

MINUTES

REGULAR MEETING OF COUNCIL

JANUARY 23, 2012

Call to Order

Mayor Ronald A. D'Epifanio called the Regular Meeting to order at 7:00 PM at the Fairfield Municipal Building, 5350 Pleasant Avenue.

Prayer/Pledge of Allegiance

Councilmember Holtegel led in prayer followed by the Pledge of Allegiance.

Roll Call

Acting Clerk Morsch called the roll of Council. The following Councilmembers were present: Councilmember Holtegel, Councilmember Pennington, Councilmember Abbott, Councilmember Oler, Councilmember Meyers, and Councilmember Jones. Councilmember Holtegel, seconded by Councilmember Pennington moved to excuse Councilmember Senger. Motion Carried 6-0.

Agenda Modifications

There were no modifications to the agenda.

Executive Session Requests

Councilmember Holtegel, seconded by Councilmember Oler moved to request an executive session for pending and imminent litigation. Clerk Morsch called the roll of Council. Motion Carried 6-0.

Public Hearing(s)

Mayor D'Epifanio opened the Public Hearing at 7:02 p.m.

Clerk Morsch read the public hearing notice which was published in the Journal News on January 12, 2012. The purpose of the hearing is to consider an application for placement of 26.024 acres of farmland in an agricultural district. The property in question is located at 1990 Resor Road and is owned by Harold H. & Gayle A. Weber.

Tim Bachman, Development Services Director, explained that an agricultural district is basically a right-to-farm law. It is designed to allow farmers to plant crops and raise livestock in areas that are urbanizing. Mr. Bachman stated the agricultural district designation provides protection against nuisance lawsuits over farm operations, defers tax assessments for water and sewer, and additional review for land that is taken by eminent domain. He stated the application under review is a renewal of the agricultural district. He stated there are single family homes surrounding the Weber property on Resor Road. He stated in February 2007, Council approved the Agricultural District for five years only. He stated it is staff's recommendation that the renewal application be approved for five years and according to the conditions set forth in Sections 2 and 3 of the proposed Resolution.

Harold Weber, 1990 Resor Road, thanked City Council for their support.

Mayor D'Epifanio closed the Public Hearing at 7:08 p.m.

Special Presentations and Citizen Comments

Keith Davis, 1853 Vernon Place, addressed City Council regarding the need and/or status of an ordinance to address campaign political crime law. He noted that other cities have enacted legislation to handle the stealing and/or defacing of campaign signs and encouraged Fairfield to do the same. Mayor D'Epifanio advised Mr. Davis that Council would have an answer for him at the next meeting of Council.

Matt Ostendorf and Scott Davis, 5001 Pleasant Avenue, advised Council of the acquisition of the property known as Heritage Glen Apartments. The apartment complex was damaged by fire in 2010. Mr. Ostendorf stated the complex has been renamed to Creekside Village of Fairfield. Mr. Davis explained some of the planned improvements, noting that the

project would take approximately 12 months to renovate all 10 buildings at a cost of \$2.5 million. He stated the units will be upscale and will be marketed to the blue collar worker.

Mayor/Council Reports

Councilmember Oler offered condolences to Fairfield Police Officers Lori and John Cresap on the death of Lori's cousin, a police officer in Hawaii who was killed this past weekend in the line of duty.

Councilmember Abbott reported the City has received a certificate of achievement for excellence in financial reporting for 2010 from the Government Finance Officers Association. He stated this is the 25th straight year that Fairfield has received this award. Mr. Abbott congratulated Finance Director Mary Hopton and her staff for the great work they do each year. He reported City income tax forms were mailed out last week and must be filed by April 17. He noted the forms are also available on the City's website, in the Income Tax Division, and in the Fairfield Municipal Building. Mr. Abbott stated the City has 42,510 residents and 21,000 active accounts.

Councilmember Pennington reminded everyone about the February 3 application deadline for upcoming vacancies on Fairfield's boards and commissions. She also congratulated the Fairfield school district for receiving the Duke Energy Power Partner Award. She stated the school district has reduced energy consumption by one-third since 2008. Councilmember Jones noted the opening of a new business—Safety Kleen on Thunderbird Lane. The company recycles fluids such as motor oil and then reuses it. As noted during the Employee Recognition Dinner, Mr. Jones stated after receiving 72 inches of rain in 2011, the city did not experience any sewer/sewage related problems. He stated the Public Utilities department successfully completed over 9,000 customer work orders last year and 156,000 water meters were read in 2011 alone. Lastly, Mr. Jones complimented Drew Young, Public Utilities Superintendent, for his work on the Field of Dreams Recreation Complex, especially his efforts in securing the donation of lighting and a video board. He stated he is immensely proud to be associated with a City that builds project to help children with special needs.

Approval of Minutes

The minutes from the Regular Meeting of January 9, 2012 were approved as written.

OLD BUSINESS

DEVELOPMENT SERVICES COMMITTEE

Jeff Holtegel, Chairman; Tim Abbott, Vice Chairman, Tim Meyers, Member

Ordinance to authorize the City Manager to execute a Professional Services Contract with the Fairfield Chamber of Commerce.

Councilmember Holtegel presented the second reading of this Ordinance. Ordinance approved for second reading only.

PUBLIC WORKS COMMITTEE

Tim Meyers, Chairman; Michael Oler, Vice Chairman, Tim Abbott, Member

Resolution declaring necessity of repairing sidewalks (including aprons).

Councilmember Meyers presented the second reading of this Resolution. Councilmember Meyers, seconded by Councilmember Abbott moved to suspend the rules requiring three readings of this Resolution. Motion Carried 6-0. Councilmember Meyers, seconded by Councilmember Oler moved to adopt. Motion Carried 6-0. RESOLUTION NO. 1-12 ADOPTED 6-0.

PARKS, RECREATION AND ENVIRONMENT COMMITTEE

Terry Senger, Chairman; Adam Jones, Vice Chairman, Debbie Pennington, Member

Ordinance to authorize the City Manager to enter into an agreement with the Therapeutic Recreation for the Disabled, Inc. and the Fairfield Community Foundation, DBA Joe Nuxhall Character Education Fund for the construction and operation of the Field of Dreams Recreation Complex.

Councilmember Jones presented the second reading of this Ordinance. Ordinance approved for second reading only.

NEW BUSINESS

PUBLIC SAFETY COMMITTEE

Mike Oler, Chairman; Debbie Pennington, Vice Chairman, Terry Senger, Member

Simple Motion: Motion requesting that no hearing be held on the liquor permit application in the name of Kobe Japanese Cuisine, 6679 Dixie Hwy STE G, Fairfield, Ohio 45014 (Permit Class: D1).

Councilmember Oler, seconded by Councilmember Abbott moved to request that no hearing be held on the liquor permit application in the name of Kobe Japanese Cuisine, 6679 Dixie Hwy STE G, Fairfield, Ohio 45014 (Permit Class: D1). Motion Carried 6-0. SIMPLE MOTION NO. 5-12 APPROVED 6-0.

DEVELOPMENT SERVICES COMMITTEE

Jeff Holtegel, Chairman; Tim Abbott, Vice Chairman, Tim Meyers, Member

Councilmember Holtegel, seconded by Councilmember Meyers moved to read the following two (2) pieces of legislation by title only. Motion Carried 6-0.

Resolution approving with limitations the renewal application for inclusion of Part Lot 352 of the City of Fairfield, Butler County, Ohio, in an agricultural district.

Background: City Manager Pizzano recommended the application receive Council's approval. Legislative Action: Councilmember Holtegel presented the first reading of this Resolution. Councilmember Holtegel, seconded by Councilmember Jones moved to suspend the rules requiring three readings of this Resolution. Motion Carried 6-0. Councilmember Holtegel, seconded by Councilmember Oler moved to adopt. Motion Carried 6-0. RESOLUTION NO. 2-12 ADOPTED 6-0.

Ordinance to authorize the City Manager to execute a Community Reinvestment Agreement with Rolled Alloys, Inc. and Hollingsworth Capital Partners- Investments IV, LLC and to waive all building permit fees for the construction of a new facility on Thunderbird Lane and declaring an emergency.

Jim McConnell of Rolled Alloys, Inc. stated he is very excited about moving into Fairfield. He stated the company processes stainless steel, titanium nickel alloys. He stated they service a wide variety of different markets, the largest being the aircraft market. Mr. McConnell stated he is excited to be here and looks forward to future expansions of the Fairfield facility in the future

Background: City Manager Pizzano stated Hollingsworth Capital Partners – Investments IV, LLC will construct an office and manufacturing facility and lease it to Rolled Alloys, Inc. Rolled Alloys will move jobs into the City of Fairfield, generating income taxes and property taxes. He stated it is estimated that the City will waive an estimated \$8,000-\$10,000 in building permit fees over the term of the project. Mr. Pizzano stated if approved, the 8 acre site on Thunderbird Lane would accommodate a new 65,700 square foot office and manufacturing facility, with remaining acreage available for future expansion. Total new investment is estimated at more than \$5.5 million which includes \$3.5 million in new building construction, \$1 million in new equipment, and \$1 million in new inventory. Rolled Alloys will relocate 29 jobs from its current facility in West Chester and will create at least 5 new jobs within three years. Legislative Action: Councilmember Holtegel, seconded by Councilmember Abbott moved to suspend the rules requiring three (3) readings of this Ordinance. Motion Carried 6-0. Councilmember Holtegel, seconded by Councilmember Meyers moved to adopt. Motion Carried 6-0. ORDINANCE NO. 5-12 ADOPTED 6-0.

FINANCE & BUDGET COMMITTEE

Tim Abbott, Chairman; Terrence Senger, Vice Chairman, Michael Oler, Member

Councilmember Abbott, seconded by Councilmember Pennington moved to read the following three Ordinances by title only. Motion Carried 6-0.

Ordinance to establish a separate capital projects fund to be known as the Park Development Fund and declaring an emergency.

Background: City Manager Pizzano recommended the creation of the Park Development Fund to handle the receipt of grants and donations for park development with the City of Fairfield. He noted the most recent donation centers around the development of Huffman Park. Legislative Action: Councilmember Abbott presented the first reading of this Ordinance. Councilmember Abbott, seconded by Councilmember Meyers moved to suspend the rules requiring three (3) readings of

this Ordinance. Motion Carried 6-0. Councilmember Abbott, seconded by Councilmember Meyers moved to adopt. Motion Carried 6-0. ORDINANCE NO. 6-12 ADOPTED 6-0.

Appropriation Ordinance (Reconcile Accounts - See Ordinance for details)

Background: City Manager Pizzano explained the necessity of amending the 2011 budget in order to reconcile accounts for 2011. Legislative Action: Councilmember Abbott presented the first reading of this Ordinance. Councilmember Abbott, seconded by Councilmember Meyers moved to suspend the rules requiring three (3) readings of this Ordinance. Motion Carried 6-0. Councilmember Abbott, seconded by Councilmember Meyers moved to adopt. Motion Carried 6-0. ORDINANCE NO. 7-12 ADOPTED 6-0.

Appropriation Ordinance (Non-Contractual Items) - \$62,000 2012 Grounds, Entry-ways & Landscaping Program; \$95,000 2012 Annual Drainage Program; \$110,000 Traffic Signal Maintenance (under existing contract).

Background: City Manager Pizzano recommended the following appropriations be approved for the following non-contractual items: \$62,000 for the 2012 Grounds, Entry-Ways & Landscaping Program; \$95,000 for the 2012 Annual Drainage Program; and \$110,000 for Traffic Signal Maintenance (under an existing contract) Legislative Action: Councilmember Abbott presented the first reading of this Ordinance. Councilmember Abbott, seconded by Councilmember Meyers moved to suspend the rules requiring three (3) readings of this Ordinance. Motion Carried 6-0. Councilmember Abbott, seconded by Councilmember Meyers moved to adopt. Motion Carried 6-0. ORDINANCE NO. 8-12 ADOPTED 6-0.

Meeting Schedule

Acting Clerk Morsch read the following meeting schedule:

Monday, February 13: Council-Manager Briefing at 6:00 p.m.; Regular Meeting at 7:00 p.m.

Monday, February 27: Council-Manager Briefing at 6:00 p.m.; Regular Meeting at 7:00 p.m.

Executive Session of Council (if needed)

Council recessed to Executive Session at 7:40 p.m.

Adjournment

The Executive Session of Council ended at approximately 9:15 p.m. and the Regular Meeting was adjourned

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved _____