

MINUTES
REGULAR MEETING OF COUNCIL
NOVEMBER 24, 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 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 Marty Judd, Councilmember Debbie Pennington, Councilmember Terry Senger, Councilmember Chad Oberson, Councilmember Mike Snyder, and Councilmember Bill Woeste.

Agenda Modifications

No agenda modifications.

Executive Session Requests

No requests for Executive Session.

Special Presentations and Citizen Comments

Beautiful Fairfield Presentation

Development Services Director Tim Bachman presented the Beautiful Fairfield Awards. Kyle and Sandi Schumacher won runner-up in the Best Remodel/Landscape category for their new staircase, built completely from wood and wood pegs. Don and Debra Clinger also won runner-up for their back patio renovation with paver stones and an outdoor kitchen area. Charles and Mary-Lou Corder won first place for an addition of an enclosed patio to the back of their home, along with an adjacent stone patio and wooden arbor. Josh and Erin Green won the Best "Green" Remodel, for their deck and deck furniture built out of re-used wood from the previous deck and shipping pallets.

David Brown, Butler County Auditor's Office

Mr. Brown updated Council on several things from the Butler County Auditor's Office. The 2014 reappraisal is nearly completed. 1,900 residents took advantage of the informal review process and the formal process begins in January with the Board of Revision. The information is available on the Auditor's website. In September, the Auditor's office returned \$1.5 million to local governments for levy funds. The city was given approximately \$20,000 back from levy funds. Mr. Brown also noted that there has been a Homestead Law change to benefit disabled veterans, double the normal benefit. The Homestead Exemption process begins in January and goes through June 1. He also reminded everyone that dog tags are available for next year starting on December 1.

Dale Price, 5700 Jeffrey Place, addressed Council regarding packets he left on the dais. The packets include reports from the city administration in the 1970s, as well as a DVD of a news segment. He encouraged Council to contact him if they have any questions regarding the materials.

Public Hearing(s)

Joint Public Hearing - Patterson Place Planned Unit Development

Mayor Miller opened the public hearing at 7:25 PM. Clerk Wilson called the roll of Council and the Planning Commission. All Councilmembers and Commissioners present. Commissioner Hasselbeck, Commissioner Hassler, Commissioner Lepsky, Commissioner D'Epifanio, Commissioner Myron, and Commissioner Morris. Clerk Wilson read the Public Hearing Notice. Development Services Director Bachman explained the proposed project to Council and noted that there are some issues to be addressed, specifically with regard to a public utilities easement on the property, access and landscaping. He noted that the Design Review Committee reviewed the project on November 20 and told the applicant that it does not meet the design criteria for the D-1 Zoning as it is designed. The applicant requested an opportunity to submit some re-design elements before the final decisions are made, and the process will allow the time requested. The Planning Commission will review the project at their December 10 meeting and should return their decision to Council by the January 12 meeting date for second reading. See attached slides. The public hearing closed at 7:33 PM.

Mayor/Council Reports

Councilmember Judd reported on the Great Miami River clean-up on October 25, in partnership with the Groundwater Consortium and other jurisdictions along the Great Miami River, to clean up the riverbanks. The city had thirty (30) volunteers that picked up forty (40) tires and over a ton of trash. There were over 500 tires and ten (10) tons of trash picked up in the overall project. He thanked the Public Utilities staff and residents for volunteering their time to help in the project.

Councilmember Pennington reported that the "Passport to Fishing" program won second place at the State of Ohio for the Environmental and Interactive category. The event was a free, two-day event at Marsh Park Fishing Lake on July 19 and 20. The program introduced fishing techniques and skills to beginners on Saturday and on Sunday, participants were invited back for a fishing derby, picnic and awards. She also reported that Light Up Fairfield will take place on Saturday, December 6. Activities begin at 9:30 AM and the official tree-lighting is at 5:20 PM with Mayor Miller, Santa and children.

Councilmember Senger reported that budget reviews began today and will continue next week.

Councilmember Oberson reported that leaf clean-up is a bit behind with the recent snowfall, but it is back in swing. He also commended Public Works for doing well with cleaning up the streets after the snow.

Councilmember Snyder reported that One Way Farm is in need of twin mattresses with zippered covers and tires for a new van that was donated to them. For more information, contact One Way Farm.

Councilmember Woeste reminded everyone to buy local for this holiday shopping season.

Approval of Minutes

Regular Meeting Minutes of November 10, 2014

- The Regular Meeting Minutes of November 10, 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 Calvary Industries, Inc. and Palmer Grant Corporation for the construction of an addition to a warehouse and distribution facility at 9233 Seward 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 a Community Reinvestment Area Agreement and Community Reinvestment Area Compensation Agreement with Calvary Industries, Inc and Palmer Grant Corporation for an expansion of their existing facility. Legislative Action: Councilmember Woeste presented the first reading of this ordinance.

Councilmember Woeste invited Mr. Morelock and Mr. Beyers to the podium to discuss their project. Mr. Morelock thanked Council and the city for being outstanding business partners and always ready to help their business in any way. Mr. Beyers also thanked Council and the city for their support and explained the expansion. He also noted that it will bring several new jobs to the area, as well.

Councilmember Bill Woeste, seconded by Councilmember Chad Oberson moved to suspend 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. 103-14. APPROVED 7-0.

PUBLIC SAFETY COMMITTEE

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

Ordinance to adopt new sections 301.161 and 533.21 and amend various other sections of the traffic and general offenses codes of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio.

Councilmember Adam Jones, seconded by Councilmember Debbie Pennington moved to read the ordinance by title only. Motion Carried 7-0.

Background: City Manager Pizzano recommended the yearly update to the traffic and general offenses code, to reflect changes at the state level. Legislative Action: Councilmember Jones presented the first reading of this ordinance.

Councilmember Adam Jones, seconded by Councilmember Chad Oberson 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. 104-14. APPROVED 7-0.

PUBLIC UTILITIES COMMITTEE

Marty Judd, Chairman; Chad Oberson, Vice Chairman, Adam Jones, Member

Ordinance to authorize the City Manager to enter into an amended agreement for the purchase of electricity for municipal use with Duke Energy Retail Sales and declaring an emergency.

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

Background: City Manager Pizzano recommended an amended agreement with Duke Energy Retail Sales for electricity for municipal use. The previous agreement allowed the city to purchase electricity for 4.84 c/kWh and the new agreement will guarantee a price of 5.48 cents/kWh, which is very good given the current market. Legislative Action: Councilmember Judd presented the first reading of this ordinance.

Councilmember Marty Judd, seconded by Councilmember Mike Snyder moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Marty Judd, seconded by Councilmember Debbie Pennington moved to adopt . Motion Carried 7-0. ORDINANCE NO. 105-14. APPROVED 7-0.

FINANCE & BUDGET COMMITTEE

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

Non-Contractual Appropriations - \$35,000 for Wastewater Treatment Facility Laboratory remodel; \$47,000 for replacement of multi-function printing devices for Public Works, Finance and Municipal Building; \$12,000 for the Raised Pavement Marker Reflectors.

Councilmember Terry Senger, seconded by Councilmember Debbie Pennington moved to read the following ordinance by title only. Motion Carried 7-0.

Background: City Manager Pizzano recommended several non-contractual appropriations. 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 Chad Oberson moved to adopt. Motion Carried 7-0. ORDINANCE NO. 106-14. APPROVED 7-0.

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- Monday, December 1 Council-Manager Briefing, 6:00 p.m.; Regular Meeting, 7:00 p.m.
- Monday, December 8 Council-Manager Briefing, 6:00 p.m.; Regular Meeting, 7:00 p.m.
- Monday, January 12 Regular Meeting, 7:00 p.m.

Executive Session of Council (if needed)

No Executive Session.

Adjournment

The Regular Meeting of Council adjourned at 7:50 PM.

ATTEST:

Clerk of Council
Date Approved _____

Mayor's Approval

The background of the slide is a solid orange color with a pattern of various leaf shapes in a slightly darker shade of orange, scattered across the surface. The leaves vary in size and orientation, creating a subtle, naturalistic texture.

BEAUTIFUL FAIRFIELD 2014

NOVEMBER 24, 2014

BEST REMODEL/LANDSCAPE RUNNER-UP

Kyle and Sandi Schumacher
6065 Gray Rd.



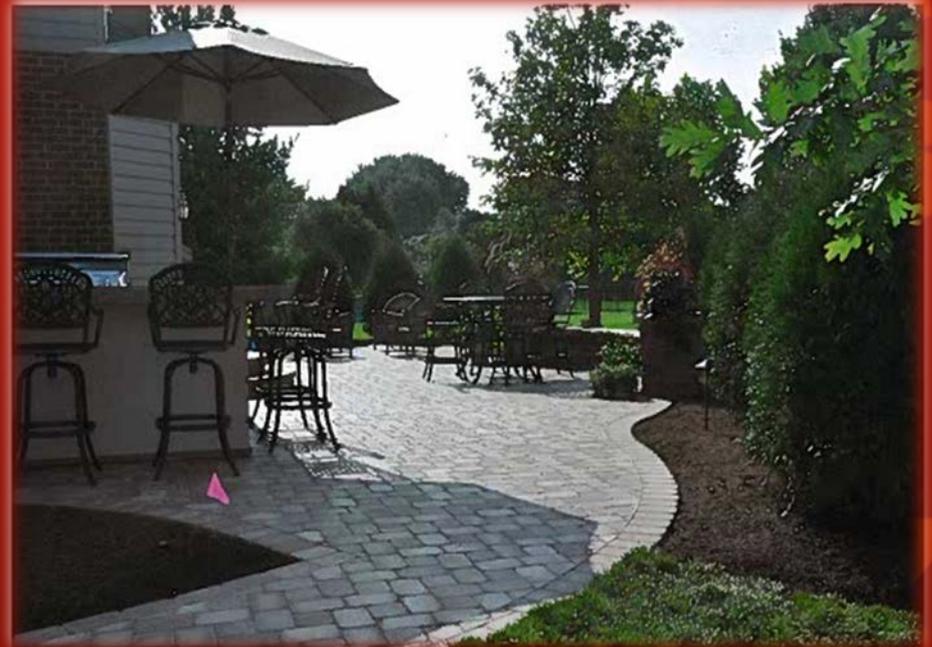
BEST REMODEL/LANDSCAPE RUNNER-UP

Don and Debra Clinger
2395 Clara Bea Ln.

BEFORE



AFTER



BEST REMODEL/LANDSCAPE WINNER

Charles and Mary Lou Corder
1842 Park Pl.

BEFORE



AFTER



BEST “GREEN” PROJECT WINNER

Josh and Erin Green
6055 Arcade Dr.



PUBLIC HEARING

NOVEMBER 24, 2014

PATTERSON SENIOR HOUSING



PATTERSON SENIOR HOUSING - CONCEPT PLAN (2010)



CONCEPT PLAN ELEVATION - 2010



PATTERSON SENIOR HOUSING - 2014



HARBOR CREEK - ERIE, PA



PROJECT REVIEW MEETINGS

- Design Review Committee
 - Thursday, November 20, 2014
- Public Hearing – Monday, November 24, 2014
- Planning Commission
 - Wednesday, December 10, 2014
- Second Reading
 - Monday, January 12, 2015
- Third Reading
 - Monday, January 26, 2015

QUESTIONS/COMMENTS?