

Mitch Rhodus
Mayor

Tim Meyers
Councilmember, At-Large

Matt Davidson
Councilmember, At-Large

Gwen Brill
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, January 27, 2025 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

None.

Business Meeting Call to Order

Prayer/Pledge of Allegiance

Councilmember Debbie Pennington

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 - January 13, 2025

Old Business

1. Community & Public Relations - Councilmember Tim Meyers

- a. Simple Motion: Formal recognition and/or approval of Council assignments and appointments dated January 1, 2025.
 - Motion - Remove from Table
 - Motion - Adoption

2. Development Services - Councilmember Matt Davidson

- 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 - Third Reading
 - Motion - Adoption

3. Public Works - Councilmember Adam Kraft

- a. Resolution declaring the necessity of repairing sidewalks (including aprons).
 - Legislation - Second Reading

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

1. Development Services - Councilmember Matt Davidson

- 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 - February 10, 2025

2. Public Utilities - Councilmember Debbie Pennington

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

3. Finance & Budget - Councilmember Gwen Brill

- a. Ordinance establishing salaries for certain exempt and salaried employees of the City of Fairfield, Ohio, to repeal Ordinance No. 118-24 and all amendments thereto and declaring an emergency.
 - Legislation - First Reading
 - Motion - Suspend Second and Third Readings

- Motion - Adoption

- b. Ordinance to amend Ordinance No. 158-24 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2025, and ending December 31, 2025.”
Contractual Appropriations: \$355,000 total (see attached for detail - \$250,000 real estate exchange; \$105,000 contingency funds restored)

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

\$105,000 - Contingency funds restored - Professional and Technical Services related to Multi-Sensor Robotic Inspection – Public Utilities

- c. Ordinance to amend Ordinance No. 158-24 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2025, and ending December 31, 2025.”
Non-Contractual Appropriations: \$161,848 total (see attached for detail)

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

\$52,000 - Wastewater Division Wet Well 2 Channel Grinder (Public Utilities)

\$30,000 - Water Division SCADA Integration (Public Utilities)

\$15,000 - Water Division - Valve Boxes (Public Utilities)

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

\$39,848 - Water Division - Manhole Castings (Public Utilities)

Executive Session of Council (if Needed)

Adjournment

**City of Fairfield Minutes
Regular Meeting of City Council
January 13, 2025**

Council-Manager Briefing

None.

Business Meeting Call to Order

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

Prayer/Pledge of Allegiance

Councilmember Paullus led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Councilmember, 1st Ward Leslie Besl
Councilmember, 2nd Ward Dale Paullus
Councilmember, 3rd Ward Debbie Pennington
Councilmember, 4th Ward Adam Kraft
Councilmember, At-Large Tim Meyers
Councilmember, At-Large Matt Davidson
Councilmember, At-Large Gwen Brill

Agenda Modifications

None.

Executive Session Requests

Councilmember Besl, seconded by Councilmember Davidson, moved for Executive Session to discuss the appointment, employment or compensation of a public employee or official. Roll call vote. Motion carried 7-0.

Special Presentations

1. Fire Department Oath of Office

Vice Mayor Kraft administered the ceremonial oath of office to Firefighter/Paramedics Marcus Carpenter, Jake Hendricks, Sarah Markey, Austin Flannery, Brooke Owens, Chris Spinosi, Aaron Roesch, Colson Bryan and Zach Smith. Chief Lakamp introduced each Firefighter as they were pinned and welcomed them to the department.

Citizen Comments

Ed Grant, owner of AllGood Home Improvements, 275 Commercial Drive - addressed Council regarding safety issue with a trucking company on Commercial Drive. The trucks are parking on

Commercial Drive and blocking the line of sight up and down the road. There is an autistic school and a daycare on the street. He would like to see "No Parking" signs posted on both sides of the street. Some trucks have been parked for several days along the street because they lost the parking lot several months ago. Vice Mayor Kraft referred him to Ben Mann, Public Works Director, for more assistance.

Council Reports

Councilmember Brill welcomed Diana Davenport, the new city's Finance Director. She also welcomed Ray Kissinger to the meeting, her former hiring manager at GE.

Councilmember Kraft announced that the City is gathering public feedback regarding shared use path along Pleasant Avenue through the end of January; gave a personal thank-you to snowplow drivers for their hard work in the recent snowstorms.

Councilmember Pennington congratulated Diana Davenport for her recent promotion; also thanked the City staff and snowplow drivers for their hard work

Public Hearing(s)

None.

Approval of Minutes

1. Regular Meeting Minutes - December 9, 2024

The Regular Meeting Minutes of December 9, 2024 were approved as written and submitted.

Old Business

1. Development Services

- a. Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 130.01(B)(2), the City of Fairfield, Ohio, Zoning Map.

Councilmember Davidson presented the second reading of this ordinance.

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

Councilmember Besl, seconded by Councilmember Paullus, moved to read all New Business by title only. Motion carried 7-0.

1. Community & Public Relations

- a. Simple Motion: Formal recognition and/or approval of Council assignments and appointments dated January 1, 2025.

It is recommended that City Council recognize and approve the following Council appointments via simple motion of Council:

Vice Mayor - Adam Kraft
Community & Public Relations - Gwen Brill
Development Services - Dale Paullus
Parks, Recreation & Environment - Leslie Besl
Public Safety - Adam Kraft
Public Utilities - Matt Davidson
Public Works - Debbie Pennington
Finance & Budget - Tim Meyers

Board of Zoning Appeals - Gwen Brill
Community Improvement Corp - Tim Meyers & Dale Paullus
OKI - Dale Paullus
OKI Alternate - Mitch Rhodus
Emergency Management Agency - Mitch Rhodus
Cultural Arts Advisory Commission -
SELF Board -
Butler County Health Council -
Rt 4 Improvement Committee -

Councilmember Tim Meyers, seconded by Dale Paullus, moved to Table. Motion Yes 7, No 0, Abstained 0. Simple Motion tabled.

2. Public Works

a. Resolution declaring the necessity of repairing sidewalks (including aprons).

The City has completed the process of sidewalk inspection thereby requiring repair and/or replacement of sidewalks for 2025 by the abutting property owners.

This is an ongoing program that was implemented in 1994 to inspect sidewalks and approach aprons citywide. The program was designed to complete inspections of all city sidewalks on a four (4) year rotating basis. Marking of sidewalks and aprons citywide has been completed for the 2025 program year. There are approximately 351 property locations marked for repair or replacement that are resident/business owner responsibility. There are approximately 3,700 Square Feet of 4" (sidewalk), 6,900 Square Feet of 7" (driveway aprons) concrete, and 200 Square Feet of 9" (commercial driveway aprons) concrete marked for replacement. There are 248 locations currently marked for repair via the cutting method. The cutting method has been used for many years now as part of the sidewalk project and has proved an effective method for limiting damage to the adjacent lawn and inconvenience to the residents while also being a cost saving measure for the property owners.

In order to begin the assessment and notification process, it is necessary for City Council to pass a Resolution of Necessity to require repair of sidewalks and driveway aprons located in designated areas of all four wards that have not already been repaired by the abutting

property owners.

Notices are sent out to the affected property owners, giving them a minimum of 60 days in which to complete the replacement. The property owner has two options: either have the work completed prior to the end of the 60-day notice or have the city's contractor complete the work. Should the property owner have the city's contractor perform the work, payment is made via an invoice from the city or charged to the owner's property tax duplicate.

With this early notification, the property owner will have more than the 60-day time frame to complete the work, before the city's contractor begins work, if they so desire. Currently, the city's contractor is anticipated to begin work sometime during the early summer.

Councilmember Davidson presented the first reading of this resolution.

b. Ordinance to authorize the City Manager to enter into a contract with Fishbeck for engineering for the Marsh Park Interior Trail

It is necessary for City Council to authorize the City Manager to enter into the attached agreement with Fishbeck to design the improvements to add a trail network component for the interior of Marsh Park. This trail will use the extension of the Great Miami River Trail (GMRT) which is currently under design to create a loop trail around Marsh Lake. The GMRT currently ends at Waterworks Park in Fairfield and will be extended with OKI funding.

This interior trail project would allow the path to circumnavigate the lake at Marsh Park and connect the trail through Marsh Park around the north side which will provide a route that will not be near residential backyards. The proposal includes if-authorized engineering for a connection to River Road at the south edge of the adjacent subdivision if construction funding is available. Construction is being funded through a 50% match State Capital Budget grant administered through ODNR.

The Public Works Department advertised the engineering for the GMRT on ODOT's website for consultant services and received multiple proposals. The Public Works and Parks Departments scored the submittals from each consultant and selected Fishbeck through a quality-based selection process. A second contract with Fishbeck is being recommended based on their selection for the GMRT engineering and coordination. Attached is the negotiated fee schedule.

A master plan for Marsh Park was completed by Kleingers and Associates for the City in 2016. The master plan included multi-use trail plans connecting Marsh Park to the Great Miami River Trail network. An updated master plan is being finalized now with Designing Local and planning efforts will include this trail as a key component.

With the approved State Capital funding, this project would be bid and constructed in 2026, ahead of the GMRT extension which will bid late in 2026 for 2027 construction.

The project will be programmed in the upcoming 2025-2029 CIP as 5PW30. The estimated

total cost of construction for this project is approximately \$600,000.00. The engineering for this project will be 100% local funding. The engineering for this project does include environmental review as required by ODNR for the entire site so that any future State Capital Budget requests would have that stage of work already addressed.

This trail extension is supported by the City's development of Fairfield Connects, the City's active transportation plan currently in development.

Councilmember Davidson presented the first reading of this ordinance. Councilmember Matt Davidson, seconded by Gwen Brill, moved to suspend second and third readings. Motion Yes 7, No 0, Abstained 0. Councilmember Matt Davidson, seconded by Dale Paullus, moved to adopt. Motion Yes 7, No 0, Abstained 0.

ORDINANCE NO. 1-25. APPROVED 7-0.

- c. An Ordinance of the City of Fairfield supporting the Ohio Municipal League's challenge of AT&T's Tariff Application at the Public Utilities Commission of Ohio and declaring an emergency.

On December 18, 2024, AT&T filed a new tariff request with the PUCO to shift the cost for Right-of-Way moving of utility lines to municipalities. The OML has engaged the Taft Law Firm to challenge this proposed tariff. The Mayors Alliance has joined in this effort. To avoid any standing issues and to emphasize the importance of this cost shift to municipalities, the OML is requesting you recommend to your municipality to adopt an ordinance to include your municipality in this effort. Agreeing to participate does not commit your municipality at this time to financial support, although if the matter is not resolved at the PUCO level, a request may be made for financial assistance. Your municipality can decide at that point if you want to continue as a party to the proceedings. Time is of the essence in this matter since a challenge must be filed by January 17, 2025.

Councilmember Davidson presented the first reading of this ordinance. Councilmember Matt Davidson, seconded by Gwen Brill, moved to suspend second and third readings. Motion Yes 7, No 0, Abstained 0. Councilmember Matt Davidson, seconded by Tim Meyers, moved to adopt. Motion Yes 7, No 0, Abstained 0.

ORDINANCE NO. 2-25. APPROVED 7-0.

3. Finance & Budget

- a. Ordinance to establish salaries and hourly rates for certain salaried and hourly employees of the City of Fairfield, Ohio and to authorize and limit the numbers and types of certain employees, to repeal Ordinance No. 135-24 and all amendments thereto and declaring an emergency.

Labor Agreement

The labor agreement with the International Association of Firefighters (IAFF) provides for an adjustment of union members' hours of work beginning January 6, 2025 and a

corresponding wage increase. The Ordinance reflects the new wage rates established with the implementation of Kelly Days.

Ohio Minimum Wage

Ohio minimum wage increased from \$10.45 per hour to \$10.70 per hour effective January 1, 2025. The range of several part-time positions start at minimum wage, and this amendment to the Classified Wage and Salary Ordinance reflects the statutory increase.

Councilmember Brill presented the first reading of this ordinance. Councilmember Gwen Brill, seconded by Matt Davidson, moved to suspend second and third readings. Motion Yes 7, No 0, Abstained 0. Councilmember Gwen Brill, seconded by Dale Paullus, moved to adopt. Motion Yes 7, No 0, Abstained 0.

ORDINANCE NO. 3-25. APPROVED 7-0.

- b. Ordinance to amend Ordinance No. 158-24 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2025, and ending December 31, 2025.”
Contractual Appropriations: \$1,175,215 total (see attached for detail)

Councilmember Brill presented the first reading of this ordinance. Councilmember Gwen Brill, seconded by Matt Davidson, moved to suspend second and third readings. Motion Yes 7, No 0, Abstained 0. Councilmember Gwen Brill, seconded by Debbie Pennington, moved to adopt. Motion Yes 7, No 0, Abstained 0.

ORDINANCE NO. 4-25. APPROVED 7-0.

\$623,954 - Contingency Funds Restored/Established, Various Projects – Public Works

\$551,261 - Contingency funds restored, Various projects – Public Utilities

- c. Ordinance to amend Ordinance No. 158-24 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2025, and ending December 31, 2025.”
Non-Contractual Appropriations: \$295,094 total (see attached for detail)

Councilmember Brill presented the first reading of this ordinance. Councilmember Gwen Brill, seconded by Tim Meyers, moved to suspend second and third readings. Motion Yes 7, No 0, Abstained 0. Councilmember Gwen Brill, seconded by Dale Paullus, moved to adopt. Motion Yes 7, No 0, Abstained 0.

ORDINANCE NO. 5-25. APPROVED 7-0.

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

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

\$20,000 - Water Division Electrical Equipment (Public Utilities)

\$20,000 - Wastewater Division Electrical Equipment (Public Utilities)

\$38,000.00 - Water Division - Fire Hydrants (Public Utilities)

\$50,000 - Partial funding for 2025 Grounds, Entryways & Landscaping Program
(Public Works)

\$100,000 - Funding for 2025 Annual Drainage Program (Public Works - multiple
vendors)

\$27,094 - Personal Protective Equipment (Fire Department)

Meeting Schedule

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

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

Monday, February 24 - 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 7:30 PM.

Adjournment

The Regular Meeting adjourned at 8:10 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved:



**City Council Communication
Regular Meeting - January 27, 2025**

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

Subject:

Council Assignments and appointments dated January 1, 2025.

Legislation Title:

Simple Motion: Formal recognition and/or approval of Council assignments and appointments dated January 1, 2025.

- Motion - Remove from Table
- Motion - Adoption

Recommendation:

It is recommended that City Council recognize and approve the following Council appointments via simple motion of Council:

Vice Mayor - Adam Kraft
Community & Public Relations - Gwen Brill
Development Services - Dale Paullus
Parks, Recreation & Environment - Leslie Besl
Public Safety - Adam Kraft
Public Utilities - Matt Davidson
Public Works - Debbie Pennington
Finance & Budget - Tim Meyers

Board of Zoning Appeals - Gwen Brill
Community Improvement Corp - Tim Meyers & Dale Paullus
OKI - Dale Paullus
OKI Alternate - Mitch Rhodus
Emergency Management Agency - Mitch Rhodus
SELF Board - Adam Kraft
Butler County Health Council -
Rt 4 Improvement Committee -

Discussion:

The attached assignments and appointments have been made by the Mayor and are recommended for approval.

Financial Impact:

None

Emergency Provision:

NA

Rule Suspension Requested:

NA

ATTACHMENTS:

1. 2025 Assignments

Vice Mayor 2025 Kraft

	Police/Fire	Parks	Finance	Public Works	Planning	Comm Relations	Utilities
Chair 2025	Kraft	Besl	Meyers	Pennington	Paullus	Brill	Davidson

Board of Zoning Appeals		Brill	1st Wed mo. 6 pm
Comm Improvement Corp		Meyers	Paullus
OKI		Paullus	
OKI Alt		Rhodus	
Design Review		Brill	3rd Thurs of mo. 4 pm
Emergency Mgmnt		Rhodus	
Cultural Arts Advisory		Open	4th Tue Jan/April/July/Oct 6pm
SELF Board		Open	
Butler Co. Health Council		Open	Annual / as needed
Rt 4 Improvement Comm		Open	Annual as needed

City Council Ordinance
Regular Meeting - November 25, 2024

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

Subject:

Rezoning from C-3 & M-2 to SE

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.

Recommendation:

It is recommended that City Council have a first reading on these items at the November 25, 2024 meeting, set a joint public hearing date for December 9, and await the written recommendation from the Planning Commission.

Background/Synopsis:

The applicants (WJDC, LLC and Bonaminio Family LP) own a commercial campus of over 40 acres of land zoned SE. The campus consists of Jungle Jim's International Market, Oscar Event Center, two retail centers, and other commercial establishments. The applicants are requesting to rezone additional property they own within and near the campus, so the entire development is under one zoning classification. The following is an overview of both rezoning requests:

1. **Request to change the zoning of 11,000 square feet from C-3 to SE.** This area is located off of Michael Lane just east of GE Credit Union and is used as a driveway entrance to Jungle Jim's International Market. The zoning of the area is a remnant of the previous use (nonconforming single-family) and was not included in the original rezoning in 2003 from C-3 to SE.
2. **Request to change the zoning of 9.3 acres from M-2 to SE.** This area is located off of Michael Lane between the Fairfield Acres Mobile Home Park and Jungle Jim's International Market. The site had operated as a radio station with five radio towers located on site. The applicant purchased the property in June 2024 and has since removed all structures located on site.

The purpose of the SE Zoning District is to promote and protect certain land area for entertainment and commercial uses that are unique in nature and attract visitor from around the region. The minimum district size for the SE is 40 acres, which may be a combination of several lots under common ownership or operation.

Financial Impact:

None. This is a land use decision.

Emergency Provision Explanation:

NA

Rule Suspension Requested:

No

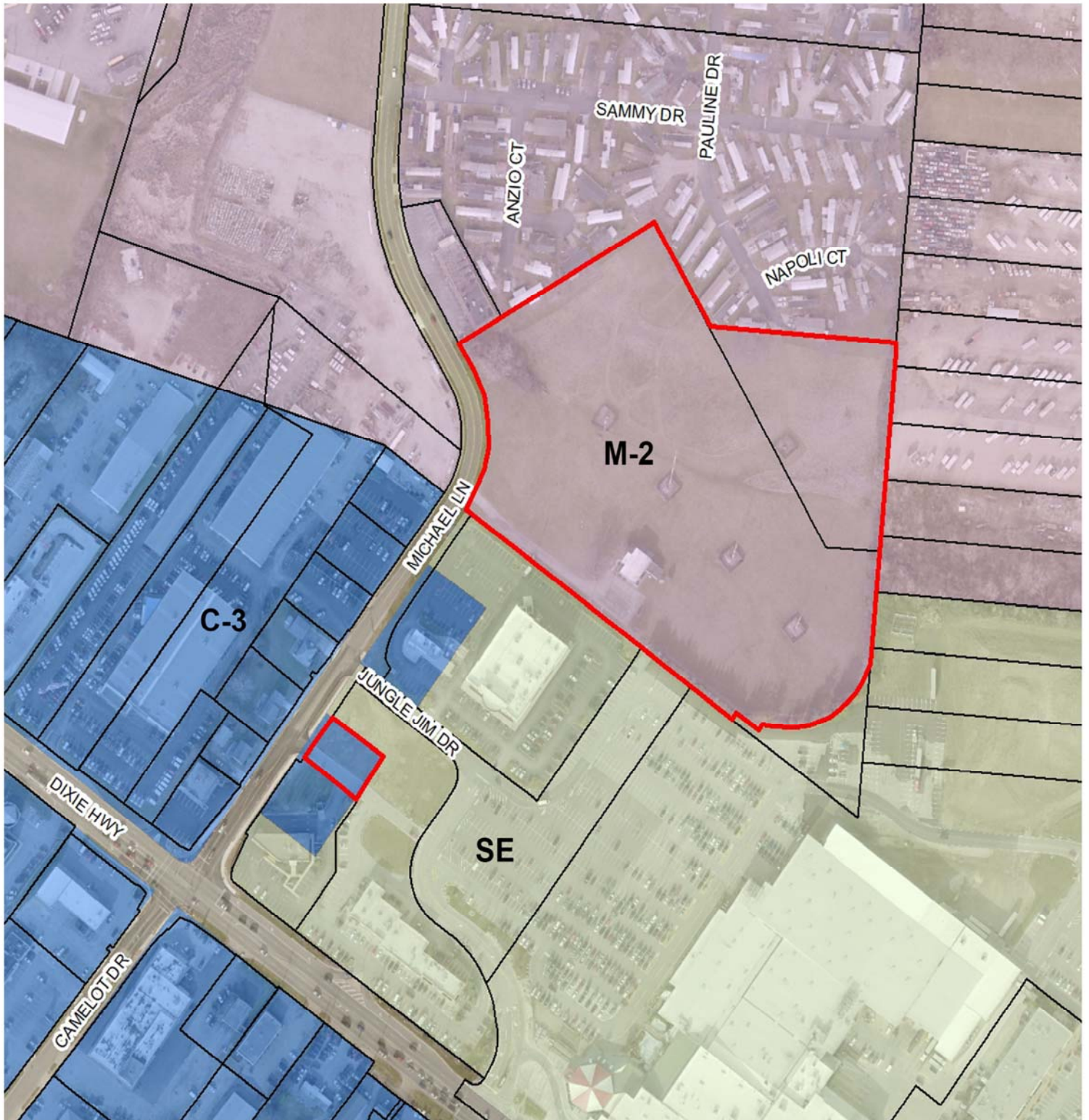
Emergency Provision Needed:

No

Attachments:

1. Jungle rezoning map
2. ZONING CHANGE-ORD
3. EXHIBIT A ZONING CODE-ORD

Change in Zoning from C-3 and M-2 to SE



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 part of Lot 71, being approximately 9.45 acres of land and part of Lot 71, being approximately 2.0 acres of land on the east side of Michael Lane as more particularly described on Exhibit “A” attached hereto and incorporated herein by reference from its present M-2, General Industrial District to SE, Suburban Entertainment District and changing the zoning classification of part of Lot 14047, being approximately 11,000 square feet of land, being the portion of Lot 14047 currently zoned C-3, General Commercial, as visually depicted on Exhibit “B” attached hereto and incorporated herein by reference from its present C-3, General Commercial District to SE, Suburban Entertainment District.

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

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

Passed	_____	_____
		Mayor’s Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	
Third Reading	_____	

ATTEST:

Clerk of Council

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

Clerk of Council

BK 10097 PG 1493

SURVEY REQUIRED
NEXT TRANSFERML
06.12.2024**Exhibit A**
Legal Description**Tract I**

Situated in the City of Fairfield, Butler County, Ohio being part of Lot Number 71 as shown on the Revised List of Lots for said City, and is bounded and described as follows:

Beginning at a point in the center of Michael Lane found by measuring North 54° 43' West 25.00 feet from the Northwest corner of Lot Number 734 (said lot being previously known as Lot Number 7 of Michael Lane Subdivision recorded in Plat Envelope 277, Page B, Plat Records, Butler County, Ohio); thence along a curve bearing to the left, having a radius of 200.00 feet, a distance of 231.08 feet, subtended by a chord N. 2° 15' E., 218.44 feet; thence North 59° 09' East 25.00 feet; thence North 30° 51' West 59.59 feet; thence North 59° 09' East 434.96 feet; thence South 30° 51' E. 668.50 feet; thence South 86° 00' East 101.63 feet; thence South 4° 00' West 480 feet; thence North 54° 43' West 960 feet to the point of beginning, containing 10.00 acres.

Save and Except

Situated in the City of Fairfield, Butler County, Ohio being part of Lot Number 71 as shown on the Revised List of Lots for said City, and is bounded and described as follows:

Beginning at the southeasterly corner of Part Lot Number 71 (said point also being the southwesterly corner of Lot Number 90 in the City of Fairfield, Butler County, Ohio); thence along the southerly line of Part Lot Number 71 (and the northerly line of Lot Number 11892 in the City of Fairfield, Butler County, Ohio), North 53° 49' 43" West 300.00 feet; thence North 36° 10' 17" East 15.00 feet; thence South 53° 49' 43" East 53.00 feet; thence North 36° 10' 17" East 15.00 feet; thence along a curve in a northeasterly direction, having a radius of 162 feet, a distance of 259.51 feet (chord bearing North 62° 04' East 232.64 feet); thence along the easterly line of Part Lot Number 71 (and the westerly line of Lot Numbers 88, 89 and 90 in the City of Fairfield, Butler County, Ohio), South 4° 53' 17" West 280.00 feet to the point of beginning, containing 0.550 acres of land, and being subject to any easement and restrictions of record.

Description of Roadway and Storm Sewer Easement

Situated in the City of Fairfield, Butler County, Ohio being part of Lot Number 71 as shown on the Revised List of Lots for said City, and is bounded and described as follows:

Beginning at a point in the southerly line of Part Lot Number 71 (said point also being the northeasterly corner Lot Number 94 in the City of Fairfield, Butler County, Ohio); thence along the southerly line of Part Lot Number 71 (and the northerly line of Lot Numbers 94, 95 and 96 in the City of Fairfield, Butler County, Ohio), North 53° 49' 43" 220.00 feet; thence North 36° 10' 17" East 15.00 feet; thence South 53° 49' 43" East 220.00 feet; thence South 36° 10' 17" West 15.00 feet to the point of beginning.

This description is prepared by Donald P. McCool, Registered Survey Number 5604 in Ohio.



By ML at 4:00 pm, May 06, 2024

A plat of survey of the herein described real estate is recorded in Volume 34, Page 100 of the Butler County, Ohio Engineer's Record of Land Surveys.

Parcel Nos. A0700-006.000-125 and A0700-006.000-125T
Address: 8686 Michael Ln., Fairfield, OH 45014

Tract II

Situated in the City of Fairfield, Butler County, Ohio, being part of Lot Number 71 as shown on the Revised List of Lots for said City, and is bounded and described as follows:

Beginning at a point in the east line of said Lot Number 71, found by measuring from the southeast corner of said Lot Number 71, North 3° 56.5' East 480.00 feet; thence from said beginning point and continuing along the east line of said Lot Number 71 North 3° 56.5' East 375.36 feet; thence North 86° 00' West 362.62 feet; thence South 30° 51' East 457.39 feet; thence South 86° 00' East 101.63 feet to the point of beginning, containing 2.000 acres of land and being subject to any easements of record.

Parcel Nos. A0700-006.000-128 and A0700-006.000-128T
Address: Michael Ln., Fairfield, OH 45014



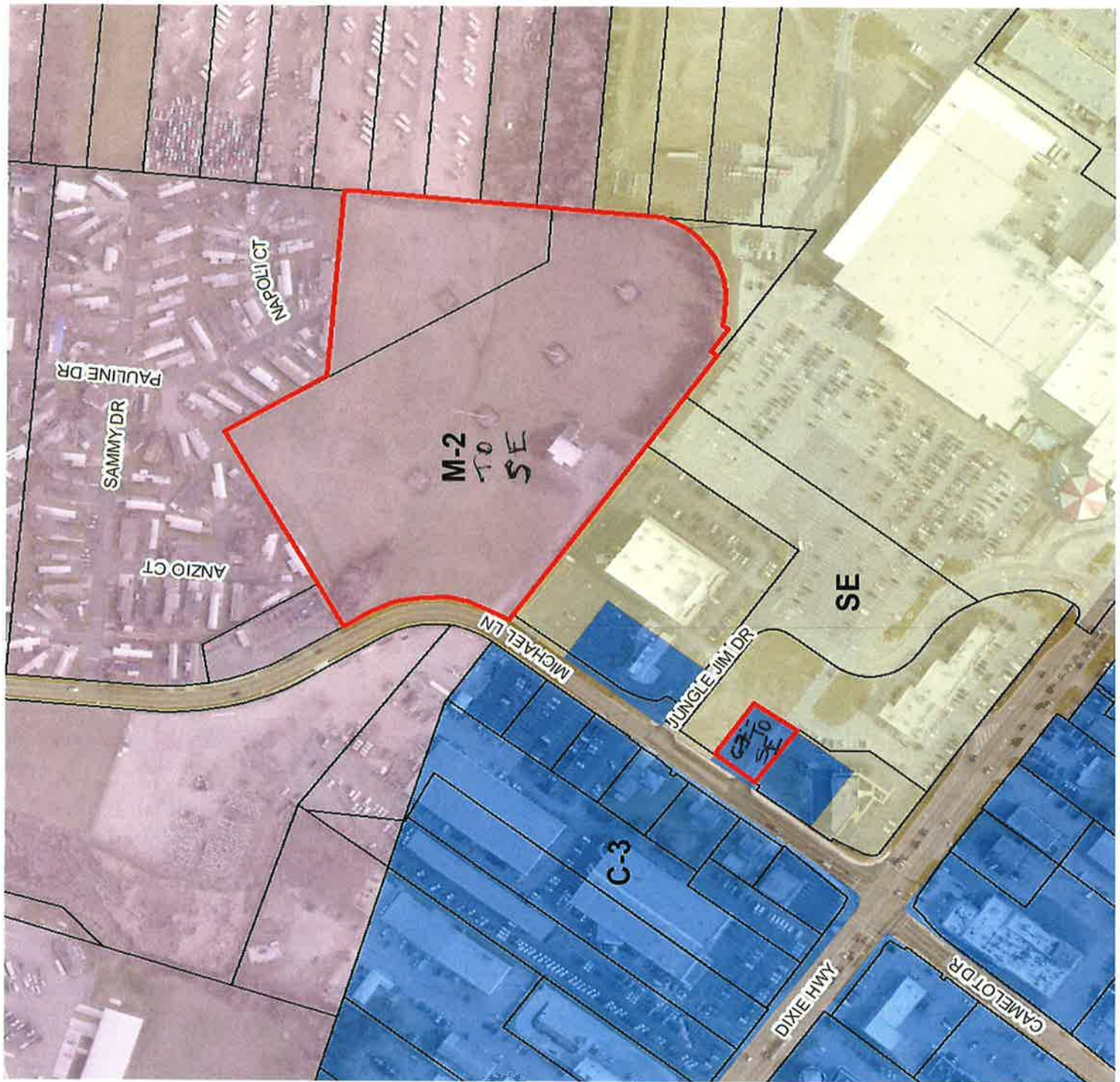


EXHIBIT B

CITY OF OPPORTUNITY
DEPARTMENTAL CORRESPONDENCE

To: Mayor Rhodus and City Councilmembers
From: Martin Medler, Planning Commission Vice-Chairman
Subject: Planning Commission Recommendation
Date: 12/12/2024

Please be advised that at the Planning Commission meeting held on Wednesday, December 11, 2024, the Planning Commission voted 5-0 in favor of recommending approval of the two proposed changes of zoning for parcels that are part of the overall Jungle Jim's International Market campus. The first request is to change the zoning of a small area of C-3, General Commercial to SE, Suburban Entertainment along Michael Lane near GE Credit Union. The second request is to change 9.3 acres from M-2, General Industrial to SE along Michael Lane, east of the campus.



Martin Medler, Vice-Chairman
Fairfield Planning Commission

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



**City Council Communication
Regular Meeting - January 27, 2025**

Submitted by: Alisha Wilson, Clerk of Council
Department: Public Works

Subject:

Sidewalk Resolution of Necessity to require repair and/or replacement of sidewalks by abutting property owners

Legislation Title:

Resolution declaring the necessity of repairing sidewalks (including aprons).

- Legislation - Second Reading

Recommendation:

It is recommended that City Council authorizes and directs the preparation of a Resolution of Necessity for the sidewalk/driveway apron repairs.

Discussion:

The City has completed the process of sidewalk inspection thereby requiring repair and/or replacement of sidewalks for 2025 by the abutting property owners.

This is an ongoing program that was implemented in 1994 to inspect sidewalks and approach aprons citywide. The program was designed to complete inspections of all city sidewalks on a four (4) year rotating basis. Marking of sidewalks and aprons citywide has been completed for the 2025 program year. There are approximately 351 property locations marked for repair or replacement that are resident/business owner responsibility. There are approximately 3,700 Square Feet of 4" (sidewalk), 6,900 Square Feet of 7" (driveway aprons) concrete, and 200 Square Feet of 9" (commercial driveway aprons) concrete marked for replacement. There are 248 locations currently marked for repair via the cutting method. The cutting method has been used for many years now as part of the sidewalk project and has proved an effective method for limiting damage to the adjacent lawn and inconvenience to the residents while also being a cost saving measure for the property owners.

In order to begin the assessment and notification process, it is necessary for City Council to pass a Resolution of Necessity to require repair of sidewalks and driveway aprons located in designated areas of all four wards that have not already been repaired by the abutting property owners.

Notices are sent out to the affected property owners, giving them a minimum of 60 days in which to complete the replacement. The property owner has two options: either have the work completed prior to the end of the 60-day notice or have the city's contractor complete the work.

Should the property owner have the city's contractor perform the work, payment is made via an invoice from the city or charged to the owner's property tax duplicate.

With this early notification, the property owner will have more than the 60-day time frame to complete the work, before the city's contractor begins work, if they so desire. Currently, the city's contractor is anticipated to begin work sometime during the early summer.

Financial Impact:

No financial impact at this time.

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

1. SIDEWALK-RES

RESOLUTION NO. _____

RESOLUTION DECLARING NECESSITY OF REPAIRING SIDEWALKS
(INCLUDING APRONS).

WHEREAS, the Public Works Director has heretofore prepared plans, specifications and an estimate of cost for the repair of certain sidewalks (including aprons) at the locations hereinafter set forth; and

WHEREAS, said plans, specifications and estimate of cost are now on file in the office of the Clerk of Council;

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

Section 1. It is necessary to repair certain sidewalks (including aprons) in the City of Fairfield, Ohio, at the addresses of the abutting properties which are shown in the cost estimates prepared by the Public Works Director and which cost estimates are on file in the office of the Clerk of Council and are incorporated herein by reference.

Section 2. The plans, specifications and estimate of cost for said repair now on file in the office of the Clerk of Council be and the same hereby are approved.

Section 3. The owners of each lot and parcel of land bounding and abutting upon the proposed sidewalks shall repair that portion of said sidewalks (including aprons) which abuts his/her property, in accordance with the plans and specifications now on file in the office of the Clerk of Council within thirty (30) days after service of notice of the passage of this resolution.

Section 4. In the event any such abutting property owner does not complete the repair of that portion of such sidewalks (including aprons) which abut his/her property in accordance with said plans and specifications and within the time period as hereinbefore prescribed, then this Council shall cause the same to be done and the entire cost thereof shall be assessed upon the property of such abutting property owner.

Section 5. The Clerk of Council be and she hereby is authorized and directed to serve notice of the passage of this resolution upon the owners of the lots and lands abutting upon said sidewalks (including aprons) in the manner provided by law.

Section 6. This Resolution shall take effect at the earliest period allowed by law.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____

Second Reading _____

Third Reading _____

ATTEST:

Clerk of Council

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

Clerk of Council

ACTIVE CLIENTS\CITY OF FAIRFIELD\ORDINANCES\2025\SIDEWALK-RES



**City Council Communication
Regular Meeting - January 27, 2025**

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

Subject:

Former Forest Fair Mall Rezoning

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 - February 10, 2025

Recommendation:

It is recommended that City Council have a first reading of this item at the January 27, 2025 meeting, set the joint public hearing for February 10, and await the written recommendation from the Planning Commission.

Discussion:

Hillwood Investment Properties is proposing to redevelop a portion of the former Forest Fair Mall site. The redevelopment will include demolishing the entire mall and the associated four story parking garage. Once demolished, Hillwood is proposing to develop a business park consisting of three light industrial buildings on 54 acres on the eastern side of the property. The buildings will range in size from 250,000 – 355,000 square feet. The majority of the development will be located in Forest Park, with only 8% of the development located in Fairfield. The remaining front portion of the mall site that has direct access to South Gilmore Road will remain with the current property owner and could support a mixed use redevelopment in the future.

Concurrent with this rezoning request, Hillwood is requesting a zone change for the +/- 50 acres in Forest Park from Planned Business (PB) to Industrial Park (IP). A public hearing for the Forest Park rezoning has been scheduled for January 27. It is anticipated that a vote by Forest Park City Council will occur in February.

Forest Fair Mall was constructed in the late 1980s and opened to the public in 1989. The 1.5 million square foot building sits on 90.43 acres, straddling two cities, two counties and three school districts. Approximately one-third of the mall is located in Fairfield and the remaining two-thirds is located in Forest Park. The mall has changed ownership many times and a major upgrade was completed in 2004 that included both interior and exterior renovations. Over the years, owners of the mall have struggled with acquiring and retaining tenants resulting in the

decline of the mall, including the structural integrity and exterior appearance. Several years ago, the Fairfield Fire Department ordered the closure of the parking garage due to the failure of the fire suppression system. More recently, the mall was condemned by the City of Forest Park in 2022 due to health and safety concerns. Bass Pro Shops left the mall in January 2024. Kohls has recently announced it will be closing this store in April 2025, leaving the entire mall vacant.

Financial Impact:

None. This is a land use decision.

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

1. Council_site plan
2. Council_aerial perspective
3. Council_corner elevation
4. ZONING CODE CHANGE-ORD
5. Council aerial_mall rezoning

Proposed Site Plan







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 4.12 acres of land located approximately 400 feet south of the terminus of Kolb Drive at the site of the former Forest Fair Mall and being parts of Lot 483 of the City of Fairfield as shown in the attached Exhibit "A" which is incorporated herein by reference from its present C-2, Central Business District to M-1, Industrial 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

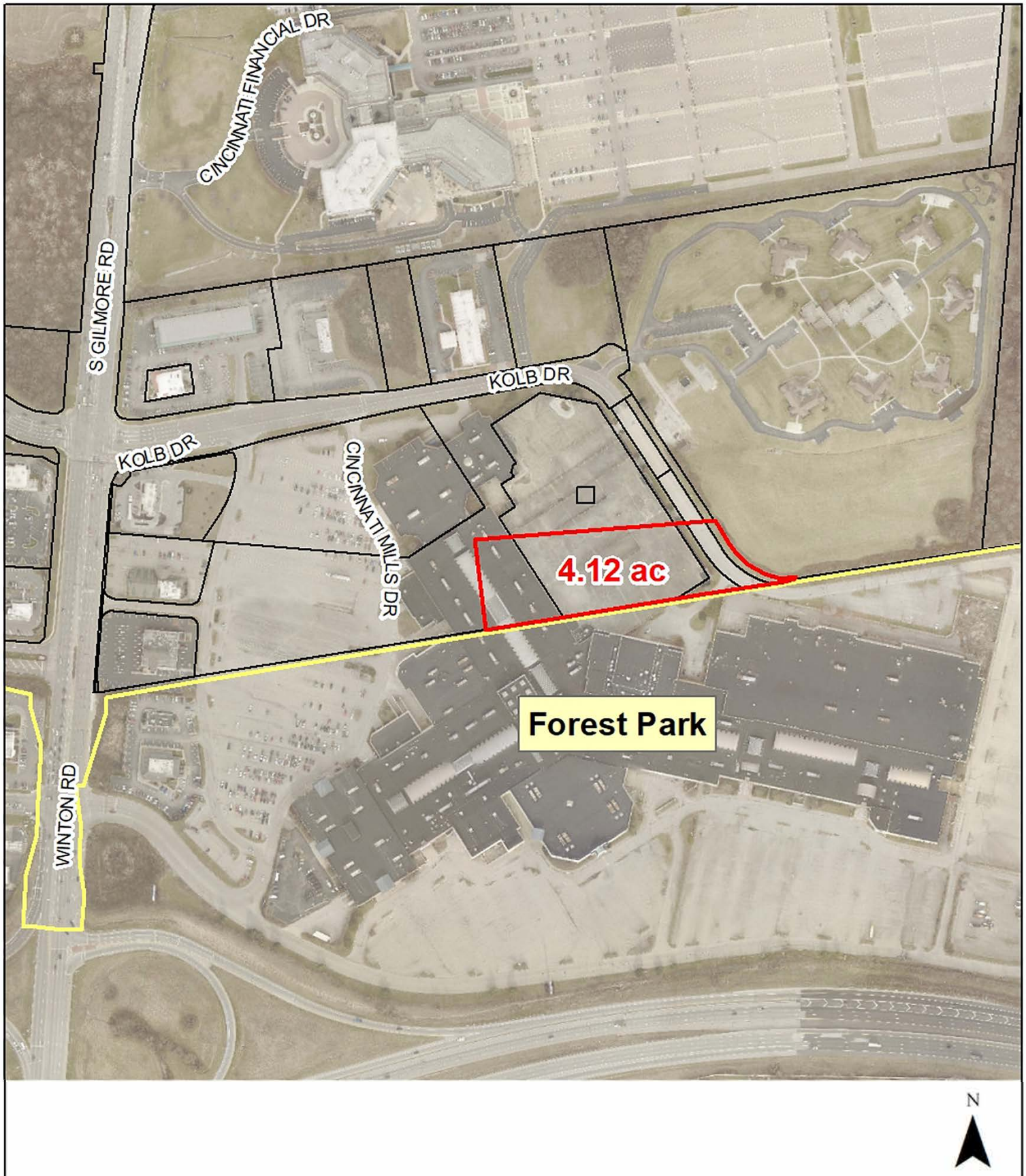
This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

ACTIVE CLIENTS\CITY OF FAIRFIELD\ORDINANCES\2025\ZONING CODE CHANGE-ORD

Exhibit A

Request to Change Zoning From C-2 to M-1



January 27, 2025



**City Council Communication
Regular Meeting - January 27, 2025**

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

Subject:

Real Estate exchange with Hamilton

Legislation Title:

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

- Legislation - First Reading

Recommendation:

It is recommended that City Council authorize the City Manager to execute a real estate exchange agreement with the City of Hamilton, Ohio, and appropriate the funding necessary for the exchange.

Discussion:

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

In accordance with the provisions outlined in the draft Real Estate Exchange Agreement (attached), this legislation will authorize the City Manager to execute the agreement and appropriate the funding necessary for the exchange.

Financial Impact:

This real estate agreement specifies that the City of Fairfield may pay the City of Hamilton up to \$1.75M for reimbursable expenses associated with the property transfers. The funding source to be used by the City is the Transformative Economic Development (TED) fund. This project will be included in the 2025-2029 Capital Improvement Plan under project 5WT24 pending City Council approval.

Emergency Provision:

No

Rule Suspension Requested:

no

ATTACHMENTS:

1. Exhibits to agreement - DRAFT
2. 2025-01-21 City of Hamilton Real Estate Exchange Agreement
3. REAL ESTATE EXCHANGE-ORD







REAL ESTATE EXCHANGE AGREEMENT

This Real Estate Exchange Agreement ("AGREEMENT") is made and entered into this _____ day of _____, 2025, between the **CITY OF HAMILTON, OHIO**, an Ohio Municipal corporation ("HAMILTON"), and the **CITY OF FAIRFIELD, OHIO**, an Ohio Municipal corporation ("FAIRFIELD"),

WHEREAS, HAMILTON is the owner of that certain property located at Nilles Road and Wessel Drive in the City of Fairfield, Butler County, Ohio being approximately 4.861 acres identified as tax parcel number A0700-011.000-001 as more fully described in Exhibit "A" attached hereto ("**Parcel A**").

WHEREAS, FAIRFIELD is the owner of that certain property located at 4850 Groh Lane being a total of 8.2650 acres identified as tax parcel number A0700-009.000-049 as described on Exhibit "B" attached hereto ("**Parcel B**") and as shown on Exhibit "B-1" attached hereto.

WHEREAS, HAMILTON is the owner of that certain property located at 6310 River Road in the City of Fairfield, Butler County, Ohio being approximately 4.7470 acres identified as tax parcel number A0700-010.000-028 as more fully described in Exhibit "C" attached hereto ("**Parcel C**").

WHEREAS, FAIRFIELD is the owner of that certain property located at 6300 River Road being a total of approximately 30.43 acres identified as tax parcel number A0700-010.000-027 of which FAIRFIELD intends to split off 4.747 acres as described on Exhibit "D" attached hereto ("**Parcel D**") and as shown on Exhibit "D-1" attached hereto and convey same to HAMILTON.

NOW THEREFORE. In consideration of and subject to the terms and conditions stated herein, Hamilton and Fairfield agree as follows:

1. FAIRFIELD agrees to sell and convey to HAMILTON good and marketable fee simple title to Parcels B & D.
2. HAMILTON agrees to sell and convey to FAIRFIELD good and marketable fee simple title to Parcels A & C.
3. Fairfield agrees to grant to Hamilton an ingress, egress and utility easement upon over and across the property located at 4850 Groh Lane in the area shown on Exhibit B-1 and labeled proposed 20' Access & Utility Easement to provide Hamilton access to Parcel B.
4. Fairfield agrees to grant to Hamilton an ingress, egress and utility easement upon over and across the property located at 6310 River Road in the area shown on Exhibit D-1 and labeled Future 25' Access & Utility Easement to provide Hamilton access to Parcel D.
5. Fairfield agrees to grant to Hamilton a wellhead protection isolation radius easement(s) in the areas being a part of Parcel C and the property located at 6310 River Road adjacent to Parcel D in the area shown on Exhibit D-1 and labeled Future 300' isolation radius.
6. Fairfield agrees to permit Hamilton access through all existing and future gates on Groh

Lane for the purpose of allowing Hamilton access to Parcel B from Joyce Park.

7. This Agreement is contingent upon Hamilton's receipt of the approval of a new well siting application by the Ohio EPA to permit Hamilton to place a new well on Parcel B. Hamilton will submit a new well siting application to Ohio EPA for a new well on Parcel B. Pending well siting approval by Ohio EPA for a new well on parcel B, Hamilton and Fairfield will coordinate the installation of a test water well and associated geological analysis and water quality testing on Parcel B. Fairfield agrees to reimburse Hamilton for the costs of obtaining the Ohio EPA approval, including but not limited to costs for well site application, engineering, and test well installation and analysis. ("Approval Costs"). If the EPA approves Parcel B for the site of a new raw water production well, the closing for the delivery of deeds and other instruments provided for herein shall be held within thirty (30) days after receipt of the EPA approval. If the EPA does not approve Parcel B for the site of a new raw water production well, Hamilton may terminate this agreement by written notice to Fairfield and retain the amounts paid by Fairfield for Approval Costs.

7.1 At closing, Fairfield shall deliver the following:

- A. General Warranty Deed, conveying Parcels B and D to Hamilton in fee simple absolute, free and clear of all easements, restrictions, conditions, reservations, liens or other encumbrances.
- B. The Easements set forth in paragraphs 3, 4 & 5 in the form attached hereto as Exhibits 3, 4 & 5.
- C. The Approval Costs required pursuant to Paragraph 7 of this Agreement if not already paid to Hamilton by Fairfield.

7.2 At closing, Hamilton shall deliver the following:

- A. General Warranty Deed, conveying Parcels A and C to Fairfield in fee simple absolute, free and clear of all easements, restrictions, conditions, reservations, liens or other encumbrances.
- B. The Easements set forth in paragraphs 3, 4 & 5 in the form attached hereto as Exhibits 3, 4 & 5.

8. After Closing, FAIRFIELD agrees to reimburse HAMILTON for the costs incurred by HAMILTON for installing a new well on Parcel B, including but not limited to design, engineering, power supply extension, well drilling and completion, raw water main extension, etc. less the estimated cost (\$130,000) that Hamilton would have incurred for the rehabilitation and upgrade of Well #11 on Parcel A ("Installation Costs"). Additionally, after closing and construction begins on the new well on parcel B, Hamilton will remove from existing Well #11 all pumping equipment, motor(s), control panel(s), electrical equipment, etc. Hamilton will also cap and seal Well #11 in accordance with applicable federal, state and local standards. FAIRFIELD will also reimburse HAMILTON for these costs ("Abandonment Costs"). Both parties agree that the maximum cost of all reimbursements associated with this agreement including the Approval Costs and Installation Costs and Abandonment Costs paid by Fairfield to Hamilton will not exceed \$1,750,000 without prior written agreement by both parties.

9. Following Hamilton's abandonment of existing Well #11, Fairfield will be responsible for demolition and removal of the existing well house and pavement.

10. Following installation of the new well on parcel B, an updated source water protection delineation will be completed (at minimum for the "Groh Lane" wellfield). The Hamilton to New Baltimore Groundwater Consortium will coordinate this effort. Fairfield will help fund the project if necessary.

11. Fairfield will coordinate and pay for all necessary survey work, lot split and real estate transaction documentation and closing costs associated with the real estate conveyances required herein to complete the real estate transfers. Fairfield agrees to pay the conveyance fee, if any, owing to the Butler County Auditor as a result of this transaction and the cost for preparation of the deeds conveying title as called for herein and for all recording fees. Each party shall be responsible for its own attorney's fees and each party shall bear the cost of any title examination or policies of title insurance insuring title to the property being acquired by them.

12. Risk of damage to the respective properties prior to closing, except for damage caused by the negligent or willful acts of either party, is assumed by the then owner of each of the properties, respectively.

Executed on the day and year first above written.

CITY OF HAMILTON, OHIO

CITY OF FAIRFIELD, OHIO

By: Craig Bucheit, City Manager

By: Scott W. Timmer, City Manager

Dated: _____

Dated: _____

EXHIBIT "A"

Entire Lot Numbered 329 as the same is known and designated upon the list of lots in the City of Fairfield, Butler County, Ohio. Save and except parts of lot 329 conveyed to the City of Fairfield by deeds recorded in Volume 1510 Page 647 and Volume 1659, Page 193 of the Butler County Ohio Deed Records.

A0700-011.000-001

EXHIBIT "B"

Date: September 24, 2024
Description: Parcel A
8.2650 Acres
Location: Part of Lot 14226 ~ City of Fairfield
Butler County, Ohio



Situated in Section 10, Town 1, Range 2, Between the Miamis, City of Fairfield, Butler County, Ohio, being part of Lot 14226 of the lands of City of Fairfield as recorded in Official Record ____, Page ____ of the Butler County Recorder's Office containing 8.2650 acres and being further described as follows:

Beginning at a set iron pin at the northwest corner of Lot 277 of the City of Fairfield, being all of Peter J. Groh and Janice K. Groh as recorded in Official Record 10029, Page 269 and being the south line of the lands of City of Hamilton (Lot 27883) as recorded in Deed Book 683, Page 15 and being the corporation line of the City of Hamilton and City of Fairfield; thence departing said Lot 277 and with said Lot 27883 and said Corporation Line, North 85° 37' 52" West, 100.72 to a set iron pin being the True Point of Beginning;

thence, from the True Point of Beginning thus found; departing said corporation line and the south line of said Lot 27883 and with a new division line through the lands of said Lot 14226 the following three courses: South 05° 02' 50" West, 600.04 feet to a set iron pin;

thence, North 85° 37' 52" West, 600.04 feet to a set iron pin;

thence, North 05° 02' 50" East, 600.04 feet to a set iron pin on the south line of said Lot 27883;

thence, departing said division line and with said corporation line and said Lot 27883, South 85° 37' 52" East, 600.04 feet to the True Point of Beginning containing 8.2650 acres of land, more or less, and being subject to all legal highways, easements, restrictions and agreements of record.

Basis of Bearings: Official Record 8866, Page 831

The above description was prepared from a plat of survey made on September 24, 2024, under the direction of Jeffrey O. Lambert, Professional Surveyor #7568 in the State of Ohio. The plat of which is recorded in Volume ____, Page ____ of the Butler County, Ohio Engineer's Record of Land Surveys.

All set iron pins are 5/8" diameter x 30" long in size with plastic cap stamped "Bayer Becker"

A0700-009.000-049

VICINITY MAP
N.T.S.

LEGEND

NOTES

1. Basis of Bearing:
2. Prior Deed Reference: Official Record 8866, Page 831.
3. All monumentation is in good condition unless otherwise shown.
4. Lines of occupation, wherever they exist, generally agree with the boundary lines except as noted.
5. All documents used as shown.
6. Date of fieldwork: August 8, 2024.

CERTIFICATION

I hereby state to the best of my knowledge, information and belief that the accompanying plat is the return of a survey made under my direction and that it and the information, courses, and distances as shown are in accordance with the Minimum Standards for Boundary Surveys in the State of Ohio.

Jeffrey D. Lambert, P.E.
Registered Surveyor #7568 State of Ohio

**Pt. Lot 14226
Parcel A
29.2662 ACRES**

Groh Lane

CITY OF FAIRFIELD
PT. LOT 14228
SECTION 16, TOWNSHIP 12 NORTH
RANGE 2 WEST
BUTLER COUNTY, OHIO

PLAT OF SURVEY

bayer becker
6607 TOWNSEND ROAD, SUITE A
MARIETTA, OHIO 45750-9138
Phone: 614.446.4776
Fax: 614.479.1514

Being Entire Lot 316 in the City of Fairfield Butler County, Ohio containing approximately 4.747 acres of land more or less.

Page 42 of 77

EXHIBIT "D"

Date: December 11, 2024
Description: Parcel A
4.747 Acres
Location: Part of Lot 315 ~ City of Fairfield
Butler County, Ohio



Situated in Section 9, Town 1, Range 2 Between the Miamis, City of Fairfield, Butler County, Ohio, being part of Lot 315 of the lands of City of Fairfield as recorded in Official Record 9103, Page 1719 of the Butler County Recorder's Office containing 4.747 acres and being further described as follows:

Beginning at a found concrete monument with a 5/8" iron pin capped "Kleingers" at the southwest corner of Lot 12788 of Lakeside Manor Section One Block "A" and Block "B", being a Replat of Lot 314 as recorded in Plat Book 2873, Page B and the east right of way of River Road, thence, departing the southwest corner of said Lot 12788 and with said right of way of River Road, South 88° 35' 44" West, 50.58 feet to the centerline of said River Road, thence, with said centerline of River Road, South 07° 10' 27" West, 27.46 feet to the northwest corner of Lot 316 being all of City of Hamilton lands as recorded in Official Record 6342, Page 825, thence, departing the centerline of said River Road and with said City of Hamilton lands, North 86° 29' 34" East, 388.10 feet to a set iron pin on the northeast corner of said The City of Hamilton lands, said pin being the True Point of Beginning;

thence, from the True Point of Beginning thus found, departing said City of Hamilton lands and with a new division line through said City of Fairfield lands for the following three courses: North 88° 35' 44" East, 369.82 feet to a set iron pin;

thence, South 03° 38' 12" West, 561.34 feet to a set iron pin;

thence, South 88° 35' 44" West, 369.82 feet to a set iron pin on the southeast corner of said City of Hamilton lands;

thence, departing said division line and with said City of Hamilton lands, North 03° 38' 12" East, 561.34 to the True Point of Beginning containing 4.747 acres of land, more or less, and being subject to all legal highways, easements, restrictions and agreements of record.

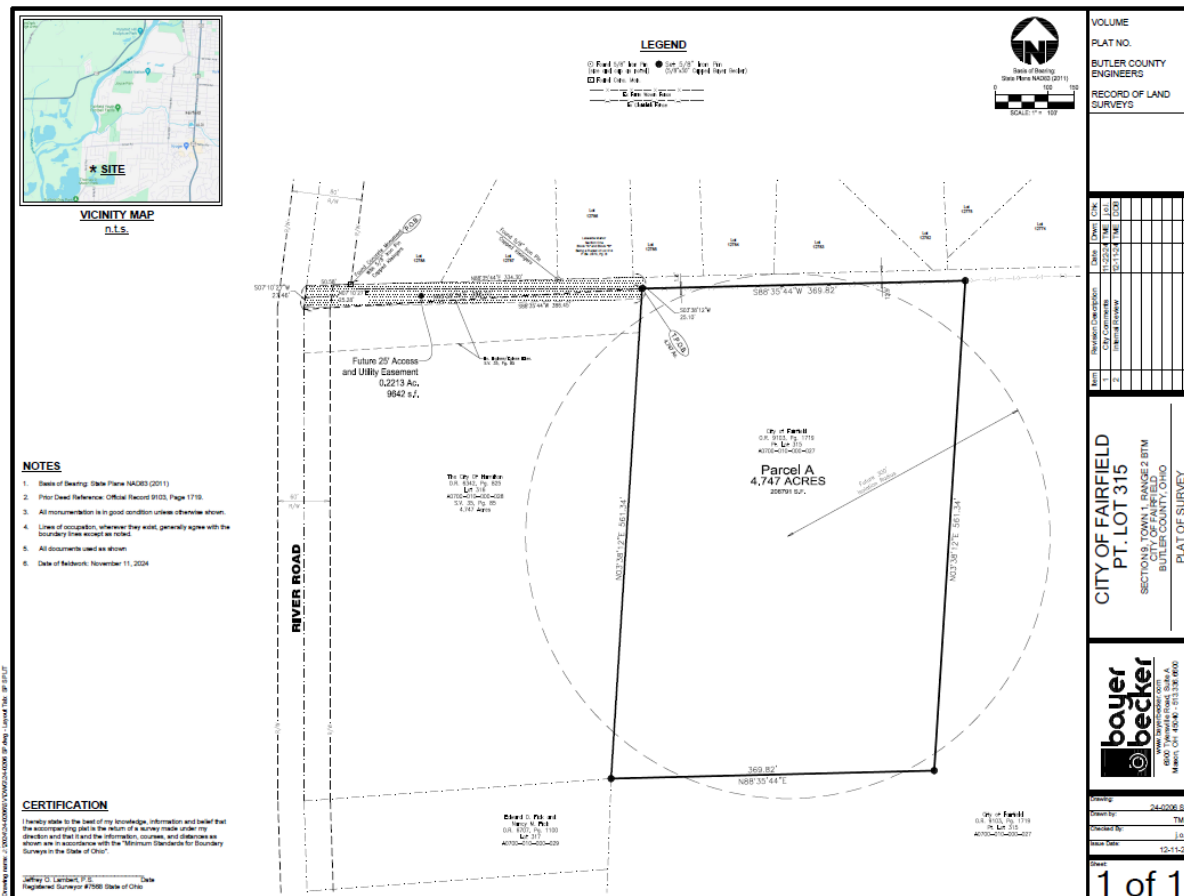
Basis of Bearings: State Plane NAD82 (2011)

The above description was prepared from a plat of survey made on December 11, 2024, under the direction of Jeffrey O. Lambert, Professional Surveyor #7568 in the State of Ohio. The plat of which is recorded in Volume ___, Page ___ of the Butler County, Ohio Engineer's Record of Land Surveys.

All set iron pins are 5/8" diameter x 30" long in size with plastic cap stamped "Bayer Becker"

A0700-009.000-027

EXHIBIT "D-1"



ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE A REAL ESTATE EXCHANGE AGREEMENT WITH THE CITY OF HAMILTON, OHIO.

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

Section 1. The City Manager is hereby authorized to execute a Real Estate Exchange Agreement with the City of Hamilton, Ohio 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 - January 27, 2025**

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

Subject:

Unclassified Service Pay Plan and Position List

Legislation Title:

Ordinance establishing salaries for certain exempt and salaried employees of the City of Fairfield, Ohio, to repeal Ordinance No. 118-24 and all amendments thereto and declaring an emergency.

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

Recommendation:

That Council adopt the proposed revisions to the Unclassified Service Pay Plan and Position List.

Discussion:

The proposed modification is driven by a commitment to operational excellence and efficiency. The changes include the broadening of scope and responsibilities of the position of Tax Administrator. The change in classification of the position offers benefits including retention of the incumbent in the current role and strategic succession planning for the organization. The Tax Supervisor position existed in prior Service Delivery Charts, and its revival will allow for flexibility in future staffing decisions pertaining to the Tax Division, once the full scope of new duties assumed by the Tax Administrator/Assistant Finance Director is evaluated. At this time we do not anticipate filling the position in the short-term

Tax Administrator/Assistant Finance Director (Proposed)

The current position, Tax Administrator, focuses exclusively on operations in the City Income Tax Division. To further enhance the city's operational efficiency, it is proposed the position be reclassified to include more diversified duties and responsibilities that are managed in the Finance Department.

- Tax Administrator (Existing Position)
 - o Responsible for overseeing all aspects of the daily operations of the Tax Division.
 - o Directly supervises Analysts and Clerks in the auditing of tax returns and enforcing compliance with the filing requirements of residents and businesses

- o Primary focus is income tax administration and customer service
- Tax Administrator/Assistant Finance Director (Reclassified Position)
 - o Responsible for all duties and responsibilities of Tax Administrator role
 - o Assist the Finance Director with budget preparation and financial reporting
 - o Assist the Finance Director with compiling and analyzing data to conduct treasury investment, risk management and debt management activities
 - o Assist the Finance Director with overseeing adherence to and compliance with City purchasing policies and procedures
 - o Compile labor costing figures to assist in collective bargaining

Key benefits of this addition include:

- Increased Capacity: The addition of finance specific duties and responsibilities will increase the capacity of the City's Finance Department, allowing for greater focus on budget planning, policy development, and enhanced financial analysis.
- Improved Succession Planning: The addition of the Assistant Finance Director classification will strengthen the City's succession planning efforts, ensuring that there are qualified individuals in place to take on leadership roles in the future.
- Improved Service Delivery: Expanding the current Tax Administrator role will provide additional oversight and improve the quality and efficiency of City services.

The reclassified Tax Administrator/Assistant Finance Director position description has been presented and approved by the Civil Service Commission, Immediate Manager, Human Resources Manager and the City Manager. The reclassification of the Tax Administrator position is a strategic investment in the future of Fairfield. There is already an approved position description for the Tax Supervisor role. By enhancing leadership, increasing capacity, and improving service delivery, these moves will help the City to achieve its goals and create a more prosperous and sustainable community.

Conclusion

The proposed modifications represent a strategic investment in the city's future. By reclassifying the Tax Administrator position and reviving the Tax Supervisor role, the City can achieve significant improvements in operational efficiency, and service delivery, while advancing organizational goals.

Financial Impact:

Funding is provided under the auspices of the approved 2025 operating budget.

Emergency Provision:

Yes-It is recommended that the Ordinance be declared to be an emergency measure necessary for the urgent benefit and protection of City operations and City inhabitants so that the recommended changes can be implemented in a timely and expeditious manner.

Rule Suspension Requested:

Yes

ATTACHMENTS:

1. Ordinance Unclassified Service Pay Plan and Position List effective 1-27-25

ORDINANCE NO. _____

ORDINANCE ESTABLISHING SALARIES FOR CERTAIN EXEMPT AND
SALARIED EMPLOYEES OF THE CITY OF FAIRFIELD, OHIO, TO
REPEAL ORDINANCE NO. 118-24 AND ALL AMENDMENTS THERETO
AND DECLARING AN EMERGENCY.

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

- Section 1. Ordinance No. 118-24 and all other prior ordinances inconsistent herewith, are hereby repealed.
- Section 2. The attached position list, which is incorporated herein by reference, is hereby adopted. The existing salaries for the positions set forth in the attached salary structure shall be within the ranges as shown and are effective January 27, 2025.
- Section 3. The City Manager is authorized to hire up to one additional person for each position authorized in this ordinance to allow for overlap training and transitioning. Generally, such instances would occur when a current employee has given notice of retirement or resignation and a replacement, not currently employed by the City, is able to be hired before the departure of the employee. Such training overlaps would be of short duration, generally, not to exceed 60 days.
- Section 4. The City Manager is hereby authorized to grant performance-based wage increases, lump sum achievement awards and equity pay adjustments for employees within the job classifications listed on the Unclassified Service Pay Plan structure attached, within the confines of the ranges shown. Base wage increases awarded by percentage shall not exceed a total of \$150,000.00. Base wage lump sum increases awarded by percentage, lump sum achievement awards and equity pay adjustments shall not exceed a total of \$150,000. All increases and adjustments shall be effective as approved by the City Manager.
- Section 5. This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants so that the recommended changes can take effect in a timely manner, wherefore this Ordinance shall take effect immediately upon its passage.

Passed _____

Mayor's Approval

Posted _____

First Reading _____

Rules Suspended _____

Second Reading _____

Emergency _____

Third Reading _____

ATTEST:

Clerk of Council

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

Clerk of Council

UNCLASSIFIED SERVICE PAY PLAN
POSITION LIST
Effective January 27, 2025

Pay Grade	Position Title	Annual Minimum	Annual Maximum
1	Secretary to Mayor Parks & Recreation Coordinator (3) Secretary to Director of Development Services Secretary to Director of Public Utilities Administrative Assistant Clerk of Council (PT) Body Camera Analyst EMS Privacy Officer	\$41,277.60	\$68,520.82
2	Help Desk Technician* Payroll Administrator Human Resources Coordinator (2) Accountant Code Enforcement Supervisor Golf Course Superintendent Landscape Coordinator Parks & Recreation Manager (2) Tax Analyst (3) Development Specialist Sustainability Program Manager	\$50,565.01	\$83,954.00
3	Network Analyst* G.I.S. Analyst* CALEA Accreditation Manager Golf Operations Manager Juvenile Diversion Counselor Risk/Safety Coordinator Communications Manager Construction Manager TAX SUPERVISOR	\$61,939.28	\$96,108.06
4	Senior Network Analyst* Accounting Supervisor Economic Development Manager Fleet/Facilities Superintendent INCOME TAX ADMINISTRATOR/ASSISTANT FINANCE DIRECTOR Planning Manager Parks & Recreation Superintendent Streets & Grounds Superintendent Utility Collection Supervisor Human Resources Manager	\$71,593.81	\$115,967.07

5	City Engineer* Information Technology Manager* Superintendent of Building Inspection and Zoning Superintendent of Public Utilities - Field Operations Superintendent of Public Utilities - Treatment Deputy Fire Chief (3) Major/Deputy Police Chief (3)	\$83,495.36	\$135,275.92
6	Director of Development Services Director of Finance Director of Parks and Recreation Director of Public Utilities Director of Public Works Fire Chief Police Chief	\$97,392.26	\$146,076.94
7	Assistant City Manager (2)	\$105,189.14	\$157,772.16

* S.T.E.M. positions- point factored in one pay grade lower but assigned to one pay grade higher for salary range



**City Council Communication
Regular Meeting - January 27, 2025**

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

Subject:

Contractual Appropriations

Legislation Title:

Ordinance to amend Ordinance No. 158-24 entitled "An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2025, and ending December 31, 2025."

Contractual Appropriations: \$355,000 total (see attached for detail - \$250,000 real estate exchange; \$105,000 contingency funds restored)

- 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:

\$355,000 from noted funding source.

Emergency Provision:

No

Rule Suspension Requested:

Yes

ATTACHMENTS:

1. CONTRACTUAL 1-27-ORD

ORDINANCE NO. _____

ORDINANCE TO AMEND ORDINANCE NO. 158-24 ENTITLED “AN ORDINANCE TO MAKE ESTIMATED APPROPRIATIONS FOR THE EXPENSES AND OTHER EXPENDITURES OF THE CITY OF FAIRFIELD, OHIO, DURING A PERIOD BEGINNING JANUARY 1, 2025, AND ENDING DECEMBER 31, 2025.”

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

Section 1. Ordinance No. 158-24, the 2025 Appropriation Ordinance, is hereby amended in the following respects:

From:	Unappropriated Transformative Economic Development Fund	\$250,000
To:	41416025-251000 Land <i>(Real Estate Exchange Agreement)</i>	\$250,000
From:	Unappropriated Sewer Replacement & Improvement Fund	\$105,000
To:	62316023-233900 Improvements Other Than Building <i>(Multi-Sensor Robotic Inspection CONTINGENCY 4WW01)</i>	\$105,000

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\2025\CONTRACTUAL 1-27-ORD



**City Council Communication
Regular Meeting - January 27, 2025**

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

Subject:

Contingency funds restored from 2024 for 2025 – Professional and Technical Services related to Multi-Sensor Robotic Inspection – Public Utilities

Legislation Title:

\$105,000 - Contingency funds restored - Professional and Technical Services related to Multi-Sensor Robotic Inspection – Public Utilities

Recommendation:

It is recommended that City Council authorize a request to restore 2024 contingency funds, for use in 2025, for Professional and Technical Services related to Multi-Sensor Robotic Inspection – Public Utilities

Discussion:

Contingency funds were authorized in 2024 for Professional and Technical Services related to Multi-Sensor Robotic Inspection, but funds were not formally appropriated in 2024. This project has extended into 2025, City staff is requesting that contingency funds be restored for use in 2025. The project and amount is outlined under the Financial Impact section:

Financial Impact:

Project 4WW01 – Sanitary Sewer Rehabilitation (Wastewater Division): Contingency funding to be restored: \$105,000.00

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

None



**City Council Communication
Regular Meeting - January 27, 2025**

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

Subject:

Non-Contractual Appropriations

Legislation Title:

Ordinance to amend Ordinance No. 158-24 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2025, and ending December 31, 2025.”

Non-Contractual Appropriations: \$161,848 total (see attached for detail)

- 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:

\$161,848 from noted funding source.

Emergency Provision:

NA

Rule Suspension Requested:

Yes

ATTACHMENTS:

1. NON CONTRACTUAL 1-27-ORD

ORDINANCE NO. _____

ORDINANCE TO AMEND ORDINANCE NO. 158-24 ENTITLED “AN ORDINANCE TO MAKE ESTIMATED APPROPRIATIONS FOR THE EXPENSES AND OTHER EXPENDITURES OF THE CITY OF FAIRFIELD, OHIO, DURING A PERIOD BEGINNING JANUARY 1, 2025, AND ENDING DECEMBER 31, 2025.”

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

Section 1. Ordinance No. 158-24, the 2025 Appropriation Ordinance, is hereby amended in the following respects:

From:	Unappropriated Street Improvement Fund	\$25,000
	40116025-252000 Improvements Other Than	
To:	Building	\$25,000
	<i>(Traffic Signal Upgrades 5PW02)</i>	
From:	Unappropriated Water Surplus Fund	\$45,000
To:	60516023-233900 Other Professional Services	\$30,000
	<i>(SCADA System Integration 5WT18)</i>	
To:	60516025-252000 Improvements Other Than	\$15,000
	Building	
	<i>(Valve Boxes and Covers 5WT17)</i>	
From:	Unappropriated Sewer Replacement & Improvement Fund	\$39,848
To:	62316025-252000 Improvements Other Than	\$39,848
	Building	
From:	Unappropriated Sewer Surplus Fund	\$52,000
To:	62416025-253200 Capital Equipment	\$52,000
	<i>(Wet Well 2 Channel Grinder 5WW19)</i>	

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

Passed	_____	_____
		—
		Mayor’s Approval
Posted	_____	

First Reading	_____	Rules Suspended	_____
Second Reading	_____		—
Third Reading	_____		

ATTEST:

Clerk of Council

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

Clerk of Council

ACTIVE CLIENTS\CITY OF FAIRFIELD\ORDINANCES\2025\NON CONTRACTUAL 1-27-ORD



**City Council Communication
Regular Meeting - January 27, 2025**

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

Subject:

Wastewater Division Wet Well 2 Channel Grinder

Legislation Title:

\$52,000 - Wastewater Division Wet Well 2 Channel Grinder (Public Utilities)

Recommendation:

It is recommended that city council authorize an appropriation in the amount of \$52,000 for the purchase of a wastewater division wet well 2 channel grinder.

Discussion:

The Public Utilities Department Wastewater Division utilizes an Open Channel Grinder in its Preliminary Treatment Process. Debris including rags, paper products, sticks, hygiene products, etc. existing in untreated wastewater passes through the Open Channel Grinder where it is reduced in size to ½” in diameter. Grinding of the material is necessary to prevent damage to the facilities raw sewage pumps and to facilitate screenings removal.

Replacement of the Division’s Wet Well #2 Raw Influent Channel Grinder is necessary to upgrade equipment with more reliable and less maintenance intensive equipment. The current grinder has exceeded its useful life. Division staff researched several different types of grinding units and have chosen a grinding unit manufactured by Vogelsang. Division staff will install and preform start-up of the new grinding equipment.

Three (3) cost estimates are attached for review including an estimate from Vogelsang, for the Vogelsang unit, which is the lowest and best estimate.

Financial Impact:

An appropriation in the amount of \$52,000.00 is being requested for the purchase of a Wet Well #2 Raw Influent Channel Grinder. 2025 Funding for this project was included in the approved 2024-2028 Capital Improvement Program (CIP) under project number 5WW19, Replace Major Process Equipment. The funding source is the Sewer Surplus Fund (624).

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

1. 12927000_Vogelsang Scope
2. Fairfield Annihilator Muncher_NOV; Quote
3. Fairfield, ON (Fairfield WWTP Wet Well 2) - CMF3618-M2.0E Budget Quote

Scope

Provided By: Pelton Environmental Products
Kevin Frazier
8638 Cotter Street
Lewis Center, OH 43035
(440) 838-1221
kfrazier@peltonenv.com



VOGELSANG

Quote #: **129270 v.00**



Date: 08.21.2023
No. of Pages: 1
Valid To: 03.17.2025
Delivery Terms: PPA (PrePay and Adv)
Credit Terms: Net 30
Project Name: Fairfield, OH DM20
Replacement

Any item not specifically listed in the quotation will not be supplied by Vogelsang. Alex Maxwell at (330) 390-8051 or customersupport@vogelsangusa.com

Questions? Please contact

Line #	P/N#	Description	Qty
1.0	# 10.XR01054	VOGELSANG XRG136-840QD HCS; Raw Sewage 1% solids; 3,000gpm XRG136-840QD HCS XRipper5 HP Submersible EMOD Motor 460V, 9.8 mm Blade Width XRipperXRG136-840QD HCSGrinder Width: 30"Half-Shell / Pot Housing Material: SteelShaft Top: Parallel Shaft Geared Motor SK4282Ø 50 mm, ML-160Shaft Bottom: Shaft ShortRotor Blade Width: 9.8 mmRotor Material: SteelCartridge Stationary Ring Pairings: Steel - DuronitMaterial Wetted Parts: SteelCartridge O-Rings: NBRWetted O-Ring Set: NBRWear Plate Material: HVSSScrew Set Material: SteelDrain Hose: YesBuffer Chamber Enlargement: ClosedGear and Buffer Chamber Oil: Titan Gear MP90 Submersible Motor Output: 1x 5 HP XRipper, Rotating Screen Drum 1x .34 HPSpeed: 1800 min-1Manufacturer: EMODSeries: TMUSize: 160 MType of Construction: B5Voltage: 460 VStandard Frequency: 60 HzNumber of Poles: 4Thermal Class: FMode of Operation: S1In Constantly Either Emerged or Flooded OperationMaximum Coolant Temperature: 40°C / 104°FDegree of Protection: IP 68PTC: 2 x 155°C / 311°F Cable: 8m / 25ft	1
2.0	# Project Discount	Discount for TEFC motors instead of immersible Project Discount	1
3.0	# Project Charge	Adder for in-channel mount - 30" wide by 40" deep Project Charge	1
4.0	# USP.136HCS.460.PC	XRG Panel 5 HP 7.6 FLA460 V 3Ø without Neutral 5000 Amp, 508A, Polycarb1 Screen 0.33 hp @ 1 FLA	1

Total: \$49,850.00 plus Freight



To place an order address to "Sullivan Environmental Technologies, a DXP Company, 2146 Chamber Center Drive, Ft. Mitchell, KY 41017" and forward to this office for processing.

****All PO's must state End User name and address if different from shipping****

Customer:	Fairfield WWT - Jason Hunold/ Kevin Fields	Price Quote	<u>8/28/2023</u>
Phone/Fax:	513-858-7760		
Email:	kfields@fairfieldoh.gov		

Manufacturer: NOV/Moyno					
Item	Qty	Description	Unit Price	Ext. Price	Timing
1	2	4261000142 - CA215AJT7B2/528; SK42F Annihilator "Muncher" Grinder pump & 5 HP motor	\$47,531.00	\$95,062.00	16-18 weeks
2	2	4231715005 - CTLPNL,GDR,PLC; 5,460,3,60,FBR Gear reducer	\$6,777.00	\$13,554.00	16-18 weeks
		Freight/Shipping - TBD			
Sullivan Environmental Technologies, Inc.			Total: \$108,616.00		

Price quoted is F.O.B. Destination, freight PRE-PAY & ADD . Terms are NET 30 days. Price is firm for 30 days from date of this proposal, and EXCLUDES any applicable taxes. Credit Cards are NOT ACCEPTED.

CMF CHANNEL MONSTER FLEX BUDGET DESIGN INFORMATION

DATE: 9/25/2023

PROJECT: Fairfield, OH - Fairfield WWTP – Wet Well 2

TO: Henry P. Thompson Company - Tim Shaw

Thank you for choosing JWC's equipment. Enclosed you will find a specification and drawing based on the design parameters listed below. Please let us know if any of the information below changes.

Number of units: 1

Model: CMF3618-M2.0E

Flow: 8 MGD (1261.8m³/hr)

Channel width: 30 inches (762 mm)

Channel depth: 39 inches (990.6 mm)

Shipping Weight: 2595 lbs. (1177.1 kg)

17-4 PH Stainless Steel Cutters and spacers, 7 tooth on bottom half, 11 tooth on top half

5HP XPNV Immersible Grinder Motor with 40' power cable

1HP XPNV Immersible Solids Diverter Motor with 40' power cable

PC2222 Motor Controller in a NEMA 4X FRP Enclosure

Channel Frame, 304SS

BUDGET PRICE PER UNIT \$94,000

(shipping & handling and one startup service included)

*Unit is capable of processing 8 MGD with downstream water levels between 14"-28"

Not to be used for construction

Please contact JWC if you have any questions.



City Council Communication
Regular Meeting - January 27, 2025

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

Subject:

Water Treatment Plant South High Service Pumping: SCADA Upgrades

Legislation Title:

\$30,000 - Water Division SCADA Integration (Public Utilities)

Recommendation:

It is recommended that city council authorize an appropriation in the amount of \$30,000 for water division SCADA system improvements/integration.

Discussion:

Professional services are needed to upgrade the Water Treatment Plant's (WTP) Supervisory Control And Data Acquisition (SCADA) system. The existing SCADA system is outdated and replacement hardware / equipment is obsolete.

SCADA systems are utilized at the Public Utilities Department's Water and Wastewater Treatment Plants (WTP & WWTP) to enable Plant Operators to monitor and control processes from one central location. There are three main components for a SCADA system: Remote Terminal Units (RTU), Human Machine Interface (HMI), and Communications. RTU's are used for data acquisition and control actions at a specific site. HMI (computers) displays data collected from RTU's and integrated software is used for programming control actions. Communications is what is utilized to link the hardware and software. The SCADA system is a critical asset of the Department and is in need of updating.

The scope of this project will include Programmable Logic Controller (PLC) programming modifications to convert the existing South Pump Room PLC to Micrologix 1400 PLC, and SCADA system updates.

Technical services for the project will be performed by PCS Technologies LLC per the attached proposal.

Public Utility Department staff will construct and install hardware cabinets in-house and will assist with the integration of the new components.

Financial Impact:

An appropriation in the amount of \$30,000.00 is being requested to upgrade Water Treatment Plant SCADA components – South High Service. 2025 Funding for this project was included in

the approved 2024-2028 Capital Improvement Program (CIP) under project number 5WT18, SCADA Integration. The funding source is the Water Surplus Fund, 605.

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

1. FFWTP_SouthPump_PLC_Upgrade_010825

PROPOSAL

To:	Mr. Jeremy Hamel	Date:	January 8, 2025
	Fairfield Public Utilities 5021 Groh Lane Fairfield, OH 45014	Project:	Fairfield WTP – South Pump Room – PLC/SCADA Upgrade
		Document Reference:	Fairfield WTP_ BPS_ Automation_ DRAFT_3.5_PCS.docx Meeting Discussion 01-07-25 Water Distribution Network Diagram v1.0
		Addenda:	N/A
By:	Peter Constantinides	Quote:	QM-010825

Dear Mr. Hamel,

We are pleased to provide the following proposal for the programming and integration services listed below. This proposal includes PLC programming modifications to convert/replace existing South Pump Room SLC-5/04 PLC to Micrologix 1400, and Main Control PLC at WTP revisions. This proposal also includes SCADA system updates (FTView) at WTP. Additional programming will be added to North High Service Pump Station PLC to integrate both sets of HS Pumps for control of Winton Tank level.

This proposal is for services and includes a budget for PLC hardware to retrofit new PLC. Any additional hardware requirements will be evaluated after completion of hardware design.

Services Included:

The overall control strategy is to automate water distribution from Water Plant to each of the storage tank sites. The system is broken into three pressure zones, Central, Hunter/Mack and Seward Tank zones.

The following is a brief summary of control requirements.

The existing South Pump Room PLC (“CENTER Pump PLC”) program will be re-written in entirety. The existing PLC program will be used as basis of development for systems not affected by upgrade. The existing Washwater Pump, Washwater control valve, CW level transmitter and Power Monitoring will remain with existing CENTER Pump PLC.

The Central Zone includes Winton Road Elevated Tank (1.5 MG) which is filled by WTP North and South High Service Pumps. The South High Service and North High Service Room HS Pumps will be controlled based on Winton Tank Level and adjustable operator setpoints from SCADA screens. Additionally, operator selected alternation sequence will be used to determine operation order of pumps.

Pressure control will be used as backup control (in case of level sensor failure or sustained (>30 minute) communications loss with controlling tank. Pressure control will also limit pump speed to minimize sudden pressure changes.

NOTE: This requires addition of discharge pressure sensors at Plant Discharge (if none exists or if existing is unreliable). Clearwell level at the WTP will be monitored and interlock HS Pumps if level reaches a low alarm setpoint.

The following details tasks at each site that will be part of the automation strategy.

Services Included:

1. Wiring/installation diagrams for new SHS-PLC, South Pump Room PLC (AutoCad and PDF format).
2. Wiring/installation diagrams for any wiring changes/additions to Micrologix 1400 (AutoCad and PDF format) at respective site.
3. Programming and configuration of PLC logic to Micrologix 1400 PLCs at South Pump Room and Winton Tank RTU site.
4. Programming modifications to PLC logic at North Pump Room.
5. Developing custom PLC comm logic for Altivar VFD Modbus/TCP data messaging.
6. Communication modifications to allow direct communication from Winton Water Tank to North/South HS Pump Station to allow automated level/pressure control of pumps.
7. PLC communication logic additions for new data to/from all sites to WTP Main Control Panel.
8. HMI/SCADA modifications to reference new functionality.
9. Operator training (refresher).

Not Included:

Any items not specified by our scope of supply as defined by this quotation are not included; specifically, the following are excluded:

1. Hardware for additions other than retrofit to NP Room PLC panel.
2. New Clearwell Level transmitter.

Fee/Expenses:

Integration Services at (NTE Basis) – 104 hours @ \$200/hr.	\$ 20,800
PLC Hardware Allowance (includes shipping allowance)	\$ 9,159.07

Terms:

We trust this proposal will meet with your approval and look forward to working with you on this project. If there are any questions, please contact our office for clarification.

Sincerely,



Peter Constantinides
PCS Technologies LLC
(513) 868-8727
peterc@pcs-technologies.com



**City Council Communication
Regular Meeting - January 27, 2025**

Submitted by: Matt Young, Field Superintendent
Department: Public Utilities

Subject:

Purchase of Valve Boxes for 2025 Street Overlay

Legislation Title:

\$15,000 - Water Division - Valve Boxes (Public Utilities)

Recommendation:

It is recommended that City Council approve the purchase of water system valve boxes from Ferguson Water Works which provided the lowest and best bid.

Discussion:

This project is designed to replace existing water main valve boxes and covers that were installed when the City's Water Distribution System was originally constructed. Many of these boxes and covers are within City Roadways and need replced. To minimize disruption to the general public and traffic flows, valve boxes and covers will be replaced in a strategic fashiion in conjunction with the street overlay, and coordinated with the Public Works Department.

Financial Impact:

An appropriation in the amount of \$15,000.00 is being requested for the purchase of valve boxes and covers for the Water Division. 2025 funding is included in the approved 2024-2028 Capital Improvement Plan under project 5WT17 - Valve Boxes and Covers. The funding source is #605 - Water Surplus Fund.

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

1. 2025 Overlay Valve Box Quotes

Matt Young

From: kyle.plvan@ferguson.com
Sent: Monday, January 13, 2025 2:17 PM
To: Matt Young
Subject: FW: Email Bid# B569666

This email comes from outside the organization.

Do not click links or open attachments unless it is an email you expected to receive.

Matt
Please see updated quote with the added part on the last line item.
Thank you!
Kyle

From: Mark Plvan - 528 OHIO_WV_WATERWORKS <mark.plvan@ferguson.com>
Sent: Monday, January 13, 2025 2:10 PM
To: Kyle Plvan <kyle.plvan@ferguson.com>
Subject: Email Bid# B569666

Price Quotation # B569666

FEL-CINCINNATI, OH WW (F528)

11860 MOSTELLER ROAD
CINCINNATI, OH 45241-1525

Phone : 513-942-2525
Fax : 513-942-2533

Bid No.....: B569666
Bid Date....: 01/02/25
Quoted By: WHF
Customer.: CITY OF FAIRFIELD
5021 GROH LANE
FAIRFIELD, OH 45014

Cust Phone: 513-867-5300
Terms.....: NET 10TH PROX
Ship To.....: CITY OF FAIRFIELD
5021 GROH LANE
FAIRFIELD, OH 45014

Cust PO#...: QUOTE 1.2.25

Job Name.: 2025 OVERLAY VLV BX

Item	Description	Quantity	Net Price	UM	Total
E85507016	16 SC VLV BX TS DOM	80	81.902	EA	6552.16
E06800001	5-1/4 VLV BX LID WTR W/1-1/2 SKT	80	26.323	EA	2105.84
E85008010	1 VLV BX ADJ RSR DOM	40	29.596	EA	1183.84
E85008015	1-1/2 VLV BX ADJ RSR DOM	40	35.834	EA	1433.36
E85008020	2 VLV BX ADJ RSR DOM	40	40.500	EA	1620.00
E85008030	3 VLV BX ADJ RSR DOM	40	51.420	EA	2056.80
E85008040	4 VLV BX ADJ RSR DOM	40	62.317	EA	2492.68

E85008060	6 VLV BX ADJ RSR DOM	40	82.580	EA	3303.20
E85606018	14 VLV BX EXT SCRW TYPE #58	40	68.150	EA	2726.00

Subtotal: ~~\$23473.88~~ **\$11,384.00**
Inbound Freight: \$0.00
Tax: \$0.00
Order Total: ~~\$23473.88~~ **\$11,384.00**

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE/VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>. Govt Buyers: All items quoted are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.

HOW ARE WE DOING? WE WANT YOUR FEEDBACK!

Enter the following link to complete a survey about your bids:
<https://survey.medallia.com/?bidsorder&fc=528&on=15755>



Bid Proposal for 2025 ASPHALT OVERLAY PROGRAM (VALVE BOXES) - JW

CITY OF FAIRFIELD ST DEPT
Job Location: Fairfield, OH
Bid Date: 01/06/2025
Core & Main Bid #: 3939597

Core & Main
3165 Production Dr
Fairfield, OH 45014
Phone: 5139421395
Fax: 5139421396

Seq#	Qty	Description	Units	Price	Ext Price
10		SANITARY CASTINGS			
30	80	EJ 8550 16T VLV BOX SCREW TOP 16" TALL (#85507016)	EA	85.50	6,840.00
50	80	EJ 6800 SOLID VLV BX CVR WATER #06800001	EA	27.50	2,200.00
90	40	EJ 18" 8560 VALVE BOX EXT FOR 14" HEIGHT ADJUSTMENT	EA	69.50	2,780.00
120	0	EJ 8500H 5-1/4 1" VLV BX RISER	EA	30.50	0.00
130	0	EJ 8500H 5-1/4 1-1/2" VB RISER	EA	37.50	0.00
140	0	EJ 8500H 5-1/4 2" VLV BX RISER	EA	42.50	0.00
150	0	EJ 8500H 5-1/4 3" VLV BX RISER	EA	53.50	0.00
160	0	EJ 8500H 5-1/4 4" VLV BX RISER	EA	65.00	0.00
170	0	EJ 8500H 5-1/4 6" VLV BX RISER	EA	86.50	0.00
				SUBTOTAL	11,820.00
				Sub Total	11,820.00
				Tax	0.00
				Total	11,820.00

Branch Terms:

- Restocking fee applied for clean, undamaged, whole stocking materials returned to the branch by the customer (10%) or via Core & Main truck/s (15%)
- Dirty, weathered, and/or damaged materials in unsalable condition will not be credited. Materials missing components will not be credited. Core & Main will notify the customer that they have 30 days to pick up the material before it is scrapped by the branch.
- Credit for special order or non-stock items will be determined upon inspection/acceptance by the vendor. Any restock/reconditioning charges from the vendor will be passed along to customer. These charges may vary from 10% up to 50% or more. Freight charges will apply as well.
- No material will be credited after 6 months.

*Some restock scenarios are subject to review/negotiation. Please contact your local Core & Main branch or salesperson with any questions or concerns regarding our new restock policy.

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/TandC/>



**City Council Communication
Regular Meeting - January 27, 2025**

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

Subject:

Miscellaneous Traffic Signal Upgrades / Spare Parts

Legislation Title:

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

Recommendation:

It is recommended that City Council authorize an appropriation of \$25,000.00 from the Street Improvement Fund for miscellaneous traffic signal upgrades and spare parts.

Discussion:

This project is to complete small improvements that are beyond signal maintenance, but not large enough to necessarily be their own projects. Many of these smaller type projects are the result of maintenance observation and should be addressed as expediently as possible.

Work included in this item often includes purchase orders for TMS Engineers or other consultants to assist the City's Traffic Signal Technician in adjusting timing and other troubleshooting for the City's central traffic system.

This project is in the proposed Capital Improvements Program and is included in the 2025-2029 CIP as 5PW02. Staff will procure multiple quotes for larger projects and when it is in the City's best interests.

This work will be to make minor miscellaneous upgrades such as reconfiguring signs and signals in accordance with safety study recommendations. This project will also include the purchase of spare parts including traffic cameras, pre-emption microphones and pedestrian signal equipment.

With the City having a proprietary Central Traffic System, there is a uniformity of many of the items at the signal and in the traffic control cabinets. It is often more practical to buy and maintain just one type of equipment that is interchangeable City-wide.

Financial Impact:

\$25,000.00 from the Street Improvement Fund

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

None



**City Council Communication
Regular Meeting - January 27, 2025**

Submitted by: Matt Young, Field Superintendent
Department: Public Utilities

Subject:

Purchase of manhole castings for 2025 Street Overlay

Legislation Title:

\$39,848 - Water Division - Manhole Castings (Public Utilities)

Recommendation:

It is recommended that City Council approve the purchase of manhole castings from Core and Main, which provided the lowest and best bid.

Discussion:

This funding is being requested as part of an on-going infrastructure improvement effort in conjunction with the Public Works Department Street Overlay Project. Existing manholes castings and covers were installed when the original sanitary sewer system collections system was constructed and now need replaced. Staff requested quotes from Core and Main, Ferguson Water Works, and EJ Prescott, with Core and Main providing the lowest and best bid.

Financial Impact:

2025 funding for this project is included in the approved 2024-2028 Capital Improvement Program (CIP) under project number 5WW01 (Sanitary Sewer Rehabilitation.) The funding source is #623 - Sewer Replacement and Improvement Fund.

Emergency Provision:

No

Rule Suspension Requested:

No

ATTACHMENTS:

1. 2025 Overlay Manhole Castings



Bid Proposal for 2025 ASPHALT OVERLAY PROGRAM (CASTINGS) - JW

CITY OF FAIRFIELD ST DEPT
Job Location: Fairfield, OH
Bid Date: 01/06/2025
Core & Main Bid #: 3939588

Core & Main
3165 Production Dr
Fairfield, OH 45014
Phone: 5139421395
Fax: 5139421396

Seq#	Qty	Description	Units	Price	Ext Price
10		SANITARY CASTINGS			
30	110	EJ 1600Z1 FRAME	EA	205.25	22,577.50
40	110	EJ 1600-62 CVR SOLID SANITARY	EA	157.00	17,270.00
				SUBTOTAL	39,847.50
				Sub Total	39,847.50
				Tax	0.00
				Total	39,847.50

Branch Terms:

- Restocking fee applied for clean, undamaged, whole stocking materials returned to the branch by the customer (10%) or via Core & Main truck/s (15%)
- Dirty, weathered, and/or damaged materials in unsalable condition will not be credited. Materials missing components will not be credited. Core & Main will notify the customer that they have 30 days to pick up the material before it is scrapped by the branch.
- Credit for special order or non-stock items will be determined upon inspection/acceptance by the vendor. Any restock/reconditioning charges from the vendor will be passed along to customer. These charges may vary from 10% up to 50% or more. Freight charges will apply as well.
- No material will be credited after 6 months.

*Some restock scenarios are subject to review/negotiation. Please contact your local Core & Main branch or salesperson with any questions or concerns regarding our new restock policy.

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/TandC/>

Matt Young

From: mark.plvan@ferguson.com
Sent: Thursday, January 2, 2025 6:01 PM
To: kyle.plvan@ferguson.com
Subject: Email Bid# B569665

Price Quotation # B569665

FEL-CINNATI, OH WW (F528)

11860 MOSTELLER ROAD
CINNATI, OH 45241-1525

Phone : 513-942-2525
Fax : 513-942-2533

Bid No.....: B569665
Bid Date...: 01/02/25
Quoted By: WHF
Customer.: CITY OF FAIRFIELD
5021 GROH LANE
FAIRFIELD, OH 45014

Cust Phone: 513-867-5300
Terms.....: NET 10TH PROX
Ship To.....: CITY OF FAIRFIELD
5021 GROH LANE
FAIRFIELD, OH 45014

Cust PO#...: QUOTE 1.2.25

Job Name.: 2025 OVERLAY CASTING

Item	Description	Quantity	Net Price	UM	Total
SP-E00160016	1600Z2 7-1/4 TALL FRM	110	206.381	EA	22701.91
E00160062	SAN SWR M/HOLE CVR	110	157.852	EA	17363.72

Subtotal: \$40065.63
Inbound Freight: \$0.00
Tax: \$0.00
Order Total: \$40065.63

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE/VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>. Govt Buyers: All items quoted are

BID FOR CITY OF FAIRFIELD

Date: 01/14/2025

Bid #5554569 Information



EJP Number	Product	Unit of Measure	Quantity	Unit Price	Extended Price
DANGEROUS HAZARDS ARE FOUND.					
Non Stock Item	1600Z2 7-1/4" FRM, BLACK COATED	EA	110	\$ 211.99	\$ 23,318.90
Non Stock Item	1600A SLD CVR, SANI, FAIRFIELD	EA	110	\$ 162.14	\$ 17,835.40
SUBTOTAL					\$ 41,154.30
TOTAL					\$ 41,154.30