

**FAIRFIELD CITY COUNCIL  
REGULAR MEETING AGENDA  
FAIRFIELD MUNICIPAL BUILDING  
5350 PLEASANT AVENUE  
FAIRFIELD, OHIO 45014**

**Monday, March 9, 2015**

**7:00 PM**

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MAYOR.....STEVE MILLER  
COUNCILMEMBER 1<sup>ST</sup> WARD.....ADAM B. JONES  
COUNCILMEMBER 2<sup>ND</sup> WARD.....MARTY JUDD  
COUNCILMEMBER 3<sup>RD</sup> WARD.....DEBBIE PENNINGTON  
COUNCILMEMBER 4<sup>TH</sup> WARD.....TERRY SENGER

COUNCILMEMBER AT-LARGE...CHAD OBERSON  
COUNCILMEMBER AT-LARGE...MIKE SNYDER  
COUNCILMEMBER AT-LARGE...BILL WOESTE  
CITY MANAGER.....ARTHUR E. PIZZANO  
CLERK OF COUNCIL.....ALISHA WILSON  
LAW DIRECTOR.....JOHN H. CLEMMONS

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Guidelines for Citizen Comments: Thank you for your interest and participation in city government. Fairfield City Council's Guidelines for Citizen Comments describe the rules for addressing City Council. The guidelines are posted in the Council Chambers.

ADA Notice: The City of Fairfield is pleased to provide accommodations to disabled individuals or groups and encourage full participation in city government. Should special accommodations be required, please contact the Clerk of Council at 867-5383 at least 48 hours in advance of the meeting.

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1. **Call to Order**

2. **Prayer/Pledge of Allegiance**

3. **Roll Call**

4. **Agenda Modifications**

5. **Executive Session Requests**

6. **Special Presentations and Citizen Comments**

- a) Kim Nuxhall & Hallie Thompson – Fairfield Crystal Classic & Benefit Concert

7. **Public Hearing(s)**

8. **Mayor/Council Reports**

9. **Approval of Minutes**

- a) Regular Meeting Minutes of February 23, 2015

10. **OLD BUSINESS**

(A) **DEVELOPMENT SERVICES COMMITTEE**

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

- (1)  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.

- Motion – Amend
- Ordinance – Second Reading

- (2)  Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1141.02, the City of Fairfield, Ohio, Zoning Map.

- Ordinance – Second Reading

- (3)  Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1141.02, the City of Fairfield, Ohio, Zoning Map.

- Ordinance – Second Reading

- (4)  Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1141.02, the City of Fairfield, Ohio, Zoning Map.

- Ordinance – Second Reading

(B) **PUBLIC WORKS COMMITTEE**

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

- (1)  Ordinance to authorize the City Manager to enter into a one (1) year contract with options for years two (2) and three (3) with Adleta Construction of Cincinnati, Ohio for the 2015 Sidewalk/Apron Replacement Program.

- Ordinance – Third Reading
- Motion – Adoption

- (2)  Ordinance to authorize the City Manager to enter into a one (1) year contract with options for years two (2) and three (3) with Prus Construction of Cincinnati, Ohio for the 2015 Concrete Repair and Replacement Program.

- Ordinance – Third Reading
- Motion – Adoption

11. **NEW BUSINESS**

(A) **PUBLIC SAFETY COMMITTEE**

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

- (1) Simple Motion: Motion to approve liquor permit application in the name of KBJK, LLC, 7121 Dixie Highway, Fairfield, OH 45014. (Permit Classes: D5 & D6)

(B) **FINANCE & BUDGET COMMITTEE**

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

- (1) 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. 39-14 and all amendments thereto and declaring an emergency.

- Motion – Read by Title Only (Optional)
- Ordinance – First Reading
- Motion – Suspend Second and Third Readings
- Motion – Adoption

- (2) 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. 34-14 and all amendments thereto and declaring an emergency.

- Motion – Read by Title Only (Optional)
- Ordinance – First Reading
- Motion – Suspend Second and Third Readings
- Motion – Adoption

- (3) Non-Contractual Appropriations - \$11,200 for negotiation services for Rt. 4, S. Gilmore & Holden Intersection Improvements.

- Motion – Read by Title Only (Optional)
- Ordinance – First Reading
- Motion – Suspend Second and Third Readings
- Motion – Adoption

**12. Meeting Schedule**

Monday, March 23	Council-Manager Briefing, 5:30 p.m.; Regular Meeting, 7:00 p.m.
Monday, April 13	Regular Meeting, 7:00 p.m.
Monday, April 27	Regular Meeting, 7:00 p.m.

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

**14. Adjournment**

MINUTES  
REGULAR MEETING OF COUNCIL  
FEBRUARY 23, 2015

**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 Chad Oberson invited Pastor David Hargrave to lead the 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.

**Agenda Modifications**

No agenda modifications.

**Executive Session Requests**

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

**Special Presentations and Citizen Comments**

**Pastor David Hargrave Proclamation**

Councilmember Pennington presented Pastor David Hargrave with a proclamation and a Key to the City from the Office of the Mayor, in celebration of his 25th anniversary with Fairfield Church of Christ. She thanked him for his service to the community and everything he has done for her family. Pastor Hargrave thanked Councilmember Pennington and Mayor Miller for the recognition and expressed his desire for the City of Fairfield and Fairfield Church of Christ to continue to work together to serve the citizens of the community.

**Fire Lieutenant Oath of Office**

Mayor Miller led the Oath of Office for Fire Lieutenants Jason Taulbee, Mike Susaneck and Neal Ressler. Councilmember Jones congratulated them on their achievement and presented their Lieutenant badges to their wives, who pinned the badges on.

David Brown, from the Butler County Auditor's Office, updated Council on several things happening at the Auditor's Office. The Homestead Exemption and the new portion for Disabled American Veterans is in place and shields \$50,000 of the value for 100% disabled veterans. He left brochures for residents to pick up. He also mentioned that re-appraisals have been completed and property values decreased approximately 1.6% overall, with residential decreases of 2.7%. The Auditor's Office looks at values for the three years prior when they do the re-appraisals. He said that as the market continues to increase, those values may increase at the next re-appraisal. Property owners that wish to contest the determinations can do so through the Board of Revision at the Auditor's Office. Those applications are due by March 31. Information regarding both of these programs is available on the Auditor's website.

## **Public Hearing(s)**

### **Joint Public Hearing - Dixie Highway Re-Zoning**

Mayor Miller opened the Joint Public Hearing at 7:23 PM. Clerk Wilson read the meeting notice and called the roll of Council and the Planning Commission. All of Council in attendance. Commissioners Hasselbeck, Lepsky and Heisler in attendance for Planning Commission. Councilmember Woeste, seconded by Councilmember Snyder, moved to excuse Commissioners Hassler, D'Epifanio and Myron. Motion carried 7-0. Development Services Director Tim Bachman explained the process for re-zonings as detailed in the Charter, how these re-zonings came before Council, one by owner request and the other two by city initiative, and displayed a map of the three parcels of land that are requested to be re-zoned. He stated that all of the surrounding parcels are zoned commercial and the three parcels in question are zoned industrial, however, they are used as commercial. The re-zoning will simply clean up the zoning along Dixie Highway. He detailed the next steps of the process and invited the owner of Production Tool Rental, Mr. Tom Kieley, to speak about the request. Mr. Kieley thanked the city for being such a great place to do business and explained that he initiated the request in order to clean up the paperwork and prepare for his retirement, which is not in the near future, but is eventually coming. Mayor Miller thanked him for his comments, thanked the Planning Commission and Development Services Director Bachman and his staff, and closed the hearing at 7:32 PM.

### **Mayor/Council Reports**

Councilmember Jones asked residents to clear any fire hydrants that they see covered in snow and if they are unable to clear the snow, please contact the Fire Department and they will send someone to take care of it.

Councilmember Pennington reported that the Community Arts Signature Series will feature music by John Ford Coley on Saturday, March 7 at 8:00 PM. Tickets are available online, by phone or at the Community Arts Center.

Councilmember Senger reported that the January Income Tax Report was distributed last week and receipts are on track with projections.

Councilmember Oberson commended the Public Works staff on the snow removal over the past week. He also reported that the city received a \$2.1 million grant from the Surface Transportation Program and \$200,000 from Congestion Mitigation and Air Quality Program and the city will use the money to make various improvements around the city. He also reported that the Sidewalk Program letters are going out to those residents that are impacted by the repairs.

Councilmember Snyder reported that Panera donated \$10,000 to Shared Harvest Foodbank to help young children in our area by providing weekend snacks and ready-to-fix meals for pre-school and elementary children that are identified as at-risk for hunger. He also reported that a support group for Parkinson's, PSP, CBD, MSA and other related brain diseases will meet at the Fairfield Lane Library on February 26 at 6 PM. He encouraged residents to become involved in a support group if they or someone they know has a brain disease.

Councilmember Woeste thanked the Planning Commission and Development Services Director Bachman for attending the Public Hearing. He also thanked Panera for their donations to the Fairfield Food Pantry, as well.

Mayor Miller thanked the Public Works Department for their great work with snow removal.

## **Approval of Minutes**

Regular Meeting Minutes of February 9, 2015

- The Regular Meeting Minutes of February 9, 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 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 Mike Snyder moved to adopt . Motion Carried 7-0. ORDINANCE NO. 10-15. APPROVED 7-0.

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 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 recommendation from the Planning Commission.

Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1141.02, the City of Fairfield, Ohio, Zoning Map.

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

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

**PUBLIC WORKS COMMITTEE**

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

Ordinance to authorize the City Manager to enter into a one (1) year contract with options for years two (2) and three (3) with Adleta Construction of Cincinnati, Ohio for the 2015 Sidewalk/Apron Replacement Program.

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

Ordinance to authorize the City Manager to enter into a one (1) year contract with options for years two (2) and three (3) with Prus Construction of Cincinnati, Ohio for the 2015 Concrete Repair and Replacement Program.

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

**NEW BUSINESS**

**PUBLIC UTILITIES COMMITTEE**

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

Ordinance to authorize the City Manager to enter into a contract with Univar USA, Inc. for the purchase of chemicals for the Water Division and declaring an emergency.

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

Background: City Manager Pizzano recommended a contract with Univar USA, Inc. for chemicals for the Water Division. Legislative Action: Councilmember Judd presented the first reading of this ordinance.

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

Councilmember Marty Judd, seconded by Councilmember Chad Oberson moved to adopt.  
Motion Carried 7-0. ORDINANCE NO. 11-15. APPROVED 7-0.

**FINANCE & BUDGET COMMITTEE**

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

Non-Contractual Appropriations - \$140,000 for full depth asphalt repairs following water and sewer repair work; \$25,000 for site work for installation of Gold Star Families Memorial at Veterans Memorial Park.

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 appropriations for asphalt repair work following water and sewer repairs. These asphalt repairs were done by Public Works and the money is coming from Public Utilities. He also recommended an appropriation for site work for installation of the Gold Star Families Memorial at Veterans Memorial Park. The city is working towards having the memorial in place in time to be part of the City's Memorial Day parade and ceremony. Legislative Action: Councilmember Senger presented the first reading of this ordinance.

Councilmember Terry Senger, seconded by Councilmember Bill Woeste 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. 12-15. APPROVED 7-0.

**Meeting Schedule**

Clerk Wilson read the following meeting schedule:

- Monday, March 9 Regular Meeting, 7:00 p.m.
- Monday, March 23 Council-Manager Briefing, 5:30 p.m.; Regular Meeting, 7:00 p.m.
- Monday, April 13 Regular Meeting, 7:00 p.m.

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

The meeting adjourned to Executive Session at 7:45 PM.

**Adjournment**

The Regular Meeting adjourned at 8:25 PM.

ATTEST:

\_\_\_\_\_  
Clerk of Council

Date Approved\_\_\_\_\_

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

**City of Fairfield, Ohio  
City Council Meeting Communication**

**Date 11-10-2014**

**Item:**

An ordinance approving a Final Development Plan for a 119 unit senior apartment building on approximately 5.6 acres of land located on Patterson Drive.

**Financial Impact:**

None.

**Synopsis:**

The proposal is to construct a three story, 119 unit senior apartment building. The proposed density for the site is 21 units per acre. The development will consist of both one-bedroom and two-bedroom units. Plans and elevations will be located in City Council's workroom for viewing.

**Background:**

A Concept Plan, referred to as Patterson Place, was approved in 2010 for a three story senior apartment building and patio homes. The apartment building was proposed to be built in two phases with 120 total units using federal tax credits. The previous applicant was unable to obtain the tax credits for the \$18 million project.

**Recommendation:**

It is recommended that City Council have a first reading on this ordinance at the November 10, 2014 meeting and set the public hearing date for November 24, 2014.

**Legislative Actions:** Rules Suspension and Adoption Requested?  
Emergency Provision Needed?

No.  
No.

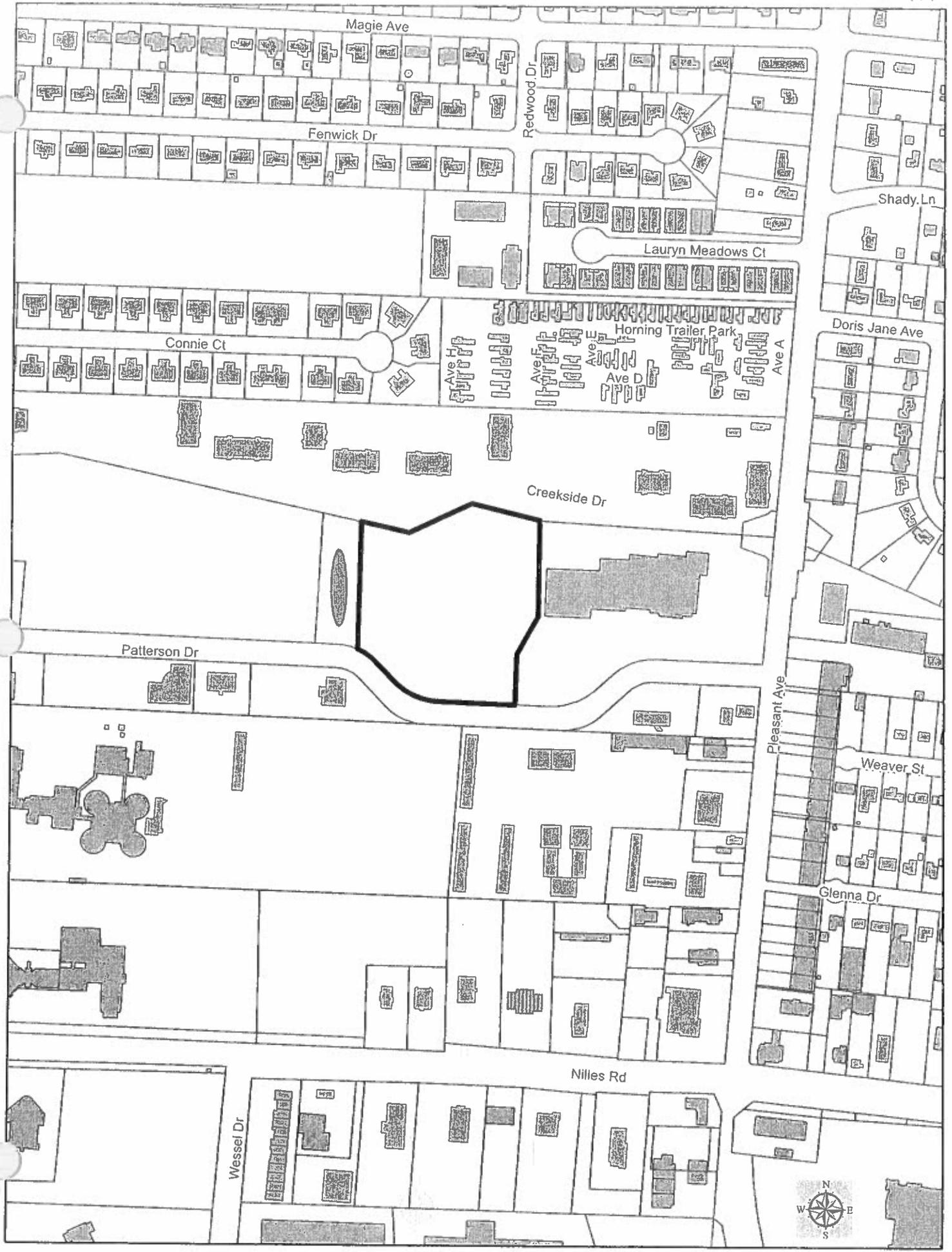
Prepared by: Pat Downer (Planning Manager)

Approved for Content by: Kimberly Buchanan

Financial Review (where applicable) M. Hopp

Legal Review (where applicable) John A. Clemmons

Accepted for Council Agenda: Kevin Wilson



# DEPARTMENTAL CORRESPONDENCE

City  
of  
Fairfield



TO Mayor Miller and City Councilmembers  
FROM Scott Lepsky, Chairman, Planning Commission

SUBJECT PLANNING COMMISSION RECOMMENDATION

DATE 02/26/15

Please be advised at the Planning Commission meeting held on Wednesday, February 25, 2015, the Planning Commission voted 4 - 1 in favor of recommending approval of the proposed final development plan for the Fairfield Senior Housing development on Pt. lot 198, Patterson Dr., in the D-1, Downtown zoning district, with the attached conditions and draft development agreement.

Scott Lepsky, Chairman  
Fairfield Planning Commission

lkm

Attachment

c: Arthur E. Pizzano, City Manager  
Alisha Wilson, Clerk of Council  
Timothy Bachman, Development Services Director  
David Butsch, Public Works Director  
Rick Helsinger, Supt., Bldg. Inspection & Zoning  
John Clemmons, Law Director  
Planning Commission Members (7)

# DEPARTMENTAL CORRESPONDENCE

City  
of  
Fairfield



TO Mayor and City Council  
FROM Erin Donovan, Planning Manager *ED*

SUBJECT Patterson Senior Apartments Conditions of Approval

DATE 3-2-15

The following conditions of approval were approved by the Planning Commission at their February 25, 2015 meeting.

1. The senior apartment facility shall be restricted for use and occupancy by residents age 55 and greater only and shall be independent living only.
2. The sanitary sewer main on the northeastern portion of the parcel shall be realigned so it does not conflict with the building footprint.
3. Due to the close proximity to Pleasant Run Creek, erosion and the impact upon the development may be a future concern. An engineer competent in hydrology shall investigate the bank stability and implement any findings into the final design.
4. The construction of an 8 inch water main approximately 420 feet in length located off-site in front of 441 Patterson Drive is required by the applicant due to the dense residential use and additional fire flows.
5. All signage will require Design Review Committee approval and conform to the D-1 Zoning District sign requirements.
6. Any proposed modification, major or minor, to the building design requires Planning Commission approval.
7. All wood balconies are to be covered in vinyl siding or PVC material that is off-white in color.
8. The proposed landscaping shall conform to the following requirements and noted on the landscape plan: Remove and replace dead plant material and apply appropriate herbicides/pesticides as required. The landscape beds are to be kept free of weeds and the mulch within the beds is to be seasonally replaced and maintained. Plant replacement shall occur within 30 days after plant(s) die, provided that in the event the plant(s) die during the period of October-February, plant replacement shall occur no later than the immediately following month of April and must conform to the approved landscape plan. If plantings are not replaced or maintained as stated above within 30 days of written notice by the City, the City will contract the work and assess the cost of the work plus a \$100 administrative fee as a lien on the owner's property taxes in accordance with standard property maintenance procedures adopted by the City.
9. An irrigation system shall be installed and operated for landscaped beds. The irrigation plan is subject to approval by the City of Fairfield.
10. Screening for all dumpsters shall be constructed of the same material used on the exterior of the building.

11. Maintenance of the existing retention basin and landscaping to the west of the subject parcel will be the responsibility of the applicant and/or Neyer Properties starting January 1, 2016. An agreement specifying responsibilities shall be submitted.
12. Parking lot light poles are to be 90 degree cut-off (shoe box style) and not to exceed 19 feet in height.
13. The 33 land banked parking spaces are to be paved for additional parking if a need is determined by the City or residents using the following two trigger mechanisms: 1) The City will randomly check the parking use approximately one year after the certificate of occupancy is issued and at least once annually thereafter. If more than 90% of the existing spaces are occupied, the City will notify the applicant that the 33 spaces are to be paved. 2) If at least 33% of the residents sign a petition and submit it to the City requesting the 33 parking spaces to be paved.

**PATTERSON PLACE PLANNED UNIT DEVELOPMENT AGREEMENT**

THIS AGREEMENT, effective \_\_\_\_\_, 2015, entered into by and between the City of Fairfield, Ohio (hereinafter referred to as "CITY"), Clover Construction Management Inc., a New York based corporation (hereinafter referred to as "DEVELOPER") and Neyer Properties Inc. an Ohio based corporation, current owner of the property, (hereinafter referred to as "OWNER").

**WITNESSETH**

WHEREAS, DEVELOPER wishes to construct a 119 unit senior housing facility on a 5.6 acre parcel located on the north side of Patterson Drive; and

WHEREAS, DEVELOPER wishes to manage the property after the construction is complete; and

WHEREAS, the construction of the facility requires final development plan zoning approval by the CITY.

NOW, THEREFORE, in consideration of the mutual promises and agreements herein, the parties agree that in addition to the matters visually illustrated in the "Patterson Place Planned Unit Final Development Plan" hereinafter referred to as the PLAN dated \_\_\_\_\_, 2015 as presented February 25, 2015 at the CITY Planning Commission meeting, which consists of a Site Plan (Exhibit 1), Building Elevations (Exhibit 2), Landscape Plan (Exhibit 3), and Lighting Plan

(Exhibit 4) all of which are attached hereto and incorporated by reference, the undersigned DEVELOPER, OWNER and CITY further state and agree that the following additional terms, requirements and conditions shall constitute a material part of said PLAN for the 5.6 acres known as Patterson Place Planned Unit Development which PLAN constitutes an amendment to and a part of the Zoning Ordinance of the City of Fairfield, and shall be enforceable as a Zoning Ordinance of the City in addition to any applicable City Ordinances. Such additional terms, requirements and conditions are as follows:

1. Permitted Use – The principal and only permitted use is a senior apartment facility. The property is to be restricted for use and occupancy of residents age 55 and greater only. The housing is for independent (not assisted) living by seniors. This requires all residents to be able to feed and bath themselves without assistance. If these living functions cannot be performed by any resident alone, the resident shall not be permitted to remain as an occupant of the property. Additional services or accessory uses for the residents such as libraries, craft rooms, hair salons and such similar uses are permitted only with Planning Commission approval.
2. Access, Utilities and Site issues – Easements for access and utilities will be required and granted as necessary from OWNER. Only one shared curb cut as illustrated on Exhibit 1 is permitted. The sanitary sewer main on the northeastern portion of the parcel is in conflict with the proposed building. The plans for the realignment of the sanitary sewer and creation of the revised utility easement must conform to the utility specifications and

standards as required in the *Design, Construction and Material Specification Handbook* and the codified ordinances of Fairfield. The CITY will review the plans for compliance with the above requirements. DEVELOPER will be responsible for all construction costs, materials and labor to complete the sanitary sewer realignment project. DEVELOPER is also responsible for the preparation of plans conforming to the *Design, Construction and Material Specification Handbook* and the codified ordinances of Fairfield for the construction of approximately 420 feet of eight inch (8") water main improvements off-site on the south side of Patterson Drive as per the attached exhibit WM-1 completing a water main loop on Patterson Drive. The CITY will review the plans for compliance with the above requirements. DEVELOPER will be responsible for all construction costs, materials and labor to complete the installation of the off-site water improvements. Due to the close location of the proposed building adjacent to Pleasant Run Creek, an engineer competent in geotechnical engineering shall investigate the bank stability and implement any findings as part of the final construction drawings.

3. Signage – All signage shall conform to the D-1 Zoning District requirements as stated in Fairfield Zoning Code Section 1187.07(d) and must be approved by the Design Review Committee and Planning Commission.
4. Architectural Character – The building shown in the PLAN is to be constructed of materials and colors consistent with the elevation renderings illustrated in the PLAN approved at the February 25, 2015 Planning Commission meeting. Any minor modification to the building design must be approved by the Planning Commission before construction. All wood balcony columns, rails and balusters are to be covered in or constructed of off-white vinyl or PVC material.

5. Landscape – DEVELOPER is to plant species and sizes of trees and bushes as depicted on the approved landscape plan before a Certificate of Occupancy is granted by the City unless additional time is permitted by the Development Services Director due to inclement weather conditions.

At all times after construction, the DEVELOPER shall remove and replace dead plant material and apply appropriate herbicides and pesticides as required. The landscaped beds are to be kept free of weeds and the mulch within the beds is to be seasonally replaced and maintained. Plant replacement shall occur thirty (30) days after the plant(s) die, provided that in the event the plant(s) die during the period of October through February, plant replacement shall occur no later than the immediately following month of April and must conform to the approved landscape plan. If plantings and mulch are not replaced or maintained, per the above requirement within 30 days of written notice by CITY to DEVELOPER, CITY will contract for the work and place the cost of the work plus a \$100.00 administrative fee as a lien on the property within the PLAN in accordance with standard property maintenance procedures of the CITY.

An irrigation system is to be installed and kept operational by the DEVELOPER during the spring through fall seasons for all planting beds on the site. The irrigation plan is to be approved by the CITY Staff Technical Review at the time of building permit approval.

6. Dumpsters – Screening for all dumpsters shall be constructed of the same masonry material used on the exterior building walls.

7. Retention Basin – The cost associated with maintaining the existing retention basin, associated landscape and aeration device directly west of the 5.6 acre parcel will be the responsibility of DEVELOPER and OWNER starting January 1, 2016. Existing perpetual easements of record for public use of the premises shall remain in effect. In the event of failure to maintain the retention basin and associated property by the DEVELOPER after thirty (30) days written notice from CITY to DEVELOPER, CITY will contract for the work and place the cost of the work plus a \$100.00 administrative fee as a lien on the property within the PLAN in accordance with standard property maintenance procedures of the CITY. As discussed at the February 25, 2015 Planning Commission meeting, DEVELOPER and OWNER shall submit a retention basin and associated property agreement in which both parties agree to the maintenance responsibilities to CITY for review and approval. DEVELOPER will be the contact entity that CITY will coordinate and communicate any deficient maintenance issues as outlined above in this paragraph. DEVELOPER’S lead coordinating role should be clearly defined in the maintenance agreement with OWNER.
8. Parking lot lights –Parking lot light poles are not to exceed nineteen feet (19’) in height and shall be 90 degree cut-off (shoebox style) so as to limit the glare for the residents.
9. Land Banked Parking Spaces - The 33 spaces as shown on exhibit 1 are to be used as additional parking spaces by DEVELOPER if there is a need for additional paved parking. CITY will randomly check the parking use approximately one year after certificate of occupancy issuance and at least once annually thereafter. If more than ninety percent (90%) of the existing spaces are consumed with parked cars at the time of this random check, CITY will notify DEVELOPER that the 33 spaces must be paved. A

second trigger mechanism can be initiated by the residents. One year after the certificate of occupancy is issued, if at least thirty-three percent (33%) of the residents sign a petition and submit to CITY requesting additional parking, CITY will notify DEVELOPER to pave the aforementioned 33 spaces.

10. Zoning and Other Applicable Requirements – Except as specifically modified or provided in the PLAN, or this agreement, all other applicable zoning and other ordinance requirements of the City of Fairfield, Ohio shall apply.
11. Construction Timeframes – Substantial construction of the senior housing building itself must begin within one (1) year after the effective date of the City Council ordinance approving this agreement. If substantial construction of the building has not commenced, this Final Development Plan approval shall automatically expire and the zoning of the entire 5.6 acre parcel reverts to the existing original Concept Planned Unit Development zoning terms and conditions.
12. Recording Instrument – DEVELOPER agrees to cause this executed agreement to be recorded by affidavit or other appropriate document with the Butler County Recorder and indexed relative to the property described herein.

Subject to the foregoing additional terms, requirements and conditions, the CITY approves the PLAN for the Patterson Place Planned Unit Development. This Agreement shall be binding upon the parties and their respective successors, assigns and grantees.

EFFECTIVE: \_\_\_\_\_, 2015 by ordinance \_\_\_\_\_ 2015.

Witness:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Developer:  
Clover Construction Management  
Inc.

By: \_\_\_\_\_

Owner:  
Neyer Properties Inc.

By: \_\_\_\_\_

Witness:

\_\_\_\_\_  
\_\_\_\_\_

CITY OF FAIRFIELD, OHIO

By: \_\_\_\_\_  
Arthur E. Pizzano, City Manager

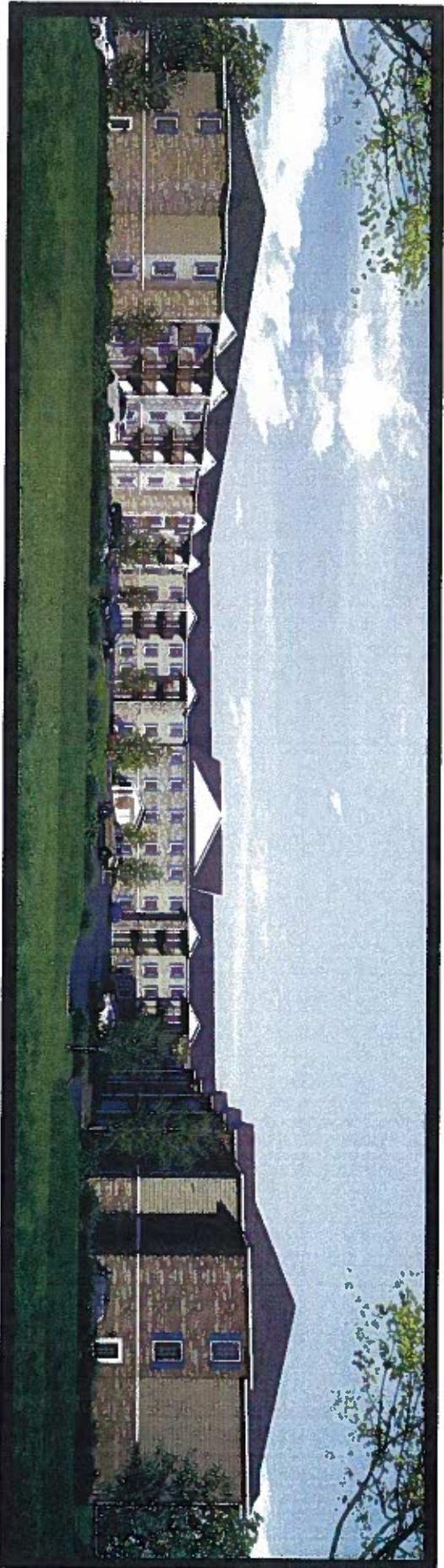
Approved to as form:

\_\_\_\_\_  
Law Director  
City of Fairfield, Ohio

Approved to as content:

\_\_\_\_\_  
Development Services Director





# FAIRFIELD SENIOR HOUSING

GINNINNATI, OHIO

ARCHITECTS  
CONSULTANTS  
SCHEMATIC



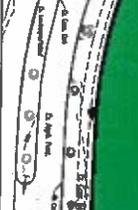
© 2014 MASSACHUO ARCHITECTS, INC.

Exhibit 2



NO.	DATE	BY	POINT

DATE: 10/22/14  
 SCALE: HOR. 1"=30'  
 VERT. 1"=4'  
 FOLDER: 14011  
 PLOTNAME: 14011.dwg  
 TAB: 1  
 DRAWN: JLS



2 WORKING DAYS  
 BEFORE YOU DIG  
 CALL 8-1-1  
 AND VISITERS PROTECTION SERVICE  
 NON-RESIDENTS MUST BE CALLED DIRECT

NOTE: THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY OF FAIRFIELD. THE CITY OF FAIRFIELD IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS THAT MAY OCCUR AS A RESULT OF THE USE OF THIS PLAN. THE USER OF THIS PLAN SHOULD CONTACT THE DESIGNER FOR ANY QUESTIONS.

CONTRACT NO. 14011  
 SHEET 4 OF 4

**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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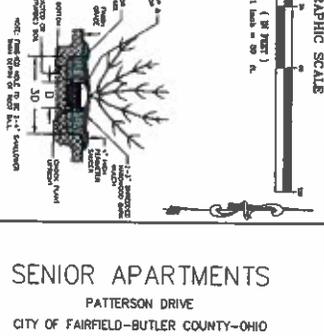
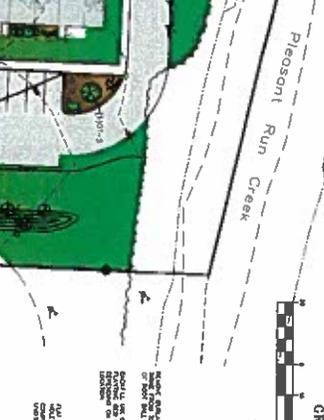
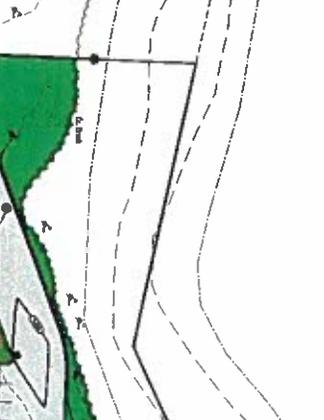
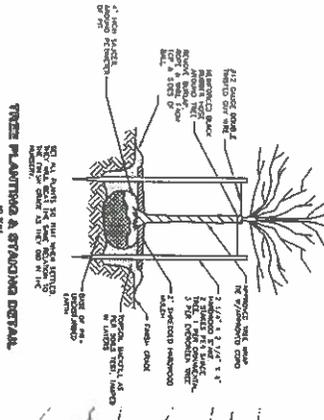
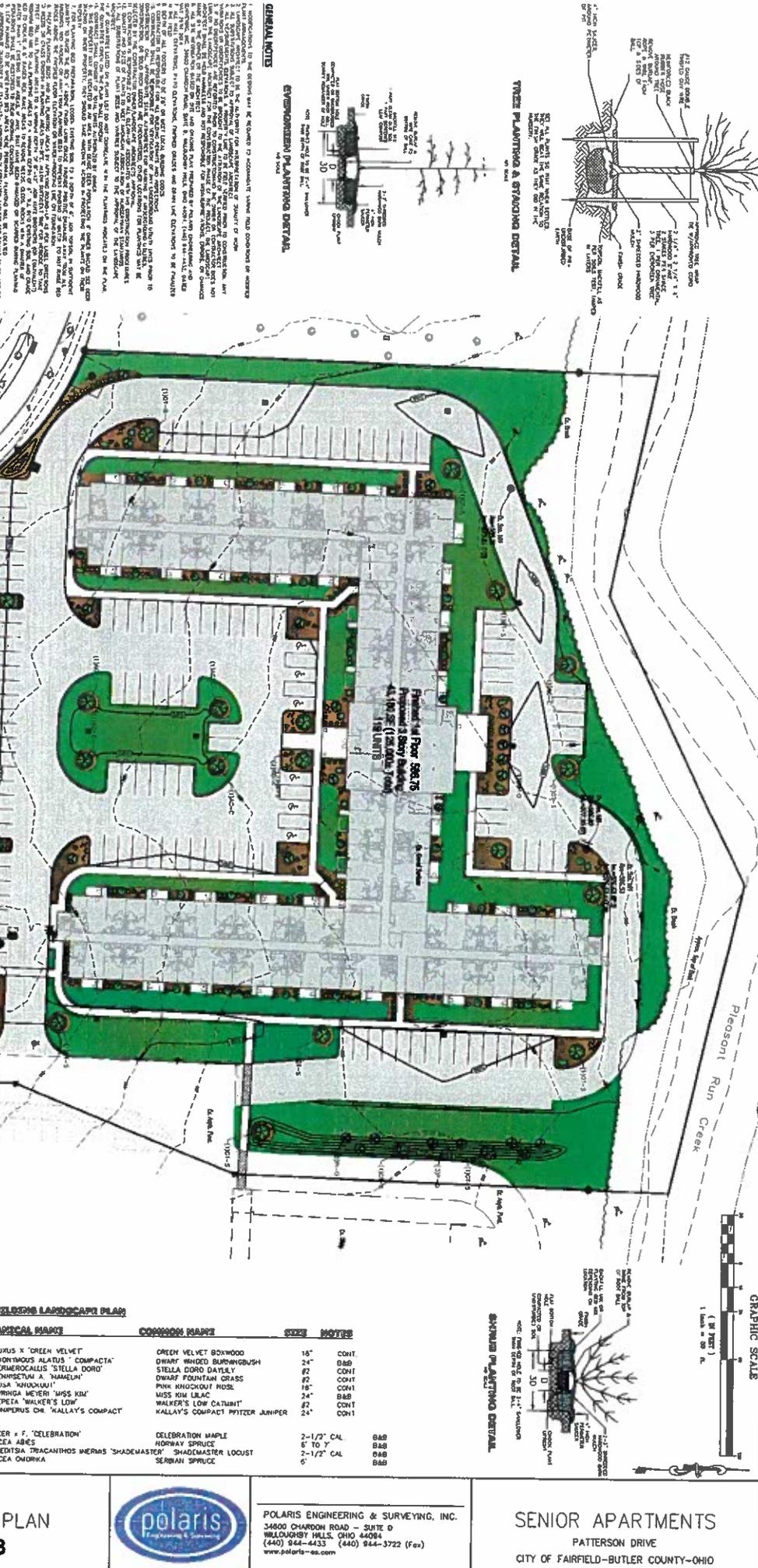
16. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

17. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

18. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

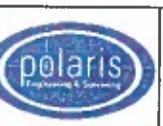
20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



**PLANT LIST - EXISTING LANDSCAPE PLAN**

KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTE
BU	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	18"	CONT. BAB
EV	EVONYMUS ALATUS 'COMPACTA'	SMALL LEAFED EVONYMUS	18"	CONT. BAB
HM	HEMEROCALLIS 'STELLA DORO'	STELLA DORO DAYLILY	24"	CONT. BAB
PE	PENSTEMON 'MAMELI'	OWENS FOUNTAIN GRASS	24"	CONT. BAB
RU	RUSSIA 'KINDCHAU'	PINK KINDCHOUT ROSE	18"	CONT. BAB
MS	MISS MIMI LEAC	MISS MIMI LEAC	24"	CONT. BAB
WL	WALKER'S LOW	WALKER'S LOW CATALPA	24"	CONT. BAB
JK	JANPERUS CH. 'KALLAY'S COMPACT'	KALLAY'S COMPACT PRINER JUNIPER	24"	CONT. BAB
AC	ACER 'F. 'CELEBRATION'	CELEBRATION MAPLE	2-1/2" CAL	BAB
PI	PICEA ABIES	HERNWAY SPRUCE	5' TO 7'	BAB
GT	GLEDTIS TRACANTHOS MERRIS 'SHADEMASTER'	SHADEMASTER LOUST	2-1/2" CAL	BAB
PI	PICEA OMORICA	SERBIAN SPRUCE	5'	BAB

GRAPHIC SCALE  
 1 inch = 30 feet

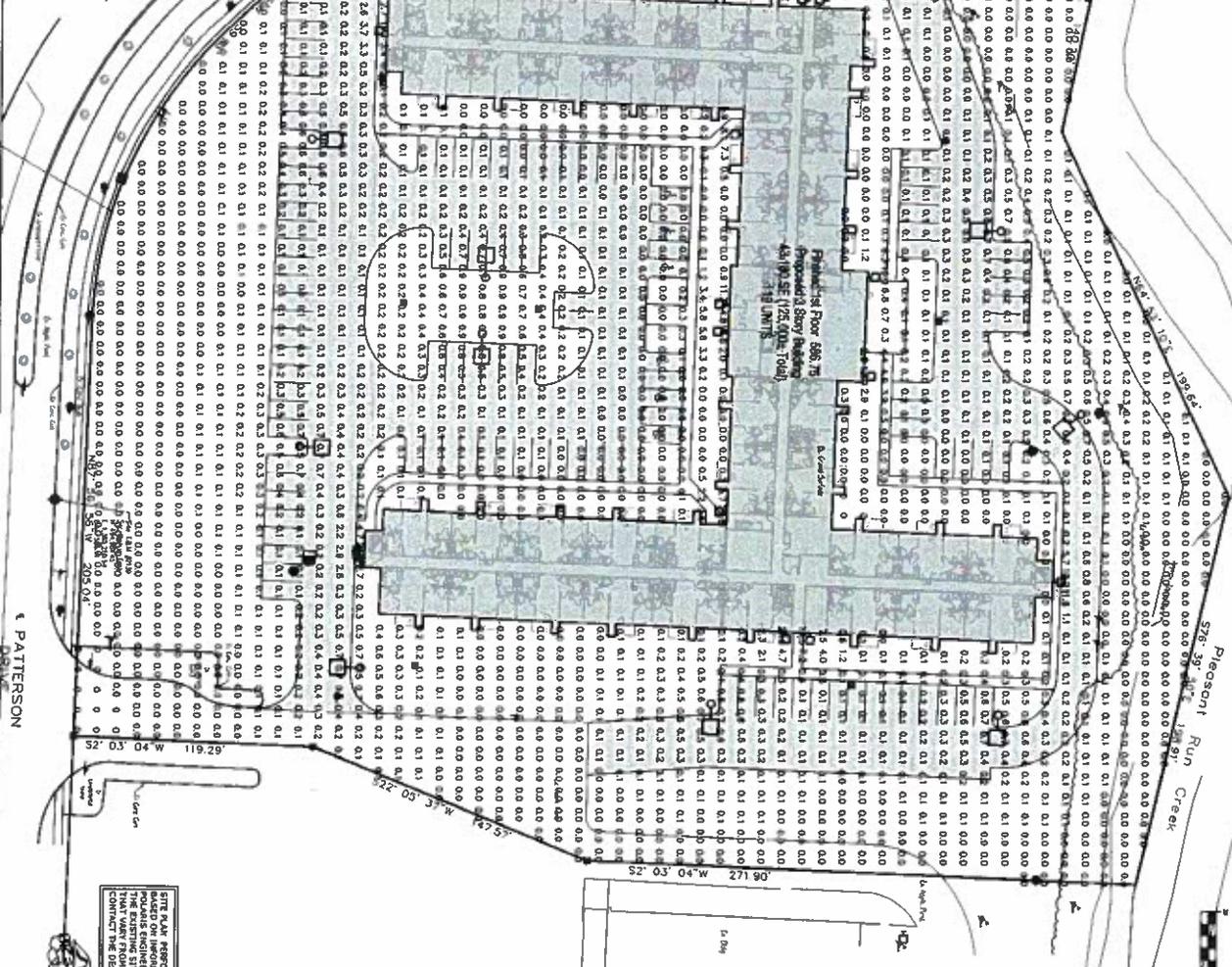


POLARIS ENGINEERING & SURVEYING, INC.  
 34600 CHARDON ROAD - SUITE 0  
 WILLOUGHBY HILLS, OHIO 44094  
 (440) 944-4433 (440) 944-3722 (Fax)  
 www.polaris-es.com

SENIOR APARTMENTS  
 PATTERSON DRIVE  
 CITY OF FAIRFIELD-BUTLER COUNTY-OHIO

DATE	BY	SCALE	VERT. ADJ.
DATE	BY	SCALE	VERT. ADJ.

Radius=161.7  
Arc Length=75.67  
Ch. Length=39.46 W  
Ch. Length=74.93



2 WORKING DAYS  
BEFORE YOU DIG  
CALL 8-1-1  
OUR UTILITIES PROTECTION SERVICE  
ADVISES YOU THE EXACT DEPTH

SITE PLAN, PERFORMED BY POLARIS ENGINEERING AND SURVEYING, INC. IS BASED ON INFORMATION PROVIDED BY BALDWIN LAND SURVEY, INC. THE EXISTING SITE CONDITIONS, AS SHOWN ON THIS SITE PLAN, SHOULD BE VERIFIED BY THE USER. POLARIS ENGINEERING AND SURVEYING, INC. DOES NOT WARRANT THE DATA SHOWN IN THIS SITE PLAN. THE USER SHOULD CONTACT THE DESIGN ENGINEER IMMEDIATELY.

CONTRACT NO.	14011
SHEET	1
OF	1

**SITE PHOTOMETRIC PLAN**  
**Exhibit 4**

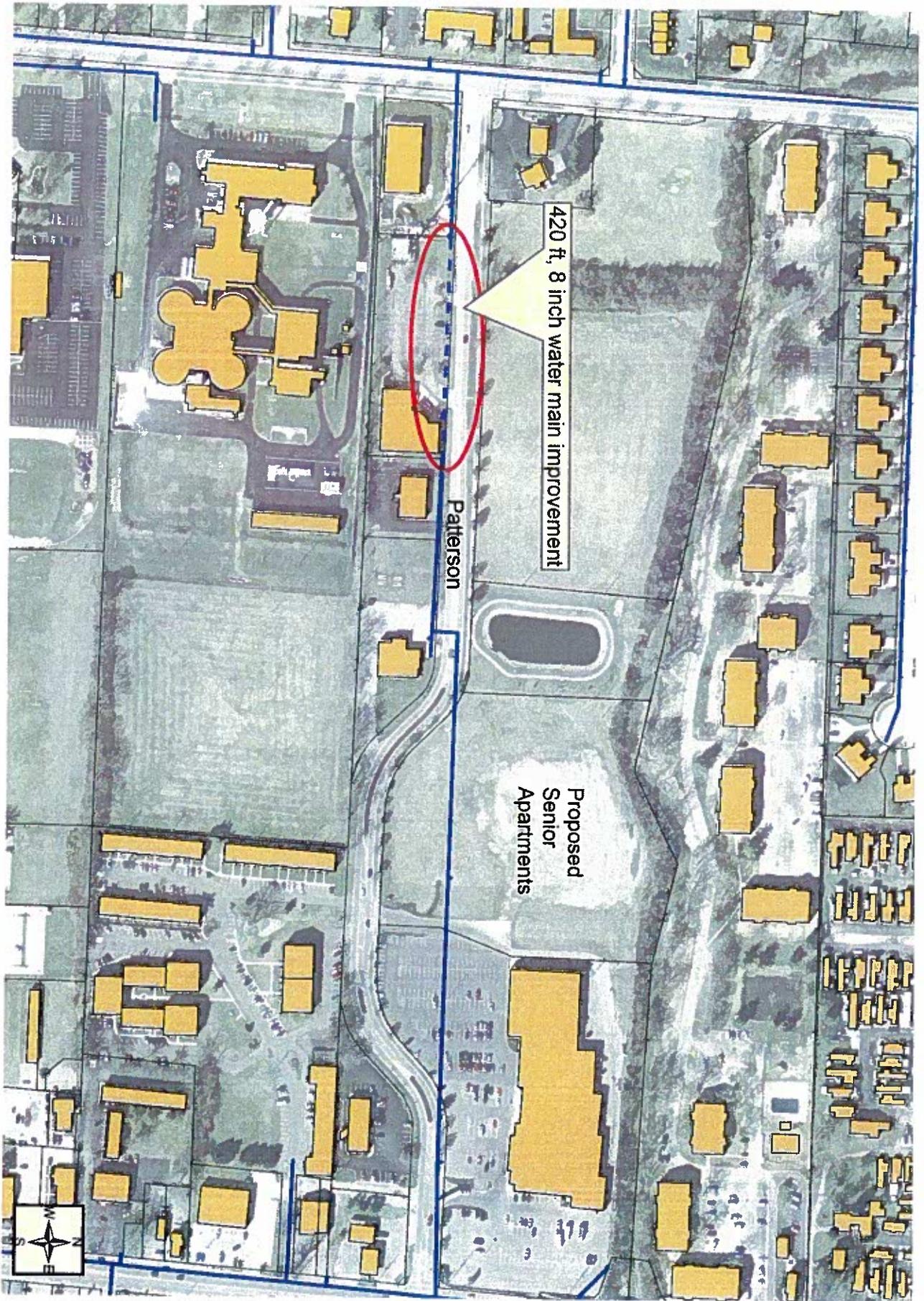


POLARIS ENGINEERING & SURVEYING, INC.  
34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 FAX (440) 944-3722 (FAX)  
www.polaris-es.com

**SENIOR APARTMENTS**  
PATTERSON DRIVE  
CITY OF FAIRFIELD-BUTLER COUNTY-OHIO

GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOTCANDLES	0.25
MAXIMUM FOOTCANDLES	2.57
MINIMUM FOOTCANDLES	0.10
PERCENTAGE TO MAXIMUM	0.00
PERCENTAGE TO MINIMUM	25.68 / 0.00
AVERAGE TO MINIMUM	0.25 / 0.00
PERCENTAGE TO AVERAGE	0.25 / 0.00
PERCENTAGE TO MAXIMUM	0.25 / 0.00





420 ft, 8 inch water main improvement

Patterson

Proposed Senior Apartments



Exhibit WM-1

ORDINANCE NO. \_\_\_\_\_

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.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The official Zoning Map of the City of Fairfield, Ohio, which is incorporated into Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio, Section 1141.02, is hereby amended by changing the zoning classification of the 5.6 acres located on Patterson Drive (Part Lot 198 of the City of Fairfield, Butler County, Ohio) from its present planned unit development concept plan residential classification by approving the amended concept plan for Patterson Place Planned Unit Development and the final development plan for Senior Housing on Patterson Drive, a copy of which plan, including the written terms and conditions which constitute a material part thereof, is on file in the office of the Clerk of Council and which are incorporated herein by reference.

Section 2. The Director of Development Services is hereby directed to change the official Zoning Map of the City of Fairfield, Ohio in accordance with this ordinance.

Section 3. This ordinance shall take effect at the earliest period allowed by law.

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

Posted \_\_\_\_\_

First Reading \_\_\_\_\_ Rules Suspended \_\_\_\_\_

Second Reading \_\_\_\_\_

Third Reading \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

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Clerk of Council

Active Clients\City of Fairfield\Ordinances\2014\Patterson Drive PUD - Ord

**City of Fairfield, Ohio  
City Council Meeting Communication**

Date 2-9-15

**Item:**

An ordinance approving a change in zoning request from M-2, General Industrial District, to C-3, General Business District for Lot 3893 located at 5852 Dixie Highway.

**Financial Impact:**

None. This is a land use decision.

**Synopsis:**

The request is to change the zoning classification to C-3, General Business. The site is currently occupied by a used car and shed/barn sales lot (Carl's Fine Cars and Weaver Barns), which are not permitted uses in the M-2 Zoning District. The site has operated as a used car sales lot for many years and obtained a conditional use in 1986 from the Planning Commission.

**Background:**

The Comprehensive Plan designates Route 4 (Dixie Highway) as a major commercial corridor. As the corridor developed throughout the years the zoning classification changed to commercial; however, some parcels retained their original industrial zoning classification even though commercial uses occupied them. The City encourages these parcels to be rezoned to commercial in order to protect the integrity of Route 4 as a commercial corridor.

This parcel as well as two adjacent parcels (Production Tool Rental and Drive Time) on Route 4 are zoned M-2, but are occupied by commercial land uses. When Production Tool Rental submitted a Petition for Rezoning to C-3, the City realized this as an opportunity to change the zoning of both Drive Time and Carl's Fine Cars/Weaver Barns.

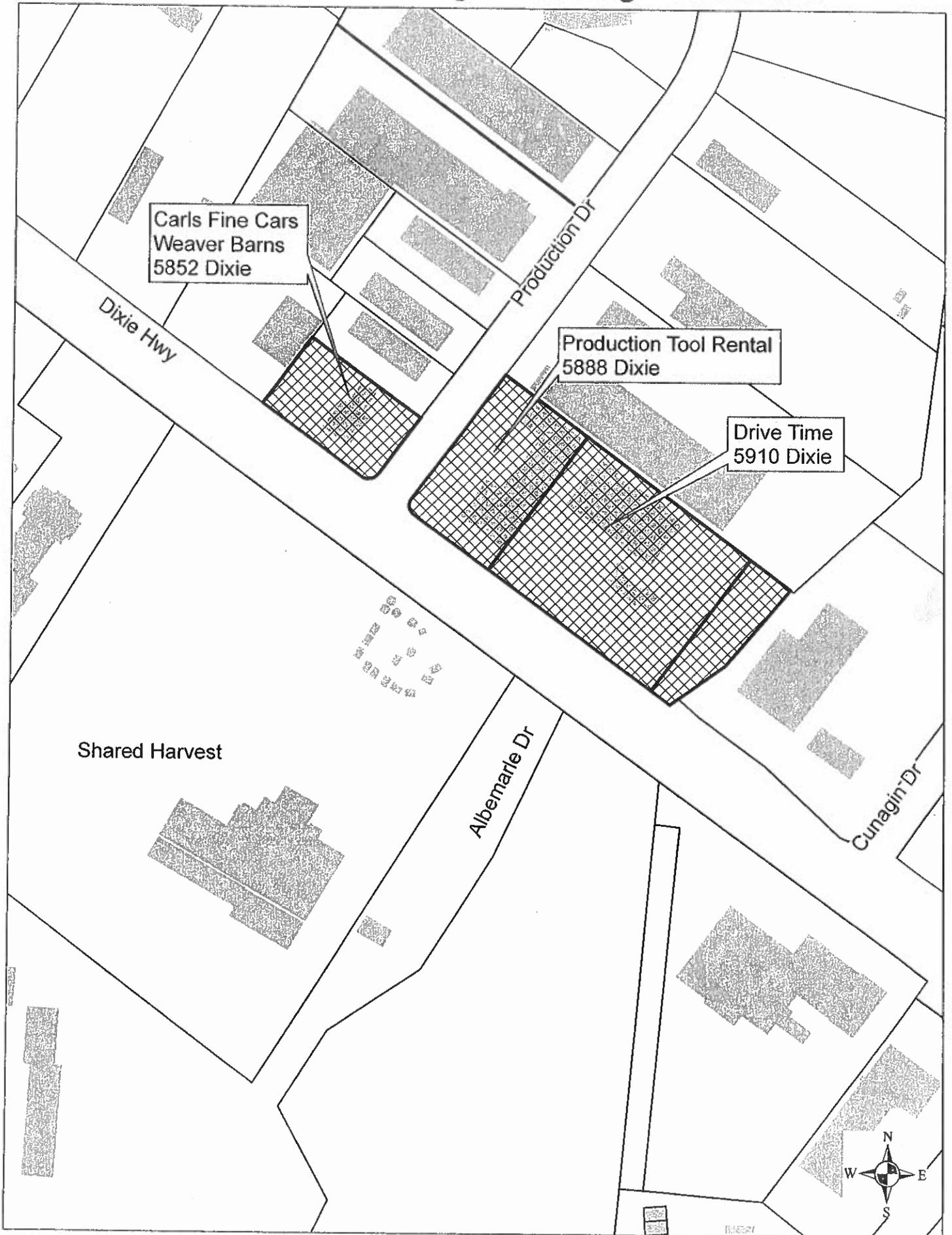
**Recommendation:**

It is recommended that City Council have first reading on this item at the February 9, 2015 meeting, set the public hearing for February 23 and await the written recommendation from the Planning Commission.

**Legislative Actions:** Rules Suspension and Adoption Requested? No.  
Emergency Provision Needed? No.

Prepared by: Eri Davis Planning manager  
Approved for Content by: Wendy Beckman  
Financial Review (where applicable) May 9/15  
Legal Review (where applicable) J. W. Clemmons  
Accepted for Council Agenda: Alisa Wilson

# Proposed Change in Zoning - M-2 to C-3



ORDINANCE NO. \_\_\_\_\_

ORDINANCE AMENDING ORDINANCE NO. 166-84, THE  
CODIFIED ORDINANCES OF FAIRFIELD, OHIO,  
SECTION 1141.02, THE CITY OF FAIRFIELD, OHIO,  
ZONING MAP.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The official Zoning Map of the City of Fairfield, Ohio, which is incorporated into Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio, Section 1141.02, is hereby amended by changing the zoning classification of Lot 3893 located at 5852 Dixie Highway, Fairfield, Ohio from its present M-2 General Industrial District to C-3, General Business District.

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	
Third Reading	_____	

ATTEST:

\_\_\_\_\_  
Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

\_\_\_\_\_  
Clerk of Council

Item No. 11022

**City of Fairfield, Ohio  
City Council Meeting Communication**

Date 2-9-15

**Item:**

An ordinance approving a change in zoning request from M-2, General Industrial District, to C-3, General Business District for Lots 407 & 408 located at 5910 Dixie Highway.

**Financial Impact:**

None. This is a land use decision.

**Synopsis:**

The request is to change the zoning classification to C-3, General Business. The site is currently occupied by a used car sales lot (Drive Time), which is not a permitted use in the M-2 Zoning District. The site has operated as a used car sales lot for many years, in 2011 Drive Time obtained a conditional use from the Planning Commission.

**Background:**

The Comprehensive Plan designates Route 4 (Dixie Highway) as a major commercial corridor. As the corridor developed throughout the years the zoning classification changed to commercial; however, some parcels retained their original industrial zoning classification even though commercial uses occupied them. The City encourages these parcels to be rezoned to commercial in order to protect the integrity of Route 4 as a commercial corridor.

This parcel as well as two adjacent parcels (Production Tool Rental and Carl's Fine Cars/Weaver Barns) on Route 4 are zoned M-2, but are occupied by commercial land uses. When Production Tool Rental submitted a Petition for Rezoning to C-3, the City realized this as an opportunity to change the zoning of both Drive Time and Carl's Fine Cars/Weaver Barns.

**Recommendation:**

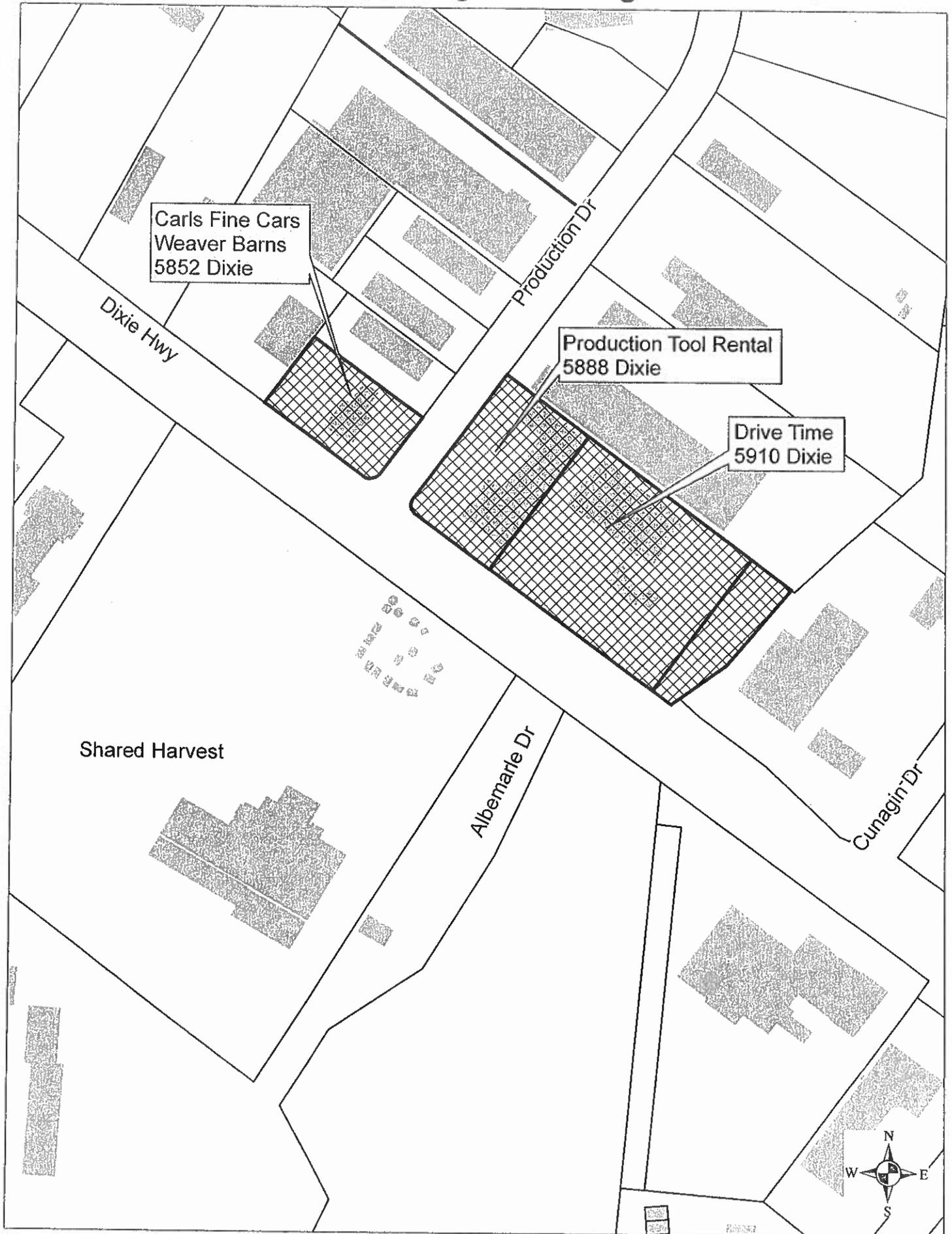
It is recommended that City Council have first reading on this item at the February 9, 2015 meeting, set the public hearing for February 23 and await the written recommendation from the Planning Commission.

**Legislative Actions:** Rules Suspension and Adoption Requested?  
Emergency Provision Needed?

No.  
No.

Prepared by: Eric Dorn Planning Manager  
Approved for Content by: Tawny Poole  
Financial Review (where applicable) Mary Hym  
Legal Review (where applicable) John H. Clemons  
Accepted for Council Agenda: Alicia Wilson

# Proposed Change in Zoning - M-2 to C-3



ORDINANCE NO. \_\_\_\_\_

ORDINANCE AMENDING ORDINANCE NO. 166-84, THE  
CODIFIED ORDINANCES OF FAIRFIELD, OHIO,  
SECTION 1141.02, THE CITY OF FAIRFIELD, OHIO,  
ZONING MAP.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The official Zoning Map of the City of Fairfield, Ohio, which is incorporated into Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio, Section 1141.02, is hereby amended by changing the zoning classification of Lots 407 and 408 located at 5910 Dixie Highway, Fairfield, Ohio from its present M-2 General Industrial District to C-3, General Business District.

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	
Third Reading	_____	

ATTEST:

\_\_\_\_\_  
Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

\_\_\_\_\_  
Clerk of Council

Item No. 11(A)B

**City of Fairfield, Ohio  
City Council Meeting Communication**

Date 2-9-15

**Item:**

An ordinance approving a change in zoning request from M-2, General Industrial District to C-3, General Business District for Lot 3901 located at 5888 Dixie Highway.

**Financial Impact:**

None. This is a land use decision.

**Synopsis:**

The request is to change the zoning classification to C-3, General Business, to allow uses permitted in this zoning district to occupy the site. The site is currently occupied by Production Tool Rental, which has uses that are both commercial and industrial.

**Background:**

The Comprehensive Plan designates Route 4 (Dixie Highway) as a major commercial corridor. As the corridor developed throughout the years the zoning classification changed to commercial; however, some parcels retained their original industrial zoning classification even though commercial uses occupied it. The City encourages these parcels to be rezoned to commercial in order to maintain and promote the corridor as a regional shopping destination.

**Recommendation:**

It is recommended that City Council have first reading on this item at the February 9, 2015 meeting, set the public hearing for February 23 and await the written recommendation from the Planning Commission.

**Legislative Actions:** Rules Suspension and Adoption Requested?  
Emergency Provision Needed?

No.  
No.

Prepared by: Erin Donnan Planning Manager

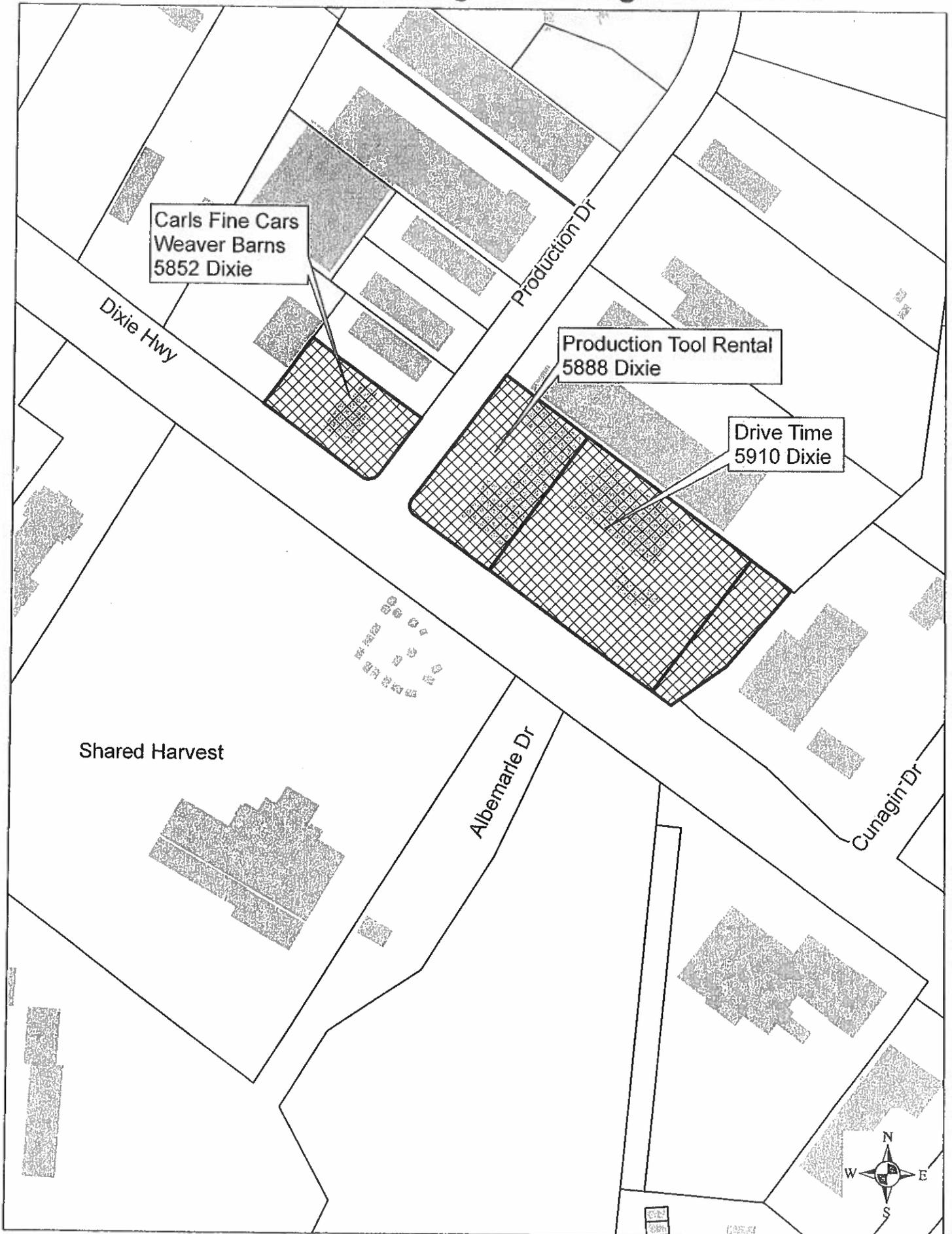
Approved for Content by: Timothy J. Decker

Financial Review (where applicable): Maui Hagan

Legal Review (where applicable): J. H. Clemens

Accepted for Council Agenda: Resolution

# Proposed Change in Zoning - M-2 to C-3



ORDINANCE NO. \_\_\_\_\_

ORDINANCE AMENDING ORDINANCE NO. 166-84, THE  
CODIFIED ORDINANCES OF FAIRFIELD, OHIO,  
SECTION 1141.02, THE CITY OF FAIRFIELD, OHIO,  
ZONING MAP.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The official Zoning Map of the City of Fairfield, Ohio, which is incorporated into Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio, Section 1141.02, is hereby amended by changing the zoning classification of Lot 3901 located at 5888 Dixie Highway, Fairfield, Ohio from its present M-2 General Industrial District to C-3, General Business District.

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	
Third Reading	_____	

ATTEST:

\_\_\_\_\_  
Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

\_\_\_\_\_  
Clerk of Council

# DEPARTMENTAL CORRESPONDENCE

City  
of  
Fairfield



TO Mayor Miller and City Councilmembers  
FROM Scott Lepsky, Chairman, Planning Commission

SUBJECT PLANNING COMMISSION RECOMMENDATION

DATE 02/26/15

Please be advised at the Planning Commission meeting held on Wednesday, February 25, 2015, the Planning Commission voted 5 – 0 in favor of recommending approval of the proposed rezoning of the following lots:

- Lot 407, 5910 Dixie Hwy.
- Lot 3901, 5888 Dixie Hwy.
- Pt. Lot 3893, 5852 Dixie Hwy.

The zoning on the three lots was changed from M-2, General Industrial District, to C-3, General Business District.

Scott Lepsky, Chairman  
Fairfield Planning Commission

lkm

## Attachment

- c: Arthur E. Pizzano, City Manager  
Alisha Wilson, Clerk of Council  
Timothy Bachman, Development Services Director  
David Butsch, Public Works Director  
Rick Helsinger, Supt., Bldg. Inspection & Zoning  
John Clemmons, Law Director  
Planning Commission Members (7)

**CITY OF FAIRFIELD, OHIO  
CITY COUNCIL MEETING COMMUNICATION**

ITEM NO. 11 (3) (1)

**ITEM:**

DATE: 02/09/2015

2015 Sidewalk/Apron Replacement Program.

**FINANCIAL IMPACT:**

\$290,000.00 (\$263,960.00 for the sidewalk plus a contingency of \$26,040) from the General Fund.

**SYNOPSIS:**

The sidewalk replacement program was implemented to complete inspections of all city sidewalks on a four (4) year rotational basis.

**BACKGROUND:**

This is an ongoing program that was implemented in 1994 to inspect sidewalks and approach aprons citywide. The program was designed to complete inspections of all city sidewalks on a four (4) year rotating basis. Marking of sidewalks and aprons citywide has been completed for the 2015 program year. There are 1408 property locations marked for repair or replacement. There are 19,327 Square Feet of 4" (sidewalk), 16,348 Square Feet of 7" (driveway aprons) concrete, and 3,905 Square Feet of 9" (commercial driveway aprons) concrete marked for replacement.

The property owners are notified by certified mail that they have sixty days to either seek an independent contractor on their own to complete the work, or have the city's contractor perform the work. If they choose to use the City contractor, the property owners are required to reimburse the City by either invoice payment or through an assessment on their property taxes collected over a five (5) year period.

A bid opening was held on January 26, 2015 for which six (6) bids were received. The bid results are attached.

<i>Contractors</i>	<i>Total</i>
Adleta Construction – Cincinnati, Ohio	\$263,960.00
Prus Construction – Cincinnati, Ohio	\$271,025.00
Hendy – Cleves, Ohio	\$284,575.00
Advanced Contractors – West Chester, Ohio	\$293,070.00
Advanced Restoration – Indianapolis, Indiana	\$303,000.00
RA Miller – Hamilton, Ohio	\$306,620.00

The lowest and best bidder is Adleta Construction. of Cincinnati, Ohio.

**STAFF RECOMMENDATION:**

The staff recommends that City Council authorize the City Manager to enter into a one (1) year contract with Adleta Construction of Cincinnati, Ohio for the 2015 Sidewalk/Apron Replacement at the unit prices indicated. The recommendation to exercise the year 2 and year 3 option will be determined in years 2 and 3.

It is further recommended that City Council authorize and direct the preparation of legislation for the appropriation of funding in the amount of \$290,000.00 (\$263,960.00 for the sidewalk plus a contingency of \$26,040) from the General Fund for the 2015 portion of this project.

LEGISLATIVE ACTION: Suspension of Rules and Adoption Requested?  
If yes, explain above.

yes     no

Emergency Provision Needed?  
If yes, explain above.

yes     no

Prepared by: \_\_\_\_\_

*[Handwritten Signature]*

Approved for Content by: \_\_\_\_\_

*[Handwritten Signature]*

Financial Review (where applicable): \_\_\_\_\_

*[Handwritten Signature]*

Legal Review (where applicable): \_\_\_\_\_

*[Handwritten Signature]*

Accepted for Council Agenda: \_\_\_\_\_

*[Handwritten Signature]*

**City of Fairfield**  
**Bid Tabulation for "2015 Sidewalk/Apron Replacement Program"**  
**Bid Opening: January 26, 2015, City of Fairfield Council Chambers**  
**Estimate - \$286,250 1 yr.**

<b>Advanced Restoration</b> PO Box 269568 Indianapolis, IN 46226	<b>Hendy Inc.</b> 7968 Wesselman Road Cleves, OH 45002	<b>Adleta Construction</b> P. O. Box 15872 Cincinnati, OH 45215
--	--	---

Description	Bid Unit	Unit Cost			Unit Cost			Unit Cost		
		Yr 1	Yr 2	Yr 3	Yr 1	Yr 2	Yr 3	Yr 1	Yr 2	Yr 3
Concrete Sidewalks - 4" (approx. 18,000 S.F.)	Surface Sq. Ft.	\$ 5.50	\$ 6.00	\$ 6.50	\$ 7.00	\$ 7.50	\$ 8.00	\$ 6.30	\$ 6.36	\$ 6.42
Concrete Driveway Aprons /Approaches - 7" (approx. 14,700 S.F.)	Surface Sq. Ft.	\$ 10.00	\$ 12.00	\$ 14.00	\$ 7.75	\$ 8.50	\$ 9.00	\$ 7.30	\$ 7.37	\$ 7.44
Concrete Driveway Aprons /Approaches - 9" (approx. 3,500 S.F.)	Surface Sq. Ft.	\$ 12.00	\$ 13.50	\$ 15.00	\$ 9.00	\$ 9.75	\$ 10.25	\$ 9.00	\$ 9.09	\$ 9.18
Curb Ramps (with truncated domes) (approx. 5 each)	Each	\$ 1,200.00	\$ 1,350.00	\$ 1,500.00	\$ 350.00	\$ 450.00	\$ 500.00	\$ 250.00	\$ 252.50	\$ 255.02
Modified Type 6 Curb (Lawn curb)	Foot	\$ 25.00	\$ 30.00	\$ 35.00	\$ 39.00	\$ 42.00	\$ 45.00	\$ 10.00	\$ 10.10	\$ 10.20
Concrete Curb & Gutter (approx. 300 feet)	Foot	\$ 30.00	\$ 33.00	\$ 36.00	\$ 38.00	\$ 41.00	\$ 44.00	\$ 35.00	\$ 35.35	\$ 35.70
Total Base Bid (Yr. 1 Only)		\$ 303,000.00	\$ 305,550.00	\$ 308,500.00	\$ 284,575.00	\$ 287,525.00	\$ 290,575.00	\$ 263,960.00	\$ 266,910.00	\$ 269,960.00

*These bids will be reviewed by the Public Works Department and a recommendation will be made to Council. There is no guarantee that the contract will be awarded to the lowest bidder. Contracts are awarded to the bidder deemed to be the best and the lowest bidder.*

City of Fairfield  
 Bid Tabulation for "2015 Sidewalk/Apron Replace  
 Bid Opening: January 26, 2015, City of Fairfield C  
 Estimate - 5286,250 1 yr.

<b>R.A. Miller Construction</b> 4148 Augspurger Road Hamilton, OH 45011	<b>Prus Construction</b> 5325 Wooster Road Cincinnati, OH 45226	<b>AC&amp;E</b> 115 Hosea Avenue Cincinnati, OH 45215
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Description	Bid Unit	Unit Cost			Unit Cost			Unit Cost		
		Yr 1	Yr 2	Yr 3	Yr 1	Yr 2	Yr 3	Yr 1	Yr 2	Yr 3
Concrete Sidewalks - 4" (approx. 18,000 S.F.)	Surface Sq. Ft.	\$ 7.55	\$ 8.00	\$ 8.48	\$ 6.35	\$ 7.00	\$ 7.70	\$ 6.85	\$ 7.85	\$ 8.85
Concrete Driveway Aprons/Approaches - 7" (approx. 14,700 S.F.)	Surface Sq. Ft.	\$ 8.35	\$ 8.85	\$ 9.38	\$ 7.25	\$ 8.00	\$ 8.80	\$ 8.10	\$ 9.10	\$ 10.10
Concrete Driveway Aprons/Approaches - 9" (approx. 3,500 S.F.)	Surface Sq. Ft.	\$ 9.25	\$ 9.80	\$ 10.39	\$ 10.50	\$ 11.55	\$ 12.70	\$ 9.20	\$ 10.20	\$ 11.20
Curb Ramps (with truncated domes) (approx. 5 each)	Each	\$ 300.00	\$ 318.00	\$ 337.08	\$ 400.00	\$ 440.00	\$ 485.00	\$ 1,300.00	\$ 1,500.00	\$ 1,700.00
Modified Type 6 Curb (Lawn curb)	Foot	\$ 27.30	\$ 28.94	\$ 30.67	\$ 30.00	\$ 33.00	\$ 36.30	\$ 30.00	\$ 40.00	\$ 50.00
Concrete Curb & Gutter (approx. 300 feet)	Foot	\$ 47.00	\$ 49.82	\$ 52.80	\$ 38.00	\$ 41.80	\$ 46.00	\$ 40.00	\$ 50.00	\$ 60.00
Total Base Bid (Yr. 1 Only)		\$ 306,620.00			\$ 271,025.00			\$ 293,070.00		

*These bids will be reviewed by the Public Works Department will be made to Council. There is no guarantee that the contractor will be the lowest bidder. Contracts are awarded to the bidder and the lowest bidder.*



ORDINANCE NO. \_\_\_\_\_

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A ONE (1) YEAR CONTRACT WITH OPTIONS FOR YEARS TWO (2) AND THREE (3) WITH ADLETA CONSTRUCTION OF CINCINNATI, OHIO FOR THE 2015 SIDEWALK/APRON REPLACEMENT PROGRAM.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The City Manager is hereby authorized to enter into a one (1) year contract with options for years two (2) and three (3) with Adleta Construction of Cincinnati, Ohio for the 2015 Sidewalk/Apron replacement program in accordance with the bid on file in the office of the City Manager.

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	
Third Reading	_____	

ATTEST:

\_\_\_\_\_  
Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

\_\_\_\_\_  
Clerk of Council

**CITY OF FAIRFIELD, OHIO  
CITY COUNCIL MEETING COMMUNICATION**

**ITEM:**DATE: 02/09/2015

2015 Concrete Repair and Replacement Program.

**FINANCIAL IMPACT:**

The financial impact of the project is the requested funding of \$300,000.00 from the Street Improvement Fund.

**SYNOPSIS:**

The majority of the expense in the concrete repair/replacement work is concrete curb and gutter, which is primarily associated with the asphalt overlay project. This is a unit price contract and exact quantities and individual streets for which work is to be performed are yet to be finalized.

The quantities bid were for the purposes of generating a fair and competitive bid. A larger amount will be performed as originally budgeted in the Capital Improvements Program for 2015.

**BACKGROUND:**

City Council has historically approved funding for annual concrete repair and replacement work done in conjunction with the Annual Overlay Program. The Street Division has included Project PWA-15-007 in the 2015-2019 Capital Improvement Program to complete the replacement of deteriorated curb and gutter and other concrete work required prior to asphalt overlay installation.

The maintenance of concrete pavement on City streets is also included in this appropriation and includes the removal and replacement of broken or settled sections and the installation of underdrains and drainage related repairs to catch basins and monolithic pavement and curb and gutter sections when necessary.

Public Works advertised this project and bids were opened on January 26, 2015 for the 2015 Concrete Repair and Replacement Work. Five (5) bids were received. The complete bid results are attached.

<i>Contractors</i>	<i>Total</i>
Prus Construction – Cincinnati, Ohio	\$186,750.00
Adleta – Cincinnati, Ohio	\$187,500.00
Advanced Restoration – Indianapolis, Indiana	\$210,750.00
Towne Construction Services – Batavia, Ohio	\$239,425.00
RA Miller – Hamilton, Ohio	\$254,650.00

The lowest and best bidder is Prus Construction Company.

**RECOMMENDATION:**

The staff recommends that City Council authorize the City Manager to enter into a one (1) year contract with Prus Construction for the 2015 Concrete Repair and Replacement Work at the unit prices indicated. The recommendation to exercise the year 2 and year 3 option will be determined in years 2 and 3.

It is further recommended that City Council authorize and direct the preparation of legislation for the appropriation of funding in the amount of \$300,000.00 from the Street Improvement Fund for the 2015 portion of this project.

**LEGISLATIVE ACTION: Suspension of Rules and Adoption Requested?**  
If yes, explain above.

yes     no

**Emergency Provision Needed?**  
If yes, explain above.

yes     no

Prepared by: \_\_\_\_\_

*[Handwritten signature]*

Approved for Content by: \_\_\_\_\_

*[Handwritten signature]*

Financial Review (where applicable): \_\_\_\_\_

*[Handwritten signature]*

Legal Review (where applicable): \_\_\_\_\_

*[Handwritten signature]*

Accepted for Council Agenda: \_\_\_\_\_

*[Handwritten signature]*

**City of Fairfield**  
**Bid Tabulation for "2015 Concrete Repair Replacement Program"**  
**Bid Opening: January 26, 2015, City of Fairfield Council Chambers**  
**Estimate - \$200,000 1 yr.**

<b>Advanced Restoration</b> PO Box 269568 Indianapolis, IN 46226	<b>Adleta Construction</b> P. O. Box 15872 Cincinnati, OH 45215	<b>R.A. Miller Construction</b> 4148 Augspurger Road Hamilton, OH 45011
--	---	---

Description	Bid Unit	Advanced Restoration			Adleta Construction			R.A. Miller Construction		
		Unit Cost Yr 1	Unit Cost Yr 2	Unit Cost Yr 3	Unit Cost Yr 1	Unit Cost Yr 2	Unit Cost Yr 3	Unit Cost Yr 1	Unit Cost Yr 2	Unit Cost Yr 3
Concrete Curb & Gutter (approx. 5,000 ft.)	Foot	\$ 30.00	\$ 33.00	\$ 36.00	\$ 29.20	\$ 29.49	\$ 29.78	\$ 38.55	\$ 40.86	\$ 43.31
Curb Ramps (with truncated domes) (approx. 10 each)	Each	\$ 1,200.00	\$ 1,350.00	\$ 1,500.00	\$ 200.00	\$ 202.00	\$ 204.02	\$ 300.00	\$ 318.00	\$ 337.08
Modified Type 6 Curb (Lawn curb)	Foot	\$ 25.00	\$ 28.00	\$ 31.00	\$ 10.00	\$ 10.10	\$ 10.20	\$ 27.30	\$ 28.94	\$ 30.68
Full Depth Concrete Pavement Repair	Surface Sq. Ft.	\$ 300.00	\$ 325.00	\$ 350.00	\$ 95.00	\$ 95.95	\$ 96.91	\$ 94.10	\$ 99.75	\$ 105.74
Complete Curb Replacement	Foot	\$ 50.00	\$ 55.00	\$ 60.00	\$ 20.75	\$ 20.95	\$ 21.16	\$ 25.55	\$ 27.08	\$ 28.70
Concrete Curb & Gutter (approx. 500 feet)	Foot	\$ 35.00	\$ 38.00	\$ 41.00	\$ 29.20	\$ 29.49	\$ 29.78	\$ 47.00	\$ 49.82	\$ 52.81
Concrete Driveway Aprons/Approaches - 7" (approx. 1,500 sf)	Surface Sq. Ft.	\$ 11.00	\$ 12.50	\$ 14.00	\$ 7.30	\$ 7.37	\$ 7.44	\$ 10.00	\$ 10.60	\$ 11.24
Concrete Driveway Aprons/Approaches - 9" (approx. 500 sf)	Surface Sq. Ft.	\$ 13.00	\$ 14.50	\$ 16.00	\$ 9.00	\$ 9.90	\$ 9.99	\$ 12.00	\$ 12.72	\$ 13.48
Concrete Sidewalks - 4" (misc.) (approx. 1,500 sf)	Surface Sq. Ft.	\$ 5.50	\$ 6.00	\$ 6.50	\$ 6.30	\$ 6.36	\$ 6.42	\$ 9.60	\$ 10.17	\$ 10.78
Total Base Bid (Yr. 1 Only)		\$ 210,750.00			\$ 187,500.00			\$ 254,650.00		

*These bids will be reviewed by the Public Works Department and a recommendation will be made to Council. There is no guarantee that the contract will be awarded to the lowest bidder. Contracts are awarded to the bidder deemed to be the best and the lowest bidder.*

**City of Fairfield**  
**Bid Tabulation for "2015 Concrete Repair Replace**  
**Bid Opening: January 26, 2015, City of Fairfield C**  
**Estimate - \$300,000 1 yr.**

<b>Prus Construction Co.</b> 5325 Wooster Road Cincinnati, OH 45226	<b>Towne Construction Services</b> 500 Kent Road Batavia, OH 45103
---	--

Description	Bid Unit	Unit Cost			Unit Cost			Total
		Yr 1	Yr 2	Yr 3	Yr 1	Yr 2	Yr 3	
Concrete Curb & Gutter (approx. 5,000 ft.)	Foot	\$ 27.00	\$ 29.70	\$ 32.70	\$ 38.00	\$ 40.00	\$ 41.00	
Curb Ramps (with truncated domes) (approx. 10 each)	Each	\$ 400.00	\$ 440.00	\$ 484.00	\$ 205.00	\$ 225.00	\$ 235.00	
Modified Type 6 Curb (Lawn curb)	Foot	\$ 20.00	\$ 22.00	\$ 24.20	\$ 32.00	\$ 35.00	\$ 36.00	
Full Depth Concrete Pavement Repair	Sq. Ft.	\$ 80.00	\$ 88.00	\$ 96.80	\$ 34.00	\$ 36.00	\$ 37.00	
Complete Curb Replacement	Foot	\$ 20.00	\$ 22.00	\$ 24.20	\$ 35.00	\$ 37.00	\$ 38.00	
Concrete Curb & Gutter (approx. 500 feet)	Foot	\$ 40.00	\$ 44.00	\$ 48.40	\$ 38.00	\$ 39.00	\$ 40.00	
Concrete Driveway Aprons/Approaches - 7" (approx. 1,500 sf)	Sq. Ft.	\$ 7.75	\$ 8.55	\$ 9.40	\$ 8.50	\$ 9.00	\$ 9.00	
Concrete Driveway Aprons/Approaches - 9" (approx. 500 sf)	Sq. Ft.	\$ 10.50	\$ 11.55	\$ 12.70	\$ 8.75	\$ 9.25	\$ 9.25	
Concrete Sidewalks - 4" (misc.) (approx. 1,500 sf)	Sq. Ft.	\$ 7.25	\$ 8.00	\$ 8.80	\$ 7.50	\$ 7.75	\$ 7.75	
<b>Total Base Bid (Yr. 1 Only)</b>		<b>\$ 186,750.00</b>			<b>\$ 239,425.00</b>			

*These bids will be reviewed by the Public Works Department. There is no guarantee that the contractor will be made to Council. There is no guarantee that the contractor will be awarded to the lowest bidder. Contracts are awarded to the bidder and the lowest bidder.*

ORDINANCE NO. \_\_\_\_\_

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A ONE (1) YEAR CONTRACT WITH OPTIONS FOR YEARS TWO (2) AND THREE (3) WITH PRUS CONSTRUCTION OF CINCINNATI, OHIO FOR THE 2015 CONCRETE REPAIR AND REPLACEMENT PROGRAM.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The City Manager is hereby authorized to enter into a one (1) year contract with options for years two (2) and three (3) with Prus Construction of Cincinnati, Ohio for the 2015 concrete repair and replacement program in accordance with the bid on file in the office of the City Manager.

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed \_\_\_\_\_

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

Posted \_\_\_\_\_

First Reading \_\_\_\_\_

Rules Suspended \_\_\_\_\_

Second Reading \_\_\_\_\_

Third Reading \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

\_\_\_\_\_  
Clerk of Council

CITY OF FAIRFIELD, OHIO  
CITY COUNCIL COMMUNICATION

**ITEM:**

March 9, 2015

Liquor permit application in the name of KBJK, LLC, 7121 Dixie Highway, Fairfield, OH 45014. (Permit Classes: D5 & D6)

**FINANCIAL IMPACT:**

No financial impact.

**SYNOPSIS:**

The City of Fairfield is in receipt of an application from the Ohio Division of Liquor Control for a D5 & D6 permit for the above liquor permit applicant.

**BACKGROUND:**

Background checks from the Building and Zoning Division and Police Department are attached for Council and staff's review.

**RECOMMENDATION:**

It is recommended that City Council request, by simple motion, that no hearing be held on the liquor permit application in the name of KBJK, LLC, 7121 Dixie Highway, Fairfield, OH 45014. (Permit Classes: D5 & D6)

**LEGISLATIVE ACTION REQUIRED:** Simple Motion of Council

Prepared by: Heather Wilson  
Approved for Content by: Heather Wilson  
Financial Review (where applicable) by: Wayne Hayes  
Legal Review (where applicable) by: Scott Clemmons  
Accepted by Council Agenda: Heather Wilson

# DEPARTMENTAL CORRESPONDENCE

City  
of  
Fairfield



TO Michael J. Dickey, Police Chief  
Tim Bachman, Development Services Director

FROM Alisha Wilson, Clerk of Council *AW*

SUBJECT **Request for Background Check – Liquor Permit**

DATE **02/25/2015**

Attached is a liquor permit application in the name of KBJK, LLC, 7121 Dixie Highway, Fairfield, OH 45014 (Permit Classes: D5 & D6)

Please complete the necessary background check and submit your findings to me **no later than 3:00 PM on Wednesday, March 4, 2015.**

This item will be added to Council's Regular Meeting agenda of Monday, March 9, 2015.

Thank you for your assistance.

c: Arthur E. Pizzano, City Manager  
Peggy Flaig, Development Services  
File

NOTICE TO LEGISLATIVE  
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL  
6606 TUSSING ROAD, P.O. BOX 4005  
REYNOLDSBURG, OHIO 43068-9005  
(614)644-2360 FAX(614)644-3166

TO

4422410		STCK	KBJK LLC 7121 DIXIE HWY & PATIO FAIRFIELD OH 45014
PERMIT NUMBER		TYPE	
ISSUE DATE			
05 19 2014			
FILING DATE			
D5 D6		PERMIT CLASSES	
09	011	A	F13574
TAX DISTRICT		RECEIPT NO.	

FROM 02/19/2015

PERMIT NUMBER		TYPE
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT	RECEIPT NO.	



MAILED 02/19/2015

RESPONSES MUST BE POSTMARKED NO LATER THAN. 03/23/2015

**IMPORTANT NOTICE**

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL  
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES **A STCK 4422410**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT  
THE HEARING BE HELD  IN OUR COUNTY SEAT.  IN COLUMBUS.

WE DO NOT REQUEST A HEARING.

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)-  Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

CLERK OF FAIRFIELD CITY COUNCIL  
5350 PLEASANT AV  
FAIRFIELD OHIO 45014

Office Hours -  
8:00 a.m. - 5:00 p.m.

APPLICATION FOR CHANGE OF CORPORATE STOCK OWNERSHIP  
PROCESSING FEE \$100.00 CAUTION: ALLOW 10 TO 12 WEEKS FOR PROCESSING



PERMIT HOLDER REQUESTS APPROVAL OF THE DIVISION OF LIQUOR CONTROL OF THE FOLLOWING TRANSFER(S) OF STOCK

Permit Holder Name: **KBJK, LLC**      Liquor Permit Number(s): **4422410 D5 D6**      **F013574**      **09-011**

Permit Premises Address: **7121 Dixie Highway, Fairfield, Ohio 45014**

Email Address: **k e v i n d b r a n d t @ g m a i l . c o m**

Attorney's Name, Address and Telephone Number (If represented):  
**Gregory M. Nolan, Esq., 3505 Glenmore Avenue, Cincinnati, Ohio 45211**      **(513) 481-8444**

Is Stock Traded on a National Exchange?  YES  NO      If YES, give Name of Exchange and Symbol

Please be advised that any social security numbers provided to the Division of Liquor Control in this application may be released to the Ohio Department of Public Safety, the Ohio Department of Taxation, the Ohio Attorney General, or to any other state or local law enforcement agency if the agency requests the social security number to conduct an investigation, implement an enforcement action, or collect taxes.

SECTION A: PREVIOUS 5% OR MORE STOCKHOLDERS

Name	BIRTHDATE	Social Security Number/FTI#	Number of Shares Issued For Stock Transfer Only (NOT Percentages)
1) Kevin Brandt			50
2) Joseph Krach			50
3)			
4)			
5)			

SECTION B: REVISED 5% OR MORE STOCKHOLDERS

Name	BIRTHDATE	Social Security Number/FTI#	Number of Shares Issued For Stock Transfer Only (NOT Percentages)
1) Kevin Brandt			100
2)			
3)			
4)			
5) <b>SEND: CC, PD, REPT</b>			

OHIO DIVISION OF LIQUOR CONTROL  
LICENSES SECTION 109  
2014 DEC 24 AM 11:13

NOTE: If any Stockholder is a business entity, that entity must list its federal tax identification number (FTI #) above.

TOTAL NUMBER OF SHARES ISSUED: **100**

LIST THE TOP FOUR OFFICERS OF THE CAPTIONED CORPORATION. IF AN OFFICE IS NOT HELD, PLEASE INDICATE BY WRITING "NONE"	Social Security Number	Birthdate
1) CEO/President <b>Kevin Brandt</b>		
2) Vice-President <b>None</b>	<b>None</b>	<b>None</b>
3) Secretary <b>Kevin Brandt</b>		
4) Treasurer <b>Kevin Brandt</b>		

DLC4158

EOE/ADA SERVICE PROVIDER

FOR TTY USERS DIAL ORS 1-800-750-0750

REV. 6-2013

**OK To Key - NO REN - NO VIOLS - 1 permit issued  
NO 20/21**

NAME OF ESTABLISHMENT KBJK LLC  
ADDRESS 7121 Dixie Hwy & Patio  
Fairfield, OH 45014

YES NO

1. Is there a conviction record of the applicant, any partner, member, officer director, manager or any shareholder owning 5% or more of the capital stock, for felonies or other crimes relating to his ability to operate a liquor establishment?  YES  NO
2. Is there a prior unfavorable enforcement record of applicant and/or operation in disregard for laws, regulations or local ordinances?  YES  NO
3. Is there misrepresentation of material fact by applicant in making application to the Department?  YES  NO
4. Is there an inability of law enforcement authorities and of authorized agents of the Department to gain ready entrance to the permit premise; or location of permit premise at such distance from the road or street as to be isolated from police or other observation?  YES  NO
5. Will the place substantially and adversely interfere with the public decency, sobriety, peace, or good order of the neighborhood in which it is located?  YES  NO
6. Will the place substantially and adversely interfere with the normal orderly conduct of a church, library, public playground, school or township park?  YES  NO
7. Will the granting or transferring of a permit substantially interfere with the morals, safety, or welfare of the public?  YES  NO
8. Will there be adverse effects of saturation of the area in relation to the number of existing permits, and will there be any adverse conditions in the area?  YES  NO

REMARKS:

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Michael J. Dickey  
Chief of Police

HEARING REQUESTED: Yes  No

Date: February 26, 2015

**DEPARTMENTAL  
CORRESPONDENCE**

City  
of  
Fairfield

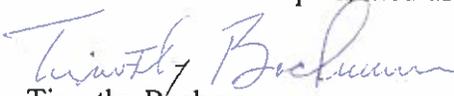


TO Alisha Wilson, Clerk of Council  
FROM Tim Bachman, Development Services Director

SUBJECT Liquor Permit Application

DATE 3/3/15

The business located at 7121 Dixie Hwy, in the name of KBJK, LLC and doing business as Buzzard Bay Pub is in the C-3, General Business District and is a permitted use.

  
Timothy Bachman  
Development Services Director

lkm

CITY OF FAIRFIELD, OHIO  
CITY COUNCIL MEETING COMMUNICATION

ITEM NO. 11,811

ITEM:

DATE: 3/09/14

This is a request for City Council to amend the Wage and Salary Ordinance for Municipal Employees.

FINANCIAL IMPACT:

Funding is provided under the auspices of City Council's previously approved 2015 Budget.

SYNOPSIS:

The requested modifications are consistent with the City's periodic practice of maintaining parity for the non-classified pay structure with that of the City's bargaining units. In that regard, it is proposed that the Court wage ranges be increased by 3.00%.

BACKGROUND:

The employees covered by the Municipal Court wage and salary ordinance are compensated on a Pay for Performance basis. There are no automatic annual increases or cost of living adjustments for these employees. While adjustments to the pay grades are not designed to automatically trigger pay increases, periodic upgrades to the structure help to maintain the City's competitive position in the marketplace regarding employee retention, recruitment and succession.

RECOMMENDATION:

It is recommended that City Council approve this ordinance, suspending the rules and declaring an emergency to allow for the expeditious implementation of these new rates.

LEGISLATIVE ACTION: Suspension of Rules and Adoption Requested?

yes no If yes, explain above.

Emergency Provision Needed?

yes no If yes, explain above.

Prepared by: Carol Mayhall Carol A. Mayhall, Human Resources Manager  
Approved for Content by: Mark T. Wendling Mark T. Wendling, Acting City Manager  
Financial Review (where applicable): Mary I. Hopton Mary I. Hopton, Finance Director  
Legal Review (where applicable): John H. Clemmons John H. Clemmons, Law Director  
Accepted for Council Agenda: Alisha A. Wilson Alisha A. Wilson, Clerk of Council

ORDINANCE NO. \_\_\_\_\_

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. 39-14 AND ALL AMENDMENTS THERETO AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio that:

Sec.1 Ordinance No. 39-14 and all amendments thereto and all other ordinances inconsistent herewith are hereby repealed as the respective sections of this ordinance become effective as stated in Section 14 hereof. Changes from Ordinance No. 39-14 are shown in bold, with deletions in brackets.

Sec.2 The salaries and hourly rates and related information contained herein are applicable only to those positions authorized in this Ordinance.

Sec.3 The terms of the agreements of each bargaining unit of the City shall apply to all members of the bargaining unit, whether or not they are members of the union which represents that bargaining unit.

Sec.4 All rates established by this Ordinance shall either be the maximum authorized rate or the range for each respective position as shown.

Sec.5 In the department of General Government are the following classifications of jobs and rates of pay:

A. Civil Service Commission

One (1) Clerk of Commission (PT)	[18.88-20.91]	19.45-21.54 PER HOUR
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B. Special Appropriations

One (1) Clerk I	[17.70-20.79]	18.23-21.41 PER HOUR
Two (2) Clerks (PT)	[ 7.95-17.56]	8.10-18.09 PER HOUR

C. City Council

One (1) Clerk of Council (PT)	\$25,750.00-\$32,136.00 PER ANNUM
Effective August 1, 2014	

Sec.6 In the Department of Development Services there are the following classifications of jobs and rates of pay:

A. Development Services

One (1) Clerk of the Planning Commission	\$600-1024.00 per annum
--	-------------------------

B]. Division of Building and Zoning Inspection

One (1) Building Inspector*	[29.96-31.17]	30.86-32.10 PER HOUR
One (1) Heating Inspector*	29.96-31.17]	30.86-32.10 PER HOUR
One (1) Electrical Inspector*	[29.96-31.17]	30.86-32.10 PER HOUR
One (1) Clerk II	[21.39-22.74]	22.03-23.42 PER HOUR
One (1) Clerk I	[17.70-20.79]	18.23-21.41 PER HOUR
Three (3) Zoning Inspector/Clerks	[21.39-22.74]	22.03-23.42 PER HOUR
One (1) Zoning Inspector/Clerk (PT)	[7.95-17.56]	8.10-18.09 PER HOUR
One (1) Plans Reviewer (PT)	[22.59-34.94]	23.27-35.99 PER HOUR
One (1) Electrical Inspector (PT/TEMP)	[22.59-34.94]	23.27-35.99 PER HOUR

\* Additional certifications in Building, Heating and/or Electrical other than that required in classification, add \$1.00 per hour.

Sec.7 In the Department of Finance are the following classifications of jobs and rates of pay:

A. Finance Administration/Financial Services

Two (2) Account Clerk II *	[21.39-22.74]	22.03-23.42 PER HOUR
Four (4) Account Clerk I	[17.70-20.79]	18.23-21.41 PER HOUR
Three (3) Clerks (PT)	[7.95-17.56]	8.10-18.09 PER HOUR

B. Income Tax

One (1) Account Clerk II *	[21.39-22.74]	22.03-23.42 PER HOUR
Four (4) Account Clerk I	[17.70-20.79]	18.23-21.41 PER HOUR
One (1) Clerk (PT)	[7.95-17.56]	8.10-18.09 PER HOUR

\*Crew leader position established to receive an additional [\$0.40] \$0.50 PER HOUR.

Sec.8 In the Police Department are the following classifications of jobs and rates of pay:

Three (3) Lieutenants	[42.24-45.61]	43.51-46.98 PER HOUR
Ten (10) Sergeants	[37.70-40.71]	38.83-41.93 PER HOUR
Forty-seven (47) Police Officers*	[23.04-36.17]	23.82-37.26 PER HOUR
Ten (10) Dispatchers**/****	[19.87-23.15]	20.46-23.85 PER HOUR
Eight (8) Dispatchers (PT)	[19.87-23.15]	20.46-23.85 PER HOUR
Four (4) Clerk II***	[21.39-22.74]	22.03-23.42 PER HOUR
Four (4) Clerk I	[17.70-20.79]	18.23-21.41 PER HOUR
One (1) Crime Prevention Coordinator (PT)	[20.06-23.18]	20.66-23.88 PER HOUR
One (1) Animal Control Officer	[18.13-21.25]	18.67-21.89 PER HOUR
One (1) Animal Control Officer (PT)	[18.13-21.25]	18.67-21.89 PER HOUR
One (1) Park Ranger***	[21.21-23.95]	21.84-24.67 PER HOUR
Three (3) Park Rangers (PT)	[21.21-23.95]	21.84-24.67 PER HOUR
Two (2) Police Services Aides (PT)	[18.38-23.42]	18.93-24.12 PER HOUR
One (1) Receptionist (PT)	[ 7.95-17.56]	8.10-18.09 PER HOUR

\* A Police Officer assigned as Field Training Officer for a new Officer will be paid an additional \$1.50 per hour for hours worked in the company of the new Officer as long as the Field Training Officer remains responsible for the training of the new Officer.

\*\* Dispatchers assigned training responsibilities will be paid an additional \$0.50 per hour for the duration of the assignment.

\*\*\* Crew leader position established to receive an additional [\$0.40] \$0.50 PER HOUR.

\*\*\*\* Appointed Dispatch Foreman will be paid [\$27.60] \$28.43 PER HOUR.

Sec.9 In the Fire Department are the following classifications of jobs and rates of pay:

Three (3) Captains ***		31.55-32.82 PER HOUR
Nine (9) Lieutenants **/****		28.34-30.10 PER HOUR
Fifteen (15) Firefighter/Paramedics*/**		18.27-27.93 PER HOUR
Three (3) Captains (PT)	[17.08-19.34]	17.59-19.92 PER HOUR
One (1) Lieutenant (PT)	[15.51-18.46]	15.98-19.01 PER HOUR
One (1) Training Coordinator (PT)	[18.32-23.73]	18.87-24.44 PER HOUR
One (1) Asst. Training Coordinator (PT)	[15.51-18.46]	15.98-19.01 PER HOUR
Seventy-five (75) PT Firefighters/EMT-A****	[15.08-17.08]	15.53-17.59 PER HOUR
Two (2) Safety Inspectors (PT)	[15.08-17.08]	15.53-17.59 PER HOUR
One (1) Clerk II	[21.39-22.74]	22.03-23.42 PER HOUR

\* Additional \$1.00 per hour paid when serving as Station Supervisor.

- \*\* Additional \$2.00 per hour paid when serving as Acting Captain.
- \*\*\* Includes eligibility for a \$.50 merit bonus.
- \*\*\*\* Additional \$.50 per hour when assigned to a Medic Unit.

Sec.10 In the Department of Public Works are the following classifications of jobs and rates of pay:

A. Construction Services

<b>One (1) Clerk II</b>	<b>[21.39-22.74]</b>	<b>22.03-23.42 PER HOUR</b>
<b>One (1) Construction Inspector*</b>	<b>[29.83-31.02]</b>	<b>30.72-31.95 PER HOUR</b>
<b>Two (2) Sidewalk Inspectors (PT)</b>	<b>[ 7.95-17.56]</b>	<b>8.05-18.09 PER HOUR</b>

\* Construction Inspectors shall be compensated for one Water License and/or one Wastewater License achieved as follows:

Class I Water Distribution	\$0.25	Class I Wastewater Collection	\$0.25
Class II Water Distribution	\$0.50	Class II Wastewater Collection	\$0.50

B. Engineering Services

<b>One (1) GIS-GPS Mapping Technician/ Traffic Analyst</b>	<b>[29.83-31.02]</b>	<b>30.72-31.95 PER HOUR</b>
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C. Municipal Building Maintenance

<b>One (1) Custodial Worker*</b>	<b>[18.92-20.99]</b>	<b>19.49-21.62 PER HOUR</b>
<b>One (1) Maintenance Worker/Laborer**</b>	<b>[19.98-27.60]</b>	<b>20.58-28.43 PER HOUR</b>
<b>One (1) Maintenance Electrician</b>	<b>[24.04-28.82]</b>	<b>24.76-29.68 PER HOUR</b>

- \* Crew Leader position established to receive an additional **[\$0.40] \$0.50 PER HOUR**.
- \*\* Crew Leader positions established to receive an additional **[\$0.40] \$0.50 PER HOUR**. Maintenance Worker Laborer required to maintain proficiency on three or more pieces of equipment shall be compensated an additional \$0.30 per hour while maintaining those proficiencies. A Maintenance Worker Laborer required to maintain an Ohio Department of Agriculture Public Operator Spraying License, a National Swimming Pool Foundation Certified Pool/Spa Operator License, or an NPRA/OPRA National Playground Safety Inspector Certification will be compensated an additional \$0.40 cents per hour.

D. Division of Streets and Transportation

<b>Twenty Two (22) Maintenance Workers/Laborers**/****</b>	<b>[19.98-27.60]</b>	<b>20.58-28.43 PER HOUR</b>
<b>Four (4) Laborers (Temp/PT)</b>	<b>[ 7.95-17.56]</b>	<b>8.10-18.09 PER HOUR</b>
<b>One (1) Clerk II</b>	<b>[21.39-22.74]</b>	<b>22.03-23.42 PER HOUR</b>

- \*\* Crew Leader position(s) established to receive an additional **[\$0.40] \$0.50 PER HOUR**. Maintenance Worker Laborer required to maintain proficiency on three or more pieces of equipment shall be compensated an additional \$0.30 per hour while maintaining those proficiencies. A Maintenance Worker Laborer required to maintain an Ohio Department of Agriculture Public Operator Spraying License, a National Swimming Pool Foundation Certified Pool/Spa Operator License, or an NPRA/OPRA National Playground Safety Inspector Certification will be compensated an additional \$0.40 cents per hour.

\*\*\* Traffic Signal Technician appointed by management to receive an additional \$1.00 per hour.

E. Municipal Garage

<b>Four (4) Mechanics *</b>	<b>[21.21-26.36]</b>	<b>21.84-27.15 PER HOUR</b>
<b>One (1) Clerk II</b>	<b>[21.39-22.74]</b>	<b>22.03-23.42 PER HOUR</b>

\*Mechanic Foreman position to receive an additional \$1.25 per hour.

Sec. 11 In the Department of Parks & Recreation there are the following job classifications and rates of

pay:

A. Administration and Recreation

One (1) Clerk II	[21.39-22.74]	22.03-23.42 PER HOUR
One (1) Clerk I	[17.70-20.79]	18.23-21.41 PER HOUR
Five (5) Clerks (PT)	[ 7.95-17.56]	8.10-18.09 PER HOUR
Six (6) Recreation Programmers (PT)	[14.06-20.19]	14.48-20.80 PER HOUR
Four (4) Facility Attendants (PT)	[ 7.95-17.56]	8.10-18.09 PER HOUR
Five (5) Cashiers (PT)	[7.95-17.56]	8.10-18.09 PER HOUR
Forty (40) Recreation Leaders (PT)	[7.95-17.56]	8.10-18.09 PER HOUR

B. Parks and Recreation Maintenance

Six (6) Maintenance Worker Laborers**	[19.98-27.60]	20.58-25.07 PER HOUR
Sixteen (16) Laborers (Temp/PT)	[ 7.95-17.56]	8.10-18.09 PER HOUR

\*\* Crew Leader position(s) established to receive an additional [\$0.40] \$0.50 PER HOUR. Maintenance Worker Laborer required to maintain proficiency on three or more pieces of equipment shall be compensated an additional \$0.30 per hour while maintaining those proficiencies. A Maintenance Worker Laborer required to maintain an Ohio Department of Agriculture Public Operator Spraying License, a National Swimming Pool Foundation Certified Pool/Spa Operator License, or an NPRA/OPRA National Playground Safety Inspector Certification will be compensated an additional \$0.40 cents per hour.

C. Marsh Fishing Lake

One (1) Fishing Lake Supervisor (PT)	[14.06-20.19]	14.48-20.80 PER HOUR
Eight (8) Cashiers (PT)	[7.95-17.56]	8.10-18.09 PER HOUR

D. Recreation Center-Swimming Pool

One (1) Pool Supervisor (Temp)	[14.06-20.19]	14.48-20.80 PER HOUR
Two (2) Senior Lifeguards (Temp)	[7.95-17.56]	8.10-18.09 PER HOUR
Forty-four (44) Lifeguards (Temp)	[ 7.95-17.56]	8.10-18.09 PER HOUR
Two (2) Cashiers (PT)	[ 7.95-17.56]	8.10-18.09 PER HOUR

E. Recreation Center-Golf Course

One (1) Turf Mechanic/Maintenance Worker	[21.21-26.35]	21.84-27.14 PER HOUR
Two (2) Greenskeepers *	[24.67-26.96]	25.41-27.76 PER HOUR
One (1) Maintenance Worker/Laborer**	[19.98-27.60]	20.58-28.43 PER HOUR
Seventeen (17) Laborers (Temp/PT)	[7.95-17.56]	8.10-18.09 PER HOUR
Four (4) Pro Shop Supervisors (PT)	[14.06-20.19]	14.48-20.80 PER HOUR
Fifty (50) Cashiers (PT)	[ 7.95-17.56]	8.10-18.09 PER HOUR

\* Crew Leader established to receive additional [\$0.40] \$0.50 PER HOUR.

\*\* Crew Leader position(s) established to receive an additional [\$0.40] \$0.50 PER HOUR. Maintenance Worker Laborer required to maintain proficiency on three or more pieces of equipment shall be compensated an additional \$0.30 per hour while maintaining those proficiencies. A Maintenance Worker Laborer required to maintain an Ohio Department of Agriculture Public Operator Spraying License, a National Swimming Pool Foundation Certified Pool/Spa Operator License, or an NPRA/OPRA National Playground Safety Inspector Certification will be compensated an additional \$0.40 cents per hour.

Sec.12 In the Department of Public Utilities are the following classifications of jobs and rates of pay:

A. Wastewater Division

<b>One (1) Clerk II</b>	<b>[21.39-22.74]</b>	<b>22.03-23.42 PER HOUR</b>
<b>Two (2) Laboratory Technicians****</b>	<b>[20.91-30.56]</b>	<b>21.54-31.48 PER HOUR</b>
(55 % of wages charged to Sewer Fund;	45% charged to Water Fund)	
<b>One (1) Construction Inspector*</b>	<b>[29.83-31.02]</b>	<b>30.72-31.95 PER HOUR</b>
<b>Seventeen (17)</b>	<b>[21.17-29.58]</b>	<b>21.81-30.47 PER HOUR</b>
<b>Operator/Maintenance Workers*/***</b>		
<b>Two (2) Laborers (PT)</b>	<b>[ 7.95-17.56]</b>	<b>8.10-18.09 PER HOUR</b>

\* Construction Inspectors and Operator/Maintenance Workers shall be compensated for one Water License and/or one Wastewater License achieved as follows:

Class I Water Distribution	\$0.25	Class I Wastewater Collection	\$0.25
Class II Water Distribution	\$0.50	Class II Wastewater Collection	\$0.50

\*\*\* Chief Operator, Instrumentation Foreman, Maintenance Foreman and Collection Foreman to receive \$1.25 over their regular rate of pay. Assistant Collection Foreman, Assistant Instrumentation Foreman to receive \$0.75 per hour added to regular rate of pay. Crew leader position(s) established to receive an additional \$0.30 per hour.

\*\*\*\* Laboratory Technicians with Class III Water Plant Operator License or Voluntary Wastewater Lab Certifications to receive an additional \$0.50 per hour each. Lab Supervisor to receive \$1.25 in addition to regular rate of pay.

**B. Water Division**

<b>One (1) Clerk II</b>	<b>[21.39-22.74]</b>	<b>22.03-23.42 PER HOUR</b>
<b>Three (3) Meter Readers**/***</b>	<b>[22.41-23.59]</b>	<b>23.09-24.29 PER HOUR</b>
(55% of wages charged to Water Fund;	45% charged to Sewer Fund)	
<b>Fifteen (15) Operator/Maintenance Workers*/***</b>	<b>[21.21-28.95]</b>	<b>21.84-29.82 PER HOUR</b>
<b>Two (2) Laborers (PT/Temp)</b>	<b>[ 7.95-17.56]</b>	<b>8.10-18.09 PER HOUR</b>

\* Chief Operator and Foreman positions to receive \$1.25 over their regular rate of pay.

\*\* Crew Leader position(s) established to receive an additional [~~\$0.40~~] **\$0.50 PER HOUR**.

\*\*\* An employee in the Meter Reader Classification in the Water Division shall be compensated for one Water Supply License and /or one Water Distribution License as follows:

Class I Water Supply	\$0.50	Class I Water Distribution	\$0.25
Class II Water Supply	\$1.00	Class II Water Distribution	\$0.50
Class III Water Supply	\$1.50		

Sec.13 There shall be established a labor pool of temporary or part-time employees who will be eligible to work at any time within the duration of this ordinance. These temporary/part-time employees may work in any city department and their wages will be charged to the department to which they are assigned. The following temporary or part-time positions are established:

**Twenty-five (25) Employees (Temp/or P.T.) [ 7.95-17.56] 8.10-18.09 PER HOUR**

Sec.14 The salaries, rates and conditions established by Sections 5-13 of this Ordinance shall be effective from and after the dates specified in the Union Contracts for employees included in bargaining units and at the earliest date allowed by law, for all other employees. Until the rates are changed, the former rates shall apply. Notwithstanding any other provision of this ordinance, an employee under the age of sixteen (16) may be paid a wage rate less than the Ohio Minimum Wage Rate provided such rate is not less than that established under the Federal Fair Labor Standards Act or its successor law.

Sec. 15 The City Manager is authorized to hire up to one additional person for each position authorized in this ordinance to allow for overlap training and transitioning. Generally, such instances would occur when a current employee has given notice of retirement or resignation and a replacement

not currently employed by the City is able to be hired before the departure of the employee. Such training overlaps would be of short duration, generally, not to exceed 60 days.

Sec. 16 This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants so that the recommended changes can take effect in a timely manner; wherefore this Ordinance shall take effect immediately upon its passage.

Passed \_\_\_\_\_

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

Posted \_\_\_\_\_

First Reading \_\_\_\_\_

Rules Suspended \_\_\_\_\_

Second Reading \_\_\_\_\_

Emergency \_\_\_\_\_

Third Reading \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

\_\_\_\_\_  
Clerk of Council

CITY OF FAIRFIELD, OHIO  
CITY COUNCIL MEETING COMMUNICATION

ITEM NO. 11(B)(2)

**ITEM:**

**DATE:** 3/09/15

This is a request for City Council to amend the Wage and Salary Ordinance for Municipal Court Employees.

**FINANCIAL IMPACT:**

Funding is provided under the auspices of City Council's previously approved 2015 Budget.

**SYNOPSIS:**

The requested modifications are consistent with the City's periodic practice of maintaining parity for the non-classified pay structure with that of the City's bargaining units. In that regard, it is proposed that the Court wage ranges be increased by 3.00%.

**BACKGROUND:**

The employees covered by the Municipal Court wage and salary ordinance are compensated on a Pay for Performance basis. There are no automatic annual increases or cost of living adjustments for these employees. While adjustments to the pay grades are not designed to automatically trigger pay increases, periodic upgrades to the structure help to maintain the City's competitive position in the marketplace regarding employee retention, recruitment and succession.

**RECOMMENDATION:**

It is recommended that City Council approve this ordinance, suspending the rules and declaring an emergency to allow for the expeditious implementation of these new rates.

**LEGISLATIVE ACTION:** Suspension of Rules and Adoption Requested?  [X] yes  [ ] no If yes, explain above.

Emergency Provision Needed?  [X] yes  [ ] no If yes, explain above.

Prepared by: Carol Mayhall Carol A. Mayhall, Human Resources Manager

Approved for Content by: Mark T. Wendling Mark T. Wendling, Acting City Manager

Financial Review (where applicable): Mary I. Hopton Mary I. Hopton, Finance Director

Legal Review (where applicable): John H. Clemmons John H. Clemmons, Law Director

Accepted for Council Agenda: Alisha A. Wilson Alisha A. Wilson, Clerk of Council

ORDINANCE NO. \_\_\_\_\_

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. 34-14 AND ALL AMENDMENTS THERETO AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio that:

- Sec. 1 Ordinance No. 34-14, and all other prior Ordinances inconsistent herewith, are hereby repealed.
- Sec. 2 The salaries and hourly rates and related information contained herein are applicable only to those positions authorized in this Ordinance. Pay decisions relative to all these positions excluding those which salaries are mandated by the State of Ohio, are at the discretion of the Municipal Judge for the City of Fairfield.
- Sec. 3 All positions established in this Ordinance are considered "at will" and those employees in said positions serve at the pleasure of the Municipal Judge of the City of Fairfield.
- Sec. 4 All rates established by this Ordinance shall either be the maximum authorized rate or the range for each respective position as shown.
- Sec. 5 In the department of General Government are the following classifications of jobs and rates of pay:

A. Municipal Court

One (1) Municipal Judge*			**
One (1) Clerk of Courts/Court Administrator*	[29,473.60-57,553.60]	30,363-59,262 PER ANNUM	
One (1) Chief Probation Officer	[49,130-95,888]	50,605-98,770 PER ANNUM	
One (1) Secretary to the Judge	[18.26-33.89]	18.81-34.91 PER HOUR	
Two (2) Chief Deputy Clerks	[42,208-63,309]	43,474-65,208 PER ANNUM	
Eleven (11) Deputy Clerks	[17.55-22.60]	18.08-23.28 PER HOUR	
One (1) Imaging Clerk	[17.55-20.64]	18.08-21.26 PER HOUR	
One (1) Bailiff*	[19.28-23.89]	19.86-24.61 PER HOUR	
Three (3) Probation Officers	[19.28-23.89]	19.86-24.61 PER HOUR	
One (1) Civil Magistrate (PT)*	[27,540-28,372]	28,366-29,223 PER ANNUM	
Three (3) Acting Judges			**
Four (4) Visiting Judges***			**
Two (2) Community Service Officers (PT)	[16.54-19.66]	17.04-20.25 PER HOUR	
Eight (8) Deputy Bailiffs (PT)	[18.85-23.18]	19.42-23.88 PER HOUR	

(\*3/5 of salary paid by City of Fairfield, and 2/5 of salary paid by Butler County)

(\*\* Salary mandated by State of Ohio)

(\*\*\*2/5 of salary paid by City of Fairfield, and 3/5 of salary paid by Butler County)

- Sec. 6 The salaries, rates and conditions established in Section 5 of this Ordinance shall be effective from and after April 1, 2015. Until the rates are changed, the former rates shall apply. Notwithstanding any other provision of this ordinance, an employee under the age of sixteen (16) may be paid a wage rate less than the Ohio Minimum Wage Rate provided such rate is not less than that established under the Federal Fair Labor Standards Act or its successor law.
- Sec. 7 The Municipal Judge is authorized to hire up to one additional person for each position authorized in this ordinance to allow for overlap training and transitioning. Generally, such instances would occur when a current employee has given notice of retirement or resignation and a replacement not currently employed by the City is able to be hired before the departure of the employee. Such training overlaps would be of short duration, generally, not to exceed 60 days.

Sec. 8 This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants so that the recommended changes can take effect in a timely manner; wherefore this Ordinance shall take effect immediately upon its passage.

Passed \_\_\_\_\_

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

Posted \_\_\_\_\_

First Reading \_\_\_\_\_

Rules Suspended \_\_\_\_\_

Second Reading \_\_\_\_\_

Emergency \_\_\_\_\_

Third Reading \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

\_\_\_\_\_  
Clerk of Council

CITY OF FAIRFIELD, OHIO  
CITY COUNCIL COMMUNICATION

ITEM:

March 9, 2015

Request for appropriation for non-contractual agenda items

FINANCIAL IMPACT:

\$11,200.00 from noted funding source

SYNOPSIS:

The following appropriations have been requested:

\$11,200 for negotiation services for Rt. 4, S. Gilmore & Holden Intersection Improvements

BACKGROUND:

Please refer to specific Council Communications dated March 9, 2015 for a description of these items.

RECOMMENDATIONS:

It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt the appropriations listed above.

LEGISLATIVE ACTIONS:

Suspension of Rules & Adoption Requested?

yes

If yes, explain  
no above

Emergency Provision Needed?

yes

If yes, explain  
no above

Prepared by: Christie Colton

Approved for Content by: Christie Colton

Financial Review (where applicable) by: Mary Ann

Legal Review (where applicable) by: Joseph A. Clemmons

Accepted by Council Agenda: Christie Colton



ORDINANCE NO. \_\_\_\_\_

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."

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. Ordinance No. 109-14, the 2015 Appropriation Ordinance, is hereby amended in the following respects:

<b>From:</b>	<b>Unappropriated Street Improvement Fund</b>	<b>\$11,200</b>
<b>To:</b>	40116025-251000 Land	\$11,200
	<i>(Right-of-way acquisition for Route 4, South Gilmore and Holden Intersection Improvements)</i>	

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	
Third Reading	_____	

ATTEST:

\_\_\_\_\_  
Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

\_\_\_\_\_  
Clerk of Council