



# FAIRFIELD

CITY OF OPPORTUNITY



*A Publication of the City of Fairfield, Ohio*

## South Gilmore & I-275 Construction Project

Since 2018, the City has been working with an engineering consultant to design an additional lane on the westbound on-ramp to I-275 from southbound South Gilmore. This fall, construction work will begin and last several months. Upon completion, southbound drivers on South Gilmore will be able to continue in the right-hand lane from Mack, past the current right turn only lane at Omniplex Drive, and on to the interstate where the current lane and the new lane will merge several hundred feet down the westbound ramp. Improvements to be made in conjunction with this project include new curb, pavement, pavement markings, storm sewer, guardrail, overhead highway signs, and a vegetated filter strip to improve stormwater quality.

The project is expected to cost approximately \$650,000 and is 90% funded by federal Congestion Mitigation and Air Quality (CMAQ) grant funding. Partners in this project include Ohio Department of Transportation (ODOT), Ohio, Kentucky, Indiana, (OKI), Butler County Transportation Improvement District (TID), Forest Park, and Hamilton County Transportation Improvement District (TID).

The City of Fairfield is investing in this project in order to reduce congestion during the evening rush hour.



### Project location map

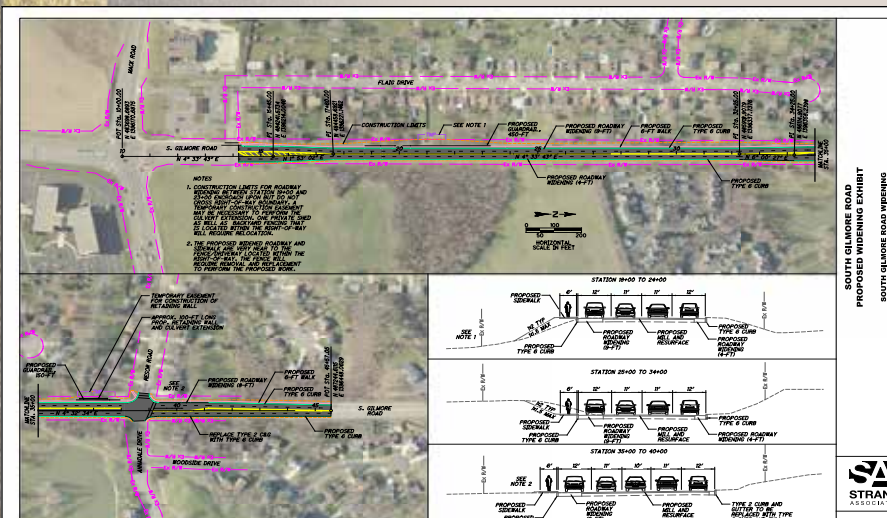
## New Road Projects Beginning Design

The City has entered into engineering contracts to begin designing two future road improvement projects:

The first improvement is the resurfacing of Route 4 in Fairfield between Crescentville and Seward Road. The City of Springdale is partnering with Fairfield to extend the paving from Crescentville to I-275. This project is expected to happen summer 2023. The state funds much of the pavement maintenance and will provide about 50% of the funding needed to complete the entire project.

The second project is a widening improvement to South Gilmore Road between Mack and Resor. An additional lane will be built to replace the southbound merge at Resor Road. A 6' wide sidewalk will be

built between Mack and Planet Drive on the west side of the road. New pavement, sidewalk, pavement markings, curb, storm sewer, and a rebuilt intersection at Resor will all be included. Retaining walls will likely be necessary to minimize impacts to private property. Construction is expected to begin in 2024. Seventy of the anticipated cost is covered by Surface Transportation Program (STP) funding, allotted by the Ohio, Kentucky, and Indiana Regional Council of Governments late last year.







www.fairfieldoh.gov

# Fairfield OH BUSINESS BOOSTER

SUMMER 2021

## Ribbon Cut at Dunkin'



Officials from the City, school district, and Chamber recently helped cut the ribbon on the new Dunkin' location on South Gilmore Road in front of Meijer. Fairfield now boasts the first double drive-thru lane Dunkin' location in the country.

## Many New Food (and Ice Cream!) Options

New dining venues continue to be added along the Route 4 corridor. Barbeque lovers have another new option with the opening of **Dreams BBQ** at 6025 Dixie Highway near Roesch Boulevard. Dreams opened earlier this year with an extensive menu including sandwiches, chicken wings, sausages, burritos, and burgers.

The much-anticipated **Graeter's Ice Cream** at Jungle Jim's has also opened for drive-thru customers. A giant 13-foot Black Raspberry Chip ice cream cone installed in front of the restaurant means that you can't miss this destination when driving on Route 4. The store interior is set to open this summer.



A long-established Fairfield business, **Cobblestone Tavern** at 4737 Dixie Highway, has reinvented its food offerings with the installation of a new kitchen. Stop-in for burgers, appetizers, and other delicious food.

Two additional restaurants are underway in front of Shared Harvest Food Bank. Interior build-out is presently being completed on the new **Panera Bread** location which is set to open later this summer.

Ground will be broken later this year for a new **Dairy Queen** (DQ) restaurant immediately beside Panera. Both Panera and DQ will have drive-thru windows and outdoor seating areas.



*Congratulations*



## Concept Salon Marks Three Decades

A long-time hair salon in Fairfield's Town Center area is celebrating a major anniversary. Concept Salon, located at 5170 Sandy Lane, marked 30 years in the City as of May 2021. Last year, owner David Houser completely renovated the salon interior and exterior. Congratulations!

## Fairfield Manufacturer to Expand

ART Metals Group has announced plans to add employees and expand its manufacturing space. Located on Symmes Road, ART Metal's existing 40,000 square foot facility will be expanded by 30,000 square feet to accommodate new equipment and increase the company's capabilities. The company has committed to hiring ten new full-time staff and believes the expansion will lead to even more jobs in the coming years. ART Metals provides metal stamping and coining services to both automotive and general industrial sectors.



## DEMYSTIFYING PROPERTY MAINTENANCE VIOLATIONS

### Why does the City enforce a Property Maintenance Code?

Maintenance of private property is critical in keeping Fairfield a desirable community to live, work and play. Vacant and poorly maintained private property can result in lower property values, residents relocating, and health/safety pitfalls. Like many communities, Fairfield periodically experiences disinvestment and vacancy. The resulting deferred maintenance of some home and business property is harmful to the vitality of the City.

To address these issues, Fairfield City Council has adopted legislation known as the Property Maintenance Code. The Property Maintenance Code is a collection of minimum standards that private property must meet thereby maintaining a high quality of life and preserving property values. The most common property maintenance issues are:

### COMMON PROPERTY MAINTENANCE PROBLEMS



**OVERGROWTH** - Tall grass higher than eight inches and/or other vegetative overgrowth



**INOPERABLE OR UNLICENSED VEHICLES** – Vehicles or trailers that are inoperable or unlicensed in residential areas



**GARBAGE & DEBRIS** – Dilapidated furniture, household products, construction materials, etc.



**PARKING** – Vehicles and/or trailers must be parked on paved surfaces, not grass



**HOUSE MAINTENANCE** – Broken windows, roof and gutter problems, peeling paint, etc.



**ACCESSORY STRUCTURES** – Improperly maintained garages, sheds, fences, retaining walls, swimming pools, etc.

### How does the City enforce the Property Maintenance Code?

The City is both responsive and proactive in its code enforcement efforts. Neighbors or concerned residents are encouraged to report issues through the Property Maintenance Hotline. Proactive code enforcement involves officials driving the City, taking notes, snapping photos, and issuing violation notices where needed to correct blight-related issues. The collective efforts of the City and homeowners maintain the desirability of Fairfield.

### PROPERTY MAINTENANCE HOTLINE

(513) 867-5321 or email  
PropertyMaintenance@Fairfield-City.org

#### REPORT:

- Tall Grass
- Inoperable Vehicle
- Trash/Litter
- Graffiti
- Other Problems

### What happens when there is a violation?

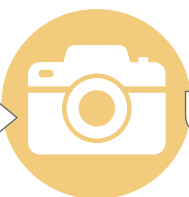
The City believes that the best way to resolve a violation is through voluntary compliance, not by citations. Code Enforcement officials will work with residents to develop a plan and timetable for compliance that fits with the specific persons means and the City's code. If the property owner is financially disadvantaged, City staff will attempt to connect the owner with programs that may be able to provide short term assistance. It is important to note that the city does not issue fines for property maintenance code violations. The City's goal is voluntary code compliance. If voluntary compliance cannot be achieved, it may be necessary to cite the property owner to Fairfield Municipal Court where fines and court costs may be imposed.



Violation  
Identified



Inspection



Documentation &  
Notice



Re-inspection



Final Notice  
(if needed)



Municipal  
Court

## Help Protect Your Water Supply!

Backflow is the undesired reversal of water flow, most often caused by pressure changes inside your home or in the pipes which deliver water to your home. If backflow occurs, contaminants could be pulled into your home's plumbing and public water mains, jeopardizing the quality of your water and others' water. To help prevent backflow at your home, adhere to the following:

- If you operate an irrigation sprinkler system, be sure the system is equipped with an approved backflow preventer device. Have the device tested annually by a certified plumber. Properly winterize your sprinkler system each fall and have all lines blown out to prevent against freezing.
- Don't submerge garden hoses in any liquid. When filling a swimming pool or even a 5-gallon bucket with a garden hose, maintain an "air gap" between the hose and the pool or bucket.
- Be mindful of what you connect to your garden hose. If you connect your garden hose to such things as hand-held fertilizer or weed-killer applicators, you risk those substances being sucked back into the hose (and possibly into your home or public water mains).
- To protect against back-siphonage, make sure all of your hose bibbs have vacuum breakers. Your hose bibb may already have an integral vacuum breaker; the breaker often looks like a small "mushroom" cap on the top of the bibb. If not, an inexpensive hose-connection vacuum breaker can be purchased separately and screwed directly onto the bibb.
- If you have an older toilet, ensure it has an anti-siphon fill valve/ballcock.

For information about Fairfield's drinking water, visit

[www.fairfield-city.org/283/Backflow-Prevention](http://www.fairfield-city.org/283/Backflow-Prevention)

<http://www.fairfield-city.org/water/index.cfm>



## City's annual drinking water quality report is online!

Fairfield's Water Division recently published the City's Consumer Confidence Water Quality Report for 2020. It is available to read online at:

[fairfieldoh.gov/2020waterqualityreport](http://fairfieldoh.gov/2020waterqualityreport)

All utility customers received information about the annual report and how to access it on their recent water bills. Hard copies of the report are also available at the City Building at 5350 Pleasant Avenue. The report contains important information about the source and quality of Fairfield's water.

Fairfield is required to test its water regularly to ensure its safety. In 2020, Fairfield's drinking water met all federal and state standards as established by the U.S. and Ohio Environmental Protection Agencies. At no time did testing find contaminants exceeding acceptable levels.





## Welcome & Congratulations



Jason Burton  
Finance Director



Sami Brandenburg  
Neighborhood  
Development Manager



Sam Fogle  
Tax Analyst  
Finance



Kyle Allen  
Police Department



Renae Marcum  
Clerk I  
Police Department



Evan Miller  
Firefighter/EMT  
Fire Department



Abby Walters  
Clerk I  
Police Department



Bryan Gibson  
Maintenance  
Worker/Laborer  
Public Works



Matt Barber  
Maintenance  
Worker/Laborer  
Public Works



Jordan Jones  
Maintenance  
Worker/Laborer  
Public Works



## Did You Know...

Did you know that the Public Works Department plants all the hanging baskets that are located on Route 4 and along the South Gilmore islands? We have 20 hanging baskets that are started a few weeks before we put them up to give them a head start. The baskets are self-irrigated and fertilized a few times throughout the summer months.

**FAIRFIELD**  
PUBLIC WORKS

**Invest** ♦ **Improve** ♦ **Inspire**

**HOME IMPROVEMENT CONTEST**

Have you given your home a refresh?  
Stay-at-home orders inspire you?

More information coming July 12, 2021!

[www.fairfieldoh.gov/hic](http://www.fairfieldoh.gov/hic)

**Before**

**After**

You could win \$500!