

MINUTES  
REGULAR MEETING OF COUNCIL  
DECEMBER 8, 2014

**Call to Order**

Mayor Miller called the Regular Meeting of Council to order at 7:00 pm at the Fairfield Municipal Building, 5350 Pleasant Ave.

**Prayer/Pledge of Allegiance**

Councilmember Jones led in prayer and the 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.

**Agenda Modifications**

**Executive Session Requests**

**Special Presentations and Citizen Comments**

**Public Hearing(s)**

**2015 Budget Hearing**

Mayor Miller opened the public hearing at 7:02 PM. Clerk Wilson read the public hearing notice. Finance Director Mary Hopton summarized the proposed budget, as was discussed in the Council-Manager Briefings in November and December. The proposed budget is a balanced budget, with estimated revenues in excess of \$73 million and projected expenditures of less than \$71 million. Income Tax, which is the city's single largest revenue source, is expected to increase by 4% to \$25.8 million. This is also the pre-recession level that the city was at prior to 2009. Of the revenues, 80% will go to the General Fund and the remaining 20% will be split between the Street and Capital Improvement Funds. The General Fund is the largest operating budget at 39% of the total budget, with estimated revenues of \$27.6 million and expenditures of \$27.4 million, leaving an estimated ending balance of approximately \$12.4 million. The remainder of the budget is spread over 44 different funds, including Water Revenue, Sewer Revenue, Fire Levy, Street and Recreational Facilities. The city's debt rating of Aa1 was confirmed by Moody's Investor Service in March 2014, which is the second-highest that an entity can receive. The city's debt load of \$24.7 million is considered moderate and, with the debt that will be expiring over the next 3-5 years, it leaves the city in a very good financial position. The budget does not include any proposed new debt issuances. Mayor Miller thanked Mrs. Hopton for her work on the budget and the city finances, keeping the city in a good financial position. Mayor Miller closed the public hearing at 7:05 PM.

**Mayor/Council Reports**

Councilmember Jones reported that the Fire Department has applied for two (2) grants, a JP Morgan Grant for \$1,500 to support public awareness in schools for fire education, as well as a National Fire Rack Grant for \$174,000 for three (3) bariatric cots and the use of thermal imaging cameras, which he stated are an invaluable tool for the Fire Department.

Councilmember Pennington reported that Breakfast with Santa is Saturday, December 13 at the Community Arts Center and there are a few reservations still available for the 9 AM session. She also commented that Light Up Fairfield was a very successful event.

Councilmember Senger reported that the Capital Improvement planning process will begin this month into January and be presented to Council in March 2015.

Councilmember Snyder reported on two projects at Fairfield City Schools. He stated that the football stadium will be renovated with a new concession stand and restrooms, bleachers and field house. The new bleachers will seat approximately 800 more people than the current ones. The funding for the project will come from the school district's general fund, but will not require an increase in taxes. He also reported that the district is in the discussion stages of bringing a nonprofit health clinic to the schools for the 2015-2016 year, where the student can receive care on the school premises instead of having to leave to go to the doctor.

Councilmember Woeste thanked everyone for their support of the Buy Local campaign and encouraged everyone to continue to support it. He also wished everyone a Merry Christmas and Happy New Year.

#### **Approval of Minutes**

Regular Meeting Minutes of December 1, 2014

- The Regular Meeting Minutes of December 1, 2014 were approved as written

#### **OLD BUSINESS**

##### **DEVELOPMENT SERVICES COMMITTEE**

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

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 Patterson Place Planned Unit Development by approving the Final Development Plan for Senior Housing on Patterson Drive.

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

#### **NEW BUSINESS**

##### **DEVELOPMENT SERVICES COMMITTEE**

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

Ordinance to authorize the City Manager to execute a Community Reinvestment Area Agreement and a Community Reinvestment Area Compensation Agreement which will provide property tax incentives for Element Materials Technology, Inc. and Morel Ventures, LLC for the renovation and expansion of an office and warehouse facility at 3701 Port Union Road and declaring an emergency.

Councilmember Bill Woeste, seconded by Councilmember Mike Snyder moved to read the following ordinance by title only. Motion Carried 7-0.

Background: City Manager Pizzano recommended an agreement for property tax incentives with Element Materials Technology, Inc. and Morel Ventures, LLC for renovation and expansion of office and warehouse space. He reported that it is a global network of laboratories that specializes in materials testing and employ approximately 1,000 across the United States and Europe, and they recently purchased Accutek Testing Labs, which was Fairfield-based on Port Union Road and will be consolidating their other facilities in the Cincinnati area with the Fairfield facility. They will invest approximately \$3.5 million in this project. The project will bring 70 jobs from their other locations to Fairfield, as well as add another 10 new jobs. The school board has approved the agreement, as well. He asked Economic Development Manager Greg Kathman to introduce Element Materials Technology's representative. Mr. Kathman introduced the General Manager for Cincinnati, Matt Webb. Mr. Webb stated that Element Materials is the largest and fastest-growing materials testing facility in the world. He explained that the company is mainly involved in aerospace testing and medical device testing. Legislative Action: Councilmember Woeste presented the first reading of this ordinance.

Councilmember Bill Woeste, seconded by Councilmember Chad Oberson moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Bill Woeste, seconded by Councilmember Chad Oberson moved to adopt. Motion Carried 7-0. ORDINANCE NO. 108-14. APPROVED 7-0.

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

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

Councilmember Terry Senger, seconded by Councilmember Debbie Pennington moved to read the following eight (8) ordinances by title only. Motion Carried 7-0.

Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during the period beginning January 1, 2015, and ending December 31, 2015.

Background: City Manager Pizzano recommended adoption of the 2015 budget, as discussed in the CM Briefings and public hearing. Legislative Action: Councilmember Senger presented the first reading of this ordinance.

Councilmember Terry Senger, seconded by Councilmember Debbie Pennington moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Terry Senger, seconded by Councilmember Marty Judd moved to adopt. Motion Carried 7-0. ORDINANCE NO. 109-14. APPROVED 7-0.

Ordinance to reconcile accounts.

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

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

seconded by Councilmember Adam Jones moved to adopt. Motion Carried 7-0. ORDINANCE NO. 110-14. APPROVED 7-0.

Ordinance providing for the issuance of \$21,408.60 of bonds by the City of Fairfield, Ohio, to pay part of the cost of sidewalk repair in the city and declaring an emergency.

Background: City Manager Pizzano recommended an ordinance to issue bonds for sidewalk repair costs for 2011. 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 Debbie Pennington moved to adopt. Motion Carried 7-0. ORDINANCE NO. 111-14. APPROVED 7-0.

Ordinance providing for the issuance of \$18,332.67 of bonds by the City of Fairfield, Ohio, to pay part of the cost of sidewalk repair in the city and declaring an emergency.

Background: City Manager Pizzano recommended an ordinance to issue bonds for sidewalk repair costs for 2012. 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 Bill Woeste moved to adopt. Motion Carried 7-0. ORDINANCE NO. 112-14. APPROVED 7-0.

Ordinance providing for the issuance of \$17,283.08 of bonds by the City of Fairfield, Ohio, to pay part of the cost of sidewalk repair in the city and declaring an emergency.

Background: City Manager Pizzano recommended an ordinance to issue bonds for sidewalk repair costs for 2013. Legislative Action: Councilmember Senger presented the first reading of this ordinance.

Councilmember Terry Senger, seconded by Councilmember Debbie Pennington moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Terry Senger, seconded by Councilmember Bill Woeste moved to adopt. Motion Carried 7-0. ORDINANCE NO. 113-14. APPROVED 7-0.

Ordinance providing for the issuance of \$36,218.25 of bonds by the City of Fairfield, Ohio, to pay part of the cost of sidewalk repair in the city and declaring an emergency.

Background: City Manager Pizzano recommended an ordinance to issue bonds for sidewalk repair costs for 2014. 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 Bill Woeste moved to adopt. Motion Carried 7-0. ORDINANCE NO. 114-14. APPROVED 7-0.

Ordinance providing for the issuance of \$93,242.60 of bonds by the City of Fairfield, Ohio, to pay part of the cost of sidewalk repair in the city and declaring an emergency.

Background: City Manager Pizzano recommended an ordinance to issue bonds for sidewalk repair costs for 2011 through 2014. This ordinance essentially combines the previous four (4) ordinances into one. Legislative Action: Councilmember Senger presented the first reading of this ordinance.

Councilmember Terry Senger, seconded by Councilmember Debbie Pennington moved to suspend the rules requiring three (3) readings of this ordinance Motion Carried 7-0. Councilmember Terry Senger, seconded by Councilmember Bill Woeste moved to adopt. Motion Carried 7-0. ORDINANCE NO. 115-14. APPROVED 7-0.

Non-Contractual Appropriations - \$32,315.80 for Ross Road Emergency Water System repairs

Background: City Manager Pizzano recommended an appropriation for emergency water system repairs on Ross Road. 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. 116-14. APPROVED 7-0.

**Meeting Schedule**

Clerk Wilson read the following meeting schedule:

- Monday, January 12 Regular Meeting, 7:00 p.m.
- Monday, January 26 Regular Meeting, 7:00 p.m.
- Monday, February 9 Regular Meeting, 7:00 p.m.

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

No Executive Session.

**Adjournment**

The Regular Meeting adjourned at 7:25 PM.

ATTEST:

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

\_\_\_\_\_  
Mayor's Approval