

MINUTES

COUNCIL-MANAGER BRIEFING

February 25, 2013

Mayor D'Epifanio called the Council-Manager Briefing to order at 6:00 p.m. at the Fairfield Municipal Building, 5350 Pleasant Avenue. The following Councilmembers were present: Adam Jones, Mike Oler, Terry Senger, Jeff Holtegel, and Debbie Pennington. Councilmember Senger, seconded by Councilmember Holtegel, moved to excuse Councilmembers Abbott and Meyers. Motion carried 5-0. Staff present: Alisha Wilson, Arthur Pizzano, John Clemmons, Mark Wendling, Carol Mayhall, Tim Bachman, Dave Crouch, Greg Kathman, Mark Parker and Jason Hunold.

City Manager Pizzano opened the meeting and introduced Development Services Director Tim Bachman and Public Utilities Director Dave Crouch. The topics for discussion were Property Maintenance and Economic Development Activities, and an update on the water lines on Pleasant Avenue.

Property Maintenance and Economic Development Activities

Mr. Bachman opened his portion of the meeting with building permit valuation over the past five years. In 2008, permit valuation was at its highest. There was a sharp decline in 2009 and it has been steadily increasing since then. 2012 had the highest permit valuation since 2009. Property maintenance inspections have also risen, with violations decreasing, since 2009. He also reviewed foreclosure statistics; Fairfield has a lower ratio of homes in foreclosure, with 1 in 497 homes, than Ohio as a state, with 1 in 473 homes, or even Butler County, with 1 in 407 homes. In order to keep control of property maintenance in the city, a Vacant Properties Hotline has been created and highly publicized. In 2012, there were 144 calls to the hotline, which was a 70 call increase from 2011. He explained the NEAT program, Neighborhood Enhancement Action Team, which was created to be a pro-active measure for property maintenance. The city is divided into four groups of addresses and one group is inspected from the sidewalk each year. Homeowners are sent notices of property maintenance issues that need to be addressed before they become a serious problem.

Mr. Bachman noted that with the funding cuts that the city has had to endure over the past few years, they have done their best to maintain property inspection levels, with less staff taking on additional duties. Each of the inspectors has taken on at least one additional type of inspection from what they were originally hired to do, and they have completed more inspections than they previously did.

Mr. Bachman noted that 2012 was the strongest year since the recession started in 2008, in terms of economic development. Several large industrial projects as well as small retail projects were started and large employers had a stable year. Some of the highlights of industrial activity are the Koch Foods expansion project which is underway again, the Western States Machine Company relocation, Rolled Alloys, Inc. construction, Honeymoon Paper Products relocation and the Mercy Health Fairfield Hospital expansion. Fisher Part has also undergone some redevelopment to improve the site for potential new tenants.

Pleasant Avenue Water Line

Mr. Crouch stated that the problems with the water main on Pleasant Avenue started early last year. The location is across from Rolling Hills Baptist Church. There has been a concentrated area of main breaks there. The water line is now under the road, which was not the original intent. The weight of the traffic load on the shallow pipe has caused several issues. He stated that Public Utilities would like to install a parallel water line next to the road and completely abandon the one that is under the road. The cost is extremely high, so the project has been split into several phases in order to break up the cost and make it more manageable. Phase one is approximately 2,200 feet that needs to be replaced, which will cost approximately \$468,000. There was a discussion of how to accomplish Phase 1 of this project, which is anticipated to begin in late 2014 or early 2015.

Mr. Crouch introduced the new Wastewater Superintendent Jason Hunold.

Adjournment

Council/Manager Briefing adjourned at 6:55 p.m.

Respectfully Submitted,

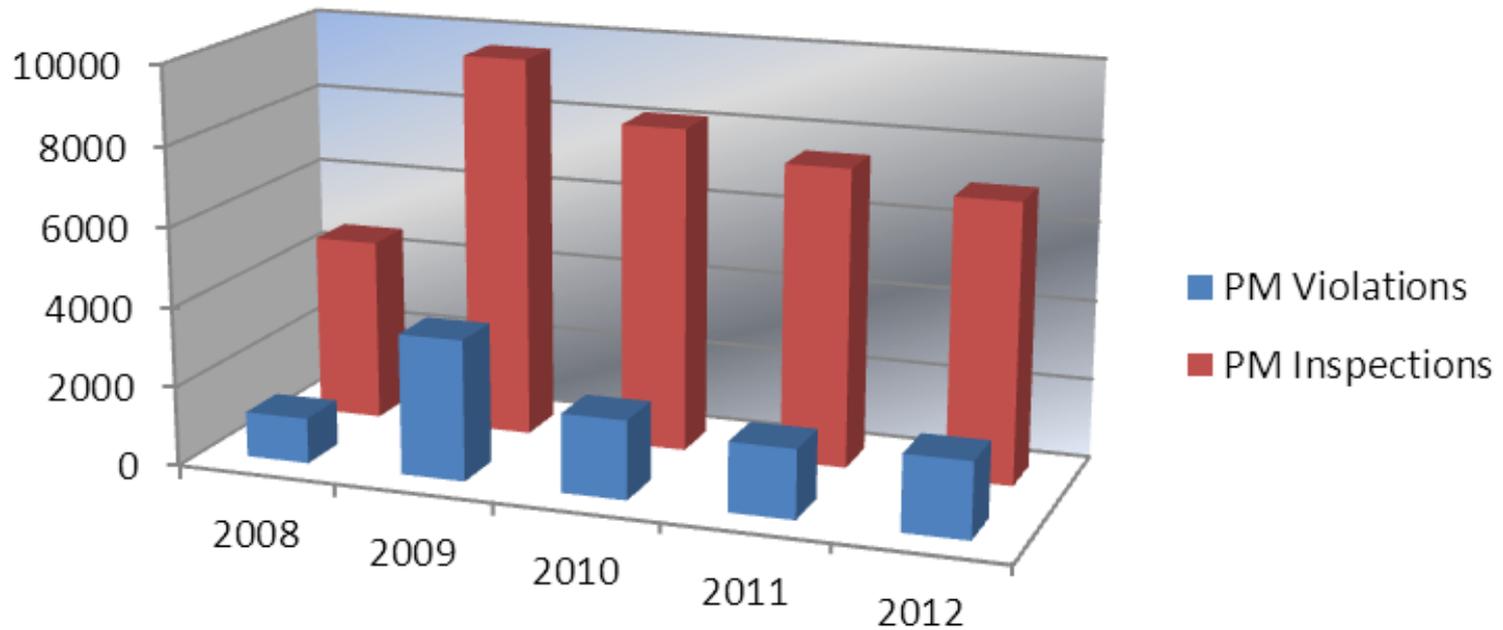
Alisha Wilson
Clerk of Council

Property Maintenance, Economic Development Activities

February 25, 2013



Recap Property Maintenance



Current Foreclosure Status

Foreclosures

- 2009
 - 168 Cases were opened.
 - 46 of those are still active.
- 2010
 - 195 Cases were opened.
 - 169 of those are still active.
- 2011
 - 159 Cases were opened.
 - 110 of those still active.
- 2012
 - 141 cases were opened.
 - 117 of those still active.

Note: Homes in bank possession are carried as still active.

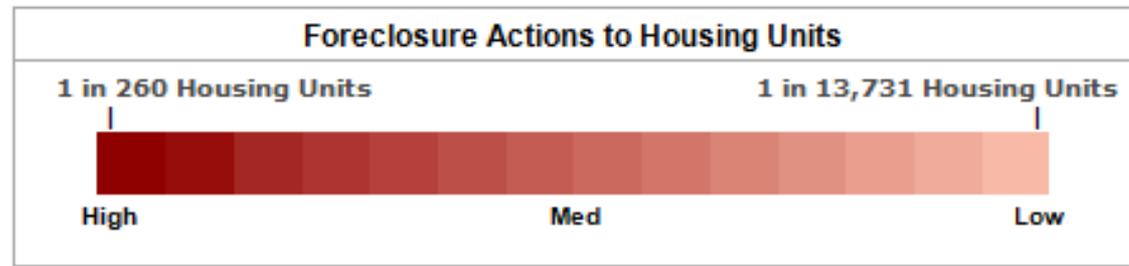
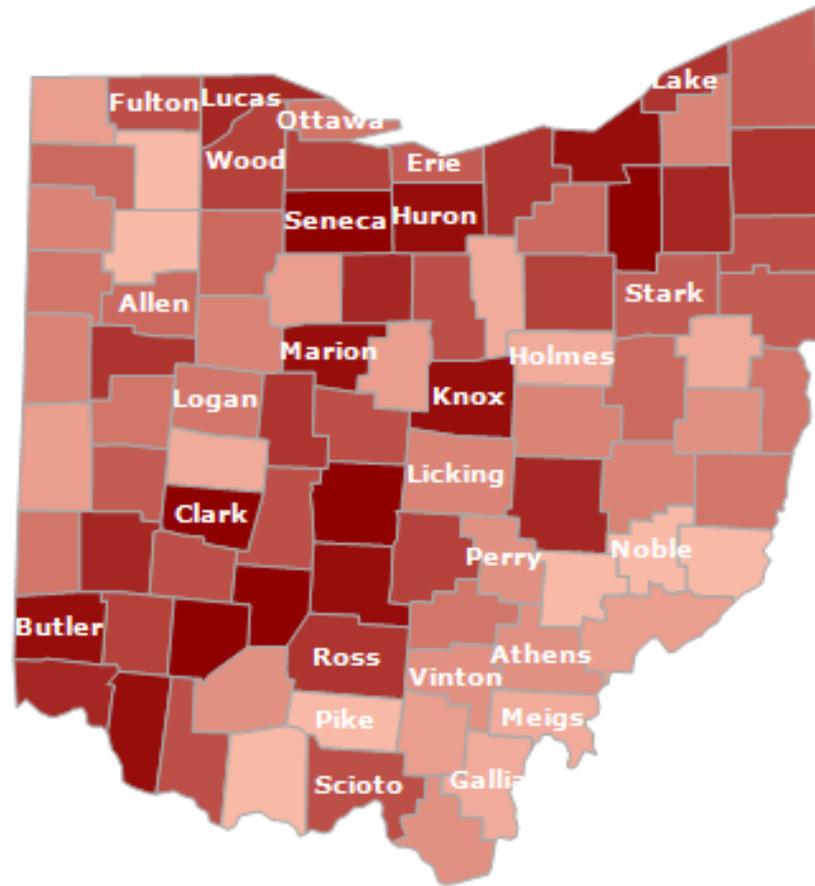
Foreclosure Heat Map

December 2012

Source: Realtytrac

Local Foreclosure Issues

- Ohio - 1 in every 473 homes.
- Butler County - 1 in every 407 homes.
- Fairfield - 1 in every 497 homes.



Vacant Properties Hot line 867-5321

Publicize PM

Hot line - 144 calls in 2012

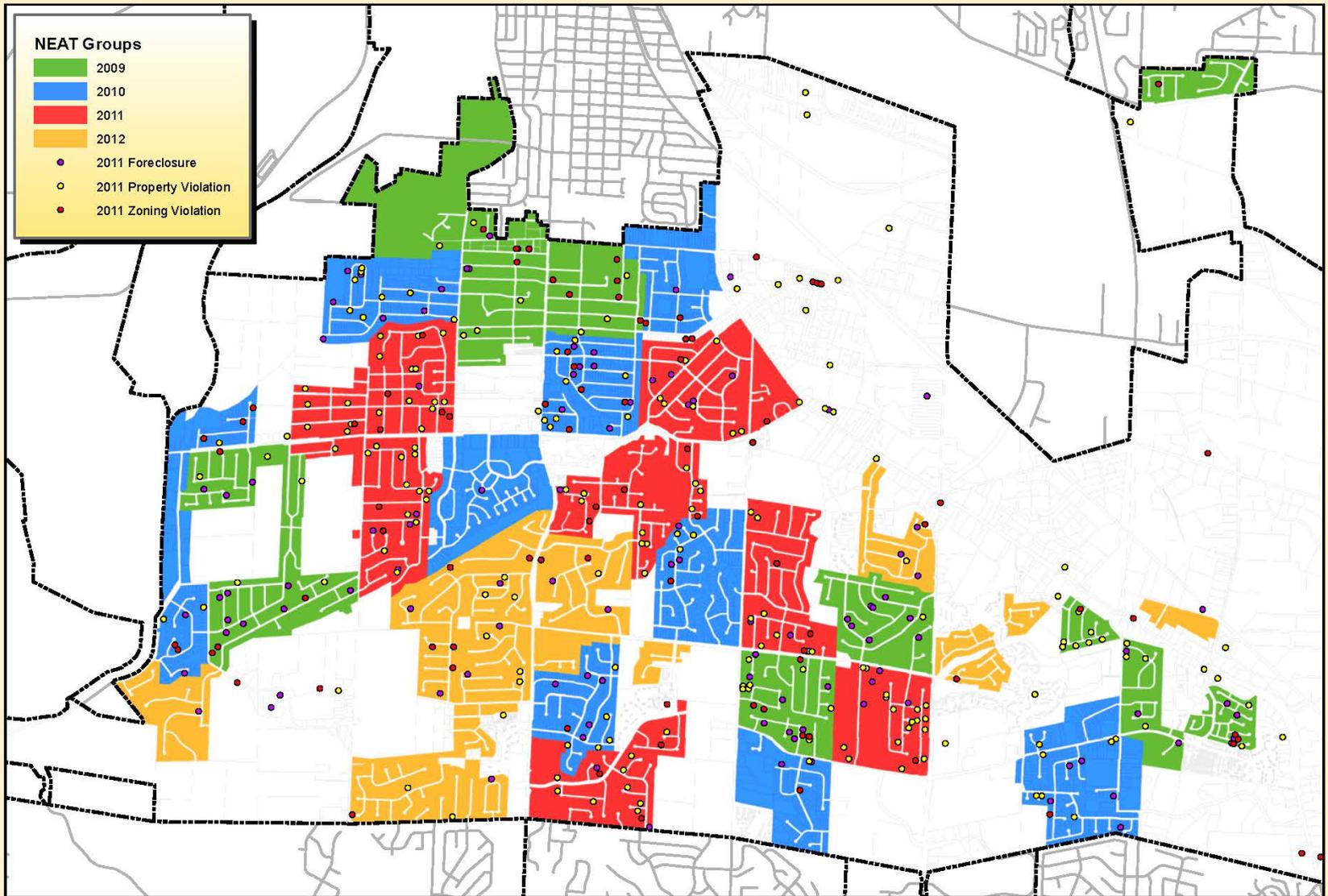
70 call increase from 2011



The logo for Fairfield Neighborhood Enhancement Action Team (NEAT) features the word "Fairfield" in a green, cursive font. A paintbrush with a green tip is positioned above the letter "i". Below "Fairfield", the words "Neighborhood Enhancement Action Team" are written in a black, serif font, and "(NEAT)" is written in a black, bold, sans-serif font below that.

Fairfield
Neighborhood Enhancement Action Team
(NEAT)

- NEAT 2010
 - 2688 Addresses Inspected 10.9% Violation
- NEAT 2011
 - 2600 Addresses Inspected 6.1% Violation
- NEAT 2012
 - 1974 Addresses Inspected 5.5% Violation
 - Completion of 4 year Goal
- NEAT 2013
 - 2400 Proposed Addresses
 - Involvement with Public Works and Police.



NEAT Groups

Vacant Structures

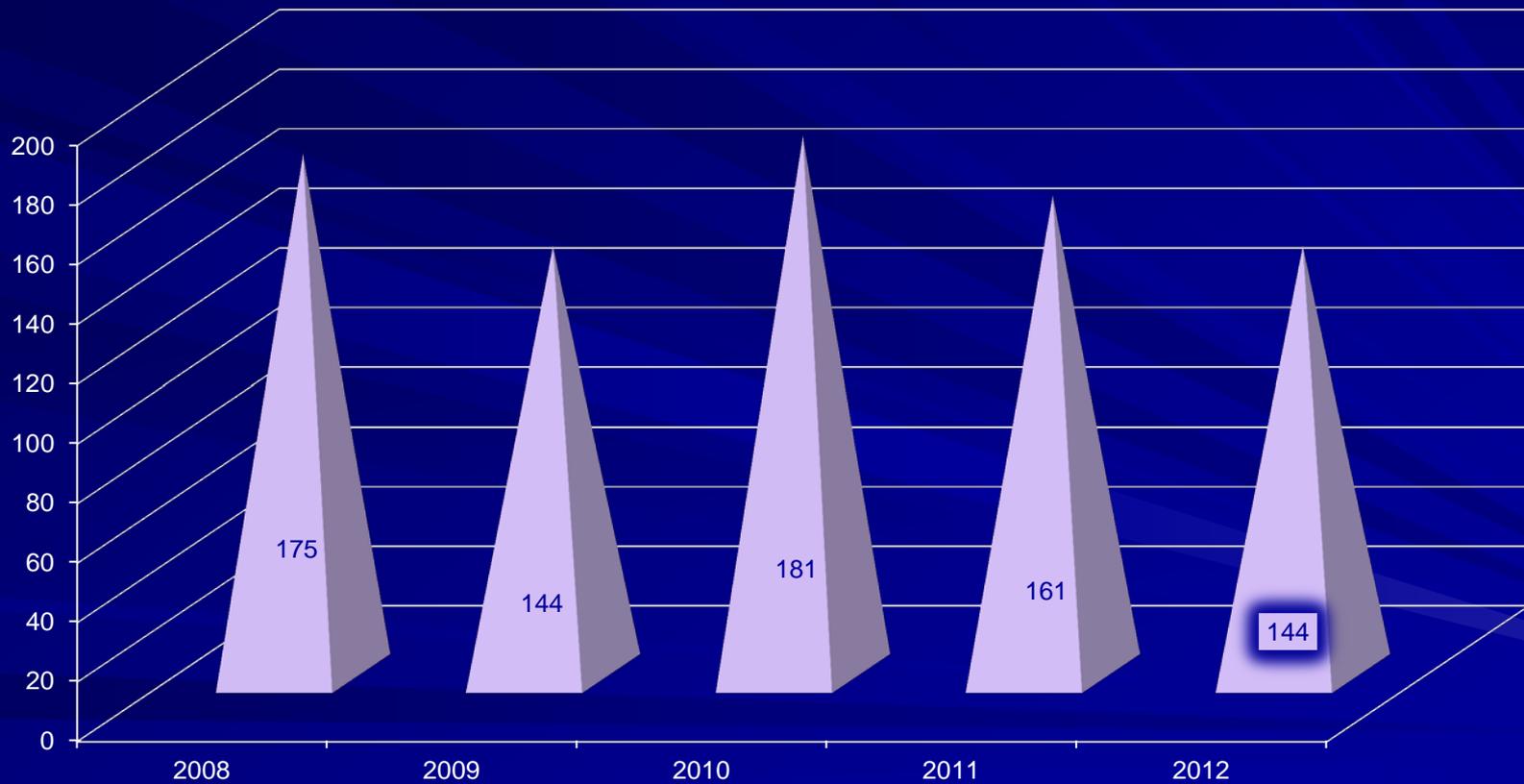
2008	2009	2010	2011	2012
25	3	3	1	0
75 new	12	4	4	2
100 Total	58 new	24	6	4
	73 Total	58 new	27	6
		89 Total	66 new	25
			104 Total	65 new
				102 toatal

MULTI-FAMILY INSPECTIONS

	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>
<i>Inspections</i>	<i>1570</i>	<i>534</i>	<i>1642</i>	<i>1573</i>
<i>Violations</i>	<i>1585</i>	<i>196</i>	<i>543</i>	<i>411</i>
<i>Court cases</i>	<i>2</i>	<i>3</i>	<i>22</i>	<i>5</i>

Court Activity (system days)

Days in court



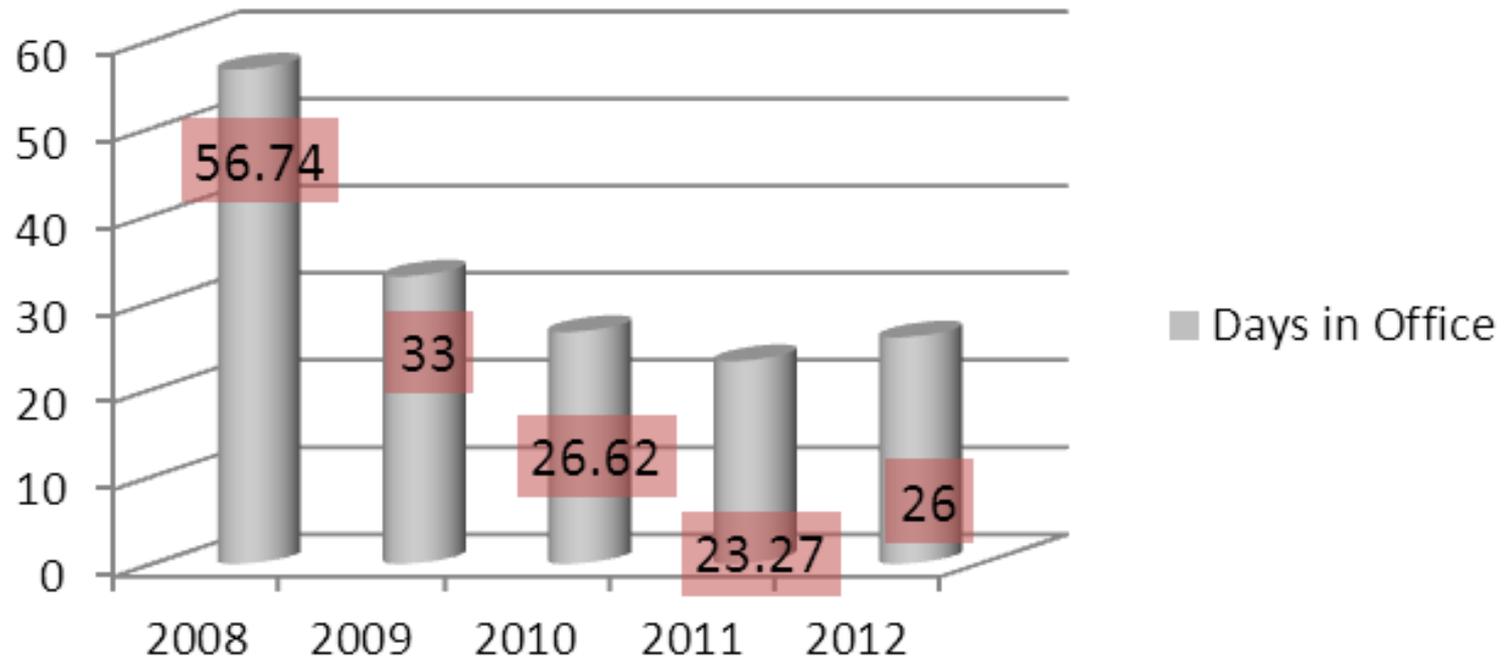
State of Inspection Personnel

Duty split

- Dave Hensley – Gas Piping, Fire Alarm and Res. HVAC
-- Electrical
- Mike Piatt -- Commercial bldg, All Sprinkler, Comm.
HVAC – All Building
 - In 2012 two inspectors performed 2904 inspections.
Over 239 more than in 2011.
- Mark Parker – 1974 NEAT Inspections – All Site
Review/Inspections

Case Management

Days in Office



2013 Work Plan

- Inspect 2400 homes through the NEAT program.
- Keep Days per Case average between 25 and 20 days.
- Continue proactive multi-family inspections/Condos.
- Benchmark inspectors time and quality of inspections.
- Review Building Permit fee information with Council.

Economic Development Overview

Overview

- 2012 was strongest year since recession started in 2008
- Several large industrial projects
- Numerous small retail projects
- Stable year for large employers



Industrial Activity

Koch Foods Expansion

- 185,000 s.f. expansion to Port Union facility
- \$8.5 million investment
- 390 new jobs, 700 retained jobs



Industrial Activity

Western States Machine Co.

- New 76,000 s.f. facility on Commerce Center Dr.
- \$6,500,000 investment
- 91 new and relocated jobs



Industrial Activity

Rolled Alloys, Inc.

- New 65,000 s.f. facility on Thunderbird Dr.
- \$3,500,000 investment
- 34 new and relocated jobs



Industrial Activity

Honeymoon Paper Products

- Purchased former Pella facility on Route 4
- Outgrew former leased space in West Chester
- \$11.6 million investment
- 59 new and relocated jobs



OCS IntelliTrak

- Purchased former Deveroes warehouse on Seward Rd.
- Outgrew former space in Forest Park
- 15 relocated jobs



Retail Activity

- **Town Center** – Hot Head Burritos, Family Dollar, Fairfield Pharmacy



- **Route 4** – Kobe Japanese, Jet's Pizza, GameStop, Menchie's Frozen Yogurt, Big Lots



- **Notable Closings** – Fairfield Ford, Fashion Bug

Mercy Hospital

Mercy Health Fairfield Hospital

- Completed \$3,000,000 build out of 5th floor
- 29 new private patient rooms



Redevelopment

Fisher Park Site Clearance

- Demolition and remediation of out buildings on north side of property
- Removal of asbestos and other materials
- City assisted project with a \$230,000 CDBG grant
- Removed blight and opened 20 acres for new industrial development



Questions/Comments