

MINUTES

COUNCIL-MANAGER BRIEFING

January 11, 2010

Mayor D'Epifanio called the Council-Manager Briefing was called to order at 6:00 p.m. at the Fairfield Municipal Building, 5350 Pleasant Avenue. The following Councilmembers were present: Mike Oler, Tim Meyers, Terry Senger, Mike Snyder, and Marty Judd. Staff present: Benn Mann, Dave Butsch, Tim Bachman, Greg Kathman, Dave Crouch, Carol Mayhall, Angie Johns, Dennis Stuckey, Art Pizzano and John Clemmons.

Council Goal – Public Works Infrastructure Report

Public Works Director Dave Butsch read the following goal, which came out of Council's goal session, "provide a cost effective approach to ensure that our existing and new Public Works infrastructure meets the needs of the community". He explained their objective is to implement a comprehensive and systematic approach to the reconstruction of the city's streets, bridges, storm sewers and other drainage facilities, etc. as they age. Mr. Butsch briefly explained items that will help achieve this objective including reducing long-term maintenance costs, increasing safety, increasing service levels, reducing disruption to citizens, improving aesthetics, encouraging economic development and neighborhood revitalization and the ability to work with other City departments to increase their service levels. City Manager Pizzano explained while there are seven distinct goals, one for each department, in most of those departments there will be some element of strengthening neighborhoods and economic development. Mr. Butsch explained Fairfield is in a transition period nearing 60 years with growth leveling off. He commented a lot of the focus has shifted from expansion of infrastructure to a lot of maintenance. Mr. Butsch discussed the strategy for accessing the streets and the maintenance they receive. He explained generally there are yearly evaluations of streets and curbs and a three-year projection plan for resurfacing is developed. Mr. Butsch discussed the Pavement Management System Program. He discussed the program for the evaluation of various inter-layer systems, which goes between the lower level asphalt and the upper level asphalt that helps keep the water from penetrating into and damaging the subgrade. He further discussed the following programs including the asphalt rejuvenator, raised pavement marker lens replacement, guardrail replacement/upgrade, televising/relining storm sewers, and landscaping on major roadways. Mr. Butsch discussed the life expectancies of roadways including where they are currently and where he would like them to be in the future. He briefly discussed the reconstruction/improvement projects for reduction of traffic congestion, economic development, overall condition, safety and regional impact. Mayor D'Epifanio questioned if there will be a cost savings for the different formula for resurfacing. Mr. Butsch explained the cost benefit for the different systems, we will be able to evaluate that and hopefully by doing these other systems they will extend the life which will be a cost savings. Mr. Pizzano commented on the other departmental functions of Public Works including public health in terms of maintaining the storm sewer system, public safety in terms of management of the street light system, and having adequate infrastructure for economic development and neighborhood revitalization. Mr. Pizzano commented we are fortunate in Fairfield because staff has tried to keep the infrastructure a uniform level across the board. Councilmember Meyers commented on the positive comments received by residents on the maintenance of the roads. He questioned how residents know that the goal has been obtained and how is that measured. Mr. Butsch commented part of it is how much we are able to pave in miles/dollars, how that rate compares to the past. Councilmember Meyers discussed the need for specific measurements tied to a goal, which we can brag about. In response to Councilmember Judd's question, Mr. Butsch discussed the interlay system's ability to flex, not crack through the surface. In response to Councilmember Oler's question, Mr. Butsch commented the projects we are focusing on are the Gilmore/ 275 project and the By-Pass on Route 4. He stated the central system will evaluate the turning movements and timings adjusted.

FEMA Mapping Update

City Engineer Ben Mann, stated FEMA is completing a Flood Map Modernization Project to cover most of the country to update and modernize existing maps and make them digital. He further stated Butler County's maps were from 1979 and the new map was received from Butler on May 15th. He explained a public meeting was held on July 9 by FEMA and the Ohio Department of Natural Resources (ODNR) in which the maps were first released to the public. Mr. Mann briefly discussed FEMA's reasons for map modernizations including ensuring safety of individuals and property and improved data allows for more informed decisions by key stakeholders. He stated the City wanted to ensure that the residents were represented using the best possible information. He discussed the work done by Stantec for additional modeling to make sure the maps better reflected the actual flooding conditions to make them as fair and accurate. Mr. Pizzano commented we wanted something beyond an aerial, which is basically what FEMA was using, we wanted field data as possible. Mr. Mann explained we paid to have a survey done on the ground to more accurately reflect our conditions. He clarified that it was put into a model, which was recognized by FEMA and has been incorporated in the Federal map. Mr. Mann explained surveys were conducted for properties within the 1% annual chance floodplain to determine if they were eligible for a Letter of Map Amendment (LOMA), which can be applied for if the house is located in the floodplain boundaries, but actual house is up high enough. He further explained survey information would show that it may flood around the house, but it wouldn't actually touch any corner of the house. If you can prove that then the house is eligible for a LOMA. He discussed with the preliminary FEMA map there were a total of 1,170+ homes in the high risk areas. He pointed out that there were only 425 homes based on the 1979 flood map. Mr. Mann stated after we did the modeling the number was reduced to 606 structures; 564 were

mapped out of high risk area. He explained over 700 properties were surveyed and 177 structures are eligible for LOMA's. He explained we are net about the same for the number of properties, but over 100 are new to being in the floodplain. Mr. Mann stated FEMA didn't push the banks ten to fifteen years ago to make sure that everyone had their mandatory flood insurance, but they push it more now. He stated letters will be sent out to let them know the results of the survey. He explained the concept of "grandfathering" in which the insurance costs may rise for some, but property owners may be able to save money by purchasing insurance prior to final map adoption. Mr. Mann stated Flood Plain Administrator Mark Parker has a list of insurance companies that deal with flood insurance and FEMA has a list of resources at FloodSmart.gov. He explained in 2010 FEMA is planning to study areas near the Great Miami River. Mr. Butsch explained if they determine that the base flood elevation for the Great Miami goes down as they anticipate it may, it would affect people flooded by the Great Miami. Mr. Mann stated the City of Fairfield does participate in the Community Rating System (CRS), which provides owners with an additional ten percent discount. He explained that letters will be sent to property owners in January. He further explained LOMA's will be submitted in January for property owners in existing 1% floodplain who were in the floodplain in 1979 if they are eligible for a LOMA. He stated for the other property owners that are new to the floodplain the LOMA can't be submitted until the maps become effective. He further stated the maps are anticipated to be adopted in August. Council and staff discussed a map that displayed the areas that are in the floodplain and the ones that were in and are now eligible for a LOMA.

Adjournment

The Council/Manager Briefing adjourned at 6:52 p.m.

Respectfully Submitted,

Angela Johns
Clerk of Council