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

City of Fairfield Minutes
Regular Meeting of City Council
August 10, 2026

Council-Manager Briefing

Mayor Miller called the briefing to order at 6:00 PM. Councilmembers present: Leslie Besl, Debbie Pennington, Adam Kraft, Tim Meyers, Gwen Brill and Matt Davidson. Staff members present: Scott Timmer, Ben Mann, Nick Dill, Alisha Wilson, Laurie Murphy, Adam Sackenheim, Jason Hunold, Chris Addison, Nathaniel Kaelin, Erin Lynn, Diana Davenport, Chad Cooper, Steve Maynard and Tami Moore.

Public Works Director Ben Mann and City Engineer Nick Dill presented the ADA Transition Plan, Title VI Plan and Safe Streets for All Plan. 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 Davidson led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Councilmember, 1st Ward Leslie Besl
Councilmember, 3rd Ward Debbie Pennington
Councilmember, 4th Ward Adam Kraft
Councilmember, At-Large Tim Meyers
Councilmember, At-Large Gwen Brill
Councilmember, At-Large Matt Davidson

Councilmembers excused included:

Councilmember, 2nd Ward Dale Paullus

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

Agenda Modifications

None.

Executive Session Requests

Councilmember Meyers, seconded by Councilmember Brill, moved for Executive Session to discuss confidential information regarding an applicant for economic development assistance, pending or imminent litigation and purchase of property for public use. Roll call vote. Motion carried 6-0.

Special Presentations

1. Police Department Oath of Office:

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

    Mayor Miller administered the ceremonial oath of office to the new Police Officers and welcomed them to the City.

2. Hayden & Crue Project

    Kelsey Hambrick and Nicole Campbell shared the background, mission and purpose of the Hayden & Crue Project. The organization provides Angel Suites in local hospitals to help families through the loss of a baby. Mayor Miller presented Kelsey and Nicole with Keys to the City in recognition of their work.

Citizen Comments

David Schultz, 5559 Lakeside - Mr. Schultz asked if there would be pathway from Lakeside Drive to Marsh Lake and Mayor Miller responded that it is part of the plans. Mr. Schultz also asked about canoe rentals at the lake and City Manager Timmer responded that it is a consideration.

Council Reports

Councilmember Pennington reported that Precision Safe Sidewalks will start working this week and the roundabout will open soon

Councilmember Kraft reported that a paved trail was added at Oakwood Park and the Parks & Recreation Department has hosted several successful events at Village Green since the last meeting.

Counicl member Meyers announced the solar array ribbon cutting and commissioning ceremony on August 27 at 5:30 PM.

Public Hearing(s)

1. Pleasant Avenue Re-Zoning

    Mayor Miller opened the Joint Public Hearing at 7:20 PM. Commissioners present: Gayle Willis, Don Hassler, Melissa O'Brien, Scott Lepsky, Tanner Meyers, Doug Robertson and Councilmember Brill. Clerk Wilson read the meeting notice. Planning Manager Erin Lynn presented an overview of the proposed re-zoning. See attached slides. Mayor Miller closed the hearing at 7:28 PM.

Approval of Minutes

1. Regular Meeting Minutes - July 13, 2026

    The Regular Meeting Minutes of July 13, 2026 were approved as written and submitted.

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.

Second Reading held pending Planning Commission recommendation.

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

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

1. **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.

The applicant, Mitchell Development and Construction LLC, is partnering with M/I Homes to develop a residential community consisting 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. See attached slides.

Councilmember Brill presented the first reading of this ordinance. Councilmember Gwen Brill, seconded by Tim Meyers, 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. 90-26. APPROVED 6-0.

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.

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. 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.

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

ORDINANCE NO. 91-26. APPROVED 6-0.

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).

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

SIMPLE MOTION NO. 24-26. APPROVED 6-0.

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.

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.

Councilmember Meyers presented the first reading of this resolution. Councilmember Tim Meyers, seconded by Gwen Brill, moved to suspend second and third readings. Motion

carried Yes 6, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Adam Kraft, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

RESOLUTION NO. 12-26. APPROVED 6-0.

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.

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.

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

RESOLUTION NO. 13-26. APPROVED 6-0.

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.

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.

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

Scott Lepsky, 7 Carousel Circle — Mr. Lepsky asked if this legislation is in connection with the road diet project. Public Works Director Mann responded that it is classified as a road utilization project. Mr. Lepsky asked if there is somewhere where the information is available to the public. Mr. Mann stated that it is not on the website anywhere, but that Public Works held an open house. Mr. Lepsky asked if the end result would take away a southbound lane on Pleasant Avenue. Mr. Mann replied that one southbound lane will be reallocated as a center turn lane. The lane will end south of Wessel Drive and become a center turn lane. Mr. Lepsky stated that in the 80s, Council decided that the increased traffic was a danger and posed significant traffic risks. He said that if 40 years ago, the congestion was significant enough to add the lane, how does it make sense now to eliminate it with an increase in traffic? Councilmember Pennington stated that she attended the open house and staff discussed slowing down the traffic because so many people run that red light. Mr. Mann stated that more of the trucks are automatic than in the 80s and not a lot go up that hill that are exceeding the speed limit. Mr Lepsky stated that running of red lights will not be eliminated by getting rid of a lane. Councilmember Pennington said she travels the road frequently and trucks cut people off to get around the traffic in the through lane. Mr. Lepsky stated it would make more sense to work on traffic enforcement instead of eliminating the lane. He asked what impact studies were done to determine the impact of eliminating the lane. Mr. Mann replied that staff worked with traffic engineers and consultants. Mr. Lepsky stated that people don't know what the actual final product is going to look like and there should be more transparency.

Councilmember Kraft stated that the other initial discussion for this type of design going southbound on Pleasant Avenue was to establish a turn lane that would make traversing into the side adjacent streets a much safer event because the drivers that are electing to use the left-hand lane as a passing high-speed lane to get around slow trucks, slow-moving vehicles, would come up suddenly on stopped traffic and then rear-end the person that was trying to subsequently turn left into those side adjacent streets. The same thing for the right side as well. He stated that one of the understandings of the design is if not this, then what? And that was wrapped around the idea of creating a center turn lane that allowed exiting of Pleasant Avenue to be a much safer and more controlled environment with the endgame not creating a four-lane highway from Fairfield all the way down to the Pleasant Avenue intersection, to where we rely on Hamilton County to then narrow it down to two lanes at that point. Director Mann stated that was correct and that staff believes that it's important to give drivers somewhere to safely sit when turning left because right now, they don't southbound. Drivers are sitting in the through lane with the high-speed cars passing the slower cars and then they're sitting there dead stopped to turn left. Staff thinks it's important to give them a refuge lane and you can't have something for nothing. The left turn lane comes at the cost of a second through lane that already ended at Resor Road.

Councilmember Meyers asked if Mr. Lepsky's point about a final set of plans that's not been public shown to the public? What is the point? Mr. Lepsky stated that points in order are the transparency, the final plan hasn't been shown to the public. Director Mann stated that Public Works had an open house where plans were shown to the affected citizens along the corridor. Councilmember Meyers asked what was next. Mr. Lepsky stated a dedicated traffic study for these changes and before $5.5 million is spent on this combined total combined project.

Councilmember Meyers stated that he feels comfortable. The city engineer has basically stated that this design is stamped by a state engineer. Director Mann stated that it's sign signed by the district engineer. It's stamped by engineers. It's similar to the plan that was done for Pleasant Avenue between Nillis and Patterson. Councilmember Meyers stated that the point is that it's been reviewed for safety and stamped by a registered licensed engineer based on the safety analysis. Is that accurate? Director Mann replied that is accurate. Councilmember Meyers asked Mr. Lepsky what's next? Mr. Lepsky replied the same could be said for Reading, Florence, and other communities where they've said that we have to do this because state money is on the line and in retrospect, they decided that it was a horrible idea based on public input and a safety study. Councilmember Meyers stated that in his opinion, Mr. Lepsky is making a point that perhaps the process was not compliant or thoughtful and he would disagree with that.

Law Director Wolterman stated that this is actually not legislation to approve this project and we're deep into this project. We've acquired number of parcels. This was something that was discussed in a council manager briefing quite some time ago. It was part of the transparency process. At the last council meeting there, Council passed a resolution of intent and necessity to proceed on these acquisitions. The only reason this legislation is on the agenda is because there are four parcels remaining. All the other ones have been settled with the property owners. This legislation is required in order for him to be able to file an appropriation action prior to September 1st which is the deadline by which it the city has to have acquired all the property interest. Delaying this legislation would basically interfere with our ability to deliver possession. Director Mann stated that it would certainly jeopardize the schedule that the city has committed to. He stated that the city has been in positive contact with all four of these property owners and they hope to have them settled before this date. This is so that if they are not settled, we can let ODOT know that we either have a right of entry or we have the mechanism to continue. Mr. Wolterman stated that this is legislation that he had asked for so that he would be in a position to sign that certification.

Mr. Lepsky stated that he has no issue with the property acquisition. The additional lanes on Pleasant Avenue make all the sense in the world. A safe bike path on Pleasant Avenue makes sense. This discussion is with regard to what the end product is going to look like and what the end result is going to be. And it's his position, his belief that removing that additional southbound lane that the council before you 40 years ago saw fit to put in there for public safety, removing that is a really bad idea. He stated that he does not think there can be a serious discussion about the merits of this proposal without a dedicated safety

study, which at a $5.5 million project, he doesn't think is a big ask.

Councilmember Kraft asked Director Mann to remind Council what the project goals were when this was originally proposed to take this step. Director Mann replied that this project has been discussed in CIPs for several years. The original goal is to put a multi-use path to follow our connectivity plan along Pleasant Avenue. The city knew it would be difficult. It is the most expensive and most wanted path in the plan and they have been working through those challenges.

Councilmember Davidson stated that a motion has already been made for adoption and he would like to call it for vote.

Mr. Lepsky stated that one of the issues with this is every piece of public dissemination that has gone out has been new Fairfield Trail to connect Hunter Park with Village Green, not that one of the southbound lanes is being removed to do it. He does not feel that it is a big ask for a safety study before proceeding.

Councilmember Debbie Pennington, seconded by Tim Meyers, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 92-26. APPROVED 6-0.

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.

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.

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

ORDINANCE NO. 93-26. APPROVED 6-0.

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)

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

ORDINANCE NO. 94-26. APPROVED 6-0.

$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

Clerk Wilson read the meeting schedule.

Executive Session of Council (if Needed)

Council recessed to Executive Session at 8:05 PM.

Adjournment

The Regular Meeting adjourned at 9:00 PM.

ATTEST:

_____
Clerk of Council

_____
Mayor's Approval
Date Approved:

FAIRFIELD
OHIO

Title VI Plan
ADA Transition Plan
Safe Streets For All Plan

Council – Manager Briefing
August 10, 2026

Title VI of the Civil Rights Act of 1964

No person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

42 U.S.C. § 2000d

- As a recipient of federal funds, ODOT requires its sub-recipients to take steps ensuring compliance with Title VI

Policy Statement and Public Notice

- Develop a policy statement outlining Fairfield's commitment to nondiscrimination in all programs and activities.
- Provide the public with notice of its rights under Title VI
- Make the notice available to the public (i.e. posted on website, within contractual language, etc.)

Primary Components of the Notice

- Statement of nondiscrimination
- Information on how to file a complaint and complaint procedure
- Information on who to contact with questions/concerns
- Information on how to obtain information in a language other than English.
- Designation of a Title VI Coordinator.
  - (Laurie Murphy)

What Is an ADA Transition Plan?

- A living document required under Title II of the 1990 Americans with Disabilities Act - 28 CFR35.150(d)
- Identifies accessibility barriers in City facilities, programs, and pedestrian rights-of-way
- Lays out the schedule and method the City will use to address the barriers
- Identifies Key Personnel
  - ADA Coordinator: Laurie Murphy
  - Transition Plan Implementation Coordinator: Ben Mann

Why We Need This Now

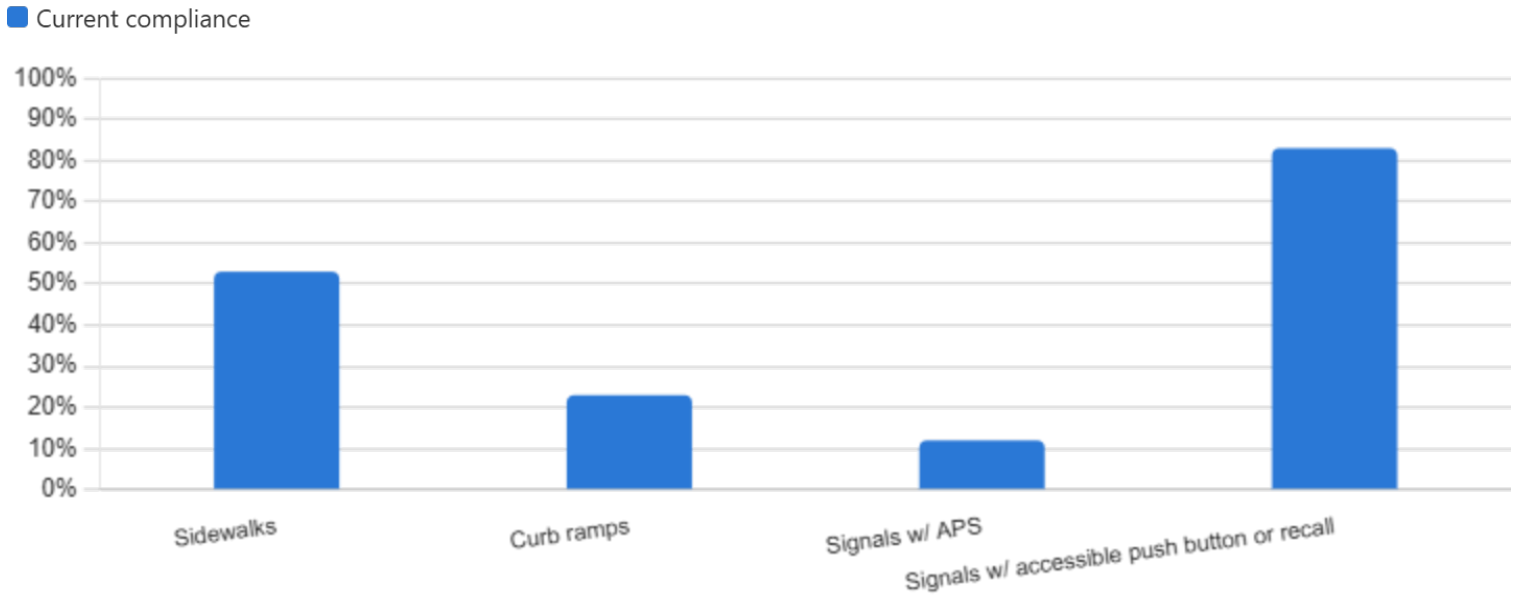
- Required for any public entity with 50+ employees
- Federal and State funding sources increasingly require an adopted Transition Plan as a precondition for grant eligibility
- No adopted plan is a compliance and funding risk

What the Self-Evaluation Found

- Reviewed 3 categories: Communications & Signage, Building Facilities, Pedestrian Facilities & R/W
- 20 City-owned buildings, each with a prioritized punch list of low/medium/high-priority fixes
  - Municipal Building
  - Justice Center
  - Lane Library
  - Fire Stations
  - Parks (CAC, Elijah Morgan, restrooms, Aquatic Center...)
  - Etc.

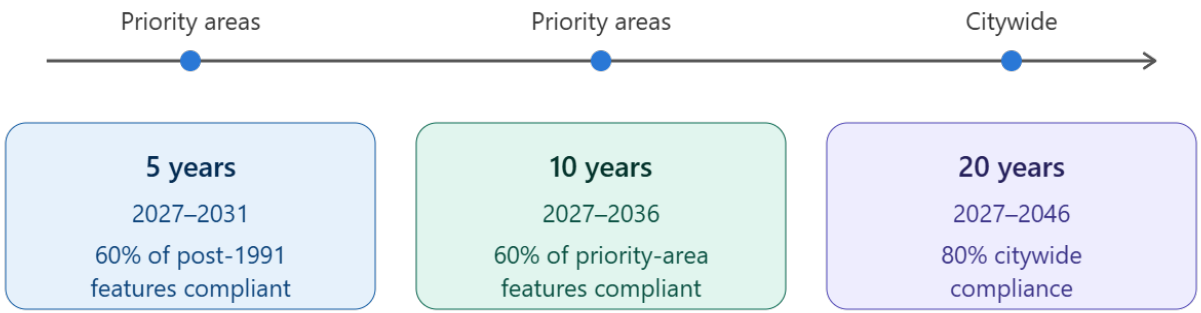
What the Self-Evaluation Found

- Pedestrian network scope: 200 miles of sidewalk, 1755 curb ramps, 60 traffic signals, 7.75 miles of trails



How Fairfield Will Address It

- Two-track approach: 1) fold ADA improvements into scheduled capital projects; 2) stand-alone ADA projects added to the CIP case-by-case
- Priority areas: Town Center, schools, parks
- Regular Transition Plan updates



Title VI and ADA Next Steps

- Public comment period begins Tuesday, August 11
  - Thru October 11
  - Send feedback to City Engineer
    - Title VI Plan
    - ADA Transition Plan
- 1st reading at Council: September 14

SS4A Comprehensive Safety Action Plan

Agenda

1. Overview of SS4A Program & Project Scope
2. Safety Analysis Findings
3. Public Engagement Findings
4. Projects and Strategies Selection
5. Roadmap to Adoption

What is SS4A?

U.S. Department of Transportation
Federal Highway Administration

Federal Safety Initiative

Safe Streets and Roads for All (SS4A) is funded through the Bipartisan Infrastructure Law. Its goal: eliminate traffic fatalities and serious injuries on all public roads.

Comprehensive Safety Action Plan

Requires a data-driven plan addressing all road users — drivers, pedestrians, cyclists, and transit users — using the Safe System approach.

Grant Funding Opportunity

Planning grants: $100K–$10M. 20% local match required. After plan adoption, **Fairfield** will be eligible for implementation grants of $2.5M–$25M.

Steering Committee Members

City of Fairfield

- Debbie Pennington – City Council Member
- Adam Sackenheim – Assistant City Manager
- Ben Mann, PE – Public Works Director
- Nick Dill, PE – City Engineer
- Gillian Hart – Sustainability Manager
- Steve Maynard – Police Chief

Fairfield City School District

- Scott Clark – School Board Vice President
- Lance Perry – Director of Business Operations

ODOT

- Bree Hetzel, PE – District 8 Safety Review Coordinator

Butler County

- Matt Loeffler, PE – Traffic Engineer

SS4A Required Action Plan Components

01 Leadership Commitment & Goal Setting

- Public commitment from a high-ranking official or governing body
- Eventual goal of zero roadway fatalities and serious injuries
- Includes a target date or percentage reduction by a specific date

02 Planning Structure

- A committee, task force, or implementation group
- Charged with oversight of Action Plan development, implementation, and monitoring

03 Safety Analysis

- Existing conditions & historical crash trends
- Location, severity, contributing factors & crash types
- Systemic & specific safety needs; geospatial mapping of high-risk locations

04 Engagement & Collaboration

- Public and stakeholder engagement including private sector & community groups
- Incorporation of engagement findings into the plan
- Inter- and intragovernmental cooperation and collaboration

05 Policy & Process Changes

- Assessment of current policies, plans, guidelines & standards
- Strategy for adopting revised or new policies to prioritize safety

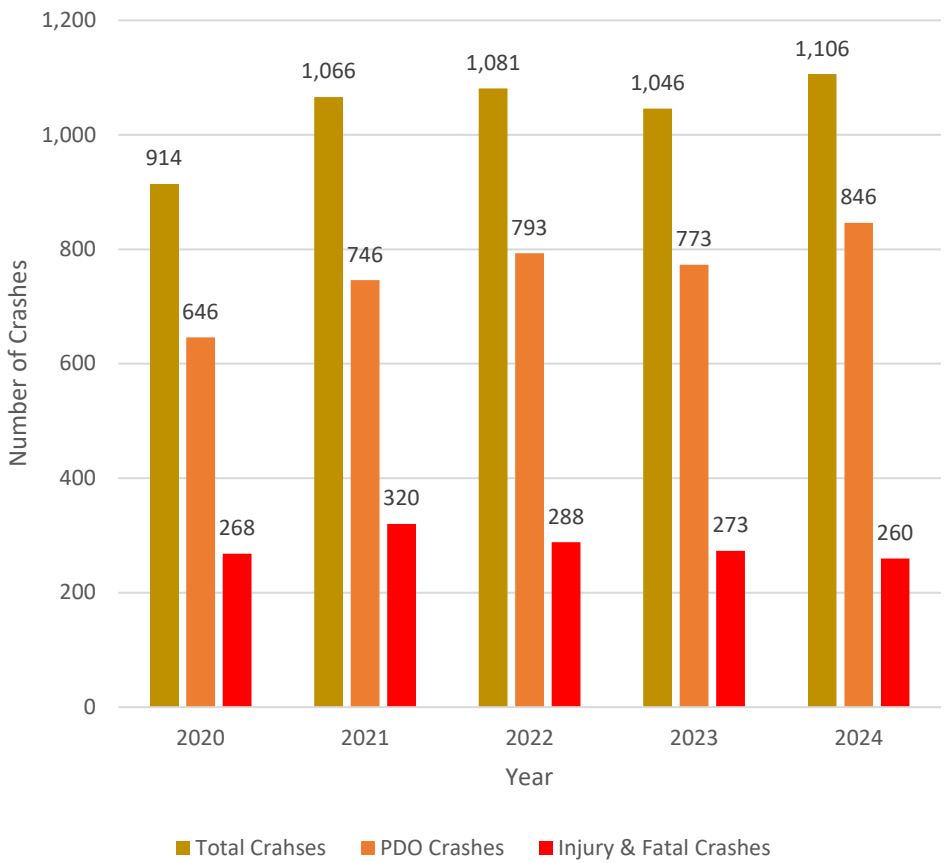
06 Strategy & Project Selection

- Comprehensive set of projects & strategies to address safety problems
- Time ranges for deployment and project prioritization criteria
- Focus on infrastructure, behavioral, and/or operational safety

07 Progress & Transparency

- Description of how progress will be measured over time
- Includes outcome data at minimum
- Posted publicly online for accountability

Safety Analysis: Citywide Crash Trends



Crash Frequency by Year

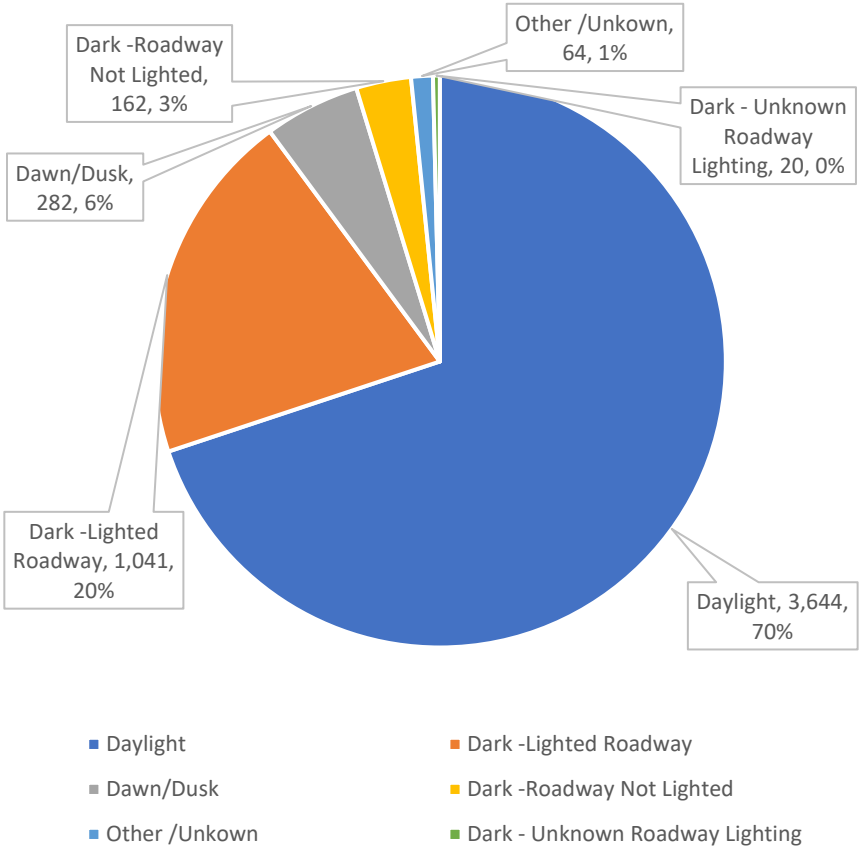
Crash Type	Number of Crashes	Percentage
Rear End	**1,736**	**33.30%**
Angle	**891**	**17.09%**
Sideswipe - Passing	**703**	**13.49%**
Fixed Object	559	10.72%
Left Turn	521	9.99%
Parked Vehicle	233	4.47%
Right Turn	230	4.41%
Backing	138	2.65%
Head On	87	1.67%
Animal	37	0.71%
Pedestrian	**33**	**0.63%**
Pedacycles	**16**	**0.31%**
Other Non-Collision	12	0.23%
Overturning	7	0.13%
Unknown	7	0.13%
Other Object	3	0.06%

Crash Distribution by Type of Crash

Safety Analysis: Citywide Crash Trends

Contributing Factor/Roadway Context	Number of Crashes	Percentage
Intersection Involved	2,720	52.18%
Younger Driver (Age 15 to 25) Involved	1,929	37.00%
Senior Driver (Age 65+) Involved	1,009	19.36%
Roadway Departure Involved	928	17.80%
Speed Involved	427	8.19%
Commercial Motor Vehicle Involved	331	6.35%
Alcohol Involved	279	5.35%
Unrestrained Involved	232	4.45%
Driver Distracted Involved	182	3.49%
Drug Involved	59	1.13%
Motorcycle Involved	58	1.11%
Pedestrian Involved	33	0.63%
ODOT Maintained Involved	18	0.35%
Work Zone Involved	17	0.33%
Bicycle Involved	16	0.31%
School Zone Involved	3	0.06%

Crash Distribution by Contributing Factor/Roadway Context



Crash Distribution by Lighting Condition

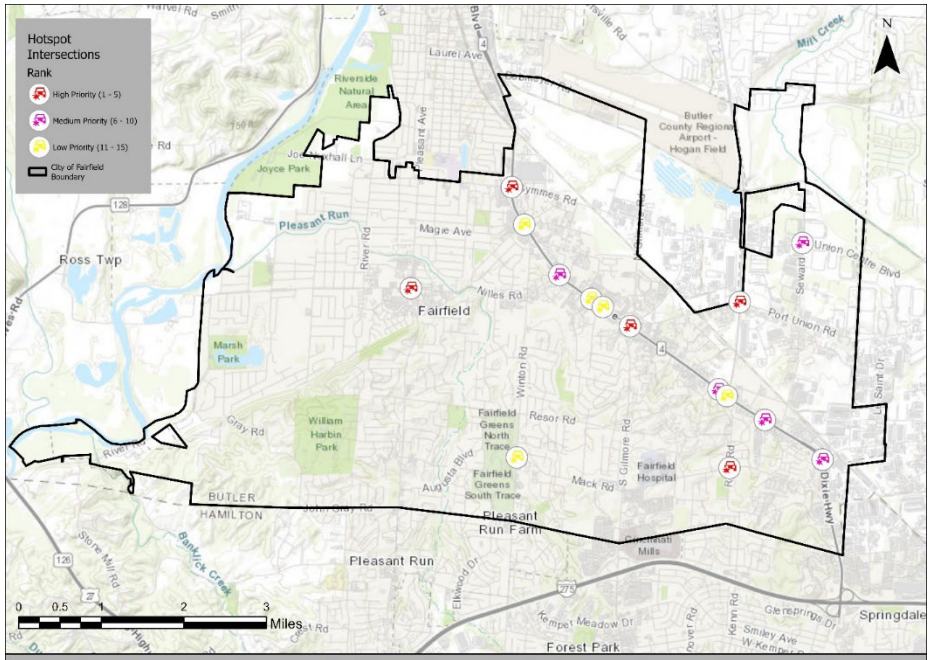
Safety Analysis: Hotspot Intersections

Rank	Intersection Name	Traffic Control	Total Crashes	Crash Counts by Severity					EPDO Score
				K	A	B	C	O	
1	Port Union Rd & SR 4 Bypass	Signalized	141	0	2	18	24	97	409.0
2	Nilles Road & Pleasant Avenue	Signalized	114	0	4	14	11	85	400.8
3	Dixie Hwy & Symmes Road	Signalized	84	0	4	15	17	48	396.9
4	Ross Road & Mack Road	Signalized	70	0	4	6	9	51	305.5
5	Dixie Hwy & Holden Boulevard	Signalized	137	0	2	13	11	80	301.6
6	Dixie Hwy & Nilles Road	Signalized	96	0	2	12	13	66	289.9
7	Seward Road & Union Centre Blvd	Signalized	38	1	3	7	5	20	263.3
8	Dixie Hwy & Mack Road	Signalized	86	0	2	10	10	51	248.5
9	Dixie Hwy & Diversion Road	Signalized	60	0	1	12	10	37	203.8
10	Dixie Hwy & Boymel Drive	Signalized	58	0	2	5	8	42	197.9
11	Dixie Hwy & Michael Ln/Camelot Dr	Signalized	65	0	1	10	10	44	197.7
12	Dixie Hwy & Hicks Boulevard	Signalized	57	0	1	14	6	34	196.1
13	Dixie Hwy & Boehm Drive	Signalized	59	0	1	7	8	43	168.2
14	Winton Road & Mack Road	Signalized	46	0	1	11	4	30	163.6
15	Dixie Hwy & SR 4 Bypass/Ross Road	Signalized	90	0	0	10	9	56	161.4

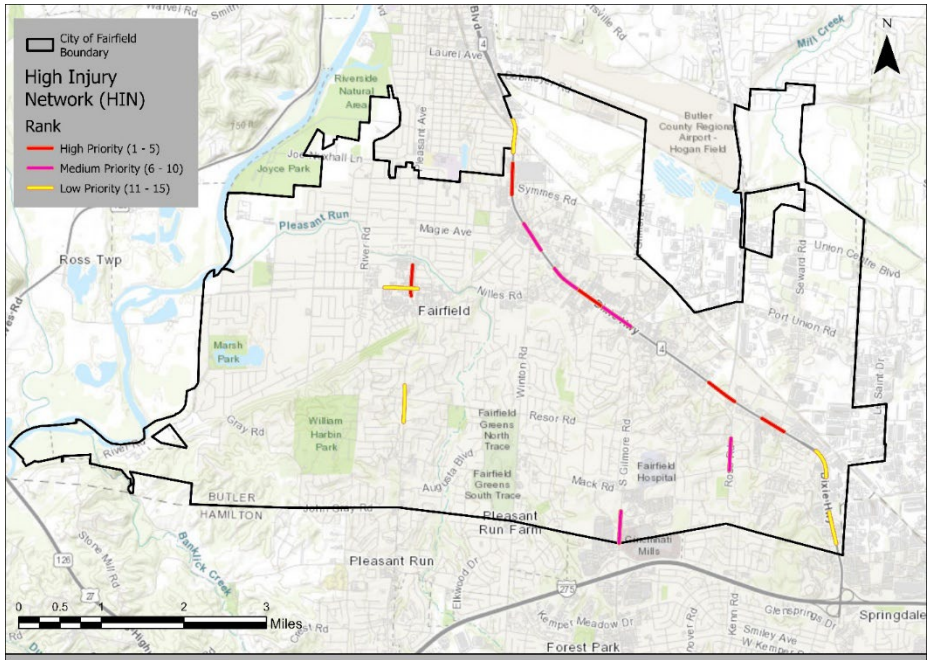
Safety Analysis: High Injury Networks (HIN)

Rank	Roadway Segment	Roadway Segment Limits	Total Crashes	Crash Counts by Severity					EDPO Score
				K	A	B	C	O	
1	Dixie Highway (MP 3.4-3.7)	From Boehm Drive to East of Auto Arena	139	1	3	20	18	97	483.11
2	Pleasant Avenue (MP 2-2.3)	From Patterson Boulevard to Nilles Road	129	0	4	17	22	86	470.22
3	Dixie Highway (MP 4.8-5.1)	From South of Symmes Rd to North of Schirmer Road	87	0	5	17	17	48	453.85
4	Dixie Highway (MP 1.9-2.2)	From East of Ross Rd to West of Whitmore Lane	143	0	2	24	24	93	444.27
5	Dixie Highway (MP 1.3-1.6)	From East of Seward Road to West of Boymel Drive	127	0	4	12	15	96	416.42
6	Dixie Highway (MP 3.1-3.4)	From Holden Boulevard to Boehm Drive	78	0	3	13	16	96	383.58
7	Dixie Highway (MP 4.2-4.5)	From Hicks Boulevard to East of Donald Drive	80	0	4	15	8	51	360.0
8	South Gilmore Road (MP 0.0-0.3)	From Cincinnati Financial Drive to Meijer Drive	101	0	3	13	11	73	338.39
9	Dixie Highway (MP 3.7-4.0)	From West of Nilles Road to Auto Arena	99	0	2	13	14	69	303.88
10	Ross Road (MP 0.6-0.9)	From South of Mack Road to North of Kay Drive	64	0	4	4	7	49	281.54
11	Dixie Highway (MP 0.7-1.0)	From North of Mack Road to Commercial Drive	83	0	2	12	13	55	278.9
12	Dixie Highway (MP 0.1-0.4)	From North of Woodridge Boulevard to Glenmary Trace	107	0	0	19	18	70	274.27
13	Pleasant Avenue (MP 0.8-1.1)	From North of Resor Road to South Calumet way	41	0	4	6	5	26	262.76
14	Nilles Road (MP 0.2-0.5)	From East of Pleasant Avenue to East of Wessel Drive	72	1	2	4	9	56	253.6
15	Dixie Highway (MP 5.2-5.5)	From USALCO Access to South of Town Motors Access	53	0	3	9	6	35	252.0

Safety Analysis: Hotspot Intersections & HIN Maps



City of Fairfield Hotspot Intersections



City of Fairfield High Injury Network (HIN)

Public Engagement: Online Survey, Steering Committee, and Halloween on the Green

What Residents Told Us

86%

Long-term residents
(5+ years in Fairfield)

99%

Drive as primary
travel mode

#1

Motorists' top concern —
unsafe / aggressive drivers

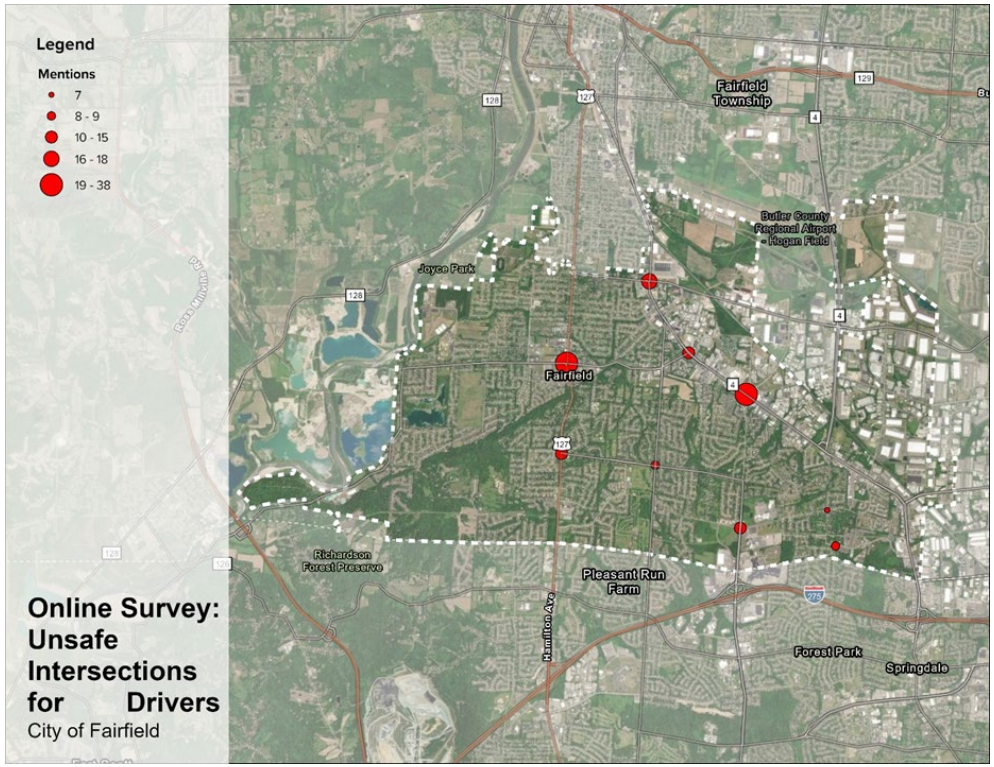
79%

Say disability
accessibility matters

#1

Driver speed —
top concern for bike/ped users

Survey Findings: Unsafe Intersections Perceived by Motorists



Intersections	Mentions
Pleasant Ave & Nilles Rd	38
Route 4 (Dixie Hwy) & Gilmore Rd	32
Route 4 & Symmes Rd	18
Nilles Rd & Route 4	15
Mack Rd & Gilmore Rd	14
Resor Rd & Pleasant Ave	12
Winton Rd & Resor Rd	9
Ross Rd / Woodridge Blvd / Kenn Rd (3-way)	8
Mack Rd & Ross Rd	7
Pleasant Ave & Wessel Dr	7

Survey Findings: Unsafe Corridors Perceived by Motorists

- Route 4 corridor– very high volume of concern
- Pleasant Avenue corridor
- South Gilmore Road corridor
- Winton Road corridor

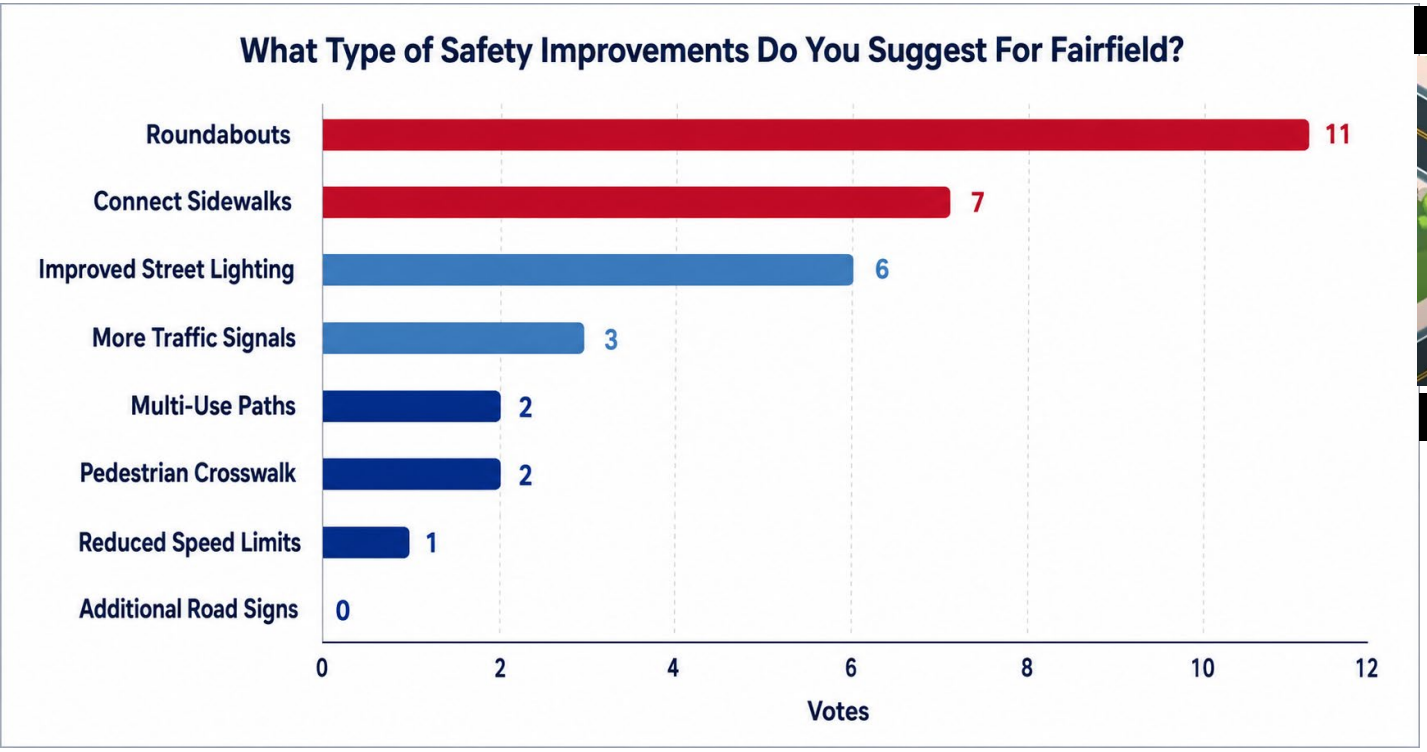
Common themes in open-ended responses:

- Red-light running
- High-speed travel (especially on Rt 4 and Pleasant)
- Left-turn conflicts
- Wide multi-lane crossings (pedestrian exposure)
- Congestion near major retail nodes (Meijer, Jungle Jim's, Kroger)

Survey Findings:
Unsafe Intersections Perceived by Bicyclists/Pedestrians

Intersections	Mentions
Pleasant Ave & Nilles Rd	14
Route 4 (Dixie Hwy) & Gilmore Rd	7
Mack Rd & Gilmore Rd	4
Wessel Dr & Pleasant Ave	4
Nilles Rd & Winton Rd	4

Community Preferred Safety Improvements

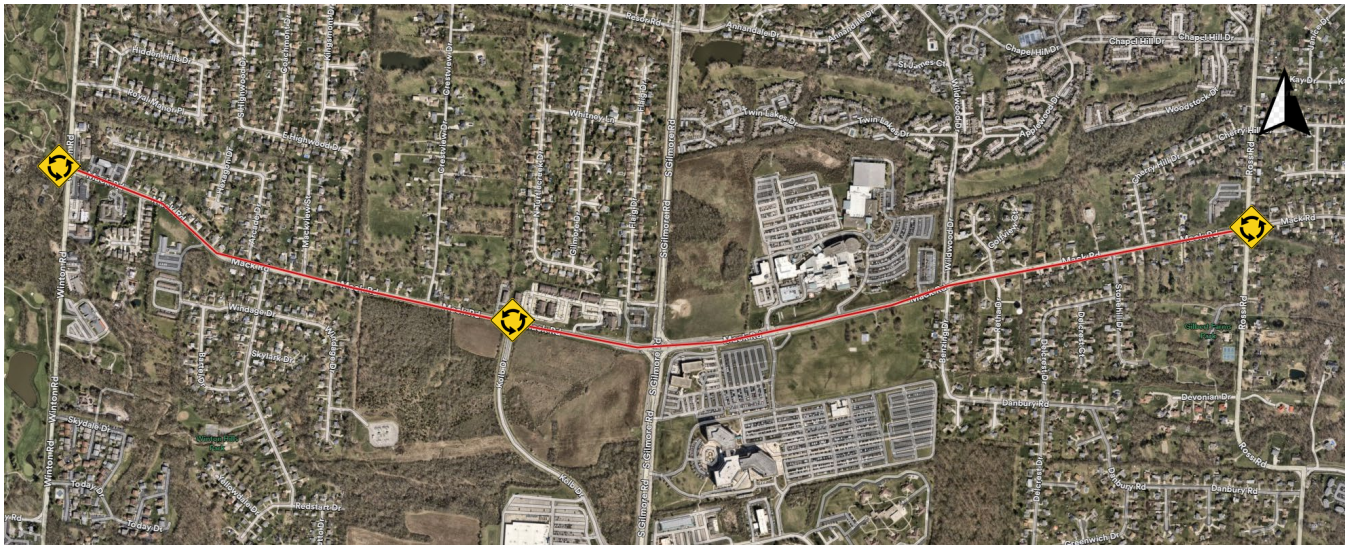


Roundabouts

Connect Sidewalks

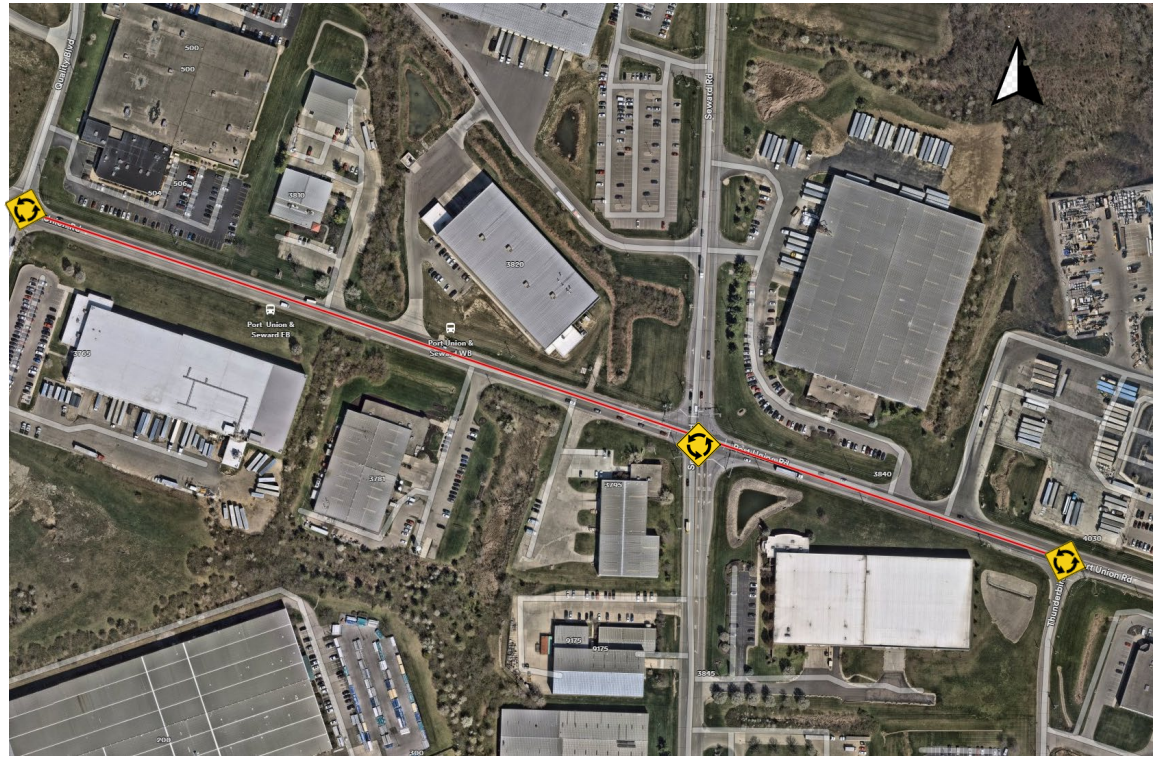
FAIRFIELD
OHIO
Fairfield, Ohio
Project Prioritization Methodology
EPDO Score
40 pts • 40%
(Equivalent Property Damage Only)
Vulnerable Road User Crashes
20 pts • 20%
Public Engagement Feedback
20 pts • 20%
Steering Committee Feedback
20 pts • 20%
TOTAL PRIORITIZATION SCORE
100
Points Total (100%)

Corridor: Mack Rd (Winton to Ross)



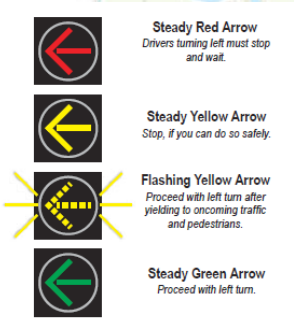
- Improve multiple intersections on Mack Rd: Assess the **feasibility of a roundabout** at the following intersections to reduce conflict points, improve traffic operations, and enhance overall safety.
  - Winton Rd (Intersection Hotspot #14, Supplemental Intersection Hotspot #5)
  - Kolb Dr
  - Ross Rd (Intersection Hotspot #4)
- Evaluate opportunities to **optimize the existing cross-section** to help reduce operating speeds and provide area for new **sidewalks/shared use paths**.

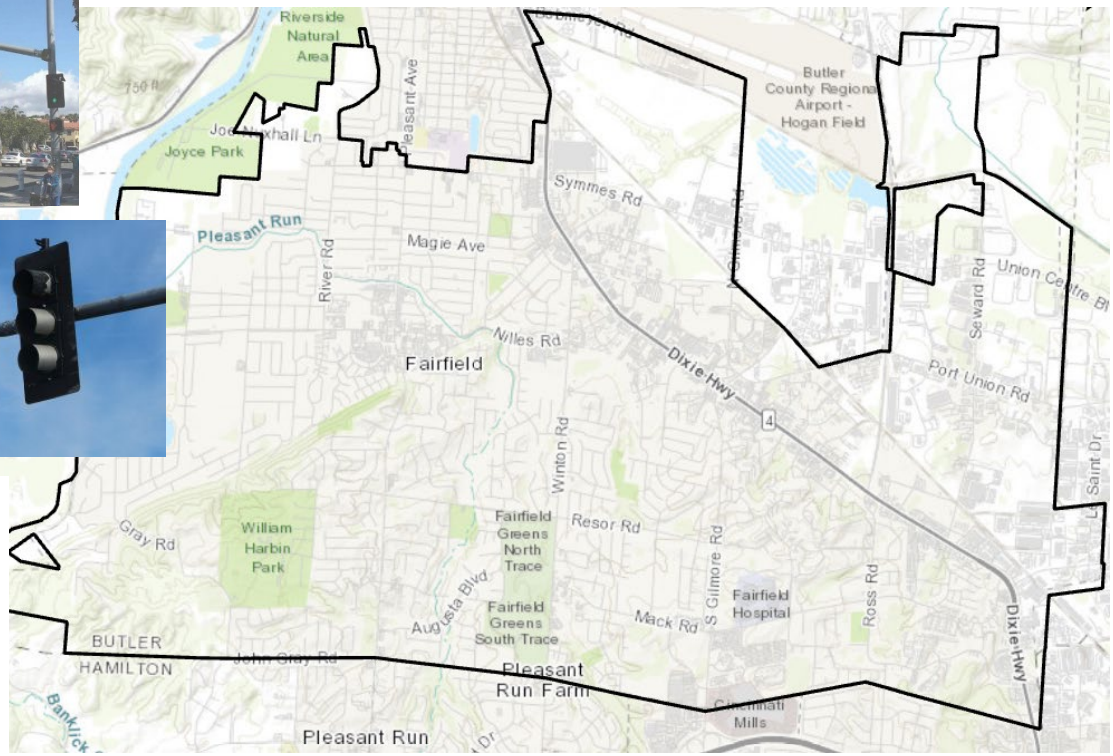
Corridor: Port Union Rd (Quality Blvd to Thunderbird Ln)



- Improve multiple intersections on Port Union Rd: Assess the **feasibility of a roundabout** at the following intersections to reduce conflict points, improve traffic operations, and enhance overall safety.
  - Quality Blvd/Osborne Dr (Supplemental Intersection Hotspot #13)
  - Seward Rd
  - Thunderbird (potentially with local funding)
  - LeSaint (By BCEO)

City Wide Signal Upgrades





- Install GPS (or equivalent system) Emergency Vehicle Preemption
- Install new radar (or equivalent system) detection
- Dixie Hwy/State Route 4 and Pleasant Ave Corridors: Add flashing yellow arrow (FYA) left turns with protected only left turns during peak hours

Intersection: Seward & Union Centre

Short-Term

- **Review Lighting Performance:** 45% of the crashes at this intersection are injury or fatal crashes. Perform a thorough investigation into lighting to improve the visibility of turning vehicles.
- **Review Signal Phasing and Timing:** Given the high incidence of injury crashes, review yellow and all red clearance intervals and overall intersection phasing and timing.

Mid-Term

- **Signal Visibility Enhancements:** Install backplates with retroreflective borders on northbound and southbound signal heads.
- Radar Speed Feedback Signs: Deploy radar speed feedback signs along Union Centre Boulevard to encourage self-enforcement of speed limit to reduce crash severity.

Long-Term

- **Emergency Preemption Upgrades:** Transition to GPS-based preemption to improve emergency response efficiency and reduce conflicts.
- **Geometric Alternatives Evaluation:** Assess the feasibility of a roundabout or other geometric reconfiguration to reduce conflict points, improve traffic operations, and enhance overall safety.

Action Items & Next Steps

#1	**Draft Safety Action Plan Report**
#2	**Third Steering Committee Meeting**
#3	**Final Safety Action Plan Report**
#4	**Safety Action Plan Adoption**

ANY
QUESTIONS?

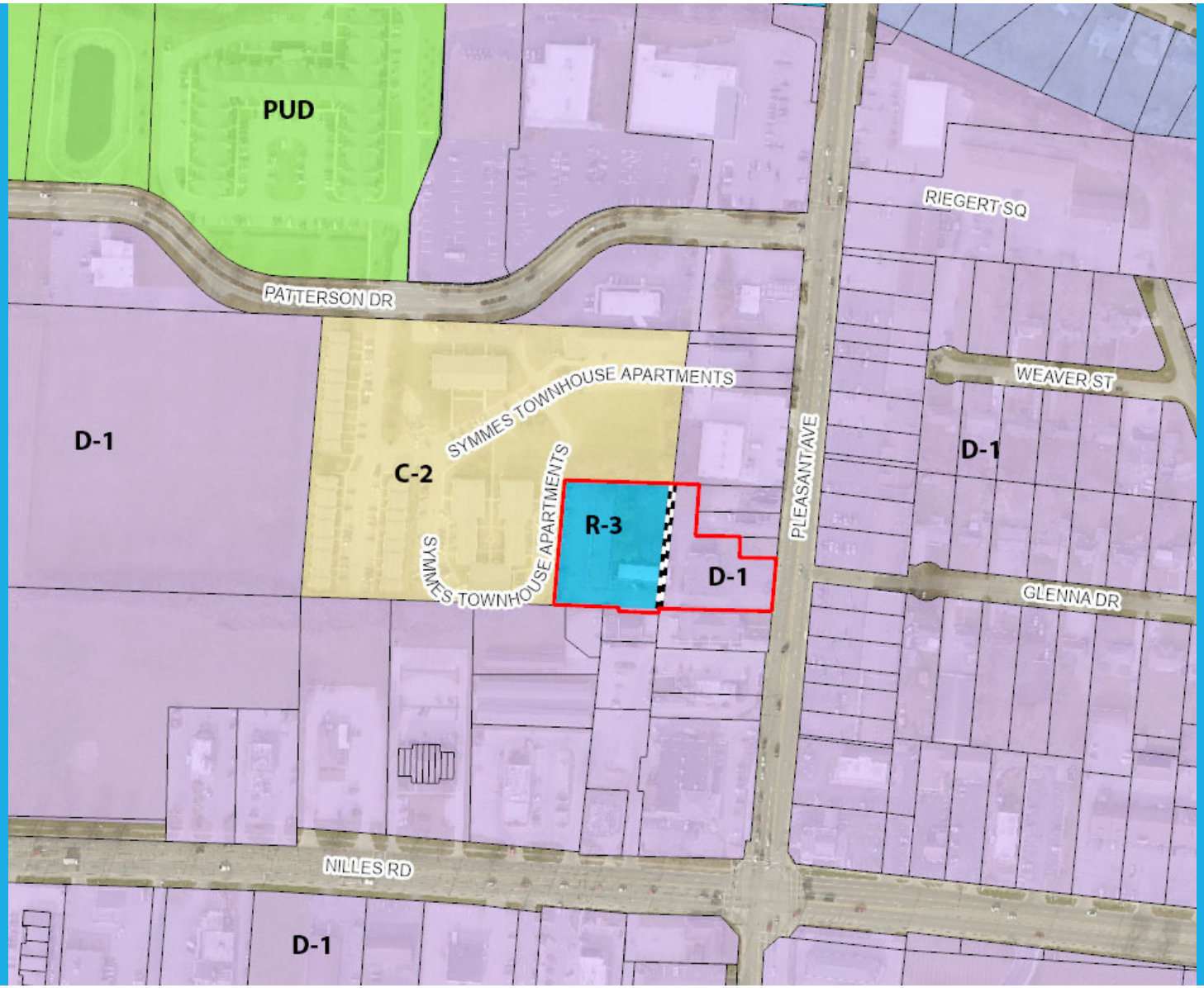
FAIRFIELD

5145 PLEASANT AVENUE

PUBLIC HEARING

August 10, 2026

RIEGERT SQ
PATTERSON DR
WEAVER ST
SYMMES TOWNHOUSE APARTMENTS
PLEASANT AVE
GLENNA DR
NILLES RD


PUD
PATTERSON DR
RIEGERT SQ
WEAVER ST
D-1
C-2
SYMMES TOWNHOUSE APARTMENTS
SYMMES TOWNHOUSE APARTMENTS
R-3
D-1
PLEASANT AVE
D-1
GLENNA DR
NILLES RD
D-1

SYMMES TOWNHOUSE APARTMENTS
City of Fairfield, OH

Existing commercial building

Location of former apartment building

Rear apartment building

Demolished rear apartment building

Meeting Schedule

- July 13, 2026 – Council 1st Reading
- August 10, 2026 – Joint Public Hearing, 7:00 PM
- August 12, 202 – Planning Commission, 6:00 PM
- September 14, 2026 – Council 2nd Reading, 7:00 PM
- September 28, 2026 – Council 3rd Reading, 7:00 PM

Comments or Questions?

FAIRFIELD

WHISPERING HILL

FINAL DEVELOPMENT PLAN

August 10, 2026

Whispering Hill

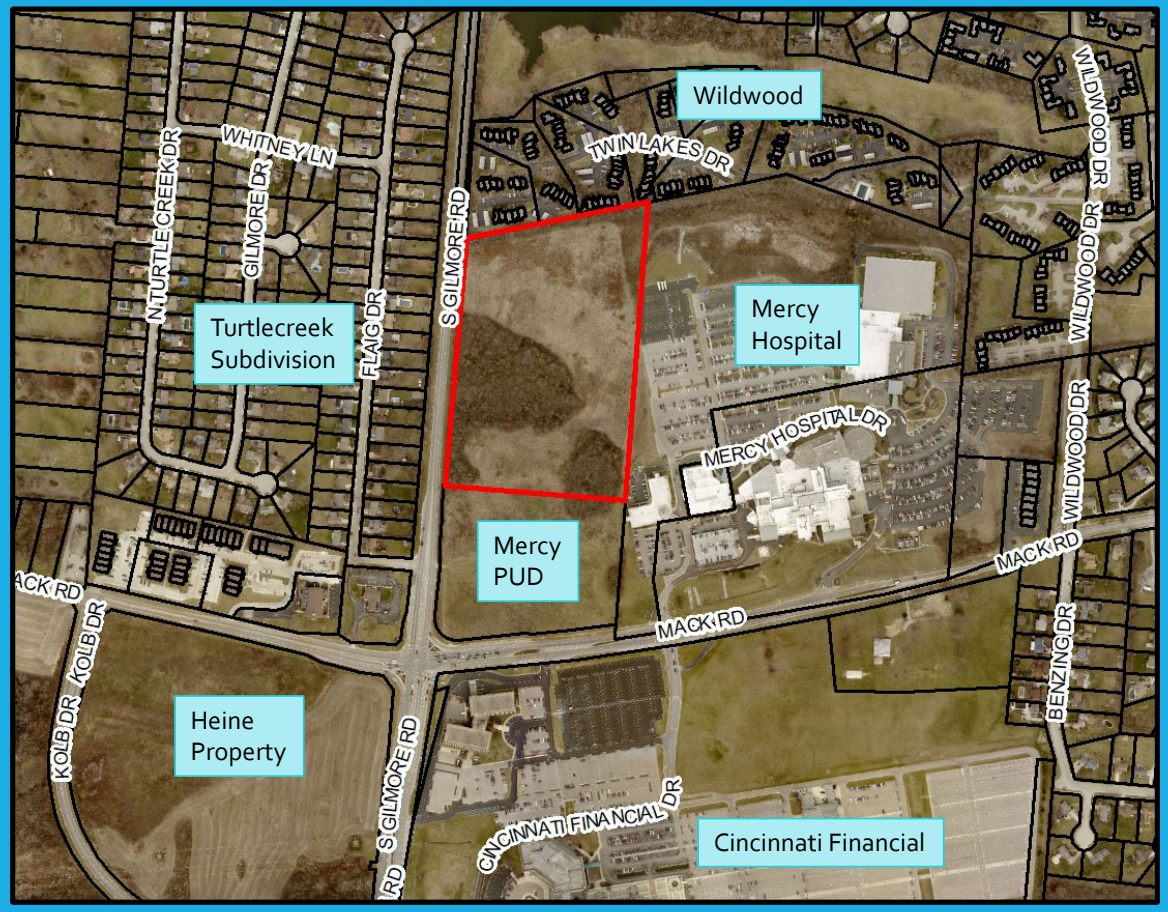
What is a Planned Unit Development?

- Deviation from the standard zoning district regulations
- Allows flexibility in design of a development that may not comply with the zoning requirements such as lot size, setbacks, and density that are set forth in an established zoning district

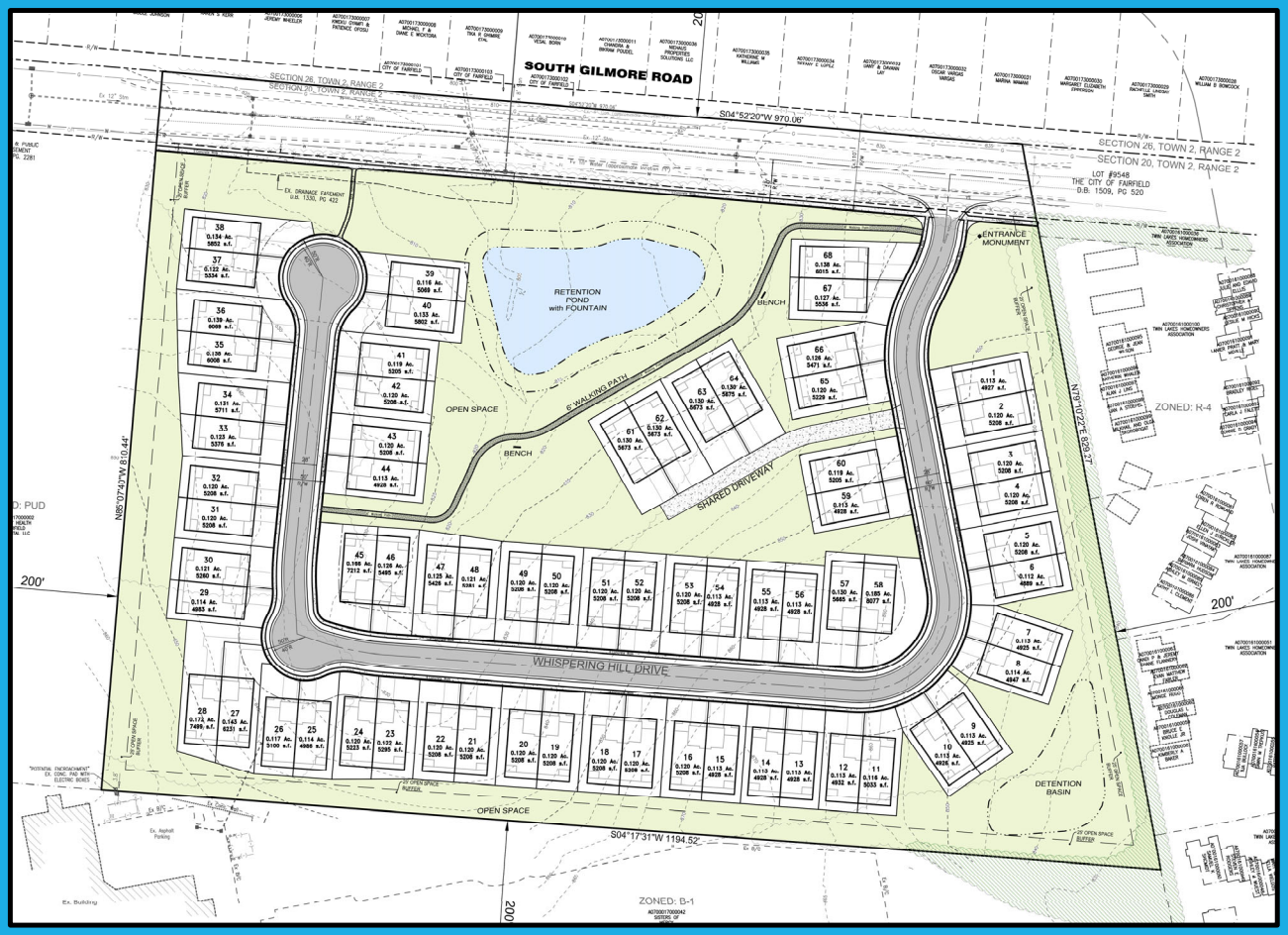
2- Step Approval Process

1. Concept Development Plan
   - Rezoning of the property
   - Conceptual design of the overall project
2. Final Development Plan
   - Specific design elements of the project

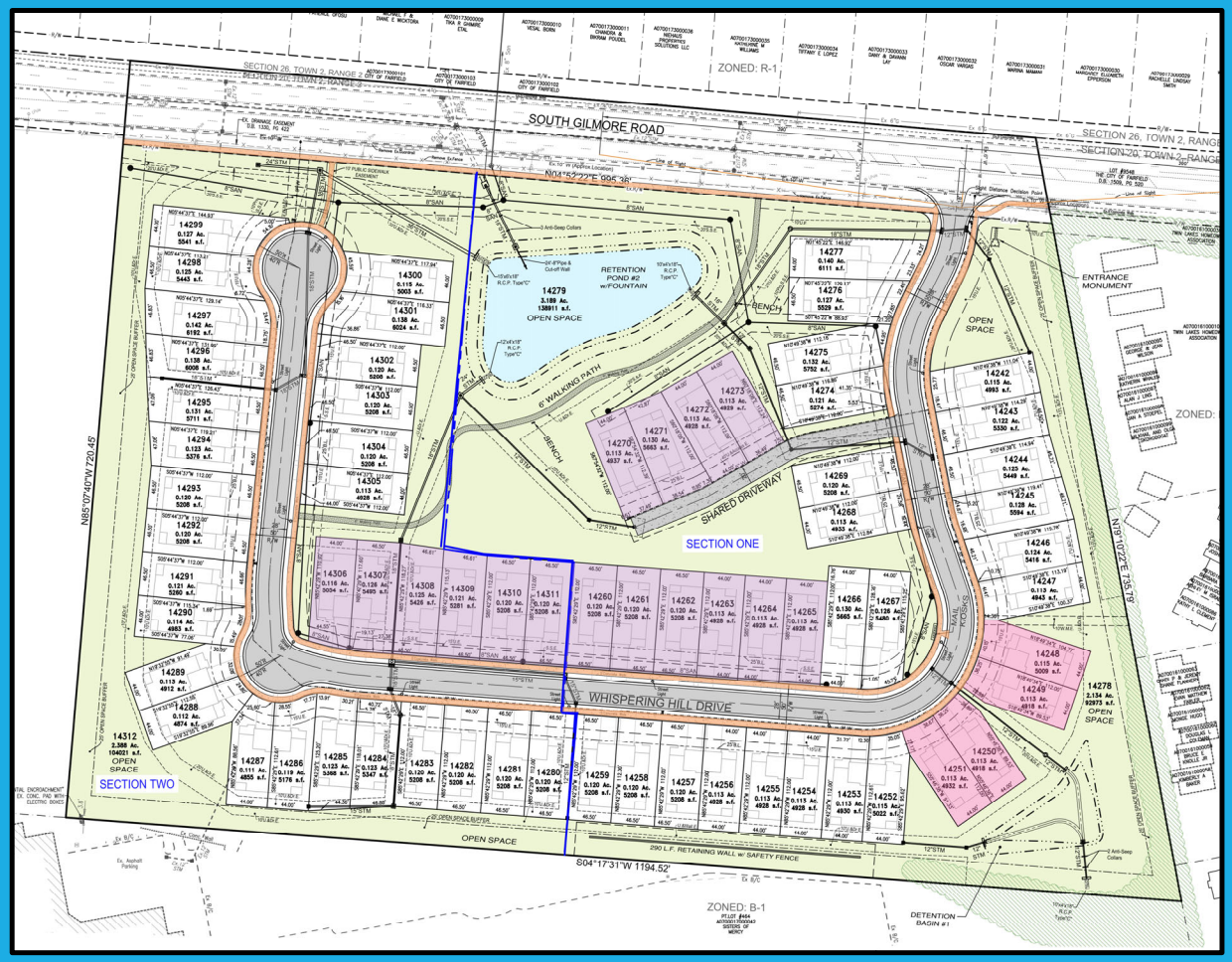
Whispering Hill



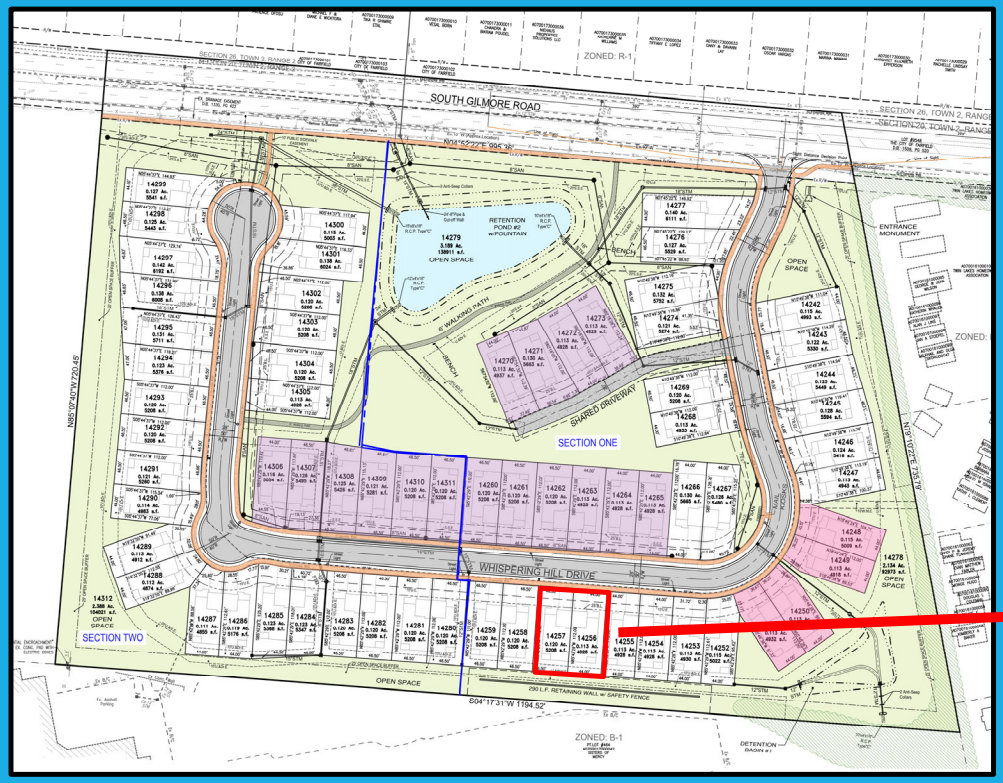
Whispering Hill – Approved Concept Development Plan

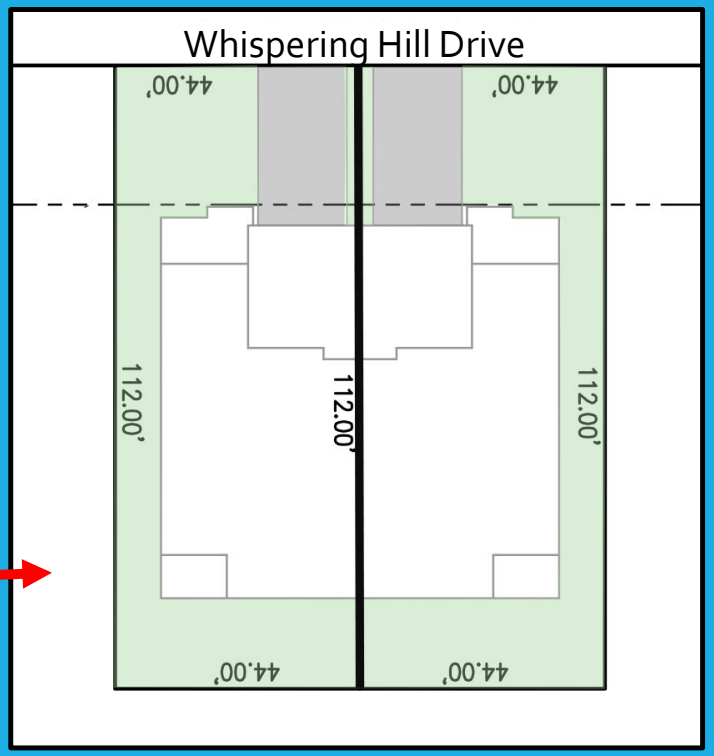


Whispering Hill – Final Development Plan



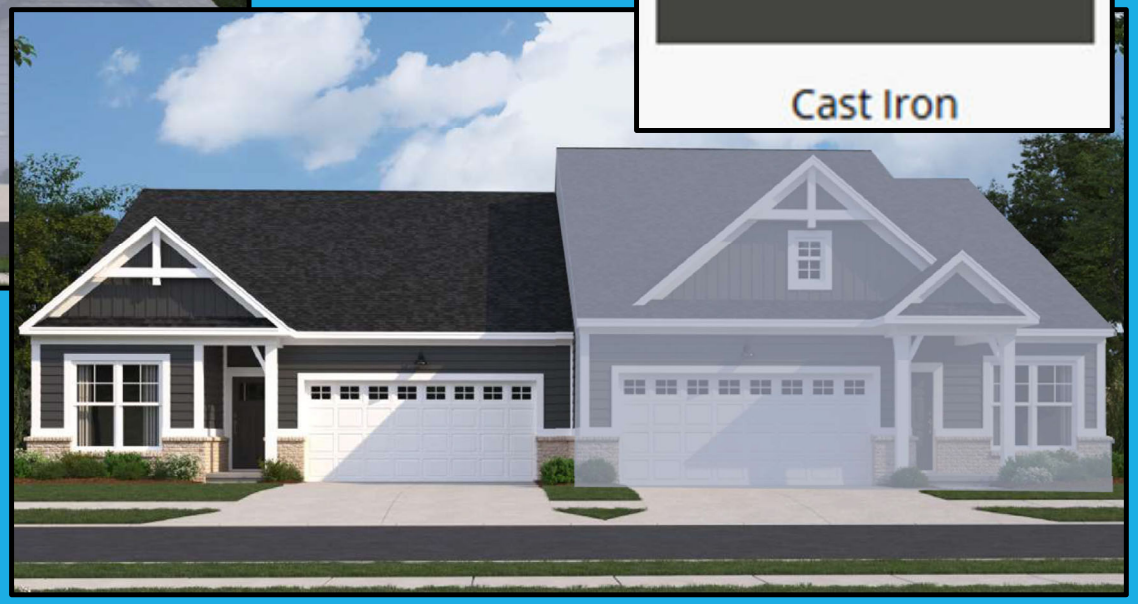
Whispering Hill – Paired Villa

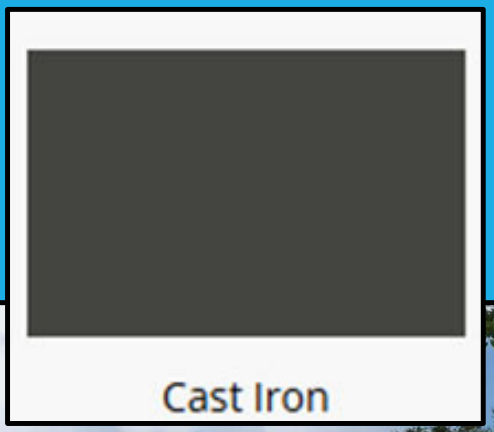




Whispering Hill – Elevations

Whispering Hill – Avery





Building Material = brick and vinyl siding
Floor Area = 1,476-2,893 sq'
Stories = 1-2 (bonus room)
Bedrooms = 2-4

Whispering Hill – Brody

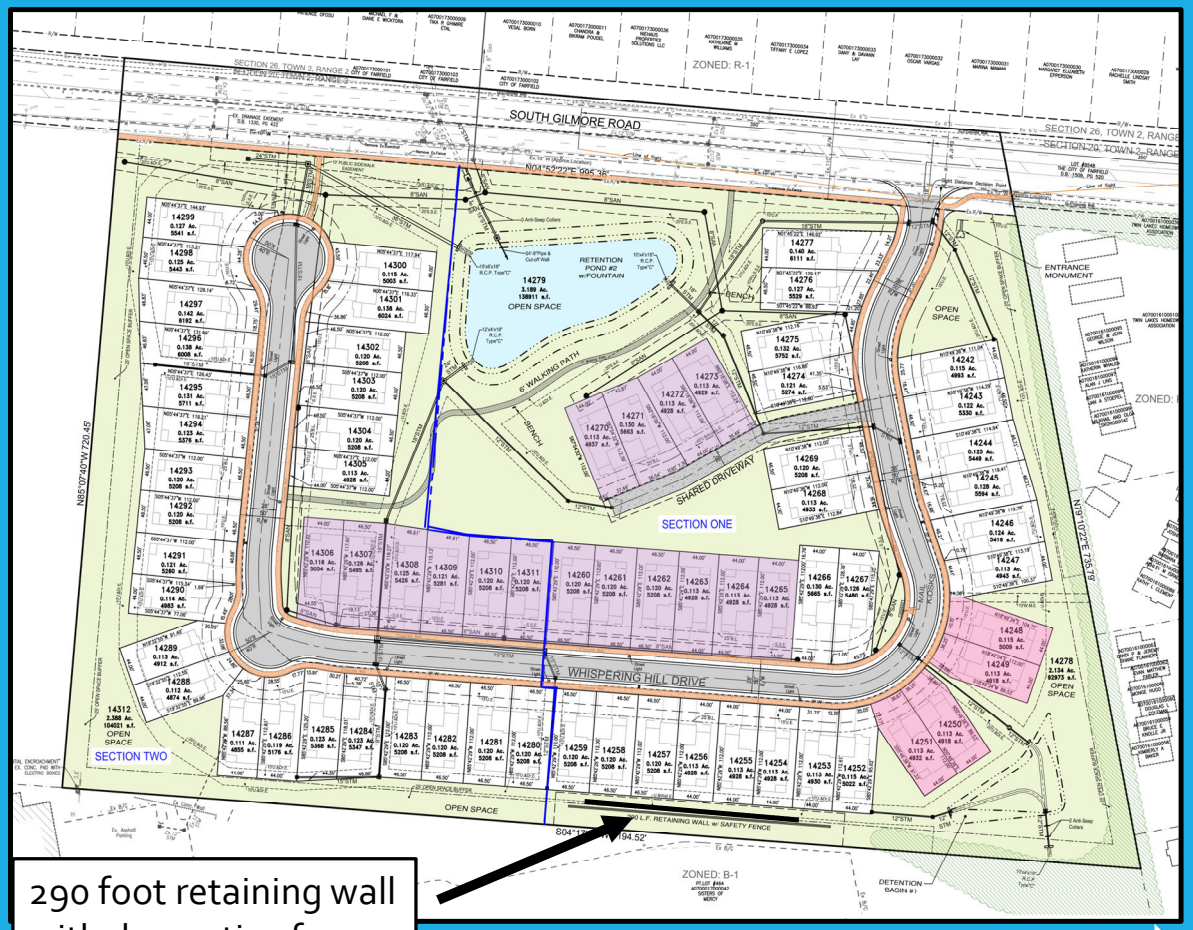
Building Material = brick and vinyl siding
Floor Area = 1,626-3,068 sq'
Stories = 1-2 (bonus room)
Bedrooms = 2-4

Whispering Hill – Cameron

Building Material = brick and vinyl siding
Floor Area = 1,715-3,284 sq'
Stories = 1-2 (bonus room)
Bedrooms = 2-3

Timber Hollow – M/I Homes

Whispering Hill – Retaining Wall

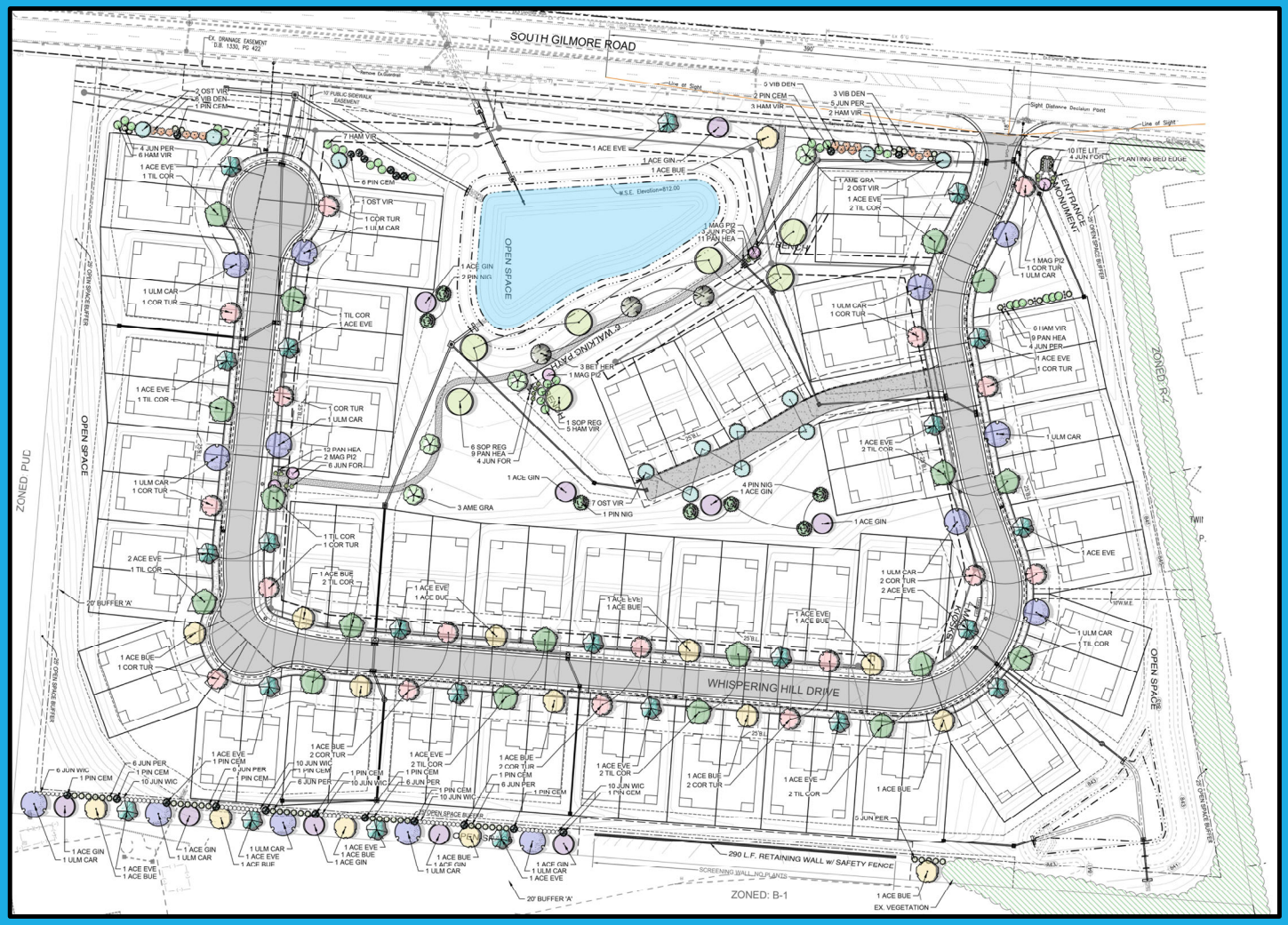


290 foot retaining wall with decorative fence

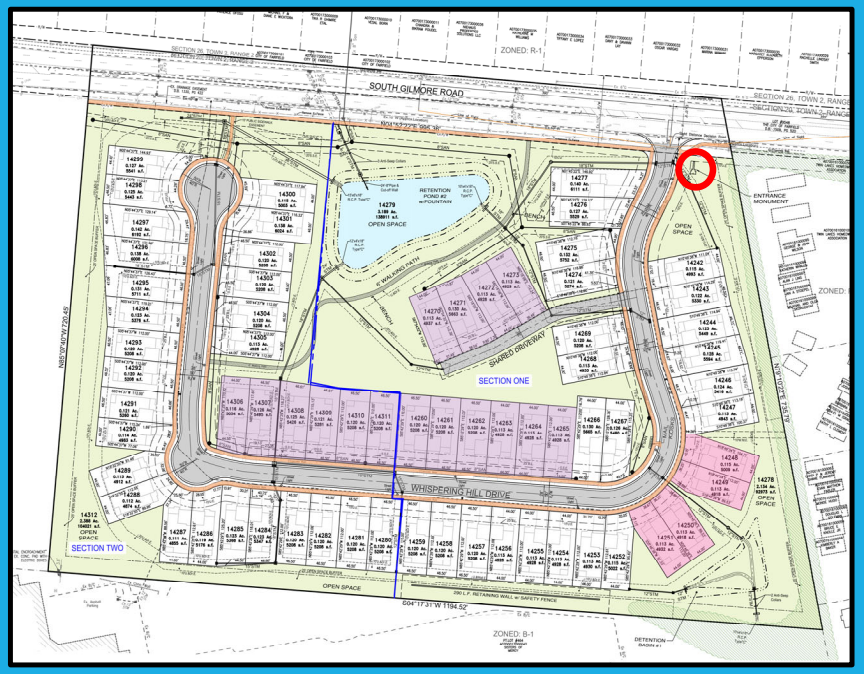
DESIGN INTENT IMAGE

RETAINING WALL WITH FENCE BY OTHERS. BLOCK TYPE, STYLE AND COLOR TO BE DETERMINED.

Whispering Hill Landscape Plan



Whispering Hill – Entry Sign



City Council Communication
Regular Meeting - September 14, 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 - Second Reading, see attached 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.

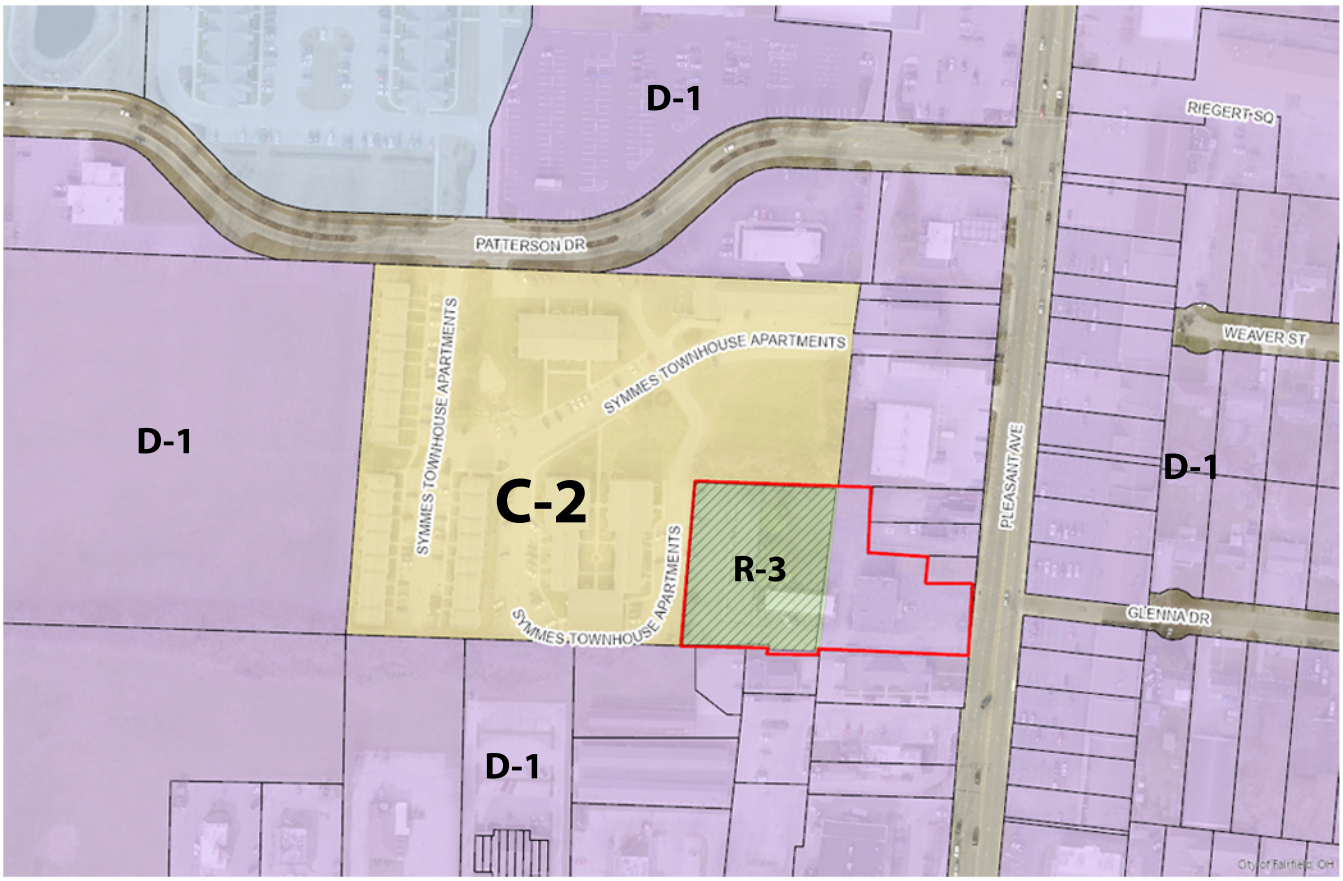
Emergency Provision:
No

Rule Suspension Requested:
No

ATTACHMENTS:
1. Council Letter Map
2. zoning map-ord

3. 5145 Pleasant Ave Rezoning 8.12.26-SL

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

Active Clients\City of Fairfield\Ordinances\2026\zoning map-ord

FAIRFIELD

CITY OF OPPORTUNITY

DEPARTMENTAL CORRESPONDENCE

To:	Mayor Miller and City Councilmembers
From:	Scott Lepsky, Planning Commission Chairman
Subject:	Planning Commission Recommendation
Date:	8/12/26

Please be advised that at the Planning Commission meeting held on Wednesday, August 12, 2026, the Planning Commission voted 5-0 in favor of recommending approval to rezone the rear portion of 5145 Pleasant Avenue from R-3, Multi-Family zoning district, to D-1, Downtown zoning district.

Scott Lepsky, Chairman
Fairfield Planning Commission

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

City Council Communication
Regular Meeting - September 14, 2026

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

Subject:
7 Brew Coffee change in zoning request from M-2 to C-3A

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

Recommendation:
It is recommended that City Council have first reading on this item at the September 14, 2026 meeting, set a joint public hearing for September 28, and await the written recommendation from the Planning Commission.

Discussion:
7 Brew Coffee has submitted a rezoning application for the 1.7-acre former Frisch's restaurant site at 6638 Dixie Highway that has been vacant since November 2024. The Comprehensive Plan designates Route 4 (Dixie Highway) as a major commercial corridor. As the corridor developed throughout the years, most of the former M-2 zoning classification changed to commercial. Some parcels, however, retained their original industrial zoning classification even though commercial uses occupied them. Commercial uses are not permitted in the M-2 Zoning District. The former Frisch's site lost its non-conforming status and only industrial uses are permitted. The City encourages these parcels to be rezoned to commercial in order to protect the integrity of Route 4 as a commercial corridor.

Financial Impact:
None. This is a land use decision.

Emergency Provision:
No

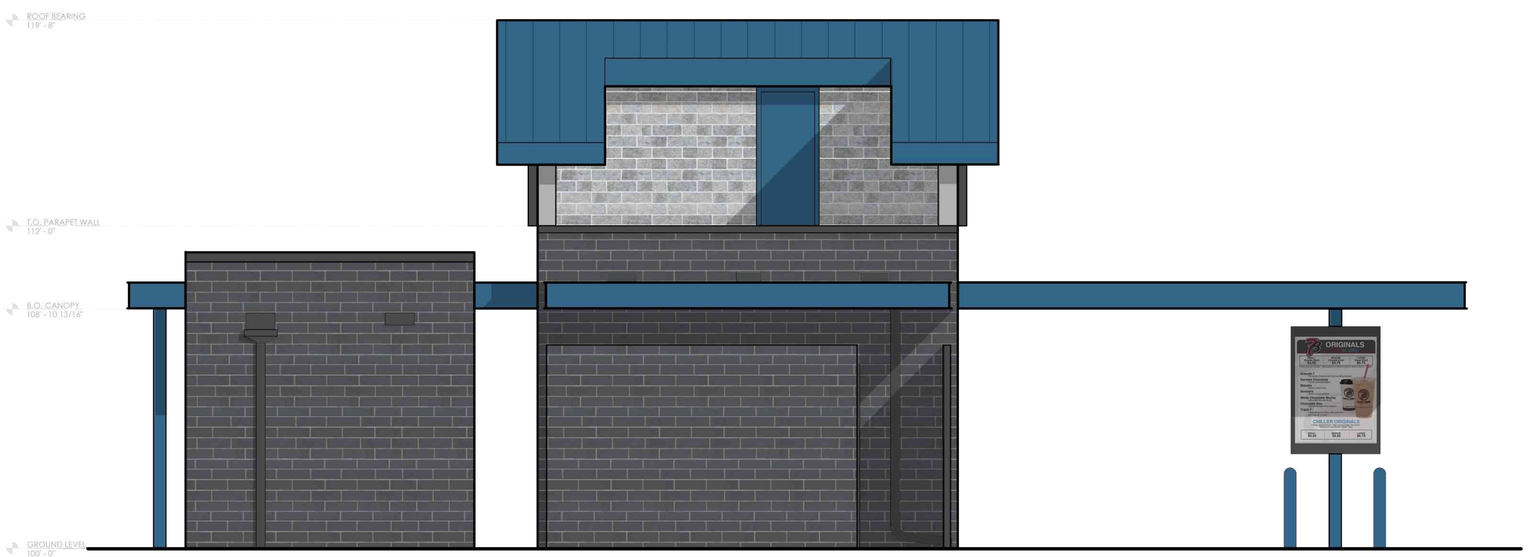
Rule Suspension Requested:
No

ATTACHMENTS:

1. 7Brew Aerial
2. 7Brew Fairfield OH_Colored Elevations
3. 7Brew Fairfield-OH_Site Layout
4. 7 Brew Coffee Zoning Map-Ord

Change in Zoning from M-2 to C-3A

1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"



2 EXTERIOR ELEVATION - BACK
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

- NICHIHA MODERNBRICK MIDNIGHT
- NICHIHA CANYON BRICK SHALE BROWN
- PAC-CLAD STANDING SEAM PANEL PACIFIC BLUE
- BRAKE METAL COLOR TO MATCH STOREFRONT FRAMES
- BRAKE METAL PACIFIC BLUE
- BRAKE METAL MATTLE BLACK
- DOORS HONORABLE BLUE SW6811

KINETIC DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 - SPRINGFIELD, MO 65807 - P (417) 530-4321

FIRM LICENSE NO. 2022033789

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

ARCHITECT OF RECORD:
NAME: ASHLEY FELIU RIVERA
LICENSE NO. 2023043835

PROJECT NUMBER: 24347 7BWW
REVISION:

7 BREW COFFEE

A2.1

EXTERIOR ELEVATIONS

DATE: DECEMBER 19, 2024

1 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"

2 EXTERIOR ELEVATION - LEFT SIDE
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

- NICHIHA MODERNBRICK MIDNIGHT
- NICHIHA CANYON BRICK SHALE BROWN
- PAC-CLAD STANDING SEAM PANEL PACIFIC BLUE
- BRAKE METAL COLOR TO MATCH STOREFRONT FRAMES
- BRAKE METAL PACIFIC BLUE
- BRAKE METAL MATTLE BLACK
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FIRM LICENSE NO. 2022033789

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

ARCHITECT OF RECORD:
NAME: ASHLEY FELIU RIVERA
LICENSE NO. 2023043835

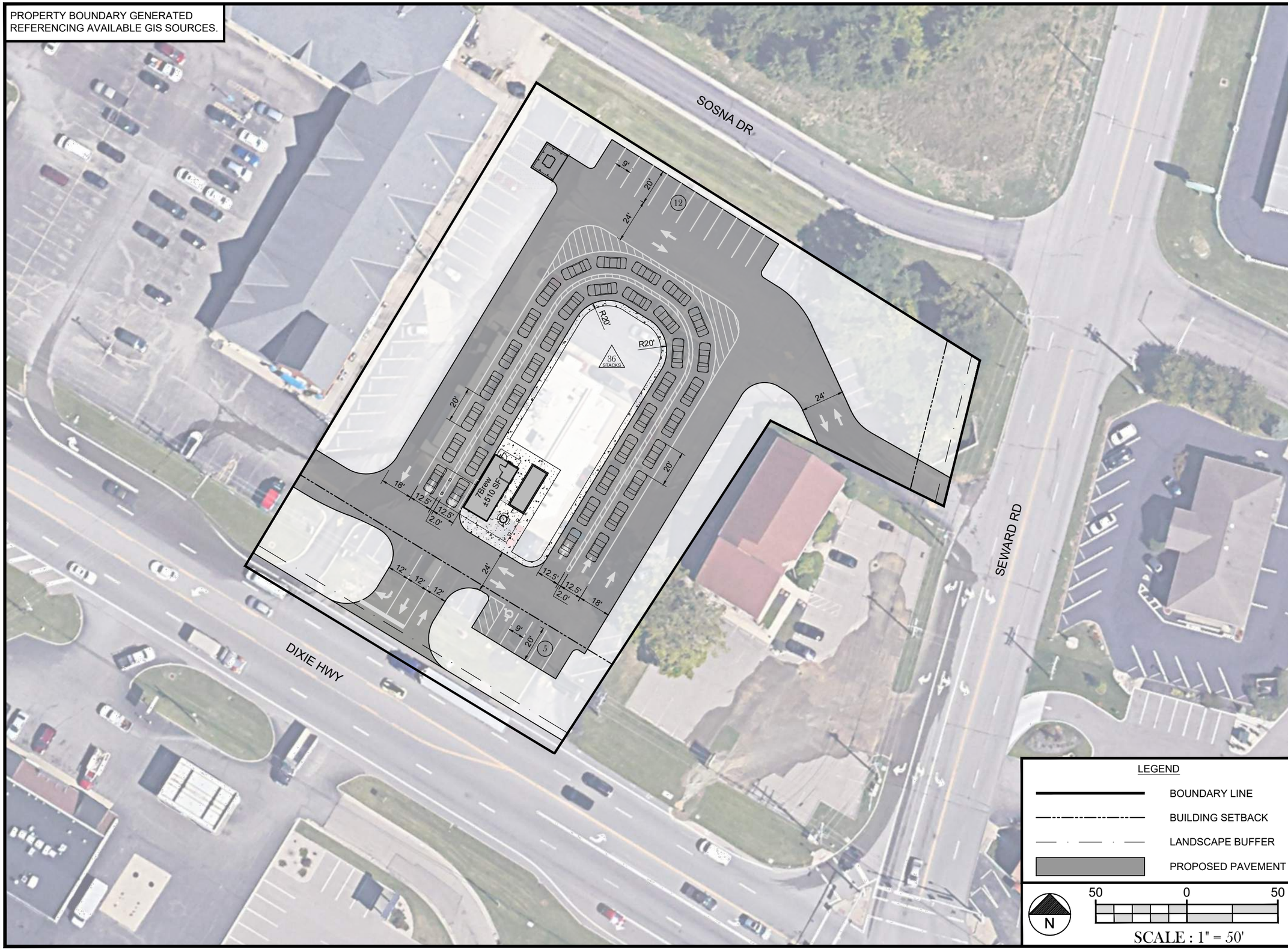
PROJECT NUMBER: 24347 7BWW
REVISION:

7 BREW COFFEE

A2.2
EXTERIOR ELEVATIONS

DATE: DECEMBER 19, 2024

PROPERTY BOUNDARY GENERATED
REFERENCING AVAILABLE GIS SOURCES.



QUICK CONCEPTS GROUP

QCG

VISIT OUR WEBSITE AT
WWW.QUICKCONCEPTSGROUP.COM
SEND YOUR CONCEPT REQUESTS TO
REQUESTS@QUICKCONCEPTSGROUP.COM

PROJECT NAME:
7BREW
IN FAIRFIELD, OH

ADDRESS: 6638 DIXIE HWY
FAIRFIELD, OH 45014

JURISDICTION:
CITY OF FAIRFIELD

PARCEL ID #:
A0700015000043

PARCEL AREA:
±1.73 AC

ZONE: M-2
GENERAL INDUSTRIAL *

EXISTING USE:
QUICK SERVICE RESTAURANT,
DRIVE-THROUGH FACILITY

PROPOSED USE:
QUICK SERVICE RESTAURANT,
DRIVE-THROUGH FACILITY
(NOT PERMITTED USE) *

PARKING CALCULATION:
1 PER 75 SF GFA
+ 6 STACKING PER LANE
7 REQUIRED STALLS

PROVIDED PARKING:
1 ADA STALLS
21 STALLS (9' x 20')
22 TOTAL STALLS

DRIVE AISLE:
24' TWO-WAY (MIN.)

SETBACKS*
FRONT: 50' (DIXIE HWY)
20' (SEWARD RD)
SIDE: 0'
REAR: 0'
BUFFERS: 5'

FLOOD ZONE: X
FEMA MAP: 39017C0328F
DATED: 10/19/2018

SITE SPECIFIC NOTES:
* THE SITE MAY NEED TO BE REZONED TO C-3A WHERE THE USES ARE PERMITTED WITH CONDITIONS. THE SETBACKS SHOWN ARE FOR THE C-3A ZONING DISTRICT.

DRAWING DATA
DATE: 7/27/2026
PROJECT NO.: 26.1327 / CONCEPT 4

DISCLAIMER: THE CONCEPT REPRESENTED HEREIN IS FOR CONCEPTUAL PURPOSES ONLY. INFORMATION SHOWN HEREIN WAS BASED ON PROVIDED INFORMATION BY THE CLIENT AND PRELIMINARY CODE RESEARCH WITH THE SUBJECT JURISDICTION. INFORMATION SHOWN HEREIN SHALL BE CONFIRMED BY SUBJECT JURISDICTION AND MAY BE SUBJECT TO CHANGE. A SURVEY IS RECOMMENDED TO DETERMINE THE PROPERTY BOUNDARIES AND RESTRICTIONS.

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 for the 1.7-acre parcel located at 6638 Dixie Highway, Fairfield, Ohio being lot number 423 in the City of Fairfield, Butler County, Ohio which is currently zoned M-2, General Industrial District to C-3A, General Business District Modified.

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

Passed _____ _____
Mayor's Approval

Posted _____

First Reading _____ Rules Suspended _____

Second Reading _____

Third Reading _____

ATTEST:

_____
Clerk of Council

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

_____
Clerk of Council

Active Clients\City of Fairfield\Ordinances\2026\7 Brew Coffee-Zoning Map-Ord

City Council Communication
Regular Meeting - September 14, 2026

Submitted by: Nathaniel Kaelin, Economic Development Manager
Department: Development Services

Subject:
Development and TIF Agreement for Butler County Trade Center

Legislation Title:
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

Recommendation:
It is recommended that City Council suspend the rules requiring a second and third reading of this ordinance.

Discussion:
NorthPoint Development, a real estate development firm based in Kansas City, Missouri, plans to acquire approximately 140 acres of the Jacquemin Farm property near the intersection of Seward and Tylersville Roads. NorthPoint plans to develop a new speculative industrial park on the site, to be known as "Butler County Trade Center." The project is targeted for e-commerce, general distribution, and manufacturing companies. NorthPoint has constructed similar Class A industrial campuses in the City of Fairfield including Union Centre Logistics Park on Seward Road and Fairfield Trade Center on Firebird Drive. In May, Fairfield City Council approved a Community Reinvestment Area (CRA) Agreement for the project.

After completion of a traffic study for the project, NorthPoint—in consultation with the Public Works Department and Butler County Engineer's Office—identified necessary public and private infrastructure needed to support the new development. NorthPoint will extend private utilities and roadways into the site at its expense. Three phases of roadway improvements impacting the existing public right of way were also identified; these phases include:

1. Installation of a left turn lane and related widening at the Tylersville Road entrance
2. Installation of a left turn lane and related widening at the Seward Road entrance
3. Improvements to the intersection of Tylersville and Morris Roads

NorthPoint has requested financial assistance to complete these improvements and maintain competitive lease rates for prospective tenants. As these improvements will be completed within the public right-of-way and will serve a benefit to the city's transportation system and other businesses and employees in the area, city staff determined the improvements to be appropriate for partial reimbursement from Tax Increment Financing (TIF) revenues collected from the site and the Northeast Area TIF District.

Approval of the ordinance would authorize the City Manager to enter into an agreement that provides for the city to reimburse 50% of the costs of the phase 1 and 2 improvements (Tylersville and Seward turn lanes) up to $350,000 from the Northeast Area TIF Fund. As part of the agreement, NorthPoint will agree to contribute $250,000 to the city to be used for the Phase 3 improvements. Future legislation will be required to expand the Northeast Area TIF District to include the project parcels.

Financial Impact:
NorthPoint Development plans to construct five Class A industrial buildings, increasing income and property tax revenue and creating new jobs for the City of Fairfield. The city contribution to the infrastructure improvements will come from the Northeast Area TIF Fund, which has a current balance exceeding $3 million.

Emergency Provision:
No

Rule Suspension Requested:
Yes

ATTACHMENTS:
1. Development and TIF Agreement - BCTC
2. NorthPoint Development TIF-Ord

DRAFT
Dated: 9/1/26

DEVELOPMENT AND TIF AGREEMENT
(BUTLER COUNTY TRADE CENTER)

This Development and Tax Increment Financing ("TIF") Agreement (this "Agreement") is made and entered into as of _____, 2026 (the "Effective Date") by and between the CITY OF FAIRFIELD, OHIO, a municipal corporation duly organized and validly existing under the Constitution and laws of the State of Ohio (the "City"), with offices at 5350 Pleasant Avenue, Fairfield, Ohio 45014, and NorthPoint Development, LLC a Missouri limited liability corporation (the "Company"), with its offices located at 3315 North Oak Trafficway, Kansas City, Missouri 64116. The City and the Company may each be referred to herein as a "party" or collectively as the "parties".

WITNESSETH:

WHEREAS, the Company desires to construct two or more office / warehouse / manufacturing buildings and related site improvements (the "Project") on certain real property located in the City, a description of which is attached hereto as Exhibit A (the "Project Site") and incorporated herein by reference, with each parcel of real property within the Project Site referred to herein as a "Parcel" and collectively as the "Parcels" (whether as presently appearing on the county tax duplicate or as subdivided or combined and appearing on future tax duplicates); and

WHEREAS, in order to successfully develop the Parcels, it may be necessary to undertake or to cause to be undertaken certain public infrastructure improvements as described in Exhibit B attached hereto (the "Public Infrastructure Improvements"), which the City and the Company agree will directly benefit the Parcels; and

WHEREAS, the Project Site is located on a portion of the real property (the "Property") for which the City plans to approve a tax increment financing exemption pursuant to an ordinance to expand the City's existing Northeast Area TIF District (the "TIF Ordinance"); and

WHEREAS, the Project Site is also located within the City of Fairfield, Ohio Community Reinvestment Area as described below; and

WHEREAS, the Fairfield City Council (the "City Council") by Ordinance No. 173-95 adopted November 27, 1995, created the "City of Fairfield Community Reinvestment Area" pursuant to Chapter 3735 of the Ohio Revised Code (the "Original Area") and by Ordinance No. 48-08 adopted April 28, 2008, amended and expanded the designation of the Original Area to include certain other property within the City (collectively, with the Original Area, the "Area") and designated the entire Area the "City of Fairfield, Ohio Community Reinvestment Area"; and

WHEREAS, effective June 5, 2008, the Director of the Department of Development of the State of Ohio (predecessor to the Ohio Development Services Agency) determined and certified that the aforementioned Area contains the characteristics set forth in R.C. Section 3735.66 and confirmed that Area as a "Community Reinvestment Area" pursuant to that Section 3735.66; and

WHEREAS, in connection with the Project, the City and the Company have entered into a Community Reinvestment Area Agreement dated _____2026 (the "CRA Agreement"), which CRA Agreement provides for a ten (10) year, 75% real property tax exemption pursuant to R.C. Section 3735.67 for the assessed value of buildings constructed at the Project Site, (the "CRA Exemptions"); and

WHEREAS, the City and the Company intend for the CRA Exemptions to take priority over the TIF Exemption; and

WHEREAS, the City has determined that it is necessary and appropriate and in the best interest of the City to provide for the current owner of each Parcel and any future owners of each Parcel (each current owner and each future owner referred to herein individually as an "Owner" and collectively as the "Owners") to make annual service payments in lieu of taxes with respect to any Improvement allocable thereto (collectively for all Parcels, the "Service Payments") to the Butler County Treasurer (the "County Treasurer"), which Service Payments will be (i) distributed, in part, to the Fairfield City School District (the "Fairfield School District") and Butler Tech (the "JVSD" or together with the Fairfield School District, the "School Districts") in amounts equal to the real property taxes that the School Districts would have received if the Improvements had not been exempted from real property taxation pursuant to the TIF Ordinance, (ii) used to reimburse the Company for costs of the Public Infrastructure Improvements as further specified in this Agreement, and (iii) used for such other purposes as may be authorized by law, all pursuant to and in accordance with R.C. Sections 5709.40, 5709.42 and 5709.43 (collectively, the "TIF Statutes"), the TIF Ordinance and this Agreement; and

WHEREAS, City Council, by Ordinance No. _____ passed on _____, 2026, authorized the execution and delivery of this Agreement; and

WHEREAS, in accordance with the TIF Statutes and pursuant to the TIF Ordinance, the City and the Company desire to enter into this Agreement on the terms and conditions set forth herein to provide for the collection of and disbursement of the Service Payments and to facilitate the construction of the Public Infrastructure Improvements, which will directly benefit the Project Site.

NOW, THEREFORE, in consideration of the premises and covenants contained herein, the Company and the City agree as follows:

Section 1. TIF Exemption and Agreements Related Thereto.

A. In connection with the undertaking of the Public Infrastructure Improvements, the City, through the TIF Ordinance, intends to grant, among other things, with respect to the Improvements, a one hundred percent (100%) exemption from real property taxation, for a period commencing with tax year 2027 (for which the tax lien date is January 1, 2027 and for which the taxes are payable in 2028) and ending for each Parcel on the earlier of (a) thirty (30) years after such commencement or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of R.C. Sections 5709.40, 5709.42 and 5709.43 and the TIF Ordinance.

B. The City shall perform such acts as are reasonably necessary or appropriate to (i) preserve and maintain the CRA Exemptions as exemptions having priority over exemptions established pursuant to the TIF Ordinance, and (ii) effect, claim, reserve and maintain the exemptions from real property taxation granted under the TIF Ordinance and this Agreement, including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.

Section 2. Obligation to Make Service Payments.

A. Service Payments. The Owner hereby agrees to make the Service Payments due during its period of ownership of each Parcel, all pursuant to and in accordance with the requirements of the TIF

Statutes, the TIF Ordinance, the provisions of Ohio law relating to real property tax collections, and any subsequent amendments or supplements thereto. Service Payments will be made semiannually to the County Treasurer (or to the County Treasurer's designated agent for collection of the Service Payments) on or before the final dates for payment of real property taxes for the Parcels, until expiration of the TIF Exemption. Any late payments will bear penalties and interest at the then current rate established under R.C. Sections 323.121 and 5703.47 or any successor provisions thereto, as the same may be amended from time to time. Service Payments will be made in accordance with the requirements of the TIF Statutes and the TIF Ordinance and, for each Parcel, will be in the same amount as the real property taxes that would have been charged and payable against the Improvement to that Parcel if it were not exempt from taxation pursuant to the TIF Exemption, including any penalties and interest. The Owner will not, under any circumstances, be required (i) for any tax year to pay both real property taxes and Service Payments with respect to any portion of the Improvement to a Parcel, whether pursuant to R.C. Section 5709.42 or this Agreement, or (ii) to make Service Payments as to any portion of an Improvement that is subject to a CRA Exemption for any period that portion is subject to a CRA Exemption. The City and the Owner agree that the City of Fairfield Northeast Area Public Improvement Tax Increment Equivalent Fund referred to in the TIF Ordinance (the "TIF Fund") will receive all Service Payments made with respect to the Improvement to each Parcel that are payable to the City.

Notwithstanding any other provision of this Agreement or the TIF Ordinance, the TIF Exemption and the obligation to make Service Payments are subject and subordinate to the CRA Exemptions.

B. Priority of Lien. The Owner acknowledges, for itself and any and all future Owners, that the provisions of R.C. Section 5709.91, which specify that the Service Payments for each Parcel will be treated in the same manner as taxes for all purposes of the lien described in R.C. Section 323.11, including, but not limited to, the priority of the lien and the collection of Service Payments, will apply to this Agreement and to the Parcels and any Improvements.

Section 3. TIF Fund; Distribution of Funds. The City agrees that it shall maintain the TIF Fund as a depository fund to be held in the custody of the City for the sole purpose of receiving the Service Payments made from the Owners to the County Treasurer and payable to the City. Upon distribution of the Service Payments to the City (after compensation amounts have been paid to the School Districts as set forth in Section 5 of this Agreement or otherwise required by law), those Service Payments shall be deposited to the TIF Fund. Amounts on deposit in the TIF Fund shall be used to fully reimburse the Company for costs of the Public Infrastructure Improvements in the manner and amounts described and permitted in Section 6 herein.

Section 4. Exemption Applications, Maintenance and Notice. In accordance with R.C. Sections 5715.27 and 5709.911, the Company or the City, at the Company's request, shall file or cause to be filed an application prepared by the Company for an exemption from real property taxation (DTE Form 24 or its successor form) with the Butler County Auditor (the "County Auditor") for the Improvements. The Company and the City agree to cooperate with each other for this purpose, and to cooperate with the County Auditor, the Ohio Department of Taxation and other public officials and governmental agencies in the performance by the public officials and governmental agencies of their duties in connection with the TIF Ordinance and this Agreement.

Section 5. Payments to School Districts. As provided in the TIF Ordinance or as otherwise required by the TIF Statutes, the County Treasurer shall distribute the semiannual Service Payments as follows: (i) to the Fairfield School District, an amount equal to the amount that the Fairfield School District would otherwise have received as real property tax payments for that semiannual payment derived from the Improvement to the Parcels located within the Fairfield School District if the Improvement had not been exempt

from taxation pursuant to the TIF Ordinance (and, for the avoidance of doubt, not including any amount attributable to the portion of the Improvement exempt pursuant to the CRA Exemption); (ii) to the JVSD, an amount equal to the amount that the JVSD would otherwise have received as real property tax payments for that semiannual payment derived from the Improvement to the Parcels located within the JVSD if the Improvement had not been exempt from taxation pursuant to the TIF Ordinance (and, for the avoidance of doubt, not including any amount attributable to the portion of the Improvement exempt pursuant to the CRA Exemption); and (iii) to the City, all remaining amounts for further deposit into the TIF Fund.

Section 6. Reimbursements to Company from TIF Fund. The City hereby agrees to pay to the Company, in accordance with the terms of this Agreement, the costs of the Public Infrastructure Improvements incurred by the Company and eligible for reimbursement as provided in this Agreement and the TIF Statutes (with the costs collectively referred to herein as the "Qualifying Costs").

The Company and the City agree that all costs incurred by one or any combination of the Company, any other Owner, with respect to Phases 1 and 2 of the Public Infrastructure Improvements are Qualifying Costs up to a maximum of the lesser of (i) $350,000, or (ii) fifty percent (50%) of the costs.

Section 7. Payments to the Company. The City shall pay monies on deposit in the TIF Fund to the Company, in accordance with Section 6 of this Agreement, on a reimbursement basis following substantial completion of construction of Phases 1 and 2 of the Public Infrastructure Improvements and submission of documentation as described in Section 8. Any expenditure pursuant to this Section 7 is subject to the expenditure restrictions and appropriation requirements of Ohio law.

The construction of the Public Infrastructure Improvements shall be inspected by the City. The City will waive inspection fees. The City's Public Works Director shall determine if the Public Infrastructure Improvements are complete. The Company may seek payment separately for Phases 1 and 2 of the Public Infrastructure Improvements as the phases are individually completed.

Notwithstanding any other provision of this Agreement, the City's payment obligations hereunder are limited to the monies in the TIF Fund and do not constitute an indebtedness of the City, the State of Ohio, or any other political subdivision thereof, within the provisions and limitations of the laws and the Constitution of the State of Ohio, and the Company does not have the right to have taxes or excises levied by the City, the State of Ohio, or any other political subdivision thereof for the payment of the Qualifying Costs.

Section 8. Conditions Precedent to Commencement of Payments to the Company. The City's obligation to make payments to the Company for Qualifying Costs under this Agreement as provided in this Agreement, commences when the Company has provided to the City a Cost Certificate for those Qualifying Costs substantially in the form attached as Exhibit C (each, a "Cost Certificate"), which Cost Certificate is subject to approval by the City Manager as properly payable under the TIF Ordinance and this Agreement. The City Manager may require such evidence of the Qualifying Costs as is reasonably necessary for the City Manager to determine the nature of the Public Infrastructure Improvements and confirm payment of the Qualifying Costs by the Company or its designee.

The City Manager may approve a Cost Certificate in whole or in part or may disapprove a Cost Certificate in whole or in part. If the City Manager disapproves any Qualifying Costs in a Cost Certificate, the City Manager will provide, within thirty (30) days of receipt of the Cost Certificate, a written explanation of why those Qualifying Costs were not approved and provide the Company reasonable opportunity to correct any deficiencies.

The Company may request a written determination by the City Manager in advance of expenditures for any Public Infrastructure Improvements that, upon making those expenditures and documenting those expenditures to the satisfaction of the City Manager, those expenditures will be eligible for reimbursement as Qualifying Costs under the TIF Ordinance and this Agreement. Any request made pursuant to this provision shall not be unreasonably denied by the City Manager, and the City Manager shall make a determination on each request within thirty (30) days of receiving that request. The City Manager shall not reject any portion of the Qualifying Costs identified on a Cost Certificate on the basis that those Qualifying Costs are not reimbursable under the TIF Ordinance and this Agreement if the City Manager has made a prior written determination that those Qualifying Costs are reimbursable pursuant to this provision.

The City agrees that it will respond to all communications with the Company in a timely manner, and City approvals under this Agreement shall not be unreasonably conditioned, withheld or delayed.

Section 9. Company Commitments.

(i) The Company shall obtain engineering drawings and specifications related to Phases 1 and 2 of the Public Infrastructure Improvements which are sufficient for bidding and construction and shall be responsible for all costs associated with those engineering drawings and specifications.

(ii) The Company shall include in its planning for floodplain/floodway impacts and related submission of a Conditional Letter of Map Revision (CLOMR) with the Federal Emergency Management Agency (FEMA) the two potential locations of the planned Mill Creek pedestrian bridge for the Seward Road multi-use trail extension. The Company shall confer with the City to determine the bridge locations prior to submission of the CLOMR documents.

(iii) The Company shall prepare and execute an easement agreement granting the City an easement along the eastern boundary of the Project Site to accommodate future construction of the Seward Road multi-use trail extension. The easement area shall be as reasonably agreed upon by the City and the Company. The City will record the easement with the Butler County Recorder.

(iv) The Company shall, no later than June 30, 2028, pay the City the sum of $250,000 as its contribution to Phase 3 of the Public Infrastructure Improvements. The City will be responsible for identifying additional funding and constructing the Phase 3 improvements.

(v) The Company shall support the City's efforts to seek county, state, and/or federal grants for the construction of Phase 3 of the Public Infrastructure Improvements. Such support may include providing letters of support, documenting Project impacts such as investments and job creation, and/or coordination with prospective or secured tenants of the Project.

(vi) The Company shall install enhanced landscaping along Tylersville Road to buffer the residential neighborhoods to the north. The Company agrees to prepare a landscape plan for approval by the City that meets or exceeds the planting density of the adjacent Mill Creek Corporate Center development, as determined by the City. The Company agrees to maintain all installed landscaping, including replacing dead or damaged trees and shrubs, during the entire term of the CRA Exemption.

Section 10. Release. Upon satisfaction of the Company's obligations under this

Agreement and expiration of the periods of exemption under the TIF Ordinance, or other termination of the obligations of the Owners to make the Service Payments, the City shall, upon the request of the Company, execute an instrument in recordable form evidencing such satisfaction or termination.

Section 11. Estoppel Certificate. Upon request of the Company, the City shall execute and deliver to the Company or any proposed purchaser, mortgagee or lessee of any Parcel, a certificate stating: (a) that the Agreement is in full force and effect, if the same is true; (b) that the Company is not in default under any of the terms, covenants or conditions of the Agreement, or, if the Company is in default, specifying same; and (c) such other matters as the Company reasonably requests.

Section 12. Representations of the Parties. The Company hereby represents that it has full power and authority to enter into this Agreement and carry out its terms. The City hereby represents that this Agreement is authorized by Ordinance No. _____ passed by City Council on _____, 2026 and that the City has full power and authority to enter into this Agreement, to carry out its terms and to perform its obligations hereunder and thereunder.

Section 13. Events of Default and Remedies.

A. Event of Default. Any one or more of the following constitutes an "Event of Default" under this Agreement:

(i) The Company or the City fails to perform or observe any material obligation punctually and as due under this Agreement, provided that if a Force Majeure (as such term is defined below) event causes the failure, the Company or the City may receive an additional period of time as is reasonably necessary to perform or observe the material obligation in light of the event if it notifies the other of the potential event and the extent of the delay promptly after becoming aware of the event;

(ii) The Company or the City makes a representation or warranty in this Agreement that is materially false or misleading at the time it is made;

(iii) The Company files a petition for the appointment of a receiver or a trustee with respect to it or any of its property;

(iv) The Company makes a general assignment for the benefit of creditors;

(v) A court enters an order for relief pursuant to any Chapter of Title 11 of the U.S. Code, as the same may be amended from time to time, with the Company as debtor; or;

(vi) The Company files an insolvency proceeding with respect to itself or any proceeding with respect to itself for compromise, adjustment or other relief under the laws of any state relating to the relief of debtors;

As used in this Section, "Force Majeure" means any event that is not within the control of a party or its affiliates, employees, contractors, subcontractors or material suppliers that delays performance of any obligation under this Agreement including, but not limited to, the following acts: acts of God; fires; epidemics, including, but not limited to, landslides; floods; strikes; lockouts or other industrial disturbances; acts of public enemies; pandemics, acts or orders of any kind of any governmental authority; insurrections;

riots; civil disturbances; arrests; explosions; breakage or malfunctions of or accidents to machinery, transmission pipes or canals; partial or entire failures of utilities; shortages of labor, materials, supplies or transportation; lightning, earthquakes, hurricanes, tornadoes, storms or droughts; periods of unusually inclement weather or excessive precipitation; or orders or restraints of any kind of the government of the United States, the State, the City (with respect to a Force Majeure claim by the Company), or any political subdivision of any of the foregoing.

B. General Right to Cure. In the event of any Event of Default in or breach of this Agreement, or any of its terms or conditions, by any party hereto, the defaulting party will, upon written notice from the other (which, in the case of notice from the City, shall include notice to the Owners), proceed, as soon as reasonably possible, to cure or remedy such Event of Default or breach, and, in any event, within thirty (30) days after receipt of such notice. In the event such Event of Default or breach is of such nature that it cannot be cured or remedied within said thirty (30) day period, then in such event the defaulting party will upon written notice from the other commence its actions to cure or remedy said breach within said thirty (30) day period, and proceed diligently thereafter to cure or remedy said breach.

C. Remedies. If a defaulting party fails to cure any Event of Default pursuant to paragraph (B) of this Section, a party may institute such proceedings against the defaulting party as may be necessary or desirable in its opinion to cure and remedy such default or breach. Such remedies include, but are not limited to: (i) suspending or terminating the obligations of the non-defaulting party under this Agreement, provided the aggrieved party must provide thirty (30) days' notice of any termination to the defaulting party and provided further that the aggrieved party must rescind the termination notice and not terminate the Agreement if the defaulting party cures all Events of Default within a reasonable time thereafter, and (ii) any other rights and remedies available at law, in equity or otherwise to collect all amounts then becoming due or to enforce the performance of any obligation under this Agreement.

Section 14. Successors. This Agreement will be binding upon the parties hereto and their successors and assigns. Each Owner's obligations under this Agreement, including, without limitation, its obligation to make Service Payments with respect to each Parcel it owns, are absolute and unconditional covenants running with the land and are enforceable by the City. Each Owner further agrees that all covenants herein, including, without limitation, its obligation to make Service Payments, whether or not these covenants are included by any Owner of any Parcel in any deed or instrument of conveyance to that Owner's successors and assigns, are binding upon each subsequent owner and are enforceable by the City. Any future Owner of any Parcel, or any successors or assigns of such Owner, will be treated as an Owner for all purposes of this Agreement.

Section 15. Agreement Binding on Parties; No Personal Liability; City Consents**.** All covenants, obligations and agreements of the City and the Company contained in this Agreement shall be effective to the extent authorized and permitted by applicable law. No such covenant, obligation or agreement shall be deemed to be a covenant, obligation or agreement of any present or future member, official, officer, agent or employee of the City in other than their official capacity or of any individual person who is a partner, shareholder, director, member, manager, employee, officer or agent of the Company other than in their capacity as a partner, shareholder, director, member, manager, employee, officer or agent, and no member of City Council, any City official executing this Agreement, or any individual person executing this Agreement on behalf of the Company, shall be liable personally by reason of the covenants, obligations or agreements of the City or the Company contained in this Agreement.

Section 16. Amendments. This Agreement may be amended only by written instrument executed by both of the parties to this Agreement. If, notwithstanding any other provision of this Agreement, it becomes necessary to modify the terms of this Agreement to reflect the exact legal and financing structure used by the Company in developing, equipping and operating the Project, the City shall agree to the necessary modifications to this Agreement so long as no other terms of the Agreement are materially affected.

Section 17. Prevailing Wage. The Company will comply with, and require all contractors working under its direction to comply with, all applicable requirements of Chapter 4115, including, without limitation, and when necessary (*i.e.,* when Public Infrastructure Improvements are being dedicated to a public authority): (i) obtaining the determination required by that Chapter 4115 of the prevailing rates of wages to be paid for all classes of work called for by the Public Infrastructure Improvements that are subject to prevailing wage requirements, (ii) obtaining the designation of a prevailing wage coordinator for Public Infrastructure Improvements that are subject to prevailing wage requirements, and (iii) insuring that all subcontractors receive notification of changes in prevailing wage rates as required by that Chapter 4115.

Section 18. Provision of Information. The Company, as Owner, agrees for itself and each successive Owner to (i) cooperate in all reasonable ways with, and provide necessary and reasonable information to, the designated tax incentive review council ("TIRC") to enable that TIRC to review and determine annually during the term of this Agreement the compliance of the Owners with the terms of this Agreement; and (ii) to cooperate in all reasonable ways with, and provide necessary and reasonable information to the City to enable the City to submit the status report required by R.C. Section 5709.40(I) to the Director of the Ohio Department of Development on or before March 31 of each year.

Section 19. Nondiscriminatory Hiring. The City has developed a policy to ensure that recipients of any incentives practice non-discriminatory hiring in their operations. By executing this Agreement, the Company commits to follow non-discriminatory hiring practices with respect to its operation of the Project and acknowledges that no individual may be denied employment at the Project solely on the basis of race, religion, sex, disability, color, national origin, or ancestry.

Section 20. Notices. Any notices, statements, acknowledgements, consents, approvals, certificates or requests required to be given on behalf of any party to this Agreement shall be made in writing addressed as follows and sent by (a) registered or certified mail, return receipt requested, and shall be deemed delivered when the return receipt is signed, refused or unclaimed, or (b) by nationally recognized overnight delivery courier service, and shall be deemed delivered the next business day after acceptance by the courier service with instructions for next-business-day delivery:

If to the City, to:

City of Fairfield
Attn: DEVELOPMENT SERVICES DEPT
5350 Pleasant Avenue
Fairfield, Ohio 45014

If to the Owner, to:

NorthPoint Development, LLC
Attn: LEGAL DEPT
3315 North Oak Trafficway
Kansas City, Missouri 64116

or to any such other addresses as may be specified by any party, from time to time, by prior written notification.

Section 21. Titles. The parties have inserted the section titles in this Agreement only as a matter of convenience and for reference, and those titles in no way define, limit, extend or describe the scope of this Agreement or the intent of the parties in including any particular provision in this Agreement.

Section 22. Incorporation of Exhibits. All exhibits attached hereto are hereby incorporated into this Agreement and made a part hereof.

Section 23. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed to constitute an original, but all of which together shall constitute but one and the same instrument.

Section 24. Severability. If any provision of this Agreement or the application of any such provision to any such person or any circumstance shall be determined to be invalid or unenforceable, then such determination shall not affect any other provision of this Agreement or the application of such provision to any other person or circumstance, all of which other provisions shall remain in full force and effect. If any provision of this Agreement is capable of two constructions one of which would render the provision valid, then such provision shall have the meaning which renders it valid.

Section 25. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio.

Section 26. Forum and Venue. Unless otherwise required by law, any legal action by any party for claims arising under or related to this Agreement must be instituted in the state or federal courts of appropriate jurisdiction for Butler County, Ohio, or any appellate courts therefrom.

Section 27. Transfer and/or Assignment. Except to (i) entities affiliated with the Company (which for purposes of this Agreement shall include but not be limited to subsidiaries, affiliates and equity participants in the Project), (ii) entities used in a financing arrangement by the Company or its affiliates to develop and equip the Project (which for purposes of this Agreement shall include but not be limited to entities used in a leasing arrangement), or (iii) successor entities as a result of a consolidation, reorganization, acquisition, merger, or sale of all or substantially all of the assets or equity ownership interests of the Company, all to which this Agreement and the benefits and obligations thereof are transferable and assignable, this Agreement and the benefits and obligations thereof are not transferable or assignable by the Company or its affiliates, in whole or in part, without the express, written approval of the City, which shall not be unreasonably withheld or delayed.

Section 28. Entire Agreement. As of the Effective Date of this Agreement, this Agreement constitutes the entire agreement between the Company and the City pertaining to the subject matter contained herein and therein and supersedes all other prior or contemporaneous agreements or understandings between the Company and the City in connection with such subject matter.

IN WITNESS WHEREOF, the City and the Company have caused this Agreement to be executed in their respective names by their duly authorized officers or representatives, as of the Effective Date written above.

NORTHPOINT DEVELOPMENT, LLC,

By:_____

Its:_____

CITY OF FAIRFIELD, OHIO

By: _____
Scott W. Timmer, City Manager

Approved as to form:

_____
John Clemmons, City Law Director

Approved as to content:

_____
Greg Kathman, City Development Services Director

FISCAL OFFICER'S CERTIFICATE

As fiscal officer for the City of Fairfield, I hereby certify that funds sufficient to meet the obligations of the City in this Agreement (including specifically the funds required to meet the obligation of the City in the year 2026) have been lawfully appropriated for the purposes thereof and are available in the treasury, and/or are in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This certificate is given in compliance with Ohio Revised Code Sections 5705.41 *et seq.*

Dated: _____, 2026

_____
Diana Davenport, Director of Finance
City of Fairfield, Ohio

Exhibit A

Property Description

The Project Site is all of that property described and depicted on this page and the pages that follow which, as of the Effective Date of the TIF Agreement, is located within the parcel numbers set forth below:

[ADD Parcel Numbers]

[ADD Property Description]

[EXHIBIT A CONTINUES ON FOLLOWING PAGE]

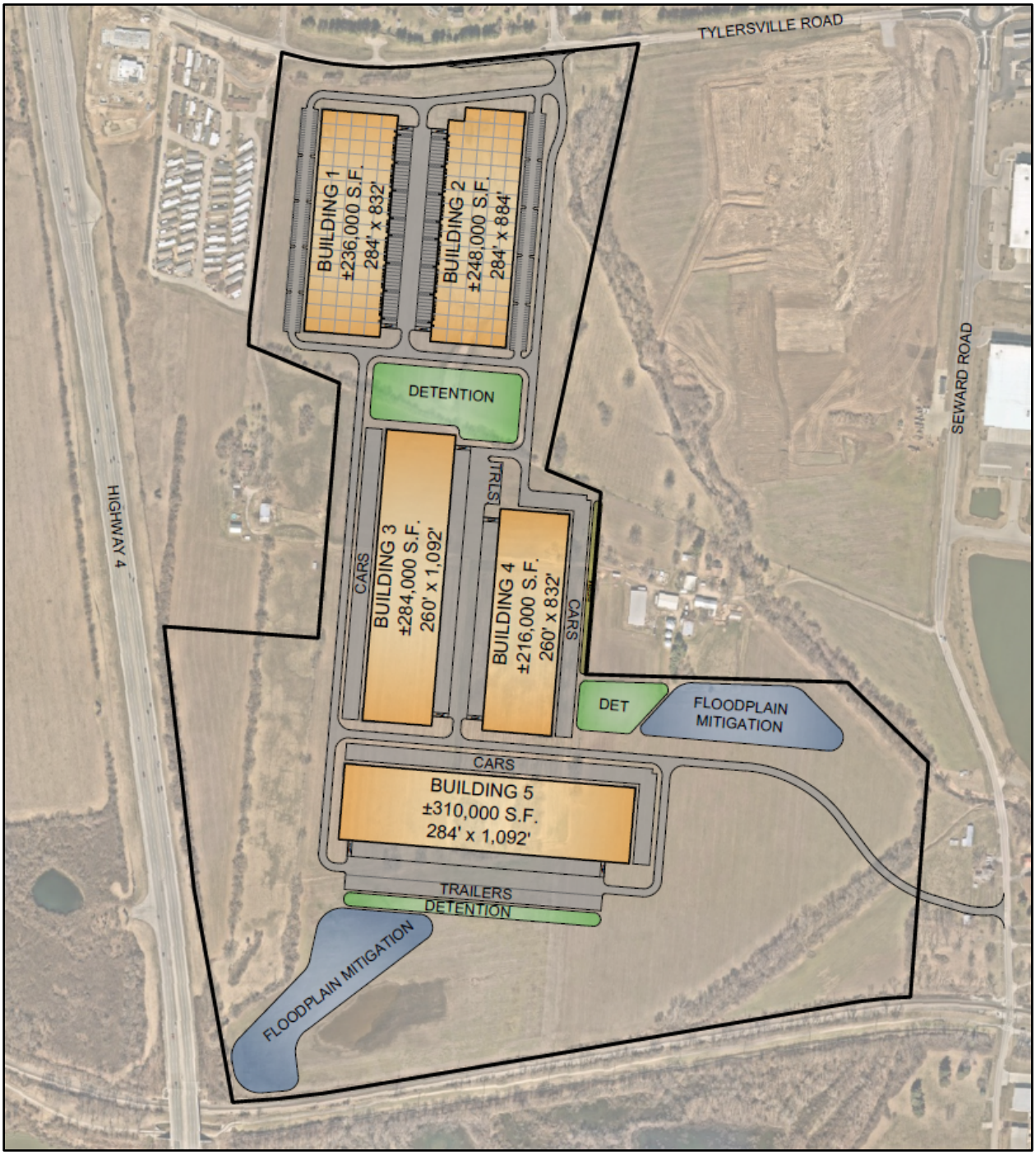

HIGHWAY 4
TYLERSVILLE ROAD
BUILDING 1
±236,000 S.F.
284' x 832'
BUILDING 2
±248,000 S.F.
284' x 884'
DETENTION
CARS
BUILDING 3
±284,000 S.F.
260' x 1,092'
TRLS
BUILDING 4
±216,000 S.F.
260' x 832'
CARS
DET
FLOODPLAIN
MITIGATION
SEWARD ROAD
CARS
BUILDING 5
±310,000 S.F.
284' x 1,092'
TRAILERS
DETENTION
FLOODPLAIN MITIGATION

Exhibit B

Description of the Public Infrastructure Improvements

The Public Infrastructure Improvements consist of any "public infrastructure improvement" defined under RC 5709.40(A)(8) and that directly benefits the Parcels and specifically include, but are not limited to, any of the following improvements that will directly benefit the Parcels and all related costs of those permanent improvements:

Acquisition of land; extension and construction of electric utility infrastructure necessary to provide electric service on the Property; construction of a water tower and/or reservoir or other project to improve the water delivery system of the City; street lighting; sidewalks and/or bike paths; acquisition of land for park purposes; acquisition and installation of equipment in parks; construction of other park improvements; acquisition of land for rights of way; construction of other roads and all related appurtenances; traffic signs and signals; engineering and other professional services secured in connection with the Public Infrastructure Improvements including legal, planning, citizen participation, environmental studies and remediation; streetscape and other improvements including, but not limited to, grading, draining, curbing, paving, resurfacing, constructing or reconstructing storm sewers, sanitary sewers, water mains, sidewalks, driveway approaches and aprons, public parking spaces and structures; electrical lighting; removal and placement of overhead utilities underground; installation of the desired conduit; environmental remediation; demolition; traffic control devices, including traffic lights, signs and other markings; installing public benches, seating areas and trash receptacles; planting trees, shrubbery and other landscaping materials, together with all other necessary and appropriate appurtenances;

The Public Infrastructure Improvements shall be defined in three phases for the purpose of this Agreement:

Phase 1:
Construction of road improvements on Tylersville Road to provide access to the Project, which may include, but is not necessarily limited to, new road construction, the construction of a turn lane, road widening, all as reasonably agreed upon by the City and the Company to ensure that the design and specification standards are appropriate for the expected use; and

Phase 2:
Construction of road improvements on Seward Road to provide access to the Project, which may include, but is not necessarily limited to, new road construction, the construction of a turn lane, road widening, all as reasonably agreed upon by the City and the Company to ensure that the design and specification standards are appropriate for the expected use.

Phase 3:
Construction of road improvements at the intersection of Tylersville Road and Morris Road, which may include, but is not necessarily limited to, new road construction, the construction of roundabout and/or other traffic control provisions, road widening, all as reasonably agreed upon by the City and any other relevant governmental jurisdictions to ensure that the design and specification standards are appropriate for the expected use.

Exhibit C

COST CERTIFICATE FOR
DEVELOPMENT AND TIF AGREEMENT

The Company, through its authorized representative, hereby certifies that it has paid $_____ for Public Infrastructure Improvements under the Tax Increment Financing Agreement with the City as reflected in the attached list of expenditures and invoices. This certificate applies to Phase(s) ____ of the Public Infrastructure Improvements. This amount is addition to any prior amounts certified by the Company on any other Cost Certificate.

NORTHPOINT DEVELOPMENT, LLC

By:_____

Printed:_____

Title:_____

Date:_____

ORDINANCE NO. _____

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 FOR THE PROPERTY CURRENTLY KNOWN AS THE JACQUEMIN FARM.

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

Section 1. The City Manager is hereby authorized 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 for the property currently known as the Jacquemin Farm in accordance with the agreement on file in the office of the City Manager.

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

Passed _____ _____
Mayor's Approval

Posted _____

First Reading _____ Rules Suspended _____

Second Reading _____

Third Reading _____

ATTEST:

_____
Clerk of Council

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

_____
_
Clerk of Council

City Council Communication
Regular Meeting - September 14, 2026

Submitted by: Nathaniel Kaelin, Economic Development Manager
Department: Development Services

Subject:
Commercial Revitalization Program Grant

Legislation Title:
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

Recommendation:
It is recommended that City Council suspend the rules requiring a third reading of this ordinance and pass the ordinance after the second reading on September 28th.

Discussion:
City Council approved Ordinance 62-26 in May 2026 which authorized the Community Improvement Corporation of Fairfield (CIC) to implement a Commercial Revitalization Grant (CRG) Program. In July, City Council subsequently approved Ordinance 76-26 which authorized creation of a Commercial Revitalization Fund at the Fairfield Community Foundation (FCF). This partnership allows the FCF to hold and distribute program funds as authorized by the CIC, leveraging the foundation's systems for funds distribution and tax reporting.

The CIC released applications for the CRG program this summer and received eleven applications requesting more than double the initial available funding. After reviewing the applications with the CIC board, City staff now recommends making an additional grant to the FCF to allow the program to complete additional projects. Approval of this ordinance authorizes a grant of $250,000 from the Transformative Economic Development (TED) Fund.

Financial Impact:
$250,000 from the Transformative Economic Development (TED) fund for implementation of the Commercial Revitalization Grant Program.

Emergency Provision:
No

Rule Suspension Requested:

Yes, request to waive third reading

ATTACHMENTS:

1. Commercial Revitalization Program Grant-Ord

ORDINANCE NO. _____

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.

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

Section 1. Council hereby authorizes a grant 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 in accordance with the fund agreement on file in the office of the City Manager.

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

Passed _____ _____
Mayor's Approval

Posted _____

First Reading _____ Rules Suspended _____

Second Reading _____

Third Reading _____

ATTEST:

_____
Clerk of Council

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

_____
_
Clerk of Council

Active Clients\City of Fairfield\Ordinances\2026\Commercial Revitalization Program Grant-Ord

City Council Communication
Regular Meeting - September 14, 2026

Submitted by: Steve Maynard, Police Chief
Department: Police

Subject:
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.

Legislation Title:
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.

Recommendation:
It is recommended that Council, via simple motion, withdraw its objection to the renewal of the liquor permit for JS Sizemore, LLC DBA Cobblestone Tavern, 4735-4737 Dixie Highway Fairfield, Ohio 45014.

Discussion:
The Police Department previously recommended an objection to the renewal based on the establishment's unfavorable enforcement history and documented instances of noncompliance with applicable laws, regulations, and local ordinances. Since that time, the permit holder has implemented substantial changes to the establishment's operations, resulting in a reduction in police interventions.

Financial Impact:
N/A

Emergency Provision:
N/A

Rule Suspension Requested:
N/A

ATTACHMENTS:
None

City Council Communication
Regular Meeting - September 14, 2026

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

Subject:
Everyday Stop Liquor Permit

Legislation Title:
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).

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 Everyday Stop LLC, 3152 Lighthouse Drive, Suite C1, Fairfield, OH 45014 (Permit Class C-1).

Discussion:
The City of Fairfield is in receipt of an application from the Ohio Division of Liquor Control for a C-1 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. EverydayStopLiquorPermit

FAIRFIELD CITY COUNCIL
ATTN CLERK
5350 PLEASANT AVE
FAIRFIELD OH 45014

NOTICE TO LEGISLATIVE AUTHORITY

TO

10012945-1 PERMIT NUMBER		**NEW** TYPE	**EVERYDAY STOP LLC** **EVERYDAY STOP** **3152 Lighthouse Dr Suite C1** **Fairfield OH 45014** **Muni/Village/Twp: Fairfield**
ISSUE DATE:			
FILING DATE: **2/3/2026**			
PERMIT CLASSES: **C-1**			
09011 TAX DISTRICT	**JUN**	RECEIPT NO	

FROM **8/7/2026**

PERMIT NUMBER		TYPE	
ISSUE DATE:			
FILING DATE:			
PERMIT CLASSES:			
TAX DISTRICT		RECEIPT NO	

MAILED 8/12/2026 **RESPONSES MUST BE POSTMARKED NO LATER THAN 09/12/2026**

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 NEW 10012945-1**
(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)

DEPARTMENTAL CORRESPONDENCE

TO: Steve Maynard, Police Chief

Greg Kathman, Development Services Director

FROM: Alisha Wilson, Clerk of Council

DATE: August 19, 2026

SUBJECT: REQUEST FOR BACKGROUND CHECK – LIQUOR PERMIT

Attached is a liquor permit application in the name of Everyday Stop LLC, Everyday Stop, 3152 Lighthouse Drive, Suite C1, Fairfield, OH 45014 (Permit Classes: C-1).

Please complete the necessary background check and submit your findings to me **no later than 11:00 AM on Thursday, September 3, 2026** for the item to be added to Council's Regular Meeting agenda of Monday, September 14, 2026.

A one-time 30-day extension has already been requested due to the postmark deadline listed falling before the next Council meeting. If you are unable to complete the background checks in time for the September 14 meeting, the permit will have to be scheduled for the September 28 meeting.

Thank you for your assistance.

c: Scott Timmer, City Manager
File

August 19, 2026

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

RE: Liquor Permit No. 10012945-1

Dear Sir/Madam:

I am writing to request an extension on this liquor permit application. The postmark deadline is September 12, however, the next City Council meeting will not be held until September 14. Please let me know if you have any questions.

Sincerely,

Alisha Wilson
Clerk of Council
awilson@fairfieldoh.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 #10012945-1 OPAL Email Tracker:047700008

From liquorlicensing@com.ohio.gov <liquorlicensing@com.ohio.gov>
Date Tue 9/1/2026 1:13 PM
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 # 10012945-1

EVERYDAY STOP

3152 Lighthouse Dr Suite C1

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 **August 19, 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 **October 12, 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

BH

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 recipient is prohibited. If you have received this email in error please contact the sender and delete the material from any computer.

****

FAIRFIELD
OHIO

DEPARTMENTAL CORRESPONDENCE

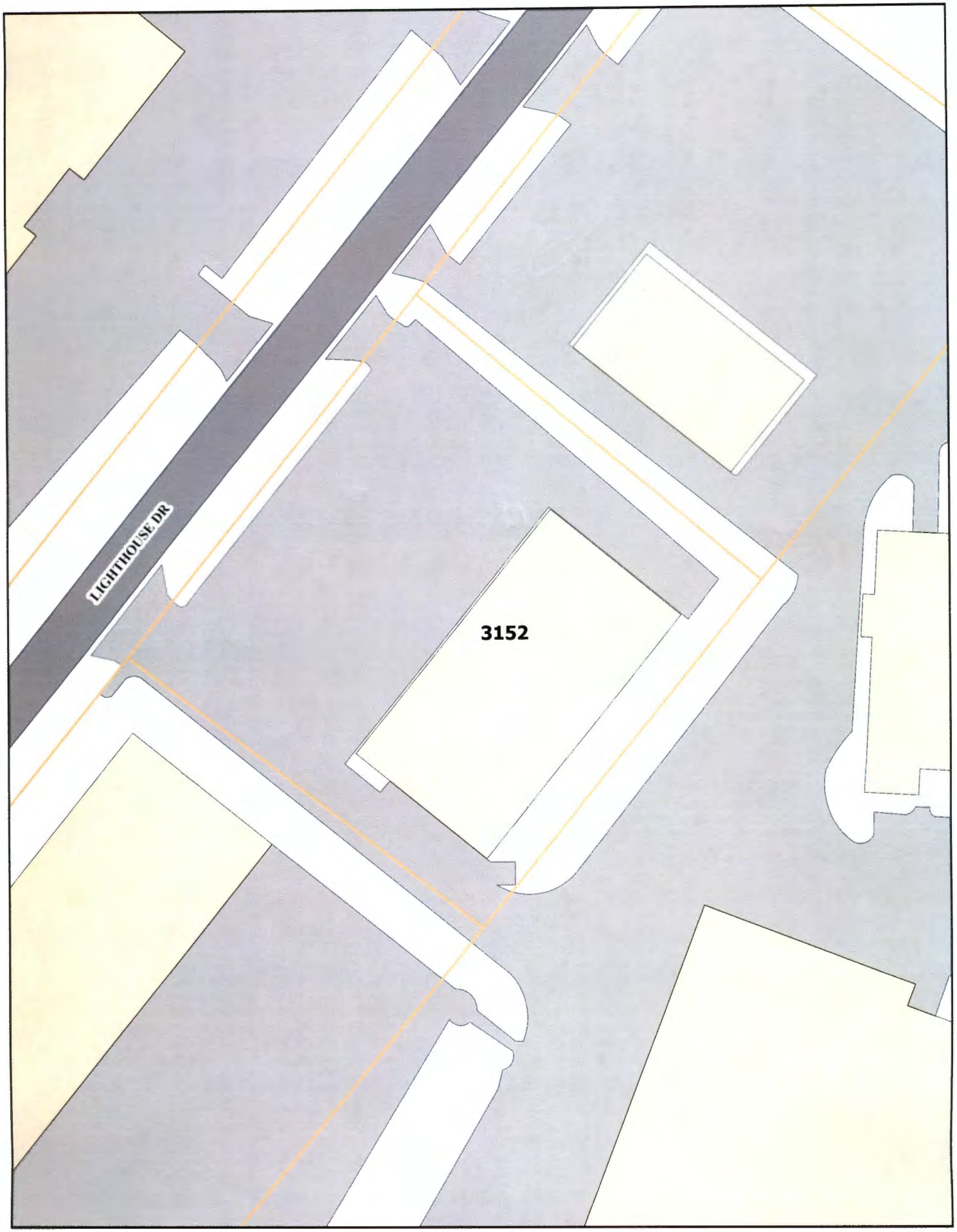
Date: 8/20/26

To: Alisha Wilson, Clerk of Council

From: Greg Kathman, Development Services Director

Subject: Liquor Permit Application

The business that is located at 3152 C1 Lighthouse Drive, in the name of Everyday Stop LLC, is in the C-3A, General Business Modified zoning district and is a permitted use as a retail store. 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.


LIGHTHOUSE DR
3152

NAME OF ESTABLISHMENT Everyday Stop LLC

ADDRESS dba Everyday Stop

3152 Lighthouse Drive, Suite C1

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: September 1, 2026

City Council Communication
Regular Meeting - September 14, 2026

Submitted by: Chad Cooper, Interim Fire Chief
Department: Fire

Subject:
Surplus Vehicle

Legislation Title:
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

Recommendation:
This request is for a transaction to take place between the Fairfield Fire Department and the Hamilton Fire Department to allow what is considered a surplus vehicle owned by Fairfield to be donated to the Hamilton Fire Department for continued use.

Discussion:
The progression and enhancements made to the Fairfield Fire Department over the past 3 years has created a surplus in apparatus. The former "Rescue 33", a 2003 International Heavy Rescue apparatus (VIN# 1HTMKADR33H550702), is no longer needed in our fleet. We have transitioned all equipment carried on this vehicle to Engine 33 to allow for a more efficient and effective deployment model.

The vehicle has been determined to be of good use and good condition within another system. In searching for options prior to the vehicle's auction, the Hamilton Fire Department was contacted. They determined this vehicle is in good condition and can be used within their deployment model. This transaction is of benefit to the Fairfield Fire Department, as this vehicle can still be requested as a resource based on its function within the Hamilton Fire Department and fosters collaboration between agencies.

Financial Impact:
There is no financial impact associated with this ordinance.

Emergency Provision:

No

Rule Suspension Requested:
Yes

ATTACHMENTS:
1. Surplus Vehicles-Ord

ORDINANCE NO. _____

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.

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

Section 1. The motor vehicles, as shown on the list on file in the office of the Clerk of Council are hereby declared surplus and not needed for municipal purposes and the City Manager is hereby authorized to donate the vehicles to the Hamilton Fire Department and to execute the Intergovernmental Cooperation agreement on file in the office of the City Manager.

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

Passed _____ _____

Mayor's Approval

Posted _____

First Reading _____ Rules Suspended _____

Second Reading _____

Third Reading _____

ATTEST:

_____

Clerk of Council

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

_____

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2026\Surplus Vehicles-Ord

City Council Communication
Regular Meeting - September 14, 2026

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

Subject:
Ohio Public Works Commission (OPWC) Issue 1 - Grant Application for Program Year 41 – 2028 Resurfacing Project

Legislation Title:
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

Recommendation:
It is recommended that City Council authorize the preparation of legislation authorizing the City Manager to execute and file the application for financial assistance and enter into an agreement with OPWC for a potential grant to fund a portion of the resurfacing project from Program Year 41 of this funding program

Discussion:
It is necessary for City Council to authorize the City Manager to execute a grant application with OPWC for financial assistance for the 2028 Street Improvement Program including asphalt and concrete contracts.
The resurfacing project includes reconstructing portions of curb, curb ramps, casting adjustments for multiple utilities, base failure repairs, milling, overlay, etc. The project will address deficient asphalt and concrete on many streets throughout the City. This project is scheduled to bid in the winter of 2027 and construction will begin in early 2028.
The project is located on 36 streets in the City of Fairfield, Butler County. Those streets are: River Rd, Chloe Dr., Nathaniel Ln., Ethan Ct., William Hensley Dr., Spruce Hill Dr., Southgate Blvd., Eastgate Dr., Corydale Dr., Clifton Pl., Sioux Dr., Jamesfield Ct., Stonewall Ln., Robert E. Lee Dr., Fairview Hills Ct., Golfview Ct., Retha Ct., LeSaint Dr., Highwood Dr., Coachmont Dr., Kingsmont Dt., Bellwood Ct. High Knoll Ct., Knollwood Ct., Sandy Ln., Weaver St., Glenna Dr., Happy Valley Dr., Hunter Rd., Vernon Pl., Leway Dr., Woodridge Blvd.
This project is programmed in the current 2026-2030 CIP. If approved, OPWC District 10 would be funding $500,000 of the project. The City share would be well over 50% of this project.

Asphalt resurfacing for street improvements next year will be over $1.8 million.

Financial Impact:
No immediate financial impact.

Emergency Provision:
Yes, the final application is due by October 2; therefore a suspension of the rules and emergency provision are being requested.

Rule Suspension Requested:
Yes

ATTACHMENTS:
1. Fairfield - 2028 Annual Street Maintenance - Project Map
2. OPWC-Resurfacing Project-Ord

FAIRFIELD
OHIO

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

SCALE	DESIGN-LAYOUT	DRAWN	CHECKED
N.T.S.	NWC	NWC	NWD

TITLE SHEET	JOB NO.
2028 Curb & Asphalt Program Various Locations FAIRFIELD, OHIO	DATE 08/6/26
	SHEET NO. 1/1

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE AND FILE THE APPLICATION FOR FINANCIAL ASSISTANCE AND ENTER INTO AN AGREEMENT WITH OHIO PUBLIC WORKS COMMISSION FOR THE OHIO PUBLIC WORKS COMMISSION (OPWC) ISSUE 1-GRANT APPLICATIONS FOR PROGRAM YEAR 41–2028 RESURFACING PROJECT AND DECLARING AN EMERGENCY.

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

Section 1. The City Manager is hereby authorized to execute and file the application for financial assistance and enter into an agreement with Ohio Public Works Commission for the Ohio Public Works Commission (OPWC) Issue 1–Grant Applications for Program Year 41-2028 Resurfacing Project in accordance with the application and agreement on file in the office of the City Manager.

Section 2. This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that the final application is due by October 2, 2026; wherefore, this ordinance shall take effect immediately upon its passage.

Passed _____ _____
Mayor's Approval

Posted _____

First Reading _____ Rules Suspended _____

Second Reading _____ Emergency _____

Third Reading _____

ATTEST:

_____
Clerk of Council

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

summary publication as provided by Charter.

___

Clerk of Council

Active Clients\City Of Fairfield\Ordinances\2026\OPWC-Resurfacing Project-Ord

City Council Communication
Regular Meeting - September 14, 2026

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

Subject:
Ohio Public Works Commission (OPWC) Issue 1 - Grant Application for Program Year 41 – 2028 River, Groh, Chateau Roundabout Improvements

Legislation Title:
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

Recommendation:
It is recommended that City Council authorize the preparation of legislation authorizing the City Manager to execute and file the application for financial assistance and enter into an agreement with OPWC for a potential grant to fund a portion of the River, Groh, and Chateau Roundabout and other Improvements from Program Year 41 of this funding program.

Discussion:
It is necessary for City Council to authorize the City Manager to execute a grant application with OPWC for financial assistance for the 2028 River, Groh, Chateau Intersection Improvements including a roundabout, service drive modifications, and pedestrian path reconfiguration. The River Road West multi-use path will be constructed as a separate phase of this project. The Great Miami River Trail extension will be completed ahead of this project, but the crossing will be adjusted to tie into the new roundabout configuration and the future River Road West path.
The project has been programmed in the Capital Improvement Program for several years and has advanced through engineering and right of way acquisition services will be requested soon to do appraisals and negotiate a few right of way parcel acquisitions. Public Works staff has worked with the consultant engineer to limit right of way impacts to the property owners at the intersection to the maximum extent practical without compromising design standards.
Public Works staff, the County Engineer, and the Miracle League all participated in a video series to explain the benefits of modern roundabouts and work to educate the public on why it was the preferred alternative for this location.
This project is programmed in the current 2026-2030 CIP. If approved, OPWC District 10 would

be funding $1,000,000 of the project. The City share would be just over 50% of this project's total estimated cost of $2.1 million.

Financial Impact:
No immediate financial impact.

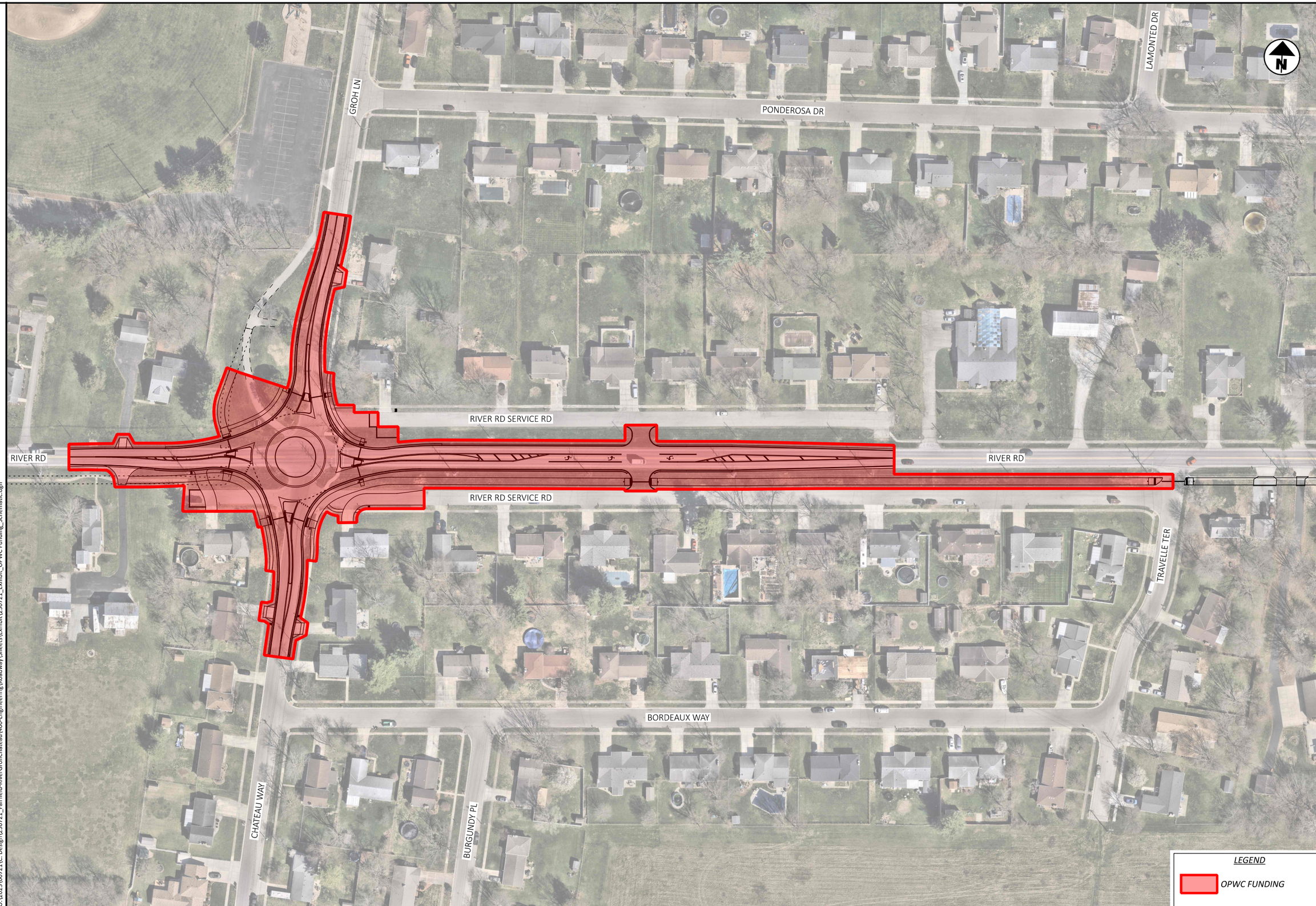
Emergency Provision:
Yes, the final application is due by October 2; therefore, a suspension of the rules and emergency provision are being requested.

Rule Suspension Requested:
Yes

ATTACHMENTS:
1. 230721_Exhibit_OPWC Funding_Schematic
2. Fairfield - 2028 RGC Roundabout - Project Map
3. OPWC-Roundabout Improvements-Ord

FAIRFIELD – RIVER RD/ GROH LN/ CHATEAU WAY ROUNDABOUT AND TRAIL EXTENSION PROJECT

MODEL: Sheet 01 PAPERSIZE: 17x11 (in.) DATE: 8/13/2026 TIME: 2:25:54 PM USER: lstutler
O:\2023\00721\C- Design\230721_Fairfield-RiverGrohChateau\V00-Engineering\Roadway\Sheets\Exhibit\230721_Exhibit_OPWC Funding_Schematic.dgn



HORIZONTAL SCALE IN FEET
0 30 60 120

PROJECT FUNDING SCHEMATIC

DESIGN AGENCY
STRUCTUREPOINT INC.

DESIGNER
LZS

REVIEWER
CML 8/13/2026

PROJECT ID
'2023.00721

SHEET 1 TOTAL 1

RIVER / GROH / CHATEAU ROUNDABOUT

CITY OF FAIRFIELD
BUTLER COUNTY

LOCATION MAP

LATITUDE: 39°20'15" LONGITUDE: -84°35'04.3"

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE AND FILE THE APPLICATION FOR FINANCIAL ASSISTANCE AND ENTER INTO AN AGREEMENT WITH OHIO PUBLIC WORKS COMMISSION FOR THE OHIO PUBLIC WORKS COMMISSION (OPWC) ISSUE 1-GRANT APPLICATIONS FOR PROGRAM YEAR 41–2028 RIVER, GROH, CHATEAU ROUNDABOUT IMPROVEMENTS AND DECLARING AN EMERGENCY.

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

Section 1. The City Manager is hereby authorized to execute and file the application for financial assistance and enter into an agreement with Ohio Public Works Commission for the Ohio Public Works Commission (OPWC) Issue 1–Grant Applications for Program Year 41-2028 River, Groh, Chateau Roundabout Improvements in accordance with the application and agreement on file in the office of the City Manager.

Section 2. This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that the final application is due by October 2, 2026; wherefore, this ordinance shall take effect immediately upon its passage.

Passed _____ _____

Mayor's Approval

Posted _____

First Reading _____ Rules Suspended _____

Second Reading _____ Emergency _____

Third Reading _____

ATTEST:

_____

Clerk of Council

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

_____

Clerk of Council

Active Clients\City Of Fairfield\Ordinances\2026\OPWC-Roundabout Improvements-Ord

City Council Communication
Regular Meeting - September 14, 2026

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

Subject:
Construction Award for Great Miami River Trail Extension

Legislation Title:
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

Recommendation:
It is recommended that City Council approve legislation for an appropriation of funding for the amounts shown in the Financial Impact section.
It is also recommended that City Council direct the preparation of legislation authorizing the City Manager to enter into a contract with Ohio Heavy Equipment Leasing, LLC dba Loveland Excavating for the Great Miami River Trail Extension Project.

Discussion:
The Great Miami River Trail construction plan calls for 11-foot paved trail connecting the northerly side of Marsh Lake to the southerly side of Marsh Lake and extending north to River Road and across River Road at Groh Lane. The trail continues along the west side of Groh Lane and meets the existing trail near the restroom at Waterworks Park. This project includes approximately 9,000 total feet of 11-foot path and will extend the existing Great Miami River Trail by 1.68 miles.
This will be the second major trail project this year that will connect our population to our parks and our trails. It will complete the loop at Marsh Park and enhance the existing beauty of Marsh Park and make it more accessible and inviting to every segment of the City's population. Planning goals for this project are to enhance the environment as a natural destination, promote connection between users and the park, and encourage recreation with thoughtful improvements.
Plans and specifications were advertised for bid on August 14, 21, and 28. A public bid opening was held on September 4, 2026. Five (5) bids were received, opened and read in Council Chambers. The lowest and best bidder was Ohio Heavy Equipment Leasing, LLC dba Loveland Excavating.

Ohio Heavy Equipment, LLC recently completed the Marsh Park Interior Trail project for the City on time and under budget.

Financial Impact:
Total funding is $1,650,000 ($1,429,829.21 contingency and alternate funding of $220,171.79). Funding is included in the 2026-2030 Capital Improvement Plan under 6PW36 for $1,800,337 with up to $825,337 in OKI grant funding and the remaining up to $975,000 from the 415 Active Transportation Fund.

Emergency Provision:
Yes, a suspension of rules and emergency provision is being requested in order to begin the preliminary construction activities as soon as weather permits.

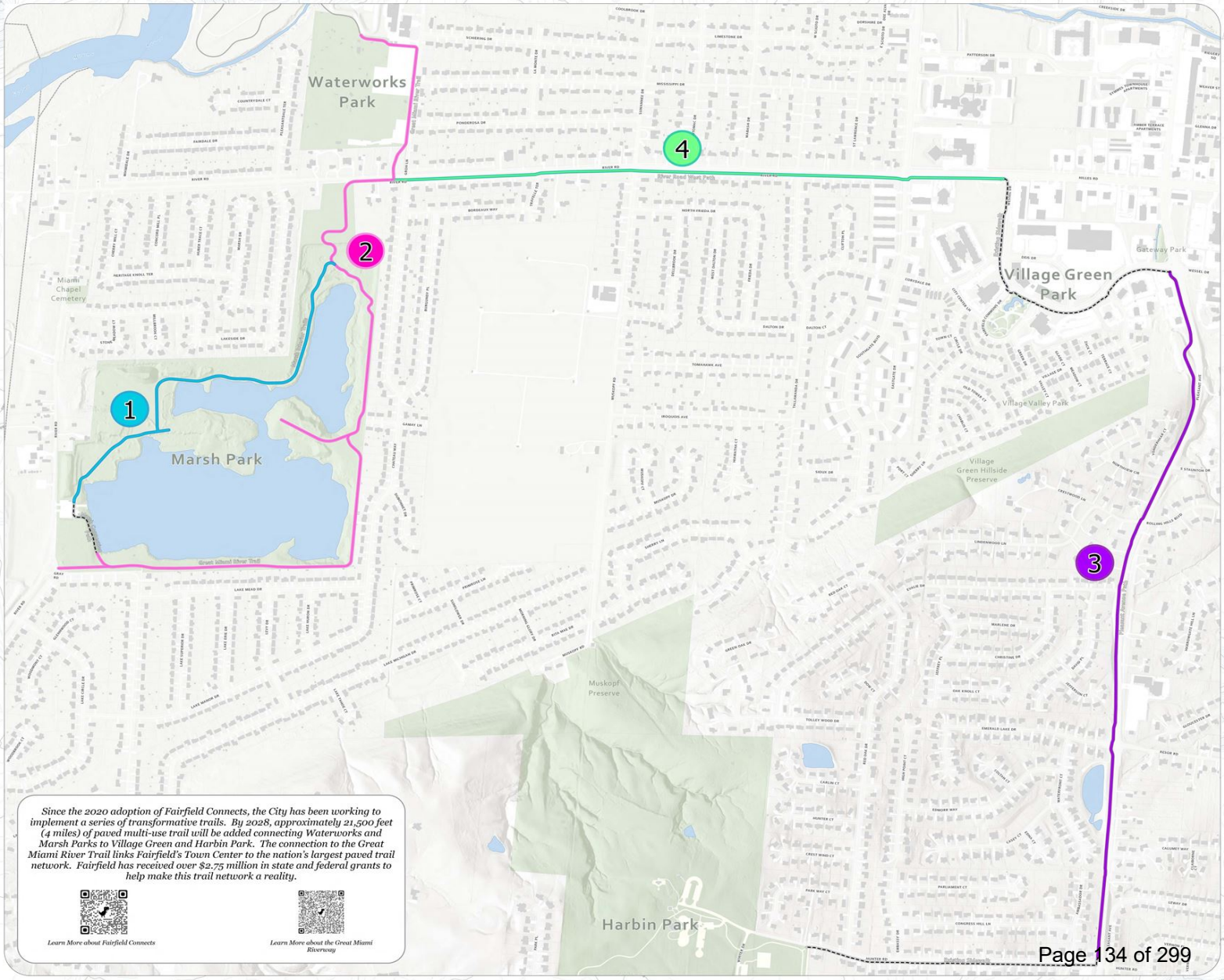
Rule Suspension Requested:
Yes

ATTACHMENTS:
1. Trail Progress
2. Bid_Tab_Report_City of Fairfield BUT - Great Miami River Trail Extension REBID
3. Ohio Heavy Equipment Leasing-Ord

FAIRFIELD
PUBLIC WORKS

UPCOMING TRAIL PROJECTS

1. **Marsh Park Interior Trails**
   Construction: 2026
2. **Great Miami River Trail**
   Construction: 2027
3. **Pleasant Avenue Path**
   Construction: 2027
4. **River Road West Path**
   Construction: 2028



Since the 2020 adoption of Fairfield Connects, the City has been working to implement a series of transformative trails. By 2028, approximately 21,500 feet (4 miles) of paved multi-use trail will be added connecting Waterworks and Marsh Parks to Village Green and Harbin Park. The connection to the Great Miami River Trail links Fairfield's Town Center to the nation's largest paved trail network. Fairfield has received over $2.75 million in state and federal grants to help make this trail network a reality.

Learn More about Fairfield Connects

Learn More about the Great Miami Riverway

Solicitation Information

Agency:
Number:
Description:
Deadline:
Location(s):

City of Fairfield
City of Fairfield BUT - Great Miami River Trail Extension REBID
Project Description: The extension of the Great Miami River Trail from Waterworks Park to just south of
2026-09-04 19:00:00 UTC

5131 Groh Ln, Fairfield, Ohio, 45014

: Gamay Lane at the existing terminus within Marsh Park. The project will include establishing a new pe

edestrian crossing utilizing rectangular rapid flashing beacons at River Road, just west of Groh Lane. F

Project includes approximately 6,000 feet of new 11' wide asphalt shared use path and the overlay of a

approximately 3,500 feet of existing 10' wide shared use path.Engineer's Estimate ($1,731,000): Detail

led Location Information: between Waterworks Park at 5131 Groh Lane and Marsh Park at 6440 River

RoadSummary of other pertinent details: Work includes tree removal after October 1, earthwork, aspl

halt work, concrete work, pavement markings, signage, tree planting, seeding and mulching, and main

tenance of traffic.Alternates shown on the plans are included in the base bid.

Bidders

Business Name
Prus Construction Co.
Ohio Heavy Equipment Leasing, LLC
Barrett Paving Materials Inc.
Benchmark Land Management, LLC
Rack and Ballauer Excavating Co Inc

Address	Phone
5325 Wooster Pike, Cincinnati, OH 45226-2224	(513) 321-7774
260 Osborne Dr, Fairfield, OH 45014-2246	(513) 965-6600
3751 Commerce Dr, Middletown, OH 45005-5234	(513) 422-4664
6834 W Chester Rd, West Chester, OH 45069-3105	(513) 808-2367
11321 Paddys Run Rd, Hamilton, OH 45013-9403	(513) 738-7000

Item
ROADWAY
201E11000 - CLEARING AND GRUBBING - LS - 1 - 0001
202E23000 - PAVEMENT REMOVED - SY - 0 - 0002
202E23000 - PAVEMENT REMOVED - SY - 0 - 0003
202E30000 - WALK REMOVED - SF - 0 - 0004
202E32000 - CURB REMOVED - FT - 0 - 0005
202E32500 - CURB AND GUTTER REMOVED - FT - 0 - 0006
202E75000 - FENCE REMOVED - FT - 0 - 0007
202E98100 - REMOVAL MISC.: BOLLARD REMOVED - EA - 0 - 0008
203E10000 - EXCAVATION - CY - 0 - 0009
203E20000 - EMBANKMENT - CY - 0 - 0010
204E10000 - SUBGRADE COMPACTION - SY - 0 - 0011
204E13000 - EXCAVATION OF SUBGRADE - CY - 0 - 0012
204E30010 - GRANULAR MATERIAL, #2 STONE - TONS - 0 - 0013
204E45000 - PROOF ROLLING - HR - 0 - 0014
204E51000 - GEOGRID - SY - 0 - 0015
607E35001 - FENCE REMOVED AND REBUILT, AS PER PLAN - FT - 0 - 0016
608E10000 - 4" CONCRETE WALK - SF - 0 - 0017
608E52000 - CURB RAMP - EA - 0 - 0018
611E98630 - CATCH BASIN ADJUSTED TO GRADE, AS PER PLAN - EA - 0 - 0019
611E99654 - MANHOLE ADJUSTED TO GRADE - EA - 0 - 0020
EROSION CONTROL
601E32204 - ROCK CHANNEL PROTECTION, TYPE C WITH GEOTEXTILE FABRIC - CY - 0 - 0021
659E00300 - TOPSOIL - CY - 0 - 0022
659E10000 - SEEDING AND MULCHING - SY - 0 - 0023
659E14000 - REPAIR SEEDING AND MULCHING - SY - 0 - 0024
659E15000 - INTER-SEEDING - SY - 0 - 0025
659E20000 - COMMERCIAL FERTILIZER - TONS - 0 - 0026
659E31000 - LIME - ACRE - 0 - 0027
659E35000 - WATER - M GAL - 0 - 0028
670E00500 - SLOPE EROSION PROTECTION - SY - 0 - 0029
670E0073 - DITCH EROSION PROTECTION MAT, TYPE B - SY - 0 - 0030
832E15000 - STORM WATER POLLUTION PREVENTION PLAN - LS - 1 - 0031
832E15002 - STORM WATER POLLUTION PREVENTION INSPECTIONS - LS - 1 - 0032
832E15010 - STORM WATER POLLUTION PREVENTION INSPECTION SOFTWARE - LS - 1 - 0033
832E30000 - EROSION CONTROL - EA - 0 - 0034
DRAINAGE
602E20000 - CONCRETE MASONRY - CY - 0035
611E4601 - 12" CONDUIT, TYPE C, AS PER PLAN - FT - 0036
611E98470 - CATCH BASIN, NO. 2-2B - EA - 0037
611E98700 - INLET, SIDE DITCH - EA - 0038
611E99574 - MANHOLE, NO. 3 - EA - 0039
PAVEMENT
253E01000 - PAVEMENT REPAIR - SY - 0040
254E01000 - PAVEMENT PLANING, ASPHALT CONCRETE - SY - 0041

254E01001 - PAVEMENT PLANING, ASPHALT CONCRETE, AS PER PLAN - SY - 0042
301 - ASPHALT CONCRETE BASE, PG 64-22, (448), (DRIVEWAYS) - TONS - 0043
304E20000 - AGGREGATE BASE - TONS - 0044
407E20000 - NON-TRACKING TACK COAT - GAL - 0045
441E50000 - ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG64-22 - TONS - 0046
441E50300 - ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448) - TONS - 0047
441 - ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), (DRIVEWAYS) - TONS - 0048
441 - ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1, (448), (DRIVEWAYS) - TONS -
452E11050 - 7" NON-REINFORCED CONCRETE PAVEMENT, CLASS QC MS - SY - 0050
452E13040 - 9" NON-REINFORCED CONCRETE PAVEMENT, CLASS QC MS - SY - 0051
609E12001 - COMBINATION CURB AND GUTTER, TYPE 2, AS PER PLAN - FT - 0052
609E26000 - CURB, TYPE 6 - FT - 0053

WATER WORK

638E10500 - FIRE HYDRANT EXTENDED AND ADJUSTED TO GRADE - EA - 0054
638E10501 - FIRE HYDRANT EXTENDED AND ADJUSTED TO GRADE, AS PER PLAN - EA - 0055
638E10800 - VALVE BOX ADJUSTED TO GRADE - EA - 0056

TRAFFIC CONTROL

620E60001 - DELINEATOR, POST SURFACE MOUNTED, AS PER PLAN - EA - 0057
625E32000 - GROUND ROD - EA - 0058
630E03100 - GROUND MOUNTED SUPPORT, NO. 3 POST - FT - 0059
630E80100 - SIGN, FLAT SHEET - SF - 0060
630E84900 - REMOVAL OF GROUND MOUNTED SIGN AND DISPOSAL - EA - 0061
630E85100 - REMOVAL OF GROUND MOUNTED SIGN AND REERECTION - EA - 0062
630E86002 - REMOVAL OF GROUND MOUNTED POST SUPPORT AND DISPOSAL - EA - 0063
630E87500 - REMOVAL OF POLE MOUNTED SIGN AND DISPOSAL - EA - 0064
630E87520 - REMOVAL OF POLE MOUNTED SIGN AND REERECTION - EA - 0065
630E97700 - SIGNING MISC.: SOLAR POWERED RRFB SIGN ASSEMBLY - EA - 0066
632E64020 - PEDESTAL FOUNDATION - EA - 0067
642E00100 - EDGE LINE, 4", TYPE 1 - MILE - 0068
642E00300 - CENTER LINE, TYPE 1 - MILE - 0069
642E00500 - STOP LINE, TYPE 1 - FT - 0070
642E00630 - CROSSWALK LINE, 24", TYPE 1 - FT - 0071
642E00700 - TRANSVERSE/DIAGONAL LINE, TYPE 1 - FT - 0072
642E01200 - PARKING LOT STALL MARKING, TYPE 1 - FT - 0073

LANDSCAPING

661E40120 - DECIDUOUS TREE, 3" CALIPER (SUNSET RED MAPLE) - EA - 0074
661E40120 - DECIDUOUS TREE, 3" CALIPER (SWAMP WHITE OAK) - EA - 0075
661E40120 - DECIDUOUS TREE, 3" CALIPER (SKYCOLE THORNLESS HONEYLOCUST) - EA -

MAINTENANCE OF TRAFFIC

616E10000 - WATER - MGAL - 0077

INCIDENTALS

614E11000 - MAINTAINING TRAFFIC - LS - 1 - 0078
623E10000 - CONSTRUCTION LAYOUT STAKES AND SURVEYING - LS - 1 - 0079
624E10000 - MOBILIZATION - LS - 1 - 0080

80 Items

Ohio Heavy Equipment Leasing, LLC		
Quantity	Price	Extension
1.000	$40,000.000	$40,000.000
25.000	$50.000	$1,250.000
476.000	$27.000	$12,852.000
4,810.000	$3.150	$15,151.500
488.000	$10.000	$4,880.000
49.000	$24.000	$1,176.000
287.000	$8.500	$2,439.500
1.000	$350.000	$350.000
5,114.000	$13.500	$69,039.000
3,020.000	$4.000	$12,080.000
9,580.000	$2.500	$23,950.000
2,352.000	$12.000	$28,224.000
3,528.000	$48.500	$171,108.000
5.500	$170.000	$935.000
6,812.000	$4.500	$30,654.000
52.000	$78.500	$4,082.000
2,584.000	$12.000	$31,008.000
4.000	$2,400.000	$9,600.000
1.000	$700.000	$700.000
8.000	$565.000	$4,520.000
16.000	$340.000	$5,440.000
2,168.000	$38.000	$82,384.000
17,119.000	$1.750	$29,958.250
856.000	$1.750	$1,498.000
856.000	$1.200	$1,027.200
2.300	$1,300.000	$2,990.000
3.530	$200.000	$706.000
93.170	$1.500	$139.755
2,409.000	$4.500	$10,840.500
952.000	$4.000	$3,808.000
1.000	$3,660.000	$3,660.000
1.000	$9,750.000	$9,750.000
1.000	$5,000.000	$5,000.000
70,000.000	$1.000	$70,000.000
0.800	$5,780.000	$4,624.000
438.000	$46.500	$20,367.000
2.000	$2,800.000	$5,600.000
6.000	$1,600.000	$9,600.000
1.000	$4,000.000	$4,000.000
400.000	$125.000	$50,000.000
218.000	$22.000	$4,796.000

	400.000	$18.000	$7,200.000
	52.000	$220.000	$11,440.000
	2,090.000	$44.000	$91,960.000
	877.000	$12.000	$10,524.000
	1,043.000	$155.000	$161,665.000
	1,000.000	$142.000	$142,000.000
	15.000	$300.000	$4,500.000
	16.000	$180.000	$2,880.000
	19.000	$350.000	$6,650.000
	87.000	$200.000	$17,400.000
	397.000	$50.000	$19,850.000
	92.000	$80.000	$7,360.000
	1.000	$8,750.000	$8,750.000
	1.000	$6,750.000	$6,750.000
	2.000	$350.000	$700.000
	2.000	$280.000	$560.000
	2.000	$490.000	$980.000
	351.000	$18.000	$6,318.000
	119.000	$22.500	$2,677.500
	24.000	$25.000	$600.000
	12.000	$58.000	$696.000
	23.000	$32.500	$747.500
	1.000	$50.000	$50.000
	4.000	$58.000	$232.000
	2.000	$10,400.000	$20,800.000
	2.000	$3,900.000	$7,800.000
	0.060	$3,000.000	$180.000
	1.580	$5,100.000	$8,058.000
	11.000	$12.500	$137.500
	60.000	$12.500	$750.000
	51.000	$8.000	$408.000
	26.000	$8.000	$208.000
	9.000	$1,000.000	$9,000.000
	10.000	$1,100.000	$11,000.000
	10.000	$1,200.000	$12,000.000
	33.000	$70.000	$2,310.000
	1.000	$4,500.000	$4,500.000
	1.000	$30,000.000	$30,000.000
	1.000	$20,000.000	$20,000.000
Totals			$1,429,829.205

Rack and Ballauer Excavating Co Inc			P
Quantity	Price	Extension	Quantity
1.000	$46,000.000	$46,000.000	1.000
25.000	$25.500	$637.500	25.000
476.000	$8.000	$3,808.000	476.000
4,810.000	$1.650	$7,936.500	4,810.000
488.000	$12.150	$5,929.200	488.000
49.000	$14.750	$722.750	49.000
287.000	$6.000	$1,722.000	287.000
1.000	$115.000	$115.000	1.000
5,114.000	$24.000	$122,736.000	5,114.000
3,020.000	$21.000	$63,420.000	3,020.000
9,580.000	$2.600	$24,908.000	9,580.000
2,352.000	$44.000	$103,488.000	2,352.000
3,528.000	$39.000	$137,592.000	3,528.000
5.500	$240.000	$1,320.000	5.500
6,812.000	$2.450	$16,689.400	6,812.000
52.000	$45.000	$2,340.000	52.000
2,584.000	$5.750	$14,858.000	2,584.000
4.000	$1,700.000	$6,800.000	4.000
1.000	$665.000	$665.000	1.000
8.000	$930.000	$7,440.000	8.000
16.000	$210.000	$3,360.000	16.000
2,168.000	$68.000	$147,424.000	2,168.000
17,119.000	$0.810	$13,866.390	17,119.000
856.000	$0.500	$428.000	856.000
856.000	$0.500	$428.000	856.000
2.300	$2,100.000	$4,830.000	2.300
3.530	$250.000	$882.500	3.530
93.170	$20.000	$1,863.400	93.170
2,409.000	$2.000	$4,818.000	2,409.000
952.000	$2.000	$1,904.000	952.000
1.000	$2,600.000	$2,600.000	1.000
1.000	$9,000.000	$9,000.000	1.000
1.000	$12,000.000	$12,000.000	1.000
70,000.000	$1.000	$70,000.000	70,000.000
0.800	$4,300.000	$3,440.000	0.800
438.000	$92.000	$40,296.000	438.000
2.000	$1,715.000	$3,430.000	2.000
6.000	$1,500.000	$9,000.000	6.000
1.000	$3,850.000	$3,850.000	1.000
400.000	$75.000	$30,000.000	400.000
218.000	$17.000	$3,706.000	218.000

400.000	$17.000	$6,800.000	400.000
52.000	$300.000	$15,600.000	52.000
2,090.000	$42.000	$87,780.000	2,090.000
877.000	$4.500	$3,946.500	877.000
1,043.000	$144.000	$150,192.000	1,043.000
1,000.000	$129.000	$129,000.000	1,000.000
15.000	$335.000	$5,025.000	15.000
16.000	$320.000	$5,120.000	16.000
19.000	$100.000	$1,900.000	19.000
87.000	$120.000	$10,440.000	87.000
397.000	$32.000	$12,704.000	397.000
92.000	$30.000	$2,760.000	92.000
1.000	$13,000.000	$13,000.000	1.000
1.000	$13,000.000	$13,000.000	1.000
2.000	$600.000	$1,200.000	2.000
2.000	$100.000	$200.000	2.000
2.000	$495.000	$990.000	2.000
351.000	$15.500	$5,440.500	351.000
119.000	$16.000	$1,904.000	119.000
24.000	$20.000	$480.000	24.000
12.000	$45.000	$540.000	12.000
23.000	$25.000	$575.000	23.000
1.000	$40.000	$40.000	1.000
4.000	$45.000	$180.000	4.000
2.000	$9,915.000	$19,830.000	2.000
2.000	$3,250.000	$6,500.000	2.000
0.060	$1,733.000	$103.980	0.060
1.580	$3,467.000	$5,477.860	1.580
11.000	$6.250	$68.750	11.000
60.000	$6.250	$375.000	60.000
51.000	$4.200	$214.200	51.000
26.000	$1.500	$39.000	26.000
9.000	$800.000	$7,200.000	9.000
10.000	$800.000	$8,000.000	10.000
10.000	$900.000	$9,000.000	10.000
33.000	$20.000	$660.000	33.000
1.000	$8,000.000	$8,000.000	1.000
1.000	$32,500.000	$32,500.000	1.000
1.000	$35,000.000	$35,000.000	1.000
		$1,538,039.430	

rus Construction Co.		Benchmark Land Manageme	
Price	Extension	Quantity	Price
$63,000.000	$63,000.000	1.000	$58,904.960
$34.000	$850.000	25.000	$47.520
$30.000	$14,280.000	476.000	$29.880
$2.250	$10,822.500	4,810.000	$4.500
$19.000	$9,272.000	488.000	$8.000
$30.000	$1,470.000	49.000	$24.240
$9.000	$2,583.000	287.000	$15.520
$200.000	$200.000	1.000	$217.160
$16.250	$83,102.500	5,114.000	$42.130
$13.000	$39,260.000	3,020.000	$28.590
$2.500	$23,950.000	9,580.000	$4.230
$20.000	$47,040.000	2,352.000	$13.350
$47.500	$167,580.000	3,528.000	$48.900
$145.000	$797.500	5.500	$408.860
$4.000	$27,248.000	6,812.000	$3.750
$130.000	$6,760.000	52.000	$114.220
$14.000	$36,176.000	2,584.000	$20.750
$650.000	$2,600.000	4.000	$2,095.460
$1,750.000	$1,750.000	1.000	$1,085.820
$900.000	$7,200.000	8.000	$371.220
$700.000	$11,200.000	16.000	$100.000
$72.000	$156,096.000	2,168.000	$54.100
$1.300	$22,254.700	17,119.000	$1.270
$1.300	$1,112.800	856.000	$0.550
$0.900	$770.400	856.000	$2.500
$1,000.000	$2,300.000	2.300	$3,000.000
$110.000	$388.300	3.530	$106.320
$1.200	$111.804	93.170	$40.000
$3.500	$8,431.500	2,409.000	$2.860
$3.000	$2,856.000	952.000	$3.030
$2,800.000	$2,800.000	1.000	$2,145.000
$13,000.000	$13,000.000	1.000	$2,359.000
$16,150.000	$16,150.000	1.000	$1,100.000
$1.000	$70,000.000	70,000.000	$1.000
$6,500.000	$5,200.000	0.800	$6,149.650
$90.000	$39,420.000	438.000	$95.970
$3,000.000	$6,000.000	2.000	$1,238.400
$3,115.000	$18,690.000	6.000	$1,943.660
$5,250.000	$5,250.000	1.000	$6,038.000
$105.000	$42,000.000	400.000	$108.900
$12.000	$2,616.000	218.000	$18.730

$13.000	$5,200.000	400.000	$16.460
$210.000	$10,920.000	52.000	$352.920
$48.000	$100,320.000	2,090.000	$68.530
$7.750	$6,796.750	877.000	$8.800
$140.000	$146,020.000	1,043.000	$141.900
$130.000	$130,000.000	1,000.000	$134.170
$260.000	$3,900.000	15.000	$465.280
$260.000	$4,160.000	16.000	$341.540
$153.000	$2,907.000	19.000	$224.350
$215.000	$18,705.000	87.000	$209.780
$58.000	$23,026.000	397.000	$100.470
$42.000	$3,864.000	92.000	$101.820
$10,750.000	$10,750.000	1.000	$2,969.720
$7,800.000	$7,800.000	1.000	$11,939.440
$775.000	$1,550.000	2.000	$467.030
$110.000	$220.000	2.000	$220.000
$600.000	$1,200.000	2.000	$385.000
$16.750	$5,879.250	351.000	$17.050
$17.500	$2,082.500	119.000	$33.000
$22.000	$528.000	24.000	$27.500
$50.000	$600.000	12.000	$60.500
$30.000	$690.000	23.000	$27.500
$45.000	$45.000	1.000	$27.500
$49.000	$196.000	4.000	$60.500
$9,000.000	$18,000.000	2.000	$7,700.000
$4,000.000	$8,000.000	2.000	$2,200.000
$1,870.000	$112.200	0.060	$2,392.500
$3,750.000	$5,925.000	1.580	$2,525.820
$6.800	$74.800	11.000	$9.900
$6.800	$408.000	60.000	$9.900
$4.600	$234.600	51.000	$9.900
$1.700	$44.200	26.000	$9.900
$1,200.000	$10,800.000	9.000	$1,397.000
$1,200.000	$12,000.000	10.000	$1,397.000
$1,200.000	$12,000.000	10.000	$139.700
$9.500	$313.500	33.000	$125.000
$71,000.000	$71,000.000	1.000	$20,000.000
$40,000.000	$40,000.000	1.000	$28,000.000
$40,000.000	$40,000.000	1.000	$15,000.000
	$1,678,860.804		

nt, LLC	Barrett Paving Materials Inc.		
Extension	Quantity	Price	Extension
$58,904.960	1.000	$175,000.000	$175,000.000
$1,188.000	25.000	$80.000	$2,000.000
$14,222.880	476.000	$17.500	$8,330.000
$21,645.000	4,810.000	$2.750	$13,227.500
$3,904.000	488.000	$10.000	$4,880.000
$1,187.760	49.000	$12.000	$588.000
$4,454.240	287.000	$5.000	$1,435.000
$217.160	1.000	$250.000	$250.000
$215,452.820	5,114.000	$35.000	$178,990.000
$86,341.800	3,020.000	$25.000	$75,500.000
$40,523.400	9,580.000	$4.000	$38,320.000
$31,399.200	2,352.000	$45.000	$105,840.000
$172,519.200	3,528.000	$75.000	$264,600.000
$2,248.730	5.500	$300.000	$1,650.000
$25,545.000	6,812.000	$5.000	$34,060.000
$5,939.440	52.000	$100.000	$5,200.000
$53,618.000	2,584.000	$12.000	$31,008.000
$8,381.840	4.000	$1,500.000	$6,000.000
$1,085.820	1.000	$1,500.000	$1,500.000
$2,969.760	8.000	$1,000.000	$8,000.000
$1,600.000	16.000	$500.000	$8,000.000
$117,288.800	2,168.000	$66.500	$144,172.000
$21,741.130	17,119.000	$1.200	$20,542.800
$470.800	856.000	$1.200	$1,027.200
$2,140.000	856.000	$0.800	$684.800
$6,900.000	2.300	$925.000	$2,127.500
$375.310	3.530	$100.000	$353.000
$3,726.800	93.170	$1.000	$93.170
$6,889.740	2,409.000	$3.150	$7,588.350
$2,884.560	952.000	$2.800	$2,665.600
$2,145.000	1.000	$4,609.490	$4,609.490
$2,359.000	1.000	$15,000.000	$15,000.000
$1,100.000	1.000	$15,000.000	$15,000.000
$70,000.000	70,000.000	$1.000	$70,000.000
$4,919.720	0.800	$3,000.000	$2,400.000
$42,034.860	438.000	$84.000	$36,792.000
$2,476.800	2.000	$1,825.000	$3,650.000
$11,661.960	6.000	$2,345.000	$14,070.000
$6,038.000	1.000	$4,230.000	$4,230.000
$43,560.000	400.000	$125.000	$50,000.000
$4,083.140	218.000	$17.500	$3,815.000

$6,584.000	400.000	$17.500	$7,000.000
$18,351.840	52.000	$260.000	$13,520.000
$143,227.700	2,090.000	$62.500	$130,625.000
$7,717.600	877.000	$4.000	$3,508.000
$148,001.700	1,043.000	$160.000	$166,880.000
$134,170.000	1,000.000	$155.000	$155,000.000
$6,979.200	15.000	$1,200.000	$18,000.000
$5,464.640	16.000	$1,050.000	$16,800.000
$4,262.650	19.000	$135.000	$2,565.000
$18,250.860	87.000	$162.000	$14,094.000
$39,886.590	397.000	$55.000	$21,835.000
$9,367.440	92.000	$45.000	$4,140.000
$2,969.720	1.000	$2,520.130	$2,520.130
$11,939.440	1.000	$4,273.000	$4,273.000
$934.060	2.000	$500.000	$1,000.000
$440.000	2.000	$89.680	$179.360
$770.000	2.000	$135.000	$270.000
$5,984.550	351.000	$15.500	$5,440.500
$3,927.000	119.000	$16.000	$1,904.000
$660.000	24.000	$20.000	$480.000
$726.000	12.000	$45.000	$540.000
$632.500	23.000	$25.000	$575.000
$27.500	1.000	$40.000	$40.000
$242.000	4.000	$45.000	$180.000
$15,400.000	2.000	$5,167.000	$10,334.000
$4,400.000	2.000	$988.000	$1,976.000
$143.550	0.060	$1,830.000	$109.800
$3,990.796	1.580	$3,665.000	$5,790.700
$108.900	11.000	$9.150	$100.650
$594.000	60.000	$5.350	$321.000
$504.900	51.000	$5.350	$272.850
$257.400	26.000	$6.100	$158.600
$12,573.000	9.000	$1,115.000	$10,035.000
$13,970.000	10.000	$1,115.000	$11,150.000
$1,397.000	10.000	$1,115.000	$11,150.000
$4,125.000	33.000	$1.000	$33.000
$20,000.000	1.000	$150,000.000	$150,000.000
$28,000.000	1.000	$20,000.000	$20,000.000
$15,000.000	1.000	$30,000.000	$30,000.000
$1,798,126.166			$2,186,000.000

ORDINANCE NO. _____

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.

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 Ohio Heavy Equipment Leasing, LLC dba Loveland Excavating for Great Miami River Trail Extension 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 preliminary construction activities can begin as soon as weather permits; wherefore, this ordinance shall take effect immediately upon its passage.

Passed _____ _____
Mayor's Approval

Posted _____

First Reading _____ Rules Suspended _____

Second Reading _____ Emergency _____

Third Reading _____

ATTEST:

_____
Clerk of Council

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

_____
Clerk of Council

Active Clients\City of Fairfield\Ordinances, Ohio\2026\Ohio Heavy Equipment Leasing-Ord

City Council Communication
Regular Meeting - September 14, 2026

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

Subject:
Adoption of Fairfield ADA Transition Plan

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

- Legislation - First Reading

Recommendation:
It is recommended that the City Council has a first reading of the ordinance to adopt the ADA Transition Plan at the September 14th meeting and follow the City's regular schedule for second reading, third reading, and adoption.

Discussion:
City staff from the Public Works Department, Law Department, and the City Manager's Office participated in the project to draft an ADA Transition plan that will enshrine the City's commitment to ensuring to addressing accessibility barriers in City facilities, programs, and pedestrian rights of way. The Fairfield ADA Transition plan includes evaluation of existing infrastructure, public involvement, and a planning process, prior to implementation. The draft plan was presented to Council at the August 10, 2026, Council – Manager Briefing. It has been posted on the City's website in draft form since August 10 and is open for comment until October 11, 2026.

As a recipient of federal funds, the Ohio Department of Transportation requires its sub-recipients to take steps ensuring compliance with the 1990 Americans with Disabilities Act.

Components of the plan require the identification of accessibility barriers, lays out the schedule and method the City will use to address the barriers, and makes the plan available to the public.

The plan designates the ADA Coordinator as Laurie Murphy, Assistant City Manager and the Transition Plan Implementation Coordinator as Ben Mann, Public Works Director.

Financial Impact:
None at this time.

Emergency Provision:
No

Rule Suspension Requested:
No

ATTACHMENTS:
1. Fairfield ADA Transition Plan_DRAFT
2. Fairfield ADA Transition Plan-Ord

Americans with Disabilities Act (ADA) Transition Plan

Fairfield, Ohio

September 14, 2026

5350 Pleasant Ave.,

Fairfield, OH 45014

513-867-5350

fairfield-city.org

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Introduction

Transition Plan Need and Purpose

The Americans with Disabilities Act (ADA) is a civil rights law prohibiting discrimination against individuals on the basis of disability. It was enacted on July 26, 1990, and was amended in 2008 with the ADA Amendments Act. The ADA consists of five titles outlining protections in the following areas:

I. Employment
II. State and local government services
III. Public accommodations
IV. Telecommunications
V. Miscellaneous Provisions

Title II of ADA pertains to the programs, activities and services provided by public entities. Fairfield must comply with this section of the Act, as it specifically applies to public service agencies. Title II of ADA states that "no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any such entity." (42 USC Sec. 12132; 28 CFR Sec. 35.130)

As required by Title II of ADA (28 CFR Part 35 Sec. 35.105 and Sec. 35.150), Fairfield has conducted a self-evaluation of its services, programs, activities, and facilities on public property and within public rights-of-way; and has developed this Transition Plan detailing the methods to be used to ensure compliance with ADA accessibility requirements.

ADA and its Relationship to Other Laws

Title II of ADA is companion legislation to two previous federal statutes and regulations: the Architectural Barriers Act (ABA) of 1968 and Section 504 of the Rehabilitation Act of 1973.

The Architectural Barriers Act of 1968 is a Federal law that requires facilities designed, built, altered or leased with Federal funds to be accessible. The Architectural Barriers Act marks one of the first efforts to ensure access to the built environment.

Section 504 of the Rehabilitation Act of 1973 is a Federal law that protects qualified individuals from discrimination based on their disability. The nondiscrimination requirements of the law apply to employers and organizations that receive financial assistance from any Federal department or agency. Title II of ADA extended this coverage to all state and local government entities, regardless of whether they receive federal funding or not.

Agency Requirements

Under Title II, Fairfield must meet these general requirements:

- Must operate their programs so that, when viewed in their entirety, the programs are accessible to and useable by individuals with disabilities [28 CFR Sec. 35.150].
- May not refuse to allow a person with a disability to participate in a service, program or activity simply because the person has a disability [28 CFR Sec. 35.130 (a)].
- Must make reasonable modifications in policies, practices and procedures that deny equal access to individuals with disabilities unless a fundamental alteration in the program would result [28 CFR Sec. 35.130(b)(7)].
- May not provide services or benefits to individuals with disabilities through programs that are separate or different unless the separate or different measures are necessary to ensure that benefits and services are equally effective [28 CFR Sec. 35.130(b)(iv) & (d)].
- Must take appropriate steps to ensure that communications with applicants, participants and members of the public with disabilities are as effective as communications with others [29 CFR Sec. 35.160(a)].
- Must designate at least one responsible employee to coordinate ADA compliance [28 CFR Sec. 35.107(a)]. This person is typically referred to as the ADA Coordinator. The public entity must provide the ADA Coordinator's name, office address, and telephone number to all interested individuals [28 CFR Sec. 35.107(a)].
- Must provide notice of ADA requirements. All public entities, regardless of size, must provide information about the rights and protections of Title II to applicants, participants, beneficiaries, employees, and other interested persons [28 CFR Sec. 35.106]. The notice must include the identification of the employee serving as the ADA Coordinator and must provide this information on an ongoing basis [28 CFR Sec. 104.8(a)].
- Must establish a grievance procedure. Public entities must adopt and publish grievance procedures providing for prompt and equitable resolution of complaints [28 CFR Sec. 35.107(b)]. This requirement provides for a timely resolution of all problems or conflicts related to ADA compliance before they escalate to litigation and/or the federal complaint process.

Designation of Responsibility

In accordance with 28 CFR 35.107(a), the Fairfield has designated the following person to serve as ADA Title II Coordinator, to oversee the City's policies and procedures:

Assistant City Manager

In accordance with 28 CFR 35.150(d)(3), Fairfield has designated the following person to serve as ADA Transition Plan Implementation Coordinator, to monitor the City's progress and manage review and updates of this document:

Public Works Director

Contact information for responsible designees is provided in Appendix E.

Training is an important tool for ensuring compliance with ADA requirements. The ADA Coordinators will identify resources and opportunities for agency employees at various levels to receive ADA-related training appropriate to their job functions.

Self-Evaluation

Overview

Under Title II of the ADA (28 CFR Sec. 35.105), public entities are required to perform a self-evaluation of their current services, policies and practices with regard to accessibility. The goal of the self-evaluation is to verify that, in managing its programs and facilities, the agency is providing accessibility and not adversely affecting the full participation of individuals with disabilities.

The intent of the ADA self-evaluation is to review the agency's entire public program, including all facilities on public property and within public rights-of-way, in order to identify any obstacles or barriers to accessibility that need to be addressed. The general categories of items to be evaluated include:

- Communications, Information & Facility Signage.
- Building Facilities – these include offices, garages and other types of buildings.
- Pedestrian Facilities (Pedestrian Circulation Routes / Pedestrian Access Routes) – these include sidewalks, curb ramps, bicycle/pedestrian trails, traffic control signals and bus stops (and/or other transit facilities) that are located within the City rights-of-way.

Public entities are required to provide an opportunity for interested persons, including individuals with disabilities or organizations representing individuals with disabilities, to participate in the self-evaluation process by submitting comments [28 CFR Sec. 35.105(b)].

Furthermore, a public entity that employs 50 or more persons is required, for at least three years following the completion of the self-evaluation, to maintain on file and make available for public inspection:

- A list of the interested persons consulted;
- A description of areas examined and any problems identified; and,

- A description of any modifications made.

Process & Findings

In July of 2025, Fairfield completed a self-evaluation of its services, programs, activities, and facilities on public property and within public rights-of-way with regard to accessibility. Detailed inventories and findings from this review are provided in Appendix A, under the headings of Communications (A1), Building Facilities (A2) and Pedestrian Facilities (A3).

An important component of the self-evaluation process is the identification of obstacles or barriers to accessibility, and the corresponding modifications that will be needed to remedy these items. The following sections provide a summary of improvements that have already been made, and obstacles that the City plans to address as part of this Transition Plan.

Communications, Information & Facility Signage

Title II of ADA includes the following requirements regarding Communications.

General (28 CFR Sec. 35.160)

- A public entity shall take appropriate steps to ensure that communications with applicants, participants, and members of the public with disabilities are as effective as communications with others.
- A public entity shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in, and enjoy the benefits of, a service, program, or activity conducted by a public entity.
- In determining what type of auxiliary aid and service is necessary, a public entity shall give primary consideration to the requests of the individual with disabilities.

Information and Signage (28 CFR Sec. 35.163)

- A public entity shall ensure that interested persons, including persons with impaired vision or hearing, can obtain information as to the existence and location of accessible services, activities, and facilities.
- A public entity shall provide signage at all inaccessible entrances to each of its facilities, directing users to an accessible entrance or to a location at which they can obtain information about accessible facilities. The international symbol for accessibility shall be used at each accessible entrance of a facility.

Other examples of important communication items/devices include Accessible Pedestrian Signals (APS) used at intersections, and signs, pavement markings and other traffic control devices used to provide advance warning and positive guidance in the vicinity of construction, maintenance or utility work areas/zones that impact sidewalks, crosswalks or other pedestrian access routes. The *Pedestrian Checklist and Considerations for Temporary Traffic Control Zones*

provides an overview of pedestrian-related considerations to enhance safety and accessibility for these types of situations. Appendix A3 of this Transition Plan provides additional information about communication items related to Pedestrian Facilities / Public Rights-of-Way.

In recent years, the City has implemented the following accessibility improvements regarding communications, information and facility signage:

- Added accessibility information to City website (https://www.fairfield-city.org/accessibility)
- Installed APS at high pedestrian traffic intersections within the Town Center

Fairfield has conducted a detailed evaluation of its communications, information, and facility signage regarding the ADA Title II requirements. The findings from this evaluation are provided in Appendix A1.

Improvement Schedule

Moving forward, Fairfield plans to implement improvements for the following items that have been identified as potential obstacles to accessibility.

Communications, Information & Facility Signage			
Item/Description	Accessibility Concern	Improvement Method	Schedule
Pedestrian Signals	Vision Impairments	Add APS to new traffic signal construction/ reconstruction	Nilles/Wittenburg – 2027; future signals – TBD
Facility Signage	Vision Impairments	Add ADA-compliant signage to public areas, as identified	With future remodels of public areas

Building Facilities and Related Parking Lots/Facilities

Fairfield is responsible for the following buildings:

- Amphitheatre at Village Green Park – Fairfield Commons Dr.
- Annex Building – 701 Wessel Dr.
- Aquatic Center – 2605 Augusta Blvd.
- Bait House – 6440 River Rd.
- Community Arts Center – 411 Wessel Dr.
- Elisha Morgan Mansion – 6181 Ross Rd.
- Fire Station 31 – 375 Nilles Rd.
- Fire Station 32 – 6540 Dixie Hwy.

- Fire Station 33 – 6118 Winton Rd.
- Grange Shelter – 268 Joe Nuxhall Way
- Harbin Shelters and Restrooms – 1300 Hunter Rd.
- Huffman Shelters and Restrooms – 2100 John Gray Rd.
- Justice Center – 5230 Pleasant Ave. // 675 Nilles Rd.
- Library – 1485 Wessel Dr.
- Municipal Building – 5350 Pleasant Ave.
- North Trace – 2605 Augusta Blvd.
- Nuxhall Pavillion – Water Works Park on Groh Ln.
- Public Works – 8870 North Gilmore Dr.
- South Trace – 2200 John Gray Rd.
- Wastewater Administration – 4799 Groh Ln.
- Wastewater Annex – 4799 Groh Ln.
- Water Plant – 5201 Groh Ln.

In recent years, the City has implemented the following accessibility improvements to its building facilities:

- 2025 Municipal Building remodel included accessibility improvements to a public restroom
- 2025 Harbin Park accessible playground and splashpad was constructed with accessible restrooms to replace existing non-compliant playground
- 2023 Harbin Park overlook structure included a compliant path and the addition of accessible parking spots

The City has conducted a detailed accessibility evaluation of each of its building facilities, and related parking lots/areas, based on the *ADA Checklist for Existing Facilities* publication. The findings from this evaluation are provided in Appendix A2. The accessibility barriers/issues identified as currently existing have been ranked in order of priority for improvement.

Improvement Schedule

Moving forward, Fairfield plans to implement improvements for the following items that have been identified as potential obstacles to accessibility.

Building Facilities and Related Parking Lots/Facilities	
Schedule	Description of Accessibility Improvement Projects / Methods
Year 1 (2027)	Upgrade accessible parking signs within parks and for public facilities

Year 2 (2028)	Marsh Park building construction will replace existing facilities with an accessible restroom and bait shop/concessions building.
Years 3 – 5 (2029 to 2031)	Reseal and repave parking lots at various public facilities and ensure that accessible spaces and routes are compliant.

Pedestrian Facilities / Public Rights-of-Way

As part of the self-evaluation process, Fairfield has conducted an inventory and evaluation of pedestrian facilities within its public rights-of-way, which consist of the following:

- 200 miles of sidewalks
- 1755 curb ramps
- 800 crosswalks
- 7.75 miles of bicycle/pedestrian trails
- 60 traffic control signals
- 17 bus stops (BCRTA controlled)

A detailed evaluation of these facilities with regard to accessibility compliance is provided in Appendix A3 and will be updated every 5 years.

Previous Practices

Since the adoption of the ADA, Fairfield has worked to provide accessible pedestrian features as part of the City's capital improvement projects. As additional information was made available regarding the methods of providing accessible pedestrian features, the City updated its procedures to accommodate these methods.

In recent years, the City has implemented the following accessibility improvements to its pedestrian facilities:

- Curb ramp upgrade/replacement with annual street resurfacing program
- Constructed multiple accessible sidewalk improvements connecting schools, parks, and other key points of interest totaling more than 4.6 miles of new sidewalk.
- Upgraded pedestrian push buttons, pavement markings, and ramps as part of traffic signal improvement projects.

Methodology

Fairfield will utilize two methods for upgrading pedestrian facilities to current ADA standards. The first and most comprehensive method is through scheduled street and utility improvement projects. All pedestrian facilities impacted by these projects will be upgraded to current ADA accessibility standards. A current listing of these scheduled projects is included in Appendix B.

The second method is through specific sidewalk and ADA accessibility improvement projects that are identified individually. These projects will be incorporated into the Capital Improvement Program (CIP) on a case-by-case basis as determined by Fairfield staff. The City CIP, which includes a detailed schedule and budget for specific improvements, is included in Appendix B.

Policy

Fairfield's goal is to continue to provide accessible pedestrian design features as part of its capital improvement projects. The City has adopted ADA design standards and procedures as listed in Appendix F. These standards and procedures will be kept up-to-date with nationwide and local best management practices.

The City will consider and respond to all accessibility improvement requests. All accessibility improvements that are deemed reasonable will be scheduled consistent with transportation priorities. The City will coordinate with external agencies to ensure that all new or altered pedestrian facilities within the City jurisdiction are ADA compliant to the maximum extent feasible.

Maintenance of pedestrian facilities within the public rights-of-way will continue to follow the policies set forth by the City (Codified Ordinance 909.01). Examples of typical maintenance items relating to accessibility include: snow removal and ice control for sidewalks, sidewalk repair policy, renewal of crosswalk markings, and signal hardware. Detailed information is provided in Appendix A3.

Processing applications for commercial and residential building permits will include a review of the self-evaluation and the inclusion of corrective measures for pedestrian facilities located on the subject property.

Requests for accessibility improvements can be submitted to the ADA Title II Coordinator or Transition Plan Implementation Coordinator. Contact information is provided in Appendix E.

Priority Areas

Fairfield has identified specific locations as priority areas for planned accessibility improvement projects. These areas have been selected due to their proximity to specific land uses such as

schools, government offices and medical facilities, as well as from the receipt of public comments. The priority areas as identified in the self-evaluation are as follows:

- Town Center
- Schools
- Parks
- Zero- and one-car households

Additional priority will be given to any location where an improvement project or alteration was constructed after January 26, 1991, and accessibility features were omitted.

External Agency Coordination

Other agencies may be responsible for pedestrian facilities within the jurisdiction of Fairfield. The City will coordinate with those agencies to assist with identifying and facilitating elimination of accessibility barriers along their routes.

Improvement Schedule

Fairfield has established the following schedule of goals for improving the accessibility of its pedestrian facilities (public sidewalks, curb ramps, crosswalks, pedestrian signals, etc.):

- Within 5 years (2027 to 2031), 60% of the pedestrian facility features constructed after January 26, 1991 are to be ADA compliant.
- Within 10 years (2027 to 2036), 60% of all pedestrian facility features (including those constructed on or before January 26, 1991) within the priority areas identified by City staff are to be ADA compliant.
- Within 20 years (2027 to 2046), 80% of all pedestrian facility features (including those constructed on or before January 26, 1991) within the entire jurisdiction of City are to be ADA compliant.

Based on results from the self-evaluation of pedestrian facilities, Fairfield has prepared a curb ramp installation schedule to address specific locations where accessibility improvements are needed. A copy of this schedule is included in Appendix A3.

Public Outreach

Fairfield recognizes that public participation is an important component in the development of this transition plan. Input from the community has been gathered and used to help define priority areas for improvements within the jurisdiction of Fairfield.

Public outreach for preparation of this document has consisted of the following activities:

- Public Council Meetings (August 10, 2026 – September 14, 2026 – September 28, 2026)
- Posted on City Website

This document was also made available for public comment. Appendix C provides a summary of comments received and detailed information regarding the public outreach activities.

Public Notice of ADA Requirements and Grievance Procedure

Under the Americans with Disabilities Act, each agency is required to publish its responsibilities with regard to ADA compliance. A draft of this public notice is provided in Appendix D.

If users of Fairfield's facilities and services believe the City has not provided a reasonable accommodation, they have the right to file a grievance. In accordance with 28 CFR Sec. 35.107(b), the City has developed a grievance procedure for the purpose of the prompt and equitable resolution of citizens' complaints or concerns. This grievance procedure is outlined in Appendix D.

Progress Monitoring and Transition Plan Management

This Transition Plan is considered to be a living document that will continue to be updated as conditions within the City evolve. The initial schedule is to formally review the complete document (main body and appendices) at least once per year, to identify any need for updates. Updates to the appendices or attachments may be made more frequently as needed. Any substantive updates to the main body of this document will include a public comment period to continue the City's public outreach efforts.

Fairfield recognizes that ADA compliance is an ongoing responsibility which will require monitoring to identify future accessibility issues that may be encountered. For example, facilities that currently meet ADA requirements could fall out of compliance in the future due to factors such as damage, disrepair, or changes within public rights-of-way that could create new accessibility obstacles. Therefore, the ADA Title II Coordinator and Transition Plan Implementation Coordinator will establish an on-going monitoring/inspection process to ensure that facilities continue to comply with ADA requirements. Agency employees will also be encouraged to report any accessibility concerns or deficiencies that are identified.

Formal Adoption of ADA Transition Plan

This ADA Transition Plan is hereby adopted by Fairfield, effective September 14, 2026.

Signed:

_____	_____
Laura Murphy, ADA Title II Coordinator	Date
_____	_____
Ben Mann, ADA Transition Plan Implementation Coordinator	Date
_____	_____
Scott Timmer, Authorizing Official	Date

Appendices

A. Self-Evaluation

A1. Communications, Information & Facility Signage

A2. Building Facilities & Related Parking Lots/Facilities

A3. Pedestrian Facilities / Public Rights-of-Way

B. Schedule and Budget Information

C. Public Outreach

D. Public Notice of ADA Requirements and Grievance Procedure

E. Contact Information

F. Agency ADA Design Standards and Improvement/Compliance Procedures

G. Glossary of Terms

Appendix A – Self-Evaluation

A public entity that employs 50 or more persons is required, for at least three years following the completion of the self-evaluation, to maintain on file and make available for public inspection:

- A list of the interested persons consulted;
- A description of areas examined and any problems identified; and,
- A description of any modifications made.

Interested Persons Consulted

- Clovernook Center for the Blind and Visually Impaired
- Fairfield City Schools

Descriptions of areas examined, problems identified and any modifications made are listed in the following sections A1, A2 and A3.

A1. Communications, Information & Facility Signage

The City has conducted a detailed evaluation of its communications, information and facility signage with regard to the ADA Title II requirements. The results are listed as follows.

Inventory & Findings

- The City of Fairfield will work to provide auxiliary aids (such as sign language interpreters, readers, Braille, large print text) upon request to program participants with disabilities. The City asks that special accommodation be arranged 48 hours in advance.
- The City of Fairfield notifies the public and other interested parties that auxiliary aids will be provided, upon request. The City asks that special accommodation be arranged 48 hours in advance.
- Fairfield's website and all of its contents are accessible to individuals with hearing and visual impairments.

A2. Building Facilities & Related Parking Lots/Facilities

The City has conducted a detailed accessibility evaluation of each of its buildings, based on the *ADA Checklist for Existing Facilities* publication. The results are listed as follows.

Inventory & Findings

See Attachment 1 for tabular summary.

A3. Pedestrian Facilities / Public Rights-of-Way

The City has conducted a detailed accessibility evaluation of pedestrian facilities within the agency's public rights-of-way. The results are listed as follows.

Inventory & Findings

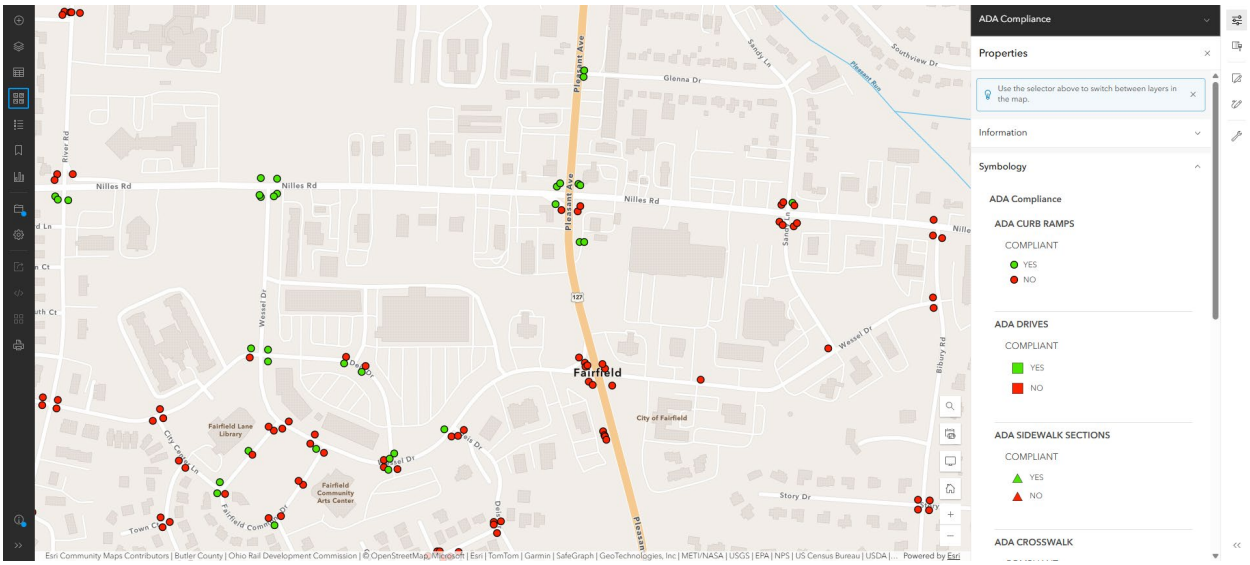
Detailed self-evaluation findings are mapped within the City's internal GIS system and can be made available upon request.

- 53% of sidewalks met accessibility criteria
- 23% of curb ramps met accessibility criteria
- 83% of traffic control signals had push buttons that are accessible, or had the pedestrian indications on recall. Remaining signals have no pedestrian crossing signs.
- 12% of traffic control signals had Accessible Pedestrian Signals (APS)

The City of Fairfield does not maintain any metered on-street parking or parking lots unaffiliated with a City facility.

Curb ramps are improved to ADA compliance with the curb and overlay schedule.

An example view of the internal GIS tool:



Maintenance Activities and Additional Items

To ensure this safety, laws and ordinances are necessary to guarantee and help limit liabilities of not only the City but property owners as well. One such law is Chapter 909 of the City of Fairfield Codified Ordinances which states that it is the property owner's responsibility to maintain and keep in good repair: sidewalks, driveway aprons and the curb lawn area between sidewalks and curb on the edge of the roadway.

Traffic signal maintenance is the responsibility of the Public Works Department and is performed by staff and/or a contractor, when necessary.

When applicable during construction, the City will reference applicable resources, such as the *Pedestrian Checklist and Considerations for Temporary Traffic Control Zones* and the *Ohio Manual of Uniform Traffic Control Devices*.

Appendix B – Schedule and Budget Information

For schedule and budgeting information, see the City's five-year Capital Improvement Plan for projects to improve accessibility.

Appendix C – Public Outreach

The Draft transition plan was posted on the City's website for public comment and review. Prior to approval, advertisement and request for public comment were solicited at multiple City Council meetings.

Appendix D – Public Notice of ADA Requirements and Grievance Procedure

As required by the Americans with Disabilities Act, the City provides the following notice outlining its responsibilities with regard to ADA compliance.

Public Notice

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990, Fairfield will not discriminate against qualified individuals on the basis of disability in City's services, programs or activities.

Employment: The City does not discriminate on the basis of disability in its hiring or employment practices and complies with all regulations promulgated by the U.S. Equal Employment Opportunity Commission under Title I of the Americans with Disabilities Act (ADA).

Effective Communication: The City will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the City's programs, services and activities, including qualified sign language interpreters, documents in Braille, and other ways of making information and communications accessible to people who have speech, hearing or vision impairments.

Modifications to Policies and Procedures: The City will make all reasonable modifications to policies and procedures to ensure that people with disabilities have an equal opportunity to enjoy all City programs, services and activities. For example, individuals with service animals are welcomed in City offices, even where pets are generally prohibited.

Anyone who requires auxiliary aids or service for effective communication, or a modification of policies or procedures to participate in a City program, service or activity, should contact the office of the ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

The ADA does not require the City to take any action that would fundamentally alter the nature of its programs or services or impose an undue financial or administrative burden.

The City will not place a surcharge on a particular individual with a disability or any group of individuals with disabilities to cover the cost of providing auxiliary aids/services or reasonable modifications of policy, such as retrieving items from locations that are open to the public but are not accessible to people who use wheelchairs.

Sample Grievance Procedure (Source: www.ada.gov)

City of Fairfield
Grievance Procedure under
the Americans with Disabilities Act

This Grievance Procedure is established to meet the requirements of the Americans with Disabilities Act of 1990 ("ADA"). It may be used by anyone who wishes to file a complaint alleging discrimination on the basis of disability in the provision of services, activities, programs, or benefits by the City of Fairfield. The City's Personnel Policy governs employment-related complaints of disability discrimination.

The complaint should be in writing and contain information about the alleged discrimination such as name, address, phone number of complainant and location, date, and description of the problem. Alternative means of filing complaints, such as personal interviews or a tape recording of the complaint, will be made available for persons with disabilities upon request.

The complaint should be submitted by the grievant and/or his/her designee as soon as possible but no later than 60 calendar days after the alleged violation to:

ADA Coordinator
City Manager's Office
5350 Pleasant Ave. Fairfield, OH 45014
513-896-5350

Within 15 calendar days after receiving the complaint, the ADA Coordinator or his/her designee will meet with the complainant to discuss the complaint and the possible resolutions. Within 15 calendar days of the meeting, Laura Murphy or her designee will respond in writing, and where appropriate, in a format accessible to the complainant, such as large print, Braille, or audio tape. The response will explain the position of the City of Fairfield and offer options for substantive resolution of the complaint.

If the response by the ADA Coordinator or his/her designee does not satisfactorily resolve the issue, the complainant and/or his/her designee may appeal the decision within 15 calendar days after receipt of the response to the City Manager or his/her designee.

Within 15 calendar days after receipt of the appeal, the City Manager or his/her designee will meet with the complainant to discuss the complaint and possible resolutions. Within 15 calendar days after the meeting, the City Manager or his/her designee will respond in writing, and, where appropriate, in a format accessible to the complainant, with a final resolution of the complaint.

All written complaints received by the ADA Coordinator or his/her designee, appeals to the City Manager or his/her designee, and responses from these two offices will be retained by the City of Fairfield for at least three years.

Appendix E – Contact Information

ADA Title II Coordinator

Name: Laura Murphy
Job Title: Assistant City Manager
Office Address: 5350 Pleasant Ave. Fairfield, OH 45014
Phone: 513-896-5350
E-mail: lmurphy@fairfield-city.org

ADA Transition Plan Implementation Coordinator

Name: Ben Mann
Job Title: Public Works Director
Office Address: 8870 N. Gilmore Rd. Fairfield, OH 45014
Phone: 513-867-4200
E-mail: bmann@fairfield-city.org

Appendix F – Agency ADA Design Standards and Improvement/ Compliance Procedures

ADA Resources and Design Standards

Americans with Disabilities Act Accessibility Guidelines (ADAAG)

Public Rights-of-Way (PROWAG)

2010 ADA Standards for Accessible Design

ADA Checklist for Existing Facilities

ADA Best Practices Tool Kit for State and Local Governments

ADA Update: A Primer for State and Local Governments

Ohio Supplement to the National Manual of Uniform Traffic Control Devices

Americans with Disabilities Act of 1990, as Amended (2008)

Improvement/Compliance Procedures

The challenge of dealing with physical or site constraints in alteration projects has been recognized by the authors of ADA accessibility standards for years. The Civil Rights Division of the U.S. Department of Justice has recognized that there could be instances where it might be technically infeasible to construct an alteration in full and strict compliance with ADA accessibility standards, because of physical or site constraints. In such circumstances, state and local agencies must provide accessibility to the maximum extent feasible. Before reaching a conclusion about technical infeasibility, state and local agencies need to consider the extent to which physical or site constraints could be addressed by alternative designs**.** The burden of proving technical infeasibility rests with the agency/owner that is responsible for the facility, element or feature.

Intersection Corners

The City will work in good faith to have curb ramps or blended transitions constructed or upgraded to achieve ADA compliance within all capital improvement projects. There may be limitations which make it technically infeasible for an intersection corner to achieve full accessibility within the scope of a project. If so, those limitations will be noted and those intersection corners will remain on the transition plan. As future projects or opportunities arise, those intersection corners shall continue to be incorporated into future work. Regardless

of whether full compliance can be achieved in all cases, each intersection corner shall be made as compliant as possible in accordance with the judgment of City staff.

Sidewalks / Trails

The City will work in good faith to have sidewalks and bicycle/pedestrian trails constructed or upgraded to achieve ADA compliance within all capital improvement projects. There may be limitations which make it technically infeasible for segments of sidewalks or trails to achieve full accessibility within the scope of a project. If so, those limitations will be noted and those segments will remain on the transition plan. As future projects or opportunities arise, those segments shall continue to be incorporated into future work. Regardless of whether full compliance can be achieved in all cases, each sidewalk or trail shall be made as compliant as possible in accordance with the judgment of City staff.

Traffic Control Signals

The City will work in good faith to have traffic control signals constructed or upgraded to achieve ADA compliance within all capital improvement projects. There may be limitations which make it technically infeasible for individual traffic control signal locations to achieve full accessibility within the scope of a project. If so, those limitations will be noted and those locations will remain on the transition plan. As future projects or opportunities arise, those locations shall continue to be incorporated into future work. Regardless of whether full compliance can be achieved in all cases, each traffic signal control location shall be made as compliant as possible in accordance with the judgment of City staff.

Bus Stops

The City will work in good faith to have bus stops constructed or upgraded to achieve ADA compliance within all capital improvement projects. There may be limitations which make it technically infeasible for individual bus stop locations to achieve full accessibility within the scope of a project. If so, those limitations will be noted and those locations will remain on the transition plan. As future projects or opportunities arise, those locations shall continue to be incorporated into future work. Regardless of whether full compliance can be achieved in all cases, each bus stop location shall be made as compliant as possible in accordance with the judgment of City staff.

Other Transit Facilities

Additional transit facilities are present within the limits of City of Fairfield. Those facilities fall under the jurisdiction of BCRTA. Fairfield will work with BCTRA to address compliance with the applicable accessibility standards.

Other policies, practices and programs

The City's other policies, practices and programs not identified in this document will follow the applicable ADA standards.

Appendix G – Glossary of Terms

ABA: See Architectural Barriers Act.

ADA: See Americans with Disabilities Act.

ADA Transition Plan: Transportation system plan that identifies accessibility needs, the process to fully integrate accessibility improvements, and aims to ensure that all transportation facilities, services, programs, and activities are accessible to all individuals.

ADAAG: See Americans with Disabilities Act Accessibility Guidelines.

Accessible: A facility that provides access to people with disabilities using the design requirements of the ADA.

Accessible Pedestrian Signal (APS): A device that communicates information about the WALK phase in audible and vibrotactile formats.

Alteration: A change to a facility in the public right-of-way that affects or could affect access, circulation, or use. An alteration must not decrease or have the effect of decreasing the accessibility of a facility or an accessible connection to an adjacent building or site.

Americans with Disabilities Act (ADA): Civil rights legislation passed in 1990 and effective July 1992. The ADA sets design guidelines for accessibility to public facilities, including sidewalks and trails, by individuals with disabilities.

Americans with Disabilities Act Accessibility Guidelines (ADAAG): Contains scoping and technical requirements for accessibility to buildings and public facilities by individuals with disabilities under the Americans with Disabilities Act (ADA) of 1990.

APS: See Accessible Pedestrian Signal.

Architectural Barriers Act (ABA): Federal law that requires facilities designed, built, altered or leased with Federal funds to be accessible. The Architectural Barriers Act marks one of the first efforts to ensure access to the built environment.

Capital Improvement Program (CIP): The CIP for a public agency typically includes an annual capital budget and a five-year plan for funding the new construction and reconstruction projects on the agency's transportation system.

Detectable Warning: A surface feature of truncated domes, built in or applied to the walking surface to indicate an upcoming change from pedestrian to vehicular way.

DOJ: See United States Department of Justice.

Federal Highway Administration (FHWA): A branch of the U.S. Department of Transportation that administers the federal-aid Highway Program, providing financial assistance to states to construct and improve highways, urban and rural roads, and bridges.

FHWA: See Federal Highway Administration.

Pedestrian Access Route (PAR): A continuous and unobstructed walkway within a pedestrian circulation path that provides accessibility.

Pedestrian Circulation Route (PCR): A prepared exterior or interior way of passage provided for pedestrian travel.

PROWAG: An acronym for the *Guidelines for Accessible Public Rights-of-Way* issued in 2005 by the U.S. Access Board. This guidance addresses roadway design practices, slope and terrain related to pedestrian access to walkways and streets, including crosswalks, curb ramps, street furnishings, pedestrian signals, parking and other components of public rights-of-way.

Right-of-Way: A general term denoting land, property, or interest therein, usually in a strip, acquired for the network of streets, sidewalks and trails creating public pedestrian access within a public entity's jurisdictional limits.

Section 504: The section of the Rehabilitation Act that prohibits discrimination by any program or activity conducted by the federal government.

Uniform Federal Accessibility Standards (UFAS): Accessibility standards that all federal agencies are required to meet; includes scoping and technical specifications.

United States Access Board: An independent federal agency that develops and maintains design criteria for buildings and other improvements, transit vehicles, telecommunications equipment, and electronic and information technology. It also enforces accessibility standards that cover federally-funded facilities.

United States Department of Justice: Federal executive department responsible for enforcement of the law and administration of justice (also referred to as the Justice Department or DOJ).

ATTACHMENT #1

FACILITY SELF-EVALUATION

ADA Review of Existing Buildings - Summary

Building:	Amphitheatre at Village Green Park
Address:	Fairfield Commons Drive
Facility Impact:	High
Date:	01/23/2019

		Effort	Priority Score
Parking			
Issue 1.2	Nearest space is not very accessible.	Low	9
Possible Solution	*Reconfigure when parking lot is sealed and striped again.*		
	Parking is not specific to this facility.		
Toilet Rooms / Locker Rooms			
Issue 3.5	Tactile signs for the men's and women's restrooms are on pull side for both doors.	Low	9
Possible Solution	*Install new tactile signs (raised letters, contrasting color from background, Braille).*		
Issue 3.12	Men's and Women's doors take less than 5 seconds to close (2.0 and 3.5 seconds).	Low	9
Possible Solution	*Adjust closers*		
Issue 3.29	Hand dryer in Men's and Women's are difficult to operate without tight grasping, pinching or twisting of the wrist.	Low	9
Possible Solution	*Install automatic hand dryers / towel dispensers.*		
Issue 3.36	Flush controls require greater than 5 lbf to operate (6 lbf).	Medium	6
Possible Solution	*Adjust flush controls in both restrooms' accessible stalls.*		
Issue 3.37	Flush control is not on the open side of the toilet in the Men's	High	3
Possible Solution	*Move control*		
Issue 3.40	Toilet seat paper covers are higher than 48" (63") in Men's and Women's.	Medium	6
Possible Solution	*Move dispensers.*		
Issue 3.43	Stall doors in Men's and Women's are not self-closing.	High	3
Possible Solution	*Install closers / replace doors.*		
Issue 3.50	The stalls should be 59'" deep (measured 55"). Women's non accessible stall opens in and should open out.	Low	9
Possible Solution	*Change women's inaccessible stall so that door opens out.*		
Drinking Fountains			
Issue 4.6	Spout is higher than 36" above floor (39").	Medium	6
Possible Solution	*Adjust drinking fountain.*		

ADA Review of Existing Buildings - Summary

Building: Annex - Income Tax / Information Technology
Address: 701 Wessel Drive
Facility Impact: Medium
Date: 01/24/2019

		Effort	Priority Score
Parking			
Issue 1.3	Needs a van accessible space close to entrance	Low	6
Possible Solution	*Recommend striping out space adjacent to existing accessible space to make a van accessible space.*		
Issue 1.10	Signs are not 60" above the ground (35").	Medium	4
Possible Solution	*All signs need raised.*		
Issue 1.11	Space not labeled as van accessible needs a sign added.	Low	6
Possible Solution	*Restripe parking and add van accessible sign as needed.*		
Exterior Accessible Route			
Issue 1.18	Cross slope of sidewalk from parking is greater than 2%.	Medium	4
Possible Solution	*Replace sidewalk as needed to achieve cross slope less than 1:48.*		
Entrance			
Issue 1.37	Main entrance should have 2 sets of automatic opening buttons for doors.	Medium	4
Possible Solution	*Add automatic buttons for the public at the front doors for this building.*		
Issue 1.39	West entrance is not accessible for the public.	Low	6
Possible Solution	*Add a sign near parking lot that these entrances are employees only.*		
Issue 1.46	Door takes less than 5 seconds to close (2.5 seconds).	Medium	4
Possible Solution	*Install automatic door openers*		
Signs			
Issue 2.38	Permanent rooms should have tactile signs, the door leading to the restrooms should have a tactile sign.	Low	6
Possible Solution	*Install tactile sign.*		
Interior Doors			
Issue 2.45	Interior doors need to be able to be opened using 5 lbf. Door from lobby to corridor leading to restrooms takes 7 lbf.	Low	6
Possible Solution	*Adjust or replace closer.*		
Issue 2.46	Door from lobby to corridor takes less than 5 seconds to close (2.0 seconds).	Low	6
Possible Solution	*Adjust or replace closer.*		
Sales and Service Counter			
Issue 2.78-2.80	Desk at end of counter is compliant height but not for a forward approach and has chairs in front of it.	High	2
Possible Solution	*Remove desk and reconfigure as a proper counter. Make room to move chairs to allow for wheelchairs. Add ISA sign to counter.*		
Toilet Rooms			
Issue 3.11	Restrooms require greater than 5 lbf to open (6.5 lbf).	Low	6
Possible Solution	*Adjust or replace closers for restroom doors.*		
Issue 3.12	Restroom doors take less than 5 seconds to close (2.5 seconds).	Low	6
Possible Solution	*Adjust or replace closers.*		
Issue 3.44	Stall doors do not have door pulls on inside.	High	2
Possible Solution	*Add door pulls on the inside of stall doors.*		

ADA Review of Existing Buildings - Summary

Building: Aquatic Center
Address: 2605 Augusta Boulevard
Facility Impact: High
Date: 10/26/2018

		Effort	Priority Score
Parking			
Issue 1.2	East most accessible space does not have access aisle	Low	9
Possible Solution	*Reconfigure when parking lot is sealed and striped again*		
Issue 1.4	Accessible spaces are striped at 9' spaces with 4' access instead of minimum 8' space and minimum 5' aisle	Low	9
Possible Solution	*Reconfigure when parking lot is sealed and striped again*		
Issue 1.8	Slope of accessible spaces and access aisles is steeper than 1:48 (2.5% – 3.5%)	High	3
Possible Solution	*Resurface portion of parking lot*		
Exterior Accessible Route			
Issue 1.13	Trip hazard from asphalt to concrete	Medium	6
Possible Solution	*Install ramp or cut concrete between asphalt and concrete to the west of the service drive to the pool area.*		
Issue 1.18	Cross slope is steeper than 1:48 (4.5%)	High	3
Possible Solution	*Remove concrete walk area and replace at 1.5% cross slope*		
Issue 1.19	Curb ramp does not exist where route crosses a curb	Medium	6
Possible Solution	*Install ramp or cut concrete between asphalt and concrete to the west of the service drive to the pool area.*		
Interior Doors			
Issue 2.40	No steeper than 1:48 slope on both sides of the door is allowed. The door between the Lobby and Pool area has a 5.0% running slope.	High	3
Possible Solution	*This is only an issue if this door is closed during operation hours.*		
Benches - in locker rooms			
Issue 2.70	Bench seats in Men's and Women's locker rooms are to be between 20-24" wide and 17"-19" high. Existing benches measured 15" in width and 16" in height.	Low	9
Possible Solution	*Replace benches or add a compliant bench*		
Sales and Service Counter			
Issue 2.76	Sales counter in lobby is too high. Measured 42" when max. height is 36".	High	3
Possible Solution	*Modify counter to include accessible section.*		
Toilet Rooms / Locker Rooms			
Issue 3.20	Hooks in Men's and Women's are greater than 48" above the floor.	Low	9
Possible Solution	*Install hook in clear area between 15"-48" above the floor.*		
Issue 3.26	Pipes below the sinks in the Men's and Women's are not configured or insulated to protect against contact.	Low	9
Possible Solution	*Install insullation or other protection against contact.*		
Issue 3.34	Back grab bars in both Men's and Women's are 10" not 12" from the toilet to the side wall.	High	3
Possible Solution	*Reconfiguring grab bars only required if bathroom is remodeled.*		
Issue 3.37	Flush control is not on the open side of the toilet in the Men's	High	3
Possible Solution	*Move control*		
Issue 3.43	Stall doors in Men's and Women's are not self-closing.	High	3
Possible Solution	*Install closers / replace doors.*		
Issue 3.49 - 3.50	If the toilet is floor mounted, the stall should be 59" deep. The Men's and Women's are 58".	High	3

Possible Solution *There is room to move the door out 1".*

ADA Review of Existing Buildings - Summary

Building: Bait House
Address: 6440 River Road
Facility Impact: Medium
Date: 3/17/2019

Priority	Parking		Effort	Priority Score
LM	Issue 1.8	Slope of accessible spaces and access aisles is steeper than 1:48 (2.5% – 3.5%)	High	2
	Possible Solution	*Resurface portion of parking lot*		
	Entrance			
MM	Issue 1.38	Slope of accessible path between bait shop entrance and the shelter area is steeper than 1:48 (2.5% -3.5%). The path around the other side appears to be compliant.	Medium	4
	Possible Solution	*Alter path to create a compliant slope.*		
SM	Issue 1.46	Door takes less than 5 seconds to close (2.0 seconds).	Low	6
	Possible Solution	*Adjust or replace closer*		
	Toilet Room			
SM	Issue 3.8	Threshold is no more than 3/4 inch high with the top 1/2 inch not beveled.	Low	6
	Possible Solution	*Rework threshold on door interior to be compliant.*		
SM	Issue 3.12	Restroom door takes less than 5 seconds to close (4.7 seconds).	Low	6
	Possible Solution	*Adjust closer for restroom door.*		
LM	Issue 3.19	The reflective surface of the mirror over the lavatory is higher than 40" (48").	High	2
	Possible Solution	*Lower mirror or add another mirror.*		
LM	Issue 3.28	Soap dispenser is greater than 48" above the floor (52").	High	2
	Possible Solution	*Lower dispenser.*		
LM	Issue 3.33	Side grab bar is less than 42" long (18").	High	2
	Possible Solution	*Installing a longer side grab bar may not be practical.*		
MM	Issue 3.36	Flush controls require greater than 5 lbf to operate (8 lbf).	Medium	4
	Possible Solution	*Adjust flush control.*		
LM	Issue 3.38	Toilet paper dispenser is not between 7" and 9" from the front of the toilet to the centerline of the dispenser (0").	High	2
	Possible Solution	*Relocate toilet paper dispenser if practical.*		
	Public Telephone			
MM	Issue 4.11	Highest operable part of the telephone in the shelter is higher than 48" (56").	Medium	4
	Possible Solution	*Lower the phone.*		
MM	Issue 4.13-4.17	No volume control, not identified by a pictogram, not TTY, etc.	Medium	4
	Possible Solution	*May need different model telephone.*		
MM	Issue 4.20	Fire alarm systems need both visual and audible signals. No system detected.	Medium	4
	Possible Solution	*Update/install fire alarm system to have flashing lights and audible signals.*		

ADA Review of Existing Buildings - Summary

Building: Community Arts Center
Address: 411 Wessel Drive
Facility Impact: High
Date: 12/28/2018

		Effort	Priority Score
Parking			
Issue 1.10	Signs at accessible spaces are less than 60" to bottom of sign (50").	Low	9
Possible Solution	*All signs should be replaced and add the $250 fine sign.*		
Issue 1.11	There is a second space that could be signed van accessible.	Low	9
Possible Solution	*Add van accessible sign.*		
Exterior Accessible Route			
Issue 1.17	Path from park side to senior entrance and path from park side with handrail are not accessible due to running slope and lack of proper handrails.	High	3
Possible Solution	*Paths should be reconstructed in the future with proper slopes and rails if needed. There is an accessible path to both of the entrances on the park side so this is not an immediate need.*		
Issue 1.39	The entrance from the large parking lot should have a sign indicating where the accessible entrance is.	Low	9
Possible Solution	*Add sign pointing to accessible entrance (behind a pillar).*		
Elevators			
Issue 2.31	The star indicating where to get out to reach outside takes you to the service corridor instead of the lobby. Level 3 should be better secured from the public both by elevator and by stairs. The basement level says employees only but public functions occur on that level.	High	3
Possible Solution	*Modify elevator labeling for floors and restrict access.*		
Signs			
Issue 2.38	Lobby sign from service corridor is not tactile.	Low	9
Possible Solution	*Install tactile sign.*		
Interior Doors			
Issue 2.45	Interior doors cannot be opened using 5 pounds of force maximum.	Medium	6
Possible Solution	*Adjust or replace closers for almost all interior doors. Recommend this is reviewed throughout the building.*		
Issue 2.46	Interior doors take less than 5 seconds to close.	Medium	6
Possible Solution	*Adjust or replace closers for almost all interior doors. Recommend this is reviewed throughout the building.*		
Seating - Theatre			
Issue 2.52-2.53	5 Wheelchair spaces are required for theatre along with companion seating. Row E reserves 4 seats for wheelchairs which may only accommodate 2 wheelchair spaces and could encroach on the aisle.	Low	9
Possible Solution	*Recommend reviewing seating policy for accessible seating to make sure enough spaces are provided and dispersed as much as possible.*		
Issue 2.55	If standing by the audience is expected, the seats in front of accessible spaces in Row E should also be removed.	Low	9
Possible Solution	*Recommend reviewing seating policy for accessible seating.*		
Sales and Service Counter			
Issue 2.76	Several sales and service counters are too high. Max. height is 36".	High	3
Possible Solution	*Modify counters that are too high. Children's room is 38", Café counter is 40", Kitchen service counter is 40" (Lobby counter and Senior counter are okay).*		

Toilet Rooms			
Issue 3.11	Upstairs and downstairs bathrooms require greater than 5 lbf to open. Upstairs is 14 lbf and downstairs is 15 lbf. Unisex is 10 lbf.	Medium	6
Possible Solution	*Adjust or replace closers for all interior restroom doors.*		
Issue 3.12	All restroom doors take less than 5 seconds to close (between 2 and 3 seconds).	Medium	6
Possible Solution	*Adjust or replace closers for all interior restroom doors.*		
Issue 3.20	Hooks in unisex restroom are greater than 48" above the floor.	High	3
Possible Solution	*Install second hook in clear area between 15" – 48" above the floor.*		
Issue 3.28	Soap dispenser in upstairs restroom is higher than 44" when over sink (47").	High	3
Possible Solution	*Could be moved to an easier to access location, similar to in the downstairs.*		
Issue 3.29	Towel dispensers in upstairs and downstairs restrooms are higher than 44" when over sink (48").	High	3
Possible Solution	*Could replace towel dispensers not over sink with automatic dispensers in both upstairs and downstairs restrooms.*		
Issue 3.43	Stall doors in upstairs and downstairs restrooms are not self-closing.	High	3
Possible Solution	*Install closers / replace doors.*		
Issue 3.44	Stall doors in upstairs and downstairs restrooms do not have door pulls on inside.	High	3
Possible Solution	*Add door pulls on the inside of stall doors.*		

ADA Review of Existing Buildings - Summary

Building:	Elisha Morgan
Address:	6181 Ross Road
Facility Impact:	Low
Date:	3/29/2019

			Priority
Parking		**Effort**	**Score**
Issue 1.3/1.5	No space is van accessible	Low	3
Possible Solution	*Reconfigure when parking lot is sealed and striped again to add a van accessible space where the parking joins the sidewalk. This will also keep that walk from being blocked by parked cars. Will also require an additional piece of sidewalk.*		
Issue 1.8	Slope of accessible spaces and access aisles is steeper than 1:48 (3.4%)	High	1
Possible Solution	*Resurface portion of parking lot*		
Issue 1.9	Access aisles are blocked by parking.	Low	3
Possible Solution	*See Issue 1.3/1.5, add sidewalk block and stripe out space closer to building. May want to stripe out space in front of pavers for loading area. Not an ADA issue.*		
Issue 1.10	Signs are not 60" above the ground (49").	Medium	2
Possible Solution	*All signs need raised. Need signs for a new space by sidewalk.*		
Issue 1.11/1.12	Space not labeled as van accessible needs a sign added.	Low	3
Possible Solution	*Restripe parking and add van accessible sign as needed.*		
Exterior Accessible Route			
Issue 1.37/1.39/1.40	Only accessible entrance is the back.	Low	3
Possible Solution	*Add sign at the accessible entrance and add sign on a post directing pedestrians from the parking lot to the accessible entrance. Note: Existing firearm sign is not ledgible.*		
Issue 1.43	Threshold is no more than 3/4 inch high with the top 1/2 inch not beveled.	Medium	2
Possible Solution	*Rework threshold to be compliant.*		
Issue 1.44	Door handle and lock are not accessible.	Medium	2
Possible Solution	*Replace hardware.*		
Interior Doors			
Issue 2.38	Interior rooms do not have tactile signs.	High	1
Possible Solution	*Probably not appropriate except for downstairs restrooms.*		
Issue 2.40	Door from kitchen opening is less than 32" (31"). Also the opening is partially obstructed by the refrigerator.	High	1
Possible Solution	*Remove/reconfigure obstructions.*		
Issue 2.43	Interior door hardware is non compliant.	High	1
Possible Solution	*Doors are left open.*		
Toilet Rooms / Locker Rooms			
Issue 3.5	Tactile signs for downstairs restrooms are needed.	Low	3
Possible Solution	*Add tactile signs.*		
Issue 3.9	Restroom door hardware is non compliant.	Medium	2
Possible Solution	*Replace door hardware for downstairs restrooms.*		
Issue 3.12	Men's and Women's doors take less than 5 seconds to close (3.5/4.0 seconds).	Low	3
Possible Solution	*Adjust closers*		
Issue 3.19	The reflective surface of the mirror over the lavatory is higher than 40" (47").	High	1
Possible Solution	*Lower mirror or add another mirror.*		
Issue 3.20	Hooks in Men's and Women's are greater than 48" (60") above the floor.	High	1
Possible Solution	*Install hook in clear area between 15" – 48" above the floor.*		
Issue 3.27	Sink fixtures can be operated without tight grasping but are not ideal for accessibility.	High	1

Possible Solution	*May want to change out faucet hardware.*		
Issue 4.20	Fire alarm systems need both visual and audible signals.	Medium	2
Possible Solution	*Update fire alarm system to have flashing lights and audible signals.*		

ADA Review of Existing Buildings - Summary

Building: Fire Station #1 - Nilles Road
Address: 375 Nilles Road
Facility Impact: Low
Date: 12/3/2018

Priority	Parking		Effort	Priority Score
SL	Issue 1.7	Access aisles are marked out but not with transverse lines.	Low	3
	Possible Solution	*Add transverse lines when parking lot is sealed and striped again*		
ML	Issue 1.10	Signs are less than 60" above ground (49" and 55").	Medium	2
	Possible Solution	*Reset posts/raise signs*		
LL	Issue 1.12	Accessible parking is not on the closest accessible route.	High	1
	Possible Solution	*Parking is still relatively close and may be on the most practical direct route.*		
	Curb Ramp			
	Issue 1.23	~~No level landing area at the top of the ramp, 1:48 or less (4.8%).~~		
	Possible Solution	*Reconfigured in April of 2019.*		
	Entrance			
	Issue 1.42	~~No level landing area at the entrance, 1:48 or less (4.8%).~~		
	Possible Solution	*Reconfigured in April of 2019.*		
LL	Issue 1.44	Door is not equipped with hardware that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	High	1
	Possible Solution	*There is a button for assistance. Could replace door.*		
SL	Issue 1.46	Door takes less than 5 seconds to close (3.0 seconds).	Low	3
	Possible Solution	*Adjust closer*		
	Signs			
ML	Issue 2.38	No tactile sign for the meeting room.	Medium	2
	Possible Solution	*Install tactile sign with raised letters, contrasting color from background, Braille.*		
	Interior Doors			
SL	Issue 2.45	Doors on both end of meeting room require greater than 5 lbf to open (6 lbf).	Low	3
	Possible Solution	*Adjust closers*		
SL	Issue 2.46	Door from entrance to meeting room closers faster than 5 seconds (2.5 sec).	Low	3
	Possible Solution	*Adjust closer*		
	Toilet Rooms			
SL	Issue 3.5	No tactile sign for the men's and women's restrooms.	Low	3
	Possible Solution	*Install tactile sign with raised letters, contrasting color from background, Braille.*		
SL	Issue 3.9	Door is not equipped with hardware that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist. (Men and Women)	Low	3
	Possible Solution	*Replace door hardware.*		
SL	Issue 3.11	Doors on both men's and women's require greater than 5 lbf to open (6 lbf).	Low	3
	Possible Solution	*Adjust closers*		
ML	Issue 3.12	Men's and Women's doors take less than 5 seconds to close (4.0 seconds).	Medium	2
	Possible Solution	*Adjust closers*		
LL	Issue 3.20	No hooks in Men's. Women's is greater than 48" above the floor.	High	1
	Possible Solution	*Install hooks in clear area between 15" – 48" above the floor.*		
LL	Issue 3.26	Pipes below the sinks in the Men's and Women's are not configured or insulated to protect against contact.	High	1
	Possible Solution	*Install insullation or other protection against contact.*		
LL	Issue 3.29	Force required to operate hand dryers is greater than 5 lbf (6 lbf).	High	1
	Possible Solution	*Adjust dryers in Men's and Women's.*		
LL	Issue 3.37	Flush control is not on the open side of the toilet in the Women's	High	1
	Possible Solution	*Move control or install automatic controls.*		

ADA Review of Existing Buildings - Summary

Building: Route 4 Fire Station #2
Address: 6540 Dixie Highway
Facility Impact: Low
Date: 11/14/2018

Priority	Parking		Effort	Priority Score
SL	Issue 1.8	Slope of accessible spaces and access aisles is steeper than 1:48 (5.7%)	Low	3
	Possible Solution	*Restripe parking lot to mark out two spaces and add a single van accessible space perpendicular to the building, directly in front of the entrance along the right side of the existing curb.*		
ML	Issue 1.10	Bottom of sign is not 60" minimum above the ground (41")	Medium	2
	Possible Solution	*Relocate sign to relocated accessible space to remedy this.*		
	Entrance			
SL	Issue 1.46	Exterior door takes less than 5 seconds to close (3.0 seconds).	Low	3
	Possible Solution	*Adjust closers.*		
	Signs			
LL	Issue 2.38	No signs on permanent rooms.	High	1
	Possible Solution	*Consider tactile signs for the conference room at a minimum.*		
	Interior Doors			
LL	Issue 2.45	Conference room door takes over 5 pounds of force to open (12 lbf).	High	1
	Possible Solution	*Adjust closers or install lighter doors.*		
SL	Issue 2.46	Conference room door closes in less than 5 seconds (3.5 sec).	Low	3
	Possible Solution	*Adjust closers or install lighter doors.*		
	Toilet Rooms			
LL	Issue 3.11	Door on Women's restroom takes greater than 5 lbf to open (8 lbf)	High	1
	Possible Solution	*Adjust handle so that it can be opened with less force.*		
LL	Issue 3.12	Doors on Men's and Women's do not have closers.	High	1
	Possible Solution	*Consider closers on restroom doors.*		
LL	Issue 3.29	Towel dispenser is higher than 48" above floor (54") and may require tight grasping, pinching, or twisting of the wrist to operate towel feed.	High	1
	Possible Solution	*Install accessible towel dispensers (Men's and Women's) no more than 48" above the floor.*		
LL	Issue 3.34	Back grab bars are less than 12" from the centerline of the toilet to the wall.	High	1
	Possible Solution	*Reconfiguring grab bars only required if bathroom is remodeled.*		

ADA Review of Existing Buildings - Summary

Building: Winton Fire Station #3
Address: 6118 Winton Road
Facility Impact: Low
Date: 3/28/2019

Priority	Parking		Effort	Priority Score
SL	Issue 1.2-1.5	Accessible space is not signed and marking is barely able to be read.	Low	3
	Possible Solution	*Create a van accessible space near side entrance.*		
SL	Issue 1.7	Access aisles need marked out with transverse lines.	Low	3
	Possible Solution	*Add transverse lines when parking lot is sealed in front of the side door and adjacent to what will be the van accessible space.*		
SL	Issue 1.10-1.11	No signs for accessible space.	Low	3
	Possible Solution	*Add Sign with van accessible and fine on a precast base.*		
SL	Issue 1.12	Accessible parking is not on the closest accessible route.	Low	3
	Possible Solution	*Reconfigure parking with accessible space next to side entrance.*		
	Entrance			
SL	Issue 1.37	Main entrance is not accessible.	Low	3
	Possible Solution	*Make the side door the accessible entrance.*		
SL	Issue 1.39	The front door does not have a sign indicating that the side is the accessible entrance.	Low	3
	Possible Solution	*Add a sign directing people to the accessible entrance on the side.* *Add a doorbell to the side entrance.*		
SL	Issue 1.46	Door takes less than 5 seconds to close (3.0 seconds).	Low	3
	Possible Solution	*Adjust closer*		
	Toilet Rooms			
ML	Issue 3.2	No sign at the inaccessible restrooms providing direction to the accessible restrooms.	Medium	2
	Possible Solution	*Add sign with arrow pointing to accessible restrooms.*		
ML	Issue 3.5	Tactile sign is located on a door without a closer.	Medium	2
	Possible Solution	*Move sign to the side or add a closer on the door.*		
LL	Issue 3.37	Flush control is not on the open side of the toilet.	High	1
	Possible Solution	*Move control or install automatic controls.*		

ADA Review of Existing Buildings - Summary

Building: Grange Shelter and Restrooms
Address: 268 Joe Nuxhall Way
Facility Impact: Medium
Date: 11/30/2018

Priority	Parking		Effort	Priority Score
SM	Issue 1.2	There are not enough accessible spaces in the west lot.	Low	6
	Possible Solution	*Reconfigure both east and west lots when parking lot is sealed and striped again.*		
SM	Issue 1.3	Should be a van accessible spaces in each lot.	Low	6
	Possible Solution	*Reconfigure both east and west lots when parking lot is sealed and striped again. In east lot, eliminate one space to make two van accessible with an unloading space adjacent to an accessible access to the shelter.*		
SM	Issue 1.5	Accessible spaces are striped at 9' spaces with 5' aisle instead of minimum 11' space and minimum 5' aisle	Low	6
	Possible Solution	*Reconfigure both east and west lots when parking lot is sealed and striped again.*		
MM	Issue 1.9	Access aisle for the east lot does not adjoin an accessible route.	Medium	4
	Possible Solution	*Add a paved accessible path from the east lot to the shelter, possibly along the playground edge. Reconfigure both east and west lots when parking lot is sealed and striped again.*		
MM	Issue 1.10-1.11	Accessible spaces are not identified properly by signage. Signs are not 60" above the ground (41").	Medium	4
	Possible Solution	*No signs in the west lot. No van accessible sign in the east lot.*		
	Exterior Accessible Route			
MM	Issue 1.13	Route from east lot to the shelter needs to be paved.	Medium	4
	Possible Solution	*Add a paved accessible path from the east lot to the shelter, possibly along the playground edge. Reconfigure both east and west lots when parking lot is sealed and striped again.*		
	Toilet Rooms			
LM	Issue 3.5	Signs are not mounted on the latch side (or push side) of the door.	High	2
	Possible Solution	*Signs were not placed on the latch side because of building material.*		
SM	Issue 3.12	Both restroom doors takes less than 5 seconds (3 sec) to close.	Low	6
	Possible Solution	*Hinges are self closing, may require adjustment or the addition of a closer.*		
LM	Issue 3.19	The reflective surface of the mirror over the lavatory is higher than 40" (42").	High	2
	Possible Solution	*Lower mirror or add another mirror.*		
LM	Issue 3.37	Flush control is not on the open side of the toilet in either restroom.	High	2
	Possible Solution	*Move controls in both restrooms.*		
LM	Issue 3.38	Toilet paper dispenser is not between 7" and 9" from the front of the toilet to the centerline of the dispenser (12").	High	2
	Possible Solution	*Relocate toilet paper dispensers in both restrooms.*		
	Drinking Fountains			
LM	Issue 4.1-4.2	Drinking fountain is oriented incorrectly for a wheelchair approach.	High	2
	Possible Solution	*Fountain would need to be pulled out of nook area and away from the wall.*		

ADA Review of Existing Buildings - Summary

Building: Harbin Park (Shelters and Restrooms)
Address: 1300 Hunter Road
Facility Impact: Medium
Date: 12/7/2018

Priority	Parking		Effort	Priority Score
SM	Issue 1.2	May want to reconfigure spaces in parking area for upper restroom.	Low	6
	Possible Solution	*Reconfigure when parking lot is sealed and striped again.*		
LM	Issue 1.8	Slope of the two accessible spaces closest to Shelter #2 have a slope greater than 1:48 (3%).	High	2
	Possible Solution	*Reconfigure when parking lot is sealed and striped again.*		
SM	Issue 1.5	Accessible spaces are striped at 9' spaces with 5' access instead of minimum 8' space and minimum 5' aisle	Low	6
	Possible Solution	*Reconfigure both east and west lots when parking lot is sealed and striped again.*		
MM	Issue 1.10	Accessible spaces throughout park have signs that are not 60" above the ground.	Medium	4
	Possible Solution	*Adjust sign heights. Signs at Stone Shelter need replaced and add $250 fine sign.*		
SM	Issue 1.11	Accessible spaces throughout park are not labled van accessible.	Low	6
	Possible Solution	*Add van accessible signs at van accessible spaces.*		
	Exterior Accessible Route			
MM	Issue 1.13	Trip hazard at shelter #2. Poor condition/trip hazard at the bridge leading to lower restrooms.	Medium	4
	Possible Solution	*Make pavement repairs to asphalt.*		
LM	Issue 1.17	Path to upper restroom greater than 5% (7.0%). Path to lower shelters greater than 5% (6.2%).	High	2
	Possible Solution	*Modify paved paths.*		
	Toilet Rooms			
LM	Issue 3.1	Upper restrooms are not compliant and scheduled for replacement. Lower restrooms are not compliant and should either be signed at the parking lot and the building as non compliant or be renovated.	High	2
	Possible Solution	*Replace upper restrooms. Renovate lower restrooms or sign as non-compliant.*		
	Drinking Fountains			
LM	Issue 4.1-4.2	Drinking fountains at restrooms need replaced. Drinking fountain near shelter #2 is not accessible. Drinking fountain near lower shelters is accessible but may need adjusted.	High	2
	Possible Solution	*Install accessible fountain at new restroom in 2020.*		

ADA Review of Existing Buildings - Summary

Building: Huffman Shelters and Restrooms
Address: 2100 John Gray Road
Facility Impact: Medium
Date: 11/30/2018

Priority	Parking		Effort	Priority Score
SM	Issue 1.10-1.11	Bottom of the sign is less than 60" above the ground (55").	Low	6
	Possible Solution	*Install a new sign with a $250 fine sign and a van accessible sign.*		
LM	Issue 1.17	Slope from parking lot to restrooms / shelter is greater than 5% (7.3%).	High	2
	Possible Solution	*Treated the slope as a ramp. May need a landing area midway.*		
	Toilet Rooms			
SM	Issue 3.5	No tactile signs, appear to have been removed.	Low	6
	Possible Solution	*Add tactile signs.*		
SM	Issue 3.12	Both restroom doors takes less than 5 seconds (2.5 sec for Womens) to close.	Low	6
	Possible Solution	*Adjust closers.*		
LM	Issue 3.19	The reflective surface of the mirror over the lavatory is higher than 40" (41").	High	2
	Possible Solution	*Lower mirror or add another mirror.*		
LM	Issue 3.20	Coat hook is not between 15" and 48" above the floor (55").	High	2
	Possible Solution	*Lower hook or add second hook.*		
LM	Issue 3.28	Soap dispenser is greater than 48" above the floor (52").	High	2
	Possible Solution	*Lower dispenser.*		
LM	Issue 3.33	Side grab bar is greater than 12" from the back wall (13").	High	2
	Possible Solution	*Adjust side grab bars.*		
LM	Issue 3.38	Toilet paper dispenser is not between 7" and 9" from the front of the toilet to the centerline of the dispenser (4").	High	2
	Possible Solution	*Relocate toilet paper dispensers in both restrooms.*		
LM	Issue 3.43	Stall doors are self closing but need adjustment to close.	High	2
	Possible Solution	*Adjust stall doors to be self closing.*		
SM	Issue 4.5	Drinking fountain requires greater than 5 lbf to activate (7 lbf).	Low	6
	Possible Solution	*Adjust controls.*		

ADA Review of Existing Buildings - Summary

Building: Justice Center
Address: 5230 Pleasant / 675 Nilles
Facility Impact: High
Date: 1/4/2019

Priority	Parking		Effort	Priority Score
SH	Issue 1.2	Needs an additional space at Courts	Low	9
	Possible Solution	*Take two spaces at courts adjacent to existing accessible parking and stripe one with transverse lines and make the other a van accessible space.*		
SH	Issue 1.3	Needs a van accessible space at Courts	Low	9
	Possible Solution	*Take two spaces at courts adjacent to existing accessible parking and stripe one with transverse lines and make the other a van accessible space.*		
SH	Issue 1.4	Non van spaces need to be at least 8' with 5' accessible. At Police, one is 9' and 3'.	Low	9
	Possible Solution	*Restriping may need to take another space and turn this into van accessible.*		
LH	Issue 1.8	Slope of accessible parking and access aisles is steeper than 2% (4.7%).	High	3
	Possible Solution	*Requires mill and overlay adjustments at both Police and Courts.*		
MH	Issue 1.10	Signs are not 60" above the ground (44").	Medium	6
	Possible Solution	*All signs need raised.*		
SH	Issue 1.11	Spaces are not labeled as van accessible	Low	9
	Possible Solution	*Restripe parking and add van accessible signs as needed.*		
	Exterior Accessible Route			
MH	Issue 1.20	Curb ramp at courts is greater than 8.3% (8.8%).	Medium	6
	Possible Solution	*Regrade curb ramp at Courts. Brick needs replaced with plastic at both PD and Courts.*		
	Entrance			
MH	Issue 1.46	Entrance door at PD and main door at Courts take less than 5 seconds to close (3.0 and 2.5 seconds, respectively).	Medium	6
	Possible Solution	*Add automatic buttons for the public at the front doors for this building.*		
SH	Issue 1.49	Mat not securely attached to floor.	Low	9
	Possible Solution	*Remove or replace mats.*		
	Signs			
MH	Issue 2.38	Permanent rooms should have tactile signs, only the restrooms (and electrical room at Courts) currently have tactile signs.	Medium	6
	Possible Solution	*Install tactile signs.*		
	Interior Doors			
MH	Issue 2.45	Interior doors need to be able to be opened using 5 pounds of force maximum.	Medium	6
	Possible Solution	*Interior PD door is good example of compliant door.* *Courtroom A and B doors require 9.5 lbf or greater.* *Main interior door for Courts requires 6.5 lbf.*		
MH	Issue 2.46	Interior doors take less than 5 seconds to close.	Medium	6
	Possible Solution	*Adjust or replace closers for main interior door for Courts and recheck Courtrooms.* *Courtroom A and B doors take 4.0 to 5.5 seconds.* *Main interior door for Courts takes 3.0 seconds.*		
	Sales and Service Counter			
LH	Issue 2.71	Service counter max. height is 36".	High	3
	Possible Solution	*Counter at Courts entrance is too high but may not need to meet this requirement.*		
LH	Issue 2.75	If there is more than one check-out, accessible line should have a sign with the International Symbol of Accessibility.	High	3
	Possible Solution	*Counter at Courts entrance is too high but may not need to meet this requirement.*		
LH	Issue 2.76	Service counter max. height is 36" (PD counters are 42").	High	3
	Possible Solution	*Counters at PD in lobby and entry are not compliant and would need to be reconfigured.*		
	Toilet Rooms			

MH	Issue 3.11	PD and Courts restrooms require greater than 5 lbf to open. PD is 8.5 lbf and Courts is 14 lbf.	Medium	6
	Possible Solution	*Adjust or replace closers for all interior restroom doors.*		
SH	Issue 3.12	PD restroom doors take less than 5 seconds to close (4 seconds).	Low	9
	Possible Solution	*Adjust or replace closer.*		
LH	Issue 3.29	PD towel dispensers are at 48" and may pose some difficulty for accessibility.	High	3
	Possible Solution	*Could replace towel dispensers with automatic dispensers in PD.*		
LH	Issue 3.37	Flush control in PD unisex restroom is not on open side of the restroom.	High	3
	Possible Solution	*Move control.*		
LH	Issue 3.38	Toilet paper dispenser at PD is 0" from the front of the toilet (needs to be 7 to 9").	High	3
	Possible Solution	*Move toilet paper dispenser.*		
	Public Telephone			
MH	Issue 4.10	No clear space around public phone in PD lobby.	Medium	6
	Possible Solution	*Move phone or provide accessible clear space 30" by 48".*		
MH	Issue 4.14	Volume control is not identified by a pictogram.	Medium	6
	Possible Solution	*May need different model telephone.*		
MH	Issue 4.15-4.19	TTY device not provided (text based communication).	Medium	6
	Possible Solution	*Provide TTY device and appropriate signage.*		

ADA Review of Existing Buildings - Summary

Building: Library
Address: 1485 Wessel Drive
Facility Impact: High
Date: 3/28/2019

Priority	Parking		Effort	Priority Score
LH	Issue 1.8	Slope of accessible spaces and access aisles is steeper than 1:48 (5.3%)	High	3
	Possible Solution	*Resurface portion of parking lot*		
MH	Issue 1.10	Signs at accessible spaces are less than 60" to bottom of sign (48").	Medium	6
	Possible Solution	*All signs should be replaced with standard signs and add the $250 fine sign.*		
SH	Issue 1.11	All 4 accessible spaces should be signed van accessible.	Low	9
	Possible Solution	*Add van accessible signs.*		
	Exterior Accessible Route			
LH	Issue 1.18	Path from park side to the accessible entrance is greater than 1:48 (3.6%).	High	3
	Possible Solution	*Ramp needs reconfigured along the existing wall to achieve proper slope.*		
MH	Issue 1.19-1.23	Need curb ramps installed at both locations where van accessible spaces are located.	Medium	6
	Possible Solution	*Install two compliant curb ramps.*		
LH	Issue 1.28	Path from park side to the accessible entrance is greater than 1:48 (10.5%).	High	3
	Possible Solution	*Ramp needs reconfigured along the existing wall to achieve proper slope.*		
LH	Issue 1.31	Handrail on the park side of the library is not between 34 – 38" (32').	High	3
	Possible Solution	*Reconfigure/replace handrail.*		
LH	Issue 1.35	Handrail on the park side of the library does not extend 12" horizontally beyond the top and bottom of the ramp.	High	3
	Possible Solution	*Reconfigure/replace handrail.*		
MH	Issue 1.38	Main entrance from Waterford side should have a curb ramp.	Medium	6
	Possible Solution	*Reconfigure concrete to add a ramp.*		
	Signs			
MH	Issue 2.38	Some permanent rooms do not have tactile signs (storage, study room, etc.).	Medium	6
	Possible Solution	*Install tactile signs for permanent rooms.*		
	Sales and Service Counter			
SH	Issue 2.75	There should be a sign with the International Symbol of Accessibility for the check out area that is accessible.	Low	9
	Possible Solution	*Add sign or sticker for the accessible checkout aisle/area.* *The online catalog at entrance requires standing and using the other computers may require an additional step than what those who can stand are required.*		
	Toilet Rooms			
SH	Issue 3.11	Restrooms require greater than 5 lbf to open (approx. 8 lbf).	Low	9
	Possible Solution	*Adjust or replace closers as needed for all interior restroom doors.*		
LH	Issue 3.19	Mirrors' reflective surface is greater than 40" above the floor (42").	High	3
	Possible Solution	*Adjust mirror height for all restrooms as needed.*		
LH	Issue 3.20	Hooks in restrooms are greater than 48" above the floor (58").	High	3
	Possible Solution	*Lower or add hook in clear area between 15" – 48" above the floor.*		
LH	Issue 3.43	Stall doors are not self-closing.	High	3
	Possible Solution	*Install closers / replace doors on stalls as needed.*		
LH	Issue 3.44	Stall doors do not have door pulls on inside.	High	3
	Possible Solution	*Add door pulls on the inside of stall doors.*		

ADA Review of Existing Buildings - Summary

Building: Municipal Building
Address: 5350 Pleasant Avenue
Facility Impact: High
Date: 12/27/2018

Priority	Parking		Effort	Priority Score
MH	Issue 1.10	Bottom of sign is not 60" minimum above the ground (43")	Medium	6
	Possible Solution	*Replace post in order to raise signs.*		
	Exterior Accessible Route			
MH	Issue 1.20	Running slope of ramp on north side of porch is greater than 8.3% (10.2%).	Medium	6
	Possible Solution	*Modify concrete and asphalt ramp on the north side of the porch.*		
MH	Issue 1.37	Main entrance accessibility likely requires exterior door openers.	Medium	6
	Possible Solution	*Install automatic door openers.*		
SH	Issue 1.39	Only one public entrance.	Low	9
	Possible Solution	*Should install employee entrance only sign near parking lot for second entrance.*		
	Entrance			
SH	Issue 1.46	Doors takes less than 5 seconds to close (3.8 – 4.6 seconds).	Low	9
	Possible Solution	*Adjust closers.*		
SH	Issue 1.47	Interior doors take less than 5 seconds to close (2.5 – 3.0 seconds).	Low	9
	Possible Solution	*Adjust closers.*		
	Interior Accessible Route			
MH	Issue 2.8	Lifepak unit protrudes at 32" high but is near pillar.	Medium	6
	Possible Solution	*Unit may need adjusted. Phone may also need adjusted, see later section.*		
SH	Issue 2.38	Tactile signs wall mounted for permanent rooms are higher than 60" (64"). No signs for Council Chambers.	Low	9
	Possible Solution	*Adjust signage, add Council Chambers signage.*		
	Interior Doors			
SH	Issue 2.43	Conference room A has a knob that requires tight grasping.	Low	9
	Possible Solution	*Replace door knob for Conference room A.*		
SH	Issue 2.45	Conference room A requires 8 lbf to open, Council Chambers doors 5.8-9.9 lbf.	Low	9
	Possible Solution	*Adjust, remove or replace closers for conference room A and Council Chambers.*		
SH	Issue 2.46	Conference room A and Council Chambers doors take less than 5 seconds to close (2.5-4 seconds).	Low	9
	Possible Solution	*Adjust, remove or replace closers for conference room A and Council Chambers.*		
	Seating			
SH	Issue 2.52-2.53	Council Chambers requires 4 wheelchair spaces dispersed to allow choices.	Low	9
	Possible Solution	*Remove some chairs to allow for wheelchair spaces.*		
	Seating - Reception Areas			
LH	Issue 2.68	Utility Billing does not have a 36" by 48" space for wheelchair waiting.	High	3
	Possible Solution	*Reconfigure waiting area to allow for wheelchair space.*		
	Service Counters			
LH	Issue 2.76	Utility Billing and main counters are not accessible.	High	3
	Possible Solution	*Reconfigure counters to 36" high by 36" long.*		
	Toilet Rooms			
SH	Issue 3.2	No signs at inaccessible restrooms giving directions to accessible toilet room.	Low	9
	Possible Solution	*Install signs on inaccessible restrooms.*		
SH	Issue 3.9	Lock requires pinch and twist to operate.	Low	9
	Possible Solution	*Replace hardware with different lock style that doesn't require tight grasping.*		
MH	Issue 3.25	Plumbing sticks out too far for adequate toe clearance.	Medium	6
	Possible Solution	*Reconfigure plumbing.*		
MH	Issue 3.26	Pipes below the sink are not insulated or otherwise configured to protect against contact.	Medium	6
	Possible Solution	*Reconfigure plumbing.*		

LH	Issue 3.28	Towel dispenser greater than 48" (49 – 50") and is in path of sink access.	High	3
	Possible Solution	*Consider adjusting towel dispenser.*		
LH	Issue 3.30	The centerline of the toilet is greater than 18" from the side wall (19").	High	3
	Possible Solution	*Relocate toilet.*		
LH	Issue 3.37	Flush control is not on the open side of the toilet	High	3
	Possible Solution	*Move control*		
	Drinking Fountains			
LH	Issue 4.6	Spout is higher than 36" above floor (37 – 38" for both fountains).	High	3
	Possible Solution	*Adjust drinking fountains.*		
	Public Telephone			
LH	Issue 4.11	Highest operable part of the telephone is higher than 48" (52").	High	3
	Possible Solution	*Adjust telephone*		
LH	Issue 4.12	Leading edge is higher than 27" (31") and protrudes more than 4" (13").	High	3
	Possible Solution	*Adjust telephone cabinet.*		
LH	Issue 4.14	Volume control is not identified by a pictogram.	High	3
	Possible Solution	*May need different model telephone.*		
LH	Issue 4.15-4.19	TTY device not provided (text based communication).	High	3
	Possible Solution	*Provide TTY device and appropriate signage.*		

ADA Review of Existing Buildings - Summary

Building: North Trace
Address: 2605 Augusta Boulevard
Facility Impact: Medium
Date: 12/28/2019

Priority	Parking		Effort	Priority Score
SM	Issue 1.3, 1.5	Van accessible space doesn't really have an access aisle	Low	6
	Possible Solution	*Reconfigure when parking lot is sealed and striped again. Move single space over to where van space is and consider striping out a space between them.*		
SM	Issue 1.7	Access aisles are not marked to discourage parking	Low	6
	Possible Solution	*Add transverse lines when parking lot is sealed and striped again*		
	Entrance			
SM	Issue 1.46	Exterior door does not take 5.0 seconds to close (back entrance 2.0 seconds)	Low	6
	Possible Solution	*Adjust closer on the back exterior door.*		
	Interior Accessible Route			
MM	Issue 2.7	AED extends more than 4 inches into circulation path.	Medium	4
	Possible Solution	*Relocate AED to less obtrusive location or place permanent fixture below it.*		
	Signs			
MM	Issue 2.38	Need tactile signs on all permanent rooms.	Medium	4
	Possible Solution	*Add tactile signs to permanent rooms other than the restrooms.*		
	Seating			
SM	Issue 2.64	Need seating or waiting room to accommodate wheelchair space.	Low	6
	Possible Solution	*Keep space clear for wheelchair seating.*		
	Sales and Service Counter			
LM	Issue 2.76	Sales counter in lobby is too high. Measured 42" when max. height is 36".	High	2
	Possible Solution	*Modify counter to include accessible section.*		
	Toilet Rooms			
SM	Issue 3.11	Bathroom doors take greater than 5lbf to open (9 lbf mens and 10 lbf womens)	Low	6
	Possible Solution	*Adjust or replace closers*		
SM	Issue 3.12	Bathroom door closes faster than 5 seconds (2 seconds womens).	Low	6
	Possible Solution	*Adjust or replace closers*		
LM	Issue 3.19	The reflective surface of the mirror over the lavatory is higher than 40" (41").	High	2
	Possible Solution	*Lower mirror or add another mirror.*		
LM	Issue 3.20	Hooks in Men's and Women's are greater than 48" above the floor (65").	High	2
	Possible Solution	*Install hook in clear area between 15" – 48" above the floor.*		
LM	Issue 3.28	Soap dispenser is above the sink and higher than 44 inches (47").	High	2
	Possible Solution	*Lower soap dispenser.*		
LM	Issue 3.37	Flush control is not on the open side of the toilet in the Women's	High	2
	Possible Solution	*Move control*		
LM	Issue 3.43	Stall doors in Men's and Women's are not self-closing.	High	2
	Possible Solution	*Install closers / replace doors.*		
SM	Issue 3.44	Stall doors in both restrooms do not have door pulls on inside.	Low	6
	Possible Solution	*Add door pulls on the inside of stall doors.*		
MM	Issue 4.20	Fire alarm systems need both visual and audible signals. System appears to only be visual.	Medium	4
	Possible Solution	*Update fire alarm system to have flashing lights and audible signals.*		

ADA Review of Existing Buildings - Summary

Building: Nuxhall Pavillion
Address: Water Works Park on Groh Lane
Facility Impact: Medium
Date: 1/23/2019

Priority	Parking		Effort	Priority Score
MM	Issue 1.10	Bottom of sign is not 60" minimum above the ground (41")	Medium	4
	Possible Solution	*Replace post in order to raise signs.*		
SM	Issue 1.11	Spaces are not labeled as van accessible	Low	6
	Possible Solution	*Restripe parking and add van accessible signs as needed.*		
	Interior Accessible Route			
SM	Issue 2.38	Tactile signs for restrooms only, other permanent rooms/doors need to be labeled with tactile signs.	Low	6
	Possible Solution	*Add tactile signage for all doors.*		
	Service Counters			
LM	Issue 2.76	There are three counters, none are accessible.	High	2
	Possible Solution	*Reconfigure one counter to max. 36" high by 36" long.*		
	Toilet Rooms			
SM	Issue 3.5	Tactile sign at Women's is no longer contrasting colors.	Low	6
	Possible Solution	*Install new tactile signs for restrooms.*		
SM	Issue 3.11	Restroom doors require more than 5 lbf to open (7 lbf for Men's and Women's).	Low	6
	Possible Solution	*Adjust or replace closers for both restroom doors.*		
SM	Issue 3.12	Restroom doors close quicker than 5 seconds (1.5 sec for Men's and 2.0 sec for Women's).	Low	6
	Possible Solution	*Adjust or replace closers for both restroom doors.*		
LM	Issue 3.20	Hooks in Men's and Women's are greater than 48" above the floor (56").	High	2
	Possible Solution	*Install hook in clear area between 15" – 48" above the floor.*		
LM	Issue 3.29	Towel dispenser greater than 48" (51") for both restrooms.	High	2
	Possible Solution	*Consider adjusting towel dispenser.*		
	Drinking Fountains			
LM	Issue 4.6	Spout is higher than 36" above floor (38").	High	2
	Possible Solution	*Adjust drinking fountain.*		

ADA Review of Existing Buildings - Summary

Building: Public Works
Address: 8870 North Gilmore Road
Facility Impact: Low
Date: 10/24/2018

Priority	Parking		Effort	Priority Score
LL	Issue 1.8	Slope of accessible spaces and access aisles is steeper than 1:48 (7.3%)	High	1
	Possible Solution	*Resurface portion of parking lot*		
LL	Issue 1.9	Accessible route is greater than 2% cross-slope near the entrance	High	1
	Possible Solution	*Resurface portion of parking lot*		
ML	Issue 1.10	Bottom of sign is not 60" minimum above the ground (43")	Medium	2
	Possible Solution	*Replace post in order to raise signs.*		
	Exterior Accessible Route			
LL	Issue 1.17	Running slope of accessible route is greater than 5% (8%).	High	1
	Possible Solution	*Resurface portion of parking lot*		
LL	Issue 1.37	Main entrance accessibility may require exterior door openers.	High	1
	Possible Solution	*Could install automatic door openers.*		
SL	Issue 1.39	Only one public entrance.	Low	3
	Possible Solution	*Could install employee entrance only sign at second entrance.*		
	Entrance			
SL	Issue 1.46	Door takes less than 5 seconds to close (3.7 – 4.6 seconds).	Low	3
	Possible Solution	*Adjust closers.*		
SL	Issue 1.49	Mat not securely attached to floor.	Low	3
	Possible Solution	*Remove or replace mats.*		
	Interior Accessible Route			
SL	Issue 2.3	Mats on accessible route not securely attached to floor.	Low	3
	Possible Solution	*Remove or replace mats.*		
	Toilet Rooms			
LL	Issue 3.5	Signs on Men's and Women's are greater than 48" above the floor (61").	High	1
	Possible Solution	*Lower signs on restroom doors.*		
LL	Issue 3.11	Doors on Men's and Women's take greater than 5 lbf to open (10.9 lbf Men's and 8.5 lbf Women's).	High	1
	Possible Solution	*Adjust closers or install lighter doors.*		
SL	Issue 3.12	Doors on Men's and Women's close faster than 5 seconds (2.5 sec Men's and 2.1 sec Women's).	Low	3
	Possible Solution	*Adjust closers or install lighter doors.*		
LL	Issue 3.20	Coat hooks on Men's and Women's doors are greater than 15"-48" (61").	High	1
	Possible Solution	*Re-install or add second hook between 15" – 48" above the floor.*		
LL	Issue 3.29	For sinks less than 20" deep, towel dispenser no higher than 48" above floor (54" Men's and Women's).	High	1
	Possible Solution	*Re-install towel dispensers (Men's and Women's) no more than 48" above the floor.*		
LL	Issue 3.34	Back grab bars in both Men's and Women's are 30.5" not 36" long.	High	1
	Possible Solution	*Install new back grab bars at 36" long Men's and Women's.*		
LL	Issue 3.37	Flush control is not on the open side of the toilet in the Women's	High	1
	Possible Solution	*Move control*		

ADA Review of Existing Buildings - Summary

Building: South Trace - Phalen Center
Address: 2200 John Gray Road
Facility Impact: High
Date: 11/16/2018

Priority	Parking		Effort	Priority Score
SH	Issue 1.2	6 Accessible spaces required for 200 spaces (7 for 201). Have 6 for 200.	Low	9
	Possible Solution	*Consider an additional accessible space if needed.*		
SH	Issue 1.4-1.7	Accessible space widths are not striped properly in lower lot.	Low	9
	Possible Solution	*Restripe parking lot to mark out accessible spaces properly in lower lot.*		
MH	Issue 1.8	Slope of accessible spaces no steeper than 1:48. Upper lot is 4.8%.	Medium	6
	Possible Solution	*Upper lot spaces need repaved to be compliant. Consider moving all accessible spaces to lower lot since it is the only area adjacent to an accessible route.*		
MH	Issue 1.9	Slope of both upper and lower parking accessible routes are too steep at existing locations for accessible spaces.	Medium	6
	Possible Solution	*Consider moving all accessible spaces to lower lot (east side) since it is the only area adjacent to an accessible route.*		
MH	Issue 1.10-1.11	No signs in upper lot, signs in lower lot need redone along with striping.	Medium	6
	Possible Solution	*Redo signs.*		
MH	Issue 1.12	Accessible spaces are not located on the closest accessible route.	Medium	6
	Possible Solution	*Consider moving all accessible spaces to lower lot (east side) since it is the only area adjacent to an accessible route.*		
	Exterior Accessible Route			
MH	Issue 1.13	The only accessible route that meets slope compliance is to the front entrance.	Medium	6
	Possible Solution	*Move accessible spaces to be adjacent to this route.*		
	Curb Ramps			
MH	Issue 1.21	Curb ramp at parking lot has greater than 1:48 cross slope (3.3%).	Medium	6
	Possible Solution	*Redo 100 sf of walk at ramp and pave adjacent parking area to match.*		
MH	Issue 1.23	Provide level landing area at the top of the curb ramp (existing is 3.3%).	Medium	6
	Possible Solution	*Redo 100 sf of walk at ramp and pave adjacent parking area to match.*		
	Entrance			
SH	Issue 1.39	Pro shop entrance is not accessible due to maneuvering clearance.	Low	9
	Possible Solution	*Label door to pro shop or in advance of pro shop with sign to use front entrance.*		
SH	Issue 1.40	Pro shop entrance is not accessible due to maneuvering clearance.	Low	9
	Possible Solution	*Label door to front entrance with the International Symbol of Accessibility.*		
LH	Issue 1.42	Both sides of door, ground or floor surface is steeper than 1:48. Outside main entrance is 2.9%.	High	3
	Possible Solution	*Redo concrete on exterior side of main entrance.*		
SH	Issue 1.46	Vestibule doors close faster than 5 seconds (3.5 sec, outer & 4.0 sec, inner).	Low	9
	Possible Solution	*Adjust closers.*		
LH	Issue 1.47	Vestibule doors closer than 48" minimum (45").	High	3
	Possible Solution	*Replace inner door.*		
	Signs			
SH	Issue 2.38	No signs on the kitchen doors.	Low	9
	Possible Solution	*Consider tactile sign for the kitchen doors.*		
	Interior Doors			
LH	Issue 2.45	Banquet room doors takes over 5 pounds of force to open (12 lbf).	High	3
	Possible Solution	*Adjust closers or install lighter doors.*		
	Sales & Service Counters			
LH	Issue 2.76-2.77	Concessions counter is higher than 36" (42").	High	3
	Possible Solution	*Concessions counter needs to be modified for accessibility.*		
	Toilet Rooms			
SH	Issue 3.11	Doors on inside and outside restrooms takes greater than 5 lbf to open (13 lbf	Low	9

		and 16 lbf).		
	Possible Solution	*Replace closers.*		
SH	Issue 3.12	Doors on all four restrooms take less than 5 seconds (1 sec) to close.	Low	9
	Possible Solution	*Replace closers.*		
LH	Issue 3.20	Coat hooks on inside Men's and Women's doors are greater than 15" – 48" (52").	High	3
	Possible Solution	*Re-install or add second hook between 15" – 48" above the floor.*		
LH	Issue 3.27	Outside restroom faucets cannot be opened without greater than 5 lbf (6 lbf).	High	3
	Possible Solution	*Adjust or replace faucets in outside restrooms.*		
LH	Issue 3.28	Soap dispenser is higher than 48" above floor (53").	High	3
	Possible Solution	*Install accessible soap dispensers (Outside Men's and Women's) no more than 48" above the floor.*		
LH	Issue 3.29	Towel dispensers for outside Men's and Women's is higher than 48" above floor (56").	High	3
	Possible Solution	*Install accessible towel dispensers (Outside Men's and Women's) no more than 48" above the floor.*		
LH	Issue 3.37	Flush control is not on the open side of the water closet (Men's inside restroom).	High	3
	Possible Solution	*Reconfigure flush control.*		
LH	Issue 3.42	There is less than 60" of clear depth in the inside Men's and Women's (58").	High	3
	Possible Solution	*Would require significant remodel.*		
	Drinking Fountains			
LH	Issue 4.5	Force required to activate fountain is right at the 5 lbf limit.	High	3
	Possible Solution	*May need to adjust controls for drinking fountain.*		

ADA Review of Existing Buildings - Summary

Building: Wastewater Administration
Address: 4799 Groh Lane
Facility Impact: Low
Date: 11/6/2018

Priority	Parking		Effort	Priority Score
SL	Issue 1.5	One ADA space measuring 8' with 4' access aisle.	Low	3
	Possible Solution	*Stripe out space north of existing ADA space to make van accessible.*		
	Ramps			
LL	Issue 1.28	There is a 1/2 inch trip hazard at landing area at top of the ramp.	High	1
	Possible Solution	*Could be cut and epoxy surface reapplied or entire concrete pad replaced.*		
	Entrance			
LL	Issue 1.42	Maneuvering clearance outside of entrance is slightly steeper than 2.08%.	High	1
	Possible Solution	*Would need to jack or replace entire concrete pad.*		
SL	Issue 1.46	Exterior door won't close if opened to 90 degrees and takes 3.6 seconds to close instead of the required 5.0 seconds minimum.	Low	3
	Possible Solution	*Adjust closer.*		
SL	Issue 1.48	Mats not securely attached to floor and may be a trip hazard.	Low	3
	Possible Solution	*Consider removing or replacing mats.*		
	Interior Access Route			
LL	Issue 2.8	Sign in register protrudes more than 4 inches (12") and is more than 27" above the ground (39").	High	1
	Possible Solution	*Window and sign in register location need reconfigured.*		
	Signs			
SL	Issue 2.38	Laboratory room needs a tactile sign.	Low	3
	Possible Solution	*Install signs on the wall on the latch side of the door.*		
SL	Issue 2.38	Men's sign (61") and Employees Only sign (67") are both higher than 60".	Low	3
	Possible Solution	*Reinstall signs.*		
SL	Issue 2.68	Reception area/waiting room does not have a 36"x48" space for a person in a wheelchair to wait.	Low	3
	Possible Solution	*Move furniture to provide the required space.*		
LL	Issue 2.76	Service counter area is higher than 36" (40") and less than 36" long (23").	High	1
	Possible Solution	*Remodel window (including sign in register).*		
	Toilet Rooms			
SL	Issue 3.2	Should be a sign that the men's restroom is not accessible.	Low	3
	Possible Solution	*Install tactile sign on the wall on the latch side of the door.*		
ML	Issue 3.5	Accessible restroom does not close on its own.	Medium	2
	Possible Solution	*Should probably install a closer.*		
LL	Issue 3.20	Coat hook greater than 15" – 48" (68").	High	1
	Possible Solution	*Re-install or add second hook between 15" – 48" above the floor.*		
SL	Issue 3.27	Faucet cannot be opened without grasping or twisting.	Low	3
	Possible Solution	*Install faucet in order to be able to adjust hot and cold.*		
LL	Issue 3.28	No soap dispenser mounted.	High	1
	Possible Solution	*Install soap dispenser no more than 44" above the floor.*		
LL	Issue 3.29	Hand dryer is more than 48" above the floor (54") not over an obstruction.	High	1
	Possible Solution	*Re-install towel dispenser no more than 48" above the floor.*		
LL	Issue 3.31	Clearance provided within the restroom is 40"x59" (less than required).	High	1
	Possible Solution	*Reconfigure room in order to obtain proper clearances.*		
LL	Issue 3.33-3.34	Grab bars are not 100% compliant but do not require relocation.	High	1
	Possible Solution	*No work necessary. Grab bars should be reconfigured if there is a major remodel.*		

ADA Review of Existing Buildings - Summary

Building: Wastewater Annex
Address: 4799 Groh Lane
Facility Impact: Low
Date: 11/9/2018

Priority	Parking		Effort	Priority Score
SL	Issue 1.2-1.5	No ADA space provided at Annex Building	Low	3
	Possible Solution	*Stripe out one space to make van accessible and add International Symbol of Accessibility (ISA) to another space.*		
SL	Issue 1.7	Access aisles are not marked to discourage parking.	Low	3
	Possible Solution	*Stripe out one space to make van accessible and add ISA to another space.*		
SL	Issue 1.10-1.11	No signage present.	Low	3
	Possible Solution	*Add signage for new accessible space.*		
SL	Issue 1.12	Accessible space not located on the closest accessible route.	Low	3
	Possible Solution	*Space to be striped out should be in front of the main door.*		
	Entrance			
SL	Issue 1.46	Exterior door won't close if opened to 90 degrees and takes 4.5 seconds to close instead of the required 5.0 seconds minimum.	Low	3
	Possible Solution	*Adjust closer.*		
SL	Issue 1.49	Mats may not be securely attached to floor and may be a trip hazard.	Low	3
	Possible Solution	*Consider removing or replacing mats.*		
	Signs			
ML	Issue 2.38	Need tactile signs for permanent rooms.	Medium	2
	Possible Solution	*Install signs on the wall on the latch side of the door for Foreman Office, Weight Room, Women's Locker Room, Conference Room, Lunch Room.*		
ML	Issue 2.38	Accessible Restroom sign (61.5") is higher than 60".	Medium	2
	Possible Solution	*Lower sign.*		
LL	Issue 2.45	Conference room doors require 7.1 lbf (5 pounds force maximum) to open.	High	1
	Possible Solution	*Adjust/replace closers or install lighter doors.*		
	Toilet Rooms			
SL	Issue 3.3	Should be a sign on the accessible restroom that has the ISA.	Low	3
	Possible Solution	*Install tactile sign on the door or the wall on the latch side of the door.*		
LL	Issue 3.5	Accessible Restroom sign (61.5") is higher than 60".	High	1
	Possible Solution	*Lower sign.*		
LL	Issue 3.11	Door requires more than 5 pounds of force to open (7.9lbf).	High	1
	Possible Solution	*Adjust/replace closers or install lighter doors.*		
SL	Issue 3.12	Door closes faster than 5 seconds (2.5 seconds).	Low	3
	Possible Solution	*Adjust/replace closers or install lighter doors.*		
LL	Issue 3.20	Coat hook greater than 15" – 48" (70").	High	1
	Possible Solution	*Re-install or add second hook between 15" – 48" above the floor.*		
LL	Issue 3.30	Toilet is not less than 16" from the side wall (measured 13").	High	1
	Possible Solution	*Move toilet.*		
LL	Issue 3.33-3.34	Grab bars are not 100% compliant but do not require relocation.	High	1
	Possible Solution	*No work necessary. Grab bars should be reconfigured if there is a major remodel.*		
LL	Issue 3.37	Flush control is not on the open side of the toilet.	High	1
	Possible Solution	*Move control*		
LL	Issue 3.38	Toilet paper dispenser is greater than 9" from the front of the toilet (13").	High	1
	Possible Solution	*No work necessary. Toilet paper dispenser should be reconfigured if there is a major remodel.*		

ADA Review of Existing Buildings - Summary

Building: Water Plant
Address: 5021 Groh Lane
Facility Impact: Low
Date: 10/25/2018

Priority	Parking		Effort	Priority Score
ML	Issue 1.10	Bottom of sign is not 60" minimum above the ground (39")	Medium	2
	Possible Solution	*Replace post in order to raise signs. Add van accessible and $250 minimum fine signs. Position post behind walk, centered on the parking space.*		
SL	Issue 1.11	Needs a van accessible sign.	Low	3
	Possible Solution	*Add van accessible and $250 minimum fine signs.*		
	Entrance			
LL	Issue 1.37	Call buttons at both north and south entrances are greater than 48".	High	1
	Possible Solution	*Lower buttons for north and south entrances.*		
LL	Issue 1.42	Floor surface is greater than 1:48 at both entrances (3.5%).	High	1
	Possible Solution	*Replace concrete and install at 1:48 slope.*		
ML	Issue 1.43	North entrance threshold is 1" vertical.	Medium	2
	Possible Solution	*Replace concrete and install at no more than 1/4 inch.*		
SL	Issue 1.46	North entrance door takes less than 5 seconds to close (2.5 seconds).	Low	3
	Possible Solution	*Adjust closer.*		
SL	Issue 1.49	Mats not securely attached to floor for north and south entrances.	Low	3
	Possible Solution	*Remove, secure, or replace mats for north and south entrances.*		
	Signs			
SL	Issue 2.38	Conference room needs tactile signs. Accessible restroom needs a tactile sign.	Low	3
	Possible Solution	*Install signs on the wall on the latch side of the door for both entrances to the conference room and the accessible restroom.*		
ML	Issue 2.45	Door on north end of conference room takes greater than 5 lbf to open (8.3-8.8 lbf).	Medium	2
	Possible Solution	*Adjust closer or install lighter door.*		
SL	Issue 2.46	Door on north end of conference room takes less than 5 seconds to close (2.4 sec).	Low	3
	Possible Solution	*Adjust closer or install lighter door.*		
	Toilet Rooms			
SL	Issue 3.2	Accessible restroom needs a tactile sign.	Low	3
	Possible Solution	*Install sign on the wall on the latch side of the door.*		
SL	Issue 3.3	Accessible restroom needs a sign with the International Symbol of Accessibility.	Low	3
	Possible Solution	*Install sign on the wall on the latch side of the door.*		
SL	Issue 3.9	Door can only be opened with a key.	Low	3
	Possible Solution	*Install a push lock.*		
ML	Issue 3.11	Door on Unisex restroom takes greater than 5 lbf to open (17 lbf).	Medium	2
	Possible Solution	*Adjust closer or install lighter door.*		
ML	Issue 3.12	Door on Unisex restroom takes less than 5 seconds to close (2.8 sec).	Medium	2
	Possible Solution	*Adjust closer or install lighter door.*		
LL	Issue 3.19	Mirror over a sink, no higher than 40" to the reflecting surface (42").	High	1
	Possible Solution	*Re-install mirror or add another mirror.*		
LL	Issue 3.20	Coat hook greater than 15" – 48" (70").	High	1
	Possible Solution	*Re-install or add second hook between 15" – 48" above the floor.*		
LL	Issue 3.28	For sinks less than 20" deep, soap dispenser no higher than 48" above floor (57").	High	1
	Possible Solution	*Re-install soap dispenser no more than 48" above the floor.*		
LL	Issue 3.29	For sinks less than 20" deep, towel dispenser no higher than 48" above floor (50").	High	1
	Possible Solution	*Re-install towel dispenser no more than 48" above the floor.*		
LL	Issue 3.34	Back grab bars in both Men's and Women's are 30.5" not 36" long.	High	1
	Possible Solution	*Install new back grab bars at 36" long Men's and Women's.*		
LL	Issue 3.37	Flush control is not on the open side of the toilet in the Women's	High	1

ORDINANCE NO. _____

ORDINANCE TO APPROVE AND ADOPT THE CITY OF FAIRFIELD AMERICANS WITH DISABILITIES ACT TRANSITION PLAN DATED SEPTEMBER 14, 2026.

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

Section 1. The City of Fairfield Fairfield Americans with Disabilities Act Transition Plan dated September 14, 2026 on file in the office of the Clerk of Council is hereby approved and adopted and incorporated herein by reference.

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

Passed _____ _____
Mayor's Approval

Posted _____

First Reading _____ Rules Suspended _____

Second Reading _____

Third Reading _____

ATTEST:

_____
Clerk of Council

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

_____
_
Clerk of Council

Active Clients\City Of Fairfield\Ordinances\2026\Fairfield ADA Transition Plan-Ord

City Council Communication
Regular Meeting - September 14, 2026

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

Subject:
Adoption of Fairfield Title VI Plan

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

- Legislation - First Reading

Recommendation:
It is recommended that the City Council has a first reading of the ordinance to adopt the Title VI Plan at the September 14th meeting and follow the City's regular schedule for second reading, third reading, and adoption.

Discussion:
City staff from the Public Works Department, Law Department, and the City Manager's Office participated in the project to draft a Title VI plan that will enshrine the City's commitment to ensuring everyone's civil rights are considered and protected. The Fairfield Title VI plan includes public involvement and a planning process, prior to implementation. The draft plan was presented to Council at the August 10, 2026, Council – Manager Briefing. It has been posted on the City's website in draft form since August 10 and is open for comment until October 11, 2026.

As a recipient of federal funds, the Ohio Department of Transportation requires its sub-recipients to take steps ensuring compliance with Title VI of the Civil Rights Act of 1964.

Components of the plan require the development of a policy statement outlining Fairfield's commitment to nondiscrimination in all programs and activities, provide the public with notice of their rights under Title VI, and make the notice available to the public.

The plan establishes how to file a complaint, the complaint procedure, and designates the Title VI Coordinator as Laurie Murphy, Assistant City Manager.

Financial Impact:
None at this time.

Emergency Provision:

No

Rule Suspension Requested:
No

ATTACHMENTS:
1. Fairfield Title VI Plan_DRAFT
2. Fairfield Title VI Plan-Ord

FAIRFIELD
OHIO

Title VI Plan

Adopted 2026

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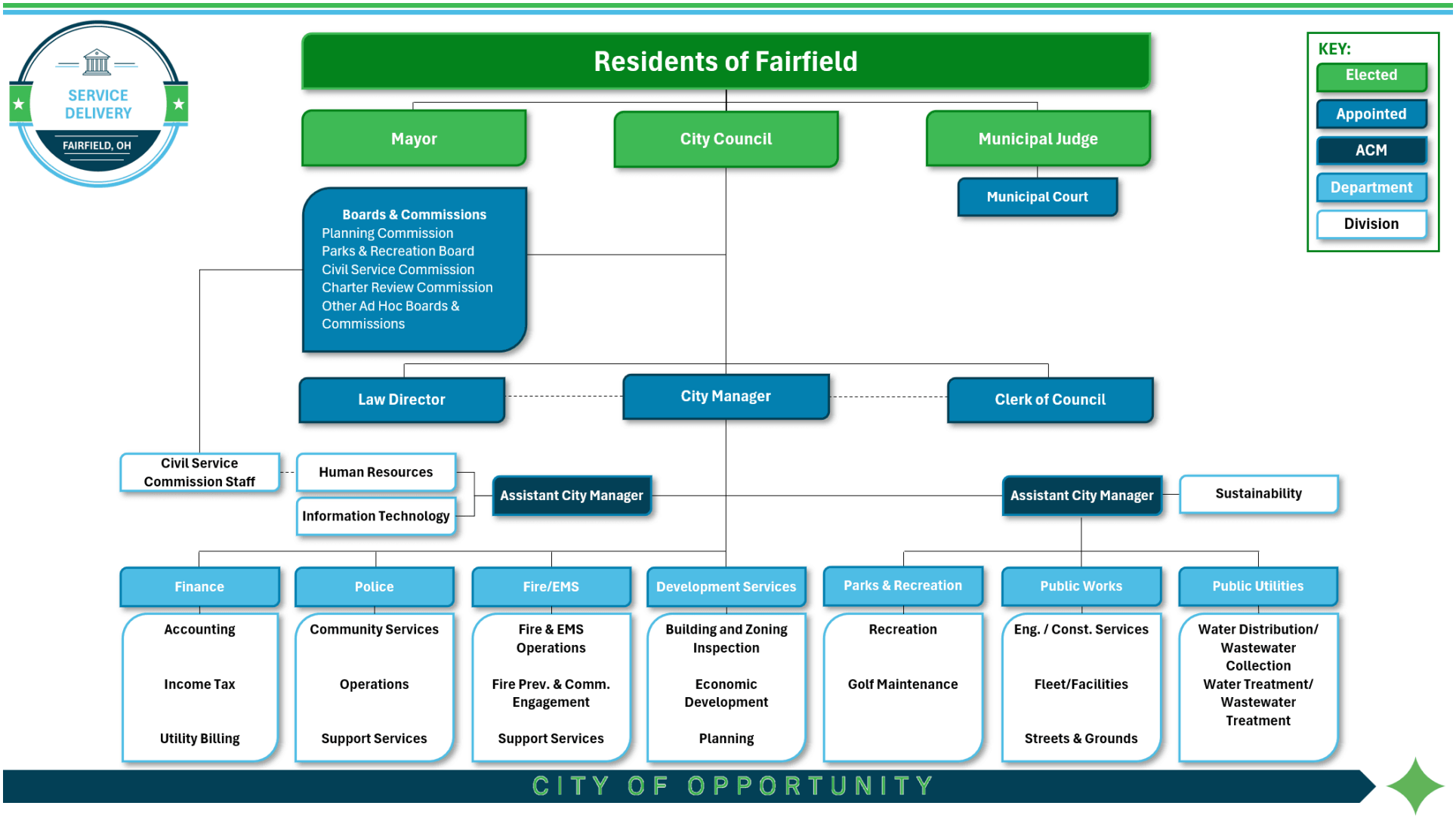

SERVICE DELIVERY
FAIRFIELD, OH
Residents of Fairfield
KEY:
Elected
Appointed
ACM
Department
Division
Mayor
City Council
Municipal Judge
Municipal Court
Boards & Commissions
Planning Commission
Parks & Recreation Board
Civil Service Commission
Charter Review Commission
Other Ad Hoc Boards & Commissions
Law Director
City Manager
Clerk of Council
Civil Service Commission Staff
Human Resources
Information Technology
Assistant City Manager
Assistant City Manager
Sustainability
Finance
Police
Fire/EMS
Development Services
Parks & Recreation
Public Works
Public Utilities
Accounting
Income Tax
Utility Billing
Community Services
Operations
Support Services
Fire & EMS Operations
Fire Prev. & Comm. Engagement
Support Services
Building and Zoning Inspection
Economic Development
Planning
Recreation
Golf Maintenance
Eng. / Const. Services
Fleet/Facilities
Streets & Grounds
Water Distribution/ Wastewater Collection
Water Treatment/ Wastewater Treatment
CITY OF OPPORTUNITY

Title VI Plan Statement

Title VI Authorities - Title VI of 1964 Civil Rights Act (42 USC §2000d to 2000-4), and related statutes and regulations provide that no person in the United States shall, on the grounds of race, color, national origin, sex, or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to, discrimination under any program or activity receiving federal assistance (See 23 CFR §200.9 and 49 CFR Part 21).

The Civil Rights Restoration Act of 1987 broadened the scope of Title VI coverage by expanding the definition of terms "programs or activities" to include all programs and activities of Federal Aid recipients, sub-recipients, and contractors, whether such programs and activities are federally assisted or not (Public Law 100-259, March 22, 1988).

Title VI Policy Statement - The City of Fairfield, Ohio is committed to ensuring that no person shall, on the grounds of race, color, national origin or gender, or any other group of people protected under federal or state discrimination statutes, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any City sponsored program or activity.

As a recipient of federal funds, the City of Fairfield, Ohio will comply with Title VI of the Civil Rights Act of 1964 (49 CFR part 21) and related nondiscrimination laws, regulations, and other requirements.

In the event the City distributes federal financial aid to a sub-recipient, the City will include Title VI language in all written agreements and will monitor for compliance.

The City further states that every effort will be made to ensure nondiscrimination in all its programs and activities, including programs and activities that do not receive federal financial aid.

The Title VI Coordinator is responsible for initiating and monitoring Title VI activities, preparing required reports, and other City responsibilities as required by 23 Code of Federal Regulation (CFR) Part 200 and 49 CFR Part 21.

All employees of the City of Fairfield, Ohio are directed to comply with non-discrimination laws and executive orders; assist in the prevention and elimination of any discriminatory practices; and are

encouraged to report allegations of discrimination to the Title VI Coordinator in the City Manager's Office.

Title VI Coordinator Responsibilities

The Assistant City Manager is responsible for ensuring the implementation and the day to day administration of the City of Fairfield's Title VI Policy. The Assistant City Manager is also responsible for implementing, monitoring, and ensuring the City's compliance with the Title VI regulations.

General Responsibilities

1. Public Dissemination

The City of Fairfield will disseminate Title VI Policy information to City employees, sub-recipients, and contractors, as well as the general public. Public dissemination will include posting public statements, inclusion of Title VI language in contracts, inclusion of a Title VI statement on our Council Meeting agendas, and inclusion on the City's website. A copy of the Title VI Plan will be kept on file in the City Manager's Office at the City of Fairfield Municipal Building. Non-discrimination language will be included in the City of Fairfield's job postings in accordance with Title VI requirements.

2. Prevention of Discrimination

Procedures will be implemented to detect and eliminate discrimination when found to exist.

3. Remedial Action

The City of Fairfield will actively pursue the prevention of any Title VI deficiencies or violations and will take the necessary steps to ensure compliance through a program review of the program administrative requirements. If irregularities occur in the administration of the program's operation, procedures will be promptly implemented to resolve Title VI issues all within a period not to exceed 90 days.

Filing a Complaint

Applicability

The complaint procedures apply to the beneficiaries of the City of Fairfield's programs and activities, including but not limited to: the public, contractors, sub-contractors, consultants, employees, and other sub-recipients of federal and state funds.

Eligibility

Any person who believes that they have been excluded from participation in, or denied benefits or services of any program or activity of the City of Fairfield or its sub-recipients, consultants, and contractors on the basis of race, religion, color, national origin, sex, age, or disability may bring forth a complaint of discrimination under Title VI and related statutes.

Time Limitation on Filing Complaints

Title VI complaints may be filed with:

City of Fairfield
Ohio Department of Transportation
Federal Highway Administration
U.S. Department of Transportation

In all situations, City of Fairfield employees must contact the Assistant City Manager immediately upon receipt of complaints under Title VI or related statutes.

Complaints must be filed no later than 180 days after:

- The date of the alleged act of discrimination; or
- The date the person became aware of the alleged discrimination; or
- Where there has been a continuing course of discriminatory conduct, the date on which the conduct was discontinued.

Complaints must be in writing, and must be signed by the complainant and/or the complainant's authorized representative. The complaint must set forth as fully as possible the facts and circumstances surrounding the claimed discrimination. In the event a complainant makes a verbal complaint to a City of Fairfield employee, the matter should be referred to the Assistant City Manager, acting as the Title VI Coordinator. If necessary, the authorized Title VI Coordinator shall assist the complainant in writing out the complaint for the complainant, or the complainant's representative, to sign.

A complainant may also request a copy of the City of Fairfield's Title VI complaint form. These forms are available at the City of Fairfield Municipal Building during normal business hours and on the city website.

Internal Complaint Processing

- The Assistant City Manager, acting as the Title VI Coordinator, will review the complaint upon receipt to ensure that all information is provided, the complaint meets the 180 day filing deadline, and meets jurisdictional requirements.
- The Assistant City Manager will then investigate the complaint, unless it is withdrawn. If the complaint is against the Assistant City Manager, the City Manager or the City Manager's designee will investigate the complaint.
- If the complaint warrants a full investigation, the complainant will be notified in writing. This notice will name the investigator and/or investigating agency. If appropriate, the City may also notify ODOT of the investigation to determine if the City shall proceed alone with the investigation, or if ODOT assistance is needed.
- The person who has allegedly violated the policy shall also be notified in writing as to the complaint. This letter will also include the investigator's name, and will request that this person be available for an interview.

City of Fairfield Investigation Procedures Investigation Plan

The investigator shall prepare a written plan which includes, but is not limited to:

- Name(s) of the complainant(s)
- Basis for the complaint
- Any additional information needed
- Identify key people
- Estimated investigation time-line
- Remedy sought by the complainant(s)

Conducting the Investigation

- The investigation will address only those issues relevant to the allegations of the complaint
- Confidentiality will be maintained as much as possible
- Interviews will be conducted with those persons involved and evidence will be gathered
- A chronological contact sheet will be maintained in the case file

Investigation Reporting Process

- Within 90 days of receiving the complaint, the investigator shall prepare a report and will make a determination as to "probable cause" or "no probable cause," and prepare a final decision letter.

Reporting Requirements to an External Agency

A copy of the complaint, together with a copy of the investigation report will be forwarded to the Ohio Department of Transportation within 60 days of the date the complaint was received, when appropriate.

Records

All records will be kept in a confidential manner as much as possible and be on file for a period of five years.

TITLE VI COMPLAINT FORM

This form is to be used to report a suspected violation of Title VI by the City of Fairfield and/or one of its employees, agents, contractors, subcontractors, or sub recipients of federal and state funds. Completion of this form will result in an investigation and report pursuant to the City of Fairfield Title VI Policy.

Name of complainant: _____ Phone No: _____

Address: _____

Email: _____

Type of discrimination involved (check all that apply):

☐ Race ☐ Color ☐ Age ☐ Religion ☐ Disability ☐ Other: _____

Date on which the person became aware of the alleged discrimination: _____

Date discrimination began: _____ Last or most recent date of discriminatory conduct: _____

Is this a continuing course of discriminatory conduct: _____

Name and title of person/persons involved in discriminatory conduct (if known): _____

_____

Detailed basis for complaint (use additional sheets as necessary): _____

_____

_____

_____

Remedy sought: _____

_____

_____

_____

Applicant Certification:

The information provided herein is true to the best of my knowledge, information and belief.

Signature: _____ Date: _____

Office Use Only:

Complaint Received By: _____ Date: _____

Reviewed By: _____ Date: _____

ORDINANCE NO. _____

ORDINANCE TO APPROVE AND ADOPT THE CITY OF FAIRFIELD TITLE VI PLAN DATED SEPTEMBER 14, 2026.

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

Section 1. The City of Fairfield Title VI Plan dated September 14, 2026 on file in the office of the Clerk of Council is hereby approved and adopted and incorporated herein by reference.

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

Passed _____ _____
Mayor's Approval

Posted _____

First Reading _____ Rules Suspended _____

Second Reading _____

Third Reading _____

ATTEST:

_____
Clerk of Council

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

_____
_
Clerk of Council

Active Clients\City Of Fairfield\Ordinances\2026\Fairfield Title VI Plan-Ord

City Council Communication
Regular Meeting - September 14, 2026

Submitted by: Diana Davenport, Finance Director
Department: Finance

Subject:
Sidewalk Special Assessment Bond

Legislation Title:
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

Recommendation:
It is necessary for Council to authorize the issuance of Sidewalk Special Assessment bonds for 2026 in the amount of $64,881.50.
It is recommended that City Council authorize and direct preparation of legislation to authorize the issuance of bonds for the repair of sidewalks against lots that benefited from the improvements. The legislation will require the emergency clause as unpaid assessments were certified to the County Auditor.

Discussion:
The annual Sidewalk Program required property owners to repair sidewalks/aprons that were marked for replacement. Council passed a resolution to authorize the repairs. Invoices were then sent out to the property owners. The outstanding balances were certified to the County Auditor to be collected with the real estate taxes. In accordance with State law, the City Council must pass an ordinance to issue bonds for outstanding assessments. The bonds to be issued will be purchased by the City treasury and will carry an interest rate of 2.50%.

Financial Impact:
The sidewalk bonds will be purchased by the City treasury, which is permissible under State law. Debt service payments will be repaid from special assessments placed on the properties for sidewalk and apron repaired by the City and collected with the real estate taxes.

Emergency Provision:
Yes. Unpaid sidewalk assessments were certified to the County Auditor and are in the process of being collected with the real estate tax.

Rule Suspension Requested:
Yes.

ATTACHMENTS:
1. $64_881.50 - City of Fairfield_ Series 2026 S.A. Bonds - Debt Schedule
2. City of Fairfield, Series 2026 Sidewalk Assessment Bonds - Debt Service by Parcel
3. $64,881.50 City of Fairfield Sidewalk Ordinance (2025 Sidewalk Program), Series 2026(71517654.1)

Dinsmore & Shohl LLP
71507044
08/25/26

$64,881.50 - City of Fairfield, Ohio
Sidewalk Special Assessment Bonds,
Series 2026

BASED ON A 360/360 DAY YEAR AND ANNUAL COMPOUNDING

Date	Principal	Coupon	Interest	Period Total	Fiscal Total
12/01/27	12,343.50	2.5000%	1,622.04	13,965.54	13,965.54
12/01/28	12,652.09	2.5000%	1,313.45	13,965.54	13,965.54
12/01/29	12,968.39	2.5000%	997.15	13,965.54	13,965.54
12/01/30	13,292.60	2.5000%	672.94	13,965.54	13,965.54
12/01/31	13,624.92	2.5000%	340.62	13,965.54	13,965.54
TOTALS	$ 64,881.50		$ 4,946.20	$ 69,827.70	$ 69,827.70

Dated Date	12/01/26
Issue Date	12/01/26
Accrued Interest At Sale	$ -

Year	Invoice Number	Service Address	Name 1
2026	4608	3400 CHERRY HILL DR	BREADON CAO, TRACIE
2026	4610	3415 CHERRY HILL DR	HELM, LINDSEY
2026	4612	3439 CHERRY HILL DR	GEHRING, DUANE
2026	4616	3242 DANBURY RD	THOMPSON, MICHAEL
2026	4617	3329 DANBURY RD	COLEMAN, MARIA L.
2026	4622	3464 DANBURY RD	CARROLL, KELLI
2026	4623	3474 DANBURY RD	DICKSON, ALBERT
2026	4625	3506 DANBURY RD	BSFR PROPERTY MANAGEMENT LLC
2026	4626	3525 DANBURY RD	SVACH, ALICIA
2026	4628	3553 DANBURY RD	BRECKENRIDGE, ALBANY L.
2026	4632	6106 DELCREST DR	BRANNOCK, WILLIAM
2026	4633	6107 DELCREST DR	OLIVAREZ, MICHAEL
2026	4636	6187 DELCREST DR	HAUSSLER, JODI
2026	4638	6268 DELCREST DR	BECKER, SHANE M.
2026	4643	3352 FAIRVIEW HILL CT	HO, DUNG
2026	4645	12 FALL RIVER CT	SMALL, LORELEI
2026	4647	3426 GOLFVIEW CT	FIELDS, DAVID
2026	4648	3442 GOLFVIEW CT	OSAE, SAMUEL
2026	4650	3249 GREENWICH DR	VAN OFLEN, RICHARD R
2026	4651	3271 GREENWICH DR	RAINES, CHARLES
2026	4652	3291 GREENWICH DR	CORDERO, MANUEL
2026	4658	3 HOLYOKE CT	ANDRIACCO, GERALD
2026	4661	3224 MACK RD	KEMPER, DAWN
2026	4663	3232 MACK RD	NYAMUSA, VALERIE
2026	4664	3264 MACK RD	ZITTA, ISAIAH
2026	4666	3289 MACK RD	DUGAR, JEREMIAH
2026	4673	27 NEW BRITON CIR	WALSH, MARY JEAN
2026	4674	6012 RETHA DR	LEGACY BREWS & BITES
2026	4675	6012 RETHA DR	LEGACY BREWS & BITES
2026	4680	6081 ROSS RD	IGLESIA ADVENTISTA DEL SEPTIMO DIA EL BUEN
2026	4684	6160 STONEHILL DR	KI HUNSBERGER
2026	4687	6194 STONEHILL DR	LUCKETT, VEVERLY
2026	4692	6211 STONEHILL DR	KNEIDL, RONALD
2026	4694	3312 DANBURY RD	HARRIS, MICHAEL
2026	4696	4760 ANTHONY WAYNE AVE	BEEKER, SHANE
2026	4698	305 BLACKBURN AVE	DOERFLEIN, DEBORAH
2026	4707	620 DORIS JANE AVE	COMBS, JOYCE
2026	4708	4785 FAIRFIELD AVE	BRUCE, ZACHARIAH
2026	4713	326 MAGIE AVE	MANGINO, ANDREW
2026	4716	630 MAGIE AVE	ZAPF, KIM
2026	4717	671 MAGIE AVE	PFARR, JENNIFER
2026	4719	4610 PLEASANT AVE	727200 WALGREENS, MS #1

2026	4720	4630 PLEASANT AVE	TAAR INVEST LLC
2026	4721	4830 PLEASANT AVE	LOGAN, ASHLEE N.
2026	4722	4831 PLEASANT AVE	DAYTON OHIO PM GROUP
2026	4728	4971 PLEASANT AVE	HORNING MHC LLC
2026	4729	5001 PLEASANT AVE	PINNACLE ON PLEASANT
2026	4730	4828 REDWOOD DR	ARMSTRONG, SAMANTHA
2026	4731	4896 REDWOOD DR	LONG, MATTHEW
2026	4733	4857 VAN CLEVES PL	WILSON, SUSAN
2026	4734	756 VINNEDGE AVE	JORGENSON, DONALD
2026	4735	777 VINNEDGE AVE	BARNICKEL, DEREK
2026	4738	421 WALTER AVE	RP2HAM LLC
2026	4739	461 WALTER AVE	MAY, STACY
2026	4743	766 WALTER AVE	LEMA, STEVEN
2026	4746	790 WALTER AVE	SCOTT, NATHAN/ROBIN
2026	4747	843 WALTER AVE	LOGAN, KAREN
2026	4748	833 WALTER AVE	JONES, LESTER
2026	4749	306 WYOMING AVE	MARTIN, HARRY
2026	4751	750 WYOMING AVE	EGGLETON, STEVEN
2026	4752	6055 ARCADE DR	GREEN, JOSH
2026	4753	6063 ARCADE DR	JONES, SAMUEL E.
2026	4754	6079 ARCADE DR	SATTERWHITE, HARRIET
2026	4756	6197 BARTEL DR	NEEDHAM, GERALD
2026	4757	6200 BARTEL DR	DEHNER, BRYAN
2026	4758	6208 BARTEL DR	CRISP, ERIN M.
2026	4782	5853 COACHMONT DR	RODRIGUEZ, ALEX
2026	4783	5869 COACHMONT DR	MARCUM, KELLI
2026	4784	5886 COACHMONT DR	ACHARYA, SUBASH
2026	4785	5933 COACHMONT DR	WARD, MAX
2026	4786	5943 COACHMONT DR	GODFREY, TYLER
2026	4787	2443 E HIGHWOOD DR	PROFFITT, JASON AVERY
2026	4792	2850 E TURTLE CREEK DR	GURUNG, MOHAN
2026	4793	2861 E TURTLE CREEK DR	RODRIGUEZ, JOHN
2026	4798	5937 FLAIG DR	SCHNEIDER, LYDIA
2026	4799	5948 FLAIG DR	WILLIAMS, KATHERINE B
2026	4801	5956 FLAIG DR	NIEHAUS PROPERTY SOLUTIONS
2026	4806	5850 GILMORE DR	HAMILTON, GLORIA J
2026	4807	5857 GILMORE DR	KAFLEY, KRISHNA
2026	4810	5930 GILMORE DR	BEAVERS, STEFANI
2026	4812	6015 GILMORE DR	SCHUMACHER, S
2026	4817	2 HIDDEN HILLS CT	SHARP, DARRELL
2026	4819	148 HIDDEN HILLS DR	LAWSON, MICHAEL A.
2026	4820	156 HIDDEN HILLS DR	MOLINA, HEATHER
2026	4821	164 HIDDEN HILLS DR	HOLLAND, THERESA
2026	4822	191 HIDDEN HILLS DR	SCHULTHEISS JR., DONALD
2026	4823	196 HIDDEN HILLS DR	BANKS, RAMONA
2026	4824	199 HIDDEN HILLS DR	ANDREWS, ASHTON
2026	4828	2343 HORNING DR	BSFR PROPERTY MANAGEMENT LLC

2026	4831	276 KINGS RIDGE SQ	BURTON, ADRIAN
2026	4832	5838 KINGSMONT DR	ROBERTS, TERRY
2026	4833	5868 KINGSMONT DR	WARD, TIMOTHY
2026	4853	5840 N TURTLE CREEK DR	MCGILL, ABBIE
2026	4855	5856 N TURTLE CREEK DR	GURUNG, KHARI
2026	4856	5901 S HIGHWOOD DR	HERRIN, HOLLIS
2026	4857	5909 N TURTLE CREEK DR	STAUBLE, ETHAN
2026	4860	5976 N TURTLE CREEK DR	NEOPANEY, DEO
2026	4862	6360 PALMETTO DR	STRATTON, CHARLES
2026	4865	6407 PALMETTO DR	JOHNSON, WILLIE
2026	4866	6 PEACHTREE CT	BECHTOLD, ROBERT
2026	4871	2553 RESOR RD	ELFERS, GREG
2026	4874	2881 RESOR RD	BHANDARI, TEK BAHADUR
2026	4876	2929 RESOR RD	MENDEZ MEDRANO, SANTOS
2026	4877	5813 RESWIN DR	ASAH, PASCAL
2026	4883	2315 ROYAL MANOR PL	RIVERS, ANNIE M
2026	4889	2382 ROYAL MANOR PL	HEARD, VALERIA C.
2026	4894	5906 S HIGHWOOD DR	STALDER, JEFF
2026	4895	5930 S HIGHWOOD DR	JUSTICE, PAUL A.
2026	4896	5938 S HIGHWOOD DR	CARTER, LISA MARIE
2026	4897	6109 SHEARWATER DR	HILL, JOSEPH
2026	4900	5847 SIGMON WAY	FOLO MATINGU, HORTY
2026	4901	5852 SIGMON WAY	SCHMIDT, TINA L.
2026	4905	2535 WINDAGE DR	CRONICK, FLORA
2026	4907	5818 WINTON RD	CARBERRY, DEZERAE
2026	4911	5976 WINTON RD	PATRICK, JAMES K
2026	4914	16 YELLOWDALE DR	SCHAEFER, JAMES R.
2026	4915	17 YELLOWDALE DR	MCCANTS, UVONNIA
2026	4917	6325 S GILMORE DR	MEIJER INC
2026	4919	292 ASHLEY BRIAR DR	DULA, TRACY
2026	4924	4890 CASTLETON DR	HUTZEL, BENJAMIN
2026	4925	4899 CASTLETON DR	MILLER, KIMBERLY S.
2026	4926	4924 CASTLETON DR	CALDWELL, MADISON
2026	4927	4933 CASTLETON DR	SKUROW, BRIAN
2026	4928	4941 CASTLETON DR	COX, ASHLEY
2026	4930	111 COLE DR	WAGNER, RANDALL
2026	4931	132 COLE DR	BRYANT, ELLEN L.
2026	4934	4977 HARDELL DR	DONISI, SARAH
2026	4935	4980 HARDELL DR	CLATTERBUCK, JORDAN
2026	4938	180 LINDALE DR	KINKADE, MATT
2026	4941	157 LITTLEBROOK DR	PARKER, CLINTON
2026	4944	4539 RIVER RD	GABBARD, KENNETH D. II.
2026	4945	4794 WEBER DR	HOWARD, CHRISTOPHER

Name 2	Billed Amount	Unpaid	Parcel	2027 $ 13,965.54
CAO, YONGQING	70.00	70.00	A0700117000013	$ 15.07
	1,890.00	1,890.00	A0700117000035	$ 406.82
	726.00	726.00	A0700117000038	$ 156.27
	70.00	70.00	A0700137000079	$ 15.07
	200.00	200.00	A0700135000067	$ 43.05
	350.00	350.00	A0700135000006	$ 75.34
	520.00	520.00	A0700135000007	$ 111.93
	70.00	70.00	A0700136000018	$ 15.07
	2,198.00	2,198.00	A0700136000003	$ 473.11
	70.00	70.00	A0700136000012	$ 15.07
	70.00	70.00	A0700137000030	$ 15.07
	1,638.00	1,638.00	A0700137000065	$ 352.57
	70.00	70.00	A0700137000052	$ 15.07
BECKER, BROOKE M.	70.00	70.00	A0700135000072	$ 15.07
	701.00	701.00	A0700255000016	$ 150.89
CASSIE TAYLOR	225.00	225.00	A0700135000014	$ 48.43
	350.00	350.00	A0700255000006	$ 75.34
	825.00	825.00	A0700255000008	$ 177.58
	825.00	25.00	A0700142000012	$ 5.38
	140.00	140.00	A0700142000014	$ 30.13
CORDERO, SARAH	224.00	224.00	A0700135000040	$ 48.22
	798.00	798.00	A0700170000009	$ 171.77
	70.00	70.00	A0700255000026	$ 15.07
	70.00	70.00	A0700255000025	$ 15.07
ZITA, JENNIFER	70.00	70.00	A0700255000001	$ 15.07
	70.00	70.00	A0700137000004	$ 15.07
	750.00	750.00	A0700136000005	$ 161.44
	250.00	250.00	A0700137000106	$ 53.81
	1,100.00	1,100.00	A0700137000120	$ 236.77
	210.00	210.00	A0700017000010	$ 45.20
	200.00	200.00	A0700137000017	$ 43.05
	1,008.00	1,008.00	A0700137000021	$ 216.97
	1,484.00	1,484.00	A0700137000022	$ 319.43
	250.00	250.00	A0700137000099	$ 53.81
	280.00	280.00	A0700044000038	$ 60.27
	320.00	320.00	A0700049000077	$ 68.88
	406.25	406.25	A0700042000029	$ 87.44
	70.00	70.00	A0700044000063	$ 15.07
	175.00	175.00	A0700051000011	$ 37.67
	252.00	252.00	A0700045000086	$ 54.24
	70.00	70.00	A0700045000093	$ 15.07
	460.00	460.00	A0700046000101	$ 99.01

	1,950.00	1,950.00	A0700046000102	$	419.73
	312.50	312.50	A0700045000060	$	67.26
C/O CHURCH OF JESUS CHRIST LATTER-DAY ST	733.75	733.75	A0700050000007	$	157.94
	600.00	600.00	A0700008000068	$	129.15
	312.50	312.50	A0700008000018	$	67.26
	70.00	70.00	A0700081000025	$	15.07
	70.00	70.00	A0700098000025	$	15.07
	70.00	70.00	A0700081000064	$	15.07
	210.00	210.00	A0700044000045	$	45.20
	210.00	210.00	A0700044000054	$	45.20
C/O CONSERVICE	200.00	200.00	A0700081000060	$	43.05
	250.00	250.00	A0700081000056	$	53.81
	70.00	70.00	A0700044000074	$	15.07
	270.00	270.00	A0700044000071	$	58.12
	625.00	625.00	A0700044000091	$	134.53
	70.00	70.00	A0700044000090	$	15.07
	250.00	250.00	A0700049000100	$	53.81
	250.00	250.00	A0700046000086	$	53.81
	470.00	470.00	A0700075000037	$	101.17
	820.00	820.00	A0700075000036	$	176.50
	475.00	475.00	A0700075000034	$	102.24
	250.00	250.00	A0700082000013	$	53.81
	70.00	70.00	A0700082000024	$	15.07
	857.50	857.50	A0700082000025	$	184.57
	896.00	896.00	A0700166000013	$	192.86
	400.00	400.00	A0700166000011	$	86.10
ACHARYA, KAUSHILA	70.00	70.00	A0700166000032	$	15.07
	70.00	70.00	A0700167000002	$	15.07
	420.00	420.00	A0700167000001	$	90.40
	250.00	250.00	A0700165000009	$	53.81
	250.00	250.00	A0700173000029	$	53.81
	1,512.00	1,512.00	A0700173000033	$	325.45
	588.00	588.00	A0700172000039	$	126.57
	756.00	756.00	A0700172000035	$	162.73
	756.00	756.00	A0700172000036	$	162.73
	1,204.00	1,204.00	A0700172000006	$	259.16
KAFLEY, MENUKI	295.00	295.00	A0700172000053	$	63.50
	250.00	250.00	A0700172000063	$	53.81
	70.00	70.00	A0700173000059	$	15.07
	70.00	70.00	A0700128000095	$	15.07
LAWSON, STEFANIE	70.00	70.00	A0700128000104	$	15.07
	756.00	756.00	A0700128000105	$	162.73
HOLLAND, CHRIS	70.00	70.00	A0700128000106	$	15.07
	70.00	70.00	A0700128000125	$	15.07
	2,730.00	2,730.00	A0700128000128	$	587.62
	320.00	320.00	A0700128000124	$	68.88
	70.00	70.00	A0700093000019	$	15.07

BURTON, CRYSTAL	250.00	250.00	A0700165000021	$	53.81
	2,958.00	2,958.00	A0700166000057	$	636.70
	70.00	70.00	A0700166000065	$	15.07
CLARK, NICHOLAS	275.00	275.00	A0700172000087	$	59.19
	450.00	450.00	A0700172000085	$	96.86
	840.00	840.00	A0700128000060	$	180.81
	70.00	70.00	A0700172000105	$	15.07
	2,658.00	2,658.00	A0700173000054	$	572.13
	70.00	70.00	A0700083000025	$	15.07
BROWN-JOHNSON, JANET	196.00	196.00	A0700083000032	$	42.19
	345.00	345.00	A0700128000033	$	74.26
ELFERS, KATIE	70.00	70.00	A0700166000054	$	15.07
	2,730.00	2,730.00	A0700068000053	$	587.62
	70.00	70.00	A0700068000071	$	15.07
	70.00	70.00	A0700128000009	$	15.07
	750.00	750.00	A0700165000017	$	161.44
	70.00	70.00	A0700128000120	$	15.07
	1,638.00	1,638.00	A0700128000067	$	352.57
	504.00	504.00	A0700128000064	$	108.48
	1,820.00	1,820.00	A0700165000003	$	391.75
	275.00	275.00	A0700082000047	$	59.19
	250.00	250.00	A0700128000045	$	53.81
	70.00	70.00	A0700128000050	$	15.07
	280.00	280.00	A0700082000064	$	60.27
	2,590.00	2,590.00	A0700128000007	$	557.49
	70.00	70.00	A0700018000017	$	15.07
	1,134.00	1,134.00	A0700083000074	$	244.09
	70.00	70.00	A0700083000062	$	15.07
	575.00	575.00	A0700018000066	$	123.77
	70.00	70.00	A0700224000013	$	15.07
	70.00	70.00	A0700058000022	$	15.07
	300.00	300.00	A0700058000057	$	64.57
	70.00	70.00	A0700058000018	$	15.07
	70.00	70.00	A0700058000053	$	15.07
	70.00	70.00	A0700058000052	$	15.07
WAGNER, JENNIFER	70.00	70.00	A0700052000024	$	15.07
	1,008.00	1,008.00	A0700052000006	$	216.97
	210.00	210.00	A0700058000045	$	45.20
	70.00	70.00	A0700058000044	$	15.07
	714.00	714.00	A0700052000034	$	153.69
	252.00	252.00	A0700052000096	$	54.24
	140.00	140.00	A0700022000032	$	30.13
	275.00	275.00	A0700058000099	$	59.19
	$ 65,681.50	**$ 64,881.50**		$	13,965.54

Series 2026 S.A. Bonds Debt Service

2028	2029	2030	2031
$ 13,965.54	**$ 13,965.54**	**$ 13,965.54**	**$ 13,965.54**
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 406.82	$ 406.82	$ 406.82	$ 406.82
$ 156.27	$ 156.27	$ 156.27	$ 156.27
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 43.05	$ 43.05	$ 43.05	$ 43.05
$ 75.34	$ 75.34	$ 75.34	$ 75.34
$ 111.93	$ 111.93	$ 111.93	$ 111.93
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 473.11	$ 473.11	$ 473.11	$ 473.11
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 352.57	$ 352.57	$ 352.57	$ 352.57
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 150.89	$ 150.89	$ 150.89	$ 150.89
$ 48.43	$ 48.43	$ 48.43	$ 48.43
$ 75.34	$ 75.34	$ 75.34	$ 75.34
$ 177.58	$ 177.58	$ 177.58	$ 177.58
$ 5.38	$ 5.38	$ 5.38	$ 5.38
$ 30.13	$ 30.13	$ 30.13	$ 30.13
$ 48.22	$ 48.22	$ 48.22	$ 48.22
$ 171.77	$ 171.77	$ 171.77	$ 171.77
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 161.44	$ 161.44	$ 161.44	$ 161.44
$ 53.81	$ 53.81	$ 53.81	$ 53.81
$ 236.77	$ 236.77	$ 236.77	$ 236.77
$ 45.20	$ 45.20	$ 45.20	$ 45.20
$ 43.05	$ 43.05	$ 43.05	$ 43.05
$ 216.97	$ 216.97	$ 216.97	$ 216.97
$ 319.43	$ 319.43	$ 319.43	$ 319.43
$ 53.81	$ 53.81	$ 53.81	$ 53.81
$ 60.27	$ 60.27	$ 60.27	$ 60.27
$ 68.88	$ 68.88	$ 68.88	$ 68.88
$ 87.44	$ 87.44	$ 87.44	$ 87.44
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 37.67	$ 37.67	$ 37.67	$ 37.67
$ 54.24	$ 54.24	$ 54.24	$ 54.24
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 99.01	$ 99.01	$ 99.01	$ 99.01

$ 419.73	$ 419.73	$ 419.73	$ 419.73
$ 67.26	$ 67.26	$ 67.26	$ 67.26
$ 157.94	$ 157.94	$ 157.94	$ 157.94
$ 129.15	$ 129.15	$ 129.15	$ 129.15
$ 67.26	$ 67.26	$ 67.26	$ 67.26
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 45.20	$ 45.20	$ 45.20	$ 45.20
$ 45.20	$ 45.20	$ 45.20	$ 45.20
$ 43.05	$ 43.05	$ 43.05	$ 43.05
$ 53.81	$ 53.81	$ 53.81	$ 53.81
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 58.12	$ 58.12	$ 58.12	$ 58.12
$ 134.53	$ 134.53	$ 134.53	$ 134.53
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 53.81	$ 53.81	$ 53.81	$ 53.81
$ 53.81	$ 53.81	$ 53.81	$ 53.81
$ 101.17	$ 101.17	$ 101.17	$ 101.17
$ 176.50	$ 176.50	$ 176.50	$ 176.50
$ 102.24	$ 102.24	$ 102.24	$ 102.24
$ 53.81	$ 53.81	$ 53.81	$ 53.81
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 184.57	$ 184.57	$ 184.57	$ 184.57
$ 192.86	$ 192.86	$ 192.86	$ 192.86
$ 86.10	$ 86.10	$ 86.10	$ 86.10
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 90.40	$ 90.40	$ 90.40	$ 90.40
$ 53.81	$ 53.81	$ 53.81	$ 53.81
$ 53.81	$ 53.81	$ 53.81	$ 53.81
$ 325.45	$ 325.45	$ 325.45	$ 325.45
$ 126.57	$ 126.57	$ 126.57	$ 126.57
$ 162.73	$ 162.73	$ 162.73	$ 162.73
$ 162.73	$ 162.73	$ 162.73	$ 162.73
$ 259.16	$ 259.16	$ 259.16	$ 259.16
$ 63.50	$ 63.50	$ 63.50	$ 63.50
$ 53.81	$ 53.81	$ 53.81	$ 53.81
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 162.73	$ 162.73	$ 162.73	$ 162.73
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 587.62	$ 587.62	$ 587.62	$ 587.62
$ 68.88	$ 68.88	$ 68.88	$ 68.88
$ 15.07	$ 15.07	$ 15.07	$ 15.07

$ 53.81	$ 53.81	$ 53.81	$ 53.81
$ 636.70	$ 636.70	$ 636.70	$ 636.70
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 59.19	$ 59.19	$ 59.19	$ 59.19
$ 96.86	$ 96.86	$ 96.86	$ 96.86
$ 180.81	$ 180.81	$ 180.81	$ 180.81
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 572.13	$ 572.13	$ 572.13	$ 572.13
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 42.19	$ 42.19	$ 42.19	$ 42.19
$ 74.26	$ 74.26	$ 74.26	$ 74.26
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 587.62	$ 587.62	$ 587.62	$ 587.62
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 161.44	$ 161.44	$ 161.44	$ 161.44
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 352.57	$ 352.57	$ 352.57	$ 352.57
$ 108.48	$ 108.48	$ 108.48	$ 108.48
$ 391.75	$ 391.75	$ 391.75	$ 391.75
$ 59.19	$ 59.19	$ 59.19	$ 59.19
$ 53.81	$ 53.81	$ 53.81	$ 53.81
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 60.27	$ 60.27	$ 60.27	$ 60.27
$ 557.49	$ 557.49	$ 557.49	$ 557.49
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 244.09	$ 244.09	$ 244.09	$ 244.09
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 123.77	$ 123.77	$ 123.77	$ 123.77
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 64.57	$ 64.57	$ 64.57	$ 64.57
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 216.97	$ 216.97	$ 216.97	$ 216.97
$ 45.20	$ 45.20	$ 45.20	$ 45.20
$ 15.07	$ 15.07	$ 15.07	$ 15.07
$ 153.69	$ 153.69	$ 153.69	$ 153.69
$ 54.24	$ 54.24	$ 54.24	$ 54.24
$ 30.13	$ 30.13	$ 30.13	$ 30.13
$ 59.19	$ 59.19	$ 59.19	$ 59.19
$ 13,965.54	$ 13,965.54	$ 13,965.54	$ 13,965.54

CERTIFICATE OF MEMBERSHIP

The undersigned, Finance Director of the City of Fairfield, Butler County, Ohio, hereby certifies that the following were the officers and members of council during the period when proceedings were taken authorizing the issuance of $64,881.50 Sidewalk Special Assessment Bonds, Series 2026 (2025 Sidewalk Program), dated as of December 1, 2026:

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

_____
Finance Director

TRANSCRIPT CERTIFICATE

The undersigned, clerk of council of said municipality, hereby certifies that the following is a true and complete transcript of all proceedings relating to the authorization and issuance of the above-identified obligation.

_____
Clerk of Council

CERTIFICATE AS TO MAXIMUM MATURITY OF BONDS

The undersigned, being the fiscal officer of the City of Fairfield, County of Butler, Ohio, within the meaning of Section 133.01 of the Uniform Public Securities Law of the Ohio Revised Code, hereby certifies that the estimated life or period of usefulness of the improvement financed with the proceeds of the sale of $64,881.50 of bonds, for the purpose of providing funds to pay the property owner's share of the cost of sidewalk repair in the City is at least five (5) years and that the maximum maturity of said bonds, in accordance with Section 133.20 of the Uniform Public Securities Law of the Ohio Revised Code, is five (5) years pursuant to the special assessment proceedings.

IN WITNESS THEREOF, I have hereunto set my hand this ___ day of September, 2026.

_____
Finance Director

ORDINANCE NO. ___-26

PROVIDING FOR THE ISSUANCE OF $64,881.50 OF BONDS BY THE CITY OF FAIRFIELD, OHIO, TO PAY PART OF THE COST OF SIDEWALK REPAIR IN THE CITY, AND DECLARING AN EMERGENCY.

WHEREAS, in order to provide for the safety and welfare of the citizens of the City, the City has made certain sidewalk improvements; and

WHEREAS, the fiscal officer of the City has estimated the life of the improvements hereinafter described as at least five (5) years and certified the maximum maturity of bonds as five (5) years pursuant to the special assessment proceedings;

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

SECTION 1. That it is necessary to issue a bond of the City, in the principal sum of $64,881.50, for the purpose of providing funds to pay the property owner's share of the cost of sidewalk repair in the City under the authority of the provisions of the Ohio Revised Code and the Uniform Public Securities Law thereof.

SECTION 2. That said bond shall be in fully registered form, numbered R-1, shall be dated as of its date of issuance, and bear interest on the outstanding principal amount at the rates per annum set forth on Exhibit A attached hereto and incorporated herein, which the Finance Director has certified to be not in excess of a fair market rate of interest, payable annually on December 1 each year, commencing December 1, 2027, until the principal sum is paid. Said bond shall mature in installments as set forth on Exhibit A on December 1 of each year from 2027 through 2031, inclusive. The principal and interest on said bond shall be payable by check or draft to the registered holder thereof. Said bond shall be designated "Sidewalk Special Assessment Bonds, Series 2026 (2025 Sidewalk Program)."

SECTION 3. That said bond shall be executed by the City Manager and Finance Director and shall bear the corporate seal of the City. Said bond shall be payable at the office of the Finance Director, City of Fairfield, Ohio, and shall express upon its face the purpose for which it is issued and that it is issued in pursuance of this ordinance.

SECTION 4. That said bond shall be sold by the Finance Director at par and accrued interest to the Special Assessment Fund of the City, and the proceeds from such sale, except any premium or accrued interest thereon, shall be paid into the proper fund and used for the purpose aforesaid and for no other purpose. Premium and accrued interest, if any, shall be transferred to the Bond Retirement Fund to be applied to the payment of the principal of and interest on said bond in the manner provided by law.

SECTION 5. That said bond shall be the full general obligation of this City, and the full faith, credit and revenue of this City are hereby pledged for the prompt payment of the same. Any excess funds resulting from the issuance of said bond, shall, to the extent necessary, be used only

for the retirement of said bond at maturity, together with interest thereon and is hereby pledged for such purpose.

SECTION 6. That during the period while the bond runs there shall be levied upon all of the taxable property in the City, within applicable limitations, in addition to all other taxes, a direct tax annually; said tax shall be and is hereby ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers in the same manner and at the same time that taxes for general purposes for each of said years are certified, extended and collected. Said tax shall be placed before and in preference to all other items and for the full amount thereof.

The funds derived from said tax levy hereby required shall be placed in a separate and distinct fund and, together with interest collected on the same, shall be irrevocably pledged for the payment of the principal and interest of the bond, when and as the same fall due; provided, however, to the extent other City monies, including monies from the levy and collection of special assessments, are available and appropriated for such purpose said tax shall not be levied therefor.

SECTION 7. This council hereby finds and determines that all formal actions relative to the adoption of this ordinance were taken in an open meeting of this council, and that all deliberations of this council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in compliance with the law.

SECTION 8. All appropriate officers of the City are further authorized to make, execute, acknowledge and deliver such closing certificates, financing statements and other instruments or agreements as are, in the opinion of bond counsel, necessary to carry out the purposes of this ordinance.

SECTION 9. That the firm of Dinsmore & Shohl LLP ("Dinsmore"), is hereby engaged as the City's "bond counsel" pursuant to the engagement letter of Dinsmore on file with the City.

SECTION 10. That this ordinance is hereby declared to be an emergency measure for the necessary preservation of the public peace, health, safety and welfare or for the urgent benefit or protection of the inhabitants of the City of Fairfield, and for the reason that the immediate issuance of said bonds is necessary to provide funds for payment for the improvements hereinabove described, and shall take effect immediately upon its passage, pursuant to Section 4.07(A) of the Charter of the City of Fairfield (hereafter called the "Charter").

SECTION 11. That the Clerk of Council is hereby directed to forward a certified copy of this ordinance to the County Auditor of Butler County, Ohio.

SECTION 12. That the Clerk of Council is hereby directed to cause this ordinance to be published or posted within ten days after its passage, as required by Section 4.13(A) of the Charter, any publication to be made in the Journal News, a newspaper of circulation in the City.

ADOPTED September __, 2026.

_____
Clerk of Council

_____
Mayor

EXHIBIT A

Date	Principal	Coupon	Interest	Period Total
12/01/27	$12,343.50	2.50%	$1,622.04	$13,965.54
12/01/28	12,652.09	2.50	1,313.45	13,965.54
12/01/29	12,968.39	2.50	997.15	13,965.54
12/01/30	13,292.60	2.50	672.94	13,965.54
12/01/31	13,624.92	2.50	340.62	13,965.54
Total	$64,881.50		$4,946.20	$69,827.70

CERTIFICATE

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

_____
Clerk of Council

CERTIFICATE

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

_____
Finance Director

RECEIPT

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

_____
County Auditor

City Council Communication
Regular Meeting - September 14, 2026

Submitted by: Diana Davenport, Finance Director
Department: Finance

Subject:
Supplemental Appropriation

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."
- Supplemental Appropriations

- 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:
Supplemental appropriation of $35,000 is needed for the Recreational Facilities Fund to increase the amount for Utilities. There was a leak at the splash pad at the Aquatic Center that caused the water usage to be much higher than anticipated. Additional funds are needed to cover the unanticipated additional water charges.

Financial Impact:
$35,000 from the Recreational Facilities Fund

Emergency Provision:
No

Rule Suspension Requested:
Yes

ATTACHMENTS:
1. Supplemental 9-14-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 Recreational Facilities Fund**	**$35,000**
To:	64051123-231100 Utilities	$35,000

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

Passed _____ _____
Mayor's Approval

Posted _____

First Reading _____ Rules Suspended _____

Second Reading _____

Third Reading _____

ATTEST:

_____
Clerk of Council

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

_____
Clerk of Council

Active Clients\City of Fairfield\Ordinances\2026\Supplemental 9-14-Ord

City Council Communication
Regular Meeting - September 14, 2026

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

Subject:
Contractual Appropriations

Legislation Title:
Ordinance to amend Ordinance No. 148-25 entitled "An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2026, and ending December 31, 2026."
- Contractual Appropriations: $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

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:
$2,050,000 from noted funding source.

Emergency Provision:
No

Rule Suspension Requested:
Yes

ATTACHMENTS:
1. Contractual 9-14-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**	**$825,000**
To:	40216025-252000 Improvements Other Than Building *(Construction Award for Great Miami River Trail Extension 6PW36)*	$825,000
From:	**Unappropriated Transformative Economic Development Fund**	**$250,000**
To:	41416027-271500 Funding Grant *(Community Improvement Corp. Designation and Grant)*	$250,000
From:	**Unappropriated Active Transportation Fund**	**$975,000**
To:	41516025-252000 Improvements Other Than Building *(Construction Award for Great Miami River Trail Extension 6PW36)*	$975,000

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

Passed _____ _____
Mayor's Approval

Posted _____

First Reading _____ Rules Suspended _____

Second Reading _____

Third Reading _____

ATTEST:

_____
_
Clerk of Council

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

_____
Clerk of Council

Active Clients\City of Fairfield\Ordinances\2026\Contractual 9-14-Ord

City Council Communication
Regular Meeting - September 14, 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: $221,284 (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:
$221,284 from noted funding source.

Emergency Provision:
NA

Rule Suspension Requested:
Yes

ATTACHMENTS:
1. NonContractual 9-14-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**	**$126,775**
To:	40216024-241100 Computer Supplies/Software *(Multi-Factor Authentication (MFA) 6CM03 [$20,000]) (Wireless Network Equipment 6CM01 [$10,000])*	$30,000
To:	40216024-241200 Non-Capital Equipment *(Parks & Recreation Department Truck Cap 6RC04)*	$4,775
To:	40216025-253200 Capital Equipment *(Municipal Building Copier 6CM03 [$15,000])* *(Remote Control Slope Mower 6PW64 [$60,000])* *(Remote Control Slope Mower 6PW04 [$17,000])*	$92,000
From:	**Unappropriated Active Transportation Fund**	**$35,000**
To:	41516025-251000 Land *(Additional Right of Way Funding for Pleasant Avenue Multiuse Trail 6PW31)*	$20,000
To:	41516025-252000 Improvements Other Than Building *(Waterworks Park - Pedestrian Path 6PW01)*	$15,000
From:	**Unappropriated Water Surplus Fund**	**$42,030**
To:	60516023-233900 Other Professional Services *(Crestwood PRV Electric Relocate 6WT25)*	$8,830
To:	60516025-252000 Improvements Other Than	$33,200

	Building *(Winton Water Tower Access Resurfacing 6WT14 [$25,000]) (Winton Water Tower Access Resurfacing 6WT12 [$8,200])*	
From:	**Unappropriated Recreation Facilities Fund**	**$17,479**
To:	64051125-252000 Improvements Other Than Building *(Replacement splash pad grating at Aquatic Center 6RC06)*	$6,200
To:	64052024-241200 Non Capital Equip/Furnishing *(Tee Box yardage signs at North Trace Golf Course 6RC13)*	$11,279

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

Passed _____ _____

Mayor's Approval

Posted _____

First Reading _____ Rules Suspended _____

Second Reading _____

Third Reading _____

ATTEST:

_____

Clerk of Council

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

_____

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2026\NonContractual 9-14-Ord

City Council Communication
Regular Meeting - September 14, 2026

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

Subject:
Water Division-Crestwood PRV Electric Relocate

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

Recommendation:
It is recommended that the city council authorize an appropriation in the amount of $8,830 for the relocation of the electric service for Crestwood PRV. This work will be completed by Lake Erie Electric.

Discussion:
The Water Division at the City of Fairfield will be relocating the electric service at Crestwood PRV to accommodate the addition of a bike trail on Pleasant Ave.
The cost estimate for the project is attached for review.

Financial Impact:
An appropriation in the amount of $8,830.00 is being requested for the relocation of the electrical service for Crestwood PRV. Funding for this project is included in the 2026-2030 Capital Improvement Program under project number 6WT25, Crestwood PRV Relocation. The funding source is 605 Water Surplus Fund.

Emergency Provision:
No

Rule Suspension Requested:
No

ATTACHMENTS:
1. Lake Erie Electric Relocate

Lake Erie Electric, Inc.
Contractors and Engineers • Dayton Office OH Lic. # 26769
360 Industrial Drive, Franklin, Ohio 45005 Phone: 937-743-1220 Fax: 937-743-1227
Established 1952

8/5/2026 10:14 AM
LEE Est. # NA

Attn: Jeremy Hamel – City of Fairfield

Subject: Electrical Scope – Crestwood PRV Service Relocate

Addendums Noted: NA

Lake Erie Electric, Inc. – Dayton Division (LEE) is pleased to offer the following quotation for the above referenced project. LEE proposes to provide the necessary labor, material, equipment and supervision to perform the electrical work in accordance with the electrical bid documents and per Division 26 Electrical Specifications and as further described herein.

CLARIFICATIONS:

1. Includes removal of existing service and rack and relocating approximately 50-75' South.
2. All existing electrical equipment will be reused.
3. Existing service conductors will be reused. New wire and conduit will have to be installed to PRV vault.
4. NOTE: It is assumed that all existing electrical equipment and wiring that is called out to be reused is code compliant and in good working order. If this is not the case and existing electric is deemed not reusable, then this will be brought to owners' attention and be brought up to date on a T&M basis.
5. Excludes sales tax.
6. Excludes allowances and contingencies.
7. Excludes electrical permit.
8. Excludes Bond. If Bond is required, add 1% of total price.
9. Due to market volatility, pricing is only good for 30 days.

BASE BID: $8,830.00

Lake Erie Electric, Inc. appreciates the opportunity to offer our services and looks forward to working with you on this project.

If there are any questions regarding this proposal, please do not hesitate to call me.
Respectfully,

Lake Erie Electric, Inc.

Sean M. Mondello
SMondello@LakeErieElectric.com
Project Manager

City Council Communication
Regular Meeting - September 14, 2026

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

Subject:
Appropriation for Waterworks Park – Pedestrian Path

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

Recommendation:
It is recommended that City Council authorize an appropriation from the Active Transportation Fund for the amount listed in the Financial Impact section.

Discussion:
This project is for extending a concrete path from the existing sidewalk to the existing shelter, drinking fountain and court area at Waterworks Park (approximately 150 feet at 6 feet wide. The path/sidewalk will allow for a future extension by Fairfield Youth Baseball to connect to the ballfields in the future. The proposed path will make the park area and amenities more accessible as it will meet Americans with Disabilities Act standards.

Work will be completed at current contract pricing.

The funding for this project is programmed in the 2026-2030 CIP as 6PW01 Sidewalk Installation Gap Program.

Financial Impact:
$15,000 from the 415 Active Transportation Fund to be added to the concrete contract with Prus Construction.

Emergency Provision:
No

Rule Suspension Requested:
No

ATTACHMENTS:
1. Waterworks Proposed Sidewalk

FAIRFIELD
OHIO

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

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

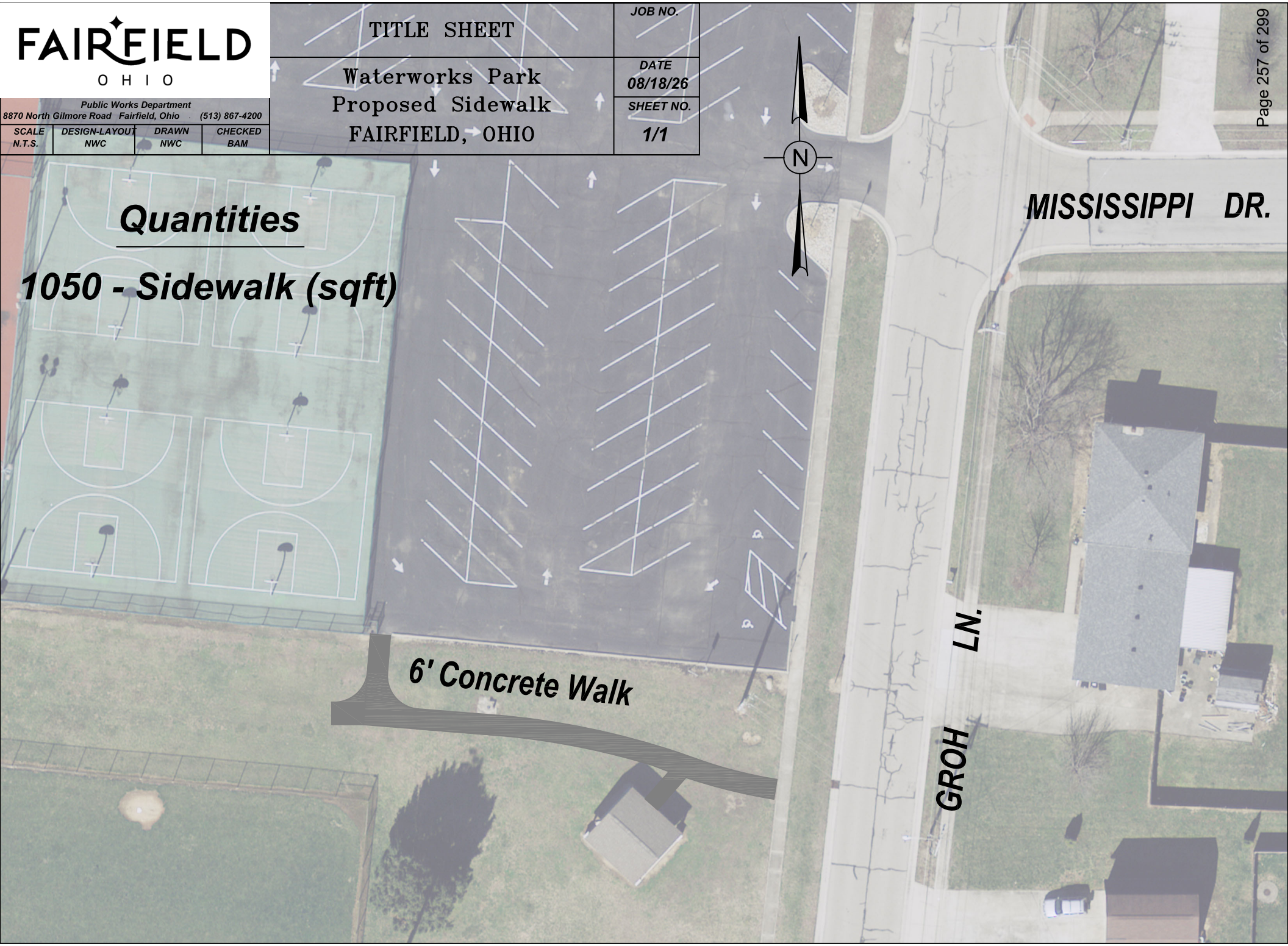
TITLE SHEET

Waterworks Park
Proposed Sidewalk
FAIRFIELD, OHIO

JOB NO.

DATE
08/18/26

SHEET NO.
1/1



Quantities

1050 - Sidewalk (sqft)

City Council Communication
Regular Meeting - September 14, 2026

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

Subject:
Appropriation for Winton Water Tower Access Resurfacing

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

Recommendation:
It is recommended that City Council authorize an appropriation from the 605 Water Surplus Fund for the amount listed in the Financial Impact section.

Discussion:
This project is for resurfacing the asphalt access drive from Winton Road to the Winton water tower at an approximate two inch thickness. Base repairs and milling will be done as needed in the direction of Public Works inspectors and construction manager. The existing drive is in relatively poor condition and in need of maintenance.
Multiple quotes were procured, and the lowest quote is attached. Quotes were solicited from Baer's Paving, Neyra Paving, and Queen City Blacktop. Of the three, Baer's Paving was the lowest and is being recommended for this work. Baer's recently completed the asphalt work at Oakwood Park for the Public Works Department.

Financial Impact:
$33,200 for the resurfacing of the access drive from Winton Road to the Winton water tower ($29,200 with $4,000 for contingencies). Funding will be taken from 6WT14 Asphalt Concrete Replacement in the amount of $25,000 and the remaining funding will be taken from 6WT12 Water Tank/Tower Maintenance. Both of these Capital Improvement Items utilize the water surplus fund.

Emergency Provision:
No

Rule Suspension Requested:
No

ATTACHMENTS:
1. Baers Paving Quote for Winton Water Tower Access

ESTIMATE

Baer's Paving
12071 East Miami River Rd
CINCINNATI, OH 45252

Baerspaving@gmail.com
+1 (513) 923-1717
www.baerspaving.com

Bill to
Matt Junger

Ship to
Matt Junger

Estimate details
Estimate no.: 3881
Estimate date: 08/12/2026
Expiration date: 12/01/2026

Sales Rep: Tom Baer - Cell 513-652-4906

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Asphalt Overlay**	Water tower off Winton Rd Overlay: Approx. 14,210 sf Scope of work: ~ Mill approx 1,164 sf repairs. Mill butt joints at drives and street. hauling spoils offsite ~ Furnish and apply .06 gal/sq/yd Tack coat ~ Furnish and apply 1/2 Surface Asphalt Leveling course ~ Furnish and apply 1.5" 448 type 1 Surface Asphalt course	1	$29,200.00	$29,200.00

Total **$29,200.00**

Expiry date 12/01/2026

Accepted date

Accepted by

City Council Communication
Regular Meeting - September 14, 2026

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

Subject:
IT Division - Multi-Factor Authentication (MFA)

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

Recommendation:
An appropriation of $20,000 is being requested, along with City Council approval for capital funding to support the planned implementation of Multi-Factor Authentication (MFA).

Discussion:
City Council approval is requested to purchase additional USB hardware security keys to support the City's ongoing Multi-Factor Authentication (MFA) implementation, as outlined in the 2026–2030 Capital Improvement Plan (CIP). MFA is now a baseline cybersecurity requirement across state, federal, and industry frameworks and is essential for reducing the risk of unauthorized access to City systems and data.

Compliance with the state CJIS Security Policy requires MFA for remote access, privileged accounts, and access to criminal justice information. Continued deployment is therefore necessary to maintain compliance and ensure the protection of sensitive information. In addition, cyber-insurance carriers have expanded MFA requirements for general computer access, administrative accounts, and other critical systems as a condition of coverage and renewal. Insufficient MFA coverage may jeopardize the City's insurability or result in higher premium costs. The City's developing cybersecurity program—built on industry-standard control frameworks—also identifies MFA as a core safeguard for access control.

The additional hardware security keys requested under this ordinance are needed to extend MFA protection to remaining staff, privileged and administrative accounts, support new hires, and replace lost or damaged keys. This ensures consistent coverage across all applicable systems rather than partial deployment, which would leave gaps in both compliance and security posture.

Approval of this purchase enables the City to maintain compliance with CJIS requirements, meet cyber-insurance conditions, and continue implementing the cybersecurity program endorsed by City Council. Ongoing investment in MFA materially reduces the risk of unauthorized system access and strengthens the protection of City operations and public data.

Financial Impact:

An appropriation in the amount of $20,000 for the purchase of Multi-Factor Authentication (MFA) USB hardware keys. Funding for this effort was included in the 2026-2030 Capital Improvement Plan (CIP) under project 6CM03 Hardware and Software.

Emergency Provision:
Yes - An emergency provision is necessary without competitive bidding in order to avoid extended order fulfillment, installation, and implementation time for the Multi-Factor Authentication (MFA) system, and so that purchases can be made immediately. Ohio State bid/contract pricing is used when state bid/contract pricing is the lower-cost option.

Rule Suspension Requested:
Yes

ATTACHMENTS:
None

City Council Communication
Regular Meeting - September 14, 2026

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

Subject:
IT Division - Municipal Building Copier

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

Recommendation:
An appropriation of $15,000 is being requested, along with City Council approval for capital funding to support the scheduled replacement of an aging multi-function copier unit. The funding will ensure continued operational efficiency, improved technology performance, and enhanced support for both internal and public-facing services.

Discussion:
Scheduled replacement of information technology hardware is planned for and was approved in the 2026-2030 Capital Improvement Program (CIP) under project 6CM03. Purchases will be made utilizing Ohio State bid/contract pricing when state bid/contract pricing is the lower-cost option. The City maintains a wide array of computing equipment used by staff across administrative offices, field operations, and public safety departments. To maintain productivity, security, and compatibility with evolving software and systems, these devices are replaced on a scheduled lifecycle, typically every 6-10 years for high-capacity copier devices.

Aging equipment results in:

- Reduced performance and productivity.
- Increased support and maintenance costs.
- Compatibility and security risks with newer applications and operating systems.
- Higher failure rates and system downtime.

Scope of Equipment to be Replaced:

- Multi-function copier.

Financial Impact:
An appropriation in the amount of $15,000 is being requested for the scheduled replacement of aging technology equipment. Funding for these efforts was included in the 2026-2030 Capital

Improvement Plan (CIP) under project 6CM03 IT - Hardware and Software. The funding source for this project is the Capital Improvement Fund for $15,000.

Emergency Provision:
Yes - An emergency provision is necessary without competitive bidding in order to avoid extended order fulfillment and scheduled installation time for the equipment, and so that purchases and replacements can be made immediately. Ohio State bid/contract pricing is used when state bid/contract pricing is the lower-cost option.

Rule Suspension Requested:
Yes

ATTACHMENTS:
None

City Council Communication
Regular Meeting - September 14, 2026

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

Subject:
IT Division - Wireless Network Equipment

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

Recommendation:
An appropriation in the amount of $10,000 for the purchase of hardware necessary to extend the City's internal wireless network, improving Wi-Fi coverage across City facilities.

Discussion:
The Information Technology Department has identified the additional access points, controllers, and related networking hardware needed to close existing coverage gaps and strengthen network reliability in affected buildings. This appropriation would fund the purchase of that hardware, allowing staff to extend the existing wireless infrastructure to areas currently underserved. Expanding coverage will improve day-to-day staff productivity and provide a more stable foundation for networked systems that depend on consistent wireless connectivity.

Financial Impact:
An appropriation in the amount of $10,000 for the purchase of wireless network hardware. Funding for this effort was included in the 2026-2030 Capital Improvement Plan (CIP) under project 6CM01 Network Infrastructure.

Emergency Provision:
Yes - An emergency provision is necessary without competitive bidding in order to avoid extended order fulfillment, installation, and implementation time for the wireless network hardware, and so that purchases can be made immediately. Ohio State bid/contract pricing is used when state bid/contract pricing is the lower-cost option.

Rule Suspension Requested:
Yes

ATTACHMENTS:
None

City Council Communication
Regular Meeting - September 14, 2026

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

Subject:
Additional Engineering and Right of Way Funding Appropriation for the Pleasant Avenue Multiuse Trail

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

Recommendation:
It is recommended that City Council authorize the funding in the amount shown in the Financial Impact section.

Discussion:
It is necessary for City Council to authorize additional funding for the Public Works Department to purchase and close permanent and temporary right of way for multiple parcels from several different ownerships and the clearing of the right of way of personal encumbrances as required by the federal process.
Right of way plan development is complete and there are an estimated 4 parcels remaining to be negotiated.
This funding may also be used for additional engineering and additional commitments to clear the right of way such as removals, fence work, etc.
This trail will be approximately 6,800 feet of new trail on the west side of Pleasant Avenue between Hunter Road and Wessel Drive. This trail would create a path to be accessed directly by a considerable portion of the City's residential population without driving, connect a trail to the Town Center and allow for future expansion to other sections of the City.
The City received a grant from the Ohio Kentucky Indiana Regional Council of Governments for this project.
With the approved funding, this project will bid in late 2026.
The project is programmed in the current 2026-2030 CIP as 6PW29. OKI will be funding approximately $1,738,290 of the construction cost. The right of way acquisition for this project is 100% local funding.
This multiuse trail is supported by the City's development of Fairfield Connects, the City's active transportation plan.

Financial Impact:
$20,000 in total funding for right of way acquisition through multiple purchase orders for the Pleasant Avenue Multiuse Trail from the Active Transportation Fund.

The funding would be reallocated from 6PW31 Donald Drive Sidewalk Engineering. The City Engineer is creating these drawings in-house so this CIP Item is no longer needed for that project.

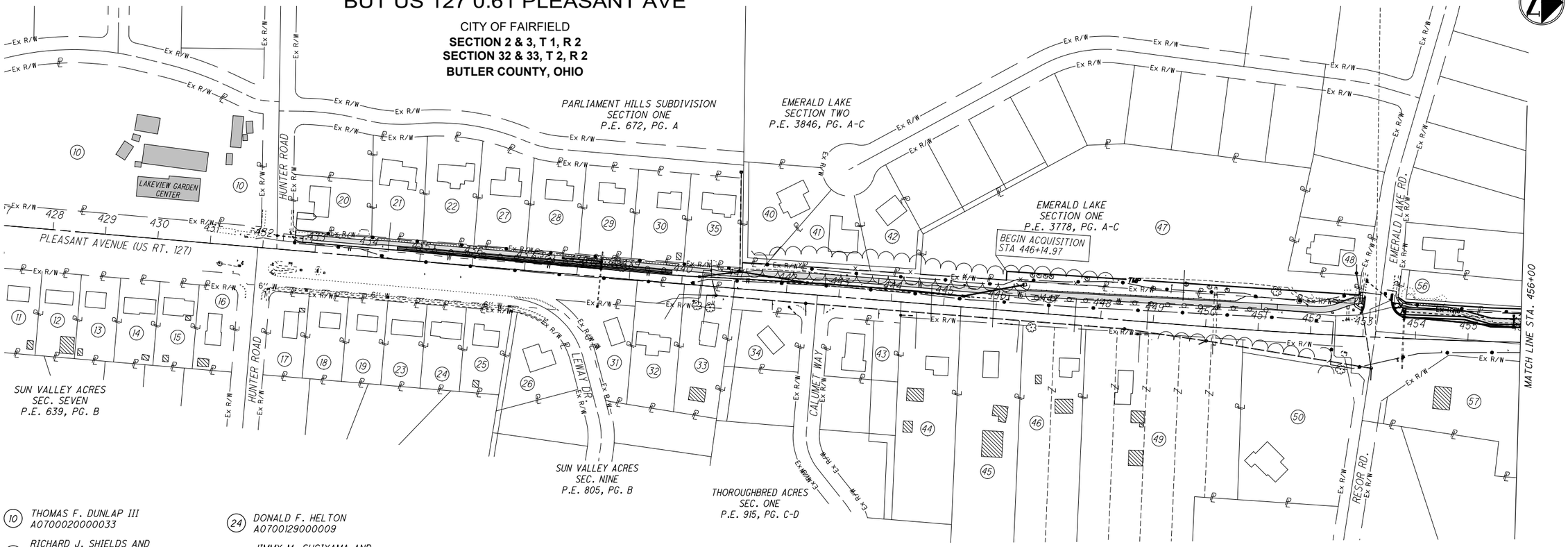
Emergency Provision:
No

Rule Suspension Requested:
No

ATTACHMENTS:
1. Pleasant Avenue Trail RW Schematic

BUT US 127 0.61 PLEASANT AVE

CITY OF FAIRFIELD
SECTION 2 & 3, T 1, R 2
SECTION 32 & 33, T 2, R 2
BUTLER COUNTY, OHIO



HORIZONTAL SCALE IN FEET
0 50 100 200

(10) THOMAS F. DUNLAP III
A0700020000033

(11) RICHARD J. SHIELDS AND
VERLA MARIE SHIELDS
A0700122000048

(12) CONNIE NOEL
A0700122000049

(13) MEGAN FRANCISCO AND
BENJAMIN LUNSFORD
A0700122000050

(14) JAMUNA D. KHADKA AND
INDRA B. KHADKA
A0700122000051

(15) JAMES G. MCGINN, TRUSTEE, AND
HELEN M. MCGINN, TRUSTEE, U/A
DATED 6TH DAY OF MARCH, 2000,
F/B/O THE MCGINN FAMILY TRUST
A0700122000052

(16) TERRY HUFF
A0700122000053

(17) PAUL LOKAI AND KATHY LOKAI
A0700122000054

(18) RACHAEL BECKMAN
A0700122000055

(19) CHRISTINA M. NUNCIO
A0700129000007

(20) DANIEL CELLA AND
MARLYS C. CELLA
A0700148000001

(21) MARK P. DESMOND AND BARBARA H.
DESMOND, TRUSTEES OF THE DESMOND
FAMILY TRUST, DATED MAY 12, 2005
A0700148000003

(22) CHARLES L. CARTER AND
BONITA S. CARTER
A0700148000004

(23) RICHARD A. BETTAG AND
MANDY E. BETTAG
A0700129000008

(24) DONALD F. HELTON
A0700129000009

(25) JIMMY M. SUGIYAMA AND
NANCY Y. SUGIYAMA, TRUSTEES
OF THE JIMMY M. SUGIYAMA AND
NANCY Y. SUGIYAMA TRUST,
DATED OCTOBER 31, 2018
A0700129000010

(26) MARILYN S. BALDWIN
A0700129000011

(27) J. KENT RAWLINGS AND SHERRIN RAWLINGS,
TRUSTEES OF THE RAWLINGS LIVING TRUST,
DATED 3/17/97
A0700148000005

(28) STEVEN BEISCHEL AND
SARAH BEISCHEL
A0700148000006

(29) ALEXANDER SHEYN AND
ANN SHEYN
A0700148000007

(30) SUSAN J. SCHIRMER AND
WILLIAM J. SCHIRMER
A0700148000008

(31) GEORGE H. ZAHN AND LORI J. ZAHN
A0700129000025

(32) SCOTT CIANCHETTI AND
SHANNA CIANCHETTI
A0700019000063

(33) CHARLES MORROW BRANT
A0700019000062

(34) TINASHE BERE
A0700078000058

(35) CHENDA KORM
A0700148000009

(36) NOT USED

(37) NOT USED

(38) NOT USED

(39) NOT USED

(40) ELISSA MILLER
A0700253000022

(41) BUD A. MIYAHARA
A0700253000021

(42) MELISSA D. WEBSTER AND
MICHAEL A. WEBSTER
A0700253000020

(43) BSFR II OWNER I LLC
A0700078000031

(44) JOHN VERNON SIMPSON, JR.
A0700019000020

(45) TONY R. BALES, JR. AND
ELICIA BALES
A0700078000063

(46) KELLY ANN SMITH
A0700078000025
A0700078000026

(47) EMERALD LAKE
HOMEOWNERS ASSOCIATION
A0700253000010

(48) CALVIN WHITE AND
JENNELL WHITE
A0700095000131

(49) KAREN MARSHALL
A0700078000019
A0700078000020
A0700078000021
A0700078000022
A0700078000023
A0700078000024

(50) MONICA TERESE VONAHLEFELD AND
KURT JOSEPH MCKENNA
A0700078000016
A0700078000017
A0700078000018

(51) NOT USED

(52) NOT USED

(53) NOT USED

(54) NOT USED

(55) NOT USED

(56) EMERALD LAKE
HOMEOWNERS ASSOCIATION
A0700095000132

(57) ROLLING HILLS BAPTIST
CHURCH INC.
A0700012000008
A0700012000050
A0700012000063

STRUCTURE KEY

COMMERCIAL

RESIDENTIAL

RESIDENTIAL OUT BUILDING

* DENOTES RIGHT OF WAY ENCROACHMENT

ALL STATIONING IS FROM CENTERLINE OF
RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

REV.	DATE	DESCRIPTION

FINAL R/W PLAN DATE: 08-06-2025

PROPERTY MAP 1 OF 3
BUT US 127 0.61 PLEASANT AVE

DESIGN AGENCY
CHOICE ONE ENGINEERING

DESIGNER
RMF

REVIEWER
WDG

PROJECT ID
120879

SUBSET RW.6 | TOTAL RW.38

BUT US 127 0.61 PLEASANT AVE

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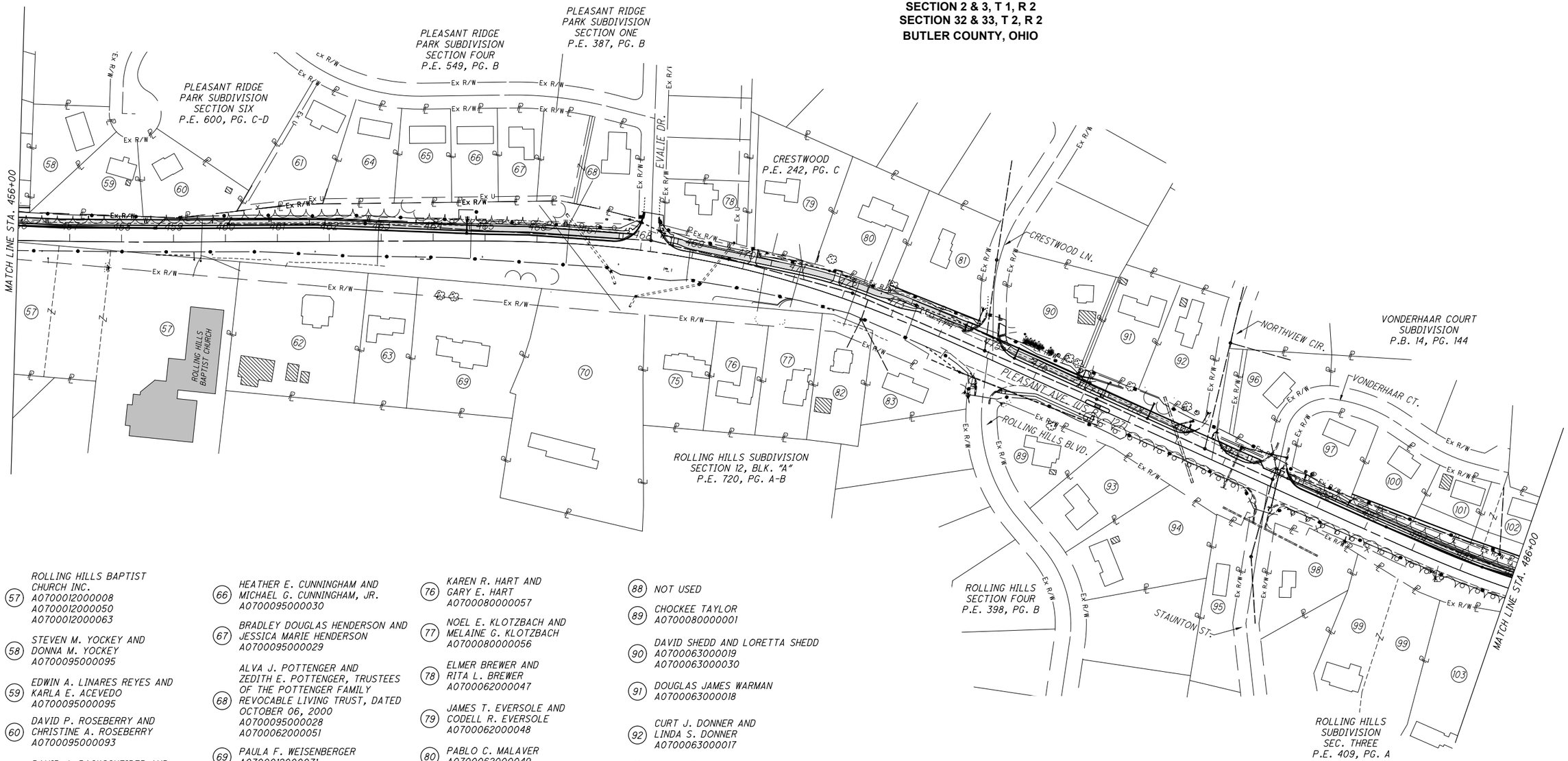
BUT US 127 0.61 PLEASANT AVE

CITY OF FAIRFIELD
SECTION 2 & 3, T 1, R 2
SECTION 32 & 33, T 2, R 2
BUTLER COUNTY, OHIO

HORIZONTAL SCALE IN FEET
0 50 100 200



(57) ROLLING HILLS BAPTIST CHURCH INC.
A0700012000008
A0700012000050
A0700012000063

(58) STEVEN M. YOCKEY AND DONNA M. YOCKEY
A0700095000095

(59) EDWIN A. LINARES REYES AND KARLA E. ACEVEDO
A0700095000095

(60) DAVID P. ROSEBERRY AND CHRISTINE A. ROSEBERRY
A0700095000093

(61) DAVID J. BACKSCHEIDER AND MELISSA L. BACKSCHEIDER
A0700095000033

(62) JACOB D. WIEGAND AND MARIE COTTER
A0700012000009

(63) SAMANTHA ENDA AND ADAM DAVIDSON
A0700012000010

(64) WILLIAM A. RICHARDS AND JILL A. RICHARDS
A0700095000032

(65) SHAWN M. BRYANT, TRUSTEE, OR HIS SUCCESSOR(S) AS TRUSTEE(S) OF THE BRYANT PRESERVATION TRUST DATED FEBRUARY 23, 2024
A0700095000031

(66) HEATHER E. CUNNINGHAM AND MICHAEL G. CUNNINGHAM, JR.
A0700095000030

(67) BRADLEY DOUGLAS HENDERSON AND JESSICA MARIE HENDERSON
A0700095000029

(68) ALVA J. POTTENGER AND ZEDITH E. POTTENGER, TRUSTEES OF THE POTTENGER FAMILY REVOCABLE LIVING TRUST, DATED OCTOBER 06, 2000
A0700095000028
A0700062000051

(69) PAULA F. WEISENBERGER
A0700012000071

(70) CHRISTOPHER P. GONYA, TRUSTEE AND STEPHANIE M. GONYA, TRUSTEE, CO-TRUSTEES UNDER AGREEMENT DATED 02/24/17
A0700080000059

(71) NOT USED

(72) NOT USED

(73) NOT USED

(74) NOT USED

(75) JEFFRY S. MATHEWS AND ANDREA L. MATHEWS
A0700080000058
A0700080000073

(76) KAREN R. HART AND GARY E. HART
A0700080000057

(77) NOEL E. KLOTZBACH AND MELAINE G. KLOTZBACH
A0700080000056

(78) ELMER BREWER AND RITA L. BREWER
A0700062000047

(79) JAMES T. EVERSOLE AND CODELL R. EVERSOLE
A0700062000048

(80) PABLO C. MALAVER
A0700062000049

(81) ANNE Y. HENNEN, TRUSTEE
A0700062000050

(82) SHAWN E. STARKEY AND AMY D. STARKEY
A0700012000012

(83) DOUGLAS J. WOLFE
A0700080000016

(84) NOT USED

(85) NOT USED

(86) NOT USED

(87) NOT USED

(88) NOT USED

(89) CHOCKEE TAYLOR
A0700080000001

(90) DAVID SHEDD AND LORETTA SHEDD
A0700063000019
A0700063000030

(91) DOUGLAS JAMES WARMAN
A0700063000018

(92) CURT J. DONNER AND LINDA S. DONNER
A0700063000017

(93) LUKE NOE
A0700080000002

(94) AUDREY M. CUMMINS, TRUSTEE
A0700080000003

(95) EMILY HEYOB
A0700064000030

(96) 5501 VONDERHAAR COURT, LLC
A0700063000004

(97) JOSHUA J. DARNELL
A0700063000003

(98) TYLER CAUDILL AND ELIZABETH DOEPKER
A0700064000031

(99) JOSEPH B. SCHWARZ
A0700064000068
A0700064000069

(100) JENNIFER LYNN PELFREY AND JONATHAN RICHARD PELFREY
A0700063000002

(101) SHERRY N. SCHUSTER
A0700063000001

(102) LAWRENCE P. GRESSLER AND TINNIA J. GRESSLER
A0700012000016
A0700063000029

(103) DAKOTA T. BERLING
A0700064000056

* DENOTES RIGHT OF WAY ENCROACHMENT

ALL STATIONING IS FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

STRUCTURE KEY
- COMMERCIAL
- RESIDENTIAL
- RESIDENTIAL OUT BUILDING

REV.	DATE	DESCRIPTION

FINAL R/W PLAN DATE: 08-06-2025

PROPERTY MAP 2 OF 3
BUT US 127 0.61 PLEASANT AVE

DESIGN AGENCY
CHOICE ONE ENGINEERING

DESIGNER: RMF
REVIEWER: WDG
PROJECT ID: 120879
SUBSET: RW.7 | TOTAL: RW.38

BUT US 127 0.61 PLEASANT AVE

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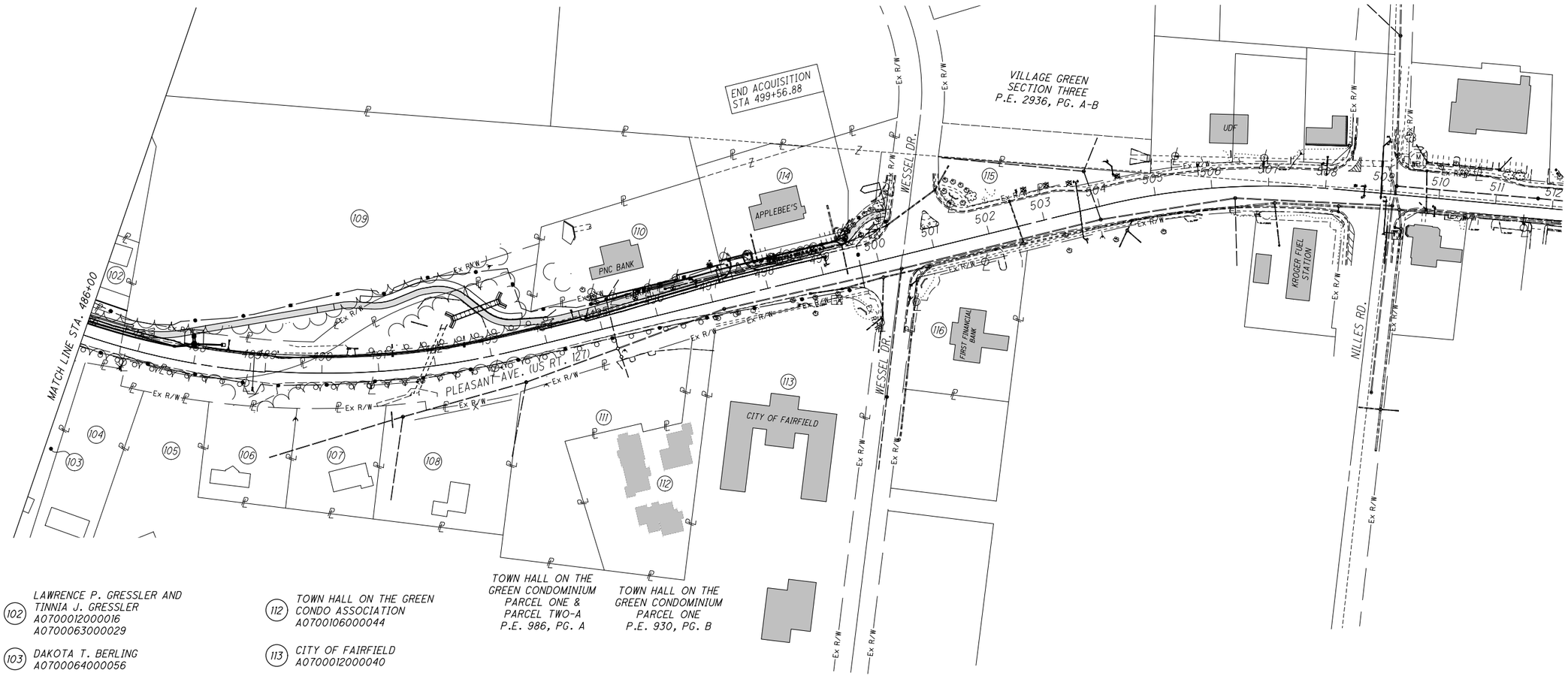
BUT US 127 0.61 PLEASANT AVE

CITY OF FAIRFIELD
SECTION 2 & 3, T 1, R 2
SECTION 32 & 33, T 2, R 2
BUTLER COUNTY, OHIO



(102) LAWRENCE P. GRESSLER AND TINNIA J. GRESSLER
A0700012000016
A0700063000029

(103) DAKOTA T. BERLING
A0700064000056

(104) WILLIAM K. QUARVE
A0700064000055

(105) EUGENE D. STALLWORTH AND ROSEANN STALLWORTH
A0700064000054

(106) LAMONTE L. CARPENTER AND CYNTHIA D. CARPENTER
A0700012000049

(107) LINDA C. CODY, TRUSTEE OF THE LINDA C. CODY REVOCABLE TRUST AGREEMENT, DATED SEPTEMBER 5, 2007
A0700012000048

(108) PETER A. KRIMMER
A0700012000015

(109) CITY OF FAIRFIELD, OHIO
A0700012000041

(110) PNC BANK, NATIONAL ASSOCIATION
A0700012000098

(111) INNOVATA PROPERTIES, AN OHIO GENERAL PARTNERSHIP
A0700012000017
A0700012000075

(112) TOWN HALL ON THE GREEN CONDO ASSOCIATION
A0700106000044

(113) CITY OF FAIRFIELD
A0700012000040

(114) WESDORP PROPERTIES, LLC
A0700012000094
A0700012000095

(115) CITY OF FAIRFIELD
A0700012000091

(116) FIRST NATIONAL BANK OF SW OHIO
A0700012000044

STRUCTURE KEY

COMMERCIAL

RESIDENTIAL

RESIDENTIAL OUT BUILDING

* DENOTES RIGHT OF WAY ENCROACHMENT

ALL STATIONING IS FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

REV.	DATE	DESCRIPTION

FINAL R/W PLAN DATE: 08-06-2025

HORIZONTAL SCALE IN FEET 0 50 100 200

PROPERTY MAP 3 OF 3
BUT US 127 0.61 PLEASANT AVE

DESIGN AGENCY
CHOICE ONE ENGINEERING

DESIGNER RMF
REVIEWER WDG
PROJECT ID 120879
SUBSET RW.8 TOTAL RW.38

BUT US 127 0.61 PLEASANT AVE

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City Council Communication
Regular Meeting - September 14, 2026

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

Subject:
Replacement Remote Control Slope Mower Appropriation

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

Recommendation:
It is recommended that City Council authorize an appropriation in the amounts shown in the financial impact section.

Discussion:
This project is needed to replace the existing remote mower that we have used for approximately 10 years. It is used for both Public Works needs for right of way mowing and some parks areas. It is also used occasionally by the golf course staff.
Public Works Street and Fleet staff evaluated multiple options from different vendors including a couple of field demonstrations. All options looked at were available through the Sourcewell contract pricing. It was determined that the RC Crawler from MTech best fit Public Works needs based on a combination of price, safety, and applicability to our staff and field needs.
The Public Works Department staff is charged with evaluating, maintaining, and replacing equipment throughout the City of Fairfield's fleet to ensure that they are in good working order and are serving the public by helping staff maintain public grounds and rights of way.

Financial Impact:
$77,000 ($73,785 base price from MTech with $3,215 for contingencies or other Public Works needs) from the Capital Fund.
Funding will be taken from the 2026-2030 CIP from 6PW64 Parks Equipment ($60,000) and the remaining funding from 6PW04 Drainage Improvements (up to $17,000).

Emergency Provision:
No

Rule Suspension Requested:
No

ATTACHMENTS:
1. City of Fairfield LV300
2. City of Fairfield LV600

3. Quote_QUO016102_1787329296202
4. R-60-Sell-Sheet
5. RC Mowers 112624-EMB Price Information
6. Ventrac-City_of_Fairfield_118663-1002

Bobcat ENTERPRISES

Cincinnati
Rt. 747 & Muhlhauser Rd
Cincinnati, OH 45011
513.874.8945 * 800.589.2281

Mt. Orab
225 Hughes Blvd
Mt Orab, OH 45154-8356
937.444.3865

Hilliard
3666 Lacon Rd
Hilliard, OH 43026-1223
614.876.1116

Reynoldsburg
182 Humphries Dr
Reynoldsburg, OH 43068
614.863.1300

Lexington
1309 Cahill Dr
Lexington, KY 40504
859.254.3936

Louisville
13117 Middletown Industrial Bl
Louisville, KY 40223-4773
502.245.1911

SOLD TO

Customer: City of Fairfield

Address: 8870 N Gilmore Rd

City, State Zip: Fairfield, OH

SHIP TO

Customer: _____

Address: _____

City, State Zip: _____

DATE 6/18/26 **CUSTOMER PO #** _____ **DATE REQUIRED** _____ ☐ **QUOTE**

SALESMAN Chea Proctor **F.O.B.** _____ **PHONE** _____ ☐ **ORDER**

DESCRIPTION	UNIT PRICE	QTY	EXT PRICE
LV300 PRO BODY,water cooled 3 cylinder Diesel Engine 25hp, extendable tracks 45" to 61"	$ 63,684.00	1	$ 63,684.00
Standard Flail	$ 9,273.00	1	$ 9,273.00
			$ 0.00
			$ 0.00
			$ 0.00
			$ 0.00
			$ 0.00
			$ 0.00
			$ 0.00
ADJUSTMENTS			$ 0.00
SUBTOTAL			$ 72,957.00
TRADE-IN			
WARRANTY			
DOC FEES			
TERMS Sourcewell Pricing	**FREIGHT**		
	TAX		
All prices plus tax if applicable	**TOTAL**		$ 72,957.00

Customer Order Acceptance _____ Date _____

BEI Acceptance _____ Date _____

Price Guaranteed for 30 Days

Bobcat ENTERPRISES

Cincinnati
Rt. 747 & Muhlhauser Rd
Cincinnati, OH 45011
513.874.8945 * 800.589.2281

Mt. Orab
225 Hughes Blvd
Mt Orab, OH 45154-8356
937.444.3865

Hilliard
3666 Lacon Rd
Hilliard, OH 43026-1223
614.876.1116

Reynoldsburg
182 Humphries Dr
Reynoldsburg, OH 43068
614.863.1300

Lexington
1309 Cahill Dr
Lexington, KY 40504
859.254.3936

Louisville
13117 Middletown Industrial Bl
Louisville, KY 40223-4773
502.245.1911

SOLD TO

Customer: City of Fairfield

Address: 8870 N Gilmore Rd

City, State Zip: Fairfield, Oh

SHIP TO

Customer:

Address:

City, State Zip:

DATE 6/18/26 **CUSTOMER PO #** **DATE REQUIRED** ☐ **QUOTE**

SALESMAN Chea Proctor **F.O.B.** **PHONE** ☐ **ORDER**

DESCRIPTION	UNIT PRICE	QTY	EXT PRICE
LV600 PRO BODY 56 Hp 3-cylinder KOHLER KDI TURBO Engine, extendable tracks 51" to 70"	$ 99,767.00	1	$ 99,767.00
TE 130 PLUS Flail with heavy knives	$ 13,624.00	1	$ 13,624.00
			$ 0.00
			$ 0.00
			$ 0.00
			$ 0.00
			$ 0.00
			$ 0.00
			$ 0.00
ADJUSTMENTS			$ 0.00
SUBTOTAL			$ 113,391.00
TRADE-IN			
WARRANTY			
DOC FEES			
TERMS Source well pricing	**FREIGHT**		
	TAX		
All prices plus tax if applicable	**TOTAL**		$ 113,391.00

Customer Order Acceptance _____ Date _____

BEI Acceptance _____ Date _____

Price Guaranteed for 30 Days

PRINT RESET

The Safety Company LLC dba MTech
5642 Transportation Blvd
Garfield Heights OH 44125
800.362.0240
sales@mtechcompany.com

Quote
#QUO016102
08/19/2026

Bill To	Ship To
	Joe McQueen Fairfield Public Works 8870 N. Gilmore Rd. Fairfield OH 45014 United States

Company	Expires	Terms	Sales Rep
Fairfield Public Works	09/18/2026	Due on receipt	Donald J Houck
Delivery	**Ship Via**	**Incoterms**	**Freight Terms**
	16 - Rep Delivery	FOB Origin	PPD & Add

Item	Description	Unit Price	Quantity	Total
376-R-60 2026 #7	2026 R-60 Tracked Remote Mower, 60" Deck, Vanguard 40hp EFI Engine, 50 Degrees Max Slope (Gen 5.0). Pricing is FOB Destination and Factory Freight, Delivery & Training are Included.	$73,785.00	1	$73,785.00

Note

- Mastercard, Visa, American Express accepted. Charges subject to a processing fee.
- All returns subject to a 25% restocking fee and customer is responsible for all shipping charges.

Subtotal	$73,785.00
Shipping	
Tax Total (0%)	$0.00
Total	**$73,785.00**

Signature _____

Customer is responsible to winterize/drain all water/air out all systems before leaving any vehicle on MTech's premises

QUO016102

R SERIES
REMOTE-OPERATED ROBOTIC MOWERS

RC MOWERS

R-60

TOTAL GROUND CONTROL

R SERIES FOR LESS LABOR, ADDED REVENUE & SAFER WORK

ENGINEERED FOR:

- Hillside & steep-incline maintenance
- Wetland & swamp preservation
- Retention or water treatment ponds
- Dam & levee embankments
- Landfill slope preservation
- Roadside mowing
- Right-of-way & pipeline reclamation
- Fire fuels reduction

KEY FEATURES

REMOTE CONNECTIVITY UP TO **1000 ft**	CUTS BRUSH UP TO 1.5 INCHES IN DIAMETER	**4.0** MPH MOWING SPEED	FUEL BOOST FOR CONTINUOUS FUEL FLOW ON SLOPE	SLOPE CLIMB: **50** DEGREES
LIGHT-WEIGHT AND LOW GROUND PRESSURE (2.2 PSI)	**60 in** CUTTING WIDTH	REMOTE CONTROL TILT/DROP AUTO-SHUTDOWN	**40** HORSEPOWER EFI ENGINE	

R SERIES
REMOTE-OPERATED ROBOTIC MOWERS

RC MOWERS

R-60

MOWER SPECIFICATIONS

DIMENSIONS	
WEIGHT	1,850 lbs
LENGTH	90 in
WIDTH	82 in
HEIGHT	49.5 in

DRIVETRAIN

- Vanguard® Commercial Big Block™ Engine
- Vanguard® Oil Guard™ System (500-hour oil change interval)
- Heavy-Duty Air Cleaner
- 40 hp - EFI/ETC
- 993cc Engine Displacement
- Hydro-Gear® ZT-4400 HSA
- 12 Gallon Fuel Capacity

TRACKS

- Rubber Molded Over Steel Links
- Steel Cords
- 9" Wide (230mm x 72mm x 44mm)
- Tread Style 'J'

PERFORMANCE

- 5 mph Transport Speed
- 4 mph Mowing Speed
- 50 Degree Slope Climb Ability

MOWING DECK

- Fabricated 7 ga. Steel
- 3/8" Thick Deck Across Spindles
- Cast Iron Spindle
- 60" Cutting Width
- 2.0" to 6.5" Cutting Heights

WARRANTY

- 2 Years or 400 Hours

BEAST OF BUSINESS

When your commercial mowers cut your commercial mowing problems, you know you're onto something. RC Mowers' American-built, Remote-Operated Robotic Mowers do serious business by greatly reducing your labor needs, clearly increasing your ability to add revenue from specialty work, and by keeping your people safe from falls, rollovers, and biting creatures. Masterminded by our experts in robotics, aviation, military systems, and landscaping—and supported by the RC Mowers Success System™—the R Series is the tool to help you dominate the hill and the bottom line.

BUY BACK GUARANTEE
LOVE IT OR WE BUY IT BACK

MADE IN THE USA

72-HR PARTS
SHIPPING GUARANTEE

Sourcewell
Awarded Contract
Contract # 112624-EMB

RCMOWERSUSA.COM

2026 SOURCEWELL PRICE LIST

Sourcewell Contract No. 112624-EMB

2158 E Deerfield Ave | Suamico, WI | (920) 634-2227 | RCMOWERSUSA.COM

PART NUMBER	DESCRIPTION	LIST PRICE	DISCOUNT %	SOURCEWELL PRICING
REMOTE-OPERATED ROBOTIC MOWERS				
226049	R-52 Remote-Operated Robotic Mower, 52” Deck, Vanguard Commercial Big Block™ 37 hp	$ 84,838	22%	$ 66,173
226041	R-60 Remote-Operated Robotic Mower, 60” Deck, Vanguard Commercial Big Block™ 40 hp	$ 89,731	22%	$ 69,990

Note: R Series models will ship standard with lifted swing blades and fire extinguisher.

R-52, R-60 | OPTIONS & ACCESSORIES				
403039	Light Kit (Kit Only)	$ 621.29	22%	$ 484.61
403039-01	Light Kit + Installation	$ 752.54	22%	$ 586.98
402472	4500 lb Winch Kit (Kit Only)	$ 1,710.94	22%	$ 1,334.53
402472-01	4500 lb Winch Kit + Installation	$ 1,809.38	22%	$ 1,411.31
802015	RCM Custom 7.5' x 10' Deckover Trailer w/ Ramps & Ratchet Straps (R-52, R-60)	$ 6,743.75	22%	$ 5,260.13
801413	R-52 All-Weather Machine Storage Cover	$ 468.75	22%	$ 365.63
801429	R-60 All-Weather Machine Storage Cover	$ 468.75	22%	$ 365.63

Note: All of the options listed above apply to both the R-52 and R-60 models. All accessories and the trailer come with a 1-year warranty. The mower covers are not included under the 1-year warranty.

R-52, R-60 | MAINTENANCE PARTS & BLADES				
790175	Engine Service Kit (500 hour Intervals, R-52, R-60)	$ 90.65	22%	$ 70.71
790176	Transmission Service Kit (First 75 hour then 400 hour Intervals, R-52, R-60)	$ 205.06	22%	$ 159.95
790178	Engine Tune-Up Kit (200 hour Intervals, R-52, R-60)	$ 85.44	22%	$ 66.64
790157	Consumable Parts and Common Repair Kit (R-52)	$ 1,033.94	22%	$ 806.47
790158	Consumable Parts and Common Repair Kit (R-60)	$ 1,026.56	22%	$ 800.72
790131	Replacement Belt Kit (All Belts, R-52)	$ 178.50	22%	$ 139.23
790132	Replacement Belt Kit (All Belts, R-60)	$ 174.81	22%	$ 136.35
790133	Replacement Blade Kit, Flat Swing, (6) Blades & Hardware (R-52, R-60)	$ 196.42	22%	$ 153.21
790163	Replacement Blade Kit, Lifted Swing, (6) Blades & Hardware (R-52, R-60)	$ 209.50	22%	$ 163.41
790164	Hub & Blade Kit, R-52, 3/4" Hole Mount, Flat Swing (Includes 3 Complete Assemblies)	$ 469.96	22%	$ 366.57
790165	Hub & Blade Kit, R-60, 3/4" Hole Mount, Flat Swing (Includes 3 Complete Assemblies)	$ 536.41	22%	$ 418.40
790166	Hub & Blade Kit, R-52, 3/4" Hole Mount, Lifted Swing (Includes 3 Complete Assemblies)	$ 462.03	22%	$ 360.38
790167	Hub & Blade Kit, R-60, 3/4" Hole Mount, Lifted Swing (Includes 3 Complete Assemblies)	$ 550.83	22%	$ 429.64

See Page 2 and 3 for Stock Part Kit inclusions.

R SERIES PARTS & MAINTENANCE KITS

2158 E Deerfield Ave | Suamico, WI | (920) 634-2227 | RCMOWERSUSA.COM

PART NUMBER	DESCRIPTION	QUANTITY	LIST PRICE	SOURCEWELL PRICING
P/N 790175 | Engine Service Kit				
850441	Engine Oil, 10W-30 SAE (1 Qt)	1	$ 90.65	$ 70.71
850442	Engine Oil, 10W-30 SAE (4 Qt)	1		
801615	Engine Oil Filter	1		
802091	Fuel Filter	1		
P/N 790176 | Transmission Service Kit				
850444	Transmission Oil, 20W-50 (4 Qt)	2	$ 205.06	$ 159.95
850445	Transmission Oil, 20W-50 (1 Qt)	1		
802017	Transmission Oil Filter	2		
P/N 790178 | Engine Tune-Up Kit				
802088	Air Filter Inner	1	$ 85.44	$ 66.64
802089	Air Filter Outer	1		
802091	Fuel Filter	1		
802090	Spark Plug	1		
P/N 790157 | Consumable Parts and Common Repair Kit | R-52				
402572	Swing Blade Bolt	12	$ 1,033.94	$ 806.47
402576	Swing Blades, 1/4" Thick	6		
402781-01	Lifted Swing Blade, CCW	2		
402781-02	Lifted Swing Blade, CW	4		
801025	916 MHz Receiver Antenna	1		
801489	Right Spindle Drive Belt (R-52)	2		
850100	PTO Belt (R-52)	2		
801504	Transaxle Drive Belt (R-52, R-60)	1		
801633	HydroGear ZT-4400 Replacement Fan	2		
802209	Turnbuckle	1		
820072	1/2" Wedge Lock Washer	12		
830200	Top Lock Hex Nut	12		
800792	Transmission Spring	1		
860100	PTO Tensioner Spring	2		

R SERIES PARTS & MAINTENANCE KITS CONT'D

2158 E Deerfield Ave | Suamico, WI | (920) 634-2227 | RCMOWERSUSA.COM

PART NUMBER	DESCRIPTION	QUANTITY	LIST PRICE	SOURCEWELL PRICING
P/N 790158 | Consumable Parts and Common Repair Kit | R-60				
402572	Swing Blade Bolt	12	$ 1,026.56	$ 800.72
402576	Swing Blades, 1/4" Thick	6		
402781-01	Lifted Swing Blade, CCW	2		
402781-02	Lifted Swing Blade, CW	4		
801025	916 MHz Receiver Antenna	1		
801434	Right Spindle Drive Belt (R-60)	2		
801435	PTO Belt (R-60)	2		
801504	Transaxle Drive Belt (R-52, R-60)	1		
801633	HydroGear ZT-4400 Replacement Fan	2		
802209	Turnbuckle	1		
820072	1/2" Wedge Lock Washer	12		
830200	Top Lock Hex Nut	12		
800792	Transmission Spring Extension	1		
860100	PTO Tensioner Spring Extension	2		
P/N 790131 | Replacement Belt Kit (All Belts) | R-52				
850100	PTO Belt (R-52)	1	$ 178.50	$ 139.23
801489	Right Spindle Drive Belt (R-52)	1		
801504	Transaxle Drive Belt (R-52, R-60)	1		
P/N 790132 | Replacement Belt Kit (All Belts) | R-60				
801435	PTO Belt (R-60)	1	$ 174.81	$ 136.35
801434	Right Spindle Drive Belt (R-60)	1		
801504	Transaxle Drive Belt (R-52, R-60)	1		

RC MOWERS

AUTONOMOUS MOWING ROBOTS™

2026 SOURCEWELL PRICE LIST

Sourcewell Contract No. 112624-EMB

2158 E Deerfield Ave | Suamico, WI | (920) 634-2227 | RCMOWERSUSA.COM

PART NUMBER	DESCRIPTION	LIST PRICE	DISCOUNT %	SOURCEWELL PRICING
	AUTONOMOUS MOWING ROBOT™			
281335	A-60 Autonomous Mowing Robot 1.2, 60" Mulching Deck, Kawasaki Engine, 23.5 hp	$ 68,688	22%	$ 53,576
281333	A-60 Autonomous Mowing Robot 1.2, 60" Rear Discharge, Kawasaki Engine, 23.5 hp	$ 68,688	22%	$ 53,576
	A-60 | OPTIONS & ACCESSORIES			
790153	Tweel Kit, Rear Wheels (A-60)	$ 2,119	22%	$ 1,653
	A-60 | MAINTENANCE PARTS			
790172	Break in Service Kit (First 75 hours, A-60)	$ 187.03	22%	$ 145.88
790173	Engine Service Kit (100 hour Intervals, A-60)	$ 147.06	22%	$ 114.71
790174	Transmission Service Kit (400 hour Intervals, A-60)	$ 137.88	22%	$ 107.54
790159	Rear Discharge Deck Consumable Parts and Common Repair Kit (A-60)	$ 364.93	22%	$ 284.64
790161	Mulching Deck Consumable Parts and Common Repair Kit (A-60)	$ 434.01	22%	$ 338.53
790137	Replacement Mulching Deck Belt Kit (All Belts, A-60)	$ 228.69	22%	$ 178.38
790139	Replacement Rear Discharge Deck Belt Kit (All Belts, A-60)	$ 205.43	22%	$ 160.23
790148	Replacement Mulching Deck Blade Kit (3 Blades, A-60)	$ 115.70	22%	$ 90.24
790149	Replacement Rear Discharge Deck Blade Kit (3 Blades, A-60)	$ 104.80	22%	$ 81.75

See Page 5 & 6 for Stock Part Kit inclusions.

RC MOWERS

AUTONOMOUS MOWING ROBOTS™

A-60 PARTS & MAINTENANCE KITS

2158 E Deerfield Ave | Suamico, WI | (920) 634-2227 | RCMOWERSUSA.COM

PART NUMBER	DESCRIPTION	QUANTITY	LIST PRICE	SOURCEWELL PRICING
P/N 790172 | Break in Service Kit | First 75 hours				
850441	Engine Oil, 10W-30 SAE (1 Qt)	3	$ 187.03	$ 145.88
850470	Engine Oil Filter	1		
850444	Transmission Oil, 20W-50 (4 Qt)	1		
850445	Transmission Oil, 20W-50 (1 Qt)	1		
850450	Transmission Oil Filter	2		
850460	Fuel Filter	1		

All items required for the 75-hour maintenance service.

P/N 790173 | Engine Service Kit | 100 hour Intervals				
850441	Engine Oil, 10W-30 SAE (1 Qt)	3	$ 147.06	$ 114.71
850470	Engine Oil Filter	1		
802088	Air Filter Inner	1		
802089	Air Filter Outer	1		
850460	Fuel Filter	1		
850700	Spark Plug	2		

P/N 790174 | Transmission Service Kit | 400 hour Intervals				
850444	Transmission Oil, 20W-50 (4 Qt)	1	$ 137.88	$ 107.54
850445	Transmission Oil, 20W-50 (1 Qt)	1		
850450	Transmission Oil Filter	2		

All items required for the 75-hour maintenance service.

P/N 790137 | Replacement Mulching Deck Belt Kit (All Belts)				
801435	PTO Belt (A-60)	1	$ 228.69	$ 178.38
801547	Right Spindle Drive Belt (A-60)	1		
850400	Transaxle Drive Belt (A-60)	1		

P/N 790139 | Replacement Rear Discharge Belt Kit (All Belts)				
802051	PTO Rear Discharge Belt (A-60)	1	$ 205.43	$ 160.23
850400	Transaxle Drive Belt (A-60)	1		

RC MOWERS

AUTONOMOUS
MOWING ROBOTS™

AMR PARTS & MAINTENANCE KITS CONT'D

2158 E Deerfield Ave | Suamico, WI | (920) 634-2227 | RCMOWERSUSA.COM

PART NUMBER	DESCRIPTION	QUANTITY	LIST PRICE	SOURCEWELL PRICING
P/N 790159 | Rear Discharge Deck Consumable Parts and Common Repair Kit				
801099	Transaxle Tension Spring	1	$ 364.93	$ 284.64
801693	PTO Tensioner Spring	1		
802051	PTO Belt, Rear Discharge (A-60)	1		
850160	Lifted Straight Blade, 20.5"	3		
850400	Transaxle Drive Belt (A-60)	1		

P/N 790161 | Mulching Deck Consumable Parts and Common Repair Kit				
801099	Transaxle Tension Spring	1	$ 434.01	$ 338.53
801693	PTO Tensioner Spring	1		
801692	Right Spindle Drive Tensioner Spring	1		
801547	Aux Belt	1		
801435	PTO Belt (A-60)	1		
850400	Transaxle Drive Belt (A-60)	1		
850170	Fixed Mulching Blade	3		

45RC TRACTOR

45RC TRACTOR

Stock Codes	39.R51226
Model	45RC
Full Description	KN, 45RCN Kubota WG972 EFI
Engine	
Engine Manufacturer	Kubota
Horsepower	32.5
Cylinders	3
Cooling	Liquid
Fuel Capacity	6 gal (22.7 L)
Fuel Type	Gasoline
Drive System	
Max Ground Speed	10 mph
Operation	Operator-On and Remote
Tires	
Tires or Tracks	Dual Wheels
Tires	MTN PRO 22x11x8 in
Dimensions	
Overall Length	81.5 inches (207 cm)
Overall Width	48.5 inches (123 cm)
Width with Dual Wheels	73 inches (185.5 cm)
Height (W/O Prox Antenna)	72 inches (183 cm)
Height (With Prox Antenna)	79 inches (201 cm)
Weight	2160 lbs (980 kg)
Weight with Dual Wheels	2360 lbs (1070 kg)
Remote Operations	
Camera	Live Feed in RC Mode
Remote Distance	500 ft
Radio Frequency	2.4 GHz
Range of Operation	
Radio	500 ft
Video	250 ft
Proximity Sensing	100 ft

All specifications subject to change without notice or obligation

The advanced 45RC platform is dual-operated, featuring both operator-on and remote control functionality, with precise electro-hydraulic controls. Built to excel in demanding work environments, the 45RC comes equipped with an industrial-grade remote and ergonomic joystick, making it the ideal choice for tasks that require durability.

Dual-operation modes in a remote control tractor like the Ventrac 45RC provide superior utility compared to a single dedicated remote unit. With the option to switch seamlessly between operator-on driving and remote control, operators can choose the best approach for various tasks, ensuring greater precision in tight, difficult, or hazardous areas. This flexibility allows for efficient handling of complex jobs that require human oversight or remote operation, optimizing both productivity and safety. Additionally, dual-operation allows the machine to be fully utilized in diverse settings, offering a broader range of applications than a dedicated remote-only system.

The new ergonomic joystick replaces the mechanical drive-link and adds new functionality and features while increasing operator comfort. Because this tractor features electric-over-hydraulic technology this has allowed for exciting new features. V-Trim is a selectable drive control that allows the operator to independently control the RPM of the engine and the full potential drive speed of the traction unit. The brand-new digital display shows real-time operational data, including a slope gauge.

Built on the same robust chassis as the trusted Ventrac 4520 tractor and retaining all its core benefits - what you've come to expect from a Ventrac will remain the same. This tractor is powerful, yet agile, designed for tough jobs while delivering the same reliability Ventrac is known for. Whether you're tackling steep slopes or precision tasks, the 45RC is engineered to handle it all.

APPROVED ATTACHMENTS FOR USE WITH 45RC

Stock Code	Description	Stock Code	Description
39.55110	MS, MS600 Mower SD w/ Mulch Kit	39.55118	HQ, HQ682 Mower, Tough Cut
39.55111	MS, MS720 Mower SD w/ Mulch Kit	39.55155	MK, MK960 Wide Area Mower
39.55114	MU, MU720 Mower RD	39.55214	HE, HE482 Power Bucket
39.55251	KD, KD482 Dozer Blade	39.55252	KD, KD602 Dozer Blade
39.55253	KD, KD722 Dozer Blade	39.55401	KJ, KJ520 Broom
39.55431	KR, KR502 Landscape Rake	39.55436	KG, KG540 Power Rake
39.55460	EA, EA600 AERA-VATOR	39.55490	EB, EB480 Aeratorn-Open Spoon Tine
39.55492	EB, EB480 Aerator-Slitter/Slicer Tine	39.55494	EB, EB480 Aerator-Core Tine
39.55160	MJ, MJ840 Contour	39.55119	MZ, MZ480 Brush Cutter
39.55146	MW, MW562 Flail Mower-Fine Cut	39.55147	MW, MW722 Flail Mower-Fine Cut
39.55148	MY, MY562 Flail Mower-Fast Cut	39.55149	MY, MY722 Flail Mower-Fine Cut
39.55205	EF, EF300 Leaf Plow	39.55271	KV, KV552 V-Blade
39.55275	SE, SE530 V-Blade	39.55278	SP, SP720 Box Snow Plow

The following is the current list of approved attachments for the Ventrac 45RC tractor as of March, 2025. This list is subject to updates as additional attachments are approved. Please check back for future additions.

APPROVED ATTACHMENTS FOR USE WITH 45RC, cont.

Stock Code	Description	Stock Code	Description
39.55220	KL, KL480 Tiller	39.55226	DC, DC520 Soil Cultivator
39.55455	KY, KY400 Trencher	39.55211	HE, HE200 Power Grapple
39.55131	MR, MR770 Reel Mower	39.55332	ED, ED202 Edger with optional blower
39.55340	ET, ET202 Turbine Blower	39.55485	EW, EW530 Weedbine
39.55440	KA, KA160 Power Blower	39.55170	MA, MA900 Boom Mower
39.55227	EG, EG520 Seeder, Cultipacker	39.55500	ES, ES220 Spreader Spyker
39.55520	EC, EC240 Sod Cutter	39.55301	KC, KC220 Stump Grinder
70.2017	SA, SA252 Drop Spreader	39.55280	DG, DG550 Renovator

The following is the current list of approved attachments for the Ventrac 45RC tractor as of March, 2025. This list is subject to updates as additional attachments are approved. Please check back for future additions.

TOUGH CUT

HQ682

TOUGH CUT

Model	HQ682
Stock Code	39.55118
Width of Cut	68 inches (173 cm)
Number of Blades/Type	3 blades, 5/16 x 2½ x 23 inches (79mm x 6.35cm x 58cm)
Cutting Height (with Swivel Wheels Removed)	3 – 4¼ inches
Cutting Height	3½ - 7 inches (89 to 178 mm)
Deck Construction	Multi Gauge, 5/16 inch (7.9 mm) at spindle mount
Spindles/Pulleys	Field Serviceable w/ Top Grease Fittings
Optional Accessory	
Hydraulic Flip-Up Kit	70.8226
Dimensions	
Length	59 inches (150 cm)
Width	69 inches (175 cm)
Height	22 inches (56 cm)
Weight	475 lbs (215.5 kg)

All specifications subject to change without notice or obligation

STANDARD FEATURES

- Rear Adjustment for Deck Pitch
- Heavy Duty Blades
- Tilt-Up Deck
- Ventrac Mount System
- Front Caster Wheels

OPTIONAL ACCESSORIES

- Hydraulic Flip-Up Kit

The HQ682 **Tough Cut Mower** is the mower of choice for mowing high grass, thick weeds, and heavy brush. A large baffled front opening assists in directing materials into the deck and helps hinder debris from escaping. Three heavy-duty blades counter rotate to cut and deposit waste evenly without windrowing. Capable of tackling saplings and large thorn bushes, the Tough Cut makes short work out of overgrown thickets.

The HQ682 comes with front caster wheels as a standard feature. Four tie-down points have been added for secure trailering.

The Tough Cut has adjustable cutting height ranging from: 3” - 7”. Easy servicing of belts and pulleys is provided by the hinged and removable cover. The manual tilt-up deck provides access under the deck. A hydraulic flip-up kit is available as an option for easier access to the underside of the deck for cleaning and blade replacement.

V-PLUS WARRANTY

All new Ventrac tractors and attachments purchased in the United States and Canada are covered by Ventrac's V-Plus Warranty, so you can purchase with confidence! Under the V-Plus, we will repair, replace, or adjust any part manufactured by Venture Products, Inc. that is defective in material and/or workmanship.

2-Year Commercial Limited Warranty

SSV/3000/4000 series tractors and attachments

- 2 years with **unlimited** hours

Engine Warranty*

Covered by engine manufacturer

- Briggs 3/LC = 2-year w/ 3rd major parts only
- Briggs V-twins = 3-year
- Kawasaki V-twins = 3-year
- Kubota 3 cylinder = 2-year or 2000 hours** with 3rd year major parts only or 3000 hours**

*Please refer to the engine manufacturer's warranty statement included in your owner's manual.

** Whichever occurs first

Exclusions

Replacement parts - limited to 90 days

Limitations and Conditions

Ventrac equipment, including defective parts, must be returned to your authorized Ventrac dealer within the warranty period. The warranty extends to the cost to repair or replace (as determined by V.P.I.) the defective part. The expense of pickup and delivery of equipment, service call drive time or any transportation expense incurred for warranty repair is the responsibility of the owner. Proof of purchase may be required. Warranty work must be completed by an authorized Ventrac dealer.

This warranty extends only to Ventrac turf equipment operated under normal conditions and properly serviced and maintained. The warranty does not cover repair of damage due to normal use, wear and tear, maintenance services, repair of damage related to abuse, neglect, accident or use of the turf equipment which is not in accordance with operating instructions in the operator's manual, or damage resulting from repair of Ventrac turf equipment by person or persons other than an authorized Ventrac service dealer or the installation of parts other than genuine Ventrac parts or Ventrac recommended parts.

Pricing Quote

Quote #: 118663-1002
Contract #: 112624-TTC

Date Quoted: August 10, 2026
Quote Expires: September 10, 2026

Prepared For:

Brian Rose
City of Fairfield
5350 Pleasant Avenue
Fairfield, OH 45014
513-867-5383
brose@fairfield-city.org

Prepared By:

Koenig Equipment Inc
Stu Merkamp
5736 College Corner Pike
Oxford, Ohio 45056
Phone: 937-693-2201

Customer's Sourcewell Membership ID: 34142

Thank you for the opportunity to quote the following Ventrac product(s) for your review. I have added the items that we feel would best serve your needs. Please feel free to contact me with any questions.

QTY	Model #	Description	Sourcewell	Total
1	45RCN (39.51229)	Ventrac Tractor: KN, 45RCN Kubota WG972 EFI Global	55,000.00	55,000.00
1	70.4212	Accessory: Kit, Controller Mount	255.20	255.20
1	70.4067	Accessory: DUAL WHEEL KIT Kit, Duals Field Trax Black	1,491.60	1,491.60
1	70.4213	Accessory: Kit, Shoulder Hook	787.60	787.60
1	47.0497	Accessory: ARM REST Armrest, Kit - Deluxe Seat 4520	167.20	167.20
1	HQ682 (39.55118)	Attachment: MOWERS - TOUGH CUT HQ, HQ682 Mower, Tough Cut	4,690.40	4,690.40
1	70.8226	Accessory: Kit, Hydraulic Flip Up HQ682	510.40	510.40

Subtotal	62,902.40
	CHARGES
Setup Charges	+450.00
TOTAL USD $	63,352.40

City Council Communication
Regular Meeting - September 14, 2026

Submitted by: Chris Addison, Parks & Recreation Director
Department: Parks & Recreation

Subject:
Appropriation for replacement tee box yardage signs at North Trace Golf Course.

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

Recommendation:
As part of CIP Project 6RC13, it is recommended that City Council authorize the appropriation listed below for golf course improvement at North Trace Golf Course.

Discussion:
This project is to replace the yardage signs at each tee box at North Trace golf course. There are currently three signs missing from the course, and those that remain are outdated / inaccurate. New signs will be branded to match South Trace golf course branding, and will require less maintenance and cleaning. Signs will be installed by City staff. Quotes for sign fabrication were received by FastSigns and Avid Signs Plus, with the latter being the lowest and best (attached).

Financial Impact:
Total project cost: $11,279 from the Recreations Facilites Fund (640)
Signage: $10,054
Posts: $725
Contingency: $500

Emergency Provision:
NA

Rule Suspension Requested:
No

ATTACHMENTS:
1. CIP North Trace Course Signage
2. CIP Recycled Timber Posts

SIGNS • APPAREL • GRAPHIC DESIGN • VEHICLE WRAPS

avidsignslebanon@gmail.com • AvidSignsPlus.com

Avid Signs Plus
650 B Columbus Avenue
Lebanon, Ohio 45036
United States

513-932-7446

Estimate

BILL TO
City of Fairfield ***EXEMPT***
Christopher Addison
411 Wessel Dr
Fairfield, Ohio 45014
United States

CAddison@fairfield-city.org

Estimate Number:	26-0336
Estimate Date:	May 21, 2026
Valid Until:	June 20, 2026
Grand Total (USD):	**$10,054.00**

Items	Quantity	Price	Amount
NorthTrace Golf Hole Plaques (QTY: 9) 16" W x 22" H Precision ALUMINUM Plaque, 5/16" Thick: Painted Edges, Rectangle/Square Corner Shape Raised Copy-Horizontal Stroke, Raised text/logo/border = brushed aluminum. Leatherette black background -w/Part Print Face Raised dots: UV printed, Mounting: 2 thru holes.	1	$10,054.00	$10,054.00

Exempt 0%:	$0.00
Grand Total (USD):	**$10,054.00**

Notes / Terms

Please review your estimate closely, reply with any comments. A 50% minimum deposit is required. Upon receipt of your deposit and estimate approval, we will prepare a design proof for your final production approval. Final payment is due upon completion.

PLEASE NOTE ON ALL DECORATED APPAREL ORDERS: It is highly recommended that you DO NOT USE FABRIC SOFTENER. Ideally, wash in cold water with no fabric softener and line dry. This will extend the life of your decorated garment. We can not guarantee any garment washed with fabric softener.

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Order Review

SiteOne LANDSCAPE SUPPLY
Stronger Together

Cincinnati OH #672
11245 Mosteller Rd
Cincinnati, OH 45241-1825
W: (513)771-1056

Sold To:

City Of Fairfield- Fairfield Greens (#2422060)
411 Wessel Dr
Fairfield, OH 45014-3677
W: (513)867-5348
F: (513)867-6070

Ship To:

City Of Fairfield- Fairfield Greens (#2422060)
411 Wessel Dr
Fairfield, OH 45014-3677
W: (513)867-5348F: (513)867-6070

Ordered	Master Order#	PO#
09/01/2026	M170629018	

Printed	Customer Contact	Sales Associate
09/01/2026	Todd Dodge	Jorge Guevara

Order#: 170629018-001 Ship Via:Customer Pick up

LN	Item #	Description	Qty Ordered	Qty Cancelled	Qty Shipped	Qty Open	Net Price	Ext. Price
1	060608-BLACK	BestPLUS G-Grade Synthetic Landscape Timber Black 6 in. x 6 in. x 8 ft.	9	0	0	9	80.530 / PC	724.77

This document is for REVIEW PURPOSES ONLY and is not a final invoice.

SiteOne Landscape Supply warrants that all products conform to the description on the label. Because conditions of use, which are of critical importance are beyond our control, seller makes no warranty, expressed or implied, concerning the use of these products. No employee of the company is authorized to make any warranty or representation, expressed or implied, concerning our products. Always follow directions and carefully observe all precautions on the label or manufacturer's instructions. Products used contrary to directions may cause serious plant or personal injury. Buyer assumes all risk of use of handling whether in accordance with direction or not and accepts the products sold to him by this company on these conditions.

City Council Communication
Regular Meeting - September 14, 2026

Submitted by: Chris Addison, Parks & Recreation Director
Department: Parks & Recreation

Subject:
Appropriation for replacement splash pad grating at Aquatic Center

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

Recommendation:
As part of CIP Project 6RC06, it is recommended that City Council authorize the appropriation listed below for this safety-related upgrade at the Fairfield Aquatic Center.

Discussion:
This project is to replace grating that covers the splash pad mechanical pit at the Aquatic Center. The current grating is deteriorating and becoming a safety concern.Quote has been received by McNichols for fabrication of grating panels (attached). Installation will be completed by City staff.

Financial Impact:
$6,200 from the Recreation Facilities Fund (640)

Emergency Provision:
NA

Rule Suspension Requested:
Yes

ATTACHMENTS:
1. CIP Aquatic Center Splash Pad Grating

QUOTE

Hole Product Solutions Since 1952

mcnichols.com | sales@mcnichols.com | 800.237.3820

Customer Information	
Name	Rodney Jones
Customer No.	379667
Phone	(513) 867-5358
Email	rjones@fairfied-city.org

Bill To	Ship To
CITY OF FAIRFIELD OHIO 5350 Pleasant Ave Fairfield, OH United States 45014	CITY OF FAIRFIELD OHIO 5350 PLEASANT AVE FAIRFIELD, OH United States 45014

Quote Information	
Quote No.	2025-3508905
Date	05.19.2025
Lead Time	See Comments
Total	$6,112.30
Contact	Rich Schmidt (800) 237-3820 x3825 rich.schmidt@mcnichols.com
PO/REF No.	Not Shared
Job Name	–

Thank you for allowing **McNICHOLS®** the opportunity to provide you with a quote. If you need further assistance, we are **Inspired to Serve®** you at 800.237.3820, sales@mcnichols.com, or via Live Chat at mcnichols.com. We look forward to serving you!

To review **McNICHOLS CO.** Terms and Conditions, please visit mcnichols.com/tac.

Item No.	Item Description	QTY	U/M	Price	WGT	Total
F14FG14332	McNICHOLS® Fiberglass Grating, Pultruded, Wide T-Bar, MS-WT-1810 - DURAGRID®, ADA Compliant, Fiberglass, SPF Polyester Resin, White, 1.000" Height x 1.625" Top Flange Width Wide T-Bar Bearing Bars, Spaced 2.000" on Center with 0.375" Clear Space Between Bearing Bar Top Flanges, Fine Grit Surface, (ADA-Compliant Product When Direction of Bearing Bars (Span) Installed Perpendicular to Dominant Direction of Travel), Bearing Bars Run Parallel to Length of Panel, Gray Cross-Rods Spaced 6" on Center, 18% Open Area 5 at 36.0'' width x 72.0'' length - equal stub cut 1 at 24.0'' width x 72.0'' length - equal stub cut 4 at 17.5'' width x 17.5'' length - equal stub cut Tolerance: WTH:+/- BB, LTH:+0 / -1/4	10	Lot	–	276 Lbs.	$5,780.00

All quotes are considered "Price in Effect" until an order is confirmed and accepted. McNICHOLS CO. reserves the right to requote based on current metal pricing, availability, or tariff adjustments.

Ship Date	Ship Branch	Weight	Terms	Method
–	Chicago	361 Lbs.	Pre-Paid	XPO

Comments

Currently out of stock. Material due 8/21. Once in, approx 1 week to cut & ship.

Subtotal	$5,780.00
Shipping	$332.30
Sales Tax	$0.00
Total	**$6,112.30**

Disclaimers

The information contained within this document is subject to change without notice and is not binding on McNICHOLS CO. unless an officer of McNICHOLS CO. verifies it in writing at the time an order is placed. Prices listed are for quantities shown. Confirmed prices for stock items are valid for 10 days subject to availability, unless otherwise stated in writing. Custom orders and non-stock items are considered "price in effect at time of shipment." Lead time begins after confirmed receipt of final approval drawings (if applicable), credit approval (if applicable), and order acceptance by McNICHOLS CO. Custom-ordered material and any material cut-to-size cannot be returned. Quantities shipped and invoiced will be the exact quantities specified on the order unless otherwise stipulated and confirmed in writing. The customer is responsible for determining a product's suitability for the intended application or end use, necessary support requirements (if applicable), and any testing required. McNICHOLS CO. does not provide engineering services of any kind. McNICHOLS CO. does not accept back charges for corrective work, liquidated damages, or retainage without the express written authorization by an officer of McNICHOLS CO. This document and other related documents are subject to McNICHOLS CO. Terms and Conditions.

CERTIFICATE OF COMPLIANCE

A Certificate of Compliance (C of C) is included on the packing list. Special certification requirements must be requested at the time of quote and are not available after the manufacturing process has begun. Material Test Reports (MTRs) are not provided. If an MTR is required, it is the customer's responsibility to inform McNICHOLS CO. in writing prior to time of quote. Obtaining an MTR may materially impact pricing and lead time. Orders requiring an MTR may not be canceled.

MATERIAL FINISH

All materials included are industrial in nature and may not be suitable for architectural applications. Exceptions to this must be specifically stated here within. All materials are mill finish unless otherwise disclosed in this document or documents related to this quote. Mill finish refers to raw materials that have not been cleaned or degreased; are oily; and have random, inherent cosmetic flaws, scratches, burs, sharp edges, and discoloration from heating, welding, and other manufacturing processes. The standard mill finish for welded or fabricated Stainless Steel products is gray and may appear discolored (appearance of black, blue, or brown colors, etc.) due to the heat generated from the welding process during manufacturing or fabrication. For marine applications, electro polishing and/or passivation should be considered for Stainless Steel items.

FIBERGLASS GRATING

Fiberglass Grating is relatively lightweight, corrosion-resistant, fire-retardant, and carries a flame rating per ASTM E-84 Standards. The exception to this is Non-Fire Retardant (NFR) Fiberglass Grating which does not carry a flame rating per ASTM E-84 Standard. McNICHOLS CO. stocks Molded and Pultruded construction types in a variety of sizes, resins, and colors (which may vary due to dye lot). Tolerance and other information on Fiberglass Grating is available at mcnichols.com. Several Fiberglass Grating items meet The Americans with Disabilities Act (ADA). For Fiberglass Grating to qualify as ADA compliant in a flooring application, a static coefficient of friction with a value of at least 0.60 must exist in order to be a certified product for slip resistance. In order to allow for comfortable movement between flooring or decking types, height transitions for finished or installed floors cannot exceed 1/4". Openings in ADA compliant Fiberglass Grating products cannot allow the passage of a sphere greater than 1/2" in diameter. Additionally, in order for Fiberglass Grating to qualify for ADA compliant applications, elongated openings must be placed or installed perpendicular to the dominant direction of travel.

Need Help with Your Order?

A **McNICHOLS** associate is always ready to serve you by phone, email, or live chat, Monday–Friday, 8 AM – 8 PM ET. For 24/7 support, please scan the **QR code** or visit **mcnichols.com/support**.

Payments Tax & Credit Shipping

City Council Communication
Regular Meeting - September 14, 2026

Submitted by: Chris Addison, Parks & Recreation Director
Department: Parks & Recreation

Subject:
Appropriation for Parks and Recreation Department truck cap

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

Recommendation:
As part of CIP Project 6RC04, it is recommended that City Council authorize the appropriation listed below for this department vehicle upgrade.

Discussion:
This project is to upgrade the department truck, which is used to transport large quantities of concession items to, from, and between various concession locations. Currently, transport of items is not feasible when it is raining, as many concession items can not get wet. Also included is a bed roller to allow greater accessibility to all items stored in the truck bed. Quote has been received by That Truck & Van LLC (attached) to furnish and install truck cap and bed roller.

Financial Impact:
$4,775 from the Capital Improvement Fund (402)

Emergency Provision:
No

Rule Suspension Requested:
Yes

ATTACHMENTS:
1. CIP Truck Cap

That Truck and Van LLC
4790 Industry Dr.
Fairfield, OH 45014
+15138831565
thattruckandvan@gmail.com

Estimate

ADDRESS
CiTY OF FAIRFIELD 5350 PLEASANT AVE FAIRFIELD, OHIO 45014

ESTIMATE #	DATE	
6149	08/19/2026	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	VIN#		1	0.00	0.00
	VEHICLE	2019 Ford F-150 6.5 bed	1	0.00	0.00
	23 standard height cap	23" cap standard height cap	1	2,499.99	2,499.99
	color match swiss caps	Swiss caps color match....WHITE	1	0.00	0.00
	Radius picture window	option radius picture window swiss caps	1	89.95	89.95
	half-Gate with Radius Window	standard Half Gate with Radius Window rear	1	89.95	89.95
	Solid Sides- No Door	Swiss caps option Solid sides- No doors	2	0.00	0.00
	Misc	no tool boxes, no ladder rack	1	0.00	0.00
	INSTALLATION	INSTALL OF EQUIPMENT	4	90.00	360.00
	Cap Tape	cap tape for cap install	3	8.99	26.97
	Cap Clamps	cap clamps (4 per cap)	1	29.95	29.95
	10-7548-CLB	BED SLIDE 6.5 BED FULL SIZE TRUCKS	1	1,678.00	1,678.00

SUBTOTAL	4,774.81
TAX	0.00
TOTAL	**$4,774.81**

Accepted By

Accepted Date