

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, August 10, 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 - ADA Transition Plan, Title VI Plan and Safe Streets for All Plan

Business Meeting Call to Order

Mayor Steve Miller

Prayer/Pledge of Allegiance

Councilmember Matt Davidson

Roll Call

Agenda Modifications

Executive Session Requests

Special Presentations

1. Police Department Oath of Office:

- Connor Helms
- Adam Lawson
- Nicholas Beckham
- Samuel Lohrey

Citizen Comments

Council Reports

Public Hearing(s)

1. Pleasant Avenue Re-Zoning

Approval of Minutes

1. Regular Meeting Minutes - July 13, 2026

Old Business

1. Development Services - Councilmember Gwen Brill

- a. Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1130.01(B)(2), the City of Fairfield, Ohio, Zoning Map.
 - Legislation - Hold Second Reading pending Planning Commission recommendation

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

1. Development Services - Councilmember Gwen Brill

- a. Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1130.01(B)(2), the City of Fairfield, Ohio, Zoning Map by approving the Final Development Plan for the Whispering Hill Planned Unit Development.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption

2. Public Safety - Councilmember Dale Paullus

- a. Ordinance to authorize the City Manager to enter into a contract with Axon Enterprises to provide tasers, body worn cameras, fleet cameras and additional public safety services and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption

- b. Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Lockstop Capital LLC, Wings & Rings, 5486 Dixie Highway, Fairfield, OH 45014 (Permit Class D-5J).

3. Public Utilities - Councilmember Tim Meyers

- a. Resolution authorizing the City Manager to execute an agreement with the Butler County Board of Commissioners, Butler County, Ohio authorizing Butler County to provide retail sewer service to certain parcels in the City of Fairfield.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings

- Motion - Adoption

- b. Resolution authorizing the City Manager to execute an agreement with the Butler County Board of Commissioners, Butler County, Ohio authorizing Butler County to provide public water service to certain parcels in the City of Fairfield, and authorizing the City of Fairfield to provide public water service to certain parcels in West Chester Township.

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

4. Public Works - Councilmember Debbie Pennington

- a. Ordinance to appropriate to public use certain interests in real property identified in plans prepared by Choice One Engineering, Inc. entitles "BUT US127-0.61 Pleasant Avenue Road Improvement Project" and declaring an emergency.

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

5. Finance & Budget - Councilmember Leslie Besl

- a. Ordinance to establish salaries and hourly rates for certain Municipal Court employees of the City of Fairfield, Ohio and to authorize and limit the numbers and types of certain Municipal Court Employees, to repeal Ordinance No. 84-26 and all amendments thereto and declaring an emergency.

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

- 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: \$186,253 (see below for description)

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

\$23,000 - ESRI Enterprise Workflow and Training (CMO - IT Services)

\$47,535 - Wastewater Division - Professional and engineering services (Public Utilities)

\$63,600 - Raw Sewage Pump Replace (Public Utilities -Wastewater Division)

\$9,058 - Generator Transfer Switch Control Module (Public Utilities)

\$43,060 - Purchase of Fleet Software (Public Works - Garage)

Meeting Schedule

Monday, September 14: Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Monday, September 28: Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Tuesday, October 13: Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Executive Session of Council (if Needed)

Adjournment



Fairfield City Council
July 31, 2026

Joint Public Hearing Notice

All property owners and citizens of Fairfield, Ohio are hereby notified that a joint public hearing between the Planning Commission and City Council has been scheduled for Monday, August 10, 2026 at 7:00 PM at the Fairfield Municipal Building, 5350 Pleasant Avenue, Fairfield, Ohio 45014. The purpose of the hearing is to solicit citizen input regarding a rezoning of the rear portion of the property at 5145 Pleasant Avenue from R- 3, Multi-Family zoning district, to D-1, Downtown zoning district.

Questions may be directed to the department by telephone at (513) 867-5345 or via e-mail at development@fairfield-city.org. The department is open Monday through Friday, between the hours of 8:00 AM and 5:00 PM.

Alisha Wilson
Clerk of Council

For insertion in the Journal News Friday, July 31, 2026

City of Fairfield Minutes
Regular Meeting of City Council
July 13, 2026

Council-Manager Briefing

Income Tax Process Improvement Initiative

Mayor Miller called the briefing to order at 6:00 PM. Councilmembers present: Leslie Besl, Dale Paullus, Debbie Pennington, Tim Meyers and Gwen Brill. Staff members present: Scott Timmer, Alisha Wilson, Christine Roach, Steve Wolterman, Diana Davenport, Laurie Murphy, Adam Sackenheim, Steve Maynard, Chad Cooper, Greg Kathman, Chris Addison, Jason Hunold and Ben Mann.

City Manager Timmer and Utility Billing Supervisor Roach presented the Income Tax Process Improvement Initiative. 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 Brill led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Councilmember, 1st Ward Leslie Besl
Councilmember, 2nd Ward Dale Paullus
Councilmember, 3rd Ward Debbie Pennington
Councilmember, At-Large Tim Meyers
Councilmember, At-Large Gwen Brill
Councilmember, At-Large Matt Davidson

Councilmembers excused included:

Councilmember, 4th Ward Adam Kraft

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

Agenda Modifications

Councilmember Besl, seconded by Councilmember Pennington, moved to amend the agenda to add an ordinance authorizing the City Manager to enter into the IUOE, Local 20 collective bargaining agreement and to add an ordinance to establish salaries and hourly rates for certain salaried and hourly employees of the City of Fairfield. Motion carried 6-0.

Executive Session Requests

None.

Special Presentations

1. Fire Department Oath of Office

- Firefighter Tyler Todhunter
- Firefighter Jacob Schoch

Mayor Miller administered the ceremonial oath of office.

2. Mayor's Presentation to Chris Ferguson

Mayor Miller presented Chris Ferguson with a Key to the City for his generous fundraising efforts for local animal shelters. Mr. Ferguson repairs donated bicycles and then re-sells the bikes to raise money. To date, he has raised almost \$15,000.

3. Reading of the Declaration of Independence

Mayor and Council presented a reading of the Declaration of Independence.

Citizen Comments

Scott Lepsky, 7 Carousel Circle - Mr. Lepsky stated that he previously shared thoughts and concerns about residential developments in process, specifically Whispering Hills, and one on Pleasant and John Gray Road that is similar in nature. He asked for a status on where the City stands with his questions. Development Services Director Kathman answered that drawings were submitted for Whispering Hill and will go to Planning Commission for approval and then to City Council. John Gray and Pleasant project is still in the process but has not been submitted to the City. Mr. Lepsky asked what conversations are happening to alleviate traffic concerns brought forward? Mayor Miller stated that the city is waiting for developer and then will come back for more review. Mr. Kathman stated that conditions were put in place with the previous approval regarding the turn lane on John Gray Road.

Jason Levline, 5638 Lindenwood Lane - Mr. Levline addressed Council regarding a house in his neighborhood running as a mental health triage. He stated that he has had handicapped children in his house and trying to break into his house. He said that the company is running a business next door to his home and there are 19 others in the City. No one lives in the homes until a child assaults their family and has to stay at the home for a few days. The business is Inclusive Housing Incorp., address of the home next to his is 5648 Lindenwood Lane. He also showed Council an envelope of police reports from the address, but stated that police are not able to do much. Everyone has told him to go to City Council. Mr. Kathman looked into this topic numerous times over the last few years. Steve Wolterman stated that there is state preemption of the City's ability to limit these types of homes, City code is compliant with the state code and there is a limit to what the City can do according to the state restrictions. He stated that this is in response to a need to serve disabled individuals. Mr. Kathman stated that if less than 6 people live in the home, they are exempt from residential zoning. Councilmember Meyers shared Mr. Levline's concerns and requested Mr. Kathman and Chief Maynard to discuss with the company.

Council Reports

Councilmember Besl congratulated the Finance Department for receiving the Distinguished

Budget Presentation Award for the 2026 Budget Book, the highest recognition in government budgeting and shared the upcoming Parks & Recreation events.

Councilmember Pennington reported that Barrett Paving completed the paving portion of the resurfacing project and the EV charging stations contractor will start this month.

Councilmember Meyers thanked Mayor Miller for the opportunity to present the Miracle League proclamation to Sean Casey and stated that he was completely blown away by the event, which consisted of 6 states of All-Star athletes, police escort and a drone show.

Public Hearing(s)

None.

Approval of Minutes

1. Regular Meeting Minutes - June 8, 2026

The Regular Meeting Minutes of June 8, 2026 were approved as written and submitted.

Old Business

None.

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

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

1. Development Services - Councilmember Gwen Brill

- a. Ordinance to authorize the City Manager to execute a Restricted Fund Agreement with the Fairfield Community Foundation to establish the Fairfield Commercial Revitalization Fund for the purpose of assisting private owners or tenants with exterior upgrades to commercial properties, and declaring an emergency.

City Council approved Ordinance 62-26 in May 2026 which authorized the Community Improvement Corporation of Fairfield (CIC) to implement a Commercial Revitalization Grant Program pilot. The program seeks to strengthen the economic vitality of commercial business districts across the city by offering grants to small business and commercial property owners for exterior improvements.

As staff evaluated the program's financial procedures, it was determined that a partnership with the Fairfield Community Foundation (FCF) would be beneficial to assist the CIC with necessary tax reporting and ease grant reimbursements for applicants. The FCF has offered to assist the City and CIC with implementation of the Commercial Revitalization Grant program through creation of a new fund.

This ordinance authorizes the City Manager to enter into a Restricted Fund Agreement with the Fairfield Community Foundation to establish the Fairfield Commercial Revitalization

Fund. Any funds deposited into the new fund would be granted out to projects at the full discretion of the City and CIC, as set forth in the proposed agreement.

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

ORDINANCE NO. 76-26. APPROVED 6-0.

- b. Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1130.01(B)(2), the City of Fairfield, Ohio, Zoning Map.

5145 Pleasant Avenue is a 1.68 acre parcel located on the west side of Pleasant Avenue across from Glenna Drive which is owned by the Fairfield Community Improvement Corporation (CIC). The front portion of the site is zoned D-1 and contains a vacant commercial building. The rear portion is zoned R-3 and contained 20 apartments in two buildings. One apartment building was demolished in 2025, while the other will be demolished later this summer.

The CIC is marketing the site for redevelopment. Rezoning the entire site to D-1 zoning will facilitate more opportunities for a larger commercial redevelopment.

Councilmember Brill presented the first reading of this ordinance and announced the Public Hearing date on August 10, 2026.

2. Public Safety - Councilmember Dale Paullus

- a. Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Eastly NW LLC dba Wildwood Pub, 5877 Ross Road, Fairfield, OH 45014 (Permit Class D5).

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

SIMPLE MOTION NO. 23-26. APPROVED 6-0.

3. Public Works - Councilmember Debbie Pennington

- a. Resolution declaring intent and necessity of the BUT US127-0.61 Pleasant Avenue Road Improvement Project and declaring an emergency.

This project involves eleven (11) parcels with seven (7) different owners. This project involves the making or repairing of roads which shall be open to the public including the addition of sidewalks on the west side of Pleasant Avenue from Hunter Road to Nilles Road. It is necessary for City Council to adopt a resolution declaring the intent and necessity of the BUT US127-0.61 Pleasant Avenue Road Improvement Project.

Councilmember Pennington presented the first reading of this resolution. 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 Matt Davidson, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

RESOLUTION NO. 11-26. APPROVED 6-0.

- b. Ohio Department of Transportation (ODOT) Consent Agreement for PID 114653 Bypass 4 Culvert Invert Paving Project and declaring an emergency.

It is necessary for City Council to authorize the City Manager to execute an LPA Agreement with ODOT for work to be performed on the corrugated metal culvert north of the CSX railroad tracks on Bypass 4. The State of Ohio has determined the need to repair this bridge size culvert by paving the invert along with other similar culverts outside of the City of Fairfield. The State will bear 100% of the cost of this project due to it being a limited access state route within a municipal corporation. Staff agree with the need and methodology being used and the City does similar invert paving for similar projects involving storm culverts that are local responsibility.

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

ORDINANCE NO. 77-26. APPROVED 6-0.

- c. Ordinance to authorize the City Manager to execute a contract with Choice One Engineering for the Preliminary Engineering Alternatives and Design for Pleasant Avenue Pedestrian Improvements – Augusta to Happy Valley and declaring an emergency.

It is necessary for City Council to authorize the City Manager to enter into the attached agreement with Choice One Engineering to study and design preliminary improvements to enhance safety for pedestrians along Pleasant Avenue between Augusta and Happy Valley. Improvements and alignments will be investigated to determine the appropriate associated infrastructure needed based on right of way availability and construction phasing. Choice One was selected to do a preliminary engineering study and alternatives analysis. Public Works staff considered other consultant qualifications and determined that it was in the best interest of the City to recommend Choice One Engineering to perform the study and preliminary work for this project. The City may investigate applying for outside funding for a future construction project based on timing and construction cost after the project has been further developed. Construction may be tied to the ability to receive outside state funding or the availability of county motor vehicle funding.

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

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

ORDINANCE NO. 78-26. APPROVED 6-0.

- d. Ordinance to authorize the City Manager to enter into a contract with Henderson Products Inc. for the outfitting of a Freightliner 108SD single axle truck cab and chassis for the Street Department and declaring an emergency.

This request is for the outfitting of a Freightliner 108 SD with snow equipment to replace unit #29 (a 2006 International) due to age and condition. The old unit will be auctioned. The Cab and Chassis was requested under a separate item. This equipment with installation is being purchased through Henderson Products Inc.; with contracts held with NPPGov joint purchasing program, contract #PS22170, 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.

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 Tim Meyers, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 79-26. APPROVED 6-0.

- e. Ordinance to authorize the City Manager to enter into a contract with Prodigy Building Solutions, LLC for the bathroom(s) addition at Firestation 32 (Dixie) and declaring an emergency.

This request will add (3) additional shower stalls at Firestation 32 (Dixie) and remodel the existing (2) shower stalls due to increased staffing for a total of (5) shower stalls. This project will be performed through Prodigy Building Solutions LLC, West Chester, Ohio with contracts held with the Ohio Purchasing Council (TOP-C) of which the City of Fairfield is a member thereof, utilizing Ohio Revised Code Title I, Chapter 167, allowing for the purchase and construction of contract items through a Regional Councils of Governments, operated by or through a governing body recognized by the State of Ohio. TOP-C Price Contract #2021-006-001B was used by Prodigy Building Solutions to provide the total cost.

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

ORDINANCE NO. 80-26. APPROVED 6-0.

- f. Ordinance to authorize the City Manager to enter into a contract with Prodigy Building Solutions, LLC, West Chester, Ohio for the construction of an Additional Maintenance Building for Public Works, Grounds and Parks Maintenance Division

and declaring an emergency.

This project is to construct an additional building of approximately 9,000 square feet for additional equipment storage at the Public Works campus. It would be considered building #7 and would be similar in construction to buildings #3 and #4 which currently house a variety of equipment serving multiple crews. Equipment to be relocated to the new building will be primarily our emergency response equipment such as the bucket truck, street sweeper, water truck, etc. The new building with side doors will allow this equipment to be easily accessed by one or two Public Works employees when called in during an overnight or off-hour emergency to respond to traffic accidents, wind damage, flooding, etc.

The additional storage space has become necessary and apparent with the additional equipment housed at Public Works for parks maintenance operations and the department's desire to increase operational efficiency by having employees be able to easily access equipment needed to start the day. Public Works longstanding ability to keep almost all of its fleet inside has been key to its exemplary maintenance and condition of the fleet.

The entire building construction project will be performed through Prodigy Building Solutions LLC, West Chester, Ohio with contracts held with The Ohio Purchasing Council (TOP-C) of which the City of Fairfield is a member thereof, 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. The Ohio Purchasing Council (TOP-C) was formed by two Ohio School Districts, Patrick Henry Local and Greeneview Local School Districts. Members of TOP-C include the City of Fairfield Local School District, the City of Hamilton Local School District, Lakota Local School District, Ross Local School District, and Middletown Local School District. Prodigy Building Solutions LLC, West Chester, Ohio has performed contractual work for all of the aforementioned entities. TOP-C Price Contract #2021-006-001B was used by Prodigy Building Solutions to provide the total cost.

Some work will be performed by Public Works forces as time allows to offset some of the additional site costs for this construction such as clearing, pavement, and storm work. The additional pavement may need to be phased over a couple of construction seasons.

The project is programmed in the 2026-2030 CIP as 6PW59 Public Works Building Construction for \$800,000 from the Street Construction, Maintenance & Repair Fund. It is appropriate to use this fund for this purpose as it will primarily be to support Public Works crews in maintaining City rights of way and City parks.

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

ORDINANCE NO. 81-26. APPROVED 6-0.

g. Ordinance to authorize the City Manager to enter into a contract with Cargill, Inc. for the purchase of road salt.

The purchase of road salt would be made under the new contract in conjunction with the Butler County Engineer's Office. The purchases would be for stocking the salt building located at the Public Works Facility on North Gilmore Road. Restocking of road salt for the

2026/2027 season would be purchased from the 2026 and 2027 operating budget. The City currently is fully stocked in salt and purchases of additional salt will take place when needed.

The Public Works Department, in order to obtain better pricing and service, has participated in bidding submitted in conjunction with the Butler County Engineer's Office for the City's salt purchases for many years. The county contract for 2026 includes Butler County Engineer's Office, Butler County Water and Sewer, as well as participating Cities, Villages, and Townships within Butler County.

The Butler County contract was awarded to Cargill, Incorporated at the price of \$110.68 per ton for road salt dumped at our Public Works facility. This cost was an increase of approximately 14.8% from the \$96.40 per ton price in 2025.

The price for 2024 was \$92.12. The price for 2023 was \$90.31. The price was \$85.92 per ton in 2022 and \$76.29 per ton in 2021. The price was \$74.71 per ton in 2020, \$73.21 per ton in 2019, \$62.98 per ton in 2018, \$58.73 per ton in 2017, \$68.42 per ton in 2016, \$74.19 per ton in 2015, \$66.71 per ton in 2014, and \$64.22 per ton in 2013.

Cargill, Inc. had been the low bidder from 2013 to 2020. Morton was the low bidder in 2021 to 2024. Compass Minerals America was the low bidder in 2025.

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

ORDINANCE NO. 82-26. APPROVED 6-0.

4. Finance & Budget - Councilmember Leslie Besl

- a. Ordinance levying special assessments for the repair of sidewalks (including aprons) in the City of Fairfield, Ohio and declaring an emergency.

This is the first step in assessing the properties for sidewalk repairs. In accordance with State law, City Council must now pass an ordinance to levy assessments at this time for all unpaid accounts. If after 30 days accounts have not been paid then Council will authorize the issuance of assessments bonds and certify the debt service to the County Auditor for collection.

The 2025 Sidewalk Program required that property owners repair sidewalks that were marked for replacement. Resolution 1-25 passed by Council on February 10, 2025 declared the necessity to make sidewalk repairs. Invoices totaling \$149,050.75 for sidewalk repairs were sent to property owners that benefited from the repairs. As July 3, 2026, assessments outstanding were \$75,383.50.

Letters will be sent to property owners stating that all outstanding assessments are to be paid by a specified date to be determined or the County Auditor will place the assessment on the tax bills over the next 5 years for collection.

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

ORDINANCE NO. 83-26. APPROVED 6-0.

- b. Ordinance to establish salaries and hourly rates for certain Municipal Court Employees of the City of Fairfield, Ohio and to authorize and limit the numbers and types of certain Municipal Court Employees to repeal Ordinance No. 67-26 and all amendments thereto, and declaring an emergency.

At the request of the Municipal Court, we are requesting an increase from 2 Deputy Bailiff positions to 3 Deputy Bailiff positions. Due to recent turnover and the difficulty in finding part-time candidates, a request to fill an additional full-time position is being made.

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

ORDINANCE NO. 84-26. APPROVED 6-0.

- 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.”
- Supplemental Appropriations
- Legislation - First Reading
 - Motion - Suspend Second and Third Readings
 - Motion - Adoption

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

ORDINANCE NO. 85-26. APPROVED 6-0.

- 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.”
- Contractual Appropriations: \$1,374,000 total (\$800,000 Maintenance Building (Public Works); \$279,000 Bathrooms at Firestation 32 (Public Works); \$220,000 outfitting of snow plow truck (Public Works); \$75,000 engineering consultant services (Public Works))

Councilmember Besl presented the first reading of this ordinance. Councilmember Leslie

Besl, seconded by Matt Davidson, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Leslie Besl, seconded by Matt Davidson, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 86-26. APPROVED 6-0.

- e. 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: \$283,988 (see below for description)

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

ORDINANCE NO. 87-26. APPROVED 6-0.

\$25,000 - Crack Sealing of various streets (Public Works)

\$10,000 - Wastewater Division - Electrical Equipment (Public Utilities)

\$10,000 - Water Division - Electrical Equipment (Public Utilities)

\$21,317 - Wastewater Division - Grit Conveyor Replacement (Public Utilities)

\$33,000 - Storm Sewer Cleaning and Televising – Various Locations (Public Works)

\$25,000 – Pedestrian Path Extension at Oakwood Park (Public Works)

\$75,000 - Fairfield Sustains: City of Fairfield 2026 Sustainable Business Technical Assistance Program (City Manager's Office - Sustainability)

\$35,000 - Network and WiFi Infrastructure (City Manager's Office - IT Division)

\$49,671 - personal protective equipment (Police Department)

- f. Ordinance to authorize the City Manager to enter into a collective bargaining agreement with the International Union of Operating Engineers, Local 20 (IUOE) for

wages, hours and terms and conditions of employment for the period of March 1, 2026 through February 28, 2029 inclusive and declaring an emergency.

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

ORDINANCE NO. 88-26. APPROVED 6-0.

- g. Ordinance to establish salaries and hourly rates for certain salaried and hourly employees of the City of Fairfield, Ohio and to authorize and limit the numbers and types of certain employees, to repeal Ordinance No. 51-26 and all amendments thereto and declaring an emergency.

Councilmember Besl presented the first reading of this ordinance. Councilmember Leslie Besl, seconded by Dale Paullus, moved to suspend second and third readings.. Motion carried Yes 6, No 0, Abstained 0. Councilmember Leslie Besl, seconded by None, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 90-26. APPROVED 6-0.

Meeting Schedule

Monday, August 10, 2026: Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Monday, September 14, 2026: Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Monday, September 28, 2026: 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 8:06 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved:



Lean Process Improvement Initiative

Finance Department | Income Tax Division

July 13, 2026

Why We Are Here

- January 2026 request from Mayor Miller to review the Income Tax Division
 - ✓ Lean review focuses on processes, workflows, communication, and taxpayer experience
 - ✓ Objective is continuous improvement, not evaluation of individual employees
- June 2026 Department Correspondence to City Council outlining Lean Process Improvement Initiative
 - ✓ Mayor and City Council requested a briefing to outline the project at the next meeting of City Council

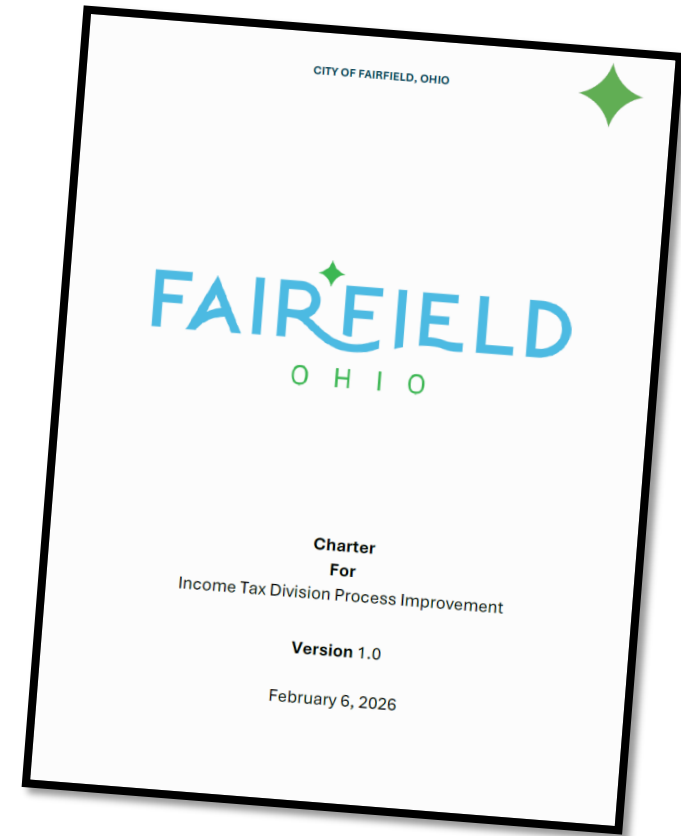
Project Leadership

- Project Sponsor: Scott Timmer, City Manager
- Project Champion: Diana Davenport, Finance Director
- Project Manager: Christine Roach, Utility Billing Supervisor
 - ✓ Former Income Tax Analyst with firsthand operational knowledge
 - ✓ Current Utility Billing Supervisor providing an objective perspective
 - ✓ Selected for analytical problem-solving, Lean mindset, and project management skills

- [illegible]

Work to Date

- Project Charter adopted
- Resident sensing sessions conducted
- Staff interviews and workflow observations
- Community survey
- Current-state process mapping underway
- Complaint trend analysis initiated
- Meeting with local CPA incorporated into Voice of the Customer



Community Survey →



Voice of the Customer

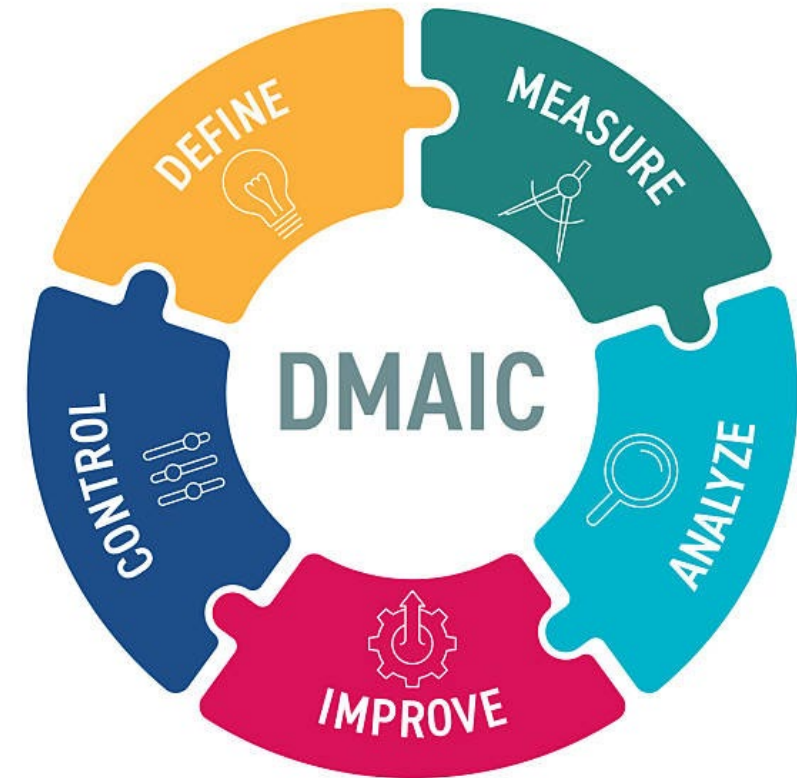
- Resident feedback consistently identified:
 - ✓ Communication and notice clarity
 - ✓ Documentation requirements
 - ✓ Processing timelines
 - ✓ Account status and domicile questions
 - ✓ Penalties and filing expectations
- Feedback will be combined with operational data before recommendations
- Public Survey open now

Community Survey →



Lean Improvement Process

- DMAIC | **D**efine → **M**easure → **A**nalyze → **I**mprove → **C**ontrol
- Current Focus
 - ✓ Understand the current state
 - ✓ Identify root causes
 - ✓ Validate findings with data



Roadmap Forward

- Summer 2026:
 - ✓ Complete current-state analysis
 - ✓ Complete VOC analysis
- Fall 2026
 - ✓ Develop and pilot improvements
- Late 2026
 - ✓ SOPs, Training Plan, KPIs, Implementation Roadmap
 - ✓ Project completion by year-end





Expected Deliverables

- Benchmarking Review
- Standard Operating Procedures
- Training Plan
- Recommendations for Improvement
- Implementation Roadmap
- Governance and Performance Measures



What's next?

- Staffing transition:
 - ✓ Income Tax Administrator resignation, effective 7/24/26
- Project Schedule
 - ✓ Define – Complete
 - ✓ Measure – In-progress
 - ✓ Analyze – Upcoming
 - ✓ Improve – Upcoming
 - ✓ Control – Upcoming

Questions?





**City Council Communication
Regular Meeting - August 10, 2026**

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

Subject:

Change of Zoning

Legislation Title:

Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1130.01(B)(2), the City of Fairfield, Ohio, Zoning Map.

- Legislation - Hold Second Reading pending Planning Commission recommendation

Recommendation:

It is recommended that City Council have first reading on this item at the July 13, 2026 meeting, set a joint public hearing for August 10, and await the written recommendation from the Planning Commission.

Discussion:

5145 Pleasant Avenue is a 1.68 acre parcel located on the west side of Pleasant Avenue across from Glenna Drive which is owned by the Fairfield Community Improvement Corporation (CIC). The front portion of the site is zoned D-1 and contains a vacant commercial building. The rear portion is zoned R-3 and contained 20 apartments in two buildings. One apartment building was demolished in 2025, while the other will be demolished later this summer.

The CIC is marketing the site for redevelopment. Rezoning the entire site to D-1 zoning will facilitate more opportunities for a larger commercial redevelopment.

Financial Impact:

None. This is a land use decision.

Emergency Provision:

No

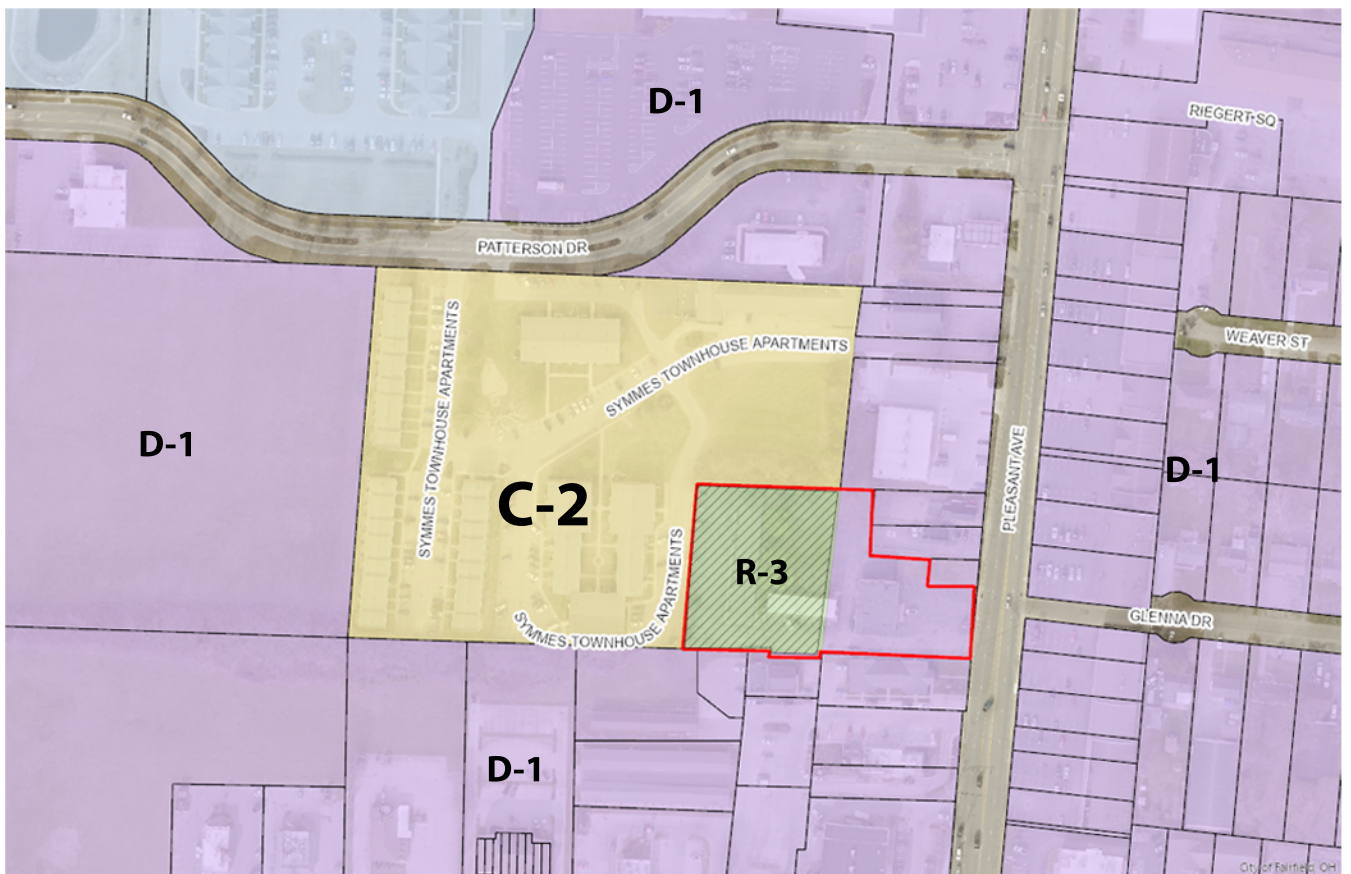
Rule Suspension Requested:

No

ATTACHMENTS:

1. Council Letter Map
2. zoning map-ord

Change is Zoning from R-3 to D-1 (7-13-26)



ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCE NO. 166-84, THE CODIFIED ORDINANCES OF FAIRFIELD, OHIO, SECTION 1130.01(B)(2), THE CITY OF FAIRFIELD, OHIO, ZONING MAP.

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

Section 1. The official Zoning Map of the City of Fairfield, Ohio, which is incorporated into Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio, Section 1130.01(B)(2), is hereby amended by changing the zoning classification of the rear portion of the parcel located at 5145 Pleasant Avenue, Fairfield, Ohio being part of lot number 11833 in the City of Fairfield, Butler County, Ohio which is currently zoned R-3, Multi-Family from its present R-3, Multi-Family Residence, to D-1, Downtown District so that all of lot number 11833 will be zoned D-1, Downtown District.

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 - August 10, 2026**

Submitted by: Erin Lynn, Planning Manager
Department: Development Services

Subject:

Whispering Hill Final Development Plan

Legislation Title:

Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1130.01(B)(2), the City of Fairfield, Ohio, Zoning Map by approving the Final Development Plan for the Whispering Hill Planned Unit Development.

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

Recommendation:

It is recommended that City Council approve the Final Development Plan for the Whispering Hill Planned Unit Development.

Discussion:

The applicant, Mitchell Development and Construction LLC, is partnering with M/I Homes to develop a residential community consisting of 68 owner-occupied paired villas on approximately 18 acres. The site is located on the east side of South Gilmore Road, just north of Mack Road. Due to the Planned Unit Development zoning of the site, the applicant is required to obtain approval of both a Concept Development Plan and a Final Development Plan. The Concept Development Plan was approved by City Council on January 27, 2025. The Planning Commission reviewed the Final Development Plan at its July 22, 2026 meeting and recommended approval with several conditions of approval.

Attachments include the following:

1. Aerial of the site.
2. Site plan showing the layout of the lots and internal circulation.
3. Proposed building elevations.
4. Staff report.
5. Planning Commission recommendation
6. Planning Commission draft meeting minutes.

Financial Impact:

None.

Emergency Provision:

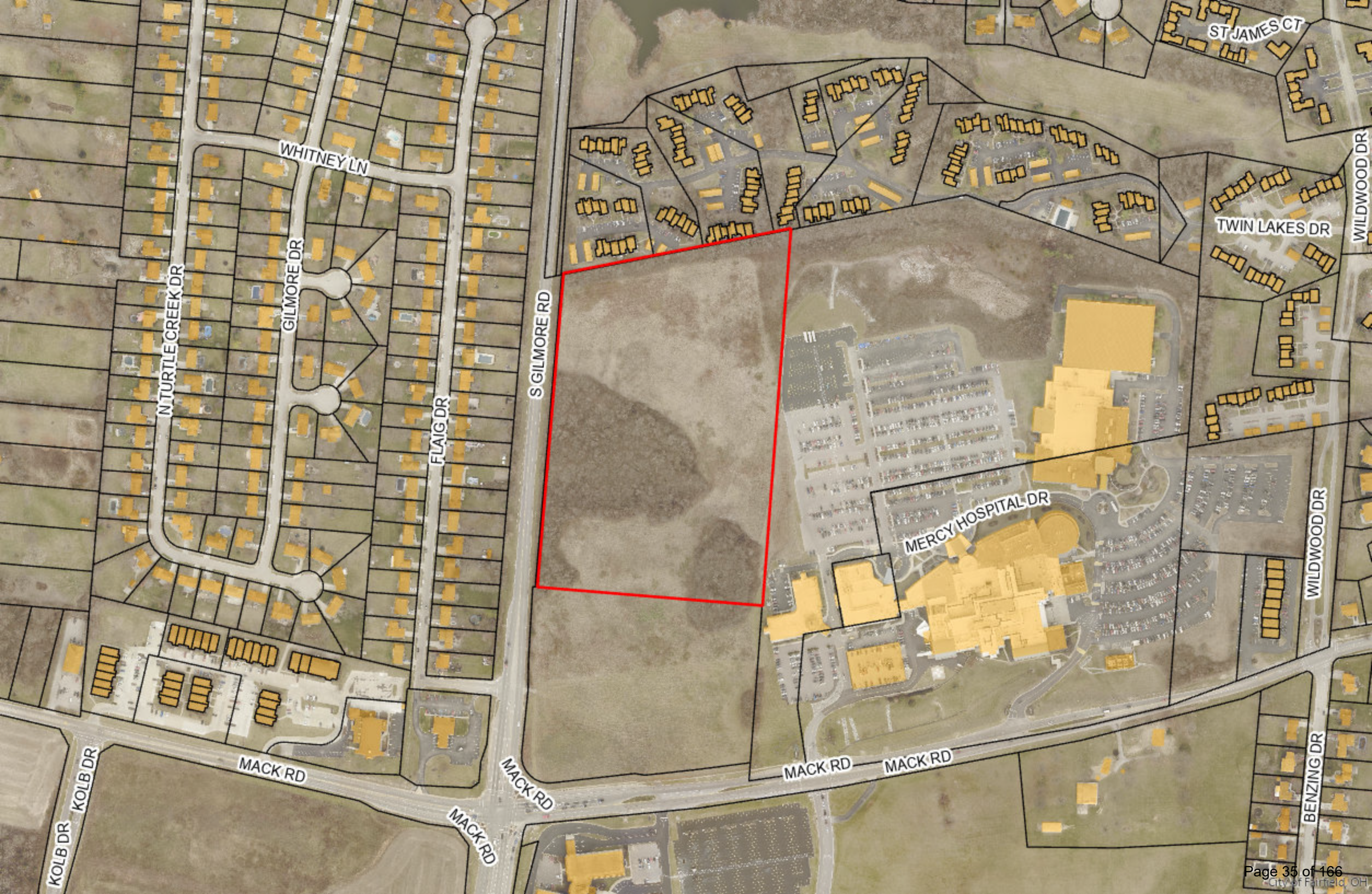
No

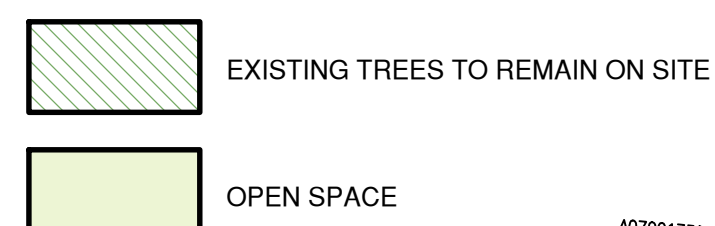
Rule Suspension Requested:

Yes

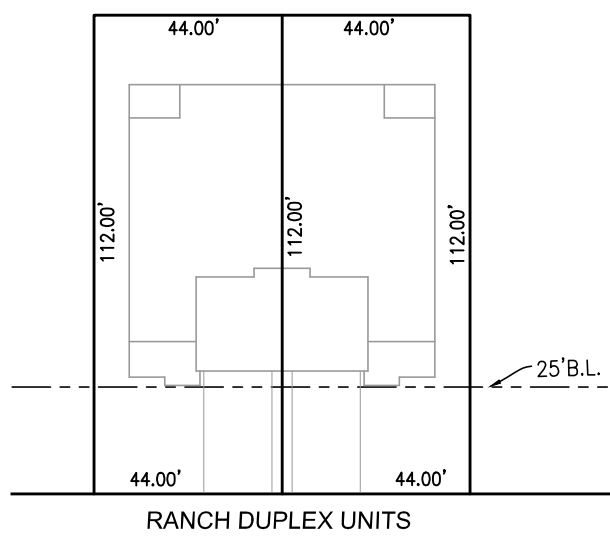
ATTACHMENTS:

1. Whispering Hill Aerial
2. Whisper Hill_Final Developemnt Plan
3. Whispering Hill Elevations
4. Whispering Hill_FDP staff report
5. Whispering Hills PUD 7.22.26-SL
6. Planning Commission Meeting Minutes_7.22.26
7. Whispering Hill PUD-Ord
8. EXHIBIT A WHISPERING HILL-ORD

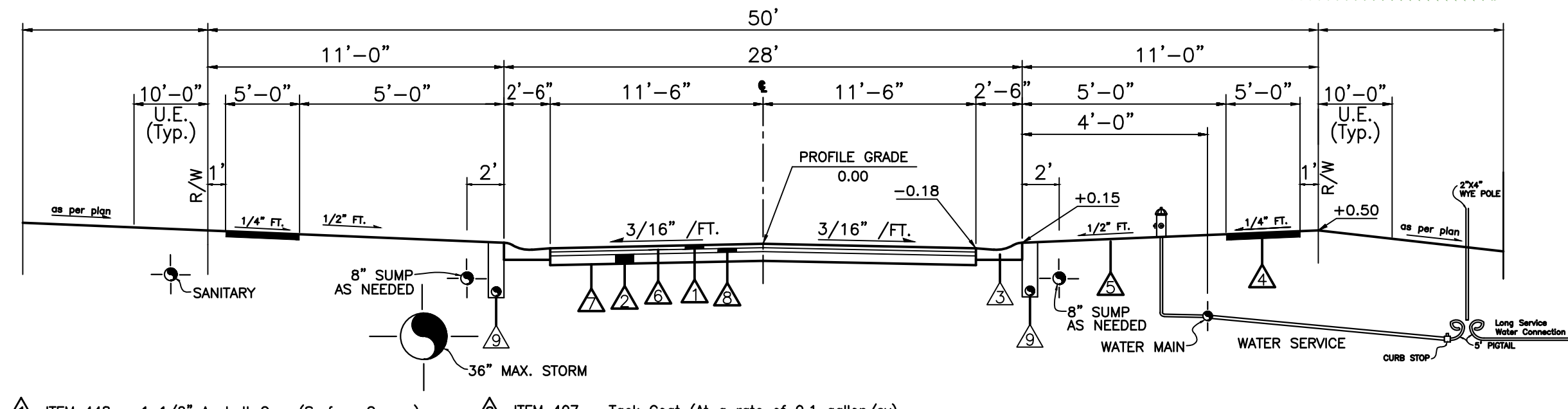




DELUXE TRADITIONAL LED
PROPOSED STREET LIGHT STYLE



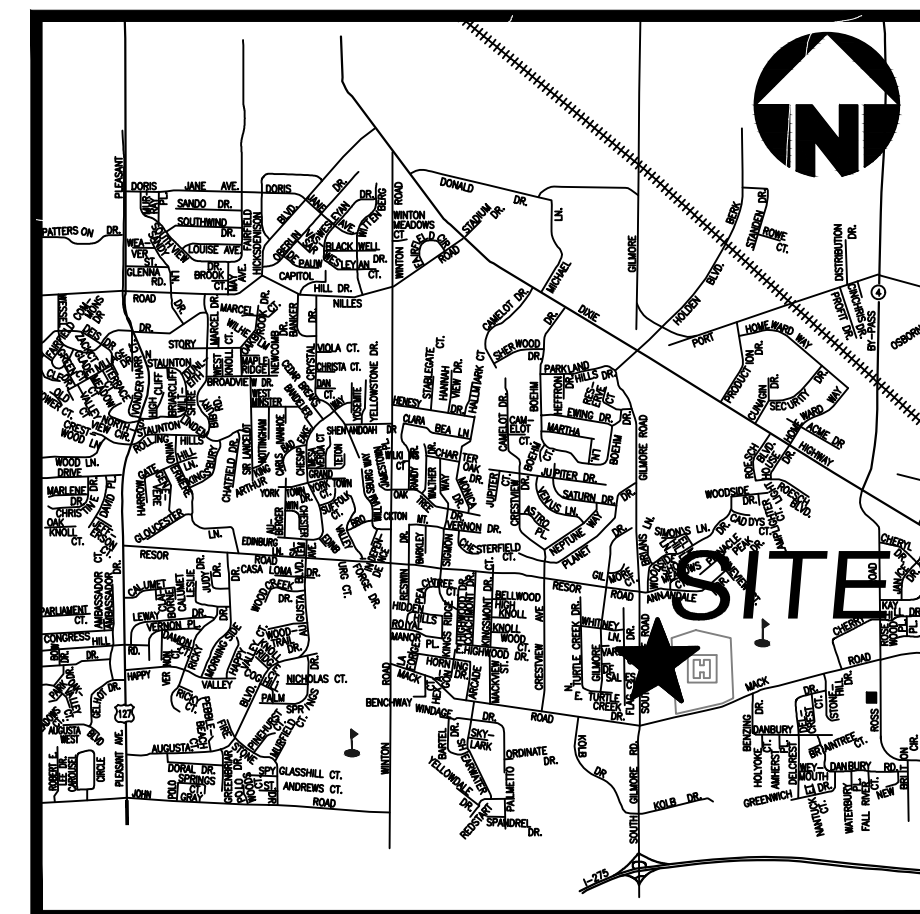
TYPICAL LOT SIZES
NTS



TYPICAL STREET CROSS SECTION
NOT TO SCALE

- ITEM 448 - 1 1/2" Asphalt Conc.(Surface Course)
- ITEM 304 - 6" Aggregate Base
- Roll Type Curb as per City of Fairfield Specifications
- ITEM 608 - 4" Concrete Sidewalk
- ITEM 659 - Seeding and Mulching
- ITEM 407 - Tack Coat (At a rate of 0.1 gallon/sy)
- ITEM 203.13 - Compacted Subgrade
- ITEM 448 - 1 1/2" Asphalt Conc. (Intermediate Course)
- 6" Underdrain - Connect to a positive drainage outlet and backfilled with #8 sized granular material

PRELIMINARY PLAT &
FINAL DEVELOPMENT PLAN
WHISPERING HILL
SECTIONS ONE & TWO
SECTION 20, TOWN 2, RANGE 2
CITY OF FAIRFIELD
BUTLER COUNTY, OHIO
JULY 7, 2026
REVISED JULY 17, 2026



VICINITY MAP
NOT TO SCALE

OWNER & DEVELOPER

Mitchell Development & Construction LLC.
331 Ridgeview Lane
Maineville, OH 45039
513-309-8691

ENGINEER/SURVEYOR

Bayer Becker
6900 Tylersville Road, Suite A
Mason, Ohio 45040
513-336-6600

PROJECT DATA

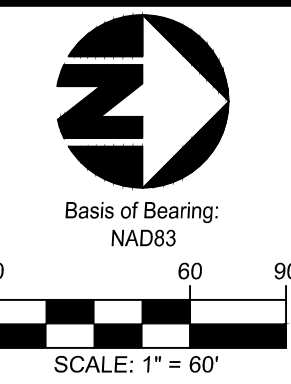
LOT FRONTAGE (at Front Building Line)	44'
MINIMUM LOT AREA (S.F.)	4800
FRONT SETBACK (MIN)	25'
SIDE SETBACK (MIN)	0', 7.5'
SIDE SETBACK (TOTAL)	15'
REAR SETBACK (MIN)	10'
# OF BUILDINGS	34 (68 Lots)

* 0' SIDE YARD SETBACK ON SHARED LOT LINE

TOTAL # OF RESIDENTIAL LOTS = 68
OF OPEN SPACE LOTS = 3
OPEN SPACE PROVIDED = 7.71 Acres (42.9%)
TOTAL ACREAGE = 17.9706 Acres
OVER-ALL DENSITY = 3.78 Units/Ac.

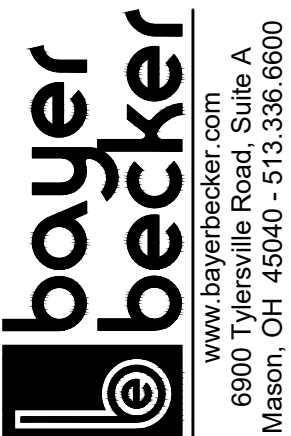
GENERAL NOTES

- 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.
- Entrance Sign shall be Uplit and surrounding landscaping shall be irrigated.
- The Developer shall stripe a left turn lane on S. Gilmore Road into the development and provide signage warning drivers of the subdivision entrance.
- There shall be No Parking Permitted on the Shared Driveway.
- Existing Zoning: PUD

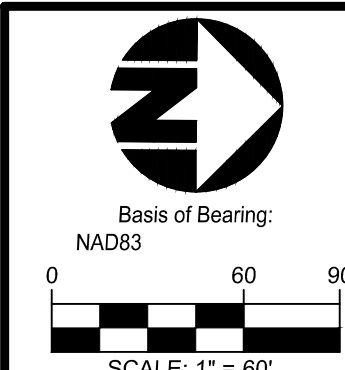


1	Revised as per Staff Comments dated 7-15-26	7-17-26	TAC
2			
3			
4			
5			
6			
7			
8			

WHISPERING HILL
SECTIONS ONE & TWO
SECTION 20, TOWN 2, RANGE 2
CITY OF FAIRFIELD, BUTLER COUNTY, OHIO
SITE LAYOUT PLAN



Drawing:	21-0113 FDP
Drawn by:	JMW
Checked by:	TAC
Issue Date:	7-7-26



WHISPERING HILL
SECTIONS ONE & TWO
SECTION 20, TOWN 2, RANGE 2
CITY OF FAIRFIELD, BUTLER COUNTY, OHIO

**bayer
becker**
www.bayerbecker.com
6900 Tytersville Road, Suite A
Cincinnati, OH 45240-5133 336.6600

Drawing:	21-0113 F
Drawn by:	T
Checked By:	X
Issue Date:	7-7

Sheet. **2/2**

WHISPERING HILL VILLAS



Maintenance-Free Living

Lawn Care, Flowerbed Maintenance & Snow Removal by HOA

WHISPERING HILL



AVERY



**All elevations intended to be general representations; details are subject to change.*

Elevations to be comprised of brick and vinyl siding

WHISPERING HILL



AVERY



**All elevations intended to be general representations; details are subject to change.*

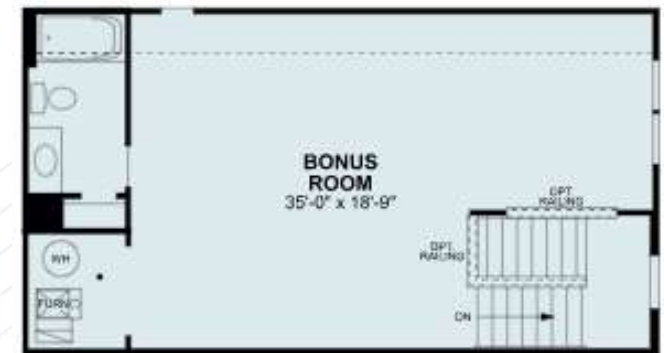
Elevations to be comprised of brick and vinyl siding

WHISPERING HILL



AVERY

	SQUARE FEET 1,476 - 2,893
	FULL BATHROOMS 2 - 4
	STORIES 1 - 2
	HALF BATHROOMS 0 - 1
	BEDROOMS 2 - 4
	GARAGES 2 (Front Load)



Bonus Room

1st Floor Plan

WHISPERING HILL

BRODY



**All elevations intended to be general representations; details are subject to change.*

Elevations to be comprised of brick and vinyl siding

WHISPERING HILL



BRODY



**All elevations intended to be general representations; details are subject to change.*

Elevations to be comprised of brick and vinyl siding

WHISPERING HILL



BRODY

SQUARE FEET
1,626 - 3,068

FULL BATHROOMS
2 - 4

STORIES
1 - 2

HALF BATHROOMS
0 - 1

BEDROOMS
2 - 4

GARAGES
2 (Front Load)



Bonus Room

1st Floor Plan

WHISPERING HILL

M/I HOMES

CAMERON



**All elevations intended to be general representations; details are subject to change.*

Elevations to be comprised of brick and vinyl siding

WHISPERING HILL



CAMERON



**All elevations intended to be general representations; details are subject to change.*

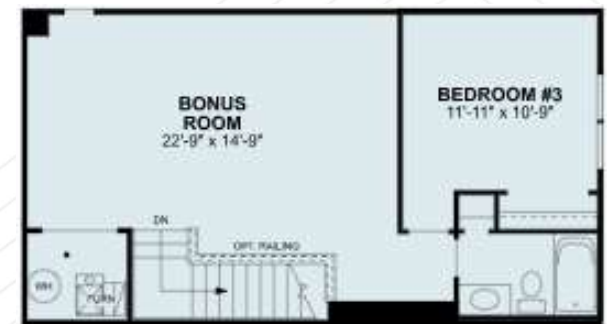
Elevations to be comprised of brick and vinyl siding

WHISPERING HILL



CAMERON

	SQUARE FEET 1,715 - 3,284
	FULL BATHROOMS 2 - 4
	STORIES 1 - 2
	HALF BATHROOMS 0 - 2
	BEDROOMS 2 - 3
	GARAGES 2 (Front Load)



Bonus Room

1st Floor Plan

WHISPERING HILL

Kitchen/Family Rm.



WHISPERING HILL


M/I HOMES

Family Rm./Kitchen



WHISPERING HILL


M/I HOMES

Kitchen



WHISPERING HILL


M/I HOMES

Owner's Bedroom



WHISPERING HILL


M/I HOMES

Owner's Bedroom



WHISPERING HILL


M/I HOMES

Bonus Rm.



WHISPERING HILL


M/I HOMES

Covered Porch



WHISPERING HILL


M/I HOMES



DEPARTMENTAL CORRESPONDENCE

To: Planning Commission
From: Erin Lynn, Planning Manager
Subject: Whispering Hill Planned Unit Development (PUD) – Final Development Plan and Preliminary Plat
Date: July 22, 2026

The following is a summary of the requests.

Request:

To obtain approval of a Final Development Plan for the Whispering Hills PUD to construct 68 owner occupied paired villas on approximately 18 acres of land. In tandem, the applicant is requesting approval of a Preliminary Subdivision Plat to create the 68 lots and associated common open space.

Zoning Code Reference

A PUD is a deviation to the zoning code. It allows flexibility in the design of a development that may not comply with the set requirements such as lot size, setback, density that are set forth in an established zoning district.

Approval of a PUD in Fairfield is a 2-step process that consists of a concept development plan and final development plan. The concept development plan is a conceptual design of the overall project and the rezoning of the parcel. The plan shows the general location of streets and lots as well as designated land uses. The concept development plan for Whispering Hills was approved in early 2025 by City Council. The final development plan shows the specific design of the project with detailed plans of housing design, lot layout, landscaping, street lighting, signage and pedestrian connections. The zoning code allows preliminary plat approval for a subdivision to occur simultaneously with the final development plan.

Site Summary:

The applicant, Mitchell Development and Construction LLC, is partnering with M/I Homes to develop a residential community consisting of 34 paired villa buildings on 68 individual lots with over 7 acres of open space that will be maintained by a homeowner's association. The lots range in size from approximately 4,800 square feet to 6,100 square feet with the majority of the lots in the 5,000 square feet range. The size of each villa ranges between 1,500 square feet – 3,200 square feet, depending on the chosen layout. The villas come with an optional second floor bonus room.

Walk-out basements are proposed for 18 villas while standard basements are proposed for 4 villas. All other villas will be built on a slab. Staff is interested to see what customer preference will be regarding slab units and walk-outs.

The site is located on the east side of South Gilmore Road, approximately 600 feet north of Mack Road. There is one entrance proposed that is located near the northern end of the site. Each villa is proposed to be located on its own lot with a common wall on the interior lot line separating the two units. A private drive is proposed to serve four lots (two buildings) and a public road will serve the remaining lots. A retention basin (pond) featuring a decorative fountain is proposed near South Gilmore Road with a walking trail east of the pond traversing the site. A sidewalk is proposed from the cul-de-sac to South Gilmore Road to provide greater pedestrian connectivity within the corridor. A smaller detention basin is proposed in the northeast corner of the site. Overall, the site slopes from east to west with grades spanning forty feet and several steep slopes that may present some grading challenges. Along the east property line, a retaining wall with a decorative safety fence on top is required due to the final site grades. In addition, the development will have decorative streetlights, entrance sign, and landscaping throughout.

Waiver Requests

1. The city's subdivision design standards limit the length of a residential cul-de-sac street to 600 feet. The proposed street is 1,685 feet in length.
2. The zoning code requires any trees that are removed to be replanted, except those trees where proposed buildings are located. For development of new sites, trees must be replaced at a rate of ½ of the total caliper inches removed. The submitted tree preservation plan shows a stand of trees located in the center of the site, near the location of the proposed pond, as trees that need to be removed for site grading. 295 trees will be removed in this area and 153 new trees will be planted throughout the site.

Fairfield Forward Comprehensive Plan:

There are numerous sections of the Fairfield Forward Comprehensive Plan that relate to this project. The proposed development is located in the South Gilmore/Mack Small Area, which is both a gateway into the city and a major regional business activity center. The vision statement for this small area states, "It will have strong design standards for development, but also have flexibility to accommodate a range and intensity of uses that are compatible with and support the current office and medical land use patterns."

The following are goals and policies from the plan that relate to the proposed project.

SOUTH GILMORE/MACK SMALL AREA PLAN

Goal SGM-1: Encourage a mixed-use environment that includes non-retail alternatives such as high-tech businesses, medical and office space. Limited areas of support retail and services are appropriate. Upscale, higher density housing may be considered as a transitional land use between the more intensive corridor uses and single-family residential neighborhoods.

The proposed paired villas are considered an appropriate type of transitional land use to buffer the single-family to the north and west from the more intense commercial and office to the south, and hospital to the east.

Policy 1.5: Require new large-scale developments to plan for and incorporate public gathering spaces or pocket parks.

A walking trail is proposed to bisect the site, just east of the retention pond. The site plan shows benches along the trail, which will add to a park-like atmosphere. In addition, the site contains over seven acres of open space.

Goal SGM-2: Require that new development and redevelopment meet the high standards of design expected by the community from a visual and quality perspective for this primary gateway into the city and encourage planned coordination as opposed to uncoordinated piecemeal type development.

The paired villas are proposed to be constructed with a brick base and vinyl siding. The brick has the option of being painted white. The vinyl siding is offered in white with stained wood trim or black with white trim. Three design styles will be available, allowing for variation between the buildings.

The landscape plan shows street trees, a buffer along the east property line to screen the site from the hospital campus, screening between the villas and South Gilmore Road, and landscaping within the open space area east of the pond. A decorative entry sign is proposed at the entrance of the development. Low level landscaping is proposed around the sign.

Policy 2.2: Require utilities to be located underground for new development.

All utilities for this project are proposed to be located underground, which is consistent with the PUD and subdivision regulations. Various utility easements for the site will be required such as a public sanitary sewer easement from the existing public sanitary manhole on the site near South Gilmore Road south to the adjacent property owned by Mercy Health. This will allow the site access to the public sanitary system. In addition, a utility easement for a future water main connection from the subject site to the property to the north (Twin Lakes) is shown on the plan.

Goal SGM-3: Ensure walkability and connectivity to and within this area to allow residents and the local workforce an alternative mode of transportation.

The site plan shows sidewalks on the public road (Whispering Hill Drive) as well as a walking path along the pond that traverses the development. In compliance with the Fairfield Connects Plan and the zoning code, a sidewalk is proposed along South Gilmore Road.

Policy 3.1: All new development will contain connected sidewalks and pathways to ensure that the South Gilmore/Mack area is walkable.

A sidewalk is proposed to connect the sidewalk on Whispering Hill Drive at the cul-de-sac to the sidewalk on South Gilmore Road. The sidewalk will be required to be located in a ten foot wide public sidewalk easement.

Goal SGM-5: Continue to ensure roadway efficiency as properties develop in this area.

In 2024, the city completed a major upgrade to this section of South Gilmore Road. A second southbound through lane was added between Mack and Resor Roads for a total of 4 lanes, 2 in each direction.

As part of the concept plan approval, there were several conditions of approval recommended by the City Engineer that addressed safety improvements on this segment of South Gilmore Road:

1. Whispering Hill Drive, at the intersection with South Gilmore Road, should be at a higher elevation than South Gilmore to help improve sight distance. Additionally, site distance easements should be dedicated at the corner to ensure the best visibility remains in the future. **The preliminary plat shows the new street in compliance with this condition.**
2. A left turn lane into the development shall be striped by the developer.
3. Due to the limited site distance in this section of South Gilmore, roadway signage should be installed by the developer warning drivers of the subdivision entrance.
4. In conformance with Fairfield Connects, the city-wide connectivity plan, a five-foot sidewalk should be constructed along the entire length of South Gilmore Road.

Policy 5.2: Require developers to participate in infrastructure improvements as new development occurs.

See Goal SMG-5.

HOUSING

Goal HN-1

Policy 1.2: Ensure that adequate buffering is established to protect neighborhoods from incompatible land uses and development.

The zoning code states that screening and buffering shall be provided along the common property line separating residential from non-residential districts. A 25-foot wide buffer is proposed along the east property line to buffer the residents from the Mercy Hospital campus.

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

The applicant is proposing to construct paired villas on small lots with a homeowner's association to be responsible for property maintenance. This type of housing will meet the need of both empty nesters living in Fairfield who wish to downsize and remain in the city, and young professionals. There is an unmet demand for this product within the city.

Policy 2.1: Support an adequate supply of housing to meet the needs, preferences, stages of life, and financial capabilities of Fairfield's households now and in the future.

See Goal HN-2.

Policy 2.2: Allow opportunities for residents to live and work within close proximity.

The South Gilmore/Mack area is a large employment hub for the city with two of the top employers in the city within walking distance. While the proposed housing style may be attractive to empty-nesters, it may also be enticing to professionals who works in the area.

Policy 2.3: Encourage walkable neighborhoods, with appropriate levels of sustainable density, close to centers of activity in appropriate areas.

See Goal SGM-3.

Policy 2.4: Target single-family detached, patio homes, townhomes and similar low-intensity residential uses for new residential developments.

The applicant is proposing paired villas on small lots.

TRANSPORTATION

Goal T-2: Attain greater pedestrian and bicycle mobility for day-to-day commuter activity. See Goal SGM-3.

Recommended Conditions of Approval:

Should the Planning Commission approve the request, the following conditions of approval are recommended:

1. The proceeding terms and conditions of approval shall be codified in a Development Agreement to be executed by the property owner, builder and the city.
2. The entire development shall be maintained by a homeowner's association, including all privately-owned individual lots.
3. A final copy of the HOA documents shall be submitted to the city prior to approval of the Final Plat.
4. The retention basin shall have a decorative fountain to provide aeration.
5. The existing farm fence along South Gilmore Road shall be removed.
6. The applicant shall work with staff for further review of the cul-de-sac radii and potential fire lane parking restrictions for inclusion on the construction plans.

Recommended transportation-related conditions of approval

7. Whispering Hill Drive, at the intersection with South Gilmore, should be at a higher elevation than South Gilmore to help improve sight distance. Additionally, site distance easements should be dedicated at the corner to ensure the best visibility remains in the future.
8. A left turn lane into the development shall be striped by the developer.
9. Due to the limited site distance in this section of South Gilmore, roadway signage should be installed by the developer warning drivers of the subdivision entrance.
10. In conformance with Fairfield Connects, the city-wide connectivity plan, a five-foot sidewalk should be constructed along the entire length of South Gilmore Road.



DEPARTMENTAL CORRESPONDENCE

To: Mayor Miller and City Councilmembers
From: Scott Lepsky, Planning Commission Chairman
Subject: Planning Commission Recommendation
Date: 7/22/26

Please be advised that at the Planning Commission meeting held on Wednesday, July 22, 2026, the Planning Commission voted 5-0 to recommend approval of the final development plans for the Whispering Hill PUD. The conditions of that approval are attached.

A handwritten signature in black ink, appearing to read "Scott Lepsky".

Scott Lepsky, Chairman
Fairfield Planning Commission

cc: Scott Timmer, City Manager
Alisha Wilson, Clerk of Council
Steve Wolterman, Law Department

Whispering Hill Final Development Plan

1. The proceeding terms and conditions of approval shall be codified in a Development Agreement to be executed by the property owner, builder and the city.
2. The entire development shall be maintained by a homeowner's association, including all privately-owned individual lots.
3. A final copy of the HOA documents shall be submitted to the city prior to approval of the Final Plat.
4. The retention basin shall have a decorative fountain to provide aeration.
5. The existing farm fence along South Gilmore Road shall be removed.
6. The applicant shall work with staff for further review of the cul-de-sac radii and potential fire lane parking restrictions for inclusion on the construction plans.
7. The developer will work with staff to review whether the HOA documents can be amended to include reasonable restrictions regarding the number of rental units in the development.

Recommended transportation-related conditions of approval

8. Whispering Hill Drive, at the intersection with South Gilmore, should be at a higher elevation than South Gilmore to help improve sight distance. Additionally, site distance easements should be dedicated at the corner to ensure the best visibility remains in the future.
9. A left turn lane into the development shall be striped by the developer.
10. Due to the limited site distance in this section of South Gilmore, roadway signage should be installed by the developer warning drivers of the subdivision entrance.
11. In conformance with Fairfield Connects, the city-wide connectivity plan, a five-foot sidewalk should be constructed along the entire length of South Gilmore Road.

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION
JULY 22, 2026

Scott Lepsky called the Regular Meeting of the Fairfield Planning Commission to order. Members present were Scott Lepsky, Don Hassler, Gayle Willis, Gwen Brill, and Doug Robertson. Also in attendance were Steve Wolterman, Law Director, Erin Lynn, Planning Manager, and Lynda McGuire, Secretary. Motion to excuse Missy O'Brien and Tanner Meyers carried unanimously.

MINUTES OF THE PREVIOUS MEETING

The minutes of the June 24, 2026 Planning Commission meeting were approved unanimously.

OLD BUSINESS

NEW BUSINESS

Conditional Use – Cycle Clinic Cincinnati - Motorcycle Maintenance Facility – 3289 Homeward Way
An application has been submitted for conditional use approval to operate a motorcycle maintenance facility in the M-2 zoning district. Ms. Lynn gave an overview of the site. The property backs up to Port Union Road and has access from Homeward Way. She stated that the site is mostly paved and is clean and organized. There is a chain link fence that completely encloses the rear portion of the property. Ms. Lynn discussed the 7 use specific standards for a motor vehicle repair facility. She stated that this is a low intensity use.

Dan Reagan, with Cycle Clinic Cincinnati, was in attendance. He stated that he is purchasing the building and his son will be working on the motorcycles. They plan to offer routine maintenance and modification to motorcycles. They do not plan to paint the motorcycles. He stated that there is a need for this use in the Cincinnati area. They plan to open in the spring of next year. Hours of operation will be 10 am to 6 pm, Monday through Friday, depending on demand. There will be a total of 3 employees, including his son. Motorcycle service will be performed entirely inside the building, and they will service about 15 motorcycles at any given time. The change of occupancy permit has already been applied for and is awaiting approval.

Scott Lepsky, seconded by Don Hassler, motioned to approve the request, with the condition that a certificate of occupancy shall be obtained from the city prior to opening the business. Motion carried 5-0.

Preliminary Plat and Final Development Plan – Whispering Hill Subdivision – S. Gilmore Road

The Preliminary Plat and Final Development Plan have been submitted for the Whispering Hill Subdivision. Ms. Lynn gave an overview of the PUD process for the newer members of the Planning

Commission. The City Council approved the Concept Plan for this project in January 2025. At that time, the zoning of the property was changed from B-1 to PUD. She informed the Commission that the preliminary plat and the final development plan can be submitted and approved at the same time.

Ms. Lynn explained that the property is located on S. Gilmore Road, north of the intersection of Mack Road. Mercy Hospital is to the east of the property, and residential subdivisions to the west and north. She stated that there is one planned curb cut for the development at the north end of the parcel. Ms. Lynn discussed the proposed development. She stated that the developer plans to build the subdivision in two sections, and it will consist of 34 paired villas, or 68 individual units. A public road will run through the development and will be built to public standards. There will be a retention pond with a fountain on the site and a detention pond in another location on the property. Sidewalks will be installed along the entire frontage of S. Gilmore Road, both sides of Whispering Hill Drive, and a walking path will traverse the development. A 290-foot retaining wall with a decorative black wrought iron fence will be built on the east side of the property because of the topography. The parcel sizes will range from 4,800 to 6,100 square feet, with most of them in the 5,000 square feet range. The lot widths are approximately 44 feet. The villa sizes range from 1,500 to 3,200 square feet, depending on the layout. A bonus room on the second floor is also an option. 18 of the units will have walk-out basements, 4 will have regular basements, and the remainder will be built on slab. MI Homes will be the builder for the subdivision. The floor plans were discussed. All the elevations will have a brick base and vinyl siding, with either white siding and stained brown trim or cast iron, a dark gray color, with white trim. There are three options to choose from: 1. The Avery, which is the smallest option, offers a decorative eave over the front door, 2. The Brody offers a decorative eave over the garage, and 3. The Cameron, the largest option, offers a decorative eave and a window over the garage and a bump out near the front door. Different floor plans next to each other will add depth to the elevations. All open spaces and the grass will be maintained by the HOA.

The applicant is requesting two waivers for this project. The city's subdivision design standards limit the length of a residential cul-de-sac street to 600 feet. The proposed street for Whispering Hill is 1,685 feet in length, due to the development only having one curb cut. The second waiver is regarding the zoning code requirement that any trees that are removed must be replanted, except those where a building will be located. For the development of new sites, trees must be replaced at a rate of ½ of the total caliper inches removed. The submitted tree preservation plan shows 295 trees being removed and 258 new trees planted throughout the site. Without the waiver for the caliper of trees planted, they would be required to plant 1,500 trees. Ms. Lynn stated that this appears excessive and staff will be revisiting the code requirement for possible changes in the future.

The landscape plan was discussed. Most of the trees on the site will be removed, except for the trees along the north property line. There is a required buffer along the east property line and street

trees are planned throughout the subdivision. The location of the trees may vary depending on where the water lines are located. An entrance sign will be installed at the entrance to the subdivision and will include lighting and landscaping.

Brad Mitchell, with Mitchell Development, was in attendance. He stated that the HOA for the subdivision will be controlled by MI Homes. He stated that this is a nice product for the area and will keep people in Fairfield. Mr. Kathman asked Mr. Mitchell for a timeline going forward. Mr. Mitchell stated that they would like to begin moving dirt in September, with road paving beginning in March of 2027. Construction of houses will begin shortly thereafter.

Brent Wilkins, with MI Homes, was in attendance. He stated that the paired villas would be priced between the low \$400-500K range. The color scheme of the units was discussed. He stated that there will be one color scheme per paired villa, to avoid having one white side and one cast iron side. He said that sometimes the color schemes are preselected and built in “pods”, but he not sure yet how they will market the villas. He stated that it is likely that they will give HOA approval rights to personalizing items such as columns. Those items would likely go through a design review committee for approval. Mr. Lepsky asked if there was going to be information specific to rentals and sublets in the HOA documents. Mr. Wilkins stated that there are restrictions related to short-term rentals, but there are no restrictions for long-term rentals at this point. He said they are not planning to build the villas as “for rent” or sell to investment corporations. Mr. Lepsky stated that originally one of the positives for the development was that it was discussed as owner-occupied and that he would strongly suggest adding a condition of approval incorporating into the HOA agreement a limited percentage of rental units in the development. He asked Mr. Wolterman if rentals should be discussed now or later in the process. Mr. Wolterman suggested not prohibiting rentals outright, but some type of restrictions are fair. Mr. Kathman stated that the future residents should decide the percentage of rentals permitted. He said the biggest concern with rentals is property maintenance, and he is not worried about the exterior maintenance of the properties since the HOA will be taking care of them. Mr. Wilkins stated that the expectation is to lean heavily into letting property owners decide. He asked what Mr. Lepsky’s biggest concern was regarding rentals. Mr. Lepsky stated that having a lot of cars parked in the driveways and on the street from multiple drivers and noise concerns. He said that owner-occupied homebuyers tend to be more invested in the neighborhood. Ms. Willis said she thinks this is a nice product and thinks that empty nesters will sell them out. Mr. Lepsky asked Mr. Wilkins if he would be agreeable to add a condition of approval to include reasonable rental restrictions to be determined by the builder and staff. Mr. Wilkins said he is agreeable to adding the condition as stated; however, he doesn’t know if they will end up coming to an agreement with staff on any amount of restrictions placed on rentals. He said he will discuss it with his team and will be happy to discuss it with staff. There was brief discussion regarding limiting parking on the street. It was determined that issue would be decided during the construction drawing review process.

Scott Lepsky, seconded by Don Hassler, motioned to approve the following two waivers:

1. The city's subdivision design standards limit the length of a residential cul-de-sac street to 600 feet. The proposed street is 1,685 feet in length.
2. The zoning code requires any trees that are removed to be replanted, except those trees where proposed buildings are located. For development of new sites, trees must be replaced at a rate of ½ of the total caliper inches removed. The submitted tree preservation plan shows a stand of trees located in the center of the site, near the location of the proposed pond, as trees that need to be removed for site grading. 295 trees will be removed in this area and 258 new trees will be planted throughout the site.

Waivers were approved 5-0.

Scott Lepsky, seconded by Don Hassler, motioned to approve the preliminary plat and final development plan for the Whispering Hill PUD, with the following conditions of approval:

1. The proceeding terms and conditions of approval shall be codified in a Development Agreement to be executed by the property owner, builder and the city.
2. The entire development shall be maintained by a homeowner's association, including all privately-owned individual lots.
3. A final copy of the HOA documents shall be submitted to the city prior to approval of the Final Plat.
4. The retention basin shall have a decorative fountain to provide aeration.
5. The existing farm fence along South Gilmore Road shall be removed.
6. The applicant shall work with staff for further review of the cul-de-sac radii and potential fire lane parking restrictions for inclusion on the construction plans.
7. HOA documents will be amended to include reasonable restrictions regarding the number of rental units in the development as determined by the developer and staff.

Recommended transportation-related conditions of approval

8. Whispering Hill Drive, at the intersection with South Gilmore, should be at a higher elevation than South Gilmore to help improve sight distance. Additionally, site distance easements should be dedicated at the corner to ensure the best visibility remains in the future.
9. A left turn lane into the development shall be striped by the developer.
10. Due to the limited site distance in this section of South Gilmore, roadway signage should be installed by the developer warning drivers of the subdivision entrance.
11. In conformance with Fairfield Connects, the city-wide connectivity plan, a five-foot sidewalk should be constructed along the entire length of South Gilmore Road.

Motion carried 5-0.

REPORTS/STUDIES/GENERAL DISCUSSION

Doug Robertson reported that a proposed income tax for the schools will be on the ballot in November. The tax will sunset after 5 years. The one that failed in the spring was a permanent tax. If the issue does not pass, there will be \$13-15 million reductions. 85 positions have already been eliminated in the last 4 years.

Gwen Brill reported that the city now offers a free composting service at Waterworks Park. The city is handing out bins for residents who want to participate. The Income Tax survey is still open. A new communications person has been hired, which will enable the city to better get the word out about events and issues.

Erin Lynn reported that there is a Joint Public Hearing for August 10 scheduled to discuss a rezoning on Pleasant Avenue from R-3 to D-1.

Greg Kathman reported that the permit has been issued for Minnick's Drive Thru. They are continuing to work on the flood plain issues for the residential section of the project.

Motion to adjourn carried unanimously.

Scott Lepsky, Chairman

Lynda McGuire, Secretary

ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCE NO. 166-84, THE CODIFIED ORDINANCES OF FAIRFIELD, OHIO, SECTION 1130.01(B)(2), THE CITY OF FAIRFIELD, OHIO, ZONING MAP BY APPROVING THE FINAL DEVELOPMENT PLAN FOR THE WHISPERING HILL PLANNED UNIT DEVELOPMENT.

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

Section 1. The official Zoning Map of the City of Fairfield, Ohio, which is incorporated into Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio, Section 1130.01(B)(2), is hereby amended by changing the zoning classification of part Lot 464 being approximately 17.9706 acres on the east side of South Gilmore Road approximately 600' north of Mack Road as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference by approving the final development plan for the Whispering Hill Planned Unit Development, a copy of which plan, including the written terms and conditions which constitute a material part thereof, is on file in the office of the Clerk of Council and which are incorporated herein by reference.

Section 2. The Director of Development Services is hereby directed to change the official Zoning Map of the City of Fairfield, Ohio in accordance with this ordinance.

Section 3. 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\Whispering Hill PUD-Ord

**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





**City Council Communication
Regular Meeting - August 10, 2026**

Submitted by: Steve Maynard, Police Chief
Department: Police

Subject:

Axon Enterprises Public Safety Contract

Legislation Title:

Ordinance to authorize the City Manager to enter into a contract with Axon Enterprises to provide tasers, body worn cameras, fleet cameras and additional public safety services and declaring an emergency.

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

Recommendation:

It is recommended that Council authorize the City Manager to enter into a contract with Axon Enterprises to provide Tasers, Body Cameras, Cruiser Cameras and additional public safety services.

Discussion:

This contract will provide updated Tasers, Body Cameras, Cruiser cameras, VR training simulators and a full suite of AI software that will provide the police department with state-of-the-art equipment and software. These upgrades will enhance our capabilities and further promote a high-performing public safety culture.

Financial Impact:

This is a 5-year contract totaling \$2,359,318.66. The funding will be provided through the police department's operating budget with a 2027 total cost of \$464,017.14. The contract is contingent on the finalization of the 2027 Operating Budget.

Emergency Provision:

Yes, to provide for the timely purchase and supply of essential law enforcement equipment and services.

Rule Suspension Requested:

Yes.

ATTACHMENTS:

1. Axon Renewal Contract - 2026
2. Axon Certification of Insurance - 2026
3. Axon Certification of Insurance Renewal - 2026
4. Axon Enterprises-ORd



Axon Enterprise, Inc.

17800 N 85th St, Scottsdale, Arizona 85255, United States
VAT: 86-0741227
Domestic: (800) 978-2737 | International: +1 800.978.2737

Q-845098-004

Acct: 199996

Issued
Expires
Payment Terms
Mode of Delivery

Jul 30, 2026
Sep 30, 2026
N30
AUTO-GND

Fairfield Police Department - OH

Currency: USD

CUSTOMER DETAILS

SHIP TO

Fairfield Police Department - OH
5230 Pleasant Ave
Fairfield, OH
45014-3555
USA

BILL TO

Fairfield Police Department - OH
5230 Pleasant Ave
Fairfield, OH
45014-3555
USA

SALES REPRESENTATIVE

Jesse Lowe
Phone: (847) 514-5377
Email: jlowe@axon.com

PRIMARY CONTACT

Stephen Maynard
Phone: (513) 867-6015

QUOTE SUMMARY

Program Length	60 Months
Contract Start	Jan 1, 2027
Contract End	Dec 31, 2031
TOTAL CONTRACT	
Net Total	\$2,359,318.66
Est. Tax	\$0.00
Total Contract Value	\$2,359,318.66

DISCOUNT SUMMARY

List Price	\$4,604,524.13
Total Savings	\$2,245,205.47
Discount	48.76%
Avg. Savings / Year	\$449,041.09



PAYMENT SUMMARY

DATE	SUBTOTAL	EST. TAX	TOTAL
Jan 1, 2027	\$464,017.14	\$0.00	\$464,017.14
Dec 1, 2027	\$473,825.38	\$0.00	\$473,825.38
Dec 1, 2028	\$473,825.38	\$0.00	\$473,825.38
Dec 1, 2029	\$473,825.38	\$0.00	\$473,825.38
Dec 1, 2030	\$473,825.38	\$0.00	\$473,825.38
Total	\$2,359,318.66	\$0.00	\$2,359,318.66

SUMMARY PRICING FOR TERM

TRANSFER BALANCE									
ITEM	DESCRIPTION	QTY	TERM	UN-BUNDLED	LIST PRICE	NET PRICE	SUBTOTAL	EST. TAX	TOTAL
100552	Transfer Balance - Goods	1	—	—	\$1.00	-\$22,762.91	-\$22,762.91	\$0.00	-\$22,762.91
100553	Transfer Balance - Software and Services	1	—	—	\$1.00	\$12,954.65	\$12,954.65	\$0.00	\$12,954.65
Transfer Balance Total							-\$9,808.26	\$0.00	-\$9,808.26

BUNDLE									
ITEM	DESCRIPTION	QTY	TERM	UN-BUNDLED	LIST PRICE	NET PRICE	SUBTOTAL	EST. TAX	TOTAL
Fleet3ARe	Fleet 3 Advanced Renewal	24	60	\$230.68	\$189.57	\$189.57	\$272,980.80	\$0.00	\$272,980.80
S00016	Axon AI - AI Era	73	60	\$271.23	\$215.57	\$215.57	\$944,196.60	\$0.00	\$944,196.60
M00055	Officer Safety Plan 10 ISLE Premium	73	60	\$651.58	\$346.64	\$255.72	\$1,120,066.60	\$0.00	\$1,120,066.60
HWCNAB4	Axon Body 4 Connected Hardware Bundle	75	60	—	\$1,049.00	\$0.00	\$0.00	\$0.00	\$0.00
Bundle Total							\$2,337,244.00	\$0.00	\$2,337,244.00

HARDWARE									
ITEM	DESCRIPTION	QTY	TERM	UN-BUNDLED	LIST PRICE	NET PRICE	SUBTOTAL	EST. TAX	TOTAL
H00002	Axon Body 4 Multi-Bay Dock Bundle	10	60	—	\$1,638.90	\$0.00	\$0.00	\$0.00	\$0.00
102330	Axon VR - TAP Refresh 1 - Rifle Controller	2	—	—	\$324.00	\$0.00	\$0.00	\$0.00	\$0.00
101611	Axon VR - Controller - Rifle VRM4R	2	—	—	\$5,499.00	\$0.00	\$0.00	\$0.00	\$0.00
102657	Axon Fusus - Hardware Allowance - CCTV AI Streams	150	—	—	\$406.00	\$0.00	\$0.00	\$0.00	\$0.00
Hardware Total							\$0.00	\$0.00	\$0.00

SERVICES									
ITEM	DESCRIPTION	QTY	TERM	UN-BUNDLED	LIST PRICE	NET PRICE	SUBTOTAL	EST. TAX	TOTAL
102604	VR Instructor Certification + Implementation (2-Day)	1	—	—	\$12,000.00	\$0.00	\$0.00	\$0.00	\$0.00
102526	PSO 1-Day Onsite Training	1	—	—	\$8,000.00	\$0.00	\$0.00	\$0.00	\$0.00
99901	Axon Accelerate Conference Registration	4	—	—	\$899.00	\$0.00	\$0.00	\$0.00	\$0.00
Services Total							\$0.00	\$0.00	\$0.00

SOFTWARE										
ITEM	DESCRIPTION	QTY	TERM	UN-BUNDLED	LIST PRICE	NET PRICE	SUBTOTAL	EST. TAX	TOTAL	
ProLicense	Pro License Bundle	5	60	—	\$48.82	\$48.75	\$14,625.00	\$0.00	\$14,625.00	
11520	Axon Fleet - Ericsson Netcloud Essentials Renewal - 3 Year	24	38.5484	—	\$639.00	\$691.14	\$16,587.36	\$0.00	\$16,587.36	
Software Total							\$31,212.36	\$0.00	\$31,212.36	
WARRANTY										
ITEM	DESCRIPTION	QTY	TERM	UN-BUNDLED	LIST PRICE	NET PRICE	SUBTOTAL	EST. TAX	TOTAL	
73390	Axon Fleet - Ericsson Router Transferred Warranty	24	21.4516	—	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
80379	Axon Signal - Ext Warranty - Signal Vehicle	24	21.4516	—	\$1.27	\$27.94	\$670.56	\$0.00	\$670.56	
Warranty Total							\$670.56	\$0.00	\$670.56	
							SUBTOTAL	EST. TAX	TOTAL	
Total							\$2,359,318.66	\$0.00	\$2,359,318.66	

DELIVERY SCHEDULE

ESTIMATED SHIPPING DATE: Dec 1, 2026	
Shipping Location: 5230 Pleasant Ave, Fairfield, OH, 45014-3555, USA	
HARDWARE	QTY
Axon Air - Skydio X10 Patrol HW Kit for OSP	1
Axon Body - Dock Powercord - North America	11
Axon Body - Dock Wall Mount - Bracket Assembly	11
Axon Body 4 - Cable - USB-C to USB-C	83
Axon Body 4 - Camera - First Responder Black Rapidlock US	77
Axon Body 4 - Dock - Eight-Bay	10
Axon Body 4 - Magnetic Disconnect Cable	83
Axon Dedrone - Remote ID Sensor	4
Axon Fusus - Hardware Allowance - CCTV AI Streams	150
Axon Outpost - Battery & Charger Enclosure - Extended	7
Axon Outpost - Camera	7
Axon Outpost - Pole - Standard	7
Axon Outpost - Solar Panel - 100W	7
Axon Outpost - Standard Solar Hardware Kit	7
Axon Outpost - Top Mount End Cap - Standard	7
Axon Signal - Battery - CR2032 Single Pack	73
Axon Signal - Signal Sensor (sensor only)	73
Axon TASER - Battery Pack - Tactical	83
Axon TASER - Cleaning Kit	1
Axon TASER - Dock - Six-Bay Plus Core	1
Axon TASER - Target - Conductive Professional Ruggedized	1
Axon TASER - Target Frame - Professional 27.5 in X 75 in	1
Axon TASER 10 - Cartridge - Halt	730
Axon TASER 10 - Cartridge - Inert	300
Axon TASER 10 - Cartridge - Live	1460
Axon TASER 10 - Command Box	1
Axon TASER 10 - Handle - Yellow Class 3R	75
Axon TASER 10 - Holster - Blackhawk - LH	23
Axon TASER 10 - Holster - Blackhawk - RH	50
Axon TASER 10 - Magazine - Halt Training Blue	4
Axon TASER 10 - Magazine - Inert Red	30
Axon TASER 10 - Magazine - Live Duty Black	75
Axon TASER 10 - Magazine - Live Training Purple	30
Axon TASER 10 - Replacement Interposer Bucket	7
Axon TASER 10 - Replacement Tool Kit - Interposer Bucket	1
Axon VR - Controller - Handgun VR19H	3



Axon VR - Controller - Rifle VRM4R	2
Axon VR - Controller - TASER 10	3
Axon VR - Headset - Battery	3
Axon VR - Headset - HTC Focus Vision	3
Axon VR - Holster - TASER 10 Blackhawk Gray - LH	3
Axon VR - Holster - TASER 10 Blackhawk Gray - RH	3
Axon VR - Multi-User Room Marker	2
Axon VR - Tablet	3
Axon VR - Tablet Case	3
Axon VR - Tactical Bag	3
Enhanced Hook-and-Loop Training (Halt) Suit (V2)	1
SOFTWARE	QTY
Auror - Retail Crime Hub	73
Axon Air - Skydio X10 DFR Patrol Sub Plan w/ Data for OSP	1
Full VR Plan	73
OSP-DFR Patrol	1
OSP-Unlimited Premium ISLE (No VR)	73
Outpost TAP Plan	7
TASER 10 Certification Pro Plan	73
SERVICES	QTY
Axon Accelerate Conference Registration	4
Axon Air - Professional Implementation	1
Axon Air - Skydio X10 DFR Patrol SRVCS - PREM SOL for OSP	1
Axon Body - License - Connected Camera 30 Months	75
Axon Evidence - Channel Services	1
Axon Fleet 3 - Installation - Upgrade (Per Vehicle)	24
Axon Fusus - PSO - Implementation - All	1
Axon Investigate - Training - Operator and Examiner	4
Axon Outpost - Standard Installation	7
Axon Outpost - Upgrade Installation	7
Axon Signal - Installation Service - Virtual	1
Axon TASER 10 - Replacement Access Program - Duty Cartridge	73
PSO 1-Day Onsite Training	1
VR Instructor Certification + Implementation (2-Day)	1
WARRANTIES	QTY
Axon Body - TAP Warranty - Camera	75
Axon Body - TAP Warranty - Multi-Bay Dock	10
Axon Fleet 3 - Ext Warranty - 2 Camera Kit	24
Axon Outpost - Ext Warranty - Camera	7
Axon Outpost - Maintenance	7
Axon Outpost - Warranty - Vandalism/Accident Extension	7



Axon Signal - Ext Warranty - Signal Sensor	73
Axon TASER - Ext Warranty - Battery Pack T7/T10	83
Axon TASER - Ext Warranty - Dock Six-Bay T7/T10	1
Axon TASER 10 - Ext Warranty - Handle	75
Axon VR - Ext Warranty - Handgun Controller	3
Axon VR - Ext Warranty - Headset	3
Axon VR - Ext Warranty - Rifle Controller	2
Axon VR - Ext Warranty - Tablet	3
Axon VR - Ext Warranty - TASER Controller	3
ESTIMATED SHIPPING DATE: Jan 1, 2027	
Shipping Location: 5230 Pleasant Ave, Fairfield, OH, 45014-3555, USA	
SOFTWARE	QTY
Axon - AI Software License	73
Axon Air - Axon Evidence Unlimited Data Storage Per Drone	1
Axon Body - License - Fusus Livestream	73
Axon Community Link	73
Axon Dedrone - DedroneTracker.AI RF Software Hosted	4
Axon Dedrone - DedroneTracker.AI Software C2 Online	1
Axon Evidence - Auto Tagging License	73
Axon Evidence - ECOM License - Pro	78
Axon Evidence - Fleet Vehicle License	24
Axon Evidence - Redaction Assistant User License	73
Axon Evidence - Storage - 10GB A La Carte	15
Axon Evidence - Storage - Axon Device Unlimited	73
Axon Evidence - Storage - Fleet 1 Camera Unlimited	48
Axon Evidence - Storage - Third Party Unlimited	73
Axon Fleet - Ericsson Netcloud Essentials Renewal - 3 Year	24
Axon Fleet - Real-Time Location, Alerts & Livestream License	24
Axon Fleet 3 - ALPR License - 1 Camera	24
Axon Fusus - CCTV AI Streams	150
Axon Performance - License	73
Axon Standards - License	73
Axon TASER - Data Science Program	73
Axon TASER - Evidence.Com License	74
Axon Vehicle Intelligence - ALPR License	7
Axon VR - User Access - Full VR	73
SERVICES	QTY
Axon - AI Professional Services	73
Axon Investigate - Third Party Video Support	73
Axon TASER - On Demand Certification	73



WARRANTIES	QTY
Axon Fleet - Ericsson Router Transferred Warranty	24
Axon Signal - Ext Warranty - Signal Vehicle	24
ESTIMATED SHIPPING DATE: Dec 1, 2027	
Shipping Location: 5230 Pleasant Ave, Fairfield, OH, 45014-3555, USA	
HARDWARE	QTY
Axon TASER 10 - Cartridge - Halt	590
ESTIMATED SHIPPING DATE: Dec 1, 2028	
Shipping Location: 5230 Pleasant Ave, Fairfield, OH, 45014-3555, USA	
HARDWARE	QTY
Axon TASER 10 - Cartridge - Halt	580
ESTIMATED SHIPPING DATE: Feb 15, 2029	
Shipping Location: 5230 Pleasant Ave, Fairfield, OH, 45014-3555, USA	
HARDWARE	QTY
Axon Fleet - TAP Refresh 1 - 2 Camera Kit	24
ESTIMATED SHIPPING DATE: Jun 1, 2029	
Shipping Location: 5230 Pleasant Ave, Fairfield, OH, 45014-3555, USA	
HARDWARE	QTY
Axon Air - Skydio Safe DFR Patrol HW Kit for OSP - Refresh 1	1
Axon Body - TAP Refresh 1 - Camera	75
Axon Body - TAP Refresh 1 - Dock Multi-Bay	10
Axon VR - TAP Refresh 1 - Handgun Controller	3
Axon VR - TAP Refresh 1 - Headset	3
Axon VR - TAP Refresh 1 - Rifle Controller	2
Axon VR - TAP Refresh 1 - Tablet	3
Axon VR - TAP Refresh 1 - TASER Controller	3
ESTIMATED SHIPPING DATE: Dec 1, 2029	
Shipping Location: 5230 Pleasant Ave, Fairfield, OH, 45014-3555, USA	
HARDWARE	QTY
Axon TASER 10 - Cartridge - Halt	590
ESTIMATED SHIPPING DATE: Dec 1, 2030	
Shipping Location: 5230 Pleasant Ave, Fairfield, OH, 45014-3555, USA	
HARDWARE	QTY
Axon TASER 10 - Cartridge - Halt	580
ESTIMATED SHIPPING DATE: Dec 1, 2031	
Shipping Location: 5230 Pleasant Ave, Fairfield, OH, 45014-3555, USA	
HARDWARE	QTY
Axon Body - TAP Refresh 2 - Camera	75
Axon Body - TAP Refresh 2 - Dock Multi-Bay	10
Axon Outpost - TAP Refresh One - Battery Enclosure Extended	7
Axon Outpost - TAP Refresh One - Camera	7



TERMS & CONDITIONS

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Contract Sourcewell #101223-AXN is incorporated by reference into the terms and conditions of this Agreement. In the event of conflict the terms of Axon's Master Services and Purchasing Agreement shall govern.

STANDARD TERMS AND CONDITIONS

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at <https://www.axon.com/sales-terms-and-conditions>), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

EXCEPTIONS TO STANDARD TERMS AND CONDITIONS

Agency has existing contract(s) originated via Quote(s):

Q-361357, Q-370608, Q-379320, Q-480215, Q-498413, Q-514209, Q-731108,

Agency is terminating those contracts effective 1/1/2027. Any changes in this date will result in modification of the program value which may result in additional fees or credits due to or from Axon.

The parties agree that Axon is applying a Transfer Balance of -\$9,808.26

100% discounted body-worn camera and docking station hardware contained in this quote reflects a TAP replacement for hardware purchased under existing quotes aforementioned above. All TAP obligations from this contract will be considered fulfilled upon execution of this quote.

Any credits contained in this quote are contingent upon payment in full of the following amounts:

INUS446292 - Q-370608 - 5/15/2026 - \$43,160.34

NUS446468 - Q-498413 - 5/15/2026 - \$5,016.48

If sufficient funds are not appropriated or otherwise legally available to pay the fees under this Quote, the Agency may terminate this Quote under this clause. The Agency shall provide Axon with written notice of termination immediately upon receiving notice of the funds not being approved, but in no event later than December 31, 2026. The Agency will remain responsible for the cost of any Services received or Subscriptions utilized prior to termination.

Rewrite Estimates

Estimated Amounts and Contract Terminations. Any amounts stated as due under existing or terminated contracts — including contract transfer balances carried forward to new or pending contracts — are estimates based on payments received as of the calculation date. These estimates may be adjusted if new contracts are not executed on the anticipated dates or if expected payments are not made.

Refresh Shipment Timing

Technology Assurance Plan (TAP) Refresh Prior to Renewal. For Customers with expiring agreements that include TAP refresh rights, Axon may, in its discretion, ship refresh hardware under the existing contract while renewal or replacement agreements are in progress. Any such shipments will be deemed made under the terms of the existing contract until the new contract is fully executed, after which any applicable updates, fees, or adjustments will apply.

Shipment Timing

Shipment Variance. Estimated shipment dates are provided for planning purposes only and are not guarantees. Axon may ship hardware before or after the estimated shipment date, and failure to meet an estimated shipment date will not, by itself, constitute a breach, provided Axon uses commercially reasonable efforts to meet estimated shipment dates.

OUTPOST SOW

1. Purpose

This Statement of Work ("SOW") outlines the scope, responsibilities, and installation details for Axon as part of the Customer's purchase of Axon Outpost. This SOW operates under the terms of the Agreement. All capitalized terms in this SOW shall have the same meaning as the Agreement.

2. Scope of Work

Axon and Axon authorized subcontractors will install and maintain Axon Outpost on selected Customer owned properties.

3. Installation Location

Customer grants Axon the right to install and maintain Axon Outpost at location sites approved by Axon.

3.1. If location sites have not been selected or assessed at the time of contract signature, Axon reserves the right to invoice the Customer for additional install complexities not accounted for in the initial quote.

4. Installation, Validation, and Support

4.1. Site Selection and Assessment. Axon will support site selection and assessment. Assessments may be conducted virtually or in-person and may include confirmation of visibility/coverage, cellular strength, solar feasibility, and access to AC power sources.



4.1.1. For all existing infrastructure installation sites, Customer is responsible for condition of existing infrastructure.

4.1.2. If during a site walk it has been deemed that an installation is more complex than initially quoted, Axon reserves the right to invoice Customer for the additional cost of installation.

4.1.3. If Axon deems a selected location site is not suitable for installation, a new site must be selected and assessed.

4.2. Permitting. Axon will assist with obtaining the necessary local, state, or Federal approvals before installing Outpost. All permitting fees are the responsibility of the customer. All permit licenses will be in the name of the customer.

4.3. Installation. Axon will install all Axon Outpost hardware and agreed-upon pole (where applicable).

4.3.1. Solar Sites. For sites with solar power, Axon will: (a) install the Outpost camera, battery, and solar panel; (b) ensure the camera is connected to power and LTE; (c) ensure the camera is set at the optimal capture angle; (d) ensure the panel is installed for optimal sun exposure.

4.3.2. AC Sites. For sites with AC power, Axon will: (a) install the Outpost camera and AC adapter; (b) ensure the camera is set at the optimal capture angle. Axon will not conduct any electrical work to connect the AC adapter to power. The customer may work with a licensed electrician to connect the camera to power. Or, if requested, the customer may request for Axon to coordinate with a licensed electrician for an additional cost.

4.3.3. Existing Infrastructure Installations. If selected infrastructure has existing camera(s), Axon will remove the hardware before installing Outpost. Axon will not dispose of equipment, repair any surfaces or structures, or remove underground cables or conduit.

4.3.4. Standard and Advanced Installations. For Standard or Advanced installations, Axon will install a breakaway or MASH approved pole, respectively. Axon will call 811 prior to installation.

4.3.5. DOT Pole Installation Service. Axon will install Outpost on existing DOT poles and ensure compliance with DOT guidelines. Axon will not install DOT poles.

4.3.6. Complex Location Sites. Complex location sites require a custom SOW and include, but are not limited to, toll booths, bridges and overpasses, federal or military land, areas with restricted access or high security, flood zones, railway crossing, mountainous or hilly terrain.

4.3.7. Exclusions. Installation services do not include the following, unless specifically scoped in a custom SOW: electrical work, concrete drilling, bucket truck or non-standard equipment rental, trenching, tree trimming, custom engineered drawings or traffic plans, traffic control beyond basic MUTCD traffic control, environmental impact studies.

5. Power Requirements

5.1. AC-Powered Sites. Axon will provide all necessary equipment compatible with standard AC power configurations. Customer is responsible for contracting a licensed electrician to ensure installation meets NEC (National Electrical Code) standards and the power must be continuous and non-switched to support uninterrupted system operation; all electrical work must comply with local codes and safety regulations.

5.2. Solar-Powered Sites. Installation sites must offer unobstructed southern exposure to maximize solar efficiency. Axon will assess solar viability during site assessment, including shading, positioning, and mounting considerations. Customer will ensure the selected location sites must maintain direct, unobstructed visibility to the sky to ensure consistent solar energy capture. Customer agrees to help maintain environmental conditions that support reliable solar performance (e.g., minimizing nearby shade, vegetation growth).

6. Traffic Control

Axon will provide basic MUTCD traffic control and provide necessary traffic signs, cones, and temporary barriers.

7. Dependencies and Potential Delays

Installation is subject to but not limited by the following factors, which may affect scheduling and completion: delays due to local permitting requirements or jurisdictional approvals; availability and completion of necessary electrical work at the installation site (for AC-powered setups); coordination with Customer and subcontractors, including restricted hours or special access requirements; weather-related delays that may impact site safety or installation feasibility; or any site-specific safety protocols or regulatory requirements that must be satisfied prior to deployment.

8. Training and Onboarding

Axon's team will provide hands-on training for relevant personnel, user credentials and access to supporting applications, and operational guidance tailored to the current system configuration.

9. General Responsibilities

9.1. Axon will: (a) install, configure, and maintain all hardware at designated location site; (b) validate system power, connectivity, and functionality of Outpost; (c) integrate Outpost with Fusus, including NCIC and state hotlists; and (d) will provide training, documentation, and technical support to Customer personnel.

9.2. Customer will: (a) fund and maintain all legally required permits, authorizations, and/or licensing to place, maintain, and/or remove the Outpost at the installation sites; (b) ensure access to installation sites, support device placement communication, and coordinate internally (e.g., facilities, IT, legal, public safety) to facilitate deployment; (c) support scheduling for permitting and local compliance requirements; (d) designate a primary and backup point of contact; and (e) support site selection, utility clearance, and installation approvals.

Signature

7/30/2026

Date Signed



CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
07/30/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Aon Risk Insurance Services West, Inc. Phoenix AZ Office 4300 East Camelback Rd. Suite 460 Phoenix AZ 85018 USA	CONTACT NAME: PHONE (A/C. No. Ext): 8662837122 FAX (A/C. No.): (800) 363-0105 E-MAIL ADDRESS:														
INSURED Axon Enterprise, Inc. 17800 N. 85th Street Scottsdale AZ 85255 USA	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A: AIG Specialty Insurance Company</td><td>26883</td></tr><tr><td>INSURER B: National Casualty Company</td><td>11991</td></tr><tr><td>INSURER C: Scottsdale Ins Company</td><td>41297</td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: AIG Specialty Insurance Company	26883	INSURER B: National Casualty Company	11991	INSURER C: Scottsdale Ins Company	41297	INSURER D:		INSURER E:		INSURER F:	
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INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES **CERTIFICATE NUMBER:** 570122125899 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS														
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ see Prod Liab info att'd GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER: Xc1 Prod/Comp Ops	Y	Y	NGO0001949 SIR applies per policy terms & conditions	08/08/2025	08/01/2026	<table><tr><td>EACH OCCURRENCE</td><td>\$2,000,000</td></tr><tr><td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td><td>\$1,000,000</td></tr><tr><td>MED EXP (Any one person)</td><td>\$50,000</td></tr><tr><td>PERSONAL & ADV INJURY</td><td>\$2,000,000</td></tr><tr><td>GENERAL AGGREGATE</td><td>\$4,000,000</td></tr><tr><td>PRODUCTS - COMP/OP AGG</td><td>Excluded</td></tr><tr><td>Garage Keepers Legal Liability</td><td>\$2,000,000</td></tr></table>	EACH OCCURRENCE	\$2,000,000	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$1,000,000	MED EXP (Any one person)	\$50,000	PERSONAL & ADV INJURY	\$2,000,000	GENERAL AGGREGATE	\$4,000,000	PRODUCTS - COMP/OP AGG	Excluded	Garage Keepers Legal Liability	\$2,000,000
EACH OCCURRENCE	\$2,000,000																				
DAMAGE TO RENTED PREMISES (Ea occurrence)	\$1,000,000																				
MED EXP (Any one person)	\$50,000																				
PERSONAL & ADV INJURY	\$2,000,000																				
GENERAL AGGREGATE	\$4,000,000																				
PRODUCTS - COMP/OP AGG	Excluded																				
Garage Keepers Legal Liability	\$2,000,000																				
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY	Y	Y	NGO0001948	08/08/2025	08/01/2026	<table><tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td>\$1,000,000</td></tr><tr><td>BODILY INJURY (Per person)</td><td></td></tr><tr><td>BODILY INJURY (Per accident)</td><td></td></tr><tr><td>PROPERTY DAMAGE (Per accident)</td><td></td></tr></table>	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000	BODILY INJURY (Per person)		BODILY INJURY (Per accident)		PROPERTY DAMAGE (Per accident)							
COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000																				
BODILY INJURY (Per person)																					
BODILY INJURY (Per accident)																					
PROPERTY DAMAGE (Per accident)																					
C	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$10,000	Y	Y	UNS0000106	08/08/2025	08/01/2026	<table><tr><td>EACH OCCURRENCE</td><td>\$10,000,000</td></tr><tr><td>AGGREGATE</td><td>\$10,000,000</td></tr></table>	EACH OCCURRENCE	\$10,000,000	AGGREGATE	\$10,000,000										
EACH OCCURRENCE	\$10,000,000																				
AGGREGATE	\$10,000,000																				
B	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	Y	WCC600103A	08/08/2025	08/08/2026	<table><tr><td>☒ PER STATUTE</td><td>☐ OTHER</td></tr><tr><td>E.L. EACH ACCIDENT</td><td>\$1,000,000</td></tr><tr><td>E.L. DISEASE-EA EMPLOYEE</td><td>\$1,000,000</td></tr><tr><td>E.L. DISEASE-POLICY LIMIT</td><td>\$1,000,000</td></tr></table>	☒ PER STATUTE	☐ OTHER	E.L. EACH ACCIDENT	\$1,000,000	E.L. DISEASE-EA EMPLOYEE	\$1,000,000	E.L. DISEASE-POLICY LIMIT	\$1,000,000						
☒ PER STATUTE	☐ OTHER																				
E.L. EACH ACCIDENT	\$1,000,000																				
E.L. DISEASE-EA EMPLOYEE	\$1,000,000																				
E.L. DISEASE-POLICY LIMIT	\$1,000,000																				
A	☒ E&O - Technology			023593127 Cyber/Tech E&O SIR applies per policy terms & conditions	08/01/2025	08/01/2026	<table><tr><td>Security/Privacy</td><td>\$5,000,000</td></tr><tr><td>SIR</td><td>\$1,000,000</td></tr><tr><td>Policy Limit</td><td>\$5,000,000</td></tr></table>	Security/Privacy	\$5,000,000	SIR	\$1,000,000	Policy Limit	\$5,000,000								
Security/Privacy	\$5,000,000																				
SIR	\$1,000,000																				
Policy Limit	\$5,000,000																				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder and The Owner, its officers, officials, employees, and volunteers are included as Additional Insured in accordance with the policy provisions of the Excess Liability, General Liability and Automobile Liability policies. Excess Liability, General Liability and Automobile Liability policies evidenced herein is Primary to other insurance available to an Additional Insured, but only in accordance with the policy's provisions. Excess Liability, General Liability and Automobile Liability policies evidenced herein is Non-Contributory to other insurance available to an Additional Insured, but only in accordance with the policy's provisions. A Waiver of Subrogation is granted in favor of Certificate Holder in accordance with the policy provisions of the Excess Liability, General Liability, Workers Compensation and Automobile Liability policies.

CERTIFICATE HOLDER

City of Fairfield 5350 Pleasant Avenue Fairfield, OH 45014 USA	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Aon Risk Insurance Services West, Inc.</i>
--	--

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Holder Identifier :

570122125899

Certificate No :





ADDITIONAL REMARKS SCHEDULE

AGENCY Aon Risk Insurance Services West, Inc.		NAMED INSURED Axon Enterprise, Inc.	
POLICY NUMBER See Certificate Number: 570122125899			
CARRIER See Certificate Number: 570122125899	NAIC CODE		
		EFFECTIVE DATE:	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,	
FORM NUMBER: ACORD 25	FORM TITLE: Certificate of Liability Insurance
Products Liability Schedule Products/Completed Operations Coverage 8/8/2025-8/1/2026: Policy #034064091 Lexington Insurance Company Claims Made Coverage Form - Products Liability \$15,000,000 Each Occurrence Limit \$15,000,000 Products/Completed Operations Aggregate Limit \$ 5,000,000 Per Occurrence Self Insured Retention Policy #034064092 Lexington Insurance Company Occurrence Coverage Form - Products Liability \$15,000,000 Each Occurrence Limit \$15,000,000 Products/Completed Operations Aggregate Limit \$ 5,000,000 Per Occurrence Self Insured Retention	



7/22/2026

Elizabeth Luna
Axon Enterprise Inc.
17800 N. 85th Street
Scottsdale, AZ 85255

AXON CASUALTY INSURANCE RENEWAL

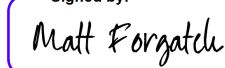
Dear Elizabeth,

As Broker of Record for Axon Enterprise Inc., I hereby confirm that Aon intends to renew the following lines of coverage effective 08/01/2026:

- General Liability
- Auto Liability
- Workers' Compensation
- Umbrella Liability
- Excess Liability
- Cyber/Technology Errors & Omissions
- Foreign Package

Documentation of said coverages will be provided in the form of certificates of insurance and will be issued as soon as the respective carriers issue policies.

Thank you very much,

Signed by:

127CF2FD362D46B...

Matt Forgatch

Account Executive, Vice President
California License Number 4332649
Mobile: (213) 658-8528
matt.forgatch@aon.com

Commercial Risk Solutions

Aon

707 Wilshire Boulevard, Suite 2600
Los Angeles, CA 90017
Mailing Address:
MSC# 17188 Aon P.O. Box 19640 Irvine, CA 92623

Aon Risk Insurance Services West, Inc.
California License Number 0363334

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A
CONTRACT WITH AXON ENTERPRISES TO PROVIDE TASERS, BODY
WORN CAMERAS, FLEET CAMERAS AND ADDITIONAL PUBLIC
SAFETY SERVICES 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 Axon Enterprises to provide tasers, body worn cameras, fleet cameras and additional public safety services 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 the City timely purchase and supply essential law enforcement equipment and services; 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 - August 10, 2026**

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

Subject:

Wings & Rings Liquor Permit

Legislation Title:

Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Lockstop Capital LLC, Wings & Rings, 5486 Dixie Highway, Fairfield, OH 45014 (Permit Class D-5J).

Recommendation:

It is recommended that City Council request, by simple motion, that no hearing be held on the liquor permit application in the name of Lockstop Capital LLC, Wings & Rings, 5486 Dixie Highway, Fairfield, OH 45014 (Permit Class D-5J).

Discussion:

The City of Fairfield is in receipt of an application from the Ohio Division of Liquor Control for a D-5J permit for the above liquor permit applicant. Background checks from the Building and Zoning Division and Police Department are attached for Council and staff's review.

Financial Impact:

None

Emergency Provision:

NA

Rule Suspension Requested:

NA

ATTACHMENTS:

1. WingsRingsLiquorPermit

**DEPARTMENTAL
CORRESPONDENCE**



TO: Steve Maynard, Police Chief
Greg Kathman, Development Services Director
FROM: Alisha Wilson, Clerk of Council *AW*

DATE: July 16, 2026

SUBJECT: REQUEST FOR BACKGROUND CHECK – LIQUOR PERMIT

Attached is a liquor permit application in the name of Lockstop Capital LLC, Wings & Rings, 5486 Dixie Highway, Fairfield, OH 45014 (Permit Classes: D-5J).

Please complete the necessary background check and submit your findings to me **no later than 11:00 AM on Monday, August 3, 2026** for the item to be added to Council's Regular Meeting agenda of Monday, August 10, 2026. A 30-day extension has already been requested and approved due to the summer Council schedule.

Thank you for your assistance.

c: Scott Timmer, City Manager
File



Department of Commerce

Division of Liquor Control

com.ohio.gov

Mike DeWine, Governor Jim Tressel, Lt. Governor Sherry Maxfield, Director

FAIRFIELD CITY COUNCIL
ATTN CLERK
5350 PLEASANT AVE
FAIRFIELD OH 45014

NOTICE TO LEGISLATIVE AUTHORITY

10017802-1 PERMIT NUMBER		TRFO TYPE	TO
ISSUE DATE:			Lockstep Capital LLC Wings & Rings 5486 Dixie Highway Fairfield OH 45014 Muni/Village/Twp: Fairfield
FILING DATE: 6/19/2026			
PERMIT CLASSES: D-5J			
09011 TAX DISTRICT	JUN	RECEIPT NO	
			FROM 6/26/2026
00300227-1 PERMIT NUMBER		TYPE	ASSAF & DAVID LLC BUFFALO WINGS & RINGS 5486 DIXIE HWY FAIRFIELD OH 45014 Muni/Village/Twp: Fairfield
ISSUE DATE:			
FILING DATE:			
PERMIT CLASSES:			
09011 TAX DISTRICT	JUN	RECEIPT NO	

MAILED 07/01/2026

RESPONSES MUST BE POSTMARKED NO LATER THAN 08/01/2026

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT
THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES: JUN TRFO 10017802-1
(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING
BE HELD ☐ IN OUR COUNTY SEAT ☐ IN COLUMBUS

WE DO NOT REQUEST A HEARING ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title) - ☐ Clerk of City Council
☐ Township Fiscal Officer

(Date)

(Printed Name)

(Email Address)

(Telephone No.)



Dear Local Legislative Authority Official:

Please find enclosed the legislative notice that is being sent to you regarding the applied for liquor permit as captioned on the notice. You **must**, within 30 days from the "mailed" date listed on the notice under the bar code:

- Notify the Division whether you object and want a hearing; or
- Ask for your one-time only, 30-day extension. o Any requests for a one-time, 30-day extension will be reviewed by the Division upon timely receipt. If granted, your additional 30-days runs from the expiration of the original 30-day period.

To be considered **timely**, your above response **MUST** be faxed, emailed, or mailed to the Division no later than the postmark deadline date stated on the form. To speed up processing times and reduce paper, the Division respectfully asks that you either fax or email your response. Please send your response to:

FAX: (614) 644 – 3166

EMAIL: Liquordocs@com.ohio.gov

MAIL: Ohio Division of Liquor Control
Attn: Licensing Unit
6606 Tussing Road
PO Box 4005
Reynoldsburg, Ohio 43068-9005

To find out who has disclosed an ownership interest in the permit application to us you can:

- Visit com.ohio.gov/liquorinfo. Select the "Search who has disclosed an ownership interest" tab. Where asked, enter the permit number listed on the legislative notice; or
- Contact your police department or county sheriff (if you are a township fiscal officer or county clerk). We also sent them detailed ownership information to review for any criminal background issues involving the disclosed persons.

We have resources for you at com.ohio.gov/govhelp. Never miss out on when renewal objections are due! Sign-up for our emails at com.ohio.gov/stayinformed.

Thank you in advance for your cooperation,

Division Licensing Section

(rev. 2.12.25)



July 15, 2026

Ohio Division of Liquor Control
6606 Tussing Road
PO Box 4005
Reynoldsburg, OH 43068-9005

RE: Liquor Permit No. 10017802-1

Dear Sir/Madam:

I am writing to request an extension on this liquor permit application. The postmark deadline is August 1, however, the next City Council meeting will not be held until August 10. Please let me know if you have any questions.

Sincerely,

Alisha Wilson

Clerk of Council
awilson@fairfielddoh.gov

*Office of Mayor and City Council
5350 Pleasant Avenue, Fairfield, OH 45014
Phone: (513) 867-5383 Fax: (513) 867-5329
www.fairfield-city.org*



Outlook

Approved Thirty Day Extension RE: Permit #10017802-1 OPAL Email Tracker:045200300

From liquorlicensing@com.ohio.gov <liquorlicensing@com.ohio.gov>

Date Thu 7/16/2026 9:37 AM

To Alisha Wilson <AWilson@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.

Re: PERMIT # 10017802-1

Wings & Rings

5486 Dixie Highway

Fairfield, OH 45014

Dear Fairfield City Council

c/o Alisha Wilson, Clerk of Council:

Previously, we notified you about your right to object to the above liquor permit application within the allotted time. On **July 15, 2026**, we received your request for an additional 30 days. Consistent with R.C. 4303.26, we have determined that:

Your extension request was timely and that good cause exists to **APPROVE** your request. You **MUST** now object, no later than **Monday, August 31, 2026**, including postmark if sent by mail. If you do not respond by that date, we will consider it no objection and continue to review the pending application for possible issuance.

If you have any questions concerning this matter, please feel free to contact us at fileinquiry@com.ohio.gov. For more information about the hearing process, please review our objection guide at com.ohio.gov/govhelp.

Division of Liquor Control, Legal Section

NR

Don't miss out on important information, sign-up at com.ohio.gov/stayinformed.

The information transmitted is intended solely for the individual or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of or taking action in reliance upon this information by persons or entities other than the intended



DEPARTMENTAL CORRESPONDENCE

Date: 7/20/26

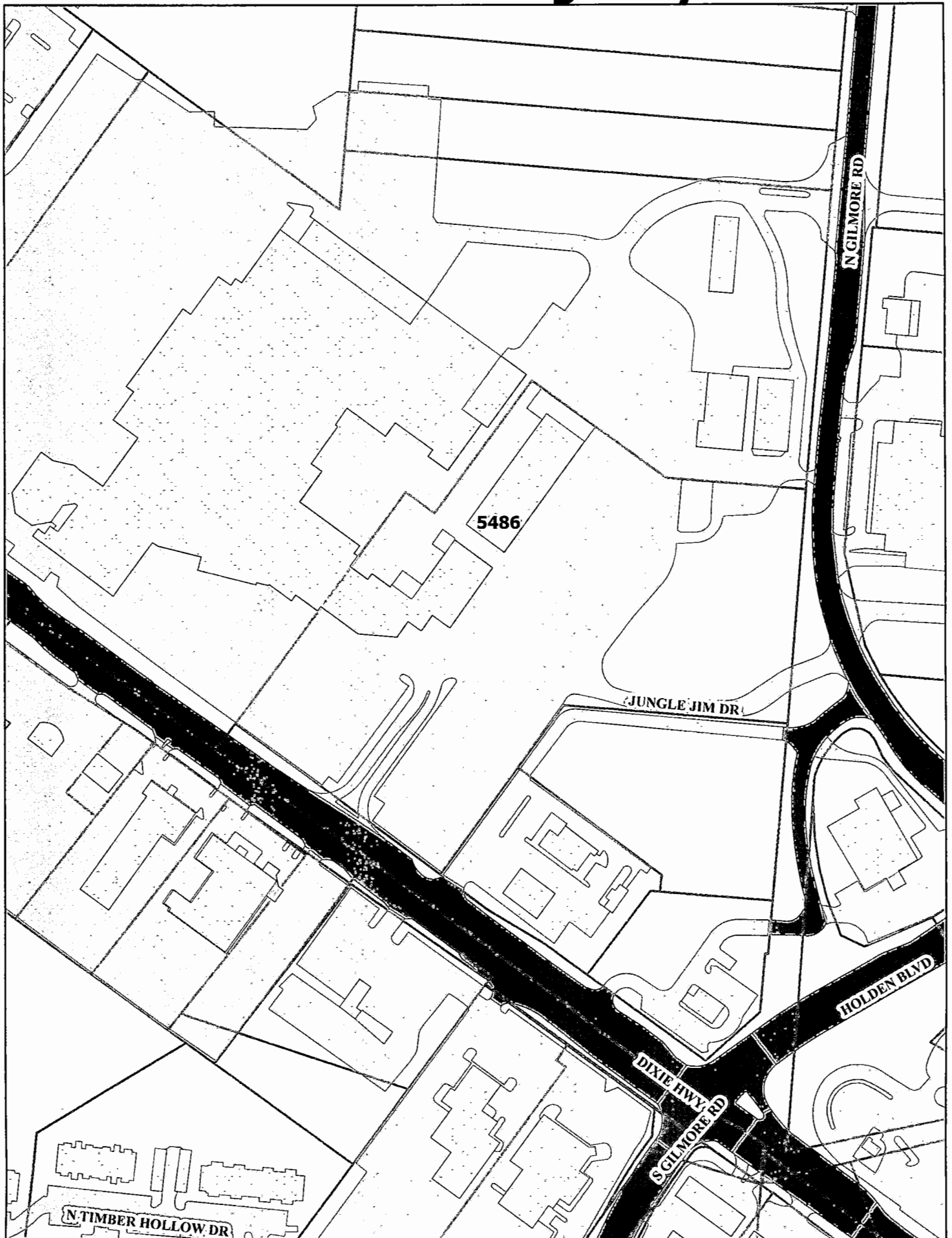
To: Alisha Wilson, Clerk of Council

From: Greg Kathman, Development Services Director 

Subject: Liquor Permit Application

The business that is located at 5486 Dixie Highway, in the name of Lockstop Capital LLC, and doing business as Wings & Rings, is in the SE, Suburban Entertainment zoning district and is a permitted use as a restaurant. Should the applicant wish to operate this facility as a bar, lounge, tavern, entertainment venue, solely or in conjunction with the store, Conditional Use approval must be secured through the Planning Commission.

5486 Dixie Highway



NAME OF ESTABLISHMENT Lockstep Capital LLC
ADDRESS dba Wings & Rings
5486 Dixie Hwy
Fairfield, OH 45014

- | | YES | NO |
|---|--------------------------|-------------------------------------|
| 1. Is there a conviction record of the applicant, any partner, member, officer director, manager or any shareholder owning 5% or more of the capital stock, for felonies or other crimes relating to his ability to operate a liquor establishment? | ☐ | ☒ |
| 2. Is there a prior unfavorable enforcement record of applicant and/or operation in disregard for laws, regulations or local ordinances? | ☐ | ☒ |
| 3. Is there misrepresentation of material fact by applicant in making application to the Department? | ☐ | ☒ |
| 4. Is there an inability of law enforcement authorities and of authorized agents of the Department to gain ready entrance to the permit premise; or location of permit premise at such distance from the road or street as to be isolated from police or other observation? | ☐ | ☒ |
| 5. Will the place substantially and adversely interfere with the public decency, sobriety, peace, or good order of the neighborhood in which it is located? | ☐ | ☒ |
| 6. Will the place substantially and adversely interfere with the normal orderly conduct of a church, library, public playground, school or township park? | ☐ | ☒ |
| 7. Will the granting or transferring of a permit substantially interfere with the morals, safety, or welfare of the public? | ☐ | ☒ |
| 8. Will there be adverse effects of saturation of the area in relation to the number of existing permits, and will there be any adverse conditions in the area? | ☐ | ☒ |

REMARKS:



Stephen B. Maynard
Chief of Police

HEARING REQUESTED: Yes ☐ No ☒

Date: July 31, 2026



**City Council Communication
Regular Meeting - August 10, 2026**

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

Subject:

Public Sewer Service Agreement — City of Fairfield and Butler County

Legislation Title:

Resolution authorizing the City Manager to execute an agreement with the Butler County Board of Commissioners, Butler County, Ohio authorizing Butler County to provide retail sewer service to certain parcels in the City of Fairfield.

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

Recommendation:

It is recommended that City Council pass a resolution authorizing the City Manager to execute an agreement with the Butler County Board of Commissioners authorizing Butler County to provide retail sewer service to certain parcels in the City of Fairfield.

Discussion:

The City of Fairfield provides public water and sewer service to most parcels within the City's corporation limits, including water treatment and water distribution, and wastewater collection and wastewater treatment.

For some parcels on the far east side of the City, however, sanitary sewage is collected and transported in City pipes but then directed to a County facility for treatment. This utility arrangement is authorized via the 'Wholesale Sewer Service Agreement by and between the City of Fairfield and Butler County' ("Wholesale Sewer Agreement"), originally executed in 1981 and last updated in 2008.

There are a few other developed and undeveloped City parcels close to the municipal corporation limits that discharge sanitary sewage directly into County sewer lines for conveyance and then treatment. These parcels are also on the far east side of the City - on LeSaint Drive, Muhlhauser Road, and Tylersville Road. As the existing "Wholesale Sewer Agreement" does not address these parcels, the attached 'Butler County Retail Sewer Service Agreement with City of Fairfield, Ohio' will formalize this sewer service arrangement for existing and future utility customers.

Financial Impact:

None.

Emergency Provision:

No.

Rule Suspension Requested:

Yes.

ATTACHMENTS:

1. Fairfield - Butler County Retail Sewer Service Agreement -07102026_FINAL
2. Butler County Board of Commissioners-Res

**BUTLER COUNTY RETAIL SEWER SERVICE AGREEMENT WITH CITY OF FAIRFIELD,
OHIO**

THIS AGREEMENT made by and between the CITY OF FAIRFIELD, OHIO, hereinafter referred to as “Fairfield”, and the BOARD OF COUNTY COMMISSIONERS BUTLER COUNTY, OHIO, hereinafter referred to as “Butler County”, impacting public sewer service provisions:

WITNESSETH:

WHEREAS, it is a reasonable policy of Fairfield to allow for public sewer retail service to be provided by an alternative public sewer system to properties within the existing corporation limits of the City, but without present access to City sewer service, provided said sewer connections would not be detrimental to Fairfield’s existing systems, and;

WHEREAS, it is a reasonable policy of Butler County to provide public sewer retail service to properties abutting Butler County’s existing utility service territory, but without present access to City sewer service, provided said retail sewer connections would not be detrimental to the County’s existing systems, and;

WHEREAS, Butler County has sufficient sewer system capacity and is agreeable to providing retail sewer service to certain parcels located within Fairfield’s corporation limits.

NOW THEREFORE, City and Butler County do mutually agree as follows:

SECTION 1. Butler County agrees to provide public retail sewer service to the parcels / properties listed below or as reconfigured through future lot splits or consolidations:

<u>ADDRESS</u>	<u>PARCEL ID</u>
3501 Tylersville Road	A0700150000037
3521 Tylersville Road	A0700150000038
3551 Tylersville Road	A0700150000002
9390 LeSaint Drive	M5500205000004
9400 LeSaint Drive	M5500205000012
9401 LeSaint Drive	M5500205000010
9461 LeSaint Drive	M5500205000001
9470 LeSaint Drive	M5500205000007
9500 LeSaint Drive	M5500206000015
9520 LeSaint Drive	M5500206000016
LeSaint Drive	M5500206000028
9530 LeSaint Drive	M5500206000008
LeSaint Drive	M5500206000029
9545 LeSaint Drive	M5500206000027
9560 LeSaint Drive	M5500206000030
LeSaint Drive	M5500206000018
9575 LeSaint Drive	M5500206000004
4211 Muhlhauser Road	M5500198000017
4235 Muhlhauser Road	M5500198000018
4265 Muhlhauser Road	M5500198000019

4293 Muhlhauser Road	M5500198000008
4300 Muhlhauser Road	M5620050000030
4325 Muhlhauser Road	M5500198000011
4350 Muhlhauser Road	M5500206000002
4430 Muhlhauser Road	M5500206000022
4400 Muhlhauser Road	M5500206000021

SECTION 2. Connected / connecting parcels as listed in Section 1 shall pay at the time of connection to the Butler County sewer system all fees, connection charges and deposits as have been previously established by Butler County, including capacity fees.

SECTION 3. Connected / connecting parcels as listed in Section 1 shall be metered and billed monthly by Butler County and shall pay monthly retail sewer service charges, including but not limited to consumption or usage charges, to Butler County based on Butler County's existing rate schedule, or as amended by the Board of Commissioners Butler County, Ohio from time to time.

SECTION 4. Connected / connecting parcels as listed in Section 1 shall remain perpetually responsible for the maintenance of said sewer service connection(s).

SECTION 5: This Agreement shall take effect on date of last signature and shall remain in effect for a period of ten (10) years. This Agreement shall automatically renew for ten (10) year increments unless either party initiates action to cancel or modify the Agreement within six (6) months of any expiration period or by mutual written agreement of the parties at any time.

SECTION 6: This Agreement may be amended at any time if the amendments are approved by both parties.

SECTION 7: A determination that any part of this Agreement is invalid shall not invalidate or impair the force or effect of any other part thereof, except to the extent that such other part is wholly dependent for its operation upon the part declared invalid.

IN WITNESS WHEREOF, the parties hereto have set their hands on the day and year mentioned as authorized by Resolution No. _____ of the Board of County Commissioners of Butler County, Ohio and Resolution No. _____ of the Council of the City of Fairfield, Ohio.

THE BOARD OF COUNTY COMMISSIONERS OF BUTLER COUNTY, OHIO

By: _____
Commissioner

By: _____
Commissioner

By: _____
Commissioner

Signed in the presence of: _____

CITY OF FAIRFIELD, OHIO

By: _____
City Manager

Signed in the presence of: _____

APPROVED AS TO FORM:

By: _____
Butler County Prosecuting Attorney

APPROVED AS TO FORM:

By: _____
City of Fairfield Law Director

APPROVED AS TO CONTENT:

By: _____
City of Fairfield Public Utilities Director

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE BUTLER COUNTY BOARD OF COMMISSIONERS, BUTLER COUNTY, OHIO AUTHORIZING BUTLER COUNTY TO PROVIDE RETAIL SEWER SERVICE TO CERTAIN PARCELS IN THE CITY OF FAIRFIELD.

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

Section 1. The City Manager is hereby authorized to enter into an agreement with the Butler County Board of Commissioners, Butler County, Ohio authorizing Butler County to provide retail sewer service to certain parcels in the City of Fairfield in accordance with the agreement on file in the office of the City Manager.

Section 2. 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 - August 10, 2026**

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

Subject:

Public Water Service Agreement — City of Fairfield and Butler County

Legislation Title:

Resolution authorizing the City Manager to execute an agreement with the Butler County Board of Commissioners, Butler County, Ohio authorizing Butler County to provide public water service to certain parcels in the City of Fairfield, and authorizing the City of Fairfield to provide public water service to certain parcels in West Chester Township.

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

Recommendation:

It is recommended that City Council pass a resolution authorizing the City Manager to execute an agreement with the Butler County Board of Commissioners authorizing Butler County to provide public water service to certain parcels in the City of Fairfield, and authorizing the City of Fairfield to provide public water service to certain parcels in West Chester Township.

Discussion:

The City of Fairfield provides public water and sewer service to most parcels within the City's corporation limits, including water treatment and water distribution, and wastewater collection and wastewater treatment.

However, some developed and undeveloped City parcels on the far east side of the City are served public drinking water directly from the Butler County system. These parcels are on LeSaint Drive, Muhlhauser Road, and Tylersville Road. Similarly, there are some developed and undeveloped parcels located outside the City limits in West Chester Township that are served public drinking water directly from the City of Fairfield system. These parcels are on Commercial Drive and Harwood Court. As existing intergovernmental utility agreements do not address these parcels, the attached 'Butler County and City of Fairfield, Ohio - Reciprocal Retail Water Service Agreement' will formalize these water service arrangements for existing and future utility customers.

Financial Impact:

None.

Emergency Provision:

No.

Rule Suspension Requested:

Yes.

ATTACHMENTS:

1. Fairfield - Butler County Water Service Agreement - 071026_FINAL
2. Butler County Board of Commissioners-Res 2

**BUTLER COUNTY AND CITY OF FAIRFIELD, OHIO –
RECIPROCAL RETAIL WATER SERVICE AGREEMENT**

THIS AGREEMENT made by and between the CITY OF FAIRFIELD, OHIO, hereinafter referred to as “Fairfield”, and the BOARD OF COUNTY COMMISSIONERS BUTLER COUNTY, OHIO, hereinafter referred to as “Butler County”, impacting public water service provisions:

WITNESSETH:

WHEREAS, it is a reasonable policy of Fairfield to allow for public water service to be provided by an alternative public water system (PWS) to properties within the existing corporation limits of the City, but without present access to City water service, provided said water connections would not be detrimental to Fairfield’s existing systems, and;

WHEREAS, it is a reasonable policy of Butler County to allow for public water service to be provided by an alternative public water system (PWS) to properties within the County’s existing utility service territory, but without present access to County water service, provided said water connections would not be detrimental to the County’s existing systems, and;

WHEREAS, Butler County has sufficient water system capacity and is agreeable to providing water service to certain parcels located within Fairfield’s corporation limits, and;

WHEREAS, Fairfield has sufficient water system capacity and is agreeable to providing water service to certain parcels located within the County’s existing utility service territory;

WHEREAS, Fairfield pursuant to Ohio Rev. Code §§ 743.07 and Ohio Constitution Article 18, Section 4, has the authority to contract for the purchase from and sale of water to Butler County utility customers; and Butler County pursuant to Ohio Rev. Code §§ 307 .15, 6103.02 and 6103.21, et seq. has the authority to contract for the purchase from and sale of water to Fairfield utility customers;

NOW THEREFORE, City and Butler County do mutually agree as follows:

SECTION 1. Butler County agrees to provide public water service to the parcels / properties listed below or as reconfigured through future lot splits or consolidations:

<u>ADDRESS</u>	<u>PARCEL ID</u>
3501 Tylersville Road	A0700150000037
3521 Tylersville Road	A0700150000038
3551 Tylersville Road	A0700150000002
9390 LeSaint Drive	M5500205000004
9400 LeSaint Drive	M5500205000012
9401 LeSaint Drive	M5500205000010
9461 LeSaint Drive	M5500205000001
9470 LeSaint Drive	M5500205000007
9500 LeSaint Drive	M5500206000015

9520 LeSaint Drive	M5500206000016
LeSaint Drive	M5500206000028
9530 LeSaint Drive	M5500206000008
LeSaint Drive	M5500206000029
9545 LeSaint Drive	M5500206000027
9560 LeSaint Drive	M5500206000030
LeSaint Drive	M5500206000018
9575 LeSaint Drive	M5500206000004
4211 Muhlhauser Road	M5500198000017
4235 Muhlhauser Road	M5500198000018
4265 Muhlhauser Road	M5500198000019
4293 Muhlhauser Road	M5500198000008
4300 Muhlhauser Road	M5620050000030
4325 Muhlhauser Road	M5500198000011
4350 Muhlhauser Road	M5500206000002
4430 Muhlhauser Road	M5500206000022
4400 Muhlhauser Road	M5500206000021

SECTION 2. Connected / connecting parcels as listed in Section 1 shall pay at the time of connection to the Butler County PWS all fees, connection charges and deposits as have been previously established by Butler County, including capacity fees.

SECTION 3. Connected / connecting parcels as listed in Section 1 shall be metered and billed monthly by Butler County and shall pay monthly water service charges, including but not limited to consumption or usage charges, to Butler County based on Butler County's existing rate schedule.

SECTION 4. Connected / connecting parcels as listed in Section 1 shall remain perpetually responsible for the maintenance of said water service connection(s).

SECTION 5. Requirements related to the installation, operation and maintenance of fire prevention systems – including but not limited to public and private fire hydrants, and fire suppression systems – shall be dictated by the City of Fairfield for the parcels listed in Section 1.

AND:

SECTION 6. Fairfield agrees to provide public water service to the parcels / properties listed below or as reconfigured through future lot splits or consolidations :

<u>ADDRESS</u>	<u>PARCEL ID</u>
417 Commercial Drive	M5620343000001
Commercial Drive	M5620343000019
461 Commercial Drive	M5620343000002
Commercial Drive	M5620343000018
473 Commercial Drive	M5620343000021
495 Commercial Drive	M5620343000004
502 Commercial Drive	M5620343000009
503 Commercial Drive	M5620343000005
510 Commercial Drive	M5620343000008
517 Commercial Drive	M5620343000006

520 Commercial Drive	M5620343000007
9787 Harwood Court	M5620343000014
9800 Harwood Court	M5620343000013
9811 Harwood Court	M5620343000015
9814 Harwood Court	M5620343000012
9823 Harwood Court	M5620343000016
9834 Harwood Court	M5620343000011
9837 Harwood Court	M5620343000017
9840 Harwood Court	M5620343000010

SECTION 7. Connected / connecting parcels as listed in Section 6 shall pay at the time of connection to the Fairfield PWS all fees, connection charges and deposits as have been previously established by Fairfield, including capacity fees.

SECTION 8. Connected / connecting parcels as listed in Section 6 shall be metered and billed monthly by Fairfield and shall pay monthly water service charges, including but not limited to consumption or usage charges, to Fairfield based on Fairfield's existing rate schedule.

SECTION 9. Connected / connecting parcels as listed in Section 6 shall remain perpetually responsible for the maintenance of said water service connection(s).

SECTION 10. Requirements related to the installation, operation and maintenance of fire prevention systems – including but not limited to public and private fire hydrants, and fire suppression systems – shall be dictated by West Chester Township for the parcels listed in Section 6.

SECTION 11: This Agreement shall take effect on date of last signature and shall remain in effect for a period of ten (10) years. This Agreement shall automatically renew for ten (10) year increments unless either party initiates action to cancel or modify the Agreement within six (6) months of any expiration period or by mutual written agreement of the parties at any time.

SECTION 12: This Agreement may be amended at any time if the amendments are approved by both parties.

SECTION 13: A determination that any part of this Agreement is invalid shall not invalidate or impair the force or effect of any other part thereof, except to the extent that such other part is wholly dependent for its operation upon the part declared invalid.

IN WITNESS WHEREOF, the parties hereto have set their hands on the day and year mentioned as authorized by Resolution No. _____ of the Board of County Commissioners of Butler County, Ohio and Resolution No. _____ of the Council of the City of Fairfield, Ohio.

THE BOARD OF COUNTY COMMISSIONERS OF BUTLER COUNTY, OHIO

By: _____
Commissioner

By: _____
Commissioner

By: _____
Commissioner

Signed in the presence of: _____

CITY OF FAIRFIELD, OHIO

By: _____
City Manager

Signed in the presence of: _____

APPROVED AS TO FORM:

By: _____
Butler County Prosecuting Attorney

APPROVED AS TO FORM:

By: _____
City of Fairfield Law Director

APPROVED AS TO CONTENT:

By: _____
City of Fairfield Public Utilities Director

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE BUTLER COUNTY BOARD OF COMMISSIONERS, BUTLER COUNTY, OHIO AUTHORIZING BUTLER COUNTY TO PROVIDE PUBLIC WATER SERVICE TO CERTAIN PARCELS IN THE CITY OF FAIRFIELD, AND AUTHORIZING THE CITY OF FAIRFIELD TO PROVIDE PUBLIC WATER SERVICE TO CERTAIN PERCELS IN WEST CHESTER TOWNSHIP.

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

Section 1. The City Manager is hereby authorized to enter into an agreement with the Butler County Board of Commissioners, Butler County, Ohio authorizing Butler County to provide public water service to certain parcels in the City of Fairfield and authorizing the City of Fairfield to provide public water service to certain parcels in West Chester Township in accordance with the agreement on file in the office of the City Manager.

Section 2. 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 - August 10, 2026**

Submitted by: John Clemmons, Law Director
Department: Law Department

Subject:

BUT US127-0.61 Pleasant Avenue Road Improvement Project.

Legislation Title:

Ordinance to appropriate to public use certain interests in real property identified in plans prepared by Choice One Engineering, Inc. entitles "BUT US127-0.61 Pleasant Avenue Road Improvement Project" and declaring an emergency.

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

Recommendation:

It is recommended that Council adopt an ordinance to appropriate the needed property interests for the BUT US127-0.61 Pleasant Avenue Road Improvement Project.

Discussion:

This appropriation involves eight (8) parcels with four (4) different owners. This project involves improvements to Pleasant Avenue from Hunter Road to Nilles Road including addition of sidewalks on the west side of Pleasant Avenue. This project is scheduled to bid in December, 2026 and for construction to begin in early 2027 and be substantially completed by end of year 2027. It is necessary for City Council to adopt a resolution declaring the intent and necessity of the BUT US127-0.61 Pleasant Avenue Road Improvement Project.

The property has been appraised but the City has been unable to reach agreement with all the property owners. The Resolution of Intent and Necessity was previously adopted and notice thereof has been served in accordance with law.

Financial Impact:

The estimated cost of right-of-way acquisition for the BUT US127-0.61 Pleasant Avenue Road Improvement Project at this time is \$88,095.00. This amount may increase through the negotiation and litigation process. The appropriation of funds was requested by separate Council letter.

Emergency Provision:

Yes. Emergency clause is requested so that the appropriations may be completed in a timely manner to allow construction to begin in compliance with the construction timeline.

Rule Suspension Requested:

Yes

ATTACHMENTS:

1. Pleasant Avenue Road Improvement Project-Ord
2. Exhibit A-Pleasant Avenue

ORDINANCE NO. _____

ORDINANCE TO APPROPRIATE TO PUBLIC USE CERTAIN INTERESTS IN REAL PROPERTY IDENTIFIED IN PLANS PREPARED BY CHOICE ONE ENGINEERING, INC. ENTITLED "BUT US127-0.61 PLEASANT AVENUE ROAD IMPROVEMENT PROJECT" AND DECLARING AN EMERGENCY.

WHEREAS, plans for the subject improvement prepared by Choice One Engineering, Inc. and titled "BUT US127-0.61 Pleasant Avenue Road Improvement Project" have been approved; and

WHEREAS, Council has determined that it is necessary to acquire certain fee simple interests and temporary easements in order to make the improvement identified as the BUT US127-0.61 Pleasant Avenue Road Improvement Project; and

WHEREAS, Council deems it necessary at this time to proceed with the acquisition of the necessary real estate interests in the real property hereinafter described in order to accomplish the goals for acquisition and construction of said BUT US127-0.61 Pleasant Avenue Road Improvement Project; and

WHEREAS, the Council of the City of Fairfield, on July 13, 2026 passed Resolution No. 11-26 which included said parcels, declaring the necessity and its intent to appropriate certain interests in the real estate identified in a document prepared by Choice One Engineering, Inc.; and

WHEREAS, notice of the passage of said Resolution No. 11-26 has been served according to law for the real property described herein and return has been made to the Clerk of Council.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Fairfield, Ohio, not less than two-thirds (2/3) of the members elected thereto concurring, that:

Section 1. There is hereby appropriated to public use certain interests in the following described real property which are necessary for the public interest in order to accomplish the goals of the BUT US127-0.61 Pleasant Avenue Road Improvement Project, to wit:

<u>Parcel No.</u>	<u>Owner(s)</u>
47 WD/T and 56T	Emerald Lakes HOA
102T	Lawrence Gressler & Tinnia Gressler

110WD/T
114WD/T

PNC Bank, National Association
Wesdorp Properties, LLC

The legal descriptions and legal interests to be acquired on the above parcels are attached hereto and made a part of this ordinance directing appropriation. The approved appraised value of these parcels are as shown on the attached legal descriptions.

Section 2. The purpose of said appropriations described hereinbefore is for the public use, namely for the improvement identified as the BUT US127-0.61 Pleasant Avenue Road Improvement Project.

Section 3. The Law Director or his deputized agents are hereby authorized and directed to commence proceedings in a proper court by filing a complaint for appropriation of the foregoing parcels at such time as the City has met the requirement of Section 163.04 of the Revised Code of Ohio. The City of Fairfield intends to take immediate possession of the property interests including any and all structures thereon to be acquired herein for the purpose of roadway construction. The Law Director is authorized to deposit the amount of the approved appraisals for the parcels described above with the Clerk of Courts of Butler County, Ohio upon filing of the complaints for appropriation.

Section 4. At any time prior or subsequent to the filing of said complaints for appropriation, the City Manager is hereby authorized to acquire by purchase any part or all of the interests in real property described in Section 1 hereof.

Section 5. 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 interests in the property herein described for highway and roadway purposes be acquired at the earliest possible date to permit the project to begin in compliance with the construction timeline; 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\Pleasant Avenue Road Improvement Project- Ord

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 8/6/2025

PID 120879

Appraised Value: \$1,087.00

PARCEL 47-WD

BUT US 127-0.61

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF FAIRFIELD, BUTLER COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in the northeast quarter of Section 2, Town 1, Range 2, City of Fairfield, Butler County, Ohio and being a part of Lot 13573 of Emerald Lake Section One as shown on Plat Envelope 3778, Pages A-C of the Butler County, Ohio Recorder's office and lying on the left side of the centerline of right-of-way of Pleasant Avenue as shown on BUT US 127-0.61 Centerline Plat as filed at the City of Fairfield, Ohio and being more particularly described as follows:

Commencing for reference at an iron pin found at the southeast corner of said Lot 13573 and on the west right-of-way line of Pleasant Avenue (US Rt. 127) and being 54.86 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 444+51.48;

thence, North 03°-48'-56" East, 795.05 feet, along the west right-of-way line of Pleasant Avenue (US Rt. 127) to an iron pin with cap set on the new right-of-way line and being the **PRINCIPAL PLACE OF BEGINNING** of the parcel herein described with said point being 62.36 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 452+48.17;

thence, North 17°-54'-15" West, 42.52 feet, along the new right-of-way line to an iron pin with cap set on the south right-of-way line of Emerald Lake Road and being 77.54 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 452+88.14;

thence, South 82°-29'-09" East, 1.71 feet, along the south right-of-way line of Emerald Lake Road to a point and being 75.84 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 452+88.00;

thence, on a curve to the right with a radius of 15.00 feet, an arc distance of 22.59 feet, a delta angle of 86°-18'-05", and a chord bearing South 39°-20'-07" East, 20.52 feet, along the south right-of-way line of Emerald Lake Road to a point on the west right-of-way line of Pleasant

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Avenue (US Rt. 127) and being 62.03 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 452+72.73;

thence, South 03°-48'-56" West, 24.42 feet, along the west right-of-way line of Pleasant Avenue (US Rt. 127) to the **PRINCIPAL PLACE OF BEGINNING**.

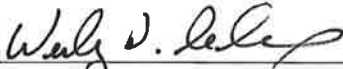
Containing in all 0.006 acres, gross, of which 0.000 acres is PRO (present road occupied), leaving a net take of 0.006 acres, more or less, subject to all legal easements and right-of-way.

The above described area is part of currently assigned Butler County Auditor's Parcel Number A0700253000010.

Bearings described herein are for project use only and are based on the Ohio State Plane Coordinate system NAD 83, South Zone using CORS 2011 adjustment, Geoid 18, ODOT VRS CORS Network.

All iron pins set are 3/4" x 30" rebar with a 2" diameter aluminum cap stamped "ODOT OR LPA R/W CHOICE ONE ENG PS 8254".

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254 and based upon a survey performed by Choice One Engineering as shown on said Centerline Plat and right-of-way plans BUT US 127-0.61, dated August, 2025 as cited herein.


Wesley D. Goubeaux, PS #8254



8/6/2025
Date



VOLUME 65 PAGE 153
BUTLER COUNTY ENGINEER
LAND
RECORD OF SURVEYS

APPROVED
BCEO
BY ML
8-14-25

EXHIBIT A

LPA RX 887 T

Page 1 of 2

Rev. 07/09

Ver. Date 8/6/2025

Appraised Value: \$2,181.00

PID 120879

**PARCEL 47-T
BUT US 127-0.61
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING AND SEEDING
FOR 12 MONTHS FROM DATE OF ENTRY BY THE
CITY OF FAIRFIELD, BUTLER COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situate in the northeast quarter of Section 2, Town 1, Range 2, City of Fairfield, Butler County, Ohio and being part of Lot 13573 of Emerald Lake Section One as shown on Plat Envelope 3778, Pages A-C of the Butler County, Ohio Recorder's office and lying on the left side of the centerline of right-of-way of Pleasant Avenue (US Rt. 127) as shown on BUT US 127-0.61 Centerline Plat as filed at the City of Fairfield Office, Ohio and being more particularly described as follows:

Commencing for reference at an iron pin found at the southeast corner of said Lot 13573 and on the west right-of-way line of Pleasant Avenue (US Rt. 127) and being 54.86 feet right of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 444+51.48;

thence, North 03°-48'-56" East, 163.76 feet, along the west right-of-way line of Pleasant Avenue (US Rt. 127) to a point on the new temporary easement line and being the **PRINCIPAL PLACE OF BEGINNING** of the parcel herein described with said point being 57.27 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 446+15.22;

thence, North 86°-11'-04" West, 17.00 feet, along the new temporary easement line to a point and being 74.27 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 446+14.97;

thence, North 03°-48'-56" East, 670.87 feet, along the new temporary easement line to a point on the south right-of-way line of Emerald Lake Road and being 78.80 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 452+88.24;

thence, South 82°-29'-09" East, 1.27 feet, along the south right-of-way line of Emerald Lake Road to a point on the new temporary easement line and being 77.54 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 452+88.14;

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thence, South 17°-54'-15" East, 42.52 feet, along the new temporary easement line to a point on the west right-of-way line of Pleasant Avenue (US Rt. 127) and being 62.36 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 452+48.17;

thence, South 03°-48'-56" West, 631.29 feet, along the west right-of-way line of Pleasant Avenue (US Rt. 127) to the **PRINCIPAL PLACE OF BEGINNING**.

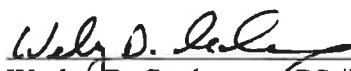
Containing in all 0.255 acres, gross, of which 0.000 acres is PRO (present road occupied), leaving a net take of 0.255 acres, more or less, subject to all legal easements and rights-of-way.

The above described area is part of currently assigned Butler County Auditor's Parcel Number A0700253000010.

Bearings described herein are for project use only and are based on the Ohio State Plane Coordinate system NAD 83, South Zone using CORS 2011 adjustment, Geoid 18, ODOT VRS CORS Network.

All iron pins set are 3/4" x 30" rebar with a 2" diameter aluminum cap stamped "ODOT OR LPA R/W CHOICE ONE ENG PS 8254".

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254 and based upon a survey performed by Choice One Engineering as shown on said Centerline Plat and right-of-way plans BUT US 127-0.61, dated August, 2025 as cited herein.


Wesley D. Goubeaux, PS #8254



8/6/2025
Date

EXHIBIT A

LPA RX 887 T

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Rev. 07/09

Ver. Date 8/6/2025

Appraised Value: \$66.00

PID 120879

PARCEL 56-T

BUT US 127-0.61

**TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING AND SEEDING
FOR 12 MONTHS FROM DATE OF ENTRY BY THE
CITY OF FAIRFIELD, BUTLER COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situate in the southeast quarter of Section 3 and northeast quarter of Section 2, Town 1, Range 2, City of Fairfield, Butler County, Ohio and being part of Lot 13574 of Emerald Lake Section One as shown on Plat Envelope 3778, Pages A-C of the Butler County, Ohio Recorder's office and lying on the left side of the centerline of right-of-way of Pleasant Avenue as shown on BUT US 127-0.61 Centerline Plat as filed at the City of Fairfield Office, Ohio and being more particularly described as follows:

Beginning at an iron pin found at the northeast corner of said Lot 13574 and on the west right-of-way line of Pleasant Avenue (US Rt. 127) and being 54.44 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 456+21.61;

thence, South 01°-45'-57" West, 76.75 feet, along the west right-of-way line of Pleasant Avenue (US Rt. 127) to a point and being 54.89 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 455+44.49;

thence, South 03°-48'-56" West, 165.24 feet, along the west right-of-way line of Pleasant Avenue (US Rt. 127) to a point on the north right-of-way line of Emerald Lake Road and being 60.02 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 453+78.50;

thence, on a curve to the right with a radius of 15.00 feet, an arc distance of 24.53 feet, a delta angle of 93°-41'-55", and a chord bearing South 50°-39'-53" West, 21.89 feet, along the north right-of-way line of Emerald Lake Road to a point and being 76.33 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 453+63.81;

thence, North 82°-29'-09" West, 1.51 feet, along the north right-of-way line of Emerald Lake Road to a point on the new temporary easement line and being 77.83 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 453+63.95;

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LPA RX 887 T

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thence, North 33°-48'-56" East, 16.95 feet, along the new temporary easement line to a point and being 69.02 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 453+78.52;

thence, North 03°-48'-56" East, 165.27 feet, along the new temporary easement line to a point and being 63.89 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 455+44.68;

thence, North 01°-45'-57" East, 76.64 feet, along the new temporary easement line to a point on the north line of said Lot 13574 and being 63.44 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 456+21.74;

thence, South 87°-56'-34" East, 9.00 feet, along the north line of said Lot 13574 to the **PRINCIPAL PLACE OF BEGINNING.**

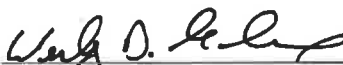
Containing in all 0.053 acres, gross, of which 0.000 acres is PRO (present road occupied), leaving a net take of 0.053 acres, more or less, subject to all legal easements and rights-of-way.

The above described area is part of currently assigned Butler County Auditor's Parcel Number A0700095000132.

Bearings described herein are for project use only and are based on the Ohio State Plane Coordinate system NAD 83, South Zone using CORS 2011 adjustment, Geoid 18, ODOT VRS CORS Network.

All iron pins set are 3/4" x 30" rebar with a 2" diameter aluminum cap stamped "ODOT OR LPA R/W CHOICE ONE ENG PS 8254".

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254 and based upon a survey performed by Choice One Engineering as shown on said Centerline Plat and right-of-way plans BUT US 127-0.61, dated August, 2025 as cited herein.


Wesley D. Goubeaux, PS #8254



8/6/2025
Date

EXHIBIT A

LPA RX 887 T

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Rev. 07/09

Ver. Date 8/6/2025

Appraised Value: \$675.00

PID 120879

**PARCEL 102-T
BUT US 127-0.61**

**TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING AND SEEDING
FOR 12 MONTHS FROM DATE OF ENTRY BY THE
CITY OF FAIRFIELD, BUTLER COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situate in Section 33, Town 2, Range 2, City of Fairfield, Butler County, Ohio and being part of Lot 2758 of Vonderhaar Court Subdivision as shown on Plat Book 14, Page 144 of the Butler County, Ohio Recorder's office and lying on the left side of the centerline of right-of-way of Pleasant Avenue as shown on BUT US 127-0.61 Centerline Plat as filed at the City of Fairfield Office, Ohio and being more particularly described as follows:

Beginning at an iron pin found at the northeast corner of said Lot 2758 and on the west right-of-way line of Pleasant Avenue (US Rt. 127) and being 48.44 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 486+63.40;

thence, South 20°-51'-22" West, 158.09 feet, along the west right-of-way line of Pleasant Avenue (US Rt. 127) to a point on the north line of a 0.3206-acre tract of land owned by Sherry N. Schuster as conveyed in Deed Volume 1561, Page 179 and being 53.18 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 485+00.44;

thence, North 71°-04'-38" West, 10.01 feet, along the north line of said 0.3206-acre Schuster tract to a point on the new temporary easement line and being 63.17 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 484+99.95;

thence, North 19°-00'-54" East, 155.65 feet, along the new temporary easement line to a point on the north line said Lot 2758 and being 63.62 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 486+61.72;

thence, South 79°-55'-24" East, 15.27 feet, along the north line of said Lot 2758 to the **PRINCIPAL PLACE OF BEGINNING.**

Containing in all 0.045 acres, gross, of which 0.000 acres is PRO (present road occupied), leaving a net take of 0.045 acres, more or less, subject to all legal easements and rights-of-way.

EXHIBIT A

LPA RX 887 T

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The above described area is part of currently assigned Butler County Auditor's Parcel Numbers:

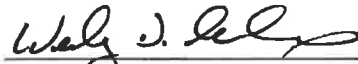
0.006 acres is within A0700063000029

0.039 acres is within A0700012000016

Bearings described herein are for project use only and are based on the Ohio State Plane Coordinate system NAD 83, South Zone using CORS 2011 adjustment, Geoid 18, ODOT VRS CORS Network.

All iron pins set are 3/4" x 30" rebar with a 2" diameter aluminum cap stamped "ODOT OR LPA R/W CHOICE ONE ENG PS 8254".

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254 and based upon a survey performed by Choice One Engineering as shown on said Centerline Plat and right-of-way plans **BUT US 127-0.61**, dated August, 2025 as cited herein.


Wesley D. Goubeaux, PS #8254



8/16/2025
Date

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 8/6/2025

Appraised Value: \$29,866.00

PID 120879

PARCEL 110-WD

BUT US 127-0.61

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF FAIRFIELD, BUTLER COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in Section 3, Town 1, Range 2, and Section 33, Town 2, Range 2, City of Fairfield, Butler County, Ohio and being part of Lot 13743 of the City of Fairfield, Butler County, Ohio Recorder's office and lying on the left side of the centerline of right-of-way of Pleasant Avenue as shown on BUT US 127-0.61 Centerline Plat as filed at the City of Fairfield Office, Ohio and being more particularly described as follows:

Beginning at an iron pin found at the northeast corner of said Lot 13743 and being on the west right-of-way line of Pleasant Avenue (US Rt. 127) and being the southeast corner of Lot 12873 of the City of Fairfield, Butler County, Ohio and being 45.50 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 497+28.68;

thence, South 13°-36'-08" East, 234.35 feet, along the existing west right-of-way line of Pleasant Avenue (US Rt. 127) to a point and being 46.62 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 494+94.33;

thence, North 15°-18'-48" West, 234.44 feet, along the new right-of-way line to an iron pin with cap set on the north line of said Lot 13743 and the south line of said Lot 12873 and being 52.50 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 497+28.70;

thence, North 76°-17'-08" East, 7.00 feet, along the north line of said Lot 13743 and the south line of said Lot 12873 to the **PLACE OF BEGINNING**.

Containing in all 0.019 acres, gross, of which 0.000 acres is PRO (present road occupied), leaving a net take of 0.019 acres, more or less, subject to all legal easements and right-of-way.

The above described area is part of currently assigned Butler County Auditor's Parcel Number A0700012000098.

EXHIBIT A

LPA RX 851 WD

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Bearings described herein are for project use only and are based on the Ohio State Plane Coordinate system NAD 83, South Zone using CORS 2011 adjustment, Geoid 18, ODOT VRS CORS Network.

All iron pins set are 3/4" x 30" rebar with a 2" diameter aluminum cap stamped "ODOT OR LPA R/W CHOICE ONE ENG PS 8254".

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254 and based upon a survey performed by Choice One Engineering as shown on said Centerline Plat and right-of-way plans **BUT US 127-0.61**, dated August, 2025 as cited herein.

Wesley D. Goubeaux
Wesley D. Goubeaux, PS #8254



8/6/2025
Date



VOLUME 65 PAGE 153
BUTLER COUNTY ENGINEER
LAND
RECORD OF SURVEYS

APPROVED
BCEO
BY ML
8-14-25

EXHIBIT A

LPA RX 887 T

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Rev. 07/09

Ver. Date 8/6/2025

PID 120879

Appraised Value: \$3,574.00

PARCEL 110-T

BUT US 127-0.61

**TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING AND SEEDING
FOR 12 MONTHS FROM DATE OF ENTRY BY THE
CITY OF FAIRFIELD, BUTLER COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situate in Section 3, Town 1, Range 2, and Section 33, Town 2, Range 2, City of Fairfield, Butler County, Ohio and being part of Lot 13743 of the City of Fairfield, Butler County, Ohio Recorder's office and lying on the left side of the centerline of right-of-way of Pleasant Avenue as shown on BUT US 127-0.61 Centerline Plat as filed at the City of Fairfield Office, Ohio and being more particularly described as follows:

Commencing for reference at an iron pin found at the northeast corner of said Lot 13743 and being on the west right-of-way line of Pleasant Avenue (US Rt. 127) and being on the south line of Lot 12873 of the City of Fairfield, Butler County, Ohio and being 45.50 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 497+28.68;

thence, South 76°-17'-08" West, 7.00 feet, along the north line of said Lot 13743 and the south line of said Lot 12873 to a point on the new right-of-way line and being the **PRINCIPAL PLACE OF BEGINNING** of the parcel herein described with said point being 52.50 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 497+28.70;

thence, South 15°-18'-48" East, 234.44 feet, along the new right-of-way line to a point on the west right-of-way line of Pleasant Avenue (US Rt. 127) and being 46.62 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 494+94.33;

thence, South 76°-10'-28" West, 8.00 feet, along the west right-of-way line of Pleasant Avenue (US Rt. 127) to a point on the new temporary easement line and being 61.62 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 494+94.34;

thence, North 13°-36'-08" West, 155.67 feet, along the new temporary easement line to a point and being 53.87 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 496+50.00;

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thence, South 76°-10'-28" West, 7.00 feet, along the new temporary easement line to a point and being 60.87 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 496+50.00;

thence, North 13°-36'-08" West, 78.72 feet, along the new temporary easement line to a point on the north line of said Lot 13743 and the south line of said Lot 12873 and being 60.50 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 497+28.72;

thence, North 76°-17'-08" East, 8.00 feet, along the north line of said Lot 13743 and the south line of said Lot 12873 to the **PRINCIPAL PLACE OF BEGINNING**.

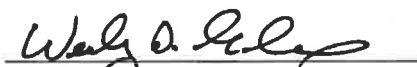
Containing in all 0.037 acres, gross, of which 0.000 acres is PRO (present road occupied), leaving a net take of 0.037 acres, more or less, subject to all legal easements and rights-of-way.

The above described area is part of currently assigned Butler County Auditor's Parcel Number A0700012000098.

Bearings described herein are for project use only and are based on the Ohio State Plane Coordinate system NAD 83, South Zone using CORS 2011 adjustment, Geoid 18, ODOT VRS CORS Network.

All iron pins set are 3/4" x 30" rebar with a 2" diameter aluminum cap stamped "ODOT OR LPA R/W CHOICE ONE ENG PS 8254".

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254 and based upon a survey performed by Choice One Engineering as shown on said Centerline Plat and right-of-way plans **BUT US 127-0.61**, dated August, 2025 as cited herein.


Wesley D. Goubeaux, PS #8254



8/6/2025
Date

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 11/21/2025

Appraised Value: \$47,196.00

PID 120879

**PARCEL 114-WD
BUT US 127-0.61**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF FAIRFIELD, BUTLER COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in Section 3, Town 1, Range 2, and Section 33, Town 2, Range 2, City of Fairfield, Butler County, Ohio and being part of Lot 12873 of the City of Fairfield, Butler County, Ohio Recorder's office and lying on the left side of the centerline of right-of-way of Pleasant Avenue as shown on BUT US 127-0.61 Centerline Plat as filed at the City of Fairfield Office, Ohio and being more particularly described as follows:

Beginning at an iron pin found at the southeast corner of said Lot 12873 and being at the northeast corner of Lot 13743 of the City of Fairfield, Butler County, Ohio and being on the existing west right-of-way line of Pleasant Avenue (US Rt. 127) and being 45.50 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 497+28.68;

thence, South 76°-17'-08" West, 7.00 feet, along the south line of said Lot 12873 and the north line of said Lot 13743 to an iron pin with cap set on the new right-of-way line and being 52.50 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 497+28.70;

thence, North 13°-49'-32" West, 78.23 feet, along the new right-of-way line to an iron pin with cap set and being 52.43 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 498+06.93;

thence, North 03°-22'-26" West, 25.67 feet, along the new right-of-way line to an iron pin with cap set and being 47.75 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 498+32.17;

thence, North 23°-27'-58" West, 27.81 feet, along the new right-of-way line to an iron pin with cap set and being 52.39 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 498+59.59;

EXHIBIT A

LPA RX 851 WD

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thence, North 13°-49'-32" West, 78.68 feet, along the new right-of-way line to an iron pin with cap set and being 52.32 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 499+38.28;

thence, North 35°-40'-14" West, 20.04 feet, along the new right-of-way line to an iron pin with cap set and being 59.76 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 499+56.88;

thence, on a curve to the left with a radius of 100.00 feet, an arc distance of 16.49 feet, a delta angle of 9°-26'-45", and a chord bearing South 75°-12'-15" East, 16.47 feet, along the new right-of-way line to an iron pin with cap set on the existing west right-of-way line of Pleasant Avenue (US Rt. 127) and being 45.31 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 499+48.98;

thence, South 13°-49'-32" East, 220.30 feet, along the existing west right-of-way line of Pleasant Avenue (US Rt. 127) to the **PRINCIPAL PLACE OF BEGINNING**.

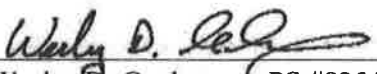
Containing in all 0.034 acres, gross, of which 0.000 acres is PRO (present road occupied), leaving a net take of 0.034 acres, more or less, subject to all legal easements and right-of-way.

The above described area is part of currently assigned Butler County Auditor's Parcel Number A0700012000094.

Bearings described herein are for project use only and are based on the Ohio State Plane Coordinate system NAD 83, South Zone using CORS 2011 adjustment, Geoid 18, ODOT VRS CORS Network.

All iron pins set are 3/4" x 30" rebar with a 2" diameter aluminum cap stamped "ODOT OR LPA R/W CHOICE ONE ENG PS 8254".

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254 and based upon a survey performed by Choice One Engineering as shown on said Centerline Plat and right-of-way plans BUT US 127-0.61, dated August, 2025 as cited herein.


Wesley D. Goubeaux, PS #8254



11/21/2025

Date

VOLUME 65 PAGE 192
BUTLER COUNTY ENGINEER
LAND
RECORD OF SURVEYS



APPROVED
BY ML SP
12-16-25

EXHIBIT A

LPA RX 887 T

Page 1 of 2

Rev. 07/09

Ver. Date 8/6/2025

Appraised Value: \$2,025.00

PID 120879

**PARCEL 114-T
BUT US 127-0.61**

**TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING AND SEEDING
FOR 12 MONTHS FROM DATE OF ENTRY BY THE
CITY OF FAIRFIELD, BUTLER COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situate in Section 3, Town 1, Range 2, and Section 33, Town 2, Range 2, City of Fairfield, Butler County, Ohio and being part of Lot 12873 of the City of Fairfield, Butler County, Ohio Recorder's office and lying on the left side of the centerline of right-of-way of Pleasant Avenue as shown on BUT US 127-0.61 Centerline Plat as filed at the City of Fairfield Office, Ohio and being more particularly described as follows:

Commencing for reference at an iron pin found at the southeast corner of said Lot 12873 and being at the northeast corner of Lot 13743 of the City of Fairfield, Butler County, Ohio and being on the west right-of-way line of Pleasant Avenue (US Rt. 127) and being 45.50 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 497+28.68;

thence, South 76°-17'-08" West, 7.00 feet, along the south line of said Lot 12873 and the north line of said Lot 13743 to an iron pin with cap set and being the **PRINCIPAL PLACE OF BEGINNING** of the parcel herein described with said point being 52.50 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 497+28.70;

thence, South 76°-17'-08" West, 15.00 feet, along the south line of said Lot 12873 and the north line of said Lot 13743 to a point on the new temporary easement line and being 67.50 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 497+28.74;

thence, North 13°-49'-32" West, 56.33 feet, along the new temporary easement line to a point and being 67.45 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 497+85.06;

thence, North 76°-10'-28" East, 15.00 feet, along the new temporary easement line to a point on the new right-of-way line and being 52.45 feet left of and perpendicular to centerline of Pleasant Avenue (US Rt. 127) Station 497+85.05;

thence, South 13°-49'-32" East, 56.36 feet, along the new right-of-way line to the **PRINCIPAL PLACE OF BEGINNING**.

EXHIBIT A

LPA RX 887 T

Page 2 of 2

Rev. 07/09

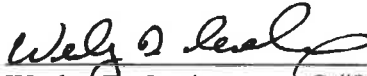
Containing in all 0.019 acres, gross, of which 0.000 acres is PRO (present road occupied), leaving a net take of 0.019 acres, more or less, subject to all legal easements and rights-of-way.

The above described area is part of currently assigned Butler County Auditor's Parcel Number A0700012000094.

Bearings described herein are for project use only and are based on the Ohio State Plane Coordinate system NAD 83, South Zone using CORS 2011 adjustment, Geoid 18, ODOT VRS CORS Network.

All iron pins set are 3/4" x 30" rebar with a 2" diameter aluminum cap stamped "ODOT OR LPA R/W CHOICE ONE ENG PS 8254".

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254 and based upon a survey performed by Choice One Engineering as shown on said Centerline Plat and right-of-way plans BUT US 127-0.61, dated August, 2025 as cited herein.


Wesley D. Goubeaux, PS #8254



8/6/2025
Date





City Council Communication
Regular Meeting - August 10, 2026

Submitted by: Laurie Murphy, Assistant City Manager CPO
 Department: City Manager's Office - CPO

Subject:

Municipal Court Wage and Staffing Ordinance

Legislation Title:

Ordinance to establish salaries and hourly rates for certain Municipal Court employees of the City of Fairfield, Ohio and to authorize and limit the numbers and types of certain Municipal Court Employees, to repeal Ordinance No. 84-26 and all amendments thereto and declaring an emergency.

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

Recommendation:

It is recommended that City Council approve this ordinance, suspending the rules and declaring an emergency to allow for the expeditious implementation of the staffing updates.

Discussion:

The previous Municipal Court Staffing Ordinance needs correction due to the newly requested positions being mistakenly placed under the incorrect classification. Due to recent turnover and the difficulty in finding part-time candidates, the Municipal Court made a request to fill an additional full-time position in the Deputy Bailiff classification, not the Bailiff classification. Therefore, we are requesting an increase from two (2) Deputy Bailiff positions to three (3) Deputy Bailiff positions and a reduction to one (1) Bailiff position, as originally authorized.

Financial Impact:

Funding is provided under the auspices of the approved 2026 Operating Budget.

Emergency Provision:

Yes, It is recommended that City Council approve this ordinance, suspending the rules and declaring an emergency to allow for the Municipal Court to advance recruitment efforts and to fill necessary positions.

Rule Suspension Requested:

Yes

ATTACHMENTS:

1. Court Staffing Ord for 8-10-26 Council meeting

ORDINANCE NO. _____

ORDINANCE TO ESTABLISH SALARIES AND HOURLY RATES FOR CERTAIN MUNICIPAL COURT EMPLOYEES OF THE CITY OF FAIRFIELD, OHIO AND TO AUTHORIZE AND LIMIT THE NUMBERS AND TYPES OF CERTAIN MUNICIPAL COURT EMPLOYEES TO REPEAL ORDINANCE NO. 84-26 AND ALL AMENDMENTS THERETO AND DECLARING AN EMERGENCY.

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

- Sec. 1 Ordinance No. 84-26, and all other prior Ordinances inconsistent herewith, are hereby repealed.
- Sec. 2 The salaries and hourly rates and related information contained herein are applicable only to those positions authorized in this Ordinance. Pay decisions relative to all these positions excluding those which salaries are mandated by the State of Ohio, are at the discretion of the Municipal Judge for the City of Fairfield.
- Sec. 3 All positions established in this Ordinance are considered “at will” and those employees in said positions serve at the pleasure of the Municipal Judge of the City of Fairfield.
- Sec. 4 All rates established by this Ordinance shall either be the maximum authorized rate or the range for each respective position as shown.
- Sec. 5 In the department of General Government are the following classifications of jobs and rates of pay:

A. Municipal Court

One (1) Municipal Judge*		61,750 per annum**
One (1) Clerk of Courts/Court Administrator*	[75,000-145,000]	90,000-150,000 per annum
One (1) Chief Probation Officer	[60,000-95,000]	70,000-110,000 per annum
One (1) Victim Advocate	[19.00-25.00]	22.00-30.00 per hour
One (1) Administrative Assistant to the Judge	[25.00-40.00]	29.00-45.00 per hour
Two (2) Chief Deputy Clerks	[25.00-40.00]	28.00-45.00 per hour
Twelve (12) Deputy Clerks	[19.50-30.00]	22.00-33.00 per hour
One (1) Imaging Clerk		19.50-25.00 per hour
[Four (4)] One (1) Bailiff*	[24.00-35.00]	60,000-90,000 per annum
[Two (2)] Three (3) Deputy Bailiffs I	[24.00-30.00]	50,000-80,000 per annum
Four (4) Probation Officers	[22.00-35.00]	25.00-35.00 per hour
Two (2) Civil Magistrates (PT)*		22,000-35,000 per annum
Acting Judges (AS NEEDED)		**
Visiting Judges*** (AS NEEDED)		**
Three (3) Deputy Clerks (PT)	[19.00-25.00]	22.00-33.00 per hour
Two (2) Community Service Officers (PT)		18.00-25.00 per hour]
Seven (7) Deputy Bailiffs II (PT)	[24.00-30.00]	25.00-30.00 per hour
One (1) Summer Intern/Law Clerk		15.00-20.00 per hour
One (1) College Externship		17.50-22.00 per hour

(*3/5 of salary paid by City of Fairfield, and 2/5 of salary paid by Butler County)

(** Salary mandated by State of Ohio)

(***2/5 of salary paid by City of Fairfield, and 3/5 of salary paid by Butler County)

- Sec. 6 The salaries, rates and conditions established in Section 5 of this Ordinance shall be effective from on and after April 6, 2026. Until the rates are changed, the former rates shall apply. Notwithstanding any other provision of this ordinance, an employee under the age of sixteen (16) may be paid a wage rate less than the Ohio Minimum Wage Rate provided such rate is not less than that established under the Federal Fair Labor Standards Act or its successor law.

Sec. 7 The Municipal Judge is authorized to hire up to one additional person for each position authorized in this ordinance to allow for overlap training and transitioning. Generally, such instances would occur when a current employee has given notice of retirement or resignation and a replacement, not currently employed by the City, is able to be hired before the departure of the employee. Such training overlaps would be of short duration, generally, not to exceed 60 days.

Sec. 8 This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants so that the recommended changes can take effect in a timely manner; 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 - August 10, 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: \$186,253 (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:

\$186,253 from noted funding source.

Emergency Provision:

NA

Rule Suspension Requested:

Yes

ATTACHMENTS:

1. NonContractual 8-10-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 Fund	\$66,060
To:	40216024-241100 Computer Supplies/Software (Purchase of Fleet Software 6FC61 [\$43,060]) (GIS Enterprise Workflow 6CM02 [\$23,000]))	\$66,060
From:	Unappropriated Sewer Replacement & Improvement Fund	\$38,600
To:	62316025-252000 Improvements Other Than Building (Raw Sewage Pump Replace 6WW17)	\$38,600
From:	Unappropriated Sewer Surplus Fund	\$81,593
To:	62416023-233300 Engineering Services (Engineering Services for Wastewater Plant Anaerobic Digestion 6WW13)	\$47,535
To:	62416025-252000 Improvements Other Than Building (Raw Sewage Pump Replace 6WW06)	\$25,000
To:	62416025-253200 Capital Equipment (Generator Transfer Switch Control Module 6WW05)	\$9,058

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

Passed

Posted	_____	Mayor's Approval	
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 - August 10, 2026**

Submitted by: Lance Kennedy, IT Manager
Department: City Manager's Office - CPO

Subject:

IT Division - GIS Enterprise Workflow

Legislation Title:

\$23,000 - ESRI Enterprise Workflow and Training (CMO - IT Services)

Recommendation:

That Council approve the allocation of \$23,000 in previously approved funding from the 2026–2030 Capital Improvement Program (CIP), Project 6CM02 – GIS Enterprise Workflow Module and Training, to proceed with procurement and implementation of the GIS enterprise software module and associated staff training.

Discussion:

Project 6CM02 was established under the 2026–2030 Capital Improvement Program to enhance the City's GIS operations through implementation of the ESRI Workflow Manager module. This module will enable the City to automate, track, and manage GIS-related work processes across departments, improving efficiency and data accuracy in support of enterprise GIS operations. The \$23,000 allocation will fund the ESRI Workflow Manager software license, along with related staff training and travel costs (registration, lodging, meals, and incidentals) necessary to build internal capacity to configure and administer the module. Because training-related expenses involve multiple vendors and providers, procurement for those components will be processed individually in accordance with the City's purchasing policy, while the Workflow Manager license will be procured directly from ESRI as the sole-source provider of its proprietary platform.

Financial Impact:

An appropriation in the amount of \$23,000 is being requested for the ESRI GIS Workflow Manager module and associated staff training. Funding for this effort was included in the 2026-2030 Capital Improvement Plan (CIP) under project 6CM02 Software - GIS Enterprise Module and Training. The funding source for this project is the Capital Improvement Fund for \$23,000.

Emergency Provision:

Yes - An emergency provision is necessary without competitive bidding in order to avoid extended order fulfillment time for the ESRI GIS Workflow Manager software module and to allow scheduling of required staff training within the timeframe needed to support ongoing GIS operations. ESRI is the sole-source provider of its proprietary Workflow Manager platform, and training availability is limited and subject to scheduling constraints across multiple providers.

Ohio State bid/contract pricing will be used when it represents the lower-cost option. Due to scheduling availability and pricing variability among training vendors and venues, the specific training dates, locations, and associated costs (registration, lodging, meals, and incidentals) will be based on availability and pricing at the time of purchase.

Rule Suspension Requested:

Yes

ATTACHMENTS:

None



**City Council Communication
Regular Meeting - August 10, 2026**

Submitted by: Jason Hunold, Public Utilities Director
Department: Public Utilities

Subject:

Professional and engineering services for Wastewater Plant Anaerobic Digestion

Legislation Title:

\$47,535 - Wastewater Division - Professional and engineering services (Public Utilities)

Recommendation:

It is recommended that council approve \$47,535.00 for professional and engineering services by GRW.

Discussion:

Mesophilic Anaerobic Digestion (MAD) is used to treat sewage sludge at the treatment plant. MAD is a biological wastewater treatment process where sewage sludge is broken down microbiologically, in the absence of oxygen, and converted to biogas. The process takes place in Anaerobic Digester tanks where sludge is fed, mixed, and heated to temperatures between 95 and 105 degrees Fahrenheit. Volatile organic matter is converted into biogas which consists mostly of methane, carbon dioxide, and some other trace gases. The biogas is used as a fuel source for the treatment plant's hot water boiler, which is used to heat the process and provide heat to all the buildings at the treatment facility.

The requested appropriation is for professional engineering services associated with structural design of the Fairfield WWTP anaerobic digester access hatch installation. The access hatch is designed to facilitate cleaning of the anaerobic digesters once the liquid level is lowered to a point below the hatch. This effort will encompass Sanitary, Structural, and Site/Civil services from GRW. A proposal is attached for review.

Financial Impact:

An appropriation in the amount of \$47,535.00 is being requested for professional and engineering services for Wastewater Plant Anaerobic Digestion. Funding for this project was included in the approved 2026-2030 Capital Improvement Program (CIP) under project 6WW13, 'Building Improvements'. The funding source is the Sewer Surplus Fund - #624.

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

1. Fairfield Digester Access Proposal



July 7, 2026

Mr. Jason Hunold
Public Utilities Director
5021 Groh Lane
Fairfield, OH 45014

Re: Proposal for Design Services of Digester Access Hatches
Fairfield WWTP

Dear Jason:

GRW proposes the following services for structural design of the Fairfield WWTP anaerobic digester access hatch installation. The scope proposed below is based on GRW's understanding of the project based on our site visit. The access hatch is designed to facilitate cleaning of the anaerobic digesters once the liquid level is lowered to point below the hatch. This effort will encompass Sanitary, Structural, and Site/Civil services from GRW.

Engineering Services Scope Items:

- I. Pre-design Phase Services:
 - a. Attend one site visit & concept meeting at Fairfield WWTP
 - b. Review Existing Plans
- II. Survey
 - a. Performed by GRW with a site visit to coordinate with surveyors.
- III. Design Phase Services:
 - a. Design Drawings and Details:
 - i. General Notes, Design Data & Special Inspection Schedule
 - ii. Site Plan with Survey Data
 - iii. Plans, Sections & Details as required
 - iv. Structural Typical Details
 - b. Specifications
 - c. Design Site Visit (Assumed one during design)
 - d. Virtual Review Meeting
 - e. Prepare opinion of probable construction cost of design scope
- IV. Shop Drawings/Submittals



July 7, 2026

Re: Proposal for Design Services of Access Hatches
Fairfield WWTP

Terms & Conditions:

Please note that this scope assumes only one site visit or other out-of-town travel in addition to the initial site visit. These can be handled on an hourly basis if required.

GRW's design deliverables will be PDF documents.

A summary of our fee schedule for the services listed above is listed below. See attached for detailed manhour breakdown :

Pre-Design Phase Services	\$6,150
Survey	\$6,580
Design Phase Services	\$31,913
Shop Drawings/Submittals	\$2,892
Total	\$47,535

Let us know if this proposal is acceptable to you and we will prepare an engineering agreement similar to the one we've used on previous projects. If you have any questions about it, please feel free to contact me.

We at GRW appreciate the opportunity to continue our relationship with the City of Fairfield.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nicholas Gunselman'.

Nicholas Gunselman, PE

Vice President

Attachment: Project Fee Detail

**Proposal for
Digester Access Hatch Design Services
City of Fairfield, OH**

Project Fee Detail 7/6/2026

	Project Manager	Structural Engineer	Site/Civil Engineer	Operations	CADD Tech	Clerical	Hours	Fee Totals
Fee Schedule	\$195	\$255	\$200	\$155	\$100	\$86		
Task 1. Pre-Design Phase Services								
Site Visit & Concept Meeting	8	8		8			30	
Review Existing Plans		2	4					
	\$1,560	\$2,550	\$800	\$1,240	\$0	\$0	Task 1	\$6,150
Task 2. Survey								
Survey (Lump Sum Sub)			\$ 5,650				6	
Site Visit				6				
	\$0	\$0	\$5,650	\$930	\$0	\$0	Task 2	\$6,580
Task 3. Design Phase Services								
Design Drawings and Details	16	40	24	12	16		157	
Specifications	4	8	8			2		
Design Site Visit	6	6	6					
Virtual Review	1	1	1					
Opinion of Probable Cost	1	2	2			1		
	\$5,460	\$14,535	\$8,200	\$1,860	\$1,600	\$258	Task 3	\$31,913
Task 4. Shop Drawing/Submittals								
	2	6	4			2	14	
	\$390	\$1,530	\$800			\$172	Task 4	\$2,892
TOTALS								
Hours	38	73	49	26	16	5	207	
Fee	\$7,410	\$18,615	\$15,450	\$4,030	\$1,600	\$430		\$47,535



**City Council Communication
Regular Meeting - August 10, 2026**

Submitted by: Jeremy Hamel, Treatment Superintendent
Department: Public Utilities

Subject:

Wastewater Division-Raw Sewage Pump Replace

Legislation Title:

\$63,600 - Raw Sewage Pump Replace (Public Utilities -Wastewater Division)

Recommendation:

It is recommended that the city council authorize an appropriation in the amount of \$63,600 to replace a Raw Sewage Pump at the Wastewater Treatment Plant.

Discussion:

Fairfield's Wastewater Division pumps and treats about 5 million gallons wastewater each day.

Fairfield utilizes six (8) Raw Sewage Pumps to convey water into the treatment plant. Continued maintenance on pumping equipment is necessary in order to maintain efficiency and reliability in the wastewater treatment process.

HPT/Fairbanks Morse provide a direct pump replacement without modification to the existing system. A quote and sole source letter are provided.

Financial Impact:

An appropriation in the amount of \$63,600 is being requested for the replacement of a Wastewater Division Raw Sewage Pump.

Funding for the project is included in the 2026-2030 Capital Improvement Program under project number 6WW06 Pump Overhaul/Replacement Program (\$25,000), 624 Sewer Surplus.

Supplemental funding for this project should be redirected from 6WW17 Replace Major Process Equipment (\$38,600), 623 Sewer Replacement and Improvement.

Emergency Provision:

Yes, to maintain continuous operations at the City's Wastewater Treatment Plant.

Rule Suspension Requested:

No

ATTACHMENTS:

1. Fairfield Ohio WWTP Influent Fairbanks Replacement Pump with Chesterton 442 Mechanical Seal 7-7-2026
2. HPT Ohio Sole Source



1046 Techne Center Drive, Milford, Ohio 45150-1183
Office: (513) 248-3200

QUOTATION

Page 1 of 4

TO:	Fairfield, City of 5350 Pleasant Avenue Fairfield, OH 45014	DATE:	07-07-2026
		QUOTE #:	141544
		DESC:	
		JOB:	Fairfield Ohio WWTP Influent Fairbanks Replacement Pump
		LOCATION:	
ATTN:	Randy Hassler	PHONE:	
		EMAIL:	rhassler@fairfield-city.org
WE ARE PLEASED TO QUOTE ON THE FOLLOWING EQUIPMENT SUBJECT TO CONDITIONS PRINTED ON LAST PAGE HEREOF, THESE CONDITIONS MAY BE CHANGED ONLY BY A WRITTEN STATEMENT SIGNED BY AN OFFICER OF HP THOMPSON.		☒ F.O.B. FACTORY ☐ F.F.A. TO FIRST DESTINATION	

Fairfield Ohio WWTP Influent Fairbanks Replacement Pump				
Line #	Qty	Item	Unit Price	Price
01	1	K4H1-079802 - Fairbanks Vertical Dry Pit Influent Pump with Chesterton 442 Split Mechanical Seal	\$62,850.00	\$62,850.00
02	1	Shipping - Shipping	\$750.00	\$750.00
Total for Above Equipment:				\$63,600.00
			(Tax Rate 0.000%) Total Tax:	\$0.00
			Grand Total:	\$63,600.00

Notes:

HP THOMPSON
Scott Myers - Myers,Scott@hpthompson.com

QUOTATION DOES NOT INCLUDE ANY SALES OR USE TAX PAYABLE UNDER ANY STATE OR FEDERAL STATUTE. THIS QUOTATION PRICE IS FOR MATERIAL LISTED ABOVE. ANY ADDITIONS OR MODIFICATIONS THAT BECOME NECESSARY FOR APPROVED SUBMITTALS, UPON AWARDED OF THIS CONTRACT, MAY RESULT IN NECESSARY PRICE CHANGES.

NOTE: ITEMS NOT SPECIFIED ON THIS QUOTATION ARE NOT INCLUDED IN OUR PRICE AND ARE TO BE SUPPLIED BY OTHERS. PRICES ARE FOR IMMEDIATE ACCEPTANCE AND SUBJECT TO CHANGE WITHOUT NOTICE. SALE SUBJECT TO MANUFACTURERS STANDARD TERMS AND CONDITIONS. 30% RE-STOCKING FEE.

A 3% processing fee will be added to the total transaction amount when payment is made by credit card. This fee is applied to cover merchant processing costs and is non-refundable. You may avoid this fee by choosing an alternative payment method, such as ACH transfer, check, or other approved forms of payment.

THE HENRY P. THOMPSON COMPANY STANDARD TERMS AND CONDITIONS

1

ACCEPTANCE

The following Terms and Conditions are an integral part of the offer to sell the equipment and/or services offered in this proposal. When the BUYER signifies acceptance of this quotation by submission of a Purchase Order or signed SELLER Quotation, it shall become a binding contract when accepted and signed by an authorized signer of the SELLER. Any changes or amendments to this proposal made by the BUYER must have SELLER's approval in writing to become a part of this contract. These Terms and Conditions and the accompanying Purchase Order or signed SELLER Quotation shall comprise the entire agreement between the parties and no course of prior dealings between the parties and no usage of the trade shall be relevant to supplement or explain any terms used in this contract. Unless stated otherwise, the terms and conditions of the manufacturers listed herein will apply to this quotation. Any attachments or listed documents are considered a part of this quotation and are made part of the agreement. **Quote is firm for thirty (30) days unless otherwise stated on the face of the attached quotation.**

APPROVAL DRAWINGS

All items listed are based on SELLER'S interpretation of the requirements in accordance with the plans and specifications. Any preliminary drawings or literature attached to our quotation are for illustration purposes only to show approximate arrangements. Specific drawings and submittal data will be furnished for approval as required after receipt and acceptance of the BUYER'S order. Any submittal or manuals when provided by SELLER will be in the form of a PDF electronic file only. Any form of media beyond the electronic file would be the responsibility of BUYER. Fabrication of products or equipment ordered will not begin until approval and direction to proceed is received in writing. No warranty is made regarding quantities, materials of construction or type of materials quoted. Operation, installation, and maintenance of materials quoted are the responsibility of the OWNER or CONTRACTOR.

DELIVERY

Any shipment or delivery date recited represents our best estimate, but no liability, direct or indirect, is assumed by SELLER for failure to ship or deliver on such dates. Unless otherwise directed, SELLER shall have the right to make early or partial shipments and invoices covering the same to BUYER shall be due and payable in accordance with payment terms hereof. FOB shall be origin unless stated otherwise on the front of these Terms and Conditions. Delivery schedule(s) will be contingent on supply-chain availability and variability for material components, therefore, lead-times are subject to change without notice. Published weights are careful estimates but are not guaranteed. SELLER will endeavor, insofar, as it is possible, to comply with shipping instructions specified by the Purchaser. However, SELLER reserves the right to ship merchandise by such means of transportation as it may select. The manufacturer will ship the equipment via best way. Demurrage shall be billed to the account of the Purchaser. **DAMAGE CLAIMS:** Care is taken in packaging all shipments. After BUYER has been given the receipt by the transportation company, all claims for breakage or shortages, whether concealed or obvious, must be made in writing by the BUYER to the carrier and SELLER within seven (7) days after receipt of shipment. When damage or shortages are obvious, written comments on the bill of lading are required before the driver is released. **RETURNED PRODUCTS:** In no instance is equipment to be returned without first obtaining SELLER'S written approval and returned materials authorization. If shipment is postponed at the request of the purchaser after manufacturing has been commenced, payment will be due on notice from us that the equipment is ready for shipment. Pro rata payments shall be made for partial shipments.

STORAGE

Any item of the product on which shipment is delayed by BUYER may be placed in storage by SELLER at BUYER'S expense and risk. If a delay in shipment is requested by BUYER after an order has been entered and accepted:

- a. No charge will be made if the request for delay is made more than six (6) weeks before acknowledged shipping date and the requested delay is for a period not in excess of thirty (30) days.
- b. A charge will be made if the requested delay exceeds a period of thirty (30) days or if the request is made within six (6) weeks of the acknowledged shipping date. SELLER will advise BUYER of the charge within ten (10) days of receiving BUYER'S request for delay.
- c. If the product is within six (6) weeks of the acknowledged shipping date, then SELLER has the option of completing, invoicing and storing the product and charging one and one-half percent (1.5%) per month, or the maximum percentage permitted by law, whichever is lesser, of the established price for such product, plus storage cost.

PAYMENT

Payment terms, upon credit approval, are of net thirty (30) days from the date of each invoice for material shipped (or when ready for shipment if shipment is deferred by BUYER) **unless stated otherwise on the face of the attached quotation.** Flow down provisions are not accepted and shall not be enforceable against SELLER. Retention is not allowed. In the event any payment becomes past due, a charge of one-half percent (1.5%) will be assessed monthly. These terms are completely independent from, and not contingent upon, when BUYER receives payment from the OWNER. A processing fee of up to three percent (3%) will be added for credit card payments. All merchandise sold is subject to lien laws. Partial or final payment shall constitute acceptance of delivered materials, products, or equipment.

FORCE MAJEURE

Neither Party will be liable for any failure or delay in performing an obligation under these Terms and Conditions that is due to any of the following causes, to the extent beyond its reasonable control: acts of God, accident, riots, war, terrorist act, epidemic, pandemic, quarantine, civil commotion, breakdown of communication facilities, breakdown of web host, breakdown of internet service provider, natural catastrophes, governmental acts or omissions, changes in laws or regulations, national strikes, fire, explosion, generalized lack of availability of raw materials or energy. For the avoidance of doubt, Force Majeure shall not include (a) financial distress nor the inability of either party to make a profit or avoid a financial loss, (b) changes in market prices or conditions, or (c) a party's financial inability to perform its obligations hereunder.

TAXES AND BONDS

Taxes and bonds are **NOT** included in our pricing. Any applicable taxes or bonds will be added to the price and shown separately on each invoice. All prices exclude sales, use, duties, excise, and other taxes in respect to manufacture, sale, or delivery, all of which are to be paid by the buyer unless a proper exemption certificate is furnished. BUYER agrees to reimburse our company for taxes SELLER must pay on BUYER'S behalf.

PRICE ESCALATION and/or MATERIAL DEPOSITS

If between the proposal date and actual procurement and through no fault of the SELLER, the relevant cost of labor, material, freight, brokerage fees, tariffs, and other SELLER costs combined relating to the contract increase, then the contract price shall be subject to escalation and increased accordingly. If required by the BUYER, increase shall be verified by documentation and the amount of contract price escalation shall be calculated as either the actual increased cost to the Seller or, if agreed by the Parties, the equivalent increase of a relevant industry recognized third-party index. SELLER shall undertake good faith efforts to obtain savings in its procurement of materials to avoid escalation costs. BUYER shall cooperate with SELLER in such efforts to obtain such cost savings. SELLER shall contemporaneously track any escalation costs.

CLAIMS AND BACKCHARGES

BUYER agrees to examine all materials immediately upon delivery and report to SELLER in writing any defects or shortages noted no later than ten (10) days following the date of receipt. The parties agree that if no such claim is made within said time, it shall be considered acceptable and in good order with respect to any defect or shortage which would have been revealed by such an inspection. In no event will SELLER be responsible for any charge for modification, servicing, adjustment or for any other expense without written authorization from SELLER prior to the performance of any such work. **IN NO EVENT SHALL SELLER BE LIABLE TO BUYER OR**

THE HENRY P. THOMPSON COMPANY STANDARD TERMS AND CONDITIONS

2

ANY THIRD PARTY FOR ANY LOSS OF USE, REVENUE OR PROFIT, OR FOR CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES, FOR ANY REASON, INCLUDING WITHOUT LIMITATION, DAMAGES ARISING OUT OF A DELAY IN OR FAILURE OF DELIVERY, DEFECTS IN MATERIAL AND WORKMANSHIP AND/OR FAILURE OF GOODS TO PERFORM TO APPLICABLE SPECIFICATIONS, DRAWINGS, BLUEPRINTS OR SAMPLES AS SET FORTH OR DESCRIBED HEREIN, IF ANY, OF A BREACH BY SELLER OF ANY OTHER TERM OR OBLIGATION OF SELLER UNDER THE CONTRACT. No penalty clauses of any description will be effective unless approved in writing over the signature of a principal of SELLER. Under no circumstances shall SELLER be liable for any consequential, special or incidental damages, including liquidated damages, arising from any breach by it in this transaction, AND ALL SUCH CONSEQUENTIAL, SPECIAL AND INCIDENTAL DAMAGES, INCLUDING LIQUIDATED DAMAGES, ARE EXCLUDED FROM ANY REMEDIES AVAILABLE TO THE BUYER.

SECURITY INTEREST & TITLE

Until all amounts due SELLER have been paid in full, SELLER shall retain a security interest in the product and have all rights of a secured party under the Uniform Commercial Code and applicable law, including the right to repossess the product or equipment without legal process and the right to require the BUYER to assemble the equipment and make it available to SELLER at a place reasonably convenient to both parties.

WARRANTY

Equipment and parts not manufactured by the SELLER carry only the warranty of the manufacturer of said parts. SELLER does not make any express or implied warranty for equipment and/or parts it did not manufacture. Credits for defective material and workmanship in said equipment and/or parts are only in accordance with the underlying company policy of the manufacturer. SELLER makes no warranty whatsoever with respect to any equipment and/or parts as to their merchantability or fitness for a particular purpose. It is further agreed that the SELLER assumes no liability whatsoever for failure of equipment due to normal usage and wear.

INDEMNIFICATION

To the fullest extent permitted by the law in which the project is located, BUYER and SELLER shall indemnify and hold one another and their respective employees and agents harmless from and against all claims, damages, losses, liabilities, actions, causes of action, demands, fines, penalties, judgments, costs, and expenses, including but not limited to attorneys' fees, court costs, expert fees and costs, arising out of or resulting from BUYER's or SELLER's own negligent acts, omissions or misconduct, to the extent such negligence is covered by BUYER's and SELLER's respective insurance policies. In the event any third party asserts against SELLER a claim for patent infringement, royalties or licensing fees with respect to BUYER's use of the products, materials, or equipment provided hereunder, BUYER agrees to indemnify SELLER for all liability damages, costs and expenses in connection therewith.

CANCELLATION

Buyer may cancel this contract only in writing signed by BUYER's duly authorized agent and acknowledged in writing by SELLER's duly authorized agent. Should this order be cancelled, BUYER shall be obligated to pay for the level of work performed and products shipped. Work performed includes any engineering, calculations, preparation of submittals, drawings, and/or travel to job site in relation to this order. In addition to any other remedies provided under these Terms and Conditions, SELLER may terminate this contract with immediate effect by providing signed, written notice to BUYER, if BUYER: (i) fails to pay any amount when due under the contract and such failure continues for 30 days after BUYER's receipt of written notice of nonpayment; (ii) has not otherwise performed or complied with any of these Terms and Conditions; or (iii) becomes insolvent, files a petition for bankruptcy or commences or has commenced against it proceedings in bankruptcy, receivership, reorganization or assignment for the benefit of creditors.

FIELD WORK

Unless specifically stated on our quotation, installation, start-up service, field testing, supervision, operation, and training are not included in our pricing of product. In the event that SELLER or any of its employees or agents do perform work or services on-site at the project's location, BUYER agrees to hold SELLER and its employees or agents harmless for any injuries or damage to property caused by their acts or omission, except to the extent said injuries or property damage arise from gross negligence or intentional misconduct.

MODIFICATIONS

This contract can be modified only in writing which specifically states that it amends these Terms and Conditions and is signed by both parties and their duly authorized agents. It is further agreed that this contract shall not be modified in any respect except in writing signed by the party and their duly authorized agent against whom the modification is sought to be enforced.

AUTHORITY OF SELLER'S AGENTS

No agent, employee or representative of the SELLER has any authority to bind the SELLER to any affirmation, representation or warranty concerning the goods sold under this Contract, and unless an affirmation, representation or warranty made by an agent, employee, or representative is specifically included within this written contract, it shall not be enforceable by the BUYER.

NO THIRD-PARTY BENEFICIARIES

This contract is for the sole benefit of BUYER and SELLER and their respective successors and permitted assigns and nothing herein, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of these Terms and Conditions.

GOVERNING LAW

All matters arising of or relating to the contract or the Terms and Conditions shall be governed by and construed in accordance with the laws of the state in which the project is located.

DISPUTE RESOLUTION

In the event of any dispute between BUYER and SELLER arising out of the terms of the contract and these Terms and Conditions, such dispute shall be decided by arbitration administered by the American Arbitration Association in accordance with the then-prevailing Commercial Arbitration Rules and Mediation Procedures of the American Arbitration Association. BUYER and SELLER mutually agree that any dispute involving claims valued at or above \$1,000,000.00 shall be heard by a panel of three (3) arbitrators. The venue for all arbitration proceedings shall be the State of California. The foregoing agreement to arbitrate shall be specifically enforceable in any court of competent jurisdiction. The award rendered by the arbitrators shall be final and judgment may be entered upon it in accordance with applicable law in any court of competent jurisdiction.

SEVERABILITY

The partial or complete invalidity of any one or more provisions of these Terms and Conditions shall not affect the validity or continuing force and effect of any other provision. If any provision is invalid, in whole or in part, the provision shall be considered reformed to reflect the intent thereof to the greatest extent possible consistent with applicable law.

ASSIGNMENT – DELEGATION

No right or interest in this Contract shall be assigned by the BUYER without the written permission of the SELLER, and no delegation of any obligation owed, or of the performance of any obligation by the BUYER shall be made without the written permission of the SELLER. Any attempted assignment or delegation shall be wholly void and totally ineffective for all purposes unless made in conformity with this paragraph.

THE HENRY P. THOMPSON COMPANY STANDARD TERMS AND CONDITIONS

Respectfully Submitted,	We accept the offer to sell the material and equipment as quoted, in accordance with the terms and conditions herein.
Seller:	Buyer:
The Henry P. Thompson Company	
By: _____	By: _____
Name: _____	Name: _____
Title _____	Title: _____
Date: _____	Date: _____



Pentair Flow Technologies, LLC
3601 Fairbanks Ave.
Kansas City, KS 66106
United States
www.pentair.com

January 26, 2026

To: Whom It May Concern
Re: Henry P. Thompson – Fairbanks Nijhuis Representative for Ohio

This letter identifies Henry P. Thompson, located 1046 Techne Center Dr, Milford, OH 45150 as an authorized distributor/reseller of the Pentair Flow Technologies, LLC (“Pentair”) line of Fairbanks brand pumps and parts (the “Products”) in the following markets outlined below.

Municipal Market
State of Ohio

The right of Henry P. Thompson to re-sell the Products in Ohio is expressly subject to and conditioned upon Henry P. Thompson’s compliance with the terms and conditions of Pentair’s third-party reseller program and the Distributor Agreement between Hayes Pump Inc. and Pentair.

Henry P. Thompson is the sole authorized distributor of Fairbank Products in the municipal market in Ohio.

Please contact us with any questions in regards to this letter acknowledgement.

Sincerely,

A handwritten signature in blue ink that reads "Emily Daugherty".

Emily Daugherty
Named Account Executive, C&I
Emily.Daugherty@Pentair.com
312-860-7634



**City Council Communication
Regular Meeting - August 10, 2026**

Submitted by: Jeremy Hamel, Treatment Superintendent
Department: Public Utilities

Subject:

Wastewater Division- Generator Transfer Switch Control Module

Legislation Title:

\$9,058 - Generator Transfer Switch Control Module (Public Utilities)

Recommendation:

It is recommended that City Council authorize an appropriation in the amount of \$9,058.00 for the purchase of a control module for the Emergency Generator at the Wastewater Plant. The standby generator at the plant provides all power to the treatment process in the event of a power outage. This allows the division to maintain consistent operation of the Wastewater Treatment Plant.

Discussion:

The City owns and operates a Conventional Biological Activated Sludge Wastewater Treatment Plant and utilizes the Anaerobic Biological Treatment Process for solids handling. A regulatory requirement of the City's Wastewater National Pollutant Discharge Elimination System (NPDES) permit is to have dual power sources at the wastewater plant in order to maintain operation during loss of power events. The City's Wastewater Plant is equipped with an Outdoor Modular 1200kW Standby Tier 2 Diesel Generator Set which provides power to operate the wastewater during loss of grid power events.

The standby generator at the plant provides all power to the treatment process in the event of a power outage. This allows the division to maintain consistent operation of the Wastewater Treatment Plant.

Financial Impact:

An appropriation in the amount of \$9,058.00 is being requested for the purchase of the transfer switch control module. 2026 funding for this project was included in the 2026-2030 Capital Improvement Program (CIP), under project 6WW05 – Instrumentation and Replacement Program. The funding source is the Sewer Surplus Fund - 624.

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

1. Generator transfer switch

ATR Distributing Company
11857 Kemper Springs Dr
Cincinnati, Ohio 45240
513-353-1800



Randy Hassler
City of Fairfield
Public Utilities Division
4799 Groh Lane
Fairfield, OH 45014

7/7/2026

Quote Number: 260707MR-1

Hi Tony,

Thank you for your continued business. Below is a proposal for the RX3i parts.

Part Number	Description	QTY	Price	Ext Price
IC755CSS12CDB	12 INCH COLOR QP+ WITH VIEW CONTROL	1	\$5,151.00	\$5,151.00
IC200PWR002	POWER SUPPLY WITH EXPANDED 3.3VDC 24VDC INPUT	1	\$92.46	\$92.46
IC200CPUE005	CPUE w/ Ethernet	1	\$471.12	\$471.12
IC200MDL650	Input 24VDC Pos/Neg Logic Grouped 32 Point	1	\$401.55	\$401.55
IC200MDL940	Relay Output 2.0 Amp per channel isolated	1	\$312.61	\$312.61
IC200CHS001	I/O carrier barrier style	1	\$105.67	\$105.67
ME100MBP001	Machine Edition v10 Professional Development Suite - Includes 1 year of support - Computer-locked - CSN: TBD	1	\$2,523.00	\$2,523.00
TOTAL				\$9,057.41

Lead time: 3-4 weeks

If you have any questions, please contact me at any time.



Mike Rolfes

Technical Sales

Direct: +1-513-335-8583

Email: michaelrolfes@atristributing.com

Address: 11857 Kemper Springs Drive, Cincinnati, Ohio 45240

Terms are Net 30. Shipping is prepaid then added. Quote is valid for 30 days.



**City Council Communication
Regular Meeting - August 10, 2026**

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

Subject:

Purchase of Fleet Software (Garage)

Legislation Title:

\$43,060 - Purchase of Fleet Software (Public Works - Garage)

Recommendation:

It is recommended that the City Council authorize and direct the preparation of legislation authorizing the appropriation of funding in the amount listed in the Financial Impact section from the Capital Improvement Fund for the purchase and implementation of Fleet Software.

Discussion:

This request will upgrade our current Fleet Software (RTA) to the newest version. The Fairfield Garage has used RTA Fleet Software for the past 30 years to record all vehicle repairs and parts usage. This software ensures that all vehicles are maintained to manufacturer's recommendations and safety checks are performed. Approximately two years ago, RTA reached out and informed us that the old software would no longer be compatible with the current versions of Windows and that they would no longer support it beginning in 2027. We performed a comprehensive search of other vendors and found that RTA was the only vendor that could retain all the repair history over the past 30 years and was the most affordable. The RTA software including conversion was quoted at \$25,920 and another we tested (Fleetio) was quoted at \$38,160. We are also requesting additional funds for onsite training to ensure that all employees are proficient in the new software.

Financial Impact:

\$43,060 from the Capital Fund (\$25,920 for the RTA Fleet Software + \$9,108 for onsite training + \$8,032 for contingencies and City facility needs)

This project is listed in the 2026 CIP as 6FC61 Public Works Repairs and Upgrades, \$180,000.

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

1. RTA Software

2. Training
3. Printer



City of Fairfield - OH

City of Fairfield - OH

8870 N Gilmore Road
Fairfield, OH 45014
United States

Brian Rose

brian.rose@fairfield-city.org
(513) 867-4209

Reference: 20260622-142947050

Quote created: June 22, 2026

Quote expires: August 20, 2026

RTA

17437 N 71st Dr.
Suite 110
Glendale, AZ 85308
United States

Prepared by: Shauna Barker

Account Executive
sbarker@rtafleet.com

RTA: The Fleet Success Company is pleased to submit this quote for your review

Since 1979, RTA has been the leading and most trusted partner for public and private fleets across North America. Our Fleet Management Information System (FMIS) and consulting services, proudly serve government, transit, transportation, waste disposal, and school bus fleets with unmatched experience and expertise.



**SUCCESSFULLY
IMPLEMENTATED**



**INTEGRATED
WITH FLEET360**



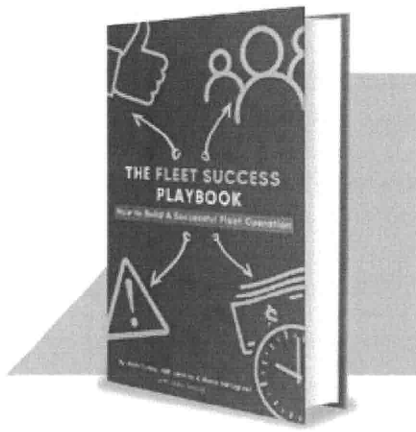
**FLEET
EXPERIENCE**

RTA Fleet360 Fleet Management Information System



Using RTA Fleet360 to manage all asset types, inspections, work orders, preventive maintenance, parts, fuel, and motor pool will empower you to increase asset availability, keep costs under control, boost operational efficiency, and improve organization-wide communications.

Fleet Management Education



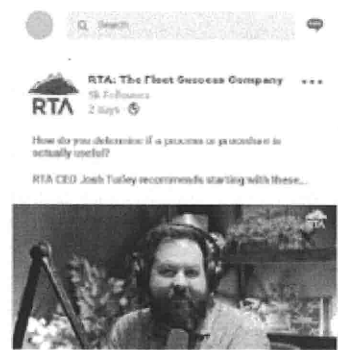
BOOK

**THE FLEET SUCCESS
PLAYBOOK**



PODCAST

**THE FLEET SUCCESS
SHOW**



SOCIAL

**RTA LINKEDIN
COMMUNITY**

Get best practices and strategic insights on running an effective department and improving your fleet leadership.

LEADING FLEETS BUILT HERE Since 1979

Once you've reviewed the proposal, please reach out to me with any questions or feel free to sign if you're ready! We sincerely appreciate the opportunity to partner with City of Fairfield - OH on your path to fleet success.

Helping Fleets Succeed,

Shauna Barker, CAFM
Account Executive

Email: sbarker@rtafleet.com

Availability: <https://meetings.hubspot.com/sbarker>

*To schedule a follow-up meeting to discuss this quote or anything else, please see my calendar link:
<https://meetings.hubspot.com/sbarker>*

Proposed Fleet Management Solution

QUANTITY	UNIT COST	PRODUCTS & SERVICES	TOTAL
450		RTA Platinum Tier SaaS - Assets (Unlimited Users) Track your organization's assets, and UNLIMITED user logins with our Platinum Tier FMIS software. RTA FMIS Includes: Vehicle Information Preventive Maintenance (PM) Scheduling Parts Inventory Tracking Parts-Kit Functionality Purchase Orders Work Orders Repair Histories Mechanic Productivity Tracking RTA Mobile App Customizable Dashboards Over 40+ Reports. Platinum Tier Benefits: SSO Motor Pool Shop Scheduler RTA Inspect Annual Fleet Health Review (1-Hour) FREE Ticket(s) to RTA Conferences. Always Included: RTA Technical Support Updates & Enhancements Simultaneous Backups Webinar Access Unlimited Virtual Training Classes Embedded Guided Tours & Tutorials.	\$25,920.00 / year after 40% discount
1		Merge Utilities Merging active/inactive RTA systems, combining Utility information for multiple facilities.	\$0.00 after 100% discount

SUMMARY	
Annual subtotal	\$25,920.00 after \$17,280.00 discount
One-time subtotal	\$0.00 after \$1,500.00 discount

Total	\$25,920.00
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Comments
40% off good through August 20, 2026.

Purchase terms
By proceeding with the acceptance & signing, the signer agrees to the proposed fleet management solution listed above, RTA Agreement Terms of Service on behalf of City of Fairfield - OH as well as the proposed Statement of Work . Please read these terms carefully prior to e-signing this service agreement.

Signature

Choose a profile to start the e-signature process.

Brian Rose brian.rose@fairfield-city.org	Verify to sign
---	----------------



RTA

17437 N 71st Dr.
Suite 110
Glendale, AZ 85308

Shauna Barker

sbarker@rtafleet.com

Prepared for

City of Fairfield - OH

8870 N Gilmore Road
Fairfield, OH 45014
United States

Brian Rose

Fleet/Facilities Manager

brose@fairfield-city.org

513-867-4209

FAIRFIELD, OH ONSITE TRAINING

#20260726-150402287

Issued

July 26, 2026

Expires

August 25, 2026

Brian with City of Fairfield - OH,

RTA has been the premier software for tracking and improving fleet maintenance since 1979.

Our software was and continues to be, built by fleet professionals. We have **helped over 3,000 fleets** manage their day-to-day operations resulting in millions of dollars and countless hours of savings.

At RTA we are the only FMIS that can stand behind ★★★★★ **Customer Support.**

As fleet professionals, we know you have enough to worry about, don't add

subpar service to that list.

Our cloud connectivity **allows flexibility in access and sophisticated integrations**. Countless telematics, fueling systems, and other softwares sync with RTA in order to automate your processes and increase data quality.

We believe that the 4 pillars of Fleet Success, *Stakeholder Satisfaction, Intentional Culture, Resource Efficiency, and Risk Management*, are keys to the success of your fleet operation. These 4 pillars of Fleet Success are expanded on in our recently published book: **The Fleet Success Playbook**.

Our podcast: **The Fleet Success Show** discusses these principles weekly to help you and your organization cut out inefficiencies and improve overall productivity.

Once you've reviewed the proposal, please reach out to me with any questions or feel free to sign if you're ready! We sincerely appreciate the opportunity to partner with City of Fairfield - OH on your path to fleet success.

All the best,
RTA Training Team

Proposed Fleet Management Solution

Quantity	Products & Services	Price
1	On-Site Training - 3 Day - 3 Day Training List Price (RTA360) On-Site Training - 3 Day Program	\$9,108.00



Fairfield, OH Printer

City of Fairfield - OH
8870 N Gilmore Road
Fairfield, OH 45014
United States

Reference: 20260726-145615576
Quote created: July 26, 2026
Quote expires: August 25, 2026
Quote created by: Shauna Barker
Account Executive
sbarker@rtafleet.com

Brian Rose
brose@fairfieldoh.gov

Comments from Shauna Barker

Sourcewell ID #102924-RTA
Sourcewell discount applied.

Shipping not included.

Products & Services

Item & Description	Quantity	Unit Price	Total
CL-S621 Printer - CL-S621 Printer List Price (RTA360) CL-S621 Label Printer	1	\$753.94	\$753.94
One-time subtotal			\$753.94
Total			\$753.94

Purchase terms

Signature

Choose a profile to start the e-signature process.

Brian Rose

brose@fairfieldoh.gov

Verify to sign

Questions? Contact me



Shauna Barker

Account Executive

sbarker@rtafleet.com

RTA

17437 N 71st Dr.

Suite 110

Glendale, AZ 85308

United States