

MINUTES
REGULAR MEETING OF COUNCIL
MARCH 28, 2016

Call to Order

Mayor Steve Miller 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 Snyder led in prayer and the Pledge of Allegiance.

Roll Call

Clerk Wilson called the roll of Council. Present members were Councilmember Adam Jones, Councilmember Craig Keller, Councilmember Debbie Pennington, Councilmember Tim Abbott, Councilmember Mike Snyder, and Councilmember Bill Woeste.

Councilmember Jones, seconded by Councilmember Keller, moved to excuse Councilmember Oberson. Motion carried 6-0.

Agenda Modifications

No agenda modifications.

Executive Session Requests

Councilmember Abbott, seconded by Councilmember Jones, moved for Executive Session to discuss employment and compensation of a public official. Motion carried 6-0.

Special Presentations and Citizen Comments

Chamber of Commerce Update

Kert Radel, President of the Fairfield Chamber of Commerce, thanked the Mayor, Council and City staff for attending the annual dinner. He thanked Mayor Miller for the proclamation and Key to the City that was presented. He also announced a ribbon cutting at Element Materials Technology on April 5 at 5:15 PM, and introduced Matt Webb, General Manager, to talk about the event. Mr. Webb invited Mayor, Council and staff to tour the expansion of their facility on April 5, which is now the largest of their 52 facilities. He explained that the company tests all types of products, from medical to aviation to conveyor belts, and that they are very happy that this expansion will allow them to continue to grow their business.

David Brown, from the Butler County Auditor's Office, addressed Council as part of the Auditor's Office Community Outreach. He announced that the Board of Revision filing deadline is March 31 for anyone contesting their property value established by the Auditor's Office. Forms are available online for that process and documentation should be attached to show a recent change to the property. He announced that real estate taxes were due earlier this month, so money for local levies will be distributed to local governments soon. Lastly, he announced the Disabled Veterans Homestead Exemption of \$50,000 for a 100% disabled veteran. The deadline for Homestead Exemption is June 6.

Public Hearing(s)

Joint Public Hearing – Starbucks at Stockton Station PUD

Mayor Miller opened the public hearing at 7:15 PM. Clerk Wilson read the public hearing notice and called the roll of Planning Commission: Commissioner Hasselbeck, Commissioner Hassler, Commissioner Lepsky, Commissioner D'Epifanio, Commissioner Myron and Commissioner Begley. Planning Manager Erin Donovan presented the public hearing information, which showed the site plan, along with the front and rear elevations. The developer is proposing a 2,000 square ft. building with a drive-thru that exits out onto Stockton Station Lane and a small outdoor seating area. She stated that because the rear elevation faces Route 4, Starbucks agreed to do a little more to the appearance than they usually do to the rear elevation, including some windows and an awning. Ms. Donovan detailed the remaining steps of the process, which include review by the Planning Commission on April 13 at 6:00 PM, followed by second and third readings with Council. Mr. Yates, the developer for Starbucks, explained that this is the current prototype of all Starbucks buildings and their goal is a September opening. The public hearing closed at 7:25 PM.

Mayor/Council Reports

Councilmember Jones announced that Fairfield is now on Facebook and Twitter. The Facebook address is www.facebook.com/fairfielddoh and Twitter is www.twitter.com/fairfielddoh. He stated that the Parks and Recreation Department has a separate Facebook page, which is www.facebook.com/fairfieldparks.

Councilmember Keller thanked Chief Bennett and Firehouse 32 for meeting and dinner.

Councilmember Pennington announced that Marsh Park Fishing Lake will begin a seven-day operation on Friday, April 1. She also announced that tickets for the AudioBody concert, which is Friday, April 1, are available. The Fairfield Historical Society meeting will be on April 5 at Elisha Morgan Mansion with Tom Stander, "Religious History of Fairfield Township."

Councilmember Abbott thanked Finance Director Mary Hopton for the CIP Review during the briefing meeting. He also thanked Fire Chief Don Bennett for great work on two fires in the community last week.

Councilmember Snyder gave an update on the Pleasant Avenue water main replacement project and stated that the project was completed on time and on budget, costing \$315,000. He stated that water main work is complete; however, Smithcorp, Inc. will remain on site for yard and pavement restoration and site cleanup.

Approval of Minutes

Regular Meeting Minutes of March 14, 2016

- The Regular Meeting minutes of March 14, 2016 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 a Professional Services Contract with the Fairfield Chamber of Commerce.

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

Councilmember Bill Woeste, seconded by Councilmember Adam Jones moved to adopt . Motion Carried 6-0. ORDINANCE NO. 22-16. APPROVED 6-0.

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 Final Development Plan for the Starbucks as a part of the Stockton Station Planned Unit Development.

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

NEW BUSINESS

COMMUNITY & PUBLIC RELATIONS COMMITTEE

Adam Jones, Chairman; Bill Woeste, Vice Chairman; Debbie Pennington, Member

Simple Motion: Charter Review Commission Appointments appoint the following residents to serve on Fairfield's boards and commissions effective April 1, 2016:

Councilmember Jones, seconded by Councilmember Abbott, moved to appoint the following residents to Charter Review Commission:

First Ward: Daniel Miller, 61 Applewood Drive (by Councilmember Adam Jones)
Second Ward: Bob Pendergrass, 4900 Fairfield Avenue (by Councilmember Craig Keller)
Third Ward: Theresa Durbin, 2259 Rolling Hills Boulevard (by Councilmember Debbie Pennington)
Fourth Ward: Jerry Keller, 5341 Charlene Avenue (by Councilmember Tim Abbott)
At-Large: Kenneth Fields, 715 Shady Lane (by Councilmember Chad Oberson)
At-Large: Brennan Graham, 560 Shady Lane (by Councilmember Mike Snyder)
At-Large: Thomas Montgomery, 515 Vinnedge Court (by Councilmember Bill Woeste)

Motion carried 6-0. SIMPLE MOTION NO. 6-16. APPROVED 6-0.

Simple Motion: Boards & Commissions Appointments appoint the following residents to serve on Fairfield's boards and commissions effective April 1, 2016:

Councilmember Jones, seconded by Councilmember Pennington, moved to appoint the following residents to serve on Fairfield's Boards & Commissions:

Gwen Ritchie – Environmental Commission (term expiring 03/31/2019)
Thomas Nault – Environmental Commission (term expiring 03/31/2019)
David Sheehan – Environmental Commission (term expiring 03/31/2019)
Joseph Stoeber – Environmental Commission (term expiring 03/31/2018)
Joan Hume – Cultural Arts Advisory Commission (term expiring 03/31/2019)
Leslie Besl – Cultural Arts Advisory Commission (term expiring 03/31/2019)
Beth Zimmerman – Cultural Arts Advisory Commission (term expiring 03/31/2019)
Marilyn Weigel – Traffic Advisory Commission (term expiring 03/31/2020)

Don Bond – Traffic Advisory Commission (term expiring 03/31/2020)
Steve Lambert – Traffic Advisory Commission (term expiring 03/31/2020)
Mark Shafor – Traffic Advisory Commission (term expiring 03/31/2020)

Motion carried 6-0. SIMPLE MOTION NO. 7-16. APPROVED 6-0.

DEVELOPMENT SERVICES COMMITTEE

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

Councilmember Bill Woeste, seconded by Councilmember Mike Snyder moved to read the following two (2) ordinances by title only. Motion Carried 6-0.

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 Pacific Manufacturing Ohio, Inc. for the construction of an expansion to its manufacturing headquarters facility at 8935 Seward Road and declaring an emergency.

Background: City Manager Wendling recommended a Community Reinvestment Area Agreement and Community Reinvestment Area Compensation Agreement with Pacific Manufacturing Ohio, Inc. for construction of an expansion of their manufacturing headquarters. Kim Hall, General Manager of Purchasing, thanked the city for their support of the agreement and stated that the expansion will allow them to serve more customers in the automotive industry. Legislative Action: Councilmember Woeste presented the first reading of this ordinance.

Councilmember Bill Woeste, seconded by Councilmember Adam Jones moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 6-0. Councilmember Bill Woeste, seconded by Councilmember Debbie Pennington moved to adopt . Motion Carried 6-0. ORDINANCE NO. 23-16. APPROVED 6-0.

Ordinance to authorize the City Manager to enter into an agreement pursuant to Ohio Revised Code Section 715.02 with the Fairfield City School District Board of Education relative to traffic and water main improvements planned for three (3) new schools.

Background: City Manager Wendling recommended an ordinance to enter into an agreement with Fairfield City School District Board of Education relative to traffic and water main improvements planned for three (3) new schools. Legislative Action: Councilmember Woeste presented the first reading of this ordinance.

Councilmember Bill Woeste, seconded by Councilmember Adam Jones moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 6-0. Councilmember Bill Woeste, seconded by Councilmember Craig Keller moved to adopt . Motion Carried 6-0. Councilmember Abbott thanked the staff for their work in putting this agreement together. ORDINANCE NO. 24-16. APPROVED 6-0.

PUBLIC UTILITIES COMMITTEE

Mike Snyder, Chairman; Chad Oberson, Vice Chairman; Adam Jones, Member

Ordinance to authorize the City Manager to enter into a one (1) year contract with Greer Lime Company for the purchase of quick lime for use at the Water Treatment Plant with city option for two (2) additional one (1) year terms.

Councilmember Mike Snyder, seconded by Councilmember Bill Woeste moved to read the following ordinance by title only. Motion Carried 6-0.

Background: City Manager Wendling recommended a contract with Greer Lime Company for the purchase of quick lime for use at the Water Treatment Plant. Legislative Action: Councilmember Snyder presented the first reading of this ordinance.

Councilmember Mike Snyder, seconded by Councilmember Bill Woeste moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 6-0. Councilmember Mike Snyder, seconded by Councilmember Craig Keller moved to adopt . Motion Carried 6-0. ORDINANCE NO. 25-16. APPROVED 6-0.

PUBLIC WORKS COMMITTEE

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

Ordinance to authorize the City Manager to enter into a contract with John R. Jurgensen for the 2016 Asphalt Paving and Resurfacing Project.

Councilmember Mike Snyder, seconded by Councilmember Tim Abbott moved to read the following ordinance by title only. Motion Carried 6-0.

Background: City Manager Wendling recommended a contract with John R. Jurgensen for the 2016 Asphalt Paving and Resurfacing Project. Legislative Action: Councilmember Snyder presented the first reading of this ordinance.

Councilmember Mike Snyder, seconded by Councilmember Debbie Pennington moved to suspend the rules requiring three (3) readings of this ordinance. Councilmember Jones requested clarification, as the council letter did not request rule suspension. Public Works Director Butsch stated that rule suspension will allow the contractor to start work sooner. Motion Carried 6-0. Councilmember Mike Snyder, seconded by Councilmember Bill Woeste moved to adopt . Motion Carried 6-0. ORDINANCE NO. 26-16. APPROVED 6-0.

FINANCE & BUDGET COMMITTEE

Tim Abbott, Chairman; Debbie Pennington, Vice Chairman; Craig Keller, Member

Councilmember Tim Abbott, seconded by Councilmember Bill Woeste moved to read the following five (5) ordinances by title only. Motion Carried 6-0.

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. 15-16 and all amendments thereto and declaring an emergency.

Background: City Manager Wendling recommended an ordinance to establish salaries and hourly rates for salaried and hourly employees. This is in conjunction with the current bargaining agreements, which provide for a 3% increase. Legislative Action: Councilmember Abbott presented the first reading of this ordinance.

Councilmember Tim Abbott, seconded by Councilmember Debbie Pennington moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 6-0. Councilmember Tim Abbott, seconded by Councilmember Mike Snyder moved to adopt . Motion Carried 6-0. ORDINANCE NO. 27-16. APPROVED 6-0.

Ordinance to establish salaries and hourly rates for certain Municipal Court employees of the City of Fairfield, Ohio and to authorize and limit the numbers and types of certain Municipal Court employees to repeal Ordinance No. 16-15 and all amendments thereto and declaring an emergency.

Background: City Manager Wendling recommended an ordinance to establish salaries and hourly rates for Municipal Court employees. These employees do not fall under a bargaining agreement, however, the city tries to provide parity to them. Legislative Action: Councilmember Abbott presented the first reading of this ordinance.

Councilmember Tim Abbott, seconded by Councilmember Bill Woeste moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 6-0. Councilmember Tim Abbott, seconded by Councilmember Craig Keller moved to adopt . Motion Carried 6-0. ORDINANCE NO. 28-16. APPROVED 6-0.

Ordinance establishing salaries for certain exempt and salaried employees of the City of Fairfield, Ohio, to repeal Ordinance No. 30-15 and all amendments thereto and declaring an emergency.

Background: City Manager Wendling recommended an ordinance to establish salaries for exempt and salaried employees. These employees receive merit-based pay, and as such, this ordinance will set aside a pool of money to be used for those increases. Legislative Action: Councilmember Abbott presented the first reading of this ordinance.

Councilmember Tim Abbott, seconded by Councilmember Debbie Pennington moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 6-0. Councilmember Tim Abbott, seconded by Councilmember Craig Keller moved to adopt . Motion Carried 6-0. ORDINANCE NO. 29-16. APPROVED 6-0.

Ordinance to amend Ordinance No. 107-15 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, 2016, and ending December 31, 2016."

Background: City Manager Wendling recommended a contractual appropriation of \$800,000 for the 2016 Asphalt Paving and Resurfacing Project. Legislative Action: Councilmember Abbott presented the first reading of this ordinance.

Councilmember Tim Abbott, seconded by Councilmember Adam Jones moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 6-0. Councilmember Tim Abbott, seconded by Councilmember Bill Woeste moved to adopt . Motion Carried 6-0. ORDINANCE NO. 30-16. APPROVED 6-0.

Ordinance to amend Ordinance No. 107-15 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, 2016, and ending December 31, 2016."

Background: City Manager Wendling recommended the following Non-Contractual Appropriations – \$66,272 for 2016 Parking Lot Maintenance Program; \$12,000 for purchase of replacement UV lamps for Wastewater Treatment Plant. Legislative Action: Councilmember Abbott presented the first reading of this ordinance.

Councilmember Tim Abbott, seconded by Councilmember Debbie Pennington moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 6-0. Councilmember Tim Abbott, seconded by Councilmember Adam Jones moved to adopt . Motion Carried 6-0. ORDINANCE NO. 31-16. APPROVED 6-0.

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- Monday, April 11 Council-Manager Briefing, 6:00 p.m.; Regular Meeting, 7:00 p.m.
- Monday, April 25 Council-Manager Briefing, 6:00 p.m.; Regular Meeting, 7:00 p.m.
- Monday, May 9 Council-Manager Briefing, 6:00 p.m.; Regular Meeting, 7:00 p.m.

Executive Session of Council (if needed)

Council adjourned to Executive Session at 7:45 PM.

Adjournment

The Regular Meeting adjourned at 8:05 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved _____

PUBLIC HEARING

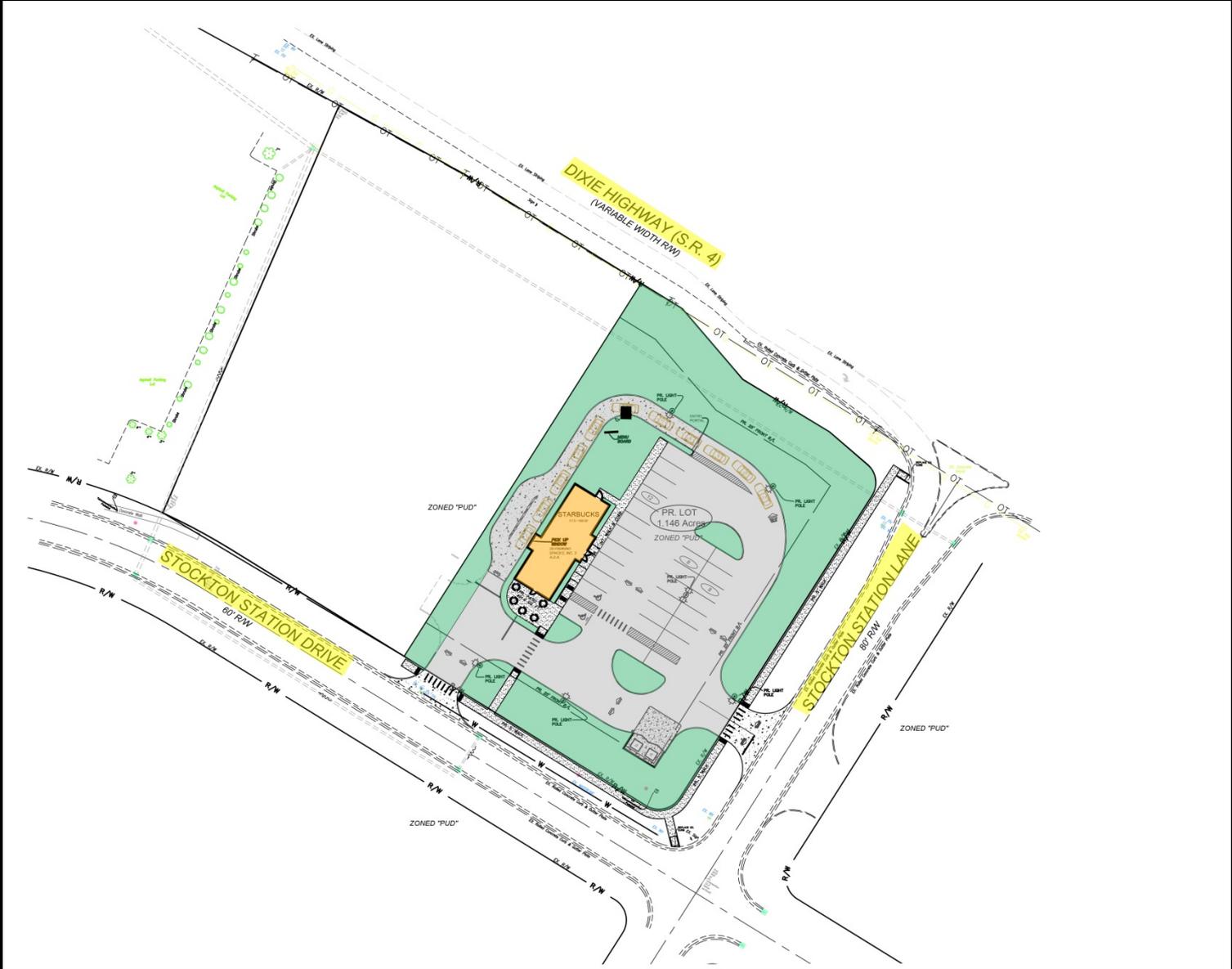
March 28, 2016

Starbucks

Aerial



Site Plan



Elevations

Elevation Facing GFS



Elevation Facing Vacant Lot/Spinning Fork



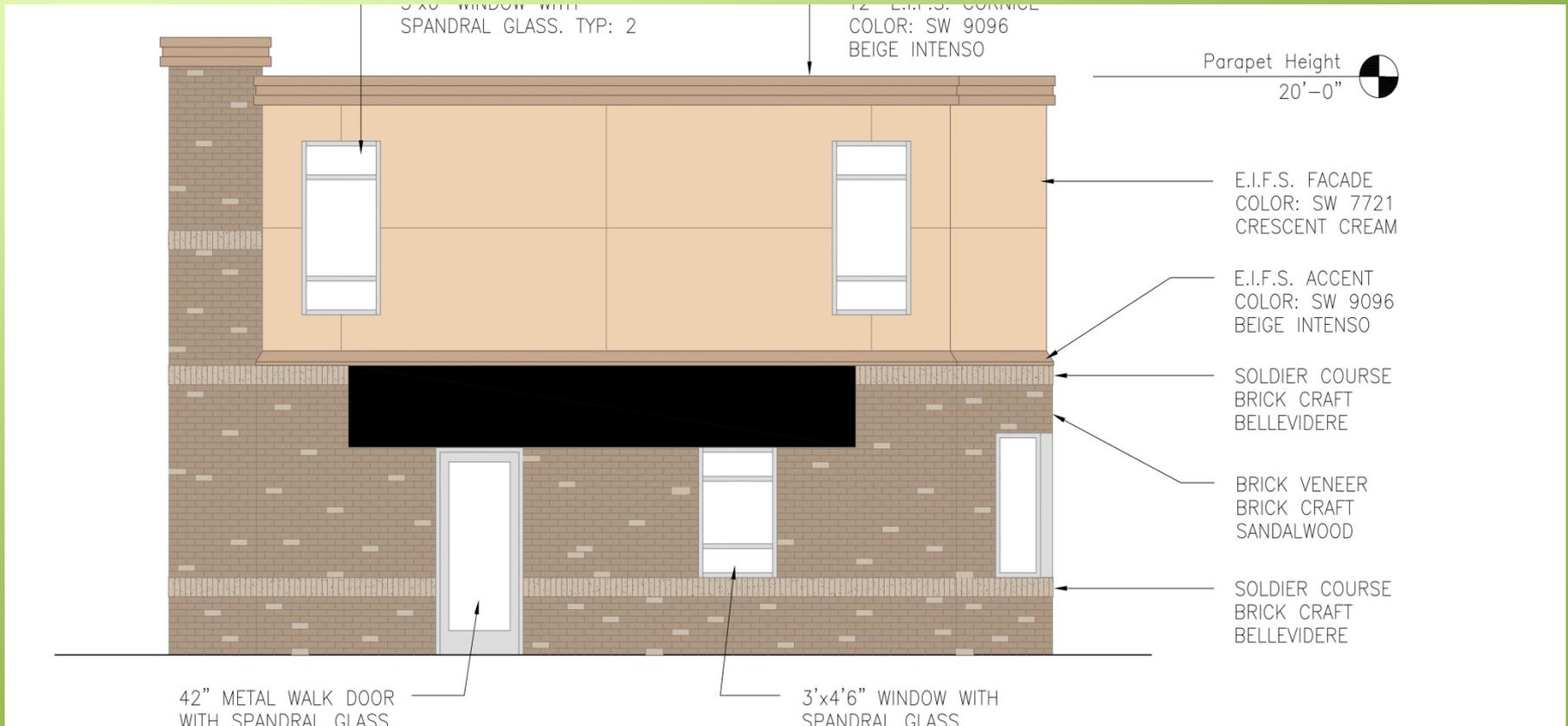
Elevation Facing Stocton Station Residents



Elevation Facing Dixie Hwy.



Elevation Facing Dixie Hwy.



Schedule

- ▣ Public Hearing – March 28, 2016 @ 7:00 pm
- ▣ Planning Commission – April 13 @ 6:00pm
- ▣ Second Reading – April 25 @ 7:00 pm *
- ▣ Third Reading – May 9 @ 7:00 pm *

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

Comments or Questions?