

MINUTES  
REGULAR MEETING OF COUNCIL  
APRIL 13, 2015

**Call to Order**

Vice Mayor Debbie Pennington called the Regular Meeting of Council to order at 7:00 PM at the Fairfield Municipal Building, 5350 Pleasant Avenue.

**Prayer/Pledge of Allegiance**

Councilmember Jones led in prayer and Pledge of Allegiance.

**Roll Call**

Clerk Wilson called the roll of Council. Present members were Councilmember Adam Jones, Councilmember Marty Judd, Councilmember Debbie Pennington, Councilmember Terry Senger, Councilmember Chad Oberson, Councilmember Mike Snyder, and Councilmember Bill Woeste.

Councilmember Jones, seconded by Councilmember Snyder, moved to excuse Mayor Miller. Motion carried 7-0.

**Agenda Modifications**

**Executive Session Requests**

Councilmember Judd, seconded by Councilmember Woeste, moved for Executive Session to discuss imminent litigation. Motion carried 7-0.

**Special Presentations and Citizen Comments**

Councilmember Mike Snyder presented three (3) proclamations:

- Arbor Day Proclamation
- Lupus Awareness Month Proclamation
- National Association of Letter Carriers Food Drive Day Proclamation

Ray McDaniel, 249 Palm Springs, addressed Council and spoke highly of City Manager Pizzano and all of the great things he has done for the City of Fairfield. Mr. McDaniel expressed his gratitude and stated that the city would greatly miss Mr. Pizzano when he retires.

**Public Hearing(s)**

**Joint Public Hearing - The Cove at Village Green**

Vice Mayor Pennington opened the public hearing at 7:15 PM. Clerk Wilson called the roll of Council. All present. Clerk Wilson called the roll of Planning Commission. Commissioners Hasselbeck, Hassler, Lepsky, Myron and Heisler present. Councilmember Snyder, seconded by Councilmember Judd, moved to excuse Commissioner D'Epifanio. Motion carried 7-0. Clerk Wilson read the meeting notice. Development Services Director Tim Bachman outlined the proposed project for Council and showed a picture of the lot as it is now, as well as a site plan with the eight landminium units. There is a front entry garage and side entry garage concept to choose from. He detailed the schedule of meetings and readings for the ordinance, subject to Planning Commission recommendation. When he finished his presentation, he opened the floor for comments and questions. Patrick Murton from the development team addressed council and noted that the units will be priced just under \$200,000 to start out and it will be a full-maintenance community. The master suite will be on the first floor and there is room for

upgrade, as well. The development team is working with the city to look at options for reducing curb cuts. Councilmember Senger asked if the development will be subject to current Village Green restrictions and the answer was yes, it will be, in addition to a full-maintenance community under the HOA. Councilmember Oberson asked if there was a full wrap of brick and the answer was yes. Councilmember Pennington asked if there were basements and first-floor laundry and the answer was yes. Kathy Bocino, 4798 Circle Drive, asked if the association would ever include the homeowners around the development and the answer was no. She also asked about parking on the street and Mr. Swartz, 535 Bibary, explained that is determined by the city, that the garages and driveways will hold two (2) cars. She also asked if there would be any percentage for rental and Mr. Swartz stated that the units are being built for purchase and he will not be managing them. She also asked about the layout of the units on the lot and why some are closer than others; he said that was the layout they were able to come up with. Melody Adams, 4990 Schibly Court, asked if there would be a timeframe for the construction because she does not want it to go on and on and Mr. Bachman answered that there is no restriction. Russ Thompson, 4795 Circle Drive, asked what kind of timeframe is expected and Mr. Swartz answered that he is hopeful that it will be well underway by the end of the year, but depends on when he gets buyers.

### **Mayor/Council Reports**

Councilmember Jones reported that Greater Cincinnati Crimestoppers held a fundraising Shred-It event with Furniture Fair over the weekend and Fairfield Police Department participated by sponsoring a drug take-back event. The event at all four Furniture Fair locations raised over \$10,000 for Crimestoppers.

Councilmember Judd reported that the Pleasant Avenue Water Project is on-time and on-budget and the new generator is in place and fully functional.

Councilmember Senger congratulated Clerk Wilson on her 5-year service award.

Councilmember Oberson reported that curb replacement is taking place on Sigmon Way.

Councilmember Snyder reported that kindergarten registration is underway. He also reported that the High School will present "Mary Poppins" on April 23-26.

Councilmember Woeste invited everyone to attend the Planning Commission on April 22.

Councilmember Pennington announced that Duke Energy will celebrate Earth Day on April 22 at 10 AM at Huffman Park with a ceremonial tree planting and free t-shirts.

### **Approval of Minutes**

Regular Meeting Minutes of March 23, 2015

- The Regular Meeting Minutes of March 23, 2015 were approved as written

### **OLD BUSINESS**

#### **DEVELOPMENT SERVICES COMMITTEE**

**Bill Woeste, Chairman; Adam Jones, Vice Chairman, Mike Snyder, Member**

Ordinance to authorize the City Manager to enter into an encroachment agreement with RTFD, LLC dba

Skyline to temporarily use a portion of an existing surplus right-of-way for a parking lot and dumpster location.

Legislative Action: Councilmember Woeste presented the second reading of this ordinance.

Ordinance amending ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1141.02, the City of Fairfield, Ohio, Zoning Map by approving the amended concept plan for the Village Green Planned Unit Development and the Final Development Plan for The Cove at Village Green Planned Unit Development.

Legislative Action: The second reading of this ordinance was held pending Planning Commission recommendation.

#### **PUBLIC WORKS COMMITTEE**

**Chad Oberson, Chairman; Mike Snyder, Vice Chairman, Bill Woeste, Member**

Ordinance to enter into a contract with Precision Concrete Cutting for the 2015 Sidewalk Repair Program.

Legislative Action: Councilmember Oberson presented the second reading of this ordinance.

#### **NEW BUSINESS**

#### **PUBLIC SAFETY COMMITTEE**

**Adam Jones, Chairman; Marty Judd, Vice Chairman, Terry Senger, Member**

Simple Motion: Motion to approve liquor permit application in the name of Sabor Peruano, Inc. dba Sabor Peruano Restaurant, 7245 Dixie Highway, Fairfield, OH 45014. (Permit Classes: D1, D2 & D3)

Councilmember Jones, seconded by Councilmember Snyder, moved to approve a liquor permit application in the name of Sabor Peruano, Inc. dba Sabor Peruano Restaurant. Motion carried 7-0. SIMPLE MOTION NO. 2-15. APPROVE 7-0.

Ordinance to authorize the City Manager to enter into an agreement with Priority Dispatch of Salt Lake City, Utah for software, quality control support, and 24 hours of training for dispatchers and declaring an emergency.

Councilmember Adam Jones, seconded by Councilmember Marty Judd moved to read the following ordinance by title only. Motion Carried 7-0.

Background: City Manager Pizzano recommended an agreement with Priority Dispatch of Salt Lake City, Utah for software and training for dispatchers. Legislative Action: Councilmember Jones presented the first reading of this ordinance.

Councilmember Adam Jones, seconded by Councilmember Marty Judd moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Adam Jones,

seconded by Councilmember Marty Judd moved to adopt . Motion Carried 7-0. ORDINANCE NO. 27-15. APPROVED 7-0.

#### **PUBLIC WORKS COMMITTEE**

**Chad Oberson, Chairman; Mike Snyder, Vice Chairman, Bill Woeste, Member**

Councilmember Chad Oberson, seconded by Councilmember Mike Snyder moved to read one (1) resolution and two (2) ordinances by title only. Motion Carried 7-0.

Resolution authorizing participation in Ohio Department of Transportation (ODOT) Cooperative Purchasing Program and declaring an emergency.

Background: City Manager Pizzano recommended a resolution authorizing participation in the ODOT cooperative purchasing program. This resolution is done every couple of years, per ODOT requirements, and allows the city to purchase equipment on state contract pricing, if that is less than the city is able to obtain on their own. Legislative Action: Councilmember Oberson presented the first reading of this ordinance.

Councilmember Chad Oberson, seconded by Councilmember Adam Jones moved to suspend the rules requiring three (3) readings of this resolution. Motion Carried 7-0. Councilmember Chad Oberson, seconded by Councilmember Adam Jones moved to adopt . Motion Carried 7-0. RESOLUTION NO. 2-15. APPROVED 7-0.

Ordinance to authorize the City Manager to enter into a contract with Scherzinger Drilling of Miamitown for the 2015 Burns Road Stabilization Repair Project and declaring an emergency.

Background: City Manager Pizzano recommended a contract with Scherzinger Drilling of Miamitown for the 2015 Burns Road Stabilization Repair Project. City inspection has shown that Burns Road is starting to slip away and presents a safety hazard for residents, city employees and emergency responders. Legislative Action: Councilmember Oberson presented the first reading of this ordinance.

Councilmember Chad Oberson, seconded by Councilmember Terry Senger moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Chad Oberson, seconded by Councilmember Terry Senger moved to adopt . Motion Carried 7-0. ORDINANCE NO. 28-15. APPROVED 7-0.

Ordinance to authorize the City Manager to enter into a contract with Fuller Ford, Inc. for the purchase of four (4) vehicles for Police, Court and Public Works Departments and declaring an emergency.

Background: City Manager Pizzano recommended a contract with Fuller Ford, Inc. for the purchase of vehicles for Police, Court and Public Works. These vehicle will be purchased at a price lower than what could be obtained on state contract. Legislative Action: Councilmember Oberson presented the first reading of this ordinance.

Councilmember Chad Oberson, seconded by Councilmember Terry Senger moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Chad Oberson,

seconded by Councilmember Terry Senger moved to adopt . Motion Carried 7-0. ORDINANCE NO. 29-15. APPROVED 7-0.

#### **FINANCE & BUDGET COMMITTEE**

**Terry Senger, Chairman; Debbie Pennington, Vice Chairman, Chad Oberson, Member**

Councilmember Terry Senger, seconded by Councilmember Mike Snyder moved to read the following four (4) ordinances and one (1) resolution by title only. Motion Carried 7-0.

Ordinance establishing salaries for certain exempt and salaried employees of the City of Fairfield, Ohio, to repeal Ordinance No. 32-14 and all amendments thereto and declaring an emergency.

Background: City Manager Pizzano recommended an ordinance establishing salaries for exempt and salaried employees. This ordinance mirrors the salary ordinances previously approved for hourly and court employees. Legislative Action: Councilmember Senger presented the first reading of this ordinance.

Councilmember Terry Senger, seconded by Councilmember Adam Jones moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Terry Senger, seconded by Councilmember Chad Oberson moved to adopt . Motion Carried 7-0. ORDINANCE NO. 30-15. APPROVED 7-0.

Ordinance to amend Ordinance No. 109-14 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, 2015, and ending December 31, 2015."

Background: City Manager Pizzano recommended an ordinance to reconcile accounts. Legislative Action: Councilmember Senger presented the first reading of this ordinance.

Councilmember Terry Senger, seconded by Councilmember Adam Jones moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Terry Senger, seconded by Councilmember Chad Oberson moved to adopt. Motion Carried 7-0. ORDINANCE NO. 31-15. APPROVED 7-0.

Resolution to approve 2015-2019 Capital Improvement Program (CIP) Budget.

Background: City Manager Pizzano recommended a resolution to approve the CIP Budget, as presented to Council at the March 23, 2015 Council-Manager Briefing. Legislative Action: Councilmember Senger presented the first reading of this resolution.

Councilmember Terry Senger, seconded by Councilmember Chad Oberson moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Terry Senger, seconded by Councilmember Mike Snyder moved to adopt . Motion Carried 7-0. RESOLUTION NO. 3-15. APPROVED 7-0.

Ordinance to amend Ordinance No. 109-14 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, 2015, and ending December 31, 2015."

Background: City Manager Pizzano recommended the following contractual appropriations: \$50,545 for Emergency Medical Dispatcher Program; \$75,513 for funding of third year of three-year contract with T.R. Gear Landscaping; \$70,000 for 2015 Burns Road Stabilization Repair Project; \$116,238 for purchase of vehicles for Police, Court and Public Works Departments. Legislative Action: Councilmember Senger presented the first reading of this ordinance.

Councilmember Terry Senger, seconded by Councilmember Mike Snyder moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Terry Senger, seconded by Councilmember Mike Snyder moved to adopt. Motion Carried 7-0. ORDINANCE NO. 32-15. APPROVED 7-0.

Ordinance to amend Ordinance No. 109-14 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, 2015, and ending December 31, 2015."

Background: City Manager Pizzano recommended the following non-contractual appropriations: \$17,000 for hardware maintenance agreement with CDW-G; \$44,850 for 2015 Parking Lot Maintenance Program; \$49,916 for purchase of Chevrolet Tahoe 4x4 for Fire Department; \$26,026 for purchase of 2015 Chevrolet Equinox for Sewer Division; \$17,000 for purchase of chemicals to remove roots from public sewer mains; \$6,000 for replacement of Thickened Sludge Flow Meter and Aeration System Flow Meter; \$10,000 for purchase of replacement manhole castings. Legislative Action: Councilmember Senger presented the first reading of this ordinance.

Councilmember Terry Senger, seconded by Councilmember Mike Snyder moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Terry Senger, seconded by Councilmember Mike Snyder moved to adopt. Motion Carried 7-0. ORDINANCE NO. 33-15. APPROVED 7-0.

### **Meeting Schedule**

Clerk Wilson read the following meeting schedule:

- Monday, April 27 Regular Meeting, 7:00 p.m.
- Monday, May 11 Regular Meeting, 7:00 p.m.
- Tuesday, May 26 Regular Meeting, 7:00 p.m.

### **Executive Session of Council (if needed)**

The meeting adjourned to Executive Session at 8:00 PM.

### **Adjournment**

The Regular Meeting adjourned at 8:45 PM.

ATTEST:

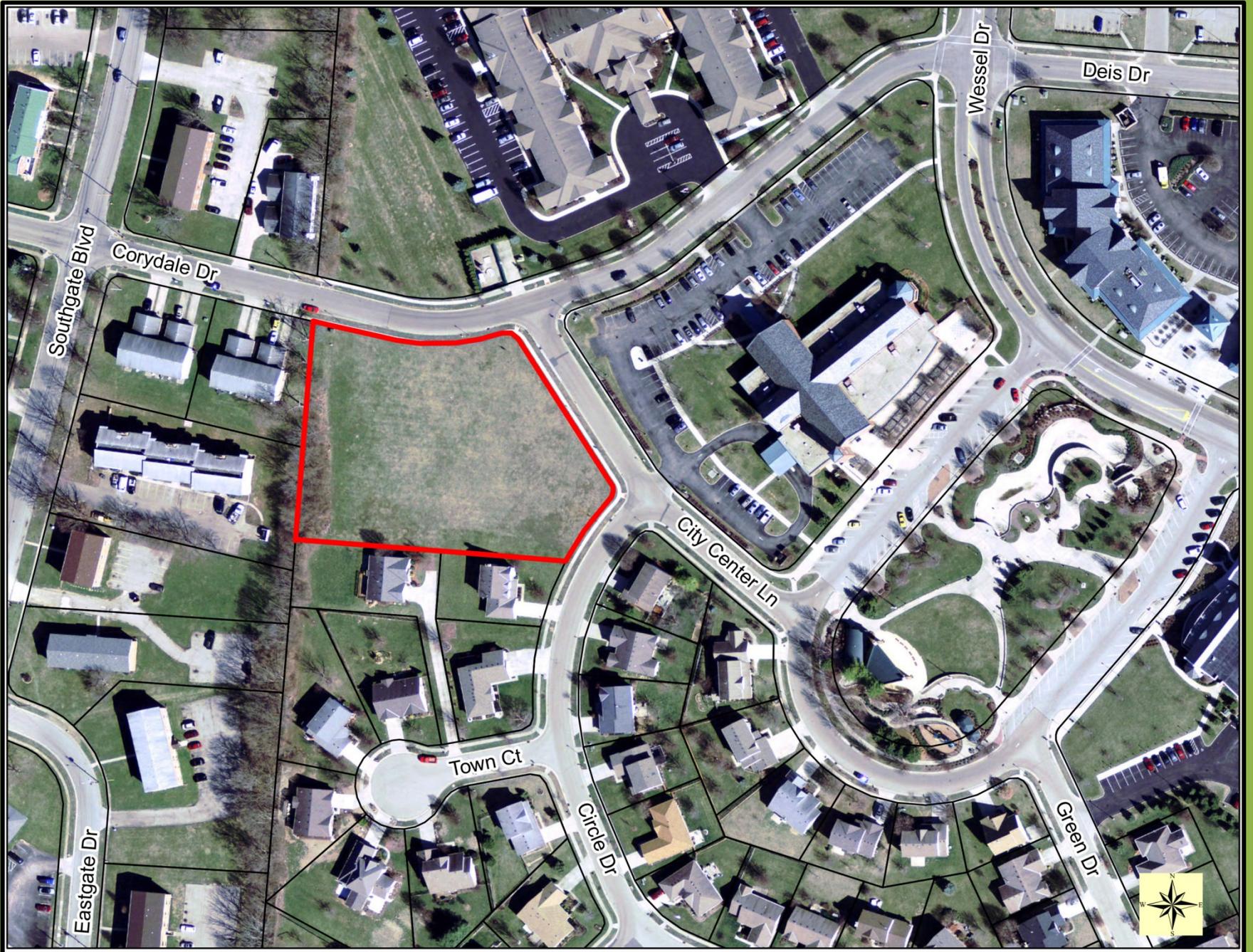
\_\_\_\_\_  
Clerk of Council  
Date Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

# PUBLIC HEARING

April 13, 2015

The Cove at Village Green



Southgate Blvd

Corydale Dr

Wessel Dr

Deis Dr

City Center Ln

Town Ct

Circle Dr

Green Dr

Eastgate Dr

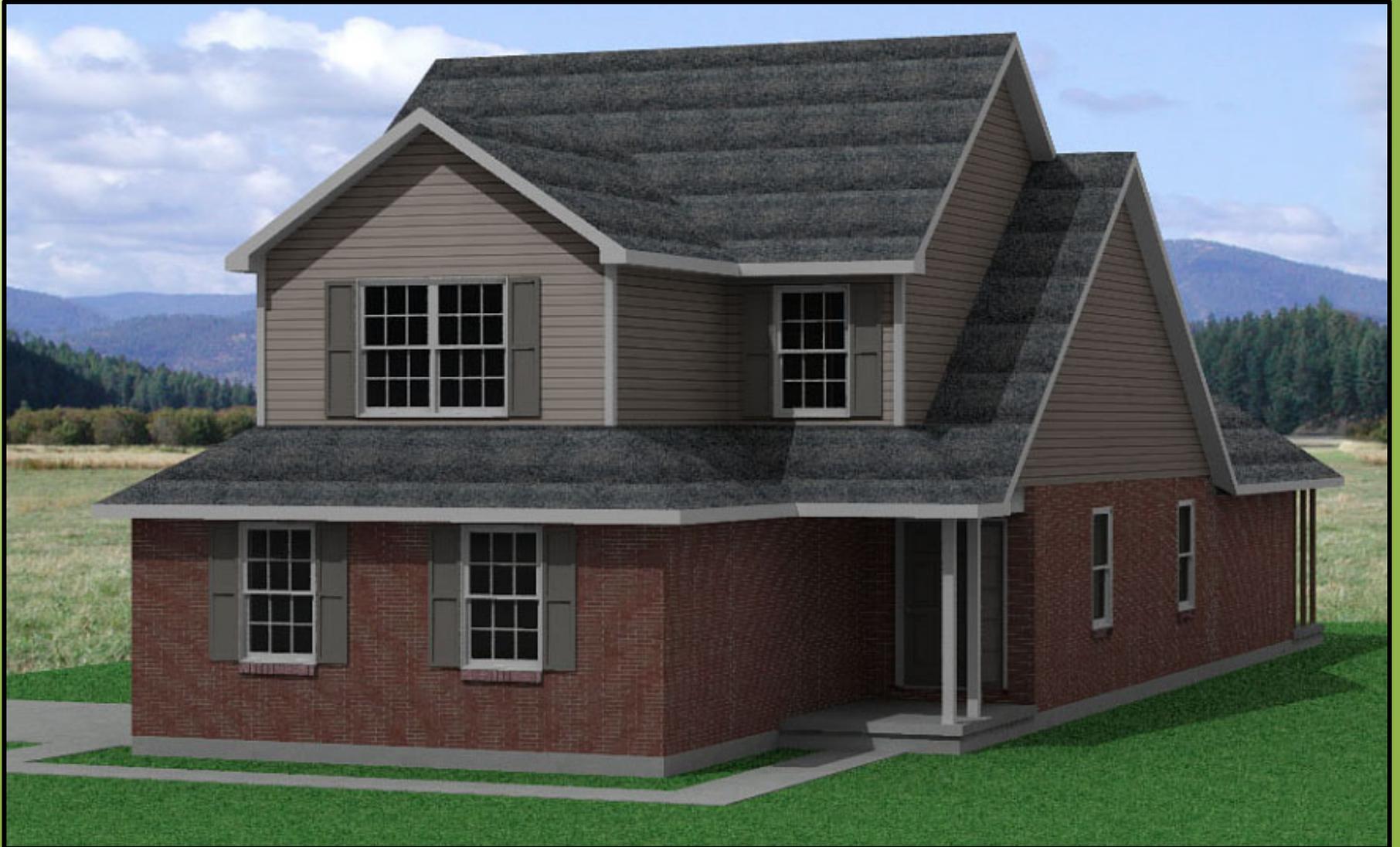




# Front Entry Garage



# Side Entry Garage



# Schedule

- ▣ Public Hearing – April 13, 2015
- ▣ Design Review – April 16, 2015 @ 4:00 pm
- ▣ Planning Commission – April 22 @ 6:00pm
- ▣ Second Reading – April 27 @ 7:00 pm \*
- ▣ Third Reading – May 11 @ 7:00 pm \*

\* Date may be delayed depending upon the outcome of the Planning Commission.

**Comments or Questions?**