

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

Monday, September 22, 2014

7:00 PM

MAYOR.....STEVE MILLER
COUNCILMEMBER 1ST WARD.....ADAM B. JONES
COUNCILMEMBER 2ND WARD.....MARTY JUDD
COUNCILMEMBER 3RD WARD.....DEBBIE PENNINGTON
COUNCILMEMBER 4TH 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

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.

1. Call to Order

2. Prayer/Pledge of Allegiance

3. Roll Call

4. Agenda Modifications

5. Executive Session Requests

6. Public Hearing(s)

- a) Joint Public Hearing – Planning and Zoning Code Modifications

7. Special Presentations and Citizen Comments

- a) Proclamation from the Mayor – Betty L. Kellum

8. Mayor/Council Reports

9. Approval of Minutes

- a) Regular Meeting Minutes of September 8, 2014

10. OLD BUSINESS

(A) **DEVELOPMENT SERVICES COMMITTEE**
Bill Woeste, Chairman; Adam Jones, Vice Chairman, Mike Snyder, Member

- (1) Ordinance to amend Chapters 1133 and 1165 of the Zoning Code of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio relative to the definitions and principal permitted and conditional uses in the C-3 General Business District, and C-3A, General Business District Modified, Zoning Districts.

- Ordinance – Hold Second Reading for Planning Commission Recommendation

11. NEW BUSINESS

(A) **COMMUNITY & PUBLIC RELATIONS COMMITTEE**
Mike Snyder, Chairman; Bill Woeste, Vice Chairman, Debbie Pennington, Member

- (1) Simple Motion: Motion to approve the November and December 2014 meeting schedule as detailed in the Council Letter 11(A)(1).

(B) **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 Lake Country Distributing, Inc. dba Miles of Golf, 6400 Dixie Highway, Fairfield, OH 45014. (Permit Classes: D1 and D2)
- (2) Ordinance to authorize the City Manager to enter into a Mutual Aid Agreement through the Butler County Hazardous Materials Cooperative Board and declaring an emergency.
 - Motion – Read by Title Only (Optional)
 - Ordinance – First Reading
 - Motion – Suspend Second and Third Readings
 - Motion – Adoption

(C) **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 Village Green Planned Unit Development and the Final Development Plan for City Center Place Lifestyle Condominiums.
 - Motion – Read by Title Only (Optional)
 - Ordinance – First Reading
 - Public Hearing on October 14, 2014 at 7:00 PM

(D) **PUBLIC WORKS COMMITTEE**

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

- (1) Ordinance to authorize the City Manager to enter into an engineering and construction agreement with the Hamilton County Board of Commissioners and Engineer for the project known as John Gray Road Improvements between Winton Road and Pleasant Avenue and declaring an emergency.
 - Motion – Read by Title Only (Optional)
 - Ordinance – First Reading
 - Motion – Suspend Second and Third Readings
 - Motion – Adoption

(E) **PUBLIC UTILITIES COMMITTEE**

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

- (1) Ordinance to authorize the City Manager to enter into a contract with Insituform Technologies, LLC for the inversion re-lining of sanitary sewer lines.
 - Motion – Read by Title Only (Optional)
 - Ordinance – First Reading
 - Motion – Suspend Second and Third Readings
 - Motion – Adoption

(F) **FINANCE & BUDGET COMMITTEE**

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

- (1) Ordinance to reconcile accounts.
 - Motion – Read by Title Only (Optional)
 - Resolution – First Reading
 - Motion – Suspend Second and Third Readings
 - Motion – Adoption

(2) Contractual Appropriations - \$133,000 inversion re-lining of sanitary sewer lines

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

(3) Non-Contractual Appropriations - \$29,900 Gold Star Family Memorial Monument for Veterans Memorial Park; \$44,400 Phase I of Irrigation Field Controller and Rotor Replacement Project at Fairfield South Trace Golf Course

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

12. **Meeting Schedule**

Tuesday, October 14	Regular Meeting, 7:00 p.m.
Monday, October 27	Regular Meeting, 7:00 p.m.
Monday, November 10	Regular Meeting, 7:00 p.m.

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

14. **Adjournment**



Public Hearing Notice

FOR IMMEDIATE RELEASE

Fairfield City Council

September 12, 2014

JOINT PUBLIC HEARING NOTICE **CITY OF FAIRFIELD, OHIO**

All property owners and citizens of Fairfield, OH are hereby notified that a joint public hearing between the Planning Commission and City Council has been scheduled for 7:00 PM Monday, September 22, 2014 at the Fairfield Municipal Building at 5350 Pleasant Avenue, Fairfield OH 45014. The purpose of the hearing is to solicit citizen input regarding modifications to Chapters 1133 (Definitions) and 1165 (C-3 General Business District) of the Planning and Zoning Code as part of the Fairfield Codified Ordinances. These modifications would require sales lots for motor vehicles, boats, recreational vehicles, trailers, storage sheds, barns and play structures to receive a conditional use before construction or alteration of the premises.

Parties wishing to review the proposed changes may do so by visiting the Development Services Department located at the Fairfield Municipal Building or at the City website at www.fairfield-city.org/devservices. Questions may be directed to the Department by telephone at (513) 867-5345 or via e-mail at development@fairfield-city.org. The Department is open business days between the hours of 8:00 AM and 5:00 PM.

Alisha Wilson
Clerk of Council

For insertion in the Journal News Friday, September 12, 2014.

MINUTES
REGULAR MEETING OF COUNCIL
SEPTEMBER 8, 2014

Call to Order

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

Prayer/Pledge of Allegiance

Vice Mayor Jones led in prayer and the Pledge of Allegiance.

Roll Call

Clerk Wilson called the roll of Council. Present members were Councilmember Adam Jones, Councilmember Marty Judd, Councilmember Debbie Pennington, Councilmember Terry Senger, Councilmember Chad Oberson, Councilmember Mike Snyder, and Councilmember Bill Woeste.

Councilmember Judd, seconded by Councilmember Oberson, moved to excuse Mayor Steve Miller. Motion carried 7-0.

Agenda Modifications

Executive Session Requests

Councilmember Judd, seconded by Councilmember Woeste, moved for Executive Session to discuss employment of personnel. Motion carried 7-0.

Public Hearing(s)

Special Presentations and Citizen Comments

Mayor/Council Reports

Councilmember Judd reported that Lynette Hodnicki, Lab Technician at Wastewater, received the Crystal Crucible Award, a national award from the Water Environment Federation.

Councilmember Pennington reported that the Seasons final Blues and Barbeque concert is Saturday at Huffman Park.

Councilmember Senger reported that the August income tax report was recently release and Fairfield is doing well.

Councilmember Oberson reported that there are several road repair projects ongoing and he requested patience as those projects are wrapped up. Also, the sidewalk replacement program is underway and marking for next year's program has begun.

Councilmember Snyder congratulated Ron Masanek, Fairfield High School Wrestling Coach, on his recent retirement after 48 years. He also reported that since 2009, seven dealerships along the Route 4 Auto Mile have invested \$7.5 million in upgrades to their facilities.

Councilmember Woeste invited Chamber President Kert Radel to address Council about the Business Showcase. Mr. Radel invited Council to attend on October 1 at Receptions Conference Center. There will be a mini job fair during the showcase this year, as well. Zachary Green, owner of MN Foxfire, will be the keynote speaker for the luncheon.

Councilmember Jones read an email from Jim Swallen, a driver for R&L Carrier the official transportation for the Eyes of Freedom Memorial, who commended the Fairfield Fire Department for their hospitality to him while he was in town with the memorial. The firefighters were there to assist in set-up and tear-down, as well as to wash and polish the truck, and provided meals during his stay out of their own pockets. He thanked the city and the Fire Department for all they did to make him feel welcome during his stay.

Approval of Minutes

Regular Meeting Minutes of August 11, 2014

- The Regular Meeting Minutes of August 11, 2014 were approved as written.

OLD BUSINESS

DEVELOPMENT SERVICES COMMITTEE

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

Resolution approving the Ward Boundary Review Commission report and recommendation to make no changes to the boundaries of the four wards.

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

Councilmember Bill Woeste, seconded by Councilmember Terry Senger moved to adopt. Motion Carried 7-0. RESOLUTION NO. 10-14. APPROVED 7-0.

Ordinance to amend Chapters 1133 and 1165 of the Zoning Code of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio relative to the definitions and principal permitted and conditional uses in the C-3 General Business District, and C-3A, General Business District Modified, Zoning Districts.

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

PUBLIC UTILITIES COMMITTEE

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

Ordinance to amend sections 921.03, 921.04 and 921.06 and add a new section 921.14 relative to water system requirements of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio.

Councilmember Marty Judd, seconded by Councilmember Debbie Pennington moved to amend the ordinance. Motion Carried 7-0. Legislative Action: Councilmember Judd presented the third reading of this ordinance. Councilmember Marty Judd, seconded by Councilmember Mike Snyder moved to adopt. Motion Carried 7-0. ORDINANCE NO. 84-14. APPROVED 7-0.

NEW BUSINESS

PUBLIC SAFETY COMMITTEE

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

Simple Motion: Motion to approve liquor permit application in the name of FDAD, LLC, 7105 Dixie Highway, Fairfield, OH 45018. (Permit Classes: D5 and D6)

Councilmember Jones, seconded by Councilmember Senger, moved to approve a liquor permit application in the name of FDAD, LLC. Motion carried 7-0. SIMPLE MOTION NO. 20-14. APPROVED 7-0.

Ordinance to authorize the City Manager to execute an agreement for indigent legal representation for 2015 in the Fairfield Municipal Court with the Butler County Public Defender Commission/Butler County Board of Commissioners and declaring an emergency.

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

Background: City Manager Pizzano recommended an ordinance to provide for indigent legal representation through the Butler County Public Defender Commission. This is an annual agreement. Legislative Action: Councilmember Jones presented the first reading of this ordinance.

Councilmember Adam Jones, seconded by Councilmember Debbie Pennington moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Adam Jones, seconded by Councilmember Terry Senger moved to adopt. Motion Carried 7-0. ORDINANCE NO. 85-14. APPROVED 7-0.

PUBLIC WORKS COMMITTEE

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

Ordinance to authorize the City Manager to execute a Ohio Public Works Commission Issue 1 Grant Application and Agreement for the Nilles Road and Gray Road Improvements Project and declaring an emergency.

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

Background: City Manager Pizzano recommended an ordinance to execute a Ohio Public Works Commission Issue 1 Grant Application and Agreement for the Nilles Road and Gray Road Improvements Project. Legislative Action: Councilmember Oberson presented the first reading of this ordinance.

Councilmember Chad Oberson, seconded by Councilmember Bill Woeste moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Chad Oberson, seconded by Councilmember Mike Snyder moved to adopt. Motion Carried 7-0. ORDINANCE NO. 86-14. APPROVED 7-0.

FINANCE & BUDGET COMMITTEE

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

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

Resolution accepting the amounts and rates as determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying them to the County Auditor.

Background: City Manager Pizzano recommended a resolution approving the amounts and rates as determined by the Budget Commission. This is an annual resolution that allows the Auditor's Office to collect tax levies on behalf of the city. Legislative Action: Councilmember Senger presented the first reading of this resolution.

Councilmember Terry Senger, seconded by Councilmember Bill Woeste moved to suspend the rules requiring three (3) readings of this resolution. Motion Carried 7-0. Councilmember Terry Senger, seconded by Councilmember Chad Oberson moved to adopt. Motion Carried 7-0. RESOLUTION NO. 11-14. APPROVED 7-0.

Non-Contractual Appropriations - \$41,800 for upgrades to Tyler Technologies software; \$20,000 for new play structure at Point Pleasant Park on Resor Road; \$11,500 for parking lot maintenance at Fairfield Aquatic Center and Youth Playfields on River Road; \$23,000 for Municipal Building Landscaping; \$29,314 for HVAC upgrades at the Lane Library; \$29,450 for asphalt repair, sealing and striping at Municipal Building/Annex, Justice Center and Lane Library parking lots; \$48,620 for Pleasant Avenue Improvements - John Gray Road to Augusta Boulevard.

Background: City Manager Pizzano recommended non-contractual appropriations for upgrades to computer software, a new play structure, parking lot maintenance, landscaping at the Municipal Building, HVAC upgrades at Lane Library and Pleasant Avenue Improvements. 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 Bill Woeste moved to adopt. Motion Carried 7-0. ORDINANCE NO. 87-14. APPROVED 7-0.

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- Monday, September 22 Regular Meeting, 7:00 p.m.
- Tuesday, October 14 Regular Meeting, 7:00 p.m.
- Monday, October 27 Regular Meeting, 7:00 p.m.

Executive Session of Council (if needed)

Council adjourned to Executive Session at 7:30 PM.

Adjournment

The Regular Meeting of Council adjourned at 8:30 PM.

ATTEST:

Clerk of Council

Approved _____

Mayor's Approval

Item No. 11 (B)(1)

City of Fairfield, Ohio
City Council Meeting Communication

Date 8-11-2014

Item:

An ordinance modifying Chapters 1133 (Definitions) and 1165 (C-3 General Business District) of the Planning and Zoning Code as part of the Fairfield Codified Ordinances.

Financial Impact:

There is no financial impact with this request.

Synopsis:

It is necessary to periodically update various provisions of the code to address relevant zoning issues within the City and to clarify existing zoning regulations.

Background:

Code elements that are being reviewed include:

1. Modification of "motor vehicle or trailer sales area" definition to include boats and recreational vehicles and to address access, circulation and site aesthetics.
2. Addition of a new definition that addresses outdoor storage shed, barn, and play structure sales lots.
3. Modification of the C-3, General Business District, to make sales lots for motor vehicles, boats, recreational vehicles, trailers, storage sheds, barns and play structures a conditional use. The attached map displays all parcels in the City zoned C-3 and C-3A. C-3A defaults to C-3 in terms of conditional uses.

Recommendation:

It is recommended that City Council have a first reading on this ordinance at the August 11, 2014 meeting and set the public hearing date for September 22, 2014.

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

Prepared by: Eric Doser (Planning Manager)

Approved for Content by: William H. Beckman

Financial Review (where applicable) W. H. Beckman

Legal Review (where applicable) Scott Clemmons

Accepted for Council Agenda: William H. Beckman

C-3 and C-3A Zoning Districts



CHAPTER 1133.01 Definitions

(62) "Motor vehicle, **BOAT, RECREATIONAL VEHICLE** or trailer sales area" means an open area[, ~~other than a street,~~] used for the display, sale or rental of new or used motor vehicles, **BOATS, RECREATIONAL VEHICLES** or trailers in operable condition. [~~and where no repair work is done.~~]

(72.1) "**STORAGE SHED OR BARN OR PLAY STRUCTURE SALES OR DISPLAY LOTS**" MEANS AN OPEAN AREA USED FOR THE DISPLAY, SALE OR RENTAL OF STORAGE SHEDS OR BARNS OR PLAY STRUCTURES.

CHAPTER 1165
C-3 General Business District

- | | |
|-----------------------------------|---|
| 1165.01 Principal permitted uses. | 1165.05 Lot area, frontage and yard requirements. |
| 1165.02 Conditional uses. | 1165.06 Courts. |
| 1165.03 Accessory uses. | 1165.07 Height Regulations. |
| 1165.04 Required conditions. | |

CROSS REFERENCES

- Exceptions and modifications – see P. & Z. Ch. 1180
Trailer parks – see P. & Z. Ch. 1185
Signs – see P. & Z. Ch. 1187
Service stations; garages – see P. & Z. Ch. 1189
Nonconforming uses – see P. & Z. Ch. 1198

1165.01 PRINCIPAL PERMITTED USES.

No building, structure or land shall be erected, altered, enlarged or used which is arranged or designed for other than one of the following uses except as provided in Chapter 1198.

(a) General. Any use permitted and as regulated in the C-2 District except as modified herein.

(b) Retail and Service. Laundries, clothes cleaning or dyeing establishments, used merchandise stores.

(c) Wholesale. Any wholesale business and mail order houses, including incidental warehousing; commercial greenhouses.

(d) Motor Vehicle Service; ~~Farm Implements. Automobiles, trucks, trailers, farm implements for sale, display, hire or~~ Major or minor motor vehicle repair, ~~including sales lots, used car lots, trailer sales lots,~~ repair garages, body and fender shops, and paint shops, but not including junk storage, all subject to the provisions of Chapter 1189 and provided that buildings shall be at least fifty feet from any A or R District, and shall have no openings adjoining the A or R District other than stationary windows and fire escapes.

(e) Animal Hospital, Veterinary Clinic. Animal hospitals, kennels, display and housing or boarding of pets and other domestic animals, provided that any enclosure or building in which the animals are kept shall be at least 100 feet from any A or R District and at least fifty feet from any other C District. Exercise runs shall be enclosed on four sides by an unpierced well-maintained fence or wall at least six feet in height.

(f) Commercial Recreation Facility.

(g) Building and Related Trade. Carpenter shops, electrical, plumbing, paint shops, heating and tin shops, paper-hanging shops, furniture upholstery and similar enterprises, but not within fifty feet of any A or R District.

- (h) Bottling Works. Bottling of soft drinks or milk and distribution stations therefor, providing a building used for such processing and/or distribution, shall be at least 100 feet from any A or R District.
- (i) Signs. As regulated and defined in Chapter 1187.
- (j) Drive-thru Facilities. Any establishment with drive-thru facilities as defined in Section 1133.01(29).
- (k) Car Washes. (Ord. 94-84. Passed 7-9-84.)

1165.02 CONDITIONAL USES.

- (a) General. All conditional uses as permitted and as regulated in the C-2 District, except as modified herein.
- (b) Trailer Park. Subject to the provisions of Chapter 1185.
- (c) Warehousing Storage and Trucking Terminal. Warehouses for the storage of merchandise and materials, trucking or motor freight stations or terminals, carting, expressing or hauling establishments, contractor and building material yards, providing no such uses are conducted within 200 feet of any A or R District.
- (d) Laboratory. Experimental film or testing laboratories, provided no operation shall be conducted or equipment used which would create hazards, noxious or offensive conditions.
- (e) Manufacturing. The manufacturing, compounding, processing, packaging, and assembling of products, such as:
 - (1) Bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food and meat products except fish, sauerkraut, vinegar, yeast and the rendering or refining of fats or oils.
 - (2) Musical instruments, toys, novelties, rubber or metal stamps and other small rubber products.
 - (3) Electrical and electric appliances, instruments and devices, television sets, radios, phonographs.
 - (4) Electric and neon signs, billboards and other commercial advertising structures; light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
- (f) Public Utility. Public utility buildings and structures including storage yards.
- (g) Self-Service Car Washes.
- (h) Residential. One residential use only where such use is incidental to a principal permitted use.
- (i) Other Uses. Any other use which is determined by the Commission to be of the same general character as the above permitted uses, but not including junk yards or any use other than those above, which is first permitted in the M-1 District or which is prohibited in the M-1 District. (Ord. 94-84. Passed 7-9-84.)
- (j) Sexually Oriented Businesses. Sexually oriented businesses may be permitted as conditional uses, subject to the following specific conditions:
 - (1) No sexually oriented business shall be located within a radius of 1,000 feet of any residentially zoned or used property.
 - (2) No sexually oriented business shall be located within a radius of 1,000 feet of any church, synagogue, permanently established place of worship, school, library, park or public playground.

- (3) No sexually oriented business shall be located within 1,000 feet of any other sexually oriented business and no building, premise, structure or other facility that contains any sexually oriented business shall contain any other kind of sexually oriented business.
- (4) Distances for purposes of this section shall be from property line to property line along the shortest possible course, regardless of any customary or common route or path of travel, i.e., "as the crow flies" and includes both property in the City of Fairfield and in any other political subdivision.
- (5) Sexually oriented businesses may operate only between the hours of 10:00 a.m. and 10:00 p.m. Monday through Saturday and shall be closed on Sundays and national holidays.

(Ord. 154-96. Passed 10-15-96.)

(k) Flea Markets. Subject to the following required conditions:

- (1) No outdoor sales, display or storage.
- (2) Compliance with all Building Code requirements including submission and approval of a proposed plan showing aisles and emergency ingress and egress.
- (3) Only one special event sign as defined and regulated in subsection 1187.03(i) shall be permitted.

(Ord. 9-98. Passed 2-9-98.)

(L) MOTOR VEHICLE, BOAT, RECREATIONAL VEHICLE AND TRAILER SALES LOTS. SUBJECT TO THE FOLLOWING CONDITIONS AS DETERMINED BY THE PLANNING COMMISSION:

- (1) INGRESS, EGRESS AND INTERNAL CIRCULATION.
- (2) SITE DISTANCE AND VISIBILITY.
- (3) SETBACK FROM RIGHT-OF-WAY, SIDEWALK OR EDGE OF PAVEMENT.
- (4) PERIMETER CURBING, BUFFER AREA, PARKING LOT STRIPING AND SIMILAR AESTHETIC ATTRIBUTES.

(M) STORAGE SHED OR BARN OR PLAY STRUCTURE SALES OR DISPLAY LOTS. SUBJECT TO THE FOLLOWING CONDITIONS AS DETERMINED BY THE PLANNING COMMISSION:

- (1) ACCESS AND INTERNAL CIRCULATION.
- (2) SITE DISTANCE AND VISIBILITY.
- (3) SETBACK FROM RIGHT-OF-WAY, SIDEWALK OR EDGE OF PAVEMENT.
- (4) LOT COVERAGE AND SIMILAR AESTHETIC ATTRIBUTES.

1165.03 ACCESSORY USES.

Accessory uses, buildings, or structures customarily incidental to any principal permitted or conditional use shall be permitted in conjunction with such use including: accessory uses and structures as permitted and as regulated in the C-2 District and such other accessory uses and structures not otherwise prohibited which are customarily accessory and incidental to any of the foregoing permitted C-3 uses. (Ord. 94-84. Passed 7-9-84.)

1165.04 REQUIRED CONDITIONS.

Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter or water carried waste. (Ord. 94-84. Passed 7-9-84.)

(a) Closed Buildings. All businesses, services or processing shall be conducted wholly within a completely enclosed building except for incidental display of merchandise, sale of motor vehicle fuel, lubricants and other fluids at service stations, loading and unloading operations, parking and such outdoor display or storage of vehicles, merchandise, materials and equipment as does not exceed five percent (5%) of the gross floor area of the principal permitted structure upon the lot or 5,000 square feet, whichever is less. The maximum height permitted is four feet from grade to top of display. The display must not interfere with any pedestrian or vehicular sight distance upon the site or any public thoroughfare. Automobile and other motor vehicle sales, boat sales, outdoor recreation, recreational vehicle sales, manufactured housing sales, construction and farm equipment sales and rental, nursery sales and lumber sales in side and rear yards only are excluded from the requirements of this subsection. The Planning Commission may authorize incidental outdoor display or storage which it determines to be similar to or not more objectionable than those uses already excluded from the requirements of this subsection.

(Ord. 154-96. Passed 10-15-96.)

(b) Night Operation. No building customarily used for night operation, such as a bakery or milk bottling and distribution station, shall have any opening, other than stationary windows or required fire exits, within 100 feet of any A or R District, and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within 100 feet of any A or R District. (Ord. 94-84. Passed 7-9-84.)

(c) Façade Design. After March 31, 2011, all new structures on parcels which abut a regional thoroughfare as defined in the comprehensive plan may not use metal siding or "smooth face" concrete block as the exterior finish material on any façade facing the regional thoroughfare. (Ord. 98-10. Passed 11-8-10.)

1165.05 LOT AREA, FRONTAGE AND YARD REQUIREMENTS.

The following minimum requirements shall be observed, except as provided in Chapter 1180.

	Lot Area (Sq. Ft.)	Lot Frontage (Feet)	Front Yard Depth (Feet)	Side Yard Width (Feet)	Rear Yard Depth (Feet)
(a) <u>Nonresidential Uses.</u>	10,000	None	20	None: except when adjoining A or R Dis- tricts, then not less than 25 feet.	None; except when adjoining A or R Dis- tricts, then not less than 25 feet.

(b) Screening and Buffering.

<u>Zone</u>	<u>Use</u>	<u>Buffering (Horizontal Dimension)</u>	<u>Screening (Vertical Screen Dimension)</u>
C-3	Business	25' adjoining A and R Districts	6' adjoining A and R Districts

(Ord. 94-84. Passed 7-9-84.)

1165.06 COURTS.

Same as required in the A-1 District. (Ord. 94-84. Passed 7-9-84.)

1165.07 HEIGHT REGULATIONS

No principal or accessory structure shall exceed three stories or fifty feet, whichever is lower, except as provided in Section 1180.02 and except when expressly authorized as a conditional use by the Planning Commission. (Ord. 94-84. Passed 7-9-84.)

ORDINANCE NO. _____

ORDINANCE TO AMEND CHAPTERS 1133 and 1165 OF THE ZONING CODE OF ORDINANCE NO. 166-84, THE CODIFIED ORDINANCES OF FAIRFIELD, OHIO RELATIVE TO DEFINITIONS AND PRINCIPAL PERMITTED AND CONDITIONAL USES IN THE C-3 GENERAL BUSINESS DISTRICT, AND C-3A, GENERAL BUSINESS DISTRICT MODIFIED, ZONING DISTRICTS.

WHEREAS, the display for sale or lease of motor vehicles, recreational vehicles, outdoor storage sheds or barns, carports and play structures are currently included as principally permitted uses in the C-3, General Business District, zoning district, and

WHEREAS, such uses are also incorporated by reference as principally permitted uses in the C-3A, General Business District Modified, zoning district, and

WHEREAS, the generally larger size of the items being displayed and/or the density and duration of the displays can have a detrimental impact upon the streets and highways upon which such properties are located and upon the motoring and pedestrian public and upon other properties abutting and in the vicinity, particularly as to the maintenance of meaningful setbacks from the road right-of-way, sight distance and visibility, appropriate ingress and egress, internal circulation within the properties and the aesthetic appearance of the properties so utilized, and

WHEREAS, such uses are generally compatible within the said General Business Districts provided the issues noted above are appropriately addressed, and

WHEREAS, making such uses conditional instead of principally permitted uses will enable the Planning Commission to review and apply additional conditions to address the issues noted above if a property is determined to be appropriate for such conditional use.

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

Section 1. Section 1133.01(62) and Chapter 1165, General Business District, of the Zoning Code of Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio, are hereby amended and new Section 1133.01(72.1) of said Zoning Code is hereby adopted to read as follows:

See attached Exhibit "A" which is incorporated herein by reference.

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

EXHIBIT "A"

CHAPTER 1133.01 Definitions

(62) "Motor vehicle, **BOAT, RECREATIONAL VEHICLE** or trailer sales area" means an open area~~[,other than a street,]~~ used for the display, sale or rental of new or used motor vehicles, **BOATS, RECREATIONAL VEHICLES** or trailers in operable condition. ~~[and where no repair work is done.]~~

(72.1) "STORAGE SHED OR BARN, CARPORT OR PLAY STRUCTURE SALES OR DISPLAY LOTS" MEANS AN OPEN AREA USED FOR THE DISPLAY, SALE OR RENTAL OF STORAGE SHEDS OR BARNS, CARPORTS OR PLAY STRUCTURES.

CHAPTER 1165

C-3 General Business District

1165.01 Principal permitted uses.

1165.02 Conditional uses.

1165.03 Accessory uses.

1165.04 Required conditions.

1165.05 Lot area, frontage and yard requirements.

1165.06 Courts.

1165.07 Height Regulations.

CROSS REFERENCES

Exceptions and modifications – see P. & Z. Ch. 1180

Trailer parks – see P. & Z. Ch. 1185

Signs – see P. & Z. Ch. 1187

Service stations; garages – see P. & Z. Ch. 1189

Nonconforming uses – see P. & Z. Ch. 1198

1165.01 PRINCIPAL PERMITTED USES.

No building, structure or land shall be erected, altered, enlarged or used which is arranged or designed for other than one of the following uses except as provided in Chapter 1198.

(a) General. Any use permitted and as regulated in the C-2 District except as modified herein.

(b) Retail and Service. Laundries, clothes cleaning or dyeing establishments, used merchandise stores.

(c) Wholesale. Any wholesale business and mail order houses, including incidental warehousing; commercial greenhouses.

(d) Motor Vehicle Service~~;~~ ~~Farm Implements. Automobiles, trucks, trailers, farm implements for sale, display, hire or~~ Major or minor motor vehicle repair, ~~[including sales lots, used car lots, trailer sales lots,]~~ repair garages, body and fender shops, and paint shops, but not including junk storage, all subject to the provisions of Chapter 1189 and provided that

buildings shall be at least fifty feet from any A or R District, and shall have no openings adjoining the A or R District other than stationary windows and fire escapes.

(e) Animal Hospital, Veterinary Clinic. Animal hospitals, kennels, display and housing or boarding of pets and other domestic animals, provided that any enclosure or building in which the animals are kept shall be at least 100 feet from any A or R District and at least fifty feet from any other C District. Exercise runs shall be enclosed on four sides by an unpierced well-maintained fence or wall at least six feet in height.

(f) Commercial Recreation Facility.

(g) Building and Related Trade. Carpenter shops, electrical, plumbing, paint shops, heating and tin shops, paper-hanging shops, furniture upholstering and similar enterprises, but not within fifty feet of any A or R District.

(h) Bottling Works. Bottling of soft drinks or milk and distribution stations therefor, providing a building used for such processing and/or distribution, shall be at least 100 feet from any A or R District.

(i) Signs. As regulated and defined in Chapter 1187.

(j) Drive-thru Facilities. Any establishment with drive-thru facilities as defined in Section 1133.01(29).

(k) Car Washes. (Ord. 94-84. Passed 7-9-84.)

1165.02 CONDITIONAL USES.

(a) General. All conditional uses as permitted and as regulated in the C-2 District, except as modified herein.

(b) Trailer Park. Subject to the provisions of Chapter 1185.

(c) Warehousing Storage and Trucking Terminal. Warehouses for the storage of merchandise and materials, trucking or motor freight stations or terminals, carting, expressing or hauling establishments, contractor and building material yards, providing no such uses are conducted within 200 feet of any A or R District.

(d) Laboratory. Experimental film or testing laboratories, provided no operation shall be conducted or equipment used which would create hazards, noxious or offensive conditions.

(e) Manufacturing. The manufacturing, compounding, processing, packaging, and assembling of products, such as:

- (1) Bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food and meat products except fish, sauerkraut, vinegar, yeast and the rendering or refining of fats or oils.
- (2) Musical instruments, toys, novelties, rubber or metal stamps and other small rubber products.
- (3) Electrical and electric appliances, instruments and devices, television sets, radios, phonographs.
- (4) Electric and neon signs, billboards and other commercial advertising structures; light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.

(f) Public Utility. Public utility buildings and structures including storage yards.

(g) Self-Service Car Washes.

(h) Residential. One residential use only where such use is incidental to a principal permitted use.

(i) Other Uses. Any other use which is determined by the Commission to be of the same general character as the above permitted uses, but not including junk yards or any use other than those above, which is first permitted in the M-1 District or which is prohibited in the M-1 District. (Ord. 94-84. Passed 7-9-84.)

(j) Sexually Oriented Businesses. Sexually oriented businesses may be permitted as conditional uses, subject to the following specific conditions:

- (1) No sexually oriented business shall be located within a radius of 1,000 feet of any residentially zoned or used property.
- (2) No sexually oriented business shall be located within a radius of 1,000 feet of any church, synagogue, permanently established place of worship, school, library, park or public playground.
- (3) No sexually oriented business shall be located within 1,000 feet of any other sexually oriented business and no building, premise, structure or other facility that contains any sexually oriented business shall contain any other kind of sexually oriented business.
- (4) Distances for purposes of this section shall be from property line to property line along the shortest possible course, regardless of any customary or common route or path of travel, i.e., "as the crow flies" and includes both property in the City of Fairfield and in any other political subdivision.
- (5) Sexually oriented businesses may operate only between the hours of 10:00 a.m. and 10:00 p.m. Monday through Saturday and shall be closed on Sundays and national holidays.

(Ord. 154-96. Passed 10-15-96.)

(k) Flea Markets. Subject to the following required conditions:

- (1) No outdoor sales, display or storage.
- (2) Compliance with all Building Code requirements including submission and approval of a proposed plan showing aisles and emergency ingress and egress.
- (3) Only one special event sign as defined and regulated in subsection 1187.03(i) shall be permitted.

(Ord. 9-98. Passed 2-9-98.)

(L) MOTOR VEHICLE, BOAT, RECREATIONAL VEHICLE AND TRAILER SALES LOTS. SUBJECT TO ADDITIONAL CONDITIONS AS DETERMINED BY THE PLANNING COMMISSION RELATIVE TO:

- (1) **INGRESS, EGRESS AND INTERNAL CIRCULATION.**
- (2) **SIGHT DISTANCE AND VISIBILITY.**
- (3) **SETBACK OF DISPLAYS FROM RIGHT-OF-WAY, SIDEWALK OR EDGE OF PAVEMENT.**
- (4) **PERIMETER CURBING, BUFFERING, LANDSCAPING, PARKING LOT STRIPING AND OTHER SIMILAR AESTHETIC AND/OR SAFETY REQUIREMENTS.**

(M) STORAGE SHED OR BARN, CARPORT OR PLAY STRUCTURE SALES OR DISPLAY LOTS. SUBJECT TO ADDITIONAL CONDITIONS AS DETERMINED BY THE PLANNING COMMISSION RELATIVE TO:

- (1) **INGRESS, EGRESS AND INTERNAL CIRCULATION.**
- (2) **SIGHT DISTANCE AND VISIBILITY.**

- (3) **SETBACK OF DISPLAYS FROM RIGHT-OF-WAY, SIDEWALK OR EDGE OF PAVEMENT.**
- (4) **PERIMETER CURBING, BUFFERING, LANDSCAPING, LOT COVERAGE AND OTHER SIMILAR AESTHETIC AND/OR SAFETY REQUIREMENTS.**

1165.03 ACCESSORY USES.

Accessory uses, buildings, or structures customarily incidental to any principal permitted or conditional use shall be permitted in conjunction with such use including: accessory uses and structures as permitted and as regulated in the C-2 District and such other accessory uses and structures not otherwise prohibited which are customarily accessory and incidental to any of the foregoing permitted C-3 uses. (Ord. 94-84. Passed 7-9-84.)

1165.04 REQUIRED CONDITIONS.

Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter or water carried waste. (Ord. 94-84. Passed 7-9-84.)

(a) Closed Buildings. All businesses, services or processing shall be conducted wholly within a completely enclosed building except for incidental display of merchandise, sale of motor vehicle fuel, lubricants and other fluids at service stations, loading and unloading operations, parking and such outdoor display or storage of vehicles, merchandise, materials and equipment as does not exceed five percent (5%) of the gross floor area of the principal permitted structure upon the lot or 5,000 square feet, whichever is less. The maximum height permitted is four feet from grade to top of display. The display must not interfere with any pedestrian or vehicular sight distance upon the site or any public thoroughfare. Automobile and other motor vehicle sales, boat sales, outdoor recreation, recreational vehicle sales, manufactured housing sales, construction and farm equipment sales and rental, nursery sales and lumber sales in side and rear yards only are excluded from the requirements of this subsection. The Planning Commission may authorize incidental outdoor display or storage which it determines to be similar to or not more objectionable than those uses already excluded from the requirements of this subsection.

(Ord. 154-96. Passed 10-15-96.)

(b) Night Operation. No building customarily used for night operation, such as a bakery or milk bottling and distribution station, shall have any opening, other than stationary windows or required fire exits, within 100 feet of any A or R District, and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within 100 feet of any A or R District. (Ord. 94-84. Passed 7-9-84.)

(c) Façade Design. After March 31, 2011, all new structures on parcels which abut a regional thoroughfare as defined in the comprehensive plan may not use metal siding or "smooth face" concrete block as the exterior finish material on any façade facing the regional thoroughfare. (Ord. 98-10. Passed 11-8-10.)

1165.05 LOT AREA, FRONTAGE AND YARD REQUIREMENTS.

The following minimum requirements shall be observed, except as provided in Chapter 1180.

		Front	Side	Rear
	Lot	Yard	Yard	Yard
Lot	Frontage	Depth	Width	Depth
Area				

(a) <u>Nonresidential Uses.</u>	<u>(Sq. Ft.)</u> 10,000	<u>(Feet)</u> None	<u>(Feet)</u> 20	<u>(Feet)</u> None: except when adjoining A or R Districts, then not less than 25 feet.	<u>(Feet)</u> None; except when adjoining A or R Districts, then not less than 25 feet.
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(b) Screening and Buffering.

<u>Zone</u>	<u>Use</u>	<u>Buffering (Horizontal Dimension)</u>	<u>Screening (Vertical Screen Dimension)</u>
C-3	Business	25' adjoining A and R Districts	6' adjoining A and R Districts

(Ord. 94-84. Passed 7-9-84.)

1165.06 COURTS.

Same as required in the A-1 District. (Ord. 94-84. Passed 7-9-84.)

1165.07 HEIGHT REGULATIONS

No principal or accessory structure shall exceed three stories or fifty feet, whichever is lower, except as provided in Section 1180.02 and except when expressly authorized as a conditional use by the Planning Commission. (Ord. 94-84. Passed 7-9-84.)

CITY OF FAIRFIELD, OHIO
CITY COUNCIL MEETING COMMUNICATION

ITEM NO. 11 (A)(1)

Item

September 22, 2014

Budget Review Meetings and the November/December Meeting Schedule

Financial Impact

None

Synopsis/Background

Each year, it is necessary for City Council to adjust the normal Council meeting schedule in order to accommodate the upcoming holiday season.

Recommendation

It is recommended that Council, via simple motion, approve the following meeting schedule for November and December 2014.

Monday, November 24, 2014

~~5:30~~ PM – Council/Manager Briefing

7:00 PM – Regular Meeting

Monday, December 1, 2014

6:00 PM – Council/Manager Briefing

7:00 PM – Regular Meeting

Monday, December 8, 2014

6:00 PM – Council/Manager Briefing

7:00 PM – Regular Meeting and Public Hearing regarding the 2015 Operating Budget

Monday, December 15, 2014 – No Meetings

Monday, December 22, 2014 – No Meetings

Monday, December 29, 2014 – No Meetings

LEGISLATIVE ACTION:

SIMPLE MOTION OF COUNCIL

Prepared by: Alexis Wilson

Approved for Content by: Alexis Wilson

Financial Review (where applicable) by: Will H. Clemmons

Legal Review (where applicable) by: John H. Clemmons

Accepted by Council Agenda: Alexis Wilson

CITY OF FAIRFIELD, OHIO
CITY COUNCIL COMMUNICATION

ITEM:

September 22, 2014

Liquor permit application in the name of Lake Country Distributing, Inc. dba Miles of Golf, 6400 Dixie Highway, Fairfield, OH 45014 (Permit Classes: D1 and D2)

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 D1 and D2 permit for the above liquor permit applicant.

BACKGROUND:

Background checks from both the Police Department and Building and Zoning Division 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 Lake Country Distributing, Inc. dba Miles of Golf, 6400 Dixie Highway, Fairfield, OH 45014 (Permit Classes: D1 and D2).

LEGISLATIVE ACTION REQUIRED: Simple Motion of Council

Prepared by: Alison Wilson

Approved for Content by: Alison Wilson

Financial Review (where applicable) by: [Signature]

Legal Review (where applicable) by: [Signature]

Accepted by Council Agenda: Alison Wilson

DEPARTMENTAL CORRESPONDENCE

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

FROM Alisha Wilson, Clerk of Council *AW*

City
of
Fairfield



SUBJECT Request for Background Check – Liquor Permit

DATE 09/08/2014

Attached is a liquor permit application in the name of Lake Country Distributing, Inc. dba Miles of Golf, 6400 Dixie Highway, Fairfield, OH 45014 (Permit Classes: D1 and D2)

Please complete the necessary background check and submit your findings to me **no later than 3:00 PM on Wednesday, September 17, 2014.**

This item will be added to Council's Regular Meeting agenda of Monday, September 22, 2014.

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

4976000		NEW	LAKE COUNTRY DISTRIBUTING INC	
PERMIT NUMBER		TYPE	DBA MILES OF GOLF	
ISSUE DATE		6400 DIXIE HWY		
09 02 2014		FAIRFIELD OH 45014		
FILING DATE				
D1 D2				
PERMIT CLASSES				
09	011	A	A54887	
TAX DISTRICT			RECEIPT NO.	

FROM 09/05/2014

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



MAILED 09/05/2014

RESPONSES MUST BE POSTMARKED NO LATER THAN 10/06/2014

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 NEW 4976000**

(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**

TUBE CU28
TIME 09.17.56
DATE 09/04/14

PERMIT NUMBER (CORPORATION) 4976000
 LAKE COUNTRY DISTRIBUTING INC
 DBA MILES OF GOLF
 6400 DIXIE HWY
 FAIRFIELD OH 45014

F.T.I. NUMBER 38-1622582
 STATUS (ACTIVE OR INACTIVE) ACTIVE
 SHARES OUTSTANDING 11600.00
 ACTIVE DATE 09/02/14
 INACTIVE DATE
 EXCEPTION CODE TEXT
 STOCK TRANSFER CODE TEXT AND DATE

BRENT NORTON	600.00	09/02/14	ACTIVE	VICE PRES
CHRISTIAN MILE	10000.00	09/02/14	ACTIVE	PRESIDENT
DOUGLAS DAVIS	1000.00	09/02/14	ACTIVE	TREASURER

NAME OF ESTABLISHMENT Lake Country Distributing Inc.
 ADDRESS DBA Miles of Golf
6400 Dixie Hwy
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:


 Michael J. Dickey
 Chief of Police

HEARING REQUESTED: Yes No

Date: September 9, 2014

**DEPARTMENTAL
CORRESPONDENCE**

City
of
Fairfield



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

SUBJECT Liquor Permit Application

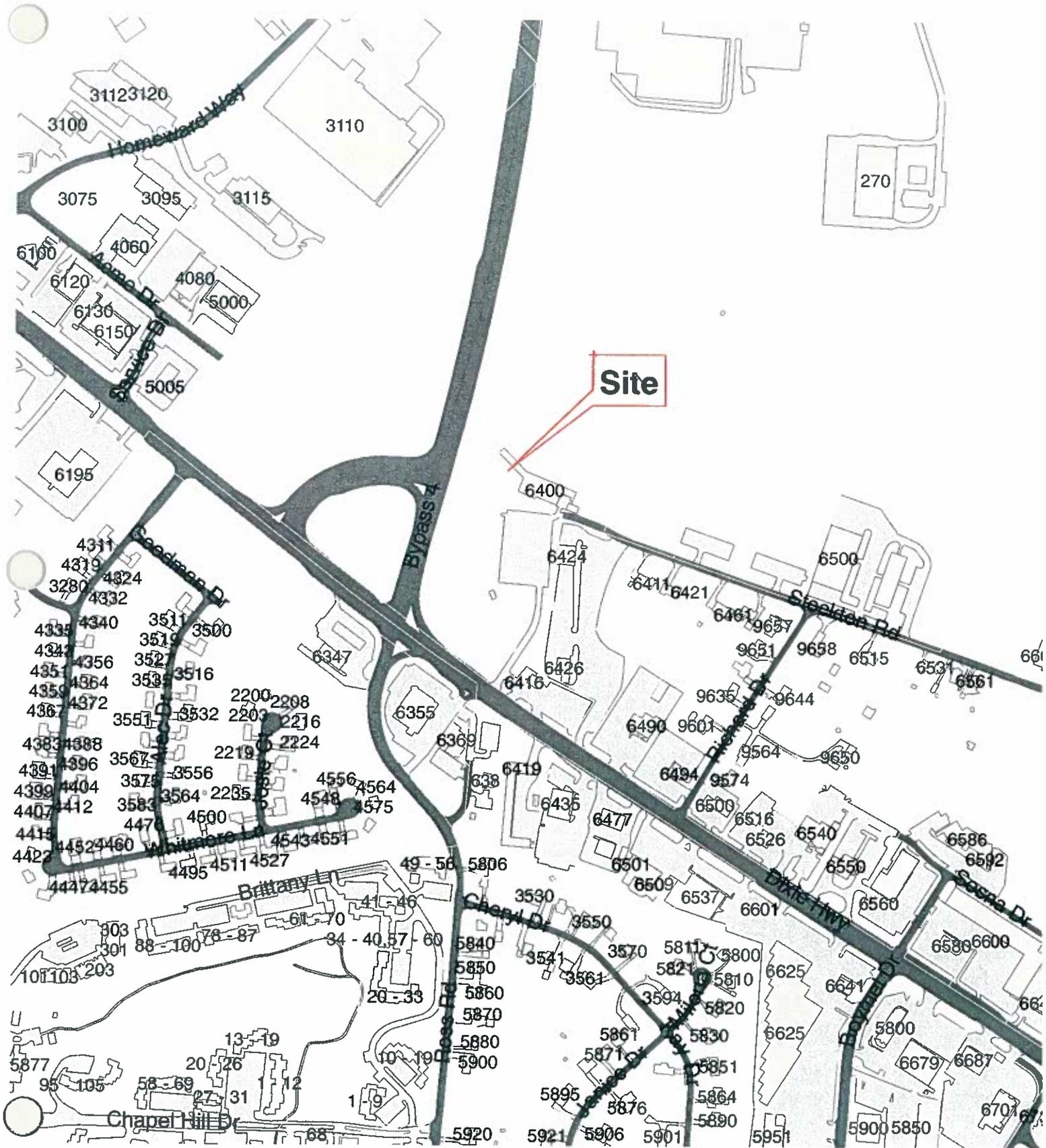
DATE 09/16/14

The business at 6400 Dixie Highway, in the name of Lake County Distributing, Inc. and doing business as Miles of Golf, is a P.U.D., Planned Unit Development and is a permitted use.

Timothy Bachman
Development Services Director

plf

Liquor Permit Miles of Golf - 6400 Dixie Hwy.



September 22, 2014

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

Item:

Ordinance authorizing the City Manager to enter into a memorandum of understanding with the Butler County Hazardous Materials Cooperative Board and declaring an emergency.

Financial Impact:

No financial impact.

Synopsis:

The original ordinance entering into a memorandum of understanding with the Butler County Hazardous Materials Cooperative was passed in 1991. The members of the Board felt it was time to update the MOU as well as to have all Butler County jurisdictions re-approve this measure.

This is simply a housekeeping measure that will continue the long standing relationship with the Cooperative.

Recommendations:

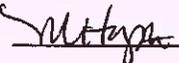
It is recommended that City Council adopt legislation approving the Memorandum of Understanding with the Butler County Hazardous Materials Cooperative.

Legislative Actions: Suspension of Rules and Adoption Requested? Yes No

Emergency Provision Needed? Yes No

Prepared by:  Donald G. Bennett

Approved for Content by:  Donald G. Bennett

Financial Review (where applicable) by: 

Legal Review (where applicable) by: 

Accepted for Council Agenda: 

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A MUTUAL AID AGREEMENT THROUGH THE BUTLER COUNTY HAZARDOUS MATERIALS COOPERATIVE BOARD AND DECLARING AN EMERGENCY.

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 Mutual Aid Agreement through the Butler County Hazardous Materials Cooperative Board in accordance with the agreement on file in the office of the City Manager.

Section 2. This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that the Mutual Aid Agreement can be effective as soon as possible in the event of a need for the cooperative services; 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

Item No. 11 (2) \

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

Date 9-22-2014

Item:

An ordinance approving a Final Development Plan for a 16-unit condominium development on approximately 1.6 acres of land located at the southwest corner of Corydale Drive and City Center Lane in Village Green.

Financial Impact:

With any change in land use there are financial considerations regarding value of the property, investment potential/opportunity costs and impact upon surrounding neighbors.

Synopsis:

The proposal is to construct a three story, 16 unit condominium development with parking on the ground floor and living units on the second and third floors. See the attached exhibits.

Background:

This property is part of the Village Green Planned Unit Development (PUD). The Concept Plan for the Village Green PUD was approved in 1996.

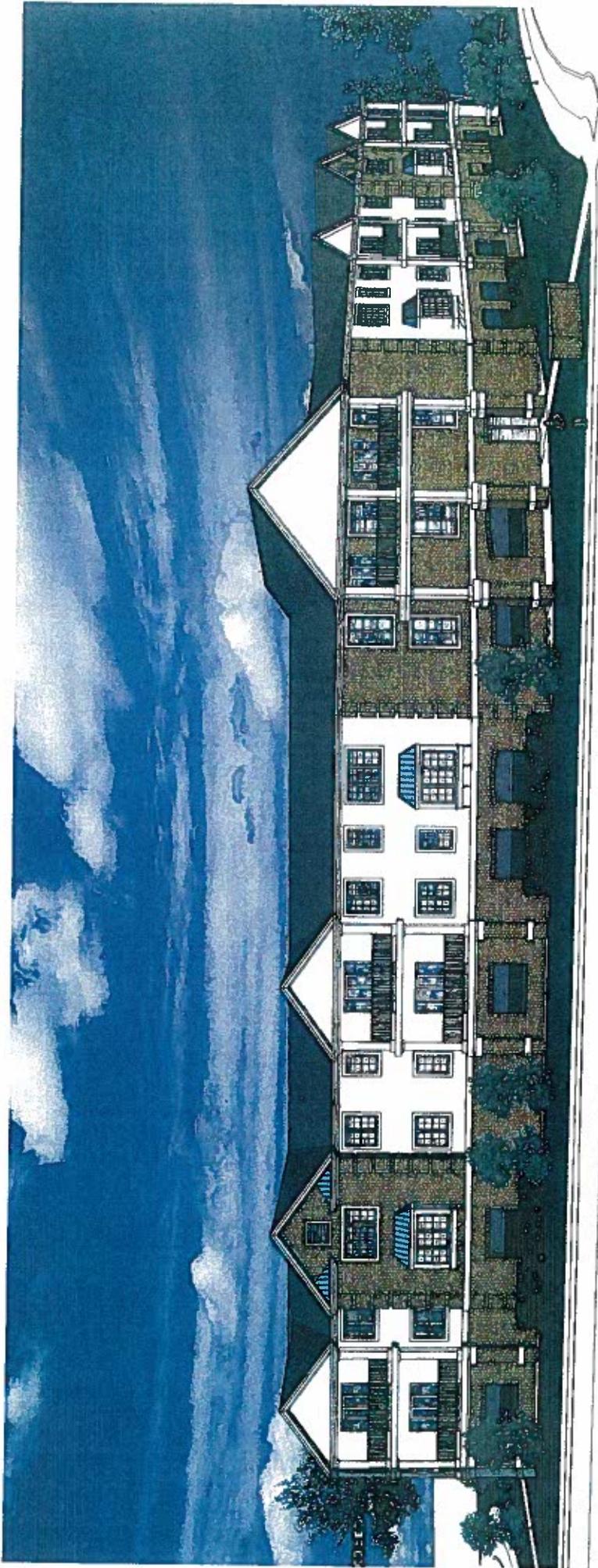
Recommendation:

It is recommended that City Council have a first reading on this ordinance at the September 22, 2014 meeting and set the public hearing date for October 14, 2014.

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

No.
No.

Prepared by: Eric Dawson (Planning Manager)
Approved for Content by: Timothy Boehman
Financial Review (where applicable) [Signature]
Legal Review (where applicable) John F. Clemmons
Accepted for Council Agenda: [Signature]



**Robert Treadon & Associates
Architects**

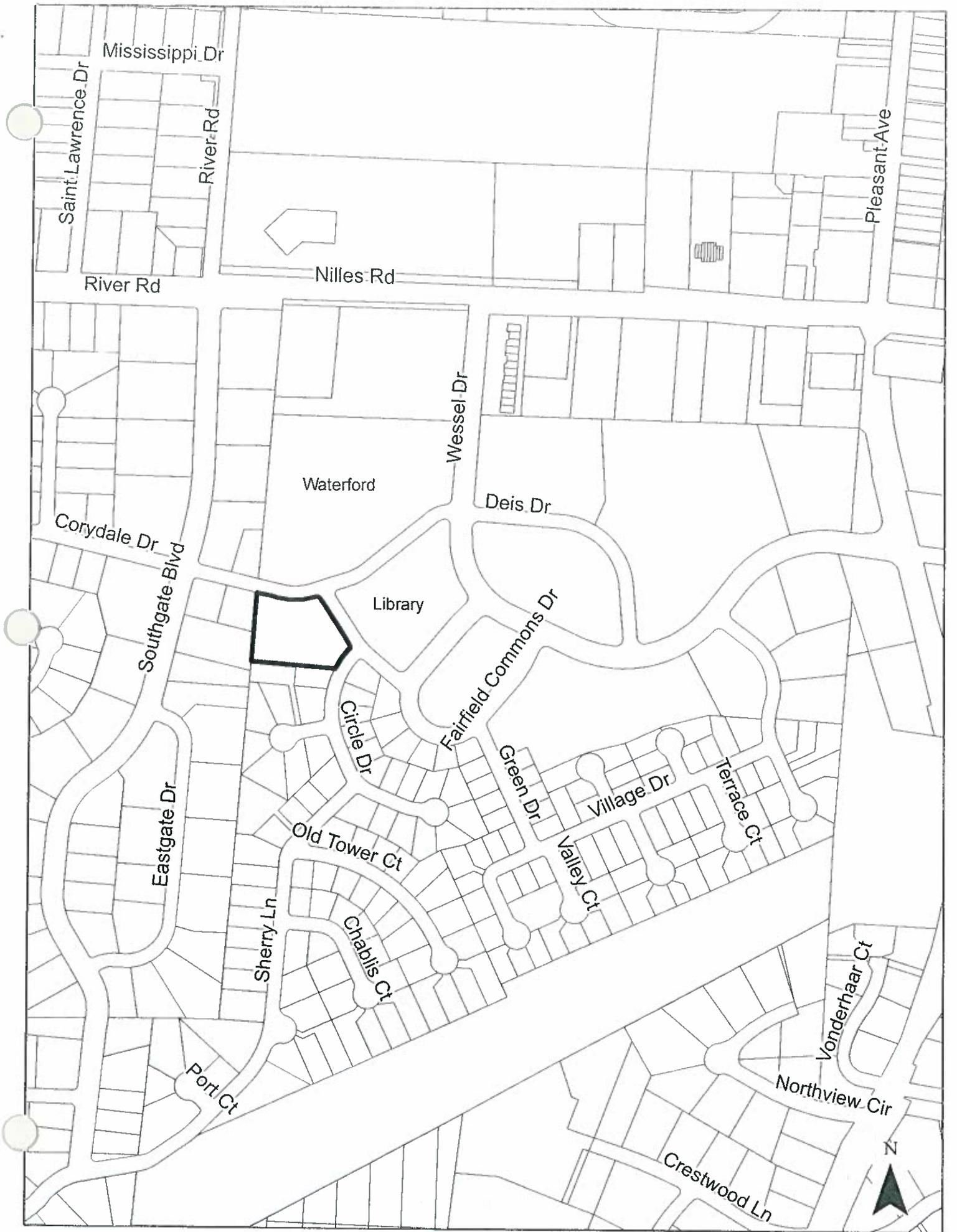
300 High Street, Suite 612
Hamilton, Ohio 45011

PH: 513.853-7162, Fax: 853-1116

**CITY CENTER PLACE
LIFESTYLE CONDOMINIUMS**

CITY CENTER LANE & CORYDALE DRIVE
FAIRFIELD, OHIO

Date: 7-29-2014



Saint Lawrence Dr
Mississippi Dr
River Rd

River Rd
Nilles Rd

Pleasant Ave

Waterford

Wessel Dr

Deis Dr

Corydale Dr
Southgate Blvd

Library

Fairfield Commons Dr

Eastgate Dr

Circle Dr

Green Dr

Village Dr

Terrace Ct

Old Tower Ct

Valley Ct

Sherry Ln

Chablis Ct

Port Ct

Vonderhaar Ct

Northview Cir

Crestwood Ln

N

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 VILLAGE GREEN PLANNED UNIT DEVELOPMENT AND THE FINAL DEVELOPMENT PLAN FOR CITY CENTER PLACE LIFESTYLE CONDOMINIUMS.

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 1.6 acres located at the southwest corner of Corydale Drive and City Center Lane in Village Green (Lot 12861 of the City of Fairfield, Butler County, Ohio) from its present planned unit development concept plan office classification by approving the amended concept plan for the Village Green Planned Unit Development and the final development plan for City Center Place Lifestyle Condominiums, 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.

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2014\Village Green PUD - Ord

CITY OF FAIRFIELD, OHIO
CITY COUNCIL MEETING COMMUNICATION

ITEM:

DATE: September 22, 2014

Legislation for an engineering and construction agreement with Hamilton County for the project known as John Gray Road Improvements between Winton Road and Pleasant Avenue referred to by Hamilton County as Project No. 501403.

FINANCIAL IMPACT:

No impacts at this time. Estimated costs will be \$150,000 for Engineering (50% Fairfield, 50% Hamilton County); \$700,000 for Bridge Construction (50% Fairfield, 50% Hamilton County); \$200,000 for Roadway Resurfacing (50% Fairfield, 50% Hamilton County); and \$100,000 for Watermain Relocation (100% Fairfield).

SYNOPSIS:

It is necessary for City Council to pass an ordinance authorizing the City Manager to sign legislation for the John Gray Road Improvements Project between Winton Road and Pleasant Avenue referred to by Hamilton County as Project No. 501403. The project will replace the existing bridge superstructure, overlay the existing road, and relocate the existing 20" water main currently attached to the existing bridge.

BACKGROUND:

Engineering and construction for this project is being led by the Hamilton County Engineer's Office with participation by Public Works staff. Hamilton County performs routine maintenance on this bridge and performs yearly inspections. The Hamilton County Engineer identified this structure as a candidate for major reconstruction several years ago and has been working with City staff to program the improvements.

The design is scheduled to be completed in 2015 with construction to begin in 2016.

This project is programmed in the current 2014-2018 CIP as PWA-14-103.

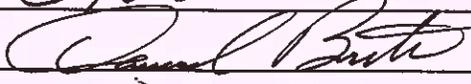
RECOMMENDATION:

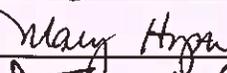
It is recommended that City Council authorize and direct the signing of final legislation, with rules suspension and emergency clause, authorizing the City Manager to enter into an agreement with Hamilton County for the project known as John Gray Road Improvements between Winton Road and Pleasant Avenue referred to by Hamilton County as Project No. 501403. Due to the need for Hamilton County to advertise this project for engineering, a suspension of rules and emergency provisions are also being requested.

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

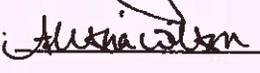
Emergency Provision Needed? **If yes, explain above.**
yes no

Prepared by: 

Approved for Content by: 

Financial Review (where applicable): 

Legal Review (where applicable): 

Accepted for Council Agenda: 



Pleasant Ave

Bridge

John Gray Rd

Winton rd

**JOINT AGREEMENT BETWEEN HAMILTON COUNTY
AND THE CITY OF FAIRFIELD FOR THE DESIGN AND
CONSTRUCTION OF IMPROVEMENTS TO
JOHN GRAY ROAD**

PROJECT No. 501403

This AGREEMENT is entered into on this _____ day of _____, 20_____, by and between the Board of County Commissioners of Hamilton County, Ohio, hereinafter referred to as the "COUNTY", on behalf of the Hamilton County Engineer, hereinafter referred to as the "ENGINEER", and the City of Fairfield, Ohio, a municipal corporation, hereinafter referred to as the "CITY", acting by and through its duly authorized agent(s).

Whereas, the COUNTY and the CITY desire to improve JOHN GRAY ROAD, from approximately Mill Road to approximately Whitetail Meadows Drive, hereinafter referred to as the "PROJECT"; and

Whereas, the PROJECT will include the replacement of the superstructure for Bridge, B-0135 and the resurfacing/rehabilitation of the pavement outside of the bridge limits; and

Whereas, the COUNTY and the CITY acknowledge that the PROJECT is required for, and conducive to, the orderly and efficient flow of traffic through the area and that the public will benefit by creating a joint project to complete the design and construction of the PROJECT; and

Whereas, the PROJECT is within the dedicated road right-of-way(s) under the jurisdiction of Hamilton County and the jurisdiction of the City of Fairfield and that the PROJECT is of mutual benefit to both jurisdictions; and

Whereas, the COUNTY and the CITY agree that the estimated cost for the design of the improvements for the PROJECT is **One Hundred and Fifty Thousand Dollars and zero cents (\$ 150,000.00)**.

NOW THEREFORE, in consideration of the benefits, the receipt and sufficiency of which are acknowledged, the COUNTY and the CITY hereby agree that:

The COUNTY and/or the ENGINEER will:

For the DESIGN phase of the PROJECT:

- 1) be the lead agency for the design of the PROJECT.
- 2) with the participation of the CITY, prepare a Scope of Service and a Public Announcement of the Request for Statements of Qualifications from the Professional Design firms for the PROJECT.
- 3) with the participation of the CITY, select a Professional Design firm to complete the necessary design work for the PROJECT through the qualifications-based process in accordance with the applicable sections of the Ohio Revised Code (ORC).
- 4) with the participation of the CITY, negotiate a fee with the Professional Design firm to complete the design work for the PROJECT.

- 5) execute an AGREEMENT with the Professional Design Firm, hereinafter referred to as the "CONSULTANT", to complete the necessary design work for the PROJECT.
- 6) require the CONSULTANT to add the CITY, its officers, employees and agents as additional insured on all required general, automobile, personal injury, and other applicable insurance policies.
- 7) require the CONSULTANT to contact all local, state and/or federal agencies that may have jurisdiction over and regulations covering storm water, storm water facilities, creeks, streams, rivers and/or other drainage features; to determine if any special design considerations/issues/restrictions will have to be addressed during the preparation of the plans; to determine if these agencies will require a review of the plans and to determine if any special permits, e.g. 402/404 permits, will be required for the project.
- 8) administer the AGREEMENT and/or any approved and properly executed AMENDMENT to the AGREEMENT for the design work.
- 9) coordinate the reviewing of the plans by all necessary parties.
- 10) employ a qualified firm to complete all required geotechnical work on the PROJECT.
- 11) after receiving an invoice from the CONSULTANT, verify that the invoiced work has been completed.
- 12) after receiving an invoice from the CONSULTANT, directly reimburse the CONSULTANT for one-half of the invoiced amount and send the invoice to the CITY for payment of the remaining one-half amount to the CONSULTANT.
- 13) after receiving any request from the CONSULTANT for changes/modifications to the AGREEMENT, negotiate the scope of work and the additional fee for the AMENDMENT to the AGREEMENT, prepare the appropriate AMENDMENT and submit the AMENDMENT to the CITY for approval.
- 14) as may become necessary due to any approved AMENDMENT, agree to pay the additional amount for the COUNTY's portion of the AMENDMENT cost(s).
- 15) be responsible for **Fifty percent (50%)** of the total cost of the design work to be completed under the CONSULTANT AGREEMENT. The ENGINEER's current estimate for the cost to design the PROJECT is **One Hundred and Fifty Thousand Dollars and zero cents (\$ 150,000.00)** and the COUNTY will therefore be responsible for **approximately** an amount of **Seventy-five Thousand Dollars and zero cents (\$ 75,000.00)**. The final amount of the COUNTY's portion of the cost of the design work to be completed under the CONSULTANT AGREEMENT will be determined based upon the proposal received from the CONSULTANT and any approved AMENDMENTS to the CONSULTANT AGREEMENT.

For the CONSTRUCTION phase of the PROJECT:

- 1) if the COUNTY decides to submit the PROJECT for consideration for SCIP/LTIP funding, prepare the documents necessary for the submittal of the PROJECT to the Ohio Public Works Commission (OPWC) for consideration for obtaining OPWC funds for the construction of the PROJECT.
- 2) apply for and obtain any and all permits that may be required for the construction of the PROJECT, including the payment of any and all fees that may be required for the permits. These permits will include, but not be limited to, the Hamilton County Public Works permit(s), the NPDES permit, and/or a 402/404 permit.
- 3) prepare the quantity tabulation, specifications and bid documents.
- 4) require the successful bidder to name the CITY, its officers, employees and agents as additional insured on all general, automobile, personal injury, contractor's risk insurance policies and all other applicable required insurance policies.
- 5) administer the bidding process and, after receiving the bids, the ENGINEER shall complete the computation and analysis of the bids and determine the lowest and best bid according to the applicable sections of the ORC.
- 6) submit the bids to the CITY for review and analysis by the CITY and obtain the CITY's authorization to execute the Construction Contract.
- 7) coordinate and administer the Construction Contract.
- 8) employ a qualified firm to complete all required testing on the PROJECT.
- 9) inspect the construction of the PROJECT improvements that are located within the COUNTY's jurisdiction.
- 10) verify the quantities of work completed within the total PROJECT and prepare a payment request based upon these verified quantities.
- 11) verify the quantities of work completed, prepare a payment request based upon these verified quantities.
- 12) after preparing the payment request, directly reimburse the Contractor for one-half of the amount and send the request to the CITY for payment of the remaining one-half amount to the Contractor.
- 13) if any request is received from the Contractor for changes/modifications to the PROJECT, i.e. a Change Order, review and then approve or deny the request. If the request involves work to be completed in the CITY's portion of the PROJECT, the request will be forwarded to the CITY for review and approval or denial of that portion of the request prior to the preparation of the appropriate Change Order.

- 14) after approving any request from the Contractor for changes/modifications to the PROJECT, prepare the appropriate Change Order. The Change Order will specify whether the Change Order is for general PROJECT work or is applicable to work in only one of the jurisdictions.
- 15) be responsible for **one-half** of the PROJECT costs involved in the resurfacing/rehabilitation of the pavement and the bridge superstructure replacement.
- 16) be responsible for **NONE** of the PROJECT costs involved in the relocation/replacement/modification of the water main.
- 17) be responsible for the costs involved in the preparation of the quantity tabulation, specifications and bid documents; the administration of the bidding process and the coordination and administration of the Construction Contract.
- 18) be responsible for the total cost of the testing firm employed for the PROJECT.
- 19) after the completion of the PROJECT and the final acceptance of the improvements, the COUNTY shall accept the road right-of-way, any permanent easements and the road improvements as a COUNTY road.
- 20) after the completion of the PROJECT and the final acceptance of the improvements, the COUNTY shall maintain and keep in repair the road within the COUNTY as a COUNTY road, at no further expense to the CITY.

The CITY will:

For the DESIGN phase of the PROJECT:

- 1) participate with the ENGINEER in the preparation of a Scope of Service and a Public Announcement of the Request for Statements of Qualifications from the Professional Design Firms for the PROJECT.
- 2) participate with the ENGINEER in the of selection of a Professional Design Firm to complete the necessary design work for the PROJECT through the qualifications-based process in accordance with the applicable sections of the Ohio Revised Code (ORC).
- 3) participate with the ENGINEER in the negotiation of a fee with the Professional Design Firm to complete the design work for the PROJECT.
- 4) authorize the COUNTY to execute an AGREEMENT with the Professional Design Firm, hereinafter referred to as the "CONSULTANT", to complete the design of the PROJECT.
- 5) review and approve the design of the improvements that are located within the CITY's jurisdiction as plans are completed and submitted by the CONSULTANT, such approval shall not be unreasonably withheld.
- 6) upon proper invoicing by the CONSULTANT, directly pay to the CONSULTANT one-half of the invoiced amount.

- 7) after an AMENDMENT is received from the ENGINEER, review and approve the AMENDMENT, said approval is not to be unreasonably withheld.
- 8) as may become necessary due to any approved AMENDMENT, agree to pay the additional amount for the CITY's portion of the AMENDMENT cost(s).
- 9) be responsible for **Fifty percent (50%)** of the total cost of the design work to be completed under the CONSULTANT AGREEMENT. The ENGINEER's current estimate for the cost to design the PROJECT is **One Hundred and Fifty Thousand Dollars and zero cents (\$ 150,000.00)** and the CITY will therefore be responsible for **approximately** an amount of **Seventy-five Thousand Dollars and zero cents (\$ 75,000.00)**. The final amount of the CITY's portion of the cost of the design work to be completed under the CONSULTANT AGREEMENT will be determined based upon the proposal received from the CONSULTANT and any approved AMENDMENTS to the CONSULTANT AGREEMENT.

For the CONSTRUCTION phase of the PROJECT:

- 1) prior to the commencement of the bidding process, certify that the funds necessary for the PROJECT are available and have been allocated for the PROJECT.
- 2) review and analyze the bids received and approve the lowest and best bidder, said approval is not to be unreasonably withheld.
- 3) after the approval of the lowest and best bidder, authorize the COUNTY to sign a Construction Contract with the lowest and best bidder to complete the construction of the PROJECT, said authorization is not to be unreasonably withheld.
- 4) allow the COUNTY, the ENGINEER and/or their agents to complete the construction of the PROJECT within the CITY's road right-of-way.
- 5) allow the COUNTY to employ a qualified firm to complete all required testing on the PROJECT.
- 6) inspect the construction of the PROJECT improvements that are located within the CITY's jurisdiction.
- 7) if a request from the Contractor for changes/modifications to the PROJECT, i.e. a Change Order, is received from the ENGINEER, review and then approve or deny the request; approval of the request is not to be unreasonably withheld. If the request from the Contractor is approved, direct the ENGINEER to prepare and execute a Change Order.
- 8) if an approved Change Order is received from the ENGINEER, execute the Change Order.
- 9) upon proper notice by the COUNTY, directly pay to the Contractor the CITY's portion of the invoiced amount.
- 10) be responsible for **one-half** of the PROJECT costs involved in the resurfacing/rehabilitation of the pavement and the bridge superstructure replacement.
- 11) be responsible for **One Hundred percent (100%)** of the PROJECT costs involved in the relocation/replacement/modification of the water main.

- 12) be responsible for any additional funding that may become necessary because of approved Change Orders for the PROJECT involving work that is under the jurisdiction of the CITY.
- 13) after the completion of the PROJECT and the final acceptance of the improvements, the COUNTY shall accept the road right-of-way, any permanent easements and the road improvements as a COUNTY road.
- 14) after the completion of the PROJECT and the final acceptance of the improvements, the CITY shall maintain and keep in repair the road within the CITY as a CITY road, at no further expense to the to the COUNTY and/or the ENGINEER.

The COUNTY and the CITY also hereby agree that:

- 1) the Hamilton County Engineer and the City of Fairfield Engineer shall each be responsible **ONLY** for the review and approval of the improvement plans for those areas within each respective jurisdiction.
- 2) the design of the PROJECT as a Joint Project does **NOT** mean that either party to this JOINT AGREEMENT or either Engineer has accepted from or delegated to any of the other parties the responsibility and/or liability for the design of those sections of the PROJECT that are within the other party's jurisdiction.

This JOINT AGREEMENT shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the COUNTY and the CITY have signed this JOINT AGREEMENT as indicated in their respective acknowledgements below.

CITY OF FAIRFIELD:

City Council, City of Fairfield, Ohio:

By: _____
 Authorized Agent's Signature

 Authorized Agent's Name (Printed)

 Authorized Agent's Title

I, the chief fiscal officer of the City of Fairfield, certify that the City has the funds required to meet its obligations herein, in compliance with ORC 5705.42.

By: _____
 Authorized Agent's Signature

 Authorized Agent's Name (Printed)

Approved as to Form:



By: _____
Signature

Name (Printed)

Title

HAMILTON COUNTY:

By: _____
County Engineer

Board of County Commissioners, Hamilton County, Ohio:



By: _____
County Administrator

Approved as to Form:

By: _____
Assistant County Prosecutor



ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO AN ENGINEERING AND CONSTRUCTION AGREEMENT WITH THE HAMILTON COUNTY BOARD OF COMMISSIONERS AND ENGINEER FOR THE PROJECT KNOWN AS JOHN GRAY ROAD IMPROVEMENTS BETWEEN WINTON ROAD AND PLEASANT AVENUE AND DECLARING AN EMERGENCY.

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

Section 1. The City Manager is hereby authorized to enter into an engineering and construction agreement with the Hamilton County Board of Commissioners and Engineer for the project known as John Gray Road Improvements between Winton Road and Pleasant Avenue in accordance with the agreement on file in the office of the City Manager.

Section 2. This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that engineering for the project can begin as soon as possible for construction in 2016; 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
Bid Opening - Results**

Project(s): Sewer Rehabilitation via the Cured-In-Place Pipe Method
Project Estimate: n/a
Date: August 25, 2012 3:00pm (City of Fairfield, Council Chambers)

Contractor (Address / Phone)	Base Bid	Addendum(s) Received	Bid Security	Non-Collusion Affidavit	PP Taxes Affidavit
Insight Pipe Contracting, L.P. 232 East Lancaster Road Harmony, PA 16037 724-452-6060	\$134,110.00	N/A	Yes - Bond	Yes	Yes
Layne Inliner, LLC 4143 Weaver Court Hilliard, OH 43026 614-529-6440	\$173,904.00	N/A	Yes - Bond	Yes	Yes
Inland Waters Pollution Control 4086 Michigan Ave. Detroit, MI 48210 313-899-3014	\$141,173.00	N/A	Yes - Bond	Yes	Yes
Insituform Technologies, LLC 3898 Welden Drive Lebanon, OH 45036 636-530-8000	\$131,514.60	N/A	Yes - Bond	Yes	Yes

** These bids will be reviewed by the Public Utilities 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 bid.

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH INSITUFORM TECHNOLOGIES, LLC FOR THE INVERSION RE-LINING OF SANITARY SEWER LINES.

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 contract with Insituform Technologies, LLC for the inversion re-lining of sanitary sewer lines 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**

September 22, 2014

ITEM

It is necessary for the City Council to pass appropriations to reconcile accounts.

FINANCIAL IMPACT

Supplemental appropriations required in the amount of \$498,114 to cover additional expenditures for hospitalization costs, concessions and contingency monies from various funds.

SYNOPSIS

The original 2014 operating budget included an estimated amount for hospitalization. Unfortunately, the renewal amounts for insurance came in higher than expected causing a deficit in several divisional budgets across various funds. The total cost of the additional monies is \$160,394. The Golf Course/Aquatic Center concessions account is running low on funds due to increased sales. The additional \$15,000 will help sales for the remainder of 2014. Council approved funds for the construction of a new bio solids storage facility; however, the contingency of \$20,720 were inadvertently not appropriated. An additional \$25,000 is needed to cover other professional services. The City is participating in the State's OVI grant for 2015. The grant begins in October of 2014; therefore, an additional \$222,000 is required. Finally, additional monies of \$55,000 are needed to cover asphalt repairs from water main breaks.

BACKGROUND

The following adjustment in the annual appropriation budget should be made to fund the remainder of 2014:

From:	Unappropriated General Fund	\$	323,501
To:	10012021-214000	Hospitalization	2,874
	10012523-232800	OVI Task Force Services	222,000
	10014521-214000	Hospitalization	2,623
	10015021-214000	Hospitalization	5,039
	10015521-214000	Hospitalization	7,189
	10021021-214000	Hospitalization	2,899
	10021121-214000	Hospitalization	1,381
	10031021-214000	Hospitalization	44,693
	10031521-214000	Hospitalization	11,418
	10041021-214000	Hospitalization	735
	10041121-214000	Hospitalization	8,374
	10041221-214000	Hospitalization	735
	10051021-214000	Hospitalization	7,819
	10051221-214000	Hospitalization	5,722

		<u>ITEM NO.</u>	
From:	Unappropriated Street Const. & Maintenance Fund		\$ 11,550
To:	20142021-214000 Hospitalization		11,550
From:	Unappropriated Probation Services Fund		\$ 6,902
To:	21631521-214000 Hospitalization		6,902
From:	Unappropriated Water Expansion Fund		\$ 55,000
To:	40716025-252000 Improvements Other Than Buildings		55,000
From:	Unappropriated Water Revenue Fund		\$ 9,789
To:	60121221-214000 Hospitalization		1,569
	60161221-214000 Hospitalization		5,930
	60161321-214000 Hospitalization		2,290
From:	Unappropriated Sewer Revenue Fund		\$ 40,512
To:	62021221-214000 Hospitalization		1,352
	62062221-214000 Hospitalization		14,160
	62062323-233900 Other Professional Services		25,000
From:	Unappropriated Sewer Surplus Fund		\$ 20,720
To:	62416025-252000 Improvements Other Than Buildings		20,720
From:	Unappropriated Recreational Facilities Fund		\$ 19,800
To:	64051521-214000 Hospitalization		1,073
	64051524-242800 Concessions		15,000
	64052021-214000 Hospitalization		3,727
From:	Unappropriated Municipal Garage Services Fund		\$ 10,340
To:	70543021-214000 Hospitalization		10,340

ITEM NO. _____

STAFF RECOMMENDATION

It is recommended that City Council authorize and direct the preparation of legislation amending the annual operating budget.

LEGISLATIVE ACTIONS:	Suspension of Rules & Adoption Requested?	Yes
	Emergency Provision Needed?	No

Prepared by: Mary Hryn
Approved for Content by: Mary Hryn
Financial Review (where applicable) by: Mary Hryn
Legal Review (where applicable) by: [Signature]
Accepted by Council Agenda: [Signature]

ORDINANCE NO. _____

ORDINANCE TO AMEND ORDINANCE NO. 109-13 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, 2014, AND ENDING DECEMBER 31, 2014."

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

Section 1. Ordinance No. 109-13, the 2014 Appropriation Ordinance, is hereby amended in the following respects:

From:	Unappropriated General Fund	\$323,501
To:	10012021-214000 Hospitalization	\$2,874
	10012523-232800 OVI Task Force Services	\$222,000
	10014521-214000 Hospitalization	\$2,623
	10015021-214000 Hospitalization	\$5,039
	10015521-214000 Hospitalization	\$7,189
	10021021-214000 Hospitalization	\$2,899
	10021121-214000 Hospitalization	\$1,381
	10031021-214000 Hospitalization	\$44,693
	10031521-214000 Hospitalization	\$11,418
	10041021-214000 Hospitalization	\$735
	10041121-214000 Hospitalization	\$8,374
	10041221-214000 Hospitalization	\$735
	10051021-214000 Hospitalization	\$7,819
	10051221-214000 Hospitalization	\$5,722
From:	Unappropriated Street Construction & Maintenance Fund	\$11,550
To:	20142021-214000 Hospitalization	\$11,550
From:	Unappropriated Probation Services Fund	\$6,902
To:	21631521-214000 Hospitalization	\$6,902
From:	Unappropriated Water Expansion Fund	\$55,000
To:	40716025-252000 Improvements Other Than Buildings	\$55,000
From:	Unappropriated Water Revenue Fund	\$9,789
To:	60121221-214000 Hospitalization	\$1,569
	60161221-214000 Hospitalization	\$5,930

	60161321-214000 Hospitalization	\$2,290
From:	Unappropriated Sewer Revenue Fund	\$40,512
To:	62021221-214000 Hospitalization	\$1,352
	62062221-214000 Hospitalization	\$14,160
	62062323-233900 Other Professional Services	\$25,000
From:	Unappropriated Sewer Surplus Fund	\$20,720
To:		\$20,720
	62416025-252000 Improvements Other Than Buildings	
From:	Unappropriated Recreational Facilities Fund	\$19,800
To:	64051521-214000 Hospitalization	\$1,073
	64051524-242800 Concessions	\$15,000
	64052021-214000 Hospitalization	\$3,727
From:	Unappropriated Municipal Garage Services Fund	\$10,340
To:	70543021-214000 Hospitalization	\$10,340

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:

September 22, 2014

Request for appropriation for contractual agenda items.

FINANCIAL IMPACT:

\$133,000.00 from noted funding source.

SYNOPSIS:

The following appropriations have been requested to fund the contracts appearing under New Business on Council's meeting agenda dated September 22, 2014:

\$133,000 for inversion re-lining of sanitary sewer lines

BACKGROUND:

Please refer to specific Council Communications dated September 22, 2014 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: Heather Wilson
Approved for Content by: Heather Wilson
Financial Review (where applicable) by: Ally Hays
Legal Review (where applicable) by: Scott A. Clemmons
Accepted by Council Agenda: Heather Wilson

ORDINANCE NO. _____

ORDINANCE TO AMEND ORDINANCE NO. 109-13 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, 2014, AND ENDING DECEMBER 31, 2014."

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

Section 1. Ordinance No. 109-13, the 2014 Appropriation Ordinance, is hereby amended in the following respects:

From:	Unappropriated Sewer Replacement and Improvement Fund	\$133,000
To:	62316025-252000 Improvements Other Than Building <i>(Re-lining of Sanitary Sewers)</i>	\$133,000

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:

September 22, 2014

Request for appropriation for non-contractual agenda items.

FINANCIAL IMPACT:

\$74,300.00 from noted funding source.

SYNOPSIS:

The following appropriations have been requested:

- \$29,900 for a Gold Star Family Memorial Monument for Veterans Memorial Park
- \$44,400 Phase I of Irrigation Field Controller and Rotor Replacement Project at Fairfield South Trace Golf Course

BACKGROUND:

Please refer to specific Council Communications dated September 22, 2014 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: Alisha Wilson

Approved for Content by: Alisha Wilson

Financial Review (where applicable) by: Mary Hoge

Legal Review (where applicable) by: Benjamin

Accepted by Council Agenda: Alisha Wilson

ITEM NO. 11 (C) 2014

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

ITEM:

DATE: 09/22/14

It is necessary that City Council authorize an appropriation for the purchase of a Gold Star Family Memorial Monument for display in the Veterans Memorial Park.

FINANCIAL IMPACT:

An appropriation of \$29,900.00 is necessary.

SYNOPSIS:

It is necessary for City Council to authorize an appropriation for the purchase of the granite Gold Star Family Memorial for Veterans Memorial Park.

BACKGROUND:

The 2014-2018 Capital Improvement Program (PRK-15-003) identifies improvements at Veterans Memorial Park. The final phase of park improvements identified a monument that would recognize the families that lost a loved one in the service of their county. The Gold Star Family Memorial, is the vision of Hershel Woody Williams, Iwo Jima Medal of Honor Recipient and the Hershel W. "Woody" Williams Medal of Honor Foundation. The Gold Star Family Memorial recognizes families collectively, rather than individually, who have lost a loved one. In order to have the project completed by the 2015 Memorial Day remembrance ceremony, it is necessary to begin this process in the fall.

Granite Memorial (Picture this on Granite, Inc.)	\$27,200.00
Shipping/Delivery Contingency 10%	\$ 2,700.00
Total	\$29,900.00

RECOMMENDATION:

It is recommended that the City Council authorize and direct the preparation of legislation authorizing the appropriation for the purchase of a Gold Star Family Memorial for Veterans Memorial Park.

LEGISLATIVE ACTION:

Suspension of Rules/Adoption Requested: YES () NO (X) If yes, explain above.

Emergency Provision Needed: YES () NO (X) If yes, explain above.

Prepared by: Bill
Approved for Content by: Bill
Financial Review (where applicable): May Ann
Legal Review (where applicable): Scott W. Demmons
Accepted for Council Agenda: Herb Wilson

Fairfield Capital Improvement Program

PARKS

	2014	2015	2016	2017	2018	Amount	Other Source	Amount	Total
PRK-14-008 Tax Recreation Fund									
Creekside Park Improvements				Minor	(Quality Of Life Development Driven)				
\$15,000.00	\$10,000.00	-	-	-	\$25,000.00				\$25,000.00
PRK-15-001 Park Development Fund									
Black Bottom Development				Minor	(Quality Of Life Development Driven)				
\$250,000.00	\$40,000.00	\$40,000.00	-	-	\$90,000.00	Outside Funding	\$450,000.00		\$540,000.00
PRK-15-002 Capital Improvement Fund									
Oakwood Park Improvements				Minor	(Quality Of Life Development Driven)				
\$15,000.00	\$10,000.00	\$10,000.00	\$70,000.00	-	\$80,000.00	State Grant	\$15,000.00		\$95,000.00
PRK-15-003 Capital Improvement Fund									
Veterans Memorial Park Expansion				Minor	(Quality Of Life Development Driven)				
\$25,000.00	\$25,000.00	-	-	-	\$25,000.00				\$25,000.00
PRK-15-004 Capital Improvement Fund									
Grange Park Renovations				Minor	(Improve Efficiency Service Level)				
\$45,000.00	\$45,000.00	\$45,000.00	-	-	\$65,000.00	Donor	\$25,000.00		\$90,000.00
PRK-15-005 Capital Improvement Fund									
Parks Maintenance Facility Expansion				Minor	(Improve Current Service Level)				
\$15,000.00	\$15,000.00	\$150,000.00	-	-	\$165,000.00				\$165,000.00
PRK-15-006 Capital Improvement Fund									
Harbin Park Renovations				Minor	(Quality Of Life Development Driven)				
\$5,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$230,000.00	State Grant			\$230,000.00
PRK-15-007 Tax Recreation Fund									
Marsh Park Improvements				Minor	(Quality Of Life Development Driven)				
\$20,000.00	\$300,000.00	\$300,000.00	\$100,000.00	\$200,000.00	\$230,000.00	State Grant	\$390,000.00		\$620,000.00

Project Number: PRK-15-003
Dept: PARKS

Bid Date: 04/01/2015
Priority: Minor
Need: Quality Of Life Development Driven

Veterans Memorial Park Expansion
2015 - Hillside Memorial at Veterans Park



2014	2015	2016	2017	2018
\$0.00	\$25,000.00	\$0.00	\$0.00	\$0.00

City Funding Source:

Capital Improvement Fund

Amount:
\$25,000.00

Planning / Engineering / Legal: \$0.00
Acquisition of Property / ROW: \$0.00
Construction: \$25,000.00
Equipment / Vehicle: \$0.00

Impact On Operating
Personnel Costs: \$0.00
Other Costs: \$0.00
Total Operating Costs: \$0.00

City's Cost: \$25,000.00 **Outside Funding:** \$0.00 **Total Cost:** \$25,000.00



GOLD STAR FAMILY MEMORIAL MONUMENT

America has many memorials and monuments giving honor to the patriots who have sacrificed and given their lives for our freedom, and paying tribute to those who have faithfully served in our Armed Forces since becoming a Nation.

There is one group of our citizens, the families of a loved one who gave their life to protect our freedom and to give freedom to many who have never experienced it. The sacrifices of those Gold Star families have never been given recognition and honor for their sacrifice and suffering to keep America free.

The Gold Star Families Memorial Monument honors those families who sacrificed more than most of us, and illustrates that America has citizens in every community and hamlet willing to make such sacrifices. The memorial monument further illustrates that families suffer and grieve when a dear relative is lost. Without their sacrifices, freedom could not and would not have been preserved.

This Gold Star Families Memorial Monument is appropriate in any community, Veterans Park, or a Veteran's Cemetery as a tribute to all the families who gave one of their own for all of us.

Freedom Has Never Been Free



picture this on granite

Creating new opportunities
and awareness for
personalized stone
applications

GOLD STAR FAMILIES MEMORIAL MONUMENT

PROPOSAL PREPARED FOR:
CITY OF FAIRFIELD, OHIO
Option #2
Mr. Jim Bell

8/14/2014



GOLD STAR FAMILIES MEMORIAL MONUMENT

Services

Picture This on Granite is the North American leader in High Definition laser etching. What differentiates us from a typical stone supplier is that our focus is specifically targeted at the laser etching process. Our expertise lies in our ability to provide the critical components of your project on a medium that is both unique and unparalleled in quality. We understand that a project such as this is a reflection of your community and our responsibility is to meet that requirement.

Our extensive experience in creating and producing memorials ensures that you will receive the assistance of our full team of professionals throughout the process- including design & production. Delivery and installation, to be quoted separately, upon signature of proposal.

Materials

The proposal for the Gold Star Families Memorial Monument includes the following granite components: Two (2) Tablets and two (2) bases as well as cutout, pin holes, gold letters and gold star to be adhered to face-per specifications:

C & D= Tablets

G & H = Bases

C:3-3 x 0-6 x 6-0

G:3-7 ½" x 1-6 x 0-8

D:3-3 x 0-6 x 6-0

H:3-8 ½" x 1-6 x 0-8

½" thick, 3" and 4" aluminum cut letters, metallic gold finish, stud mounted.

17" cast aluminum star, metallic gold finish, stud mounted.

Letters will be installed, on site, by our professionals.

The soldier's image will be precision cut, finish will be smooth and sealed. The smooth texture will highlight the highly polished black granite.



GOLD STAR FAMILIES MEMORIAL MONUMENT

Scope of Work

The scope of work identified for the Gold Star Families Memorial Monument are as follows:

- Produce two (2) custom cut and finished black granite tablets, two (2) Custom cut black granite bases with the following specifications. High Definition laser etching, Gold lettering and star, pin holes and cutout – per specifications.
- Establish a time frame for collecting graphic information, providing proofs, producing, and shipping that works to client's specifications.

Graphics

Our proposal includes access and support from our graphics department to create and finalize the text and image layouts that are to be displayed on one face of the black granite tablet.

Client shall provide guidelines in regards to desired images and text. This information will be formatted for layout and a complete rendering will be supplied for client's approval prior to the start of production.

"We understand that this type of project is a reflection of your community.."

PGHD® is a registered trademark of Picture This On Granite for its proprietary laser etching process. We specifically measure and control 16 variables to insure only the highest quality results.

PG Certified® is a registered trademark of Picture This On Granite. We source, select, inspect and test all of our granite to ensure the best possible etching results.



GOLD STAR FAMILIES MEMORIAL MONUMENT

Installation

Photos, layout and dimensions of site area to be provided to PTOG by client. Appropriate access methods for installation and no electrical or power lines will impede machinery. Client is responsible at time of installation to ensure appropriate access to site is available for all necessary machinery and work crew

Delivery

Delivery is inclusive of all granite components delivered via ground freight to site location based on client's requirement. Cost of freight will be quoted separately.

Final delivery date of will be determined upon client's approval and signature of proposal.

When shipment is received by you, it is to be inspected and opened prior to the shipper leaving your premises. Failure to inspect shipment will be the responsibility of the client, and PG will not be held responsible for any or all damaged goods.

Guarantee

*Quality and workmanship of all granite components are guaranteed.

Picture this on Granite cannot guarantee or be held responsible for the structural integrity of the foundation or any resulting damage to our product or its installation due to shrinkage or settling of the foundation.

*Natural quartz inclusions exist in most black granites. Typically, these inclusions are white in nature. The inclusions are natural and normal and do not affect the integrity of the granite.



Price and Order Terms

The quoted price for all components and services included in the enclosed proposal is:

USD \$ *27,200

***DOES NOT** Includes crating, shipping, delivery and installation. Crane and concrete footing is the responsibility of client. Footing for this needs to be perfectly level, to connect all components.

PTOG standard terms of sale include:

50% deposit in the amount of \$13,600 is due upon signing of formal proposal.

Balance amount is to be paid 15 days prior to shipping.

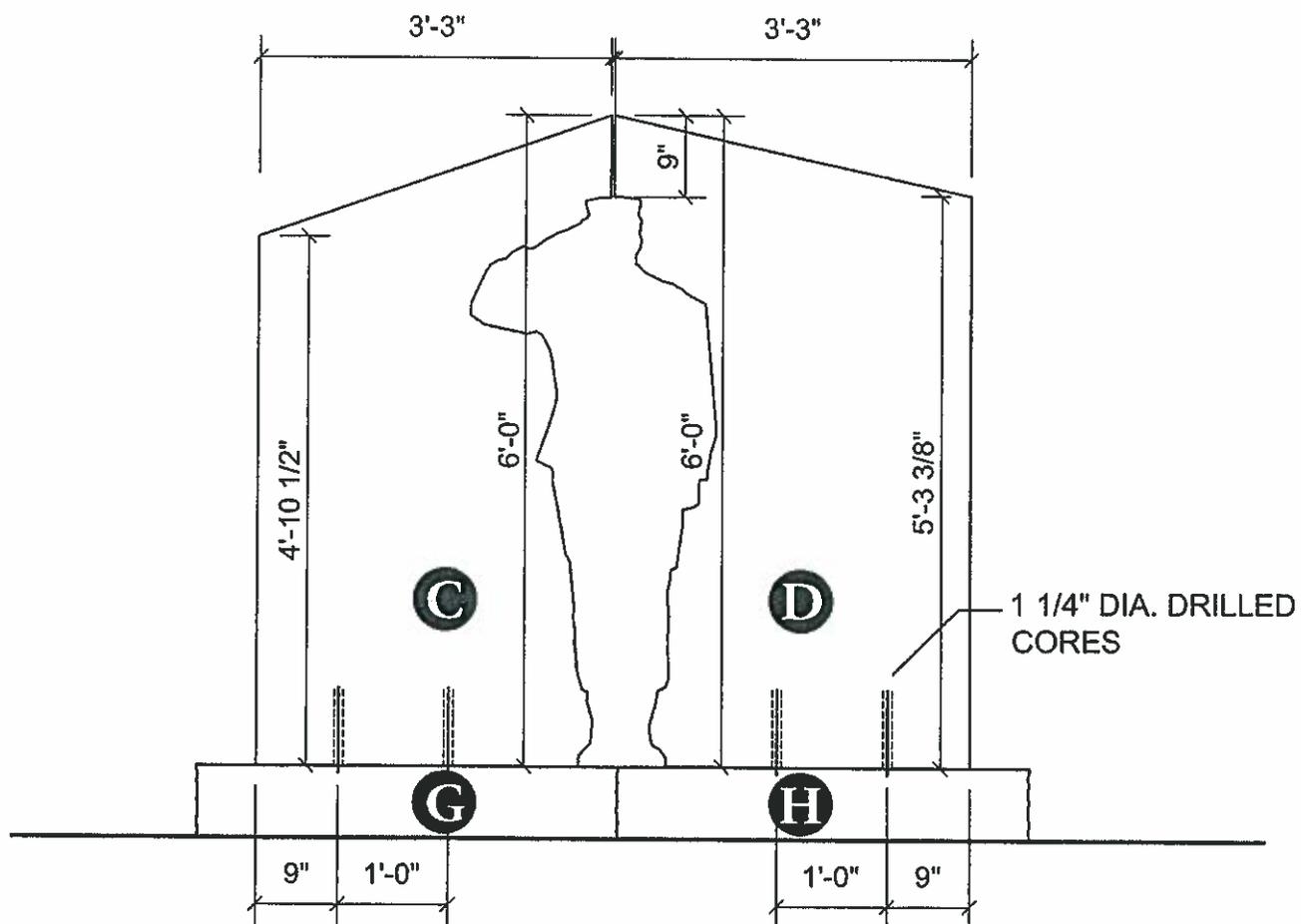
Please consider your company's A/P payment schedule in regards to the above.

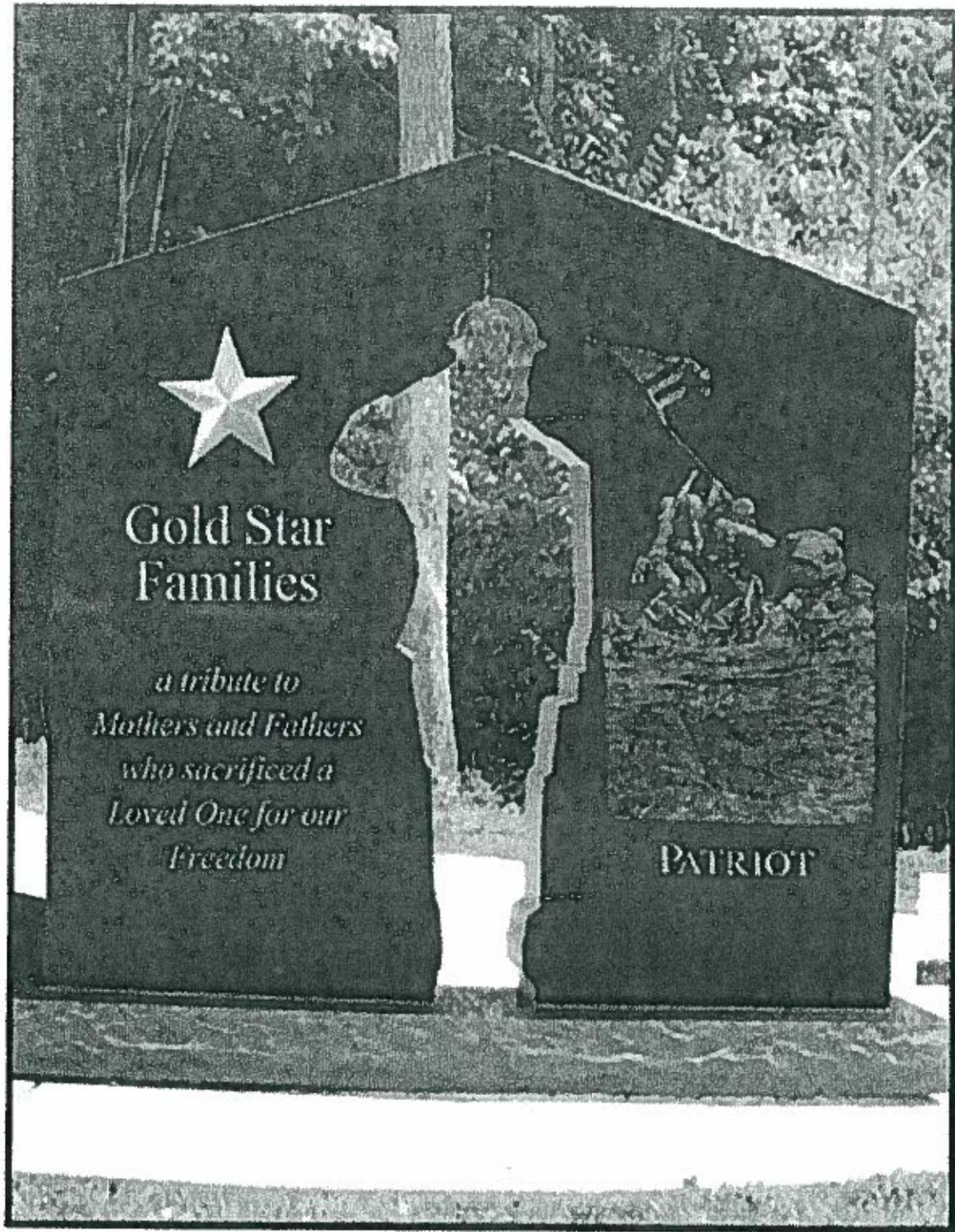
Payment via bank wire transfer and Check are accepted

Pricing of proposal is valid for 30 days

Name _____
Title _____
Signature _____
Date _____
US TAX ID# (if applicable) _____

8/12/2014







PICTURE THIS ON GRANITE

Bonnie Goodsell

President

P.O. Box 521
Derby Line, VT 05830

www.picturethisongranite.com

E-mail: info@picturethisongranite.com

Toll Free: 866.647.2648

P: 819.876.5009

F: 819.876.2558



ITEM NO. U.F.3A

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

ITEM:

DATE: 9/22/14

It is necessary for City Council to authorize an appropriation for work associated with the repair/replacement/renovation of the Fairfield Greens South Trace irrigation system.

FINANCIAL IMPACT:

An appropriation of \$44,400.00 will be necessary to fund this proposal.

SYNOPSIS:

It is necessary for City Council to authorize an appropriation for work associated with repair/replacement/renovation of the Fairfield Greens South Trace irrigation system.

BACKGROUND:

The Parks and Recreation Board's 2014-2018 Capital Improvement Program (REC-14-003) lists a series of improvements, maintenance and renovations within the Fairfield Greens Golf Course facilities. In 2014-2017, these funds are allocated for a series of repairs/replacements/renovation projects associated with the South Trace golf course irrigation system. The system has become antiquated and a maintenance burden; a portion of the system is pre-City owned (prior to 1978). The project will renovate the system from a hydraulic controlled system to an electrical controlled system. This project is being completed in phases, so as not to disrupt the golfer (late fall/early spring); phase one includes the purchase and installation of one (1) Toro E-OSMAC Field Controller and fifty-five (55) Toro Infinity Series Rotors. Phase one will renovate holes#2 (green), #3 (tee, fairway and green) and #4 (tee, fairway and green). Proposals were solicited and are attached to this correspondence.

This project was discussed with the Park and Recreation Board at their September meeting.

RECOMMENDATION:

It is recommended that the City Council authorize and direct the preparation of legislation authorizing an appropriation for the funding of the work described above.

LEGISLATIVE ACTION:

Suspension of Rules/Adoption Requested: YES () NO (X) If yes, explain above.

Emergency Provision Needed: YES () NO (X) If yes, explain above.

Prepared by: [Signature]
Approved for Content by: [Signature]
Financial Review (where applicable): [Signature]
Legal Review (where applicable): [Signature]
Accepted for Council Agenda: [Signature]

Fairfield Capital Improvement Program

AQUATIC/GOLF FACILITIES

	2014	2015	2016	2017	2018	Amount	Other Source	Amount	Total
REC-14-001 Renovations Capital Improvement Fund	\$270,000.00	\$10,000.00	\$10,000.00	Minor \$10,000.00	\$10,000.00	\$310,000.00	(Maintain Current Service Level)		\$310,000.00
REC-14-002 Recreation Facilities Fund	Blacktop/Overlay \$25,000.00	\$25,000.00	\$10,000.00	Minor \$10,000.00	\$10,000.00	\$80,000.00	(Maintain Current Service Level)		\$80,000.00
REC-14-003 Renovation Capital Improvement Fund	Golf Course Improvements, Maintenance and \$50,000.00	\$50,000.00	\$50,000.00	Minor \$50,000.00	\$50,000.00	\$250,000.00	(Quality Of Life Development Driven)		\$250,000.00
REC-15-004 Recreation Facilities Fund	Mowers/Equipment Replacement \$35,000.00	\$35,000.00	\$35,000.00	Minor \$35,000.00	\$35,000.00	\$140,000.00	(Maintain Current Service Level)		\$140,000.00
REC-16-001 Park Development Fund	Golf Learning Center - Huffman Park/South Trace \$100,000.00	\$100,000.00	\$100,000.00	Minor \$100,000.00	\$100,000.00	\$50,000.00	(Improve Current Service Level) Grants	\$50,000.00	\$100,000.00
REC-16-002 Capital Improvement Fund	Golf Course Maintenance Expansion \$345,000.00	\$120,000.00	\$225,000.00	Minor \$150,000.00	\$150,000.00	\$170,000.00	(Improve Current Service Level)		\$170,000.00
Totals						\$1,050,000.00		\$50,000.00	\$1,050,000.00

Project Number: REC-14-003
Dept: AQUATIC/GOLF FACILITIES
Bid Date: 04/01/2014
Priority: Minor
Need: Quality Of Life Development Driven

Golf Course Improvements, Maintenance and Renovation

2014 - 2017 South Trace irrigation system renovations (irrigation system is original 1970's system)
 2018 - A/E Poindexter Property / # 2 Hole renovation



2014	2015	2016	2017	2018
\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00

City Funding Source:

Capital Improvement Fund

Amount:
\$250,000.00

Planning / Engineering / Legal: \$10,000.00

Acquisition of Property / ROW: \$0.00

Construction: \$240,000.00

Equipment / Vehicle: \$0.00

Impact On Operating

Personnel Costs: \$0.00

Other Costs: \$0.00

Total Operating Costs: \$0.00

City's Cost: \$250,000.00 **Outside Funding:** \$0.00 **Total Cost:** \$250,000.00



Irrigation Field Controller and Rotor Replacement Project

Objective:

The objective of this project is to upgrade Fairfield Greens South Trace's irrigation system with electronic field controllers and new rotors with high performance nozzles.

Background:

The current irrigation system at Fairfield Greens South Trace was designed and installed in the 1960's. The system last received upgrades in the 1990's that added electronic communication to the field controllers. The field controllers communicate with hydraulic tubing to each rotor. These tubes have a history of failures that result in rotors being left on and damage by overwatering

Recommendation:

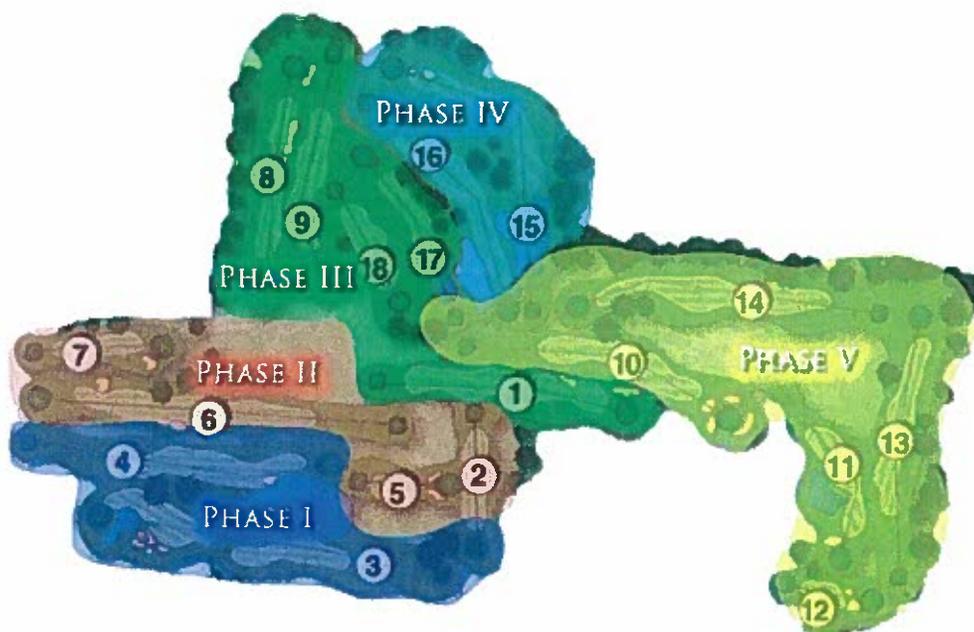
Upgrade Fairfield Greens South Trace's irrigation system with Toro E-Series OSMAC Irrigation Field Controllers that communicate electronically with Rotors. Replace Rotors with Toro Infinity Series Rotors and high performance nozzles. The project will be separated into 5 phases with work being limited to the off-season.

Project Estimate:

\$247,440

The South Trace at
Fairfield Greens

Irrigation Field Controller and Rotor Replacement Project



Phase I

Purchase and installation of (1) Toro E-OSMAC Field Controller and (55) Toro Infinity Series Rotors servicing #2 (Green), #3 (Tee, Fairway, Green) and #4 (Tee, Fairway, Green).

Parts: \$26,250

Labor: \$18,150

Total: \$44,400

Completion: Fall 2014

Phase II

Purchase and installation of (1) Toro E-OSMAC Field Controller and (44) Toro Infinity Series Rotors servicing #2 (Tee), #5 (Tee, Fairway, Green), #6 (Tee, Fairway, Green) and #7 (Tee, Fairway, Green).

Parts: \$20,800

Labor: \$14,520

Total: \$35,320

Completion: Spring 2015

Phase III

Purchase and installation of (2) Toro E-OSMAC Field Controllers and (67) Toro Infinity Series Rotors servicing Practice Green, #1 (Tee, Fairway, Green), #8 (Tee, Fairway, Green), #9 (Tee, Fairway, Green), #17 (Fairway, Green) and #18 (Tee, Fairway, Green).

Parts: \$35,620

Labor: \$20,000*

Total: \$55,620

Completion: Fall 2015

Phase IV

Purchase and installation of (1) Toro E-OSMAC Field Controller and (42) Toro Infinity Series Rotors servicing #15 (Fairway, Green) and #16 (Tee, Fairway).

Parts: \$21,515

Labor: \$15,000*

Total: \$36,515

Completion: Spring 2016

Phase V

Purchase and installation of (2) Toro E-OSMAC Field Controllers and (78) Toro Infinity Series Rotors servicing #10 (Tee, Fairway, Green), #11 (Tee, Fairway, Green), #12 (Tee, Fairway, Green), #13 (Tee, Fairway, Green) #14 (Tee, Fairway, Green), #15 (Tee), #16 (Green) and #17 (Tee).

Parts: \$40,585

Labor: \$35,000*

Total: \$75,585

Completion: Fall 2016

Toledo Office Of:
 Century Equipment
 5959 Angola Road
 Toledo, OH 43615
 Phone: 419-865-7400
 Fax : 419-865-8215

PHASE 1

Quotation# 120845
 Location# 300
 Date 09/11/14
 Page 1 OF 2

** Quotation **

317252
 ACCOUNTS PAYABLE
 CITY OF FAIRFIELD
 5350 PLEASANT AVE
 FAIRFIELD, OH 45014

Ship To:
 FAIRFIELD GREENS GOLF COURSE
 2605 AUGUSTA BLVD
 FAIRFIELD, OH 45014

Product/Description	Quantity	Price U/M	Extension
Cust P/O:INF-2GRN-3&4 Ship Via:UPS GROUND	Terms :Net 15 Days Ord-Date:09/10/14	Expires:10/10/14	Reps:34 / Written:JMB
TRE-56P6ANM4 56 STATION E-OSMAC,NARROW BAND PL CAB,EL TERM BLK,SW W/GAS PL	1	5610.0000 EA	5,610.00
TRINF34-328-2 1" FC SPRINKLER EL 32 NOZ 80PSI, SPIKE GUARD SOL, ACME	13	202.3500 EA	2,630.55
TRINF35-338-26 1" FC/ADJ PC SPRK 33 NOZ 80PSI, SPIKE GUARD SOL, ACME	1	232.5600 EA	232.56
TRINF54-588-2 1-1/2" FC SPRINKLER EL 58 NOZ 80PSI, SPIKE GUARD SOL, ACME	41	213.7500 EA	8,763.75
SUBTOTAL FOR TORO GOODS			17,236.86
PGPER142500 14AWG RED TYPE PE SOLID WIRE 2500FT DIRECT BURIAL VALVE WIRE	22	213.4400 FT	4,695.68
PGPEY122500 12AWG YELLOW TYPE PE SOLID 2500FT DIRECT BURIAL VALVE WIRE	3	326.8300 FT	980.49
SUBTOTAL FOR WIRE			5,676.17
LAG330-218 1-1/2" X 18" UNITIZED SWING JOINT (MIPT X ACME)	41	30.0672 EA	1,232.76
LAG130-218 1" X 18" UNITIZED SWING JOINT (MIPT X ACME)	14	19.3632 EA	271.08
SUBTOTAL FOR SWING JOINTS			1,503.84
PG3MDBR/YB 3M DBR/Y DIRECT BURIAL SPLICES BULK FOR 600 VOLTS	100	1.1339 EA	113.39
PG182199L 4" X 96" COPPER GROUND PLATE WITH 25 FT OF 6AWG BARE WIRE	1	136.0680 EA	136.07
MZ41022 5/8" x 8' COPPER GROUND ROD	1	22.6780 EA	22.68
PGPV6/250 6AWG BARE COPPER WIRE 250FT SOLID	1	122.9414 FT	122.94
PGNX1161G TYPE NX 4 CONNECTIONS ONE-SHOT FOR 5/8" GROUND ROD 6+8AWG	1	16.8084 EA	16.81
CT5133846 1" 90DEG SCH40 18" RADIUS ELECTRICAL PLASTIC CONDUIT ELL	2	8.3904 EA	16.78
CT5133858 3" 90DEG SCH40 18" RADIUS ELECTRICAL PLASTIC CONDUIT ELL	1	19.4552 EA	19.46
AMC1419 12" STD. RECTANGULAR VALVE BOX GREEN W/ GREEN T COVER ICV	1	31.9430 EA	31.94

Continued

Toledo Office Of:
 Century Equipment
 5959 Angola Road
 Toledo, OH 43615
 Phone: 419-865-7400
 Fax : 419-865-8215

Quotation# 120845
 Location# 300
 Date 09/11/14
 Page 2 OF 2

** Quotation **

317252
 ACCOUNTS PAYABLE
 CITY OF FAIRFIELD
 5350 PLEASANT AVE
 FAIRFIELD, OH 45014

Ship To:
 FAIRFIELD GREENS GOLF COURSE
 2605 AUGUSTA BLVD
 FAIRFIELD, OH 45014

Cust P/O:INF-2GRN-3&4	Terms :Net 15 Days	Reps:34 /	
Ship Via:UPS GROUND	Ord-Date:09/10/14	Expires:10/10/14	
		Written:JMB	
Product/Description	Quantity	Price U/M	Extension
PG270DB144	2	46.6900 EA	93.38
DB14-4 DIRECT BURY SPLICE KIT (3-PACK PER SEALED BAG)			
PGPE12/3TC	100	0.5945 FT	59.45
12/3 TYPE TC DIRECT BURIAL POWER CABLE PER FT			
SUBTOTAL FOR GROUNDING & MISC.			632.90

DISCLAIMER: THIS MATERIAL QUOTE IS TO INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING ITEMS AS DETAILED ABOVE. ANY ADDITIONAL MATERIAL(S) REQUIRED TO COMPLETE SAID PROJECT AS DESCRIBED, WHICH IS OVER AND ABOVE WHAT IS INCLUDED ON THIS QUOTE, IS ULTIMATELY THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR/ OWNER/GOLF COURSE. CENTURY EQUIPMENT WILL NOT BE RESPONSIBLE TO PROVIDE ADDITIONAL MATERIAL(S), AT NO COST, SHOULD THEY BE REQUIRED. WE WILL DO EVERYTHING TO INSURE AN ACCURATE PARTS LIST, BUT AS JOB CONDITIONS CHANGE AND INSTALLATION TECHNIQUES VARY, THERE IS NO GUARANTEE THAT THE ABOVE MATERIAL QUOTE IS ALL INCLUSIVE. THANK YOU FOR YOUR UNDERSTANDING.

Merchandise	Handling	Misc. Charges	Sales Tax	Freight	Invoice Total
25,049.77	0.00	0.00	0.00	0.00	25,049.77

Accepted By _____

Date _____

Phase 1

The Southern Group, Inc.

2275 Morgan - Ross Rd.
Hamilton, OH 45013
(513) 738-3002

Proposal

Proposal Submitted To:

Fairfield Greens
2200 John Gray Rd.
Fairfield, OH. 45014
Attn: Phil McQueen

Job Name and Location:

Holes, 2G, 3 & 4

Date	Description	Qty	Total
9/10/2014	Holes #2 green, 3, 4 Replace Toro Sprinklers and swing joints at 55 locations Install 1 Toro E-Osmac controller with grounding and new concrete pad adjacent to existing 004 controller Total Estimated Labor & Equipment		18,150.00
	Notes: For locations where the 2-1/2" or 3" service tee is unable to be reused and must be replaced, an additional cost of \$120.00 per location for the replacement of the service tee will be charged. Assumes existing 120v power to controller locations are adequate for new controllers. Existing controller #005 to be abandoned by golf course with power supply maintained. All material shall be supplied by golf course including controller pad concrete.		
Thank you for your business.		Total	\$18,150.00

Submitted By: _____

Accepted By: _____

Date

PHASE 1



Sprinkler Solutions · 11255 Springboro Pike Miamisburg OH 45342 · Tel. (937) 613-1735
Steve@sprinklersolutionsirrigation.com · www.sprinklersolutionsirrigation.com

Proposal

Project:	Fairfield Golf Course	Date:	9/10/14
Name:	Fairfield Greens Golf Course		
Address:	2605 Augusta Blvd		
City:	Fairfield		
County:			
State:	Ohio		
Zip:	45014		
Phone No:			
Email:			

Proposed Work:

Proposal covers all labor for holes 3 and 4, as well as number 2 green. All materials will be supplied by the City of Fairfield Golf Course including material to pour concrete pad to mount pedestal controller. Price is to cover the cost to install 44 Toro irrigation heads and swing joints to the existing mainline. In addition, we will pull new wire from each sprinkler head to a new Toro E-Osmac controller. This is to include all wiring connections, grounding to manufacture standards, and testing to assure that everything is functioning properly.

Any additional work that may be needed to the mainline to install swing joints would be at the expense of the golf course. This variable can not be estimated until excavation begins. Materials for this would also be at the customers cost.

We hereby agree to furnish labor in accordance with the above for the sum of \$ 19,300.

A 30% down payment of \$ 5,790 is due prior to start of project.

The final balance of \$ 13,510 is due upon completion of project.

Customer Signature

Company Representative

Thank you for your business!

ORDINANCE NO. _____

ORDINANCE TO AMEND ORDINANCE NO. 109-13 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, 2014, AND ENDING DECEMBER 31, 2014."

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

Section 1. Ordinance No. 109-13, the 2014 Appropriation Ordinance, is hereby amended in the following respects:

From:	Unappropriated Capital Improvement Fund	\$74,300
To:	40216025-252000 Improvements Other Than Building <i>(Memorial Monument for Veteran's Memorial Park (\$29,900) & Repairs to South Trace Irrigation System (\$44,400))</i>	\$74,300

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