$75,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
28W16	ELECTRICAL IMPROVEMENTS		\$60,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
28W17	VALVE BOXES AND COVERS		\$15,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
28W18	HEALTH AND SAFETY SUPPLIES		\$20,000
	<i>Priority-Need: MAJOR - PUBLIC HEALTH, SAFETY OR WELFARE MANDATES</i>	<i>Source(s): 605</i>	
28W21	AUTOMATIC METER READING		\$30,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
28W22	SCADA INTEGRATION		\$30,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
28W23	FACILITY GROUND AND LANDSCAPE		\$7,000
	<i>Priority-Need: MINOR- MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	

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28S01	SANITARY SEWER REHABILITATION		\$100,000
	<i>Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 623</i>	
28S02	ROOT CONTROL MAINTENANCE PROGRAM		\$20,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
28S03	MANHOLE REHABILITATION PROGRAM		\$10,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
28S04	INSTRUMENTATION REPLACEMENT PROGRAM		\$15,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
28S05	PUMP OVERHAUL/REPLACEMENT PROGRAM		\$450,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
28S06	WASTEWATER PLANT CONCRETE/MASONRY		\$14,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 623</i>	
28S07	PAVEMENT REPAIRS AND REPLACEMENT		\$15,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 623</i>	
28S08	VIDEO AND SEWER CLEANING EQUIPMENT		\$15,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
28S09	MONITORING EQUIPMENT		\$15,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
28S10	ELECTRICAL IMPROVEMENTS		\$30,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
28S11	SANITARY SEWER FLOW MODELING		\$15,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
28S12	BUILDING IMPROVEMENTS		\$150,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
28S13	AUTOMATIC METER READING (AMR)		\$25,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
28S14	HEALTH AND SAFETY SUPPLIES		\$20,000
	<i>Priority-Need: MAJOR - PUBLIC HEALTH, SAFETY OR WELFARE MANDATES</i>	<i>Source(s): 624</i>	
28S15	REPLACE MAJOR PROCESS EQUIPMENT		\$1,500,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	

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2028

28S16 DYSTOR DOME REPLACEMENT

Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL

Source(s): 624

\$2,500,000

\$25,172,000

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2029

29A01	NETWORK INFRASTRUCTURE MAINTENANCE				\$25,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
29A02	SOFTWARE MAINTENANCE				\$25,000
	<i>Priority-Need: MAJOR - IMPROVE SERVICE LEVEL</i>	<i>Source(s):</i>	100		
29A03	COMPUTER AND SERVER EQUIPMENT				\$250,000
	<i>Priority-Need: CRITICAL - CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402 624 605		
29A04	CAMERA SURVEILLANCE SYSTEM				\$35,000
	<i>Priority-Need: MINOR - CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
29A06	SUSTAINABILITY INITIATIVES				\$25,000
	<i>Priority-Need: MINOR-QUALITY OF LIFE</i>	<i>Source(s):</i>	416		
29A07	SUSTAINABILITY IMPROVEMENTS				\$50,000
	<i>Priority-Need: MINOR-IMPROVEMENTS</i>	<i>Source(s):</i>	416		
29D01	COMMERCIAL REVITALIZATION PROGRAM				\$100,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	414		
29D02	SUSTAINABILITY TECHNICAL ASSISTANCE				\$75,000
	<i>Priority-Need: MINOR - GOAL MANDATE</i>	<i>Source(s):</i>	416		
29L01	POLICE VEHICLE EQUIPMENT				\$35,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
29F01	REPLACEMENT PPE				\$70,000
	<i>Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
29F02	REPLACEMENT HOSE AND FIRE EQUIPMENT				\$50,000
	<i>Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
29F03	REPLACEMENT OF LUCAS DEVICES				\$360,000
	<i>Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
29B01	MUNICIPAL/ANNEX REPAIRS & UPGRADES				\$50,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
29B51	PARKS BUILDINGS REPAIRS & UPGRADES				\$50,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
29B52	LANE LIBRARY REPAIRS				\$30,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		

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2029

29B61	PUBLIC WORKS REPAIRS & UPGRADES		\$30,000
	<i>Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
29B71	JUSTICE CENTER REPAIRS & UPGRADES		\$50,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
29B81	FIREHOUSE REPAIRS & UPGRADES		\$30,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
29B82	NEW FIRE STATION		\$12,000,000
	<i>Priority-Need: MAJOR; PUBLIC HEALTH, SAFETY AND WELFARE</i>	<i>Source(s): DEBT</i>	
29R01	SIDEWALK INSTALLATION GAP PROGRAM		\$20,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 415</i>	
29R02	TRAFFIC ENGINEERING / SPARE PARTS		\$30,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 401</i>	
29R03	DRAINAGE IMPROVEMENTS - CONTRACTED		\$150,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
29R04	DRAINAGE IMPROVEMENTS (IN HOUSE)		\$125,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
29R06	ANNUAL STREET PAVING PROGRAM		\$2,400,000
	<i>Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 401 410</i>	
29R07	ANNUAL CONCRETE PROGRAM		\$920,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 401</i>	
29R08	LANDSCAPE MAINTENANCE PROGRAM		\$175,000
	<i>Priority-Need: MINOR-QUALITY OF LIFE DEVELOPMENT DRIVEN</i>	<i>Source(s): 402</i>	
29R09	PAVEMENT MARKING PROGRAM		\$125,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 401</i>	
29R10	GEOTECHNICAL EXPLORATION & TESTING		\$10,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 401</i>	
29R11	STREET LIGHT INSTALLATION PROGRAM		\$8,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 416</i>	
29R12	PARKING LOT MAINTENANCE PROGRAM		\$40,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	

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29R13	STREET MAINTENANCE - CRACK SEALING			\$30,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401	
29R15	CCTV REPLACEMENT			\$16,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402 211	
29R16	SIDEWALK/APRON PROGRAM			\$250,000
	<i>Priority-Need: MAJOR - QUALITY OF LIFE DEVELOPMENT DRIVEN</i>	<i>Source(s):</i>	100	
29R17	SIDEWALK CUTTING / SIDEWALK PROGRAM			\$30,000
	<i>Priority-Need: MAJOR-QUALITY OF LIFE</i>	<i>Source(s):</i>	100	
29R26	BRIDGE PAINTING - 275			\$220,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402 LOCAL	
29R30	SEWARD AND ROUTE 4 - R/W			\$150,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401 222	
29R31	SYMMES AND ROUTE 4 - R/W			\$115,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401 222	
29R33	RT 4 ADDITIONAL LANE FEASIBILITY			\$90,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401	
29R36	SALT BARN MODIFICATION AND ROOF			\$460,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
29R38	WINTON - HENESEY TO NILLES - ENG			\$325,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401	
29R45	ROUTE 4 STORM SEWER AND SIDEWALK			\$190,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
29R50	SYMMES RAIL CROSSING ELIMINATION			\$1,000,000
	<i>Priority-Need: CRITICAL - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	DEBT	
29R53	STORM SEWER LINING, CLEANING, TV			\$160,000
	<i>Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
29R55	CMP STORM SEWER FIELD PAVE INVERTS			\$125,000
	<i>Priority-Need: CRITICAL - MAINTAIN CURRENT</i>	<i>Source(s):</i>	402	
29R60	PARKS PARKING LOT MAINTENANCE			\$45,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	

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29R61	PARKS PROJECTS (MINOR)-ENGINEERING		\$50,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
29R62	PLAYGROUND EQUIPMENT		\$20,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
29R63	PARKS SITE AMENITITES		\$75,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
29R64	PARKS EQUIPMENT		\$35,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
29R65	RIVER RD PLAYFIELDS PATH-CONSTRUCT		\$130,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): CDBG</i>	
29V01	REPLACE STAFF VEHICLE (BUILDING)		\$45,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
29V02	REPLACE COMM SERV VAN (COURT)		\$60,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
29V41	REPLACEMENT OF TRUCK (SEWER)		\$125,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
29V61	REPLACE SNOW TRUCK (STREETS)		\$260,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
29V62	REPLACE PICKUP TRUCK (STREETS)		\$250,000
	<i>Priority-Need: MINOR- MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
29V71	REPLACEMENT OF PATROL VEHICLES (PD)		\$225,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
29V86	REPLACEMENT OF AMBULANCE (FIRE)		\$600,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
29P01	COMMUNITY ARTS CENTER		\$100,000
	<i>Priority-Need: MINOR - CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
29P02	PARK FACILITIES IMPROVEMENT & MAINT		\$50,000
	<i>Priority-Need: MINOR - CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
29P03	URBAN FORESTRY		\$30,000
	<i>Priority-Need: MINOR</i>	<i>Source(s): 402</i>	

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29P11	MARSH PARK SW IMPROVEMENTS		\$150,000
	<i>Priority-Need: MAJOR - IMPROVE SERVICE LEVEL</i>	<i>Source(s): 413</i>	
29G01	GOLF BEAUTIFICATION/LANDSCAPING		\$75,000
	<i>Priority-Need: MINOR - IMPROVE SERVICE LEVEL</i>	<i>Source(s): 402</i>	
29G04	GOLF MOWERS/EQUIPMENT		\$100,000
	<i>Priority-Need: MINOR - IMPROVE SERVICE LEVEL</i>	<i>Source(s): 402</i>	
29G06	AQUATICS FACILITY IMPROVEMENTS/MAIN		\$50,000
	<i>Priority-Need: MINOR - IMPROVE SERVICE LEVEL</i>	<i>Source(s): 402</i>	
29G13	GOLF FACILITY IMPROVEMENTS & MAINT		\$50,000
	<i>Priority-Need: MINOR - IMPROVE SERVICE LEVEL</i>	<i>Source(s): 402</i>	
29W01	MAINTAIN RAW WATER PRODUCTION WELLS		\$100,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
29W02	INSTRUMENTATION REPLACEMENT PROGRAM		\$20,000
	<i>Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
29W03	SECURITY/SURVEILLANCE		\$5,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
29W04	PUMP OVERHAUL/REPLACEMENT PROGRAM		\$100,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
29W05	REPLACE MAJOR PROCESS EQUIPMENT		\$1,000,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
29W06	WATER PLANT CONCRETE/MASONRY REPAIR		\$25,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
29W07	REPLACE NON-PROCESS EQUIPMENT		\$5,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
29W08	BOOSTER STATION IMPROVEMENTS		\$15,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
29W09	REPLACE FIRE HYDRANTS		\$50,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
29W10	SMALL WATER LINE IMPROVEMENTS		\$150,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	

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29W11	DISTRIBUTION SYSTEM IMPROVEMENTS		\$1,000,000
	<i>Priority-Need: CRITICAL-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
29W12	WATER TANK/TOWER MAINTENANCE		\$50,000
	<i>Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
29W13	WATER COMPUTER MODELING		\$20,000
	<i>Priority-Need: MAJOR- IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 407</i>	
29W14	ASPHALT/CONCRETE REPLACEMENT		\$75,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
29W15	ELECTRICAL IMPROVEMENTS		\$30,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
29W16	BUILDING IMPROVEMENTS		\$18,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
29W17	VALVE BOXES AND COVERS		\$15,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
29W18	HEALTH AND SAFETY SUPPLIES		\$20,000
	<i>Priority-Need: MAJOR - PUBLIC HEALTH, SAFETY OR WELFARE MANDATES</i>	<i>Source(s): 605</i>	
29W19	AUTOMATIC METER READING		\$30,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
29W20	MAINTENANCE GARAGE		\$50,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
29W21	FACILITY GROUND AND LANDSCAPE		\$7,000
	<i>Priority-Need: MINOR- MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
29W22	WATER PLANT CLEARWELL		\$50,000
	<i>Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
29S01	SANITARY SEWER REHABILITATION		\$100,000
	<i>Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 623</i>	
29S02	ROOT CONTROL MAINTENANCE PROGRAM		\$20,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
29S03	MANHOLE REHABILITATION PROGRAM		\$10,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	

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29S04	INSTRUMENTATION REPLACEMENT PROGRAM		\$15,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
29S05	PUMP OVERHAUL/REPLACEMENT PROGRAM		\$100,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
29S06	WASTEWATER PLANT CONCRETE/MASONRY		\$14,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 623</i>	
29S07	PAVEMENT REPAIRS AND REPLACEMENT		\$15,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 623</i>	
29S08	VIDEO AND SEWER CLEANING EQUIPMENT		\$15,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
29S09	MONITORING EQUIPMENT		\$15,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
29S10	ELECTRICAL IMPROVEMENTS		\$30,000
	<i>Priority-Need: MAJOR- MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
29S11	SANITARY SEWER FLOW MODELING		\$15,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
29S12	BUILDING IMPROVEMENTS		\$250,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
29S13	AUTOMATIC METER READING (AMR)		\$25,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
29S14	HEALTH AND SAFETY SUPPLIES		\$20,000
	<i>Priority-Need: MAJOR - PUBLIC HEALTH, SAFETY OR WELFARE MANDATES</i>	<i>Source(s): 624</i>	
29S15	REPLACE MAJOR PROCESS EQUIPMENT		\$250,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
29S16	BROADVIEW LIFT STATION GENERATOR		\$500,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
29S17	ROUTE 4 RELIEF SEWER		\$100,000
	<i>Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
			<u><u>\$27,358,000</u></u>

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2030

30A01	NETWORK INFRASTRUCTURE MAINTENANCE				\$25,000
	<i>Priority-Need: MINOR-CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
30A02	SOFTWARE MAINTENANCE				\$20,000
	<i>Priority-Need: CRITICAL-CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	100		
30A03	COMPUTER HARDWARE AND SOFTWARE				\$255,000
	<i>Priority-Need: CRITICAL-CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402 624 605		
30A05	CAMERA SURVEILLANCE SYSTEM				\$35,000
	<i>Priority-Need: MINOR-CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
30A06	SUSTAINABILITY INITIATIVES				\$25,000
	<i>Priority-Need: MINOR-QUALITY OF LIFE</i>	<i>Source(s):</i>	416		
30A07	SUSTAINABILITY IMPROVEMENTS				\$50,000
	<i>Priority-Need: MINOR-IMPROVEMENTS</i>	<i>Source(s):</i>	416		
30D01	COMMERCIAL REVITALIZATION PROGRAM				\$100,000
	<i>Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	414		
30D02	SUSTAINABILITY TECHNICAL ASSISTANCE				\$75,000
	<i>Priority-Need: MINOR - GOAL MANDATE</i>	<i>Source(s):</i>	416		
30L01	POLICE VEHICLE EQUIPMENT				\$35,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
30L02	DISPATCH CONSOLE UPGRADES				\$400,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
30F01	REPLACEMENT PPE				\$70,000
	<i>Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
30F02	REPLACEMENT HOSE AND EQUIPMENT				\$55,000
	<i>Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
30B01	MUNICIPAL/ANNEX REPAIRS & UPGRADES				\$200,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
30B51	PARKS BUILDINGS REPAIRS & UPGRADES				\$200,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		
30B52	LANE LIBRARY REPAIRS				\$30,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402		

2026-2030 Capital Improvement Program Summary Report by Year



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30B71	JUSTICE CENTER REPAIRS & UPGRADES			\$800,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
30R01	SIDEWALK INSTALLATION GAP PROGRAM			\$20,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	415	
30R02	TRAFFIC ENGINEERING / SPARE PARTS			\$30,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401	
30R03	DRAINAGE IMPROVEMENTS (CONTRACTED)			\$150,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
30R04	DRAINAGE IMPROVEMENTS (IN HOUSE)			\$125,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
30R06	ANNUAL STREET PAVING PROGRAM			\$2,350,000
	<i>Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401 410	
30R07	ANNUAL CONCRETE PROGRAM			\$950,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401	
30R08	LANDSCAPE MAINTENANCE PROGRAM			\$175,000
	<i>Priority-Need: MINOR-QUALITY OF LIFE DEVELOPMENT DRIVEN</i>	<i>Source(s):</i>	402	
30R09	PAVEMENT MARKING PROGRAM			\$125,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401	
30R10	GEOTECHNICAL EXPLORATION & TESTING			\$10,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401	
30R11	STREET LIGHT INSTALLATION PROGRAM			\$8,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	416	
30R12	PARKING LOT MAINTENANCE			\$40,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402	
30R13	STREET MAINTENANCE - CRACK SEALING			\$30,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	401	
30R15	CCTV REPLACEMENT			\$16,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s):</i>	402 211	
30R16	SIDEWALK/APRON PROGRAM			\$250,000
	<i>Priority-Need: MAJOR - QUALITY OF LIFE DEVELOPMENT DRIVEN</i>	<i>Source(s):</i>	100	

2026-2030 Capital Improvement Program Summary Report by Year



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30R17	SIDEWALK CUTTING / SIDEWALK PROGRAM								\$30,000
	<i>Priority-Need:</i>	MAJOR-QUALITY OF LIFE						<i>Source(s):</i>	402
30R23	GUARDRAIL IMPROVEMENTS								\$75,000
	<i>Priority-Need:</i>	MINOR-IMPROVE CURRENT SERVICE LEVEL						<i>Source(s):</i>	402
30R29	RIVER RD PATH NILLES/PATTERSON-ENG								\$75,000
	<i>Priority-Need:</i>	MINOR-IMPROVE CURRENT SERVICE LEVEL						<i>Source(s):</i>	415
30R30	SEWARD AND ROUTE 4 - CONSTRUCTION								\$2,800,000
	<i>Priority-Need:</i>	MAJOR-IMPROVE CURRENT SERVICE LEVEL						<i>Source(s):</i>	401 222 FED
30R31	SYMMES AND ROUTE 4 - CONSTRUCTION								\$3,900,000
	<i>Priority-Need:</i>	MAJOR-IMPROVE CURRENT SERVICE LEVEL						<i>Source(s):</i>	401 222 STATE
30R35	PLEASANT AVE PAVING - CONSTRUCT								\$3,550,000
	<i>Priority-Need:</i>	MAJOR-MAINTAIN CURRENT SERVICE LEVEL						<i>Source(s):</i>	401 410 205 STATE
30R39	DONALD/BUSWAY ROUNDABOUT - CONST								\$1,580,000
	<i>Priority-Need:</i>	MAJOR-IMPROVE CURRENT SERVICE LEVEL						<i>Source(s):</i>	401 410 CDBG
30R45	ROUTE 4 STORM SEWER AND SIDEWALK								\$310,000
	<i>Priority-Need:</i>	MINOR-IMPROVE CURRENT SERVICE LEVEL						<i>Source(s):</i>	402
30R50	SYMMES RAIL CROSSING ELIMINATION								\$2,250,000
	<i>Priority-Need:</i>	CRITICAL - IMPROVE CURRENT SERVICE LEVEL						<i>Source(s):</i>	DEBT
30R51	SEWARD ROAD FLOOD WARNING SIGNS								\$75,000
	<i>Priority-Need:</i>	CRITICAL-IMPROVE SERVICE LEVEL						<i>Source(s):</i>	401
30R53	STORM LINING, CLEANING, TELEVISIONING								\$160,000
	<i>Priority-Need:</i>	CRITICAL-MAINTAIN CURRENT SERVICE LEVEL						<i>Source(s):</i>	402
30R55	CMP STORM SEWER FIELD PAVE INVERTS								\$125,000
	<i>Priority-Need:</i>	CRITICAL - MAINTAIN CURRENT						<i>Source(s):</i>	402
30R56	BRIDGE PAINTING - ROUTE 4								\$300,000
	<i>Priority-Need:</i>	MINOR - MAINTAIN CURRENT SERVICE LEVEL						<i>Source(s):</i>	402 OTHER
30R58	AUGUSTA BRIDGE - CONSTRUCTION								\$850,000
	<i>Priority-Need:</i>	CRITICAL-MAINTAIN CURRENT SERVICE LEVEL						<i>Source(s):</i>	402 STATE 401
30R60	PARKS PARKING LOT MAINTENANCE								\$115,000
	<i>Priority-Need:</i>	MINOR-IMPROVE CURRENT SERVICE LEVEL						<i>Source(s):</i>	402

2026-2030 Capital Improvement Program Summary Report by Year



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30R61	PARKS PROJECTS (MINOR)-ENGINEERING		\$50,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
30R62	PLAYGROUND EQUIPMENT		\$20,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
30R63	PARKS SITE AMENITIES		\$75,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
30R64	PARKS EQUIPMENT		\$35,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
30V01	REPLACE STAFF VEHICLE (BUILDING)		\$50,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
30V02	REPLACE STAFF VEHICLES (COURT)		\$100,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
30V61	REPLACE SNOW TRUCK (STREETS)		\$300,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
30V62	REPLACE PICKUP TRUCK (STREETS)		\$300,000
	<i>Priority-Need: MINOR- MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
30V71	REPLACEMENT OF PATROL VEHICLES (PD)		\$80,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
30V74	REPLACEMENT OF STAFF VEHICLES (PD)		\$100,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
30V81	REPLACEMENT OF STAFF VEHICLE(FIRE)		\$200,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
30P01	COMMUNITY ARTS CENTER		\$100,000
	<i>Priority-Need: MINOR - CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
30P02	PARK FACILITIES IMPROVEMENT & MAINT		\$50,000
	<i>Priority-Need: MINOR - CURRENT SERVICE LEVEL</i>	<i>Source(s): 402</i>	
30P03	URBAN FORESTRY		\$30,000
	<i>Priority-Need: MINOR</i>	<i>Source(s): 402</i>	
30P11	MARSH PARK SW IMPROVEMENTS		\$150,000
	<i>Priority-Need: MAJOR - IMPROVE SERVICE LEVEL</i>	<i>Source(s): 413</i>	

2026-2030 Capital Improvement Program Summary Report by Year



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30G01	GOLF BEAUTIFICATION/LANDSCAPING		\$75,000
	<i>Priority-Need: MINOR - IMPROVE SERVICE LEVEL</i>	<i>Source(s): 402</i>	
30G03	CART PATH PAVEMENT REPAIRS		\$40,000
	<i>Priority-Need: MINOR - IMPROVE SERVICE LEVEL</i>	<i>Source(s): 402</i>	
30G04	GOLF MOWERS/EQUIPMENT		\$100,000
	<i>Priority-Need: MINOR - IMPROVE SERVICE LEVEL</i>	<i>Source(s): 402</i>	
30G05	IRRIGATION & WATER FEATURE REPAIRS		\$4,000,000
	<i>Priority-Need: MAJOR - IMPROVE SERVICE LEVEL</i>	<i>Source(s): DEBT 640</i>	
30G06	AQUATICS FACILITY IMPROVEMENTS/MAIN		\$25,000
	<i>Priority-Need: MINOR - IMPROVE SERVICE LEVEL</i>	<i>Source(s): 402</i>	
30G13	GOLF FACILITY IMPROVEMENTS/MAINT		\$50,000
	<i>Priority-Need: MINOR - IMPROVE SERVICE LEVEL</i>	<i>Source(s): 402</i>	
30W01	MAINTAIN RAW WATER PRODUCTION WELLS		\$50,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
30W02	INSTRUMENTATION REPLACEMENT		\$20,000
	<i>Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
30W03	SECURITY/SURVEILLANCE		\$5,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
30W04	PUMP OVERHAUL/REPLACEMENT PROGRAM		\$100,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
30W05	REPLACE MAJOR PROCESS EQUIPMENT		\$20,000,000
	<i>Priority-Need: CRITICAL-HEALTH</i>	<i>Source(s): DEBT</i>	
30W06	WATER PLANT CONCRETE/MASONRY		\$25,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
30W07	REPLACE NON-PROCESS EQUIPMENT		\$5,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
30W08	BOOSTER STATION IMPROVEMENTS		\$15,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
30W09	REPLACE FIRE HYDRANTS		\$50,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	

2026-2030 Capital Improvement Program Summary Report by Year



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30W10	SMALL WATER LINE IMPROVEMENTS		\$900,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
30W11	DISTRIBUTION SYSTEM IMPROVEMENTS		\$1,750,000
	<i>Priority-Need: CRITICAL-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
30W12	WATER TANK/TOWER MAINTENANCE		\$50,000
	<i>Priority-Need: CRITICAL-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
30W13	WATER COMPUTER MODELING		\$20,000
	<i>Priority-Need: MAJOR- IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 407</i>	
30W14	ASPHALT/CONCRETE REPLACEMENT		\$75,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
30W15	ELECTRICAL IMPROVEMENTS		\$30,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 604</i>	
30W16	BUILDING IMPROVEMENTS		\$20,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
30W17	VALVE BOXES AND COVERS		\$15,000
	<i>Priority-Need: MINOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
30W18	HEALTH AND SAFETY SUPPLIES		\$20,000
	<i>Priority-Need: MAJOR - PUBLIC HEALTH, SAFETY OR WELFARE MANDATES</i>	<i>Source(s): 605</i>	
30W19	AUTOMATIC METER READING		\$30,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
30W20	FACILITY GROUNDS AND LANDSCAPE		\$7,000
	<i>Priority-Need: MINOR- MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
30W21	WATER PLANT CLEARWELL		\$950,000
	<i>Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
30W22	MAINTENANCE GARAGE		\$500,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 605</i>	
30S01	SANITARY SEWER REHABILITATION		\$100,000
	<i>Priority-Need: CRITICAL - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 623</i>	
30S02	ROOT CONTROL MAINTENANCE PROGRAM		\$20,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	

2026-2030 Capital Improvement Program Summary Report by Year



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30S03	MANHOLE REHABILITATION PROGRAM		\$10,000
	<i>Priority-Need: MINOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
30S04	INSTRUMENTATION REPLACEMENT PROGRAM		\$15,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
30S05	PUMP OVERHAUL/REPLACEMENT PROGRAM		\$50,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
30S06	WASTEWATER PLANT CONCRETE/MASONRY		\$14,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 623</i>	
30S07	PAVEMENT REPAIRS AND REPLACEMENT		\$15,000
	<i>Priority-Need: MAJOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 623</i>	
30S08	VIDEO AND SEWER CLEANING EQUIPMENT		\$15,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
30S09	MONITORING EQUIPMENT		\$15,000
	<i>Priority-Need: MINOR - MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
30S10	ELECTRICAL IMPROVEMENTS		\$30,000
	<i>Priority-Need: MAJOR- MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
30S11	SANITARY SEWER FLOW MODELING		\$15,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
30S12	BUILDING IMPROVEMENTS		\$150,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
30S13	AUTOMATIC METER READING (AMR)		\$25,000
	<i>Priority-Need: MAJOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
30S14	HEALTH AND SAFETY SUPPLIES		\$20,000
	<i>Priority-Need: MAJOR - PUBLIC HEALTH, SAFETY OR WELFARE MANDATES</i>	<i>Source(s): 624</i>	
30S15	REPLACE MAJOR PROCESS EQUIPMENT		\$500,000
	<i>Priority-Need: MAJOR-MAINTAIN CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
30S16	ROUTE 4 RELIEF SEWER		\$2,000,000
	<i>Priority-Need: MAJOR - IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 624</i>	
30S17	EFFLUENT PIPELINE		\$500,000
	<i>Priority-Need: MINOR-IMPROVE CURRENT SERVICE LEVEL</i>	<i>Source(s): 623</i>	

\$56,910,000

RESOLUTION NO. _____

RESOLUTION TO APPROVE AND ADOPT THE CITY OF FAIRFIELD,
OHIO 2026-2030 CAPITAL IMPROVEMENT PROGRAM.

BE IT RESOLVED by the Council of the City of Fairfield, Ohio, that:

Section 1. The City of Fairfield, Ohio 2026-2030 Capital Improvement Program, a copy of which is on file in the office of the Clerk of Council and which is incorporated herein by reference, is hereby approved and adopted.

Section 2. Resolution No. 2-25 is hereby repealed in its entirety.

Section 3. This Resolution shall take effect at the earliest period allowed by law.

Passed _____

Mayor's Approval

Posted _____

First Reading _____ Rules Suspended _____

Second Reading _____

Third Reading _____

ATTEST:

Clerk of Council

This is to certify that this Resolution has been duly published by posting and summary publication as provided by Charter.

Clerk of Council



**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Alisha Wilson, Clerk of Council
Department: Clerk's Office

Subject:

Contractual Appropriations

Legislation Title:

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: \$500,000 total (\$125,000 Pavement Marking Program (Public Works); \$185,000 purchase of mower (Public Works); \$190,000 Harbin Park Resurfacing Project (Public Works))

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

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt the appropriations listed.

Discussion:

Please refer to specific Council Communications for full description of these items.

Financial Impact:

\$500,000 from noted funding source.

Emergency Provision:

No

Rule Suspension Requested:

Yes

ATTACHMENTS:

1. Contractual 3-9-Ord

ORDINANCE NO. _____

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."

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. Ordinance No. 148-25, the 2026 Appropriation Ordinance, is hereby amended in the following respects:

From:	Unappropriated Street Improvement Fund	\$125,000
	40116025-252000 Improvements other than	\$125,000
To:	Building	

From:	Unappropriated Capital Improvement Fund	\$375,000
To:	40216025-252000 Improvements Other Than Building <i>(Harbin Park Parking Lot and Asphalt Path Resurfacing 6PW60)</i>	\$190,000

To:	40216025-253200 Capital Equipment	\$185,000
	<i>(Purchase of mower #2954 (Streets) 6FT62)</i>	

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed _____

Mayor's Approval

Posted _____

First Reading _____ Rules Suspended _____

Second Reading _____

Third Reading _____

ATTEST:

—
Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2026\Contractual 3-9-Ord



**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Alisha Wilson, Clerk of Council
Department: Finance

Subject:

Non-Contractual Appropriations

Legislation Title:

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: \$606,408 total (see below for description)

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

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt the appropriations listed.

Discussion:

Please refer to specific Council Communications for full description of these items.

Financial Impact:

\$606,408 from noted funding source.

Emergency Provision:

No

Rule Suspension Requested:

Yes

ATTACHMENTS:

1. NonContractual 3-9-Ord

ORDINANCE NO. _____

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."

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. Ordinance No. 148-25, the 2026 Appropriation Ordinance, is hereby amended in the following respects:

From:	Unappropriated Capital Improvement Program	\$135,000
	40216025-252000 Improvements Other Than	
To:	Building	\$60,000
	<i>(Municipal/Annex Repairs and Upgrades 6FC01)</i>	
To:	40216025-252600 Grounds & Median Improvements	\$75,000
	<i>(Landscaping Maintenance for Route 4, Patterson, etc 6PW08)</i>	
From:	Unappropriated Active Transportation Fund	\$90,000
To:	41516025-251000 Land	\$90,000
	<i>(Pleasant Avenue Multiuse Trail Right of Way Funding 6PW29)</i>	
From:	Unappropriated Water Replacement & Improvement Fund	\$48,046
To:	60416025-252000 Improvements Other Than Bldg.	\$48,046
	<i>(Water Division Filter PLC Upgrades 6WT05 [\$41,692]) (Filter PLC Upgrade Components 6WT05 [\$6,354])</i>	
From:	Unappropriated Water Surplus Fund	\$235,301
To:	60516023-233900 Other Professional Services	\$56,526
	<i>(Water Division SCADA Network Upgrades 6WT02 [\$50,126]) (Water Division Filter PLC Design 6WT21 [\$6,400])</i>	

To:	60516024-241200 Non-Capital Equipment <i>(Water Division Health & Safety Equipment 6WT18)</i>	\$14,000
To:	60516025-252000 Improvements Other Than Bldg. <i>(Purchase of Fire Hydrants 6WT09)</i>	\$49,725
To:	60516025-253100 Automotive Equipment <i>(Purchase of Utility Truck #625 (Water) 6FT21)</i>	\$109,050
To:	60516025-253200 Capital Equipment <i>(Water Division Health & Safety Equipment 6WT18)</i>	\$6,000
From:	Unappropriated Sewer Replacement & Improvement Fund	\$72,599
To:	62316023-233900 Other Professional Services <i>(Wastewater Division SCADA Network Upgrades 6WW17)</i>	\$72,599
From:	Unappropriated Water Surplus Fund	\$25,462
To:	62416024-241200 Non-Capital Equipment <i>(Wastewater Division Health & Safety Equipment 6WW16)</i>	\$20,000
To:	62416025-252000 Improvements Other Than Bldg. <i>(Wastewater Division Dewatering PLC Replacement 6WW05)</i>	\$5,462

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed	_____	_____
		_____ Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	_____

Third Reading _____

ATTEST:

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Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2026\NonContractual 3-9-Ord



**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Ben Mann, Public Works Director
Department: Public Works

Subject:

Landscaping Maintenance Award for Route 4, Patterson, etc

Legislation Title:

\$75,000 - Landscaping Maintenance Program (Public Works)

Recommendation:

It is recommended that City Council direct the legislation authorizing funding in the amount of \$75,000 from the Capital Improvements Fund for Groundspro to perform landscaping and irrigation maintenance in the areas described.

Discussion:

Davey Tree Expert Company had performed this work under three-year contract and submitted a price for an additional year under the threshold for bidding in 2025. Public Works solicited a price from Groundspro and their price was below Davey's price and below the bid price from TR Gear three years ago.

We are recommending that we continue with Groundspro under purchase order for 2026 for this work.

The project is programmed in the current 2026-2030 CIP as 6PW08.

The existing contract with Davey ended in March 31, 2025.

The included landscaping areas are Route 4 South (Seward Road to Woodridge Boulevard) and Patterson Drive (Pleasant Avenue to River Road).

Financial Impact:

\$75,000 from the Capital Improvement Fund as listed in the Capital Improvement Program item 6PW08 Landscape Maintenance Program (\$71,331 base proposal with \$3,669 in contingency funding).

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

1. CoF_Rt 4 Medians_2026 Maintenance Contract_Proposal



A VISTERRA COMPANY

9405 Sutton Place
West Chester, OH 45011

PROPOSAL

Company:
City of Fairfield
5350 Pleasant Ave
Fairfield, OH 45014

Property:
City of Fairfield - Rt4/Muhlhauser
Dixie / Rt 4
Fairfield, OH 45014
Proposal: 84506
Proposal Date: 1/9/2026
Contract Start Date: 1/1/2026
Contract End Date: 12/31/2026

MAINTENANCE SPECIFICATIONS

This contract includes the Patterson Blvd area.

Services Billed Upon Completion

Description of Services	Frequency	Cost per Occ.	Annual Cost
Weekly Maintenance, -Mowing, Trimming, Clean Up, Bed Maintenance & Trash Policing	28	\$1,268.00	\$35,504.00
Turf Care Program	4	\$905.00	\$3,620.00
Spring Clean up	1	\$678.00	\$678.00
Initial Bed Edging	1	\$1,546.00	\$1,546.00
Pre Emergent Application	1	\$1,323.00	\$1,323.00
Mulch Install	1	\$14,610.00	\$14,610.00
Summer Color	1	\$267.00	\$267.00
Leaf Removal	1	\$559.00	\$559.00
Fall Cutbacks - Perennials	1	\$3,725.00	\$3,725.00
Fall Cutbacks - Grasses	1	\$3,493.00	\$3,493.00
Pruning Round 1	1	\$1,863.00	\$1,863.00
Pruning Round 2	1	\$1,863.00	\$1,863.00
Summer Perennial Maintenance	1	\$47.00	\$47.00
Irrigation System Start Up	1	\$403.00	\$403.00
Irrigation Inspection	4	\$224.00	\$896.00
Irrigation System Winterization	1	\$934.00	\$934.00

By _____

By _____

NicoleLynn Aguilar

Date _____

Date 1/9/2026

City of Fairfield -

Rt4/Muhlhauser

TERMS & CONDITIONS

These Terms and Conditions, together with the preceding Specifications, the attached Contract Billing Worksheet (the "Contract Billing Worksheet") and the attached Maintenance Proposal, Irrigation Maintenance Proposal, and/or Snow Clearing & De-Icing Proposal, collectively for an agreement when signed by all parties.

Client and GroundsPRO representative now agree as follows:

Services

During the Term, GroundsPRO shall provide, or arrange for the provision of, the Services. The "Services" consist of the landscape maintenance, construction, irrigation, snow and ice service, or other general landscape services as described in the specifications and listed in the proposal(s). The term "landscape site(s)" refers to all the exterior landscaped areas for each site(s) identified in the proposal(s) and CB W collectively, where services will be performed by GroundsPRO in accordance with the proposal(s). GroundsPRO shall perform the services in accordance with applicable professional horticulture standards using trained, uniformed, and properly supervised personnel, and properly maintained equipment. GroundsPRO will promptly remove all tools and/or materials from the site at the end of each work day unless otherwise agreed upon.

Any regulated substances required to be applied as part of the Services shall be applied in accordance with applicable regulations by properly licensed personnel. Other materials shall be applied in accordance with the manufacturer's directions.

Term: The "initial term" of this agreement shall begin on the contracted start date and end on the contracted end date as identified on "CBW"

Work Orders: If Client requests services from GroundsPRO which are not set forth on the Proposal(s), GroundsPRO may provide such services pursuant to a written work authorization signed by the Client. For services furnished pursuant to a Work Order, payment shall be due from client as specified by such Work Order, if not specified, then upon completion of the services identified in the Work Order.

Insurance: During the term of this Agreement, GroundsPRO will maintain general liability insurance and worker's compensation insurance covering the activities of GroundsPRO in connection with the services. Such insurance shall be in commercially reasonable amounts. Evidence of such insurance will be provided upon request.

Cooperation: Client will cooperate with GroundsPRO and will schedule adequate access to the Landscape Site(s) as required to perform the Services. If required, Client will provide water with adequate spigots or hydrants or such other items as identified on the Proposal(s).

Client shall provide written notice to GroundsPRO of any proposed change in the ownership or management of the Landscape Site(s) at least 30 days prior to the effective date of any such change.

A change in the ownership or management of the Landscape Site(s) shall not relieve the Client of its obligations hereunder, including, but not limited to the payment of the Service Fee, unless the client shall have given proper notice of termination pursuant to this agreement.

Service Fee: For Services furnished pursuant to this Agreement, Client shall pay GroundsPRO the service fee stated in the proposal(s) (the "service fee"). The service fee shall be subject to an annual adjustment as provided pursuant to this Agreement. Payment of the Service Fee shall be made either in advance in 12 equal monthly installments not later than the 10th calendar day of each month beginning with the first full month after the date of this agreement or, where applicable, pursuant to the proposal(s). Late payments shall be subject to a service charge. The service charge shall be equal to the lower of 2% per month (24 % per year) and the highest rate permitted by law, multiplied by the unpaid balance of the Service Fee. In addition to the service charge, client shall reimburse GroundsPRO for all costs and expenses (including but not limited to attorneys' fees and court costs) which are reasonably incurred by GroundsPRO in collecting overdue service fees, service charges and collection costs and expenses.

The parties hereby acknowledge that, notwithstanding the service fee, any monthly installment plan, and any other fee payment schedule or arrangement, the types and frequency of the services to be performed each month throughout the year may vary according to seasonal requirements. The installment plan and any billing schedule are implemented for clients' convenience of payment only and billings do not necessarily reflect the actual cost or value

of services performed. If this agreement is terminated for any reason on a date other than on an anniversary of the start date of the initial term (an "anniversary date"), then all sums paid by the client to GroundsPRO for services performed since the most recent anniversary date shall be subtracted from the time-and-materials value of services performed during the same period and, if the result is a positive number, then client shall promptly pay the positive amount to GroundsPRO.

Both parties understand the contract may be terminated by either party with a 60 day written notice. Any breach by the purchaser of any of the provisions of this Agreement shall entitle GroundsPRO, in addition to any rights or remedies that GroundsPRO may have in law or otherwise, to give notice to the purchaser declaring this agreement null and void, whereupon all deposit monies paid hereunder, and any monies paid for extras shall be forfeited to GroundsPRO as liquidated damages and not as a penalty. Cancellation of the agreement prior to the Anniversary date without cause will result in Purchaser compensating GroundsPRO a pro-rated amount of the agreement through the Anniversary Date.

Services are subject to a Fuel Surcharge. In the event the National Average price of fuel is \$4.00 or greater, a surcharge of 5% will be applied to all invoiced services.

Please note all invoices paid using a credit card will be assessed a 3% processing fee.

General Provisions

GroundsPRO will at all times perform the Services and any Work Order in accordance with all applicable workplace safety requirements and standards promulgated by federal and local authorities.

GroundsPRO will not at any time provide safety evaluation, inspection, or consulting services under this Agreement or any Work Order for the benefit of Client or any third party, and consequently, Client shall not rely on GroundsPRO to provide such services at any time. Further, GroundsPRO will not at any time provide representations, warranties, or assurances as to the safety (or lack of assurances at any time. If Client desires safety evaluation, inspection, or consulting services, or safety representations, warranties, or assurances, then GroundsPRO and Client may enter into a separate written agreement whereby GroundsPRO will assist Client for an additional fee only in identifying (without recommending) third-party service providers that Client may then, in Client's sole discretion, elect to engage independently to obtain safety services and/or assurances. This Agreement shall be governed by the law of the state of the Landscape Site(s). If several landscapes of Sites are covered by this Agreement and located in more than one state, then the law of the State of Ohio will govern this Agreement, except with regard to its conflicts laws doctrine.

SERVICES

Weekly Maintenance, -Mowing, Trimming, Clean Up, Bed Maintenance & Trash Policing

The turf mowing season could span eight to nine months, approximately beginning in March and ending in December. The following is a cutting schedule we strive to follow – weather permitting.

Early Spring to June: mowing cycle is every 7 to 10 days

July to September: mowing cycle is every 7 to 14 days

October to season end: mowing cycle is every 7 to 21 days

Trash, sticks and other lawn debris are collected (excessive trash and debris can result in additional costs)

The turf around the base of any stationary object is treated to reduce possible damage to the object by the trimming equipment

Sidewalks and other concrete borders can be edged or trimmed via lawn edger and/or string trimmer

Driveways, sidewalks and entrances will be blown clean after mowing and edging are completed

Highly visible bed lines can be string trimmed as needed.

Standing water and/or soft, soggy areas will be avoided to unnecessary damage and addressed on the next applicable visit.

Turf Care Program

The program provides an adequate amount of essential nutrients required by turf grass to maintain consistent color and health

SUGGESTED FOR FERTILIZATION

For irrigated turf grass, we recommend 3-4 pounds of nitrogen per 1,000 square feet of lawn annually.

For non-irrigated turf grass, we recommend 2-3 pound of nitrogen per 1,000 square feet of lawn annually.

Newly sown lawns are fertilized with a starter fertilizer with a N-P-K of 15-30-15

The analyses listed below are applied at average rates of 1 pound of nitrogen per 1,000 square feet and are premium grade turf formulations.

2 Step Application Program: applied in late Spring and Fall

3 Step Application Program: (program of choice) applied in late Spring, early and late Fall

4 Step Application Program: applied in late Spring, Summer, early and late Fall.

Note - In the event of abnormal weather or soil conditions, our Grounds Care Specialists may adjust the rate, timing or product and analysis for maximum performance.

Weed Control

Broadleaf weeds such as dandelions, ground ivy, knotweed, clover, etc are treated at an early stage for best control. Weed seeds are present in all turf areas and could germinate at any time. GroundsPRO recommends the 3 Step Application Program to obtain the greatest range of turf weed control

1st Application: A pre-emergent applied around March for the suppression of crabgrass and other weed- type “grasses”. This application may contain a post emergent herbicide.

2nd Application: A post-emergent product sprayed early in the Spring. This application may

include a pre-emergent for crabgrass suppression.

3rd Application: A post-emergent product sprayed in the Fall to control any summer weed development. This application reduces the visibility of weeds in a dormant winter lawn and enhances Spring application.

Note – In the event of turf insects, nutgrass infestations or fungus problems, you will receive notification and pricing from your Account Manager. (These issues are typically not routine or recurring. Therefore, we do not always have pricing, nor do we recommend including them in your contract)

Summer Color

Floral Displays

Typical seasonal displays are Early Spring (March installations), Summer Annuals (May-June installations) and Fall (September-October). Early Spring displays are typically pansies.

Summer annuals offer a wide variety of options. Fall displays consist of pansies (which may over-winter), mums, cabbage and kale.

As needed, all beds are cultivated by tilling and incorporating soil amendments, and fertilizer into the planting area.

The main body of your display consists of highly rated, dependable, performing annuals. A border plant, if desired, will be installed to accent the main display.

All new floral material is then watered in thoroughly.

Diagrams and designs can be provided by your Business Development representative or Account Manager. Displays may be priced as “per display” or quantities in pots when desired.

Note – Extreme dry conditions could result in additional cost. Summer annuals installed at Owner’s request before the “frost” date are at the Owner’s risk.



**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Jeremy Hamel, Treatment Superintendent
Department: Public Utilities

Subject:

Wastewater Division SCADA Network Upgrades

Legislation Title:

\$72,599 - Wastewater Division - SCADA Network Upgrades (Public Utilities)

Recommendation:

It is recommended that the City Council authorize an appropriation in the amount of \$72,599.00 to fund SCADA Network Upgrades for continued operation of the Wastewater treatment process.

Discussion:

Funding is being requested for continued SCADA (supervisory control and data acquisition) system upgrades. The SCADA network controls the plant operation for both the Water and Wastewater Treatment Plants. Periodic replacement of obsolete network switches and controls keeps the system reliable and secure for plant processes. Professional services will be provided by PCS Technologies. A proposal is attached for review.

Financial Impact:

An authorization in the amount of \$72,599.00 is requested for SCADA Network Upgrades at the Wastewater Division. Funding for this project was included in the approved 2026-2030 Capital Improvement Program (CIP) under project 6WW17, Replace Major Process Equipment (Pending Council Budget Approval). The funding source is the Sewer Replacement and Improvement Fund (623).

Emergency Provision:

NO

Rule Suspension Requested:

No

ATTACHMENTS:

1. Fairfield_SCADA_Network_Upgrade_011226_R1 (2)



PROPOSAL

To:	Jeremy Hamel	Date:	January 12, 2026
	Fairfield WWTP 4799 Groh Lane Fairfield OH, 45014	Project:	SCADA Network Upgrade Implementation WTP and WWTP
		Document Reference:	PCS developed Master IP Lists - WTP PCS developed Master IP Lists – WWTP PCS developed Network Diagrams – WTP, WWTP
		Addenda:	N/A
By:	Shawna Constantinides	Quote:	QM-011226-R1

Dear Mr. Hamel,

We are pleased to provide the following proposal for the implementation services to upgrade the SCADA network equipment at the WWTP and WTP. The design document details equipment and connection information for all existing network equipment and includes a plan for upgrading the equipment at both plants. The network design includes a redundant fiber connection between the two plants and removal of the SCADA network connection through the FortiGate firewall (added by IT in July to replace the Juniper router). Broadview Pump Station will be setup to communicate via cellular modem (part of separate project). New network hardware is based on Hirschmann products detailed in the included hardware proposal and network architecture design.

Services Included:

Detailed architecture drawings, IP listings and definition of switch port connections (to devices and other switches) will be updated with as-built changes. The new hardware will be configured and set up in a mock-up system in our office so that interconnections between devices can be thoroughly tested prior to installation onsite. Following internal (offsite) testing, the network hardware will be delivered to Fairfield for side-by-side installation in existing control/network panels. Detailed installation drawings will be developed and provided to Fairfield Maintenance/Electrical staff. Once installation is complete, the plan for onsite implementation is to connect the head-end routers first and establish the redundant ring between the two plants and the SCADA servers. Then the internal plant switches will be connected sequentially starting at the WWTP, then moving to the WTP. This implementation/testing will be coordinated with Fairfield Operations staff as SCADA will be offline or partially offline during this process.

Services Included:

1. As-built updates to network diagrams/IP lists showing changes for new network equipment and changes to any existing network equipment that will remain in place.
2. Panel wiring diagrams showing detailed changes required for new network equipment
3. Purchase of network equipment
4. Configuration of new network equipment and any changes required to existing network equipment or SCADA computers related to the network changes.

5. Internal Testing of new network equipment, configuration prior to site installation.
6. Site Startup and Commissioning
7. Network Optimization

Not Included:

Any items not specified by our scope of supply as defined by this quotation are not included; specifically, the following are excluded:

1. Installation of new equipment is excluded. We will assist Fairfield’s Maintenance/Electrical staff by providing detailed electrical wiring diagrams and installation instructions as required.

Fee/Expenses:

As-built documentation updates	\$ 11,200
Purchase of new Hirschmann network hardware for WWTP	\$ 40,274
Purchase of new Hirschmann network hardware for WTP	\$ 28,576
Purchase of new Hirschmann HiVision Management Software (optional)	\$ 3,678
Configuration of new Hirschmann network hardware	\$ 12,800
Internal Testing of new Hirschmann network hardware	\$ 9,600
Site Testing/Commissioning	\$ 16,000
Network Optimization	\$ 4,800
Total NTE Cost	\$ 126,928

Deduction if compatible SFP modules (not Hirschmann branded) are used: \$ 4,203

Water Network Switches/ install

Wastewater Network Switches/ install

Total with compatible SFP modules: \$ 122,725

Terms:

Net 30 days; no state, federal or use taxes included.

We trust this proposal will meet with your approval and look forward to working with you on this project. If there are any questions, please contact our office for clarification.

Sincerely,



Shawna Constantinides

PCS Technologies LLC

(513) 256-7512

shawnal@pcs-technologies.com



**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Jeremy Hamel, Treatment Superintendent
Department: Public Utilities

Subject:

Water Division SCADA Network Upgrades

Legislation Title:

\$50,126 - Water Division - SCADA Network Upgrades (Public Utilities)

Recommendation:

It is recommended that the City Council authorize an appropriation in the amount of \$50,126.00 to fund SCADA Network Upgrades for continued operation of the Water treatment process.

Discussion:

Funding is being requested for continued SCADA (supervisory control and data acquisition) system upgrades. The SCADA network controls the plant operation for both the Water and Wastewater Treatment Plants. Periodic replacement of obsolete network switches and controls keeps the system reliable and secure for plant processes. Professional services will be provided by PCS Technologies. A proposal is attached for review.

Financial Impact:

An authorization in the amount of \$50,126.00. Funding for this project was included in the approved 2026-2030 Capital Improvement Program (CIP) under project 6WT02, Instrumentation Replacement Program (Pending Council Budget Approval). The funding source is the Water Surplus Fund (605).

Emergency Provision:

NO

Rule Suspension Requested:

No

ATTACHMENTS:

1. Fairfield_SCADA_Network_Upgrade_011226_R1 (2) (1)



PROPOSAL

To:	Jeremy Hamel	Date:	January 12, 2026
	Fairfield WWTP 4799 Groh Lane Fairfield OH, 45014	Project:	SCADA Network Upgrade Implementation WTP and WWTP
		Document Reference:	PCS developed Master IP Lists - WTP PCS developed Master IP Lists – WWTP PCS developed Network Diagrams – WTP, WWTP
		Addenda:	N/A
By:	Shawna Constantinides	Quote:	QM-011226-R1

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Services Included:

Detailed architecture drawings, IP listings and definition of switch port connections (to devices and other switches) will be updated with as-built changes. The new hardware will be configured and set up in a mock-up system in our office so that interconnections between devices can be thoroughly tested prior to installation onsite. Following internal (offsite) testing, the network hardware will be delivered to Fairfield for side-by-side installation in existing control/network panels. Detailed installation drawings will be developed and provided to Fairfield Maintenance/Electrical staff. Once installation is complete, the plan for onsite implementation is to connect the head-end routers first and establish the redundant ring between the two plants and the SCADA servers. Then the internal plant switches will be connected sequentially starting at the WWTP, then moving to the WTP. This implementation/testing will be coordinated with Fairfield Operations staff as SCADA will be offline or partially offline during this process.

Services Included:

1. As-built updates to network diagrams/IP lists showing changes for new network equipment and changes to any existing network equipment that will remain in place.
2. Panel wiring diagrams showing detailed changes required for new network equipment
3. Purchase of network equipment
4. Configuration of new network equipment and any changes required to existing network equipment or SCADA computers related to the network changes.

- 5. Internal Testing of new network equipment, configuration prior to site installation.
- 6. Site Startup and Commissioning
- 7. Network Optimization

Not Included:

Any items not specified by our scope of supply as defined by this quotation are not included; specifically, the following are excluded:

- 1. Installation of new equipment is excluded. We will assist Fairfield’s Maintenance/Electrical staff by providing detailed electrical wiring diagrams and installation instructions as required.

Fee/Expenses:

As-built documentation updates	\$ 11,200
Purchase of new Hirschmann network hardware for WWTP	\$ 40,274
Purchase of new Hirschmann network hardware for WTP	\$ 28,576
Purchase of new Hirschmann HiVision Management Software (optional)	\$ 3,678
Configuration of new Hirschmann network hardware	\$ 12,800
Internal Testing of new Hirschmann network hardware	\$ 9,600
Site Testing/Commissioning	\$ 16,000
Network Optimization	\$ 4,800
Total NTE Cost	\$ 126,928

Deduction if compatible SFP modules (not Hirschmann branded) are used: \$ 4,203

Water Network Switches/ install..... \$ 50,126

Wastewater Network Switches/ install..... \$ 72,599

Total with compatible SFP modules: \$ 122,725

Terms:

Net 30 days; no state, federal or use taxes included.

We trust this proposal will meet with your approval and look forward to working with you on this project. If there are any questions, please contact our office for clarification.

Sincerely,



Shawna Constantinides
PCS Technologies LLC
(513) 256-7512
shawnal@pcs-technologies.com



**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Ben Mann, Public Works Director
Department: Public Works

Subject:

Right of Way Funding Appropriation for the Pleasant Avenue Multiuse Trail

Legislation Title:

\$90,000 - Right of Way Funding Appropriation for the Pleasant Avenue Multiuse Trail (multiple purchase orders; Public Works)

Recommendation:

It is recommended that City Council authorize the funding in the amount shown in the Financial Impact section.

Discussion:

It is necessary for City Council to authorize funding for the Public Works Department to purchase and close permanent and temporary right of way for multiple parcels from several different ownerships and the clearing of the right of way of personal encumbrances as required by the federal process.

Right of way plan development is complete and there are an estimated 8 parcels requiring temporary and/or permanent right of way takes. The following is a list of property takes and the associated Fair Market Value Estimation (FMVE) for each:

47 WD / T and 56 T \$3,334	Emerald Lakes HOA	FMVE:
81 T \$585	Anne Hennen, Trustee	FMVE:
100 T \$435	Jennifer Pelfrey & Jonathon Pelfrey	FMVE:
101 T \$405	Sherry Schuster	FMVE:
102 T \$675	Lawrence Gressler & Tinnia Gressler	FMVE:
110 WD / T \$33,440	PNC Bank, National Association	FMVE:
114 WD / T \$49,221	Wesdorp Properties, LLC	FMVE:

This trail will be approximately 6,800 feet of new trail on the west side of Pleasant Avenue

between Hunter Road and Wessel Drive. This trail would create a path to be accessed directly by a considerable portion of the City’s residential population without driving, connect a trail to the Town Center and allow for future expansion to other sections of the City.

The City received a grant from the Ohio Kentucky Indiana Regional Council of Governments for this project.

With the approved funding, this project will bid in late 2026.

The project is programmed in the current 2026-2030 CIP as 6PW29. OKI will be funding approximately \$1,738,290 of the construction cost. The right of way acquisition for this project will be 100% local funding.

This multiuse trail is supported by the City’s development of Fairfield Connects, the City’s active transportation plan.

Financial Impact:

\$90,000 in total funding (\$88,095 in estimated right of way valuation and \$1,905 in contingency funding) for right of way acquisition through multiple purchase orders for the Pleasant Avenue Multiuse Trail from the Active Transportation Fund.

Emergency Provision:

No

Rule Suspension Requested:

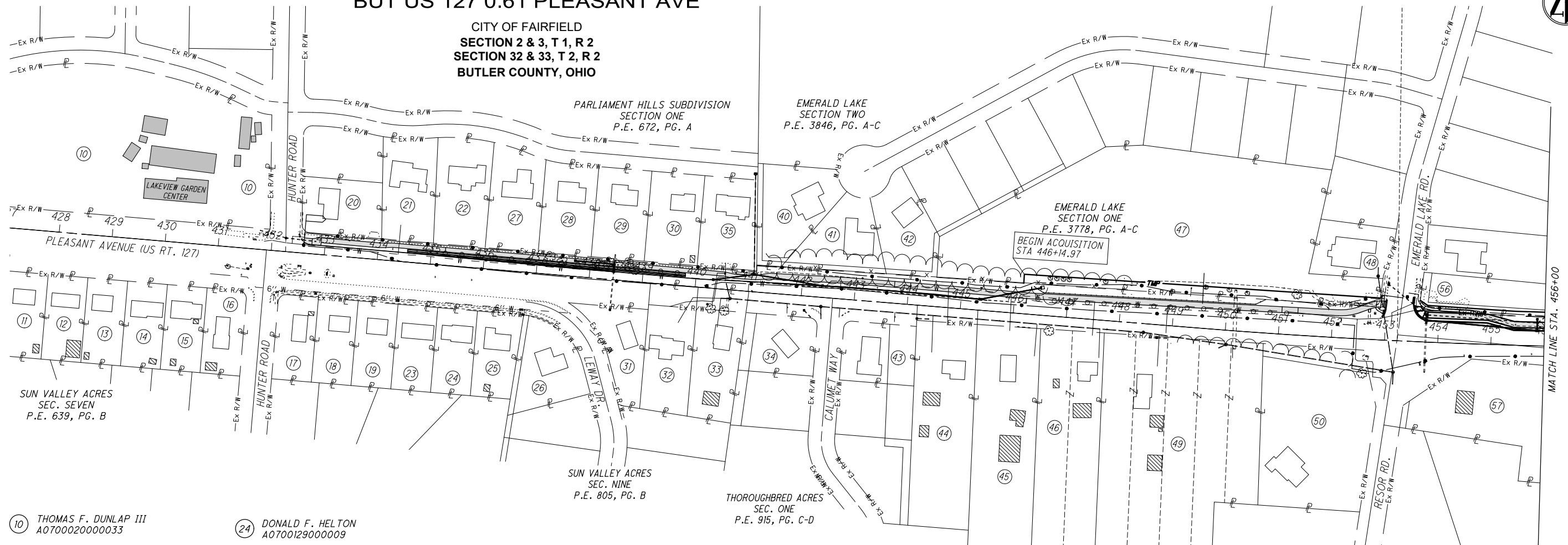
No

ATTACHMENTS:

1. Pleasant Avenue Trail RW Schematic

BUT US 127 0.61 PLEASANT AVE

CITY OF FAIRFIELD
SECTION 2 & 3, T 1, R 2
SECTION 32 & 33, T 2, R 2
BUTLER COUNTY, OHIO



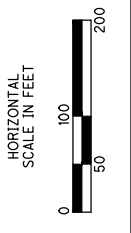
- 10 THOMAS F. DUNLAP III
A0700020000033
- 11 RICHARD J. SHIELDS AND
VERLA MARIE SHIELDS
A0700122000048
- 12 CONNIE NOEL
A0700122000049
- 13 MEGAN FRANCISCO AND
BENJAMIN LUNSFORD
A0700122000050
- 14 JAMUNA D. KHADKA AND
INDRA B. KHADKA
A0700122000051
- 15 JAMES G. MCGINN, TRUSTEE, AND
HELEN M. MCGINN, TRUSTEE, U/A
DATED 6TH DAY OF MARCH, 2000,
F/B/O THE MCGINN FAMILY TRUST
A0700122000052
- 16 TERRY HUFF
A0700122000053
- 17 PAUL LOKAI AND KATHY LOKAI
A0700122000054
- 18 RACHAEL BECKMAN
A0700122000055
- 19 CHRISTINA M. NUNCIO
A0700129000007
- 20 DANIEL CELLA AND
MARLYS C. CELLA
A0700148000001
- 21 MARK P. DESMOND AND BARBARA H.
DESMOND, TRUSTEES OF THE DESMOND
FAMILY TRUST, DATED MAY 12, 2005
A0700148000003
- 22 CHARLES L. CARTER AND
BONITA S. CARTER
A0700148000004
- 23 RICHARD A. BETTAG AND
MANDY E. BETTAG
A0700129000008
- 24 DONALD F. HELTON
A0700129000009
- 25 JIMMY M. SUGIYAMA AND
NANCY Y. SUGIYAMA, TRUSTEES
OF THE JIMMY M. SUGIYAMA AND
NANCY Y. SUGIYAMA TRUST,
DATED OCTOBER 31, 2018
A0700129000010
- 26 MARILYN S. BALDWIN
A0700129000011
- 27 J. KENT RAWLINGS AND SHERRIN RAWLINGS,
TRUSTEES OF THE RAWLINGS LIVING TRUST,
DATED 3/17/97
A0700148000005
- 28 STEVEN BEISCHEL AND
SARAH BEISCHEL
A0700148000006
- 29 ALEXANDER SHEYN AND
ANN SHEYN
A0700148000007
- 30 SUSAN J. SCHIRMER AND
WILLIAM J. SCHIRMER
A0700148000008
- 31 GEORGE H. ZAHN AND LORI J. ZAHN
A0700129000025
- 32 SCOTT CIANCHETTI AND
SHANNA CIANCHETTI
A0700019000063
- 33 CHARLES MORROW BRANT
A0700019000062
- 34 TINASHE BERE
A0700078000058
- 35 CHENDA KORM
A0700148000009
- 36 NOT USED
- 37 NOT USED
- 38 NOT USED
- 39 NOT USED
- 40 ELISSA MILLER
A0700253000022
- 41 BUD A. MIYAHARA
A0700253000021
- 42 MELISSA D. WEBSTER AND
MICHAEL A. WEBSTER
A0700253000020
- 43 BSFR II OWNER I LLC
A0700078000031
- 44 JOHN VERNON SIMPSON, JR.
A0700019000020
- 45 TONY R. BALES, JR. AND
ELICIA BALES
A0700078000063
- 46 KELLY ANN SMITH
A0700078000025
A0700078000026
- 47 EMERALD LAKE
HOMEOWNERS ASSOCIATION
A0700253000010
- 48 CALVIN WHITE AND
JENNEL WHITE
A0700095000131
- 49 KAREN MARSHALL
A0700078000019
A0700078000020
A0700078000021
A0700078000022
A0700078000023
A0700078000024
- 50 MONICA TERESE VONAHLEFELD AND
KURT JOSEPH MCKENNA
A0700078000016
A0700078000017
A0700078000018
- 51 NOT USED
- 52 NOT USED
- 53 NOT USED
- 54 NOT USED
- 55 NOT USED
- 56 EMERALD LAKE
HOMEOWNERS ASSOCIATION
A0700095000132
- 57 ROLLING HILLS BAPTIST
CHURCH INC.
A0700012000008
A0700012000050
A0700012000063

STRUCTURE KEY

- COMMERCIAL
- RESIDENTIAL
- RESIDENTIAL OUT BUILDING

* DENOTES RIGHT OF WAY ENCROACHMENT
ALL STATIONING IS FROM CENTERLINE OF
RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

REV.	DATE	DESCRIPTION
FINAL R/W PLAN DATE: 08-06-2025		



**PROPERTY MAP 1 OF 3
BUT US 127 0.61 PLEASANT AVE**

DESIGN AGENCY



CHOICE ONE ENGINEERING

DESIGNER

RMF

REVIEWER

WDG

PROJECT ID

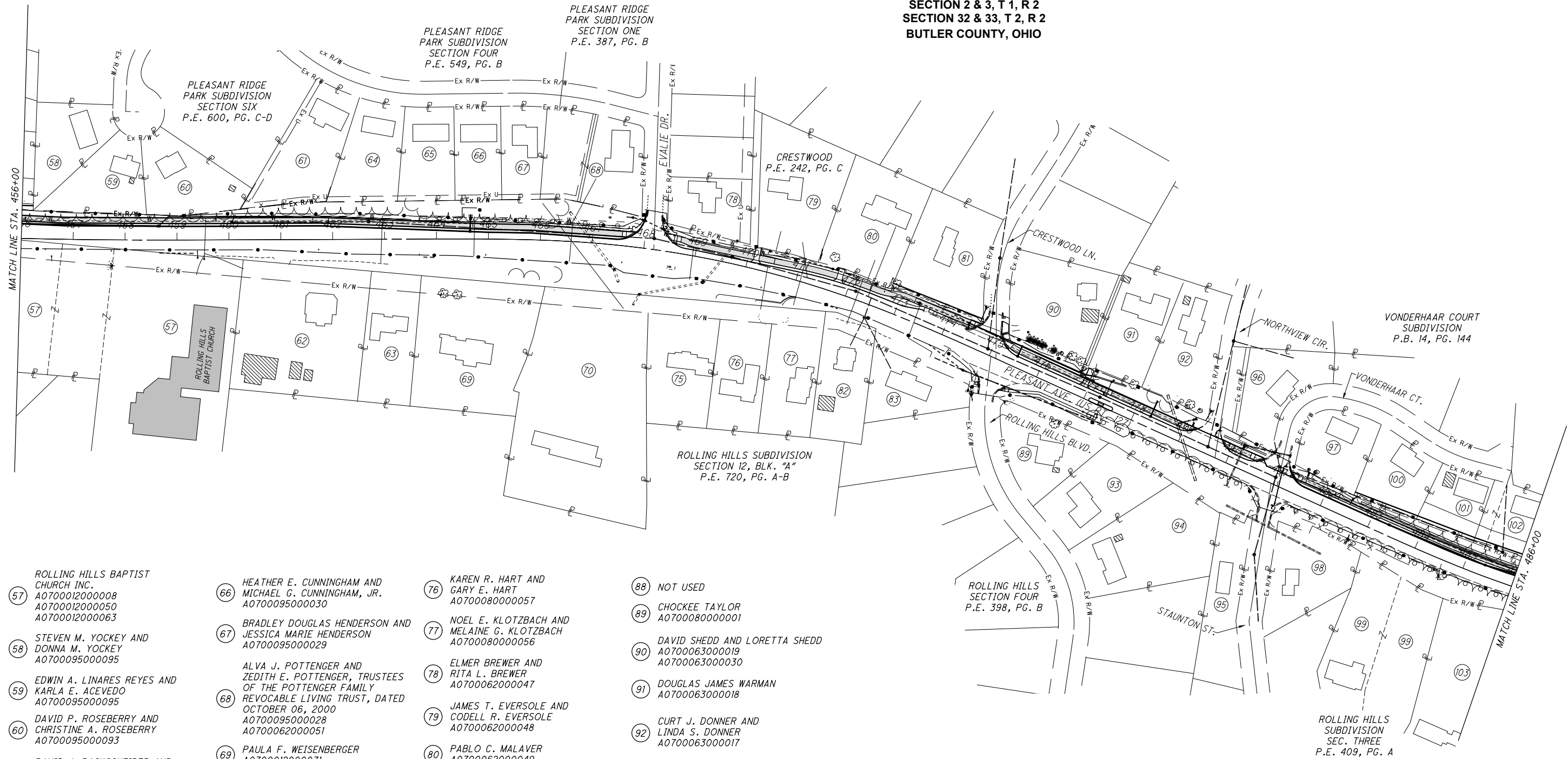
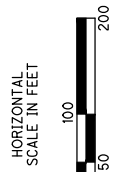
120879

SUBSET TOTAL

RW.6 RW.38

BUT US 127 0.61 PLEASANT AVE

CITY OF FAIRFIELD
 SECTION 2 & 3, T 1, R 2
 SECTION 32 & 33, T 2, R 2
 BUTLER COUNTY, OHIO



- 57 ROLLING HILLS BAPTIST CHURCH INC.
A0700012000008
A0700012000050
A0700012000063
- 58 STEVEN M. YOCKEY AND DONNA M. YOCKEY
A0700095000095
- 59 EDWIN A. LINARES REYES AND KARLA E. ACEVEDO
A0700095000095
- 60 DAVID P. ROSEBERRY AND CHRISTINE A. ROSEBERRY
A0700095000093
- 61 DAVID J. BACKSCHEIDER AND MELISSA L. BACKSCHEIDER
A0700095000033
- 62 JACOB D. WIEGAND AND MARIE COTTER
A0700012000009
- 63 SAMANTHA ENDA AND ADAM DAVIDSON
A0700012000010
- 64 WILLIAM A. RICHARDS AND JILL A. RICHARDS
A0700095000032
- 65 SHAWN M. BRYANT, TRUSTEE, OR HIS SUCCESSOR(S) AS TRUSTEE(S) OF THE BRYANT PRESERVATION TRUST DATED FEBRUARY 23, 2024
A0700095000031

- 66 HEATHER E. CUNNINGHAM AND MICHAEL G. CUNNINGHAM, JR.
A0700095000030
- 67 BRADLEY DOUGLAS HENDERSON AND JESSICA MARIE HENDERSON
A0700095000029
- 68 ALVA J. POTTENGER AND ZEDITH E. POTTENGER, TRUSTEES OF THE POTTENGER FAMILY REVOCABLE LIVING TRUST, DATED OCTOBER 06, 2000
A0700095000028
A0700062000051
- 69 PAULA F. WEISENBERGER
A0700012000071
- 70 CHRISTOPHER P. GONYA, TRUSTEE AND STEPHANIE M. GONYA, TRUSTEE, CO-TRUSTEES UNDER AGREEMENT DATED 02/24/17
A0700080000059
- 71 NOT USED
- 72 NOT USED
- 73 NOT USED
- 74 NOT USED
- 75 JEFFRY S. MATHEWS AND ANDREA L. MATHEWS
A0700080000058
A0700080000073

- 76 KAREN R. HART AND GARY E. HART
A0700080000057
- 77 NOEL E. KLOTZBACH AND MELAINE G. KLOTZBACH
A0700080000056
- 78 ELMER BREWER AND RITA L. BREWER
A0700062000047
- 79 JAMES T. EVERSOLE AND CODELL R. EVERSOLE
A0700062000048
- 80 PABLO C. MALAVER
A0700062000049
- 81 ANNE Y. HENNEN, TRUSTEE
A0700062000050
- 82 SHAWN E. STARKEY AND AMY D. STARKEY
A0700012000012
- 83 DOUGLAS J. WOLFE
A0700080000016
- 84 NOT USED
- 85 NOT USED
- 86 NOT USED
- 87 NOT USED

- 88 NOT USED
- 89 CHOCKEE TAYLOR
A0700080000001
- 90 DAVID SHEDD AND LORETTA SHEDD
A0700063000019
A0700063000030
- 91 DOUGLAS JAMES WARMAN
A0700063000018
- 92 CURT J. DONNER AND LINDA S. DONNER
A0700063000017
- 93 LUKE NOE
A0700080000002
- 94 AUDREY M. CUMMINS, TRUSTEE
A0700080000003
- 95 EMILY HEYOB
A0700064000030
- 96 5501 VONDERHAAR COURT, LLC
A0700063000004
- 97 JOSHUA J. DARNELL
A0700063000003
- 98 TYLER CAUDILL AND ELIZABETH DOEPKER
A0700064000031
- 99 JOSEPH B. SCHWARZ
A0700064000068
A0700064000069

- 100 JENNIFER LYNN PELFREY AND JONATHAN RICHARD PELFREY
A0700063000002
- 101 SHERRY N. SCHUSTER
A0700063000001
- 102 LAWRENCE P. GRESSLER AND TINNIA J. GRESSLER
A0700012000016
A0700063000029
- 103 DAKOTA T. BERLING
A0700064000056

STRUCTURE KEY

- COMMERCIAL
- RESIDENTIAL
- RESIDENTIAL OUT BUILDING

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 ALL STATIONING IS FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

REV.	DATE	DESCRIPTION
FINAL R/W PLAN DATE: 08-06-2025		



DESIGN AGENCY	CHOICE ONE ENGINEERING
DESIGNER	RMF
REVIEWER	WDG
PROJECT ID	120879
SUBSET TOTAL	RW.7 RW.38



**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Jeremy Hamel, Treatment Superintendent
Department: Public Utilities

Subject:

Water Division Filter PLC Upgrade Components

Legislation Title:

\$6,354 - Water Division - Filter PLC Upgrade Components (Public Utilities)

Recommendation:

It is recommended that the city council authorize an appropriation in the amount of \$6,354 for the purchase of Filter PLC upgrade components.

Discussion:

Funding is being requested for Filter PLC Upgrade Components at the Water Division. Program Logic Controllers (PLC) connect the process components electronically and will continue progress to automation of the Water System. A proposal is attached for

review.

Financial Impact:

An appropriation in the amount of \$6,354.00 is being requested for the purchase of Filter PLC Upgrade Components. Funding for this project was included in the approved 2026-2030 Capital Improvement Program (CIP) under project number 6WT05, Replace Major Process Equipment (Pending Council Budget Approval) The funding source is the Water Replacement and Improvement Fund, 604

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

1. RS, Electronics Quote



Qty	Mnfr	P/N	Description	Vendor	Each	1-Cabinet	4-Cabinets
1	DWYER	RHP-2N44-LCD	Temperature/RH Transmitter (4-20mA/0-10Vdc), LCD Display	RS-Online	\$258.77	\$258.77	\$1,035.08
1	Phoenix-Contact	2907918	Surge Arrestor - Ac Power Type 3 Surge Protection Device, DIN Rail, 120 V, 26 A, LP20, Plt Series	RS-Online	\$189.66	\$189.66	\$758.64
3	Panduit	F1.5X3W6	1.5 X 3 Wireway, White (6 FT length)	RS-Online	\$10.14	\$30.42	\$121.68
3	Panduit	C1.5WH6	1.5 X 3 Wireway Cover, White (6 FT length)	RS-Online	\$2.12	\$6.36	\$25.44
16	Square-D	RXM2AB2BD	24VDC DPDT Relays, With Indicator, Manual Override	RS-Online	\$8.33	\$133.28	\$533.12
16	Square-D	RXZE2S108M	24VDC DPDT Relays Bases	RS-Online	\$10.41	\$166.56	\$666.24
1	Square-D	QOU110B	Circuit Breaker, 15 A, Trip Curve B	RS-Online	\$37.96	\$37.96	\$151.84
2	Sola	SVL-5-24-100	Power Supply, 24-48V Dc, 120 W, 120/240V Ac Input Voltage	RS-Online	\$109.47	\$218.94	\$875.76
1	Hirschmann	SSL20-5TX	Ethernet Switch, Unmanaged, 5 Port, 12 to 24 VDC, Spider III Series	RS-Online	\$165.54	\$165.54	\$662.16
1	Square-D	9001K2L35LWWH13	Pilot Light, 24VDC LED, 30 Mm, White Lens, (1) NO Contact Block	RS-Online	\$168.86	\$168.86	\$675.44
1	Phoenix-Contact	5600461	Duplex Receptacle, DIN Rail Mount	RS-Online	\$34.04	\$34.04	\$136.16
1	Tripp Lite	ECO850LCD	Tripp Lite ECO850LCD UPS	RS-Online	\$177.90	\$177.90	\$711.60
Grand Total						\$1,588.29	\$6,353.16



**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Jeremy Hamel, Treatment Superintendent
Department: Public Utilities

Subject:

Wastewater Division Dewatering PLC Replacement

Legislation Title:

\$5,462 - Wastewater Division - Dewatering PLC Replace (Public Utilities)

Recommendation:

It is recommended that the City Council authorize an appropriation in the amount of \$5462.00 to fund the Dewatering PLC Replacement for continued operation of the wastewater treatment process.

Discussion:

Funding is being requested for replacement of the Dewatering PLC (Program Logic Controller). This component controls the dewatering process and equipment at the Wastewater Plant. Replacement of obsolete network switches and controls keeps the system reliable and secure for plant processes. A proposal is attached for review.

Financial Impact:

An appropriation in the amount of \$5,462.00 is being requested for the purchase of a Dewatering PLC. Funding for this project was included in the approved 2026-2030 Capital Improvement Program (CIP) under project 6WW05, Instrumentation Replacement Program (Pending Council Budget Approval). The funding source is the Sewer Surplus Fund (624).

Emergency Provision:

NO

Rule Suspension Requested:

No

ATTACHMENTS:

1. Schwing Screw Press PLC Quote

QUOTATION

CBT Company
5500 Ridge Avenue
Cincinnati, OH 45213-2516
 Phone: 513-621-9050 Fax: 513-621-0929



Order Number	
3788948	
Order Date	Page
01/27/2026 15:55	1 of 1

Bill To:
 CITY OF FAIRFIELD
 5350 PLEASANT AVE

FAIRFIELD, OH 450143567
 US

Customer ID: 288201

Ship To:
 CITY OF FAIRFIELD WASTE WATER
 4799 GROH LANE

FAIRFIELD, OH 45014
 US

Ordered By: Randy Hassler

<i>PO Number</i>	<i>Ship Route</i>	<i>Ship Method</i>	<i>Taken by</i>
(None)	NOR	UPS GRD	B2B_DELEGATE

<i>Quantities</i>				<i>Item ID</i> <i>Item Description</i>	<i>Pricing UOM</i> <i>Unit Size</i>	<i>Unit Price</i>	<i>Extended Price</i>
<i>Ordered</i>			<i>UOM</i> <i>Unit Size</i>				

Carrier:

1.000	EA	1769L33ER AB	EA	5461.0690	5,461.07
		1.0 CompactLogix 2 MB ENet Controller	1.0		

Total Lines: 1

SUB-TOTAL: 5,461.07

ESTIMATED FREIGHT:

CBT appreciates your business.

AMOUNT DUE: 5,461.07

U.S. Dollars

*** WEBSITE REPRINT ***

ALL PRICES QUOTED OR ACKNOWLEDGED ARE SUBJECT TO CHANGE, AT ANY TIME PRIOR TO SHIPMENT, TO ADDRESS ANY CHANGES IN TARIFFS, DUTIES, OR SIMILAR TAX AFFECTING THE PRODUCT.



**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Matt Young, Field Superintendent
Department: Public Utilities

Subject:

Purchase of Fire Hydrants

Legislation Title:

\$49,725 - Water Division - Fire Hydrants (Public Utilities)

Recommendation:

It is recommended that City Council approve the purchase of 13 fire hydrants from Ferguson Waterworks, which provided the lowest and best bid.

Discussion:

This project is designed to replace fire hydrants that are older and/or hydrants that are difficult to repair due to obsolete replacement parts. Older hydrants are identified via routine asset evaluations, and/or when roadway or other capital improvement projects are performed. A number of fire hydrants are also replaced as needed due to traffic accidents.

The appropriation will provide a source of revenue to purchase replacement fire hydrants through the City's normal purchasing procedures. Three quotes were received and are attached for Council review. The City proposes to procure the equipment from Ferguson Waterworks, which provided the lowest and best quote.

Financial Impact:

An appropriation in the amount of \$49,725.00 is being requested for the purchase of 13 hydrants for the Water Division. 2026 funding for this project was included in the 2025-2029 Capital Improvement Program (CIP), and also in the proposed 2026-2030 CIP under council review.

The project is number is 6WT09 - REPLACE FIRE HYDRANTS. The funding source is the Water Surplus Fund - 605.

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

1. Hydrant quotes

FW: Email Bid# B612344

From kyle.plvan@ferguson.com <kyle.plvan@ferguson.com>
Date Fri 2/20/2026 3:08 PM
To Matt Young <MYoung@fairfield-city.org>

This email comes from outside the organization.

Do not click links or open attachments unless it is an email you expected to receive.

Matt
Please see quote below on hydrants.
Let me know if you've got any questions

Kyle

From: Mark Plvan - 528 OHIO_WV_WATERWORKS <mark.plvan@ferguson.com>
Sent: Friday, February 20, 2026 11:54 AM
To: Kyle Plvan <kyle.plvan@ferguson.com>
Subject: Email Bid# B612344

Price Quotation # B612344

FEL-CINNATI, OH WW (F528)

11860 MOSTELLER ROAD
CINNATI, OH 45241-1525

Phone : 513-942-2525

Fax : 513-942-2533

Bid **B612344**
No.....: **02/10/26**
Bid Date...: **WHF**
Quoted **CITY OF FAIRFIELD**
By: **5021 GROH LANE**
Customer.: **FAIRFIELD, OH 45014**

Cust **513-867-5300**
Phone: **NET 10TH PROX**
Terms.....: **CITY OF FAIRFIELD**
Ship **5021 GROH LANE**
To.....: **FAIRFIELD, OH 45014**

QUOTE 2.10.26

HYDRANTS

Cust
PO#..:

Job Name.:

Item	Description	Quantity	Net Price	UM	Total
	** MUELLER A423 **				

SP-M423-541287	A423 4'6 OL L/A 5 STZ YEL FAIRFIELD	13	3825.000	EA	49725.00
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Subtotal: \$49725.00
 Inbound
 Freight: \$0.00
 Tax: \$0.00
 Order Total: \$49725.00

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

Due to the uncertain impact of potential tariffs, Ferguson's quotation/proposal has not included any provision or contingency for future tariffs or increase of existing tariffs. Ferguson reserves the right to adjust prices to reflect the impact of any new or increased tariffs that affect our costs at the time of shipment. Ferguson will provide notice of any such adjustments along with documentation supporting the changes.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE/VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>. Govt Buyers: All items quoted are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.

HOW ARE WE DOING? WE WANT YOUR FEEDBACK!
 Enter the following link to complete a survey about your bids:
<https://survey.medallia.com/?bidsorder&fc=528&on=15755>



Bid Proposal for FIRE HYDRANT BID 2026

FAIRFIELD CITY - WATER DEPT
Job Location: FAIRFIELD, OH
Bid Date: 02/11/2026
Core & Main Bid #: 4536586

Core & Main
 3165 Production Dr
 Fairfield, OH 45014
Phone: 5139421395
Fax: 5139421396

Seq#	Qty	Description	Units	Price	Ext Price
10	13	A423 5-1/4VO 4'6" FAIRFIELD OH HYD 6MJ OL 3W (2) 2-5/8 HN	EA	3,828.00	49,764.00
		4-1/2 PN 1-1/2 PENT L/CHAINS SAFETY YELLOW			
20		W/STORZ			
Sub Total					49,764.00
Tax					0.00
Total					49,764.00

Branch Terms:

- Restocking fee applied for clean, undamaged, whole stocking materials returned to the branch by the customer (10%) or via Core & Main truck/s (15%)
- Dirty, weathered, and/or damaged materials in unsalable condition will not be credited. Materials missing components will not be credited. Core & Main will notify the customer that they have 30 days to pick up the material before it is scrapped by the branch.
- Credit for special order or non-stock items will be determined upon inspection/acceptance by the vendor. Any restock/reconditioning charges from the vendor will be passed along to customer. These charges may vary from 10% up to 50% or more. Freight charges will apply as well.
- No material will be credited after 6 months.

*Some restock scenarios are subject to review/negotiation. Please contact your local Core & Main branch or salesperson with any questions or concerns regarding our new restock policy.

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/terms-of-sale/>

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.

BID FOR CITY OF FAIRFIELD

Date: 02/11/2026

Bid #5589338 Information



Account Name: CITY OF FAIRFIELD

Date: 02/11/2026

Team EJP is pleased to present the following materials quotations as our interpretation of this project's contract document specifications and drawings. It is the responsibility of the customer to verify their own final quantities and interpretation of the project materials specifications.

All materials pricing included in this proposal reflects the entire scope of materials for this project. Any change in materials or project scope may be subject to repricing.

All pricing is at current economic conditions. pricing may be updated due to tariff related product cost adjustments!

For current lead times on DI pipe, please contact your local EJP representative. Large diameter pipe or pipe containing specialty joints, linings, or coatings carry longer lead times that will be provided at the time of order unless otherwise noted on this proposal.

Ductile Iron pipe 18" and larger, or any ductile iron pipe with specialty coatings and/or linings, will require a "MTO" (Made-To-Order) confirmation. No orders requiring a "MTO" will be processed until confirmation is received from customer. MTO materials are NON-CANCELLABLE!

Freight terms and lead times are subject to change due to current market and manufacturing availability. All freight estimates are provided as only estimates. Customers will be charged the actual freight cost at the time of shipment.

Team EJP is in no way responsible for incurring any costs or back charges that may be associated with project scheduling conflicts or deadlines resulting in delays from manufacturing or transportation.

We hope this proposal assists you in your project costing. We are available to answer any questions regarding this proposal that you may have. We understand that these are very trying times and please know that Team EJP is always committed to doing everything we can to assist in making your project a success.

Payment terms are net 30 days from the date of invoice.

All non-stock items are non-returnable, non-cancellable, and no credit will be offered.

Team EJP is not able to certify product compliance for American Iron & Steel products and does not accept any liability for any statements made by the manufacturer that are later determined to be false.

Safety is always our priority, and the customer must ensure all site conditions meet or exceed current OSHA regulations. Team EJP service technicians will, under no circumstances, will enter any hazardous site, trench, confined space, or any other unsafe environment and reserves the right to decline entry, work, or completion of expected work if any violation of current OSHA regulations or other dangerous hazards is found.

BID FOR CITY OF FAIRFIELD

Date: 02/11/2026

Bid #5589338 Information



EJP Number	Product	Unit of Measure	Quantity	Unit Price	Extended Price
Non Stock Item	CITY OF FAIRFIELD HYDRANT	EA	11	\$ 4,413.91	\$ 48,553.01
	SUBTOTAL				\$ 48,553.01
5-1/4" B-84-B, 2 HOSE NOZZLES,					
1- 5" STORZ, 4'6" BURY, 6" MJ					
BASE L/ACC					
	TOTAL				\$ 48,553.01

BID FOR CITY OF FAIRFIELD

Date: 02/11/2026

Bid #5589338 Information



E.J. Prescott, Inc. Terms and Conditions of Sale

- **Prices:** All prices are subject to change without notice, except where firm quotations have been provided in writing by authorized management personnel of E.J. Prescott, Inc. ("EJP").
- **Taxes:** Prices do not include any present or future federal, state, or local taxes (including, without limitation, sales tax, use tax, excise tax, or otherwise) unless specifically stated. It is the responsibility of the Buyer to pay all such taxes. Taxes where applicable may be added to the price of the products and shall be paid by the Buyer, unless the Buyer furnishes to EJP a tax exemption certificate in a form agreeable to the applicable taxing authorities. If EJP is required to prepay any such tax, Buyer will reimburse EJP in full upon demand.
- **Payment Terms:** EJP Open Credit accounts are established for commercial, non-consumer use only. Unless an approved commercial Open Credit account is established, payment in good funds or approved check must be made before or at time of delivery. Commercial Credit terms are Net 30 days, no cash discounts allowed. Service Charges commence after 30 days and are calculated on the last day of the month in which the 30th day falls. SERVICE CHARGE IS 1 1/2% PER MONTH (18% A.P.R.) ON THE BALANCE OVER 30 DAYS OF AGE. THE BUYER AGREES TO PAY ALL COSTS AND EXPENSES OF COLLECTION, INCLUDING REASONABLE ATTORNEY'S FEES, and EJP claims a mechanic's lien under applicable state law.
- **Acceptance by EJP:** All orders from the Buyer are subject to acceptance by authorized personnel of EJP, and, in the case of Open Account Sales, approval of the EJP Credit Department.
- **Cancellations:** SPECIAL OR NON-STOCK ITEMS MAY NOT BE CANCELLED OR RETURNED AFTER THE PRODUCT(S) IS PLACED INTO PRODUCTION. All charges and costs incurred by EJP as a result of cancellations or order changes will be billed to the Buyer.
- **Delivery:** EJP will make a good faith effort to complete delivery of the products; provided, however, that EJP assumes no responsibility or liability for loss or damage due to delay or inability to deliver, if such non-performance was the result of any events or circumstances beyond the control of EJP, including, but not limited to, acts of God, war, labor difficulties, fire, accidents, inability to obtain materials, and delays of carriers, contractors, suppliers, or manufacturers. Under no circumstances shall EJP be liable for any special, consequential, incidental, indirect, or liquidated damages, losses, or expense (whether or not based on negligence) arising directly or indirectly from delays or failure to give notice of delay.
- **Shipment:** Shipment of all products is to one given destination for all items including pipe, unless otherwise indicated in writing. Risk of loss shall transfer to the Buyer upon tender of goods to Buyer, Buyer's representative, or common carrier. The cost of any special packing or special handling caused by Buyer's requirements or requests shall be added to the amount of the order. If Buyer causes or requests a shipment delay, or if EJP ships or delivers the products erroneously as a result of inaccurate, incomplete or misleading information supplied by Buyer or its agents or employees, storage and all other additional costs and risks shall be borne solely by Buyer. Claims for products damaged or lost in transit should be made by Buyer to the carrier, as EJP's responsibility ceases upon tender of goods to Buyer, Buyer's representative or common carrier. Delivery will be made on hard surfaces only. Any damage or towing charges resulting from "non hard surface deliveries" shall be the responsibility of the Buyer.
- **Inspection and Acceptance:** Claims for damage, shortage or errors in shipping must be reported within 10 days following delivery to Buyer. Buyer shall have 10 days from the date Buyer receives any products to inspect such products and services for defects and nonconformance and notify EJP, in writing, of any defects, nonconformance or rejection of such products. After such 10 day period, Buyer shall be deemed to have irrevocably accepted the products, if not previously accepted. After such acceptance, Buyer shall have no right to reject the products for any reason or to revoke acceptance. Buyer hereby agrees that such 10 day period is a reasonable amount of time for such inspection and revocation.
- **Returns:** Materials cannot be returned without EJP's written consent. NO RETURNS ARE ALLOWED AND NO REFUNDS WILL BE MADE ON (i) PIPE OR (ii) SPECIALLY FABRICATED OR ORDERED ITEMS. THE SOLE AND EXCLUSIVE REMEDY FOR SUCH ITEMS ALLEGED TO BE DEFECTIVE IN WORKMANSHIP OR MATERIAL WILL BE THE REPLACEMENT OF THE ITEMS SUBJECT TO THE MANUFACTURER'S INSPECTION AND WARRANTY. All other returned material is subject to a MINIMUM 25% RE-HANDLING CHARGE, plus transportation charges. Unless otherwise agreed by the Buyer and EJP, all credit for returned material will be applied to future orders, subject to approval by the EJP Credit Department.
- **Warranty:** THE BUYER'S SOLE AND EXCLUSIVE WARRANTY, IF ANY, IS THAT PROVIDED BY THE PRODUCT'S MANUFACTURER. EJP MAKES NO EXPRESS OR IMPLIED WARRANTIES. EJP HEREBY DISCLAIMS ALL EXPRESS OR IMPLIED WARRANTIES, WHETHER IMPLIED BY OPERATION OF LAW OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS OR FITNESS FOR A PARTICULAR PURPOSE. UNDER NO CIRCUMSTANCES, AND IN NO EVENT, WILL EJP BE LIABLE FOR PERSONAL INJURY, PROPERTY DAMAGE OR THIRD-PARTY CLAIMS, OR ANY OTHER LOSS, DAMAGE, COST OR REPAIRS OR INCIDENTAL, PUNITIVE, SPECIAL, CONSEQUENTIAL, OR LIQUIDATED DAMAGES OF ANY KIND, WHETHER BASED UPON WARRANTY, CONTRACT, STRICT LIABILITY, NEGLIGENCE OR ANY OTHER CAUSE OF ACTION ARISING IN CONNECTION WITH THE DESIGN, MANUFACTURE, SALE, TRANSPORTATION, INSTALLATION, OR REPAIR OF THE PRODUCTS SOLD BY EJP. THE TOTAL AGGREGATE LIABILITY OF EJP FOR ANY AND ALL CLAIMS ARISING OUT OF OR RELATED TO THIS DOCUMENT OR THE RELATIONSHIP BETWEEN THE PARTIES, REGARDLESS OF THE FORM OF ACTION, THEORY OF RECOVERY, OR WHETHER BASED IN CONTRACT, TORT, STRICT LIABILITY, NEGLIGENCE, OR ANY OTHER LEGAL THEORY, SHALL NOT EXCEED THE TOTAL AMOUNT ACTUALLY PAID BY THE BUYER TO EJP FOR THE SPECIFIC PRODUCT OR SERVICE THAT DIRECTLY GAVE RISE TO THE CLAIM, OR \$10,000, WHICHEVER IS LESS. BUYER ACKNOWLEDGES AND AGREES THAT THESE LIMITATIONS ARE AN ESSENTIAL BASIS OF THE BARGAIN BETWEEN THE PARTIES, REFLECTS THE ALLOCATION OF RISK BETWEEN THE PARTIES, AND THAT THE PRICING AND OTHER TERMS OF THIS DOCUMENT WERE NEGOTIATED BASED ON THESE LIMITATIONS AND THAT EJP WOULD NOT HAVE ENTERED INTO THIS DOCUMENT WITHOUT THESE LIMITATIONS
- **Release and Indemnity:** The Buyer hereby irrevocably, unconditionally, and perpetually releases, discharges, waives all rights against, indemnifies, defends, and holds harmless EJP, its subsidiaries, officers, directors, shareholders, employees, agents, contractors, subcontractors, affiliates, successors, assigns, and insurers (collectively, the "Released Parties") from and against any and all claims, demands, actions, causes of action, liabilities, damages, losses, costs, and expenses, including attorneys' fees, court costs, expert witness fees, investigation costs, and any other expenses of any kind, arising out of or in any way connected with (i) the performance or non-performance of service work (or work outside the scope of the service work) by any of the Released Parties, (ii) any defect, failure, or issue related to any materials provided by the Released Parties or third parties, whether known or unknown, latent or patent, including but not limited to claims arising from the selection, use, installation, maintenance, repair, or performance of such materials, or from any defect in such materials, (iii) any acts, omissions, or negligence of the Released Parties, its representatives, or third parties in connection with the selection, use, installation, or maintenance of any materials or products, and (iv) the use, operation or possession of any item(s) rented from EJP.
- **Entire Agreement:** This document constitutes the entire, complete, and exclusive agreement between the parties with respect to the subject matter hereof and contains all the agreements and conditions of sale; no course of dealing or usage of the trade shall be applicable unless expressly incorporated herein. The terms and conditions contained herein may not be added to, modified, superseded or otherwise altered except by a written modification signed by authorized management personnel of EJP. All transactions shall be governed solely by the terms and conditions contained herein. All purchase orders issued pursuant to an EJP quotation shall be deemed issued subject to all EJP terms and conditions herein contained. These terms and conditions shall supersede those of the Buyer.
- **Governing Law:** This transaction shall be governed in all respects by the laws of the State of Maine (excluding choice of law provisions). All actions, regardless of form, arising out of or in connection with this transaction, the products sold by EJP, or the relationship between the Buyer and EJP shall be brought in the courts of the State of Maine within the applicable statutory period.
- **Communications:** Payments only should be directed to: E.J. Prescott, Inc., P.O. Box 350002, Boston, MA 02241-0502. All other correspondence and inquiries should be directed to your local EJP Division. The Home Office address is 32 Prescott Street, P.O. Box 600, Gardiner, Maine 04345. Telephone (207) 582-1851. Fax (207) 582-5637. E-mail ejp@ejpprescott.com.

Please call your representative for additional information and quotes



**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Jeremy Hamel, Treatment Superintendent
Department: Public Utilities

Subject:

Wastewater Division Health & Safety Equipment

Legislation Title:

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

Recommendation:

It is recommended that city council authorize an appropriation in the amount of \$20,000 for the purchase of Wastewater division safety equipment.

Discussion:

Health & Safety Equipment is provided to Wastewater Division Staff in order to facilitate a safe working environment. Provided Safety Equipment consists of but is not limited to Confined Space Entry, Lock Out Tag Out, Traffic Safety, Personal Protective Equipment, Trenching and Shoring Equipment, etc. This also includes Health and Exercise equipment for our exercise areas. This is used to promote employee wellness in the workplace. Health & Safety Equipment will be procured from various City-approved vendors on an as-needed basis.

Financial Impact:

An appropriation in the amount of \$20,000.00 is being requested for the purchase of Wastewater Division Safety Equipment. 2026 Funding for this project was included in the approved 2026-2030 Capital Improvement Program (CIP) under project number 6WW16, Health and Safety Supplies. The funding source is the Sewer Surplus Fund, 624

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

None



**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Jeremy Hamel, Treatment Superintendent
Department: Public Utilities

Subject:

Water Division Health & Safety Equipment

Legislation Title:

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

Recommendation:

It is recommended that city council authorize an appropriation in the amount of \$20,000 for the purchase of Water division safety equipment.

Discussion:

Health & Safety Equipment is provided to Water Division Staff in order to facilitate a safe working environment. Provided Safety Equipment consists of but is not limited to Confined Space Entry, Lock Out Tag Out, Traffic Safety, Personal Protective Equipment, Trenching and Shoring Equipment, etc. This also includes Health and Exercise equipment for our exercise areas. This is used to promote employee wellness in the workplace. Health & Safety Equipment will be procured from various City-approved vendors on an as-needed basis.

Financial Impact:

An appropriation in the amount of \$20,000.00 is being requested for the purchase of Water Division Safety Equipment. 2026 Funding for this project was included in the approved 2026-2030 Capital Improvement Program (CIP) under project number 6WT18, Health and Safety Supplies.(Pending Council Budget Approval) The funding source is the Water Surplus Fund, 605

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

None



**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Brian Rose, Fleet & Facilities Manager
Department: Public Works

Subject:

Municipal/Annex Repairs and Upgrades

Legislation Title:

\$60,000 - Municipal/Annex Repairs and Upgrades (Public Works)

Recommendation:

It is recommended that the City Council authorize and direct the preparation of legislation authorizing the appropriation of funding as detailed in the Financial Impact section from the Capital Improvement Fund.

Discussion:

This request is for repairs and upgrades to the Municipal/Annex Buildings - including but not limited to new sustainable, energy-efficient windows for the Municipal Annex Building. The new windows, to be fabricated and installed by Gilkey, will match the new windows in the main Municipal Building. Additional funds from this request will be used for various plumbing improvements, furniture replacement, and other items.

Financial Impact:

\$60,000 from the Capital Improvement Fund for Repairs and Upgrades to the Municipal and Municipal Annex Buildings

These projects are listed in the 2026 CIP as 6FC01 Municipal/Annex Repairs and Upgrades (\$150,000).

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

1. Gilkey Window



CINCINNATI
3625 Hauck Road
Cincinnati, OH 45241
(513) 769-4527
1-800-878-7771

CHICAGO RIDGE
10160 Virginia Avenue
Chicago Ridge, IL 60415
(708) 229-2340
1-888-344-5539

PALATINE
467 W. Northwest Highway
Palatine, IL 60067
(708) 229-2340
1-888-344-5539

LOUISVILLE
2199 Watterson Trail
Louisville, Ky 40299
(502) 267-1616
1-888-878-7776

COMMERCIAL PROPOSAL

Customer Information

Brian Rose 701 Wessel Dr Fairfield OH 45014	513-867-4209 brose@fairfield-city.org	Date: 08/18/2025 Rep: Augie Quirch Rep Phone:(201) 344-3460 Rep Email:aquirch@gilkey.com
--	--	--

We, the Gilkey Window Company, Inc., propose to furnish, install and service all materials and labor required and pertaining to the conditions and specifications set forth in this proposal. In addition, there will be no painting or staining unless specified.

The following items will be installed by Gilkey Window Company

Total number of windows being installed	16
Total number of doors being installed	0
Estimated Lead Time	12-14 Weeks

	Window Style Double Hung Quantity 1 Size 41 x 67 Hardware Color White Vent Locks Yes Screen BetterVue Half Screen Slope Sill No	Window Brand Gilkey Boreal™ Vinyl Location Annex Building Exterior Color Laminate/Bronze Interior Color White Glass Type
	Window Style Double Hung Quantity 1 Size 41 x 67 Hardware Color White Vent Locks Yes Screen BetterVue Half Screen Slope Sill No	Window Brand Gilkey Boreal™ Vinyl Location Annex Building Exterior Color Laminate/Bronze Interior Color White Glass Type
	Window Style Double Hung Quantity 1 Size 41 x 67 Hardware Color White Vent Locks Yes Screen BetterVue Half Screen Slope Sill No	Window Brand Gilkey Boreal™ Vinyl Location Annex Building Exterior Color Laminate/Bronze Interior Color White Glass Type





Window Style Double Hung
Quantity 1
Size 41 x 67
Hardware Color White
Vent Locks Yes
Screen BetterVue Half Screen
Slope Sill No

Window Brand Gilkey Boreal™ Vinyl
Location Annex Building
Exterior Color Laminate/Bronze
Interior Color White
Glass Type



Window Style Double Hung
Quantity 1
Size 41 x 67
Hardware Color White
Vent Locks Yes
Screen BetterVue Half Screen
Slope Sill No

Window Brand Gilkey Boreal™ Vinyl
Location Annex Building
Exterior Color Laminate/Bronze
Interior Color White
Glass Type



Window Style Double Hung
Quantity 1
Size 41 x 67
Hardware Color White
Vent Locks Yes
Screen BetterVue Half Screen
Slope Sill No

Window Brand Gilkey Boreal™ Vinyl
Location Annex Building
Exterior Color Laminate/Bronze
Interior Color White
Glass Type



Window Style Double Hung
Quantity 1
Size 41 x 67
Hardware Color White
Vent Locks Yes
Screen BetterVue Half Screen
Slope Sill No

Window Brand Gilkey Boreal™ Vinyl
Location Annex Building
Exterior Color Laminate/Bronze
Interior Color White
Glass Type



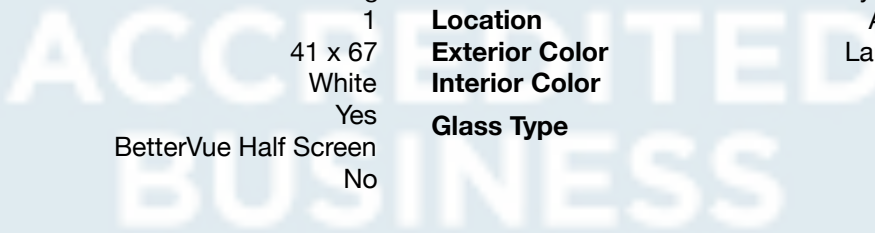
Window Style Double Hung
Quantity 1
Size 41 x 67
Hardware Color White
Vent Locks Yes
Screen BetterVue Half Screen
Slope Sill No

Window Brand Gilkey Boreal™ Vinyl
Location Annex Building
Exterior Color Laminate/Bronze
Interior Color White
Glass Type



Window Style Double Hung
Quantity 1
Size 41 x 67
Hardware Color White
Vent Locks Yes
Screen BetterVue Half Screen
Slope Sill No

Window Brand Gilkey Boreal™ Vinyl
Location Annex Building
Exterior Color Laminate/Bronze
Interior Color White
Glass Type





Window Style Double Hung
Quantity 1
Size 40 x 60
Hardware Color White
Vent Locks Yes
Screen BetterVue Half Screen
Slope Sill No

Window Brand Gilkey Boreal™ Vinyl
Location Annex
Exterior Color Laminate/Bronze
Interior Color White
Glass Type



Window Style Double Hung
Quantity 1
Size 40 x 60
Hardware Color White
Vent Locks Yes
Screen BetterVue Half Screen
Slope Sill No

Window Brand Gilkey Boreal™ Vinyl
Location Annex
Exterior Color Laminate/Bronze
Interior Color White
Glass Type



Window Style Double Hung
Quantity 1
Size 40 x 60
Hardware Color White
Vent Locks Yes
Screen BetterVue Half Screen
Slope Sill No

Window Brand Gilkey Boreal™ Vinyl
Location Annex
Exterior Color Laminate/Bronze
Interior Color White
Glass Type



Window Style Double Hung
Quantity 1
Size 40 x 60
Hardware Color White
Vent Locks Yes
Screen BetterVue Half Screen
Slope Sill No

Window Brand Gilkey Boreal™ Vinyl
Location Annex
Exterior Color Laminate/Bronze
Interior Color White
Glass Type



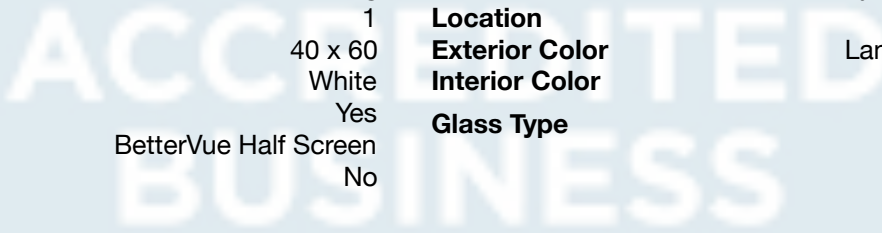
Window Style Double Hung
Quantity 1
Size 40 x 60
Hardware Color White
Vent Locks Yes
Screen BetterVue Half Screen
Slope Sill No

Window Brand Gilkey Boreal™ Vinyl
Location Annex
Exterior Color Laminate/Bronze
Interior Color White
Glass Type



Window Style Double Hung
Quantity 1
Size 40 x 60
Hardware Color White
Vent Locks Yes
Screen BetterVue Half Screen
Slope Sill No

Window Brand Gilkey Boreal™ Vinyl
Location Annex
Exterior Color Laminate/Bronze
Interior Color White
Glass Type





Window Style	Double Hung	Window Brand	Gilkey Boreal™ Vinyl
Quantity	1	Location	Annex
Size	40 x 60	Exterior Color	Laminate/Bronze
Hardware Color	White	Interior Color	White
Vent Locks	Yes	Glass Type	
Screen	BetterVue Half Screen		
Slope Sill	No		

Gilkey to build and install all windows or doors to the above specifications. Work to be performed by Gilkey Window Company Installers and covered by Workman's Compensation and Liability Insurance.

10 Year Commercial Warranty including labor, materials and glass.

This proposal may be withdrawn if not accepted within 30 days. Standard terms are 1/3 down/ balance due upon completion or Greensky Financing Terms listed below.

List Price	\$43,170.00
Your Price	\$24,600.00





**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Jeremy Hamel, Treatment Superintendent
Department: Public Utilities

Subject:

Water Division Filter PLC Upgrade

Legislation Title:

\$41,692 - Water Division - Filter PLC Upgrade (Public Utilities)

Recommendation:

It is recommended that the city council authorize an appropriation in the amount of \$41,692.00 for the purchase of Filter PLC upgrade.

Discussion:

Funding is being requested for Filter PLC Upgrade at the Water Division. Program Logic Controllers (PLC) connect the process components electronically and will continue progress to automation of the Water System.

Allen Bradley components will be used in this process due to

compatibility requirements.

CBT is the exclusive sales representative in the region. A proposal and sole source letter are attached for review.

Financial Impact:

An appropriation in the amount of \$41,692.00 is being requested for the purchase of Filter PLC Upgrade. Funding for this project was included in the approved 2026-2030 Capital Improvement Program (CIP) under project number 6WT05, Replace Major Process Equipment (Pending Council Budget Approval) The funding source is the Water Replacement and Improvement Fund, 604

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

1. CBT Quote
2. City of Fairfield Ohio Allen Bradley Distributor CBT 2026



Qty	Mnfr	P/N	Description	Vendor	Each	1-Cabinet	4-Cabinets
1	Allen-Bradley	5069-L310ER	CompactLogix 5380 PLC CPU	CBT	\$3,708.10	\$3,708.10	\$14,832.40
2	Allen-Bradley	5069-IB16	16-Point DC Input Module	CBT	\$364.20	\$728.40	\$2,913.60
1	Allen-Bradley	5069-OB16	16-point DC Output Module	CBT	\$470.82	\$470.82	\$1,883.28
2	Allen-Bradley	5069-IF8	8-point Analog Input Module	CBT	\$1,200.60	\$2,401.20	\$9,604.80
1	Allen-Bradley	5069-OF4	4-point Analog Output Module	CBT	\$1,141.05	\$1,141.05	\$4,564.20
1	Allen-Bradley	1492-DR5	DIN Rail, Aluminum 1M	CBT	\$19.95	\$19.95	\$79.80
100	Allen-Bradley	1492-J3	Terminals	CBT	\$1.72	\$172.00	\$688.00
20	Allen-Bradley	1492-EAJ35	Terminal End Barriers	CBT	\$3.29	\$65.80	\$263.20
10	Allen-Bradley	1492-EBJ3	Terminal Block Barriers	CBT	\$1.21	\$12.10	\$48.40
5	Allen-Bradley	1492-H4	FUSE HOLDER WITH FUSE, 120 VAC AND INDICATOR	CBT	\$34.37	\$171.85	\$687.40
5	Allen-Bradley	1492-H5	FUSE HOLDER WITH FUSE, 24 VDC AND INDICATOR	CBT	\$34.37	\$171.85	\$687.40
2	Allen-Bradley	1492-N37	FUSE HOLDER BARRIERS	CBT	\$2.43	\$4.86	\$19.44
1	Hoffman Eng	A-363010LP	NEMA-12, Enclosure 36 X 30 X 10, Painted Steel	CBT	\$1,106.30	\$1,106.30	\$4,425.20
1	Hoffman Eng	A-36P30	Subpanel 33 X 27, White Powder Coated Steel	CBT	\$248.68	\$248.68	\$994.72
				Grand Total		\$10,422.96	\$41,691.84



27 February 2026

Mr. Jeremy Hamel
jhamel@fairfield-city.org
Public Utilities Superintendent
City of Fairfield, Ohio
4799 Groh Lane
Fairfield, OH 45014

To Whom It May Concern:

This is to confirm that CBT Company currently is the appointed Allen-Bradley distributor authorized to sell Allen-Bradley Standard Controls, Drives, PLC/MMI and Rockwell Software products, along with related services, in the geographic area in which your facility is located.

As a matter of Company policy, full factory product and sales support is made available only to the local authorized distributor, and it is Rockwell Automation's practice and policy to always promote and recommend the use of that distributor to customers in that geographic area. Rockwell Automation discourages the use of other non-authorized sources, including distributors who may hold an Allen-Bradley appointment in another locale.

Should you have any further questions, please do not hesitate to contact either Jeff Riggs, Vice President of Automation at CBT Company 513.621.9050 or Lee Eye, Territory Sales Manager, at our local Rockwell Automation sales office 513.603.6500.

Respectfully,

A handwritten signature in black ink that reads "Thomas L. Alford".

Tom Alford
Rockwell Automation
Partner Relationship Manager
513.300.7317
talford@ra.rockwell.com



**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Brian Rose, Fleet & Facilities Manager
Department: Public Works

Subject:

Purchase of Utility Truck #625 (Water)

Legislation Title:

\$109,050 - Purchase & outfitting of Utility Truck #625 for Water Division (multiple vendors; Public Works)

Recommendation:

It is recommended that the City Council authorize and direct the preparation of legislation authorizing the appropriation of funding as detailed in the Financial Impact section from the Water Surplus Fund.

Discussion:

This request is for the purchase of a Ford F-350 cab and chassis with options to be used by the Water Division. This truck will replace unit #629 (2012 Ford F-250 Utility Truck) due to age and condition. The old unit will be auctioned. This truck is being purchased through Beau Townsend Ford, Vandalia, Ohio, with contracts held with the Southwestern Ohio Educational Purchasing Council (EPC) of which the City of Fairfield is a member, utilizing Ohio Revised Code Title I, Chapter 167, allowing for the purchase of contract items through a Regional Councils of Governments, operated by or through a governing body recognized by the State of Ohio. K.E. Rose was chosen to outfit this vehicle due to their specialized engineering skills and aptitude for this project, and to standardize on the wiring practices to facilitate the mechanics during repairs.

Financial Impact:

\$109,050 (\$58,000 for the truck + \$31,050 for outfitting + \$20,000 for Water fleet needs and contingencies) from the Water Surplus Fund. This vehicle is listed in the 2026 CIP as # 6FT21 Replacement of Truck (Water) (\$150,000).

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

1. Ford

2. Est_2544459_from_K._E._Rose_Company_4836



4595 Chambersburg Rd
Huber Heights, OH 45424

PH: (937) 236-9702
FAX: (937) 236-9783

Serving All Of Your Upfitting Needs.

Estimate

City of Fairfield
8870 North Gilmore Rd.
Fairfield, Oh 45014

Date	Estimate #
12/22/2025	25-44459

Cust P.O.#	Sales Rep	Project	Truck/License #	Contact & Phone #			
	GB						
Description					Qty	Cost	Total
Furnish and install a Reading S108SW service body suitable for a 60 CA single wheel chassis. Body features A60 galvanneal steel throughout, stainless steel latches, heavy duty adjustable bolt on hidden scissor hinges, gas prop door holders, shelves, dividers, recessed lights per FMVSS108, light guards in rear panel, poched step bumper, powdercoat white throughout. Slam action tailgate. Incorporates spacemaker flip tops on each side, Mounted on your supplied 60CA chassis					1	18,470.00	18,470.00T
Install 20000 lb capacity receiver hitch					1		0.00T
Install 7 way trailer plug					1		0.00T
Install Reading side mounted removable ladder rack, angled, powdercoat white					1		0.00T
Install backup alarm					1		0.00T
Install customer supplied OEM backup camera					1		0.00T
Furnish and install Xantrex 1000 watt pure sine wave inverter					1		0.00T
We look forward to your order. Should you wish to make any changes please call for quote.					Sales Tax (0.0%)		
All invoices over \$500.00 paid by CREDIT CARD are subject to a 3% CREDIT CARD FEE.					Total		

Signature



4595 Chambersburg Rd
Huber Heights, OH 45424

PH: (937) 236-9702
FAX: (937) 236-9783

Serving All Of Your Upfitting Needs.

Estimate

City of Fairfield
8870 North Gilmore Rd.
Fairfield, Oh 45014

Date	Estimate #
12/22/2025	25-44459

Cust P.O.#	Sales Rep	Project	Truck/License #	Contact & Phone #	
	GB				
Description			Qty	Cost	Total
Ecco 12-51896-ED 12+ProVantage 54" full light bar with amber white dual flashing modules front and sides, 2 takedown and 2 alley modules, 2 rear amber end modules, integrated 7 amber module rear internal traffic arrowstick only and advanced controller			1		0.00T
Option: Install LED strobes on rear panel and LED strobes in grille all switched in cab. add \$1095.00			1		0.00T
Option: Apply linex spray on bed liner in cargo area including bulkhead, cargo sides walls, tailgate and floor and top of compartments add \$1400.00			1		0.00T
Option: Install Tommygate liftgate G2-54-1342EA38, aluminum two piece folding platform 49x38+6", 1300 lb capacity, galvanized steel frame, winter grade hydraulic oil add \$5795.00			1		0.00T
Option: Furnish and install retractable bed cover, manual operation, add \$4290.00 (electric unit with remote key fob add \$950.00)			1		0.00T
We look forward to your order. Should you wish to make any changes please call for quote.			Sales Tax (0.0%)		\$0.00
All invoices over \$500.00 paid by CREDIT CARD are subject to a 3% CREDIT CARD FEE.			Total		\$18,470.00

If estimate is accepted, please circle any option which is needed but not shown in estimate total. A new estimate will be provided. Insert P.O. # in block provided. Please sign and date and return by fax at your convenience

Signature _____



**City Council Communication
Regular Meeting - March 9, 2026**

Submitted by: Jeremy Hamel, Treatment Superintendent
Department: Public Utilities

Subject:

Water Division Filter PLC Design

Legislation Title:

\$6,400 - Water Division - Filter PLC Design (Public Utilities)

Recommendation:

It is recommended that the city council authorize an appropriation in the amount of \$6,400.00 for design work for the Filter PLC at the Water Division.

Discussion:

Funding is being requested for Filter PLC Design work (4 panels). Upgraded programmable logic controllers (PLC) panels will continue the progress towards automation of the Water Treatment Process. Professional Services are provided by PCS Technologies and the panels will be constructed in house. A proposal has been attached for review.

Financial Impact:

An appropriation in the amount of \$6,400 is being requested for Filter PLC Design work. 2026 Funding for this project was included in the approved 2026-2030 Capital Improvement Program (CIP) under project number 6WT21, SCADA INTEGRATION (Pending Council Budget Approval). The funding source is the Water Surplus Fund (605).

Emergency Provision:

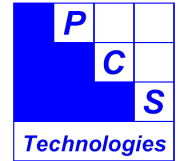
No

Rule Suspension Requested:

No

ATTACHMENTS:

1. PCS Filter Design



PROPOSAL

To:	Mr. Jeremy Hamel	Date:	January 13, 2026
	Fairfield Public Utilities 5021 Groh Lane Fairfield, OH 45014	Project:	Fairfield WTP – Filter PLC Panel – Upgrade
		Document Reference:	N/A
		Addenda:	N/A
By:	Peter Constantinides	Quote:	QM-011326

Dear Mr. Hamel,

We are pleased to provide the following proposal for the design of four (4) new PLC panels to replace existing Filter 1/2, Filter 3/4, Filter 5/6 and Filter 7/8 panels listed below. This proposal includes electrical design and drafting as well as optional supply of associated hardware. This proposal does not include programming and integration services for new PLCs and associated SCADA system additions/revisions.

This proposal is for services and includes a budget for PLC hardware to retrofit new PLCs. Any additional hardware requirements will be evaluated after completion of hardware design.

Services Included:

Design of four (4) new enclosures with new Rockwell 5069-L310 PLCs and WTP standardized hardware.

Services Included:

1. Wiring/installation diagrams for new Filter PLCs (AutoCad and PDF format).
2. Interconnection wiring diagrams with existing field devices.
3. New communication diagram showing connections to existing network gear.
4. Preparation of detailed Bill of Material for each panel. See attached preliminary BOM.

Not Included:

Any items not specified by our scope of supply as defined by this quotation are not included; specifically, the following are excluded:

1. Hardware for additions other than retrofit to Filter PLC panel.
2. Startup services for PLC panels.
3. Programming for new PLCs, SCADA.

Fee/Expenses:

Design Services at (NTE Basis) – 32 hours @ \$200/hr.....	\$	<u>6,400</u>
PLC and associated Hardware Allowance <u>per Filter Panel</u> (includes shipping allowance)	\$	<u>13,080</u>

Notes:

1. The PLC Hardware Allowance includes 10% markup. Fairfield may elect at their discretion to purchase components directly.
2. Wiegmann or Saginaw enclosures may be substituted in lieu of Hoffman Nvent enclosures at a deduct of \$250 per panel. These are equivalent to Hoffman and are manufactured in the USA.

We trust this proposal will meet with your approval and look forward to working with you on this project. If there are any questions, please contact our office for clarification.

Sincerely,



Peter Constantinides
[PCS Technologies LLC](#)
(513) 868-8727 (O)
(513-256-7511 (M)
peterc@pcs-technologies.com

This is typical for (4) Units: **FILTER-1/2, FILTERE3/4, FILTER5/6, FILTER 7/8**

Item	Tag	Qty	Mnfr	P/N	Description
		1	Allen-Bradley	5069-L310ER	CompactLogix 5380 PLC CPU
		2	Allen-Bradley	5069-IB16	16-Point DC Input Module
		1	Allen-Bradley	5069-OB16	16-point DC Output Module
		2	Allen-Bradley	5069-IF8	8-point Analog Input Module
		1	Allen-Bradley	5069-OF4	4-point Analog Output Module
		1	Dwyer	RHP-2N44-LCD	Temperature/RH Transmitter (4-20mA/0-10Vdc), LCD Display
		1	Phoenix-Contact	2907918	Surge Arrestor - Ac Power Type 3 Surge Protection Device, DIN Rail, 120 V, 26 A, LP20, Plt Series
		1	Allen-Bradley	1492-DR5	DIN Rail, Aluminum 1M
		2	Allen-Bradley	1492-DR6	DIN Rail, Aluminum Raised 1M
		100	Allen-Bradley	1492-J3	Terminals
		20	Allen-Bradley	1492-EAJ35	Terminal End Barriers
		10	Allen-Bradley	1492-EBJ3	Terminal Block Barriers
		3	Panduit	F1.5X3W6	1.5 X 3 Wireway, White (6 FT length)
		3	Panduit	C1.5WH6	1.5 X 3 Wireway Cover, White (6 FT length)
		16	Square-D	RXM2AB2BD	24VDC DPDT Relays, With Indicator, Manual Override
		16	Square-D	RXZE2S108M	24VDC DPDT Relays Bases
		1	Square-D	QOU110B	Circuit Breaker, 15 A, Trip Curve B
		2	Sola	SVL-5-24-100	Power Supply, 24-48V Dc, 120 W, 120/240V Ac Input Voltage
		1	Hirschmann	943 824-002	SPIDER-5TX, 5-Port Unmanaged Switch, 100Mbit/s
		2			Cat6 Patch Cables
		15	Littelfuse	031300##.HXP	FUSE, TIME DELAY, ##.0A
		5	Allen-Bradley	1492-H4	FUSE HOLDER WITH FUSE, 120 VAC AND INDICATOR
		5	Allen-Bradley	1492-H5	FUSE HOLDER WITH FUSE, 24 VDC AND INDICATOR
		2	Allen-Bradley	1492-N37	FUSE HOLDER BARRIERS
		1	Square-D	9001K2L35LWWH13	Pilot Light, 24VDC LED, 30 Mm, White Lens, (1) NO Contact Block
		1	Phoenix-Contact	5600461	Duplex Receptacle, DIN Rail Mount
		2	Square-D	PK7GTA	Ground Bar, 7-Pole
		1			Custom Nameplate
		1	Hoffman Eng	A-363010LP	NEMA-12, Enclosure 36 X 30 X 10, Painted Steel
		1	Hoffman Eng	A-36P30	Subpanel 33 X 27, White Powder Coated Steel
		1	APC	BE900G3	900VA UPS