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, September 14, 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 - Motor Vehicle Fueling Stations Moratorium

Business Meeting Call to Order
Mayor Steve Miller

Prayer/Pledge of Allegiance
Councilmember Leslie Besl

Roll Call

Agenda Modifications

Executive Session Requests

Special Presentations
None.

Citizen Comments

Council Reports

Public Hearing(s)
None.

Approval of Minutes

1. Regular Meeting Minutes - August 10, 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 - Second Reading, see attached 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.

- Legislation - First Reading
- Set Joint Public Hearing Date - September 28, 2026

b. Ordinance to authorize the City Manager to execute a Development and Tax Increment Financing (TIF) Agreement with NorthPoint Development, LLC relative to the development of the Butler County Trade Center speculative industrial park project at the property currently known as the Jacquemin Farm.

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

c. Ordinance to authorize a grant in the amount of $250,000 to the Fairfield Community Foundation to be deposited in the Fairfield Commercial Revitalization Fund for the purpose of assisting private owners or tenants with exterior upgrades to commercial properties.

- Legislation - First Reading

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

a. Simple Motion to withdraw Council's objection to the renewal of the liquor permit for JS Sizemore, LLC DBA Cobblestone Tavern located at 4735-4737 Dixie Highway Fairfield, Ohio 45014.

b. Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Everyday Stop LLC, 3152 Lighthouse Drive, Suite C1, Fairfield, OH 45014 (Permit Class C-1).

c. Ordinance to declare vehicles of the City as surplus and authorize the City Manager to donate the vehicles to the Hamilton Fire Department by way of Intergovernmental Cooperation

- Legislation - First Reading

- Motion - Suspend Second and Third Readings
- Motion - Adoption

3. Public Works - Councilmember Debbie Pennington

a. Ordinance to authorize the City Manager to execute and file the application for financial assistance and enter into an agreement with the Ohio Public Works Commission for the Ohio Public Works Commission (OPWC) Issue 1 - Grant Application for Program Year 41 – 2028 Resurfacing Project and declaring an emergency.

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

b. Ordinance to authorize the City Manager to execute and file the application for financial assistance and enter into an agreement with the Ohio Public Works Commission for Ohio Public Works Commission (OPWC) Issue 1 - Grant Applications for Program Year 41 – 2028 River, Groh, Chateau Roundabout Improvements and declaring an emergency.

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

c. Ordinance to authorize the City Manager to enter into a contract with Ohio Heavy Equipment Leasing, LLC dba Loveland Excavating for Great Miami River Trail Extension and declaring an emergency.

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

d. Ordinance to approve and adopt the City of Fairfield Americans with Disabilities Act Transition Plan dated September 14, 2026.

- Legislation - First Reading

e. Ordinance to approve and adopt the City of Fairfield Title VI Plan dated September 14, 2026.

- Legislation - First Reading

4. Finance & Budget - Councilmember Leslie Besl

a. Ordinance providing for the issuance of $64,881.50 to bonds by the City of Fairfield, Ohio, to pay part of the cost of sidewalk repair in the City, 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."
- Supplemental Appropriations

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

c. Ordinance to amend Ordinance No. 148-25 entitled "An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2026, and ending December 31, 2026."
- Contractual Appropriations: $2,050,000 total ($250,000 for CIC Grant (Development Services); $1,800,000 for Great Miami River Trail Extension Project (Public Works))

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

d. Ordinance to amend Ordinance No. 148-25 entitled "An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2026, and ending December 31, 2026."
- Non-Contractual Appropriations: $221,284 (see below for description)

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

$8,830 - Water Division Electric Relocate (Public Utilities)

$15,000 - Waterworks Park Pedestrian Path (Public Works)

$33,200 - Winton Water Tower Access Resurfacing (Public Works)

$20,000 - Multi-Factor Authentication (MFA) hardware keys (IT Division)

$15,000 - Municipal Building Finance Wing Replacement Copier (IT Division)

$10,000 - Equipment to improve the city's internal wireless network (City Manager's Office - IT Division)

$20,000 - Additional Engineering and Right of Way Funding Appropriation for the Pleasant Avenue Multiuse Trail (Public Works)

$77,000 - Replacement Remote Control Slope Mower Appropriation (Public Works)

$11,279 - Golf course equipment procurement (Parks and Recreation)

$6,200 - Aquatic Center Replacement Grating (Parks and Recreation)

$4,775 - Truck Cap Purchase (Parks and Recreation)

Meeting Schedule

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
Monday, October 26: Council-Manager Briefing, 5:30 PM; Regular Meeting, 7:00 PM

Executive Session of Council (if Needed)

Adjournment