

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

Monday, September 28, 2015

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.....MARK WENDLING
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. **Special Presentations and Citizen Comments**
 - a) Hannah's Treasure Chest "Diaper Need Awareness" Proclamation – Leslie Marsh
 - b) Woodman Life 9/11 Commemorative Flag Presentation – David Combs
 - c) Chamber of Commerce Update
7. **Public Hearing(s)**
8. **Mayor/Council Reports**
9. **Approval of Minutes**
 - a) Regular Meeting Minutes of September 14, 2015
10. **OLD BUSINESS**

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

- (1) Ordinance to amend Chapters 1159, 1165 and 1168 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-2 Central Business District, C-3 General Business District, C-3A General Business District Modified, and D-1 Downtown, Zoning Districts.
 - Ordinance – Hold Second Reading for Planning Commission Recommendation
- (2) Ordinance to authorize the City Manager to execute the FY 2016 Community Development Block Grant (CDBG) application and agreement and declaring an emergency.
 - Ordinance – Second Reading

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 2015 meeting schedule as detailed in the Council Letter 11(A)(1).

(B) **PARKS, RECREATION AND ENVIRONMENT COMMITTEE**

Debbie Pennington, Chairman; Terry Senger, Vice Chairman, Marty Judd, Member

- (1) Ordinance to authorize the City Manager to execute a professional services agreement with Brandstetter Carroll, Inc. for conceptual architectural/engineering services for the William Harbin Park Renovation Project.

- Motion – Read by Title Only (Optional)
- Ordinance – First Reading

(C) **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 Smithcorp, LLC for the Pleasant Avenue Water Main Replacement Project – Happy Valley Drive to Resor Road.

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

(D) **PUBLIC WORKS COMMITTEE**

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

- (1) Ordinance to declare tow (2) city vehicles as surplus and authorize the City Manager to sell the motor vehicles on GovDeals.com.

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

(E) **FINANCE & BUDGET COMMITTEE**

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

- (1) Ordinance to amend Ordinance No. 109-14 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2015, and ending December 31, 2015.”

*Contractual Appropriations - \$50,000 for the professional services agreement with Brandstetter Carroll, Inc.; \$345,000 for Pleasant Avenue Water Main Replacement Project – Happy Valley Drive to Resor Road.

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

- (2) Ordinance to amend Ordinance No. 109-14 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2015, and ending December 31, 2015.”

*Non-Contractual Appropriations - \$20,000 for new play structure at Winton Hills Park on Shearwater Drive; \$25,000 for construction of new shelter house at Good Neighbors Park and demolition of current shelter house; \$4,824 for landscape lighting replacement; \$7,000 for purchase of a ProForce™ blower for Parks Maintenance and Golf Maintenance; \$47,984 for Pleasant Avenue Storm Sewer Replacement.

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

12. Meeting Schedule

Tuesday, October 13	Council-Manager Briefing, 6:00 p.m.; Regular Meeting, 7:00 p.m.
Monday, October 26	Council-Manager Briefing, 6:00 p.m.; Regular Meeting, 7:00 p.m.
Monday, November 9	Council-Manager Briefing, 6:00 p.m.; Regular Meeting, 7:00 p.m.

13. Executive Session of Council (if needed)

14. Adjournment

MINUTES
REGULAR MEETING OF COUNCIL
SEPTEMBER 14, 2015

Call to Order

Mayor Steve Miller called the Regular Meeting of Council to order at 7:00 PM at the Fairfield Municipal Building, 5350 Pleasant Avenue.

Prayer/Pledge of Allegiance

Councilmember Jones led in prayer and Pledge of Allegiance.

Roll Call

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

Agenda Modifications

Law Director John Clemmons noted that there could be an agenda modification following Executive Session.

Executive Session Requests

Councilmember Senger, seconded by Councilmember Snyder, moved for Executive Session to discuss pending and imminent litigation. Motion carried 6-1. Councilmember Judd dissented.

Special Presentations and Citizen Comments

"It Can Wait" Campaign Proclamation - Katie Pendergraft

Councilmember Snyder presented the "It Can Wait" proclamation to Katie Pendergraft. Ms. Pendergraft thanked the city for their support and encouraged everyone to identify what distracts them behind the wheel and remember that it can wait.

Chamber of Commerce Update

Chamber President Kert Radel thanked the mayor and council for their support of the Domino's grand re-opening event, and also announced the Chamber Business Showcase on October 7 at Receptions, beginning at 1:30 PM.

Council on Aging of Southwestern Ohio Update - Christy Quincy

Christy Quincy gave an update on Council on Aging of Southwestern Ohio and asked for voters to approve the renewal levy on the November ballot. The levy will not increase taxes, but will provide funding to continue services to senior citizens, such as Meals on Wheels and transportation to and from doctor's appointments.

Public Hearing(s)

Joint Public Hearing - Zoning Code Amendments

Mayor Miller opened the public hearing at 7:12 PM. Clerk Wilson called the roll of council and planning commission. Councilmember Pennington, seconded by Councilmember Woeste, moved to excuse Commissioner Hassler. Motion carried 7-0. Clerk Wilson read the meeting notice. Development Services Director Bachman explained the zoning code amendments that are proposed. The amendments will change motor vehicle fueling stations and service stations from principal permitted to conditional use in

the C-2, Central Business District, and will also clarify that daycare facilities are conditional use in the D-1, Downtown District. He noted that the proposal will go back to Planning Commission for a recommendation, and upon that recommendation, will be presented back to Council for second and third readings and a vote. The public hearing closed at 7:18 PM.

Mayor/Council Reports

Councilmember Jones announced the Fire Department live-burn training every day through Saturday at 9 AM at the training facility on Groh Lane. He encouraged council to attend and see what the firefighters go through in a fire situation.

Councilmember Judd reported that an Ohio EPA Compliance Inspection was held at Wastewater Treatment on September 1 and the city received a satisfactory rating.

Councilmember Pennington reported that the Fairfield Historical Society Fall Newsletter is out and will be available at the Community Arts Center. It includes information regarding the city's 60th anniversary this year. She also noted that there is a public input meeting regarding development and expansion of Marsh Park on September 2 at 7 PM at the Community Arts Center.

Councilmember Senger reported that collections through July are ahead of projections by \$1.1 million, which is a very good indicator that the city is doing well. He thanked staff for keeping the city in good financial standing. He also welcomed Greg Preece, Assistant City Manager.

Councilmember Oberson reported that Gray Road is closed to traffic for a few weeks and there will be some paving on Nilles Road this fall.

Councilmember Snyder reported that the Fairfield school construction project was feature in the Cincinnati Enquirer and thanked Sue Kiesewetter for the nice article. He also announced the four series for the 2015-2016 season at the Community Arts Center, Fairfield Signature Sessions; Wine, Women & Song; One Stage...Many Cultures; and EnterAct Family.

Councilmember Woeste announced that SELF is a finalist for a \$101k grant, which will be decided upon on September 15. He also read a citizen letter that thanked the city and development staff for their work in a neighborhood on Morningside Drive.

Approval of Minutes

Regular Meeting Minutes of August 10, 2015

- The Regular Meeting Minutes of August 10, 2015 were approved as written

OLD BUSINESS

DEVELOPMENT SERVICES COMMITTEE

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

Ordinance to amend Chapters 1159, 1165 and 1168 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-2 Central Business District, C-3 General Business District, C-3A General Business District Modified, and D-1 Downtown, Zoning Districts.

Legislative Action: Second reading held pending Planning Commission recommendation.

NEW BUSINESS

DEVELOPMENT SERVICES COMMITTEE

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

Ordinance to authorize the City Manager to execute the FY 2016 Community Development Block Grant (CDBG) application and agreement and declaring an emergency.

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

Background: City Manager Wendling recommended executing the 2016 CDBG application and agreement. The money, approximately \$113,000 will be used on the Symmes Road Improvements Project. Legislative Action: Councilmember Woeste presented the first reading of this ordinance.

PUBLIC UTILITIES COMMITTEE

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

Ordinance to authorize the City Manager to enter into a contract with Bering Distributors, Inc. for purchase of parts for the Grit Collector Tank Rehabilitation at the Wastewater Treatment Plant.

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

Background: City Manager Wendling recommended a contract with Bering Distributors, Inc. for purchase of parts for grit collector tank rehabilitation. City staff will perform the repairs. Legislative Action: Councilmember Judd presented the first reading of this ordinance.

Councilmember Marty Judd, seconded by Councilmember Debbie Pennington moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Marty Judd, seconded by Councilmember Terry Senger moved to adopt. Motion Carried 7-0. ORDINANCE NO. 80-15. APPROVED 7-0.

PUBLIC WORKS COMMITTEE

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

Ordinance to authorize the City Manager to enter into a contract with Cargill, Inc. for the purchase of road salt and declaring an emergency.

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

Background: City Manager Wendling recommended a contract with Cargill, Inc. for the purchase of road salt. 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 Adam Jones moved to adopt . Motion Carried 7-0. ORDINANCE NO. 81-15. 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 two ordinances by title only. Motion Carried 7-0.

Resolution accepting the amounts and rates as determined by the Butler County Budget Commission.

Background: City Manager Wendling recommended a resolution accepting the amounts and rates as determined by the Butler County Budget Commission. This is an annual resolution required by the County Auditor. Legislative Action: Councilmember Senger presented the first reading of this resolution.

Councilmember Terry Senger, seconded by Councilmember Mike Snyder moved to suspend the rules requiring three (3) readings of this resolution. Motion Carried 7-0. Councilmember Terry Senger, seconded by Councilmember Debbie Pennington moved to adopt. Motion Carried 7-0. RESOLUTION NO. 9-15. APPROVED 7-0.

Ordinance to amend Ordinance No. 109-14 entitled "An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2015, and ending December 31, 2015."

Background: City Manager Wendling recommended the following Contractual Appropriations - \$65,000 for Grit Collector Tank Rehabilitation – Purchase of Parts. Legislative Action: Councilmember Senger presented the first reading of this ordinance.

Councilmember Terry Senger, seconded by Councilmember Marty Judd moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Terry Senger, seconded by Councilmember Marty Judd moved to adopt. Motion Carried 7-0. ORDINANCE NO. 82-15. APPROVED 7-0.

Ordinance to amend Ordinance No. 109-14 entitled "An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2015, and ending December 31, 2015."

Background: City Manager Wendling recommended the following Non-Contractual Appropriations - \$21,000 for purchase and installation of High Service Pump for Water Treatment Plant; \$19,000 for inspection, engineering and bidding/bidding preparation support services related to re-coating project for lime softening clarifiers at Water Treatment Plant; \$7,500 for purchase of new Dezurik plug valves for Anaerobic Digester No. 2; \$7,500 for the purchase of raw sewage pump rebuilt kit and effluent sample pump; \$191 drug forfeiture money paid to Butler County Prosecutor's Office; \$12,350 for upgrades and maintenance at the Community Arts Center; \$22,000 for copy/print device upgrades at

Police Department; \$6,110 for fabrication and delivery of two (2) stainless steel lime feed splitter boxes at Water Treatment Plant; \$29,300 for upgrades of computer workstations. Legislative Action: Councilmember Senger presented the first reading of this ordinance.

Councilmember Terry Senger, seconded by Councilmember Chad Oberson moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Terry Senger, seconded by Councilmember Chad Oberson moved to adopt . Motion Carried 7-0. ORDINANCE NO. 83-15. APPROVED 7-0.

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- Monday, September 28 Council-Manager Briefing, 6:00 p.m.; Regular Meeting, 7:00 p.m.
- Tuesday, October 13 Council-Manager Briefing, 6:00 p.m.; Regular Meeting, 7:00 p.m.
- Monday, October 26 Council-Manager Briefing, 6:00 p.m.; Regular Meeting, 7:00 p.m.

Executive Session of Council (if needed)

Council adjourned to Executive Session at 7:35 PM. The meeting reconvened at 8:05 PM. Councilmember Woeste, seconded by Councilmember Snyder, moved to add an ordinance regarding the Patterson Place Planned Unit Development to the agenda. Motion carried 6-1, Councilmember Jones dissenting. Councilmember Woeste, seconded by Councilmember Snyder, moved to read the following ordinance by title only. Motion carried 7-0.

Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1141.02, the City of Fairfield, Ohio, Zoning Map by approving the amended concept and final development plans for the Patterson Place Senior Housing Planned Unit Development on Patterson Drive.

Law Director Clemmons explained that this ordinance will provide a settlement to a pending lawsuit regarding Councils vote to not approve the Patterson Place Planned Unit Development. This is an amended development plan and authorizes the City Manager to execute the development agreement and Law Director to execute the settlement agreement. Councilmember Woeste presented the first reading of this ordinance. Councilmember Woeste, seconded by Councilmember Snyder, moved to suspend the rules requiring three (3) readings of this ordinance. Motion carried 5-2, Councilmembers Jones and Senger opposed. Councilmember Woeste, seconded by Councilmember Snyder, moved to approve the ordinance. Motion carried 6-1, Councilmember Jones opposing. Councilmember Jones stated that he feels the public should have an opportunity to review and provide input. Councilmember Senger also stated that he would have preferred a public discussion about it, but he does feel that the project has been improved since the ordinance proposal in March. He thanked everyone for their hard work, endurance and professionalism in getting to this point. Development Services Director Bachman also commented that he is happy the project could come to resolution and the development that will benefit the community. ORDINANCE NO. 84-15. APPROVED 5-2.

Adjournment

The Regular Meeting of Council adjourned at 8:15 PM.

ATTEST:

Clerk of Council

Mayor's Approval

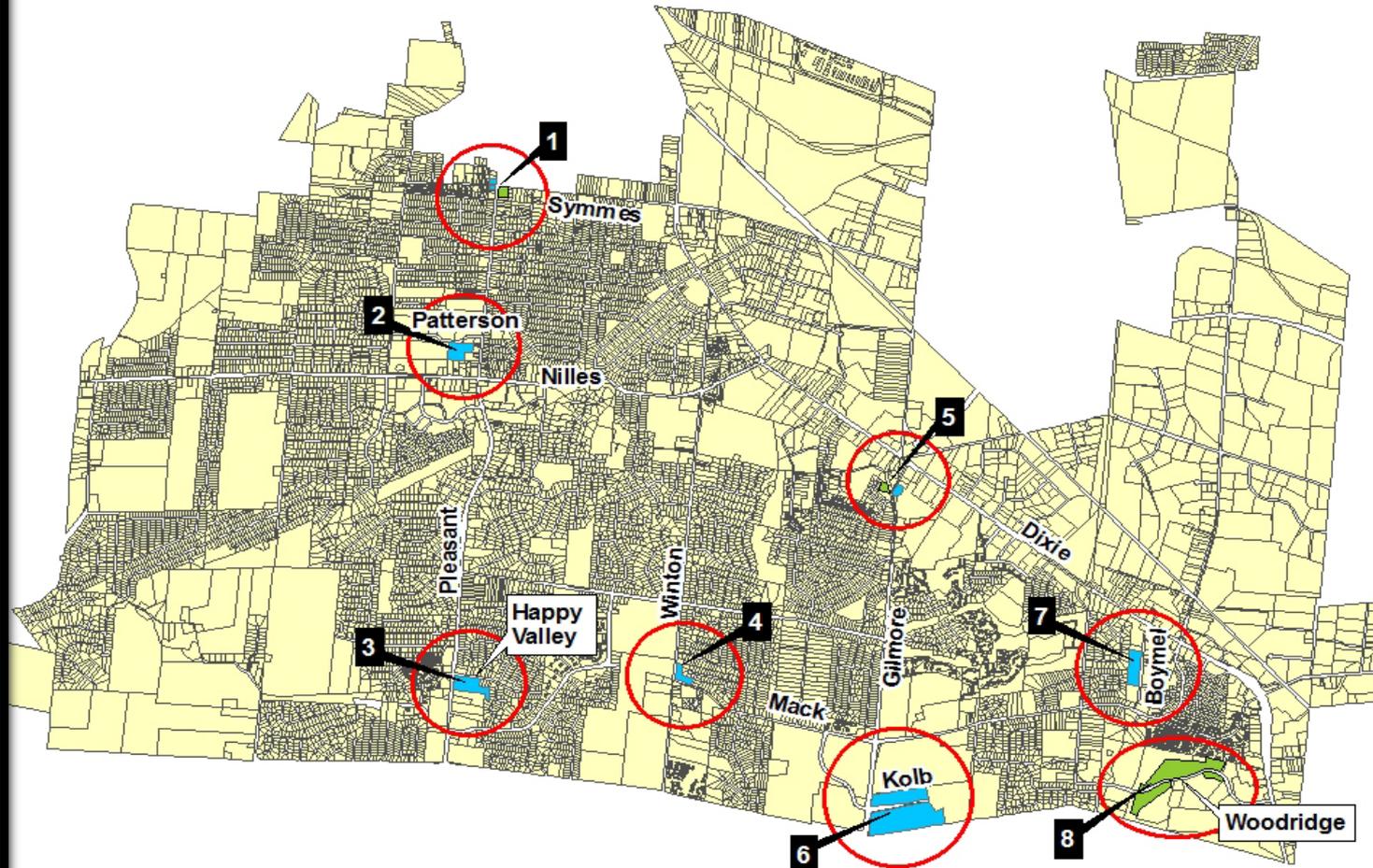
Date Approved: _____

PUBLIC HEARING

Modifications to the C-2 & D-1 Zoning Districts

September 14, 2015

C-2 Zoning Districts



C-2 Zoning District

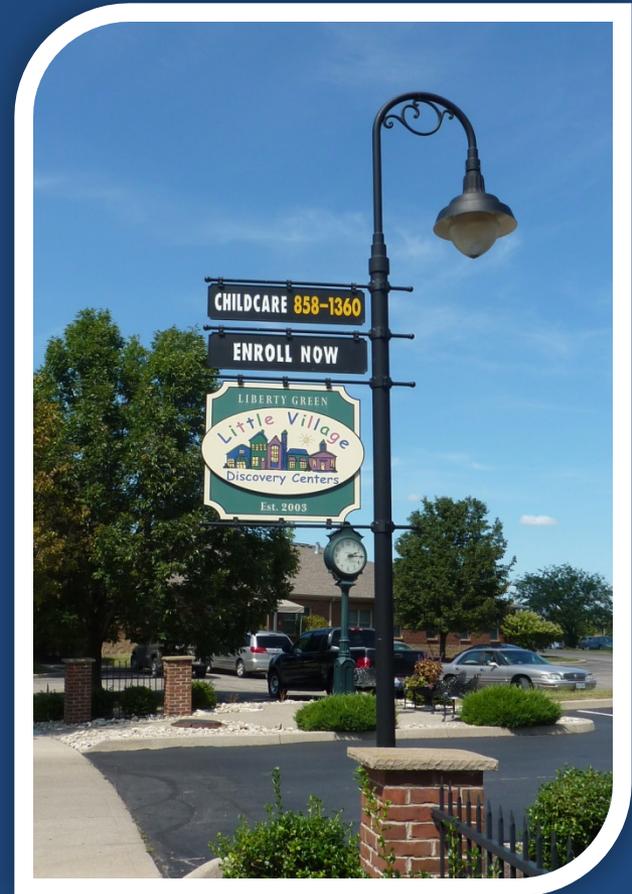
- Modification: to reclassify motor vehicle service and motor vehicle dispensing facility from a Principal Permitted Use to a Conditional Use in the C-2, Central Business District
- In 2013 City Council reclassified both uses from Principal Permitted to Conditional Use in the D-1, Downtown District

C-2 Zoning District existing permitted uses

- Retail/Service
 - antique shop, furniture store, dry cleaners, grocery, variety store
- Office
- Bank
- **Motor vehicle service**
- **Motor vehicle fuel dispensing facility (gas station)**
- Restaurants, excluding drive-thru
- School & studio
- Printing and related trade
- Clinic
- Uses permitted in the C-1

D-1 Downtown District

- Modification: To make a daycare center a conditional use
- This modification will clarify that a daycare center is a conditional use



Process

- Public Hearing – September 14, 2015
- Planning Commission – Wednesday, September 23, @ 6:00 PM
- Second Reading – Monday, September 28 @ 7:00 PM
- Third Reading – Tuesday, October 13 @ 7:00 PM

Questions and Comments

Item No. 1168

City of Fairfield, Ohio
City Council Meeting Communication

Date 8-10-2015

Item:

An ordinance modifying Chapters 1159 (C-2 Central Business District), 1165 (C-3 General Business District) and 1168 (D-1 Downtown 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 the C-2, Central Business District, to make motor vehicle service and motor vehicle fuel dispensing facility a conditional use. The attached map displays all parcels in the City zoned C-2 and C-2 PUD.
2. Modification of the C-3, General Business District, to make motor vehicle service facility and motor vehicle fuel dispensing facility a principle permitted use. This modification is a result of the above modification.
3. Modification of the D-1, Downtown District, to make a daycare center a conditional use.

Recommendation:

It is recommended that City Council have a first reading on this ordinance at the August 10, 2015 meeting and set the public hearing date for September 14, 2015.

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

Prepared by: Erin Donovan (Planning Manager) *Erin Donovan*
Approved for Content by: *Kevin K. Beckman*
Financial Review (where applicable) *Mark Hagan*
Legal Review (where applicable) *John A. Clemmons*
Accepted for Council Agenda: *Alan Wilson*

C-2 Zoning Districts



C-2 & C-2 PUD Zoning District

(August, 2015)

<u>Area</u>	<u>Location</u>	<u>Use</u>	<u>Acreage</u>	<u>Zoning</u>
1	Pleasant & Symmes	Walgreens	1.37	C-2 PUD
1		med. office	0.46	C-2 PUD
1		Jockos	0.4	C-2
1		Speedway	0.64	C-2
2	Pleasant/Patterson	Symmes Townhouses	6.29	C-2
3	Happy Valley	undeveloped	0.88	C-2
3		Gilmore Lanes	3.67	C-2
3		Mt. Pleasant Vet.	1.18	C-2
3		mini-warehouses	1	C-2
3		undeveloped	1.03	C-2
4	Winton & Mack	plumber	0.57	C-2
4		Jelly Bean Junction	1.21	C-2
4		office	1.13	C-2
5	Old Gilmore & Gilmore	pool store	1.35	C-2 PUD
5		office	0.43	C-2
5		office	0.46	C-2
5		SFD	0.46	C-2
6	Kolb	Bob Evans	0.27	C-2
6		Strip Center	3.3	C-2
6		Golden Corale	2.48	C-2
6		undeveloped	1.06	C-2
6		Hampton Inn	2.15	C-2
6		undeveloped	2.7	C-2
6		vacant	1.57	C-2
6		Asian Buffet	1.27	C-2
6		Spagetti Factory	1.31	C-2
6		Cincinnati Mall	21	C-2
7	Boymel	MFD (access road)	0.21	C-2
7		Receptions	1.47	C-2
7		strip center	5.56	C-2
8	Woodridge	Star 1	1.92	C-2 PUD
8		undeveloped	5.17	C-2 PUD
8		open space	6.27	C-2 PUD
8		office	1.81	C-2 PUD
8		MFD	4.39	C-2 PUD
8		Cheer Academy	2.78	C-2 PUD
8		undeveloped	2.84	C-2 PUD
8		office	1.45	C-2 PUD
8		gas station	0.74	C-2 PUD
8		MFD parking	0.33	C-2 PUD

Total Acreage by Area

1	2.87
2	6.29
3	7.76
4	2.91
5	2.7
6	37.11
7	7.24
8	27.7

Total	94.58
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ORDINANCE NO. _____

ORDINANCE TO AMEND CHAPTERS 1159, 1165 AND 1168 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-2 CENTRAL BUSINESS DISTRICT, C-3 GENERAL BUSINESS DISTRICT, C-3A, GENERAL BUSINESS DISTRICT MODIFIED, AND D-1, DOWNTOWN, ZONING DISTRICTS.

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

Section 1. Chapters 1159, 1165 and 1168, of the Zoning Code of Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio, are hereby amended 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 1159 C-2 Central Business District

1159.01	Principal permitted uses.	1159.05	Lot area, frontage and yard requirements.
1159.02	Conditional uses.	1159.06	Courts.
1159.03	Accessory uses.		
1159.04	Required conditions.		

CROSS REFERENCES

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

Signs - see P. & Z. Ch. 1187

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

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

1159.01 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-1 District, except as modified herein and except that no residential uses are permitted.
- (b) Retail and Service. Art and antique shops, artist supply stores, interior decorating shops, furniture and appliance stores, self-service laundries, dry cleaning shops, department stores, variety and dime stores, dry goods and apparel stores, laundry pick-up stores, supermarkets.
- (c) Office. Business and/or professional offices; office buildings.
- (d) Bank. Banks, savings and loans and other similar financial organizations with
or without drive-through facilities.
- ~~[(e) Motor Vehicle Service. Motor vehicle service facility.]~~
- ~~[(fe) Restaurants and Fast Food Restaurants. Restaurants and fast food restaurants provided the principal building is distant not less than 100 feet from a principal structure in any A or R District. This subsection does not include drive-through facilities.~~
- ~~[(gf) School and Studio. Trade or business schools provided machinery which is used for instruction purposes is not objectionable due to noise, fumes, smoke,
odor or vibrations; photographic studios, dancing studios, radio and telecasting studios and the like.~~
- ~~[(hg) Printing and Related Trade. Publishing, job printing, lithographing and blueprinting, etc.~~
- ~~[(ih) Clinic.~~
- ~~[(j) Motor Vehicle Fuel Dispensing Facility.
(Ord. 36-13. Passed 4-22-13.)]~~

1159.02 CONDITIONAL USES.

The following uses shall be permitted only if expressly authorized by the Planning Commission.

- (a) General. All conditional uses permitted and as regulated in the C-1 District, except as modified herein.
- (b) Retail and Service. Any other retail business or service establishment or use which is determined by the Commission to be of the same general character as the above principal permitted uses, but not including any use which is first permitted or which is not permitted in the C-3 District.
- (c) Veterinary Hospital or Clinic. Veterinary hospitals and clinics, excluding any outside kennels, cages, exercise runs or keeping of animals.
- (d) Drive-thru Facilities. Any establishment with drive-thru facilities as defined in Section 1133.01(29.1) except bank drive-thru facilities which are a principal permitted use.
- (e) Entertainment. Night clubs, game rooms, theaters, billiard parlors, bowling alleys, teen clubs, taverns and similar enterprises but not within 100 feet of a principal structure located in any A or R District.
(Ord. 155-92. Passed 12-14-92.)
- (f) MOTOR VEHICLE SERVICE FACILITY. **MOTOR VEHICLE SERVICE FACILITY.**

1159.03 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 the following:

- (a) General. Accessory uses and structures as permitted and as regulated in the C-1 District, as well as accessory uses and structures not otherwise prohibited customarily accessory and incidental to any of the foregoing permitted C-2 uses.
- (b) Signs. As regulated and defined in Chapter 1187.
(Ord. 155-92. Passed 12-14-92.)

1159.04 REQUIRED CONDITIONS.

All conditions as specified for the C-1 District, except for new merchandise in the case of art and antique shops.
(Ord. 155-92. Passed 12-14-92.)

1159.05 LOT AREA, FRONTAGE AND YARD REQUIREMENTS.

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

- (a)

Lot Area (Sq. Ft.)	Lot Frontage (Feet)	Front Yard Depth (Feet)	Side Yard Width (Feet)	Rear Yard Depth (Feet)
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Non-Residential Uses	10,000	None	25	None; except when adjoining an A or R District, then no less than 10 feet.	None; except when adjoining an A or R District, then no less than 10 feet.
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(b) Residential. Prohibited.

(c) Screening and Buffering.

<u>Zone</u>	<u>Use</u>	<u>Buffering (Horizontal Dimension)</u>	<u>Screening (Vertical Screen Dimension)</u>
C-2	Business	25' adjoining A and R Districts	6' adjoining A and R Districts

(Ord. 155-92. Passed 12-14-92.)

1159.06 COURTS.

Same as required in the A-1 District.

(Ord. 155-92. Passed 12-14-92.)

CHAPTER 1165
C-3 General Business District

1165.01	Principal permitted uses.	1165.05	Lot area, frontage and yard requirements.
1165.02	Conditional uses.		
1165.03	Accessory uses.	1165.06	Courts.
1165.04	Required conditions.	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. **MOTOR VEHICLE SERVICE STATION**. Major or minor motor vehicle repair, 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 one hundred 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 therefore, 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. 96-14. Passed 10-27-14.)
- (l) **MOTOR VEHICLE FUEL DISPENSING FACILITY.**

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, premises, 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 subsection 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 or Trailer Sales Areas. Subject to additional conditions as determined by the Planning Commission including, but not limited to:

- (1) Ingress, egress and internal circulation.
- (2) Sight distance and visibility.
- (3) Setback of displays or storage 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 Areas. Subject to additional conditions as determined by the Planning Commission including, but not limited to:

- (1) Ingress, egress and internal circulation.
- (2) Sight distance and visibility.
- (3) Setback of displays or storage from right-of-way, sidewalk or edge of pavement.

- (4) Perimeter curbing, buffering, landscaping, lot coverage and other similar aesthetic and/or safety requirements.
(Ord. 96-14. Passed 10-27-14.)

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 measured 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) Facade 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 facade 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.

(a)

	<u>Lot Area (Sq. Ft.)</u>	<u>Lot Frontage (Feet)</u>	<u>Front Yard Depth (Feet)</u>	<u>Side Yard Width (Feet)</u>	<u>Rear Yard Depth (Feet)</u>
Non-Residential Uses	10,000	None	20	None; except when adjoining an A or R District, then no less than 25 feet.	None; except when adjoining an A or R District, then no 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.)

CHAPTER 1168
D-1 Downtown District

1168.01	Purpose.	1168.08	Courts.
1168.02	Principal permitted uses.	1168.09	Existing structures in D-1.
1168.03	Conditional uses.	1168.10	Design review guidelines.
1168.04	Accessory uses.	1168.11	Design requirements.
1168.05	Prohibited uses.	1168.12	Procedure.
1168.06	Required conditions.		
1168.07	Lot area, frontage and yard requirements.		

CROSS REFERENCES

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

Signs - see P. & Z. Ch. 1187

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

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

Off-street parking and loading - see P. & Z. Ch. 1183

Underground electric and lighting - see P. & Z. Ch. 1125

Sidewalks - see P. & Z. Ch. 1184

1168.01 PURPOSE.

The purpose of the Downtown District is to provide for a high quality, secure, visually interesting, architecturally integrated, comfortable and convenient environment that can attract a high volume of pedestrian activity in a strong cultural, institution, office and commercial presence. The D-1 District regulations and Design Guidelines for the D-1 District shall ensure the desired quality development. (Ord. 130-94. Passed 9-26-94.)

1168.02 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-1 District, except as modified herein and except that no residential uses are permitted.
- (b) Retail and Service. Art and antique shops, artist supply stores, interior decorating shops, furniture and appliance stores, self-service laundries, dry cleaning shops, department stores, variety and dime stores, dry goods and apparel stores, laundry pick-up stores, supermarkets.
- (c) Office. Business and/or professional offices; office buildings.

- (d) Financial. Banks, savings and loans and other similar financial organizations with or without drive-through facilities.
- (e) Restaurants. Restaurants without drive-through facilities.
- (f) School and Studio. Trade or business schools provided machinery which is used for instruction purposes is not objectionable due to noise, fumes, smoke, odor or vibration; photographic studios, dancing studios, radio and telecasting studios and the like.
- (g) Printing and Related Trade. Publishing, job printing, lithographing and blueprinting, etc.
- (h) Clinic.
(Ord. 36-13. Passed 4-22-13.)

1168.03 **CONDITIONAL USES.**

The following uses shall be permitted only if expressly authorized by the Planning Commission.

- (a) Restaurants. Restaurants as defined in Section 1133.01(70.1).
- (b) Retail and Service. Any other retail business or service establishment or use which is determined by the Commission to be of the same general character as the above principal permitted uses, but not including any use which is first permitted or which is not permitted in the C-3 District.
- (c) Veterinary Hospital or Clinic. Veterinary hospitals and clinics, excluding any outside kennels, cages, exercise runs or keeping of animals.
- (d) Drive-thru Facilities. Any establishment with drive-thru facilities as defined in Section 1133.01(29) except bank drive-thru facilities which are a principal permitted use. This is defined as an operation where transfer of goods and services to the customer is designed to be done while the customer remains in the vehicle.
- (e) Institutional. Schools and colleges for academic instruction and churches including church schools.
- (f) Fruit and Vegetable Stores.
- (g) Entertainment. Night clubs, game rooms, theaters, billiard parlors, bowling alleys, teen clubs, taverns and similar enterprises, but not within 100 feet of any R District and subject to all applicable regulations and such permits as may be required by law.
- (h) Wind Turbines. An alternative energy device designed to harness the natural wind currents to produce energy.
- (i) Motor Vehicle Fuel Dispensing Facility.
- (j) Motor Vehicle Service. Motor vehicle service facility.
(Ord. 36-13. Passed 4-22-13.)
- (k) **DAYCARE.**

1168.04 ACCESSORY USES.

Accessory uses, buildings or structures customarily incidental to any principal permitted or conditional use shall be permitted but shall be complimentary to the main building and surrounding properties. Additionally, accessory uses shall be permitted in conjunction with the following:

- (a) General. Accessory uses and structures as permitted and as regulated in the C-1 District, as well as accessory uses and structures not otherwise prohibited customarily accessory and incidental to any of the foregoing permitted C-2 uses.
- (b) More than one building may be located upon the lot, but only when such buildings conform to all open space requirements around the lot.
- (c) Grading, filling, excavating or any change in the grade or property that involves the moving, depletion or replacement of more than 100 cubic yards of material or changes the existing elevation by more than one foot requires approval of the Design Review Committee. At no time shall any grading be detrimental to surrounding property in appearance or in the diversion of storm water drainage.
(Ord. 130-94. Passed 9-26-94.)
- (d) Signage shall adhere to the Design Guidelines and is subject to review and written recommendation by the Design Review Committee and approval by the Planning Commission.
(Ord. 154-96. Passed 10-15-96.)

1168.05 PROHIBITED USES.

Residential except as provided for in Chapter 1198.

(Ord. 130-94. Passed 9-26-94.)

1168.06 REQUIRED CONDITIONS.

All conditions as specified for the C-1 District, except for new merchandise in the case of art and antique shops. There is no maximum use size.

(Ord. 130-94. Passed 9-26-94.)

1168.07 LOT AREA, FRONTAGE AND YARD REQUIREMENTS.

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

- (a) Lots legally existing at the time of application of this chapter to such lots shall be considered legal conforming lots and shall not be classified as nonconforming use. Lots created subsequent to the application of this chapter to the property must conform to the provisions of this chapter.

	Lot Area (Sq. Ft.)	Lot Front- age (Feet)	Front Yard Depth (Feet)	Side Yard Width (Feet)	Rear Yard Depth (Feet)
Non-Residential Uses	10,000	75	25	None; except when adjoining an A or R District, then no less than 10 feet.	None; except when adjoining an A or R District, then no less than 10 feet.

(b) Residential. Prohibited.

(c) Screening and Buffering.

<u>Zone</u>	<u>Use</u>	<u>Buffering (Horizontal Dimension)</u>	<u>Screening (Vertical Screen Dimension)</u>
D-1	Business	25' adjoining A and R Districts	6' adjoining A and R

Districts
(Ord. 130-94. Passed 9-26-94.)

1168.08 COURTS.

Same as required in the A-1 District. (Ord. 130-94. Passed 9-26-94.)

1168.09 EXISTING STRUCTURES IN D-1.

(a) The design requirements set forth for the D-1 District shall apply to both existing structures and new construction. New development and/or construction must adhere to the zoning requirements and the design guidelines from the project's inception. Existing structures must meet compliance requirements when thirty-three percent (33%) of the visible exterior is altered, changed or added to. Any change in land use or enlargement, reconstruction, structural alteration, remodeling or major repair respecting at least thirty-three percent (33%) of visible exterior portions of any building or lot in the D-1 District shall comply with the zoning Ordinance provision for D-1 and the accompanying guidelines for D-1. (Ord. 130-94. Passed 9-26-94.)

(b) Existing lots and structures which at the time of adoption of the D-1 District are nonconforming by reason of noncompliance with the provisions of this chapter shall be classified as legally conforming and shall appeal to the Design Review Committee in the event of building or structure damage more than sixty percent (60%) of its fair market value. The damage, exclusive of foundations, may include fire, flood, explosion, wind, earthquake, war, riot or other calamity or act of God. The building or structure may be restored and/or reconstructed with the review and written recommendation of the Design Review Committee and approval of the Planning Commission which may waive specific guidelines in order to permit a nonconforming lot. (Ord. 154-96. Passed 10-15-96.)

1168.10 DESIGN REVIEW GUIDELINES.

(a) Reasonable additional requirements as to landscaping, lighting, signs or other advertising devices, screening, accessways, building placement, building setback and height limitations may be imposed by the Design Review Committee for the protection of adjoining property and to maintain a consistent Town Center image. (Ord. 130-94. Passed 9-26-94.)

(b) Particular attention shall be made to assure architectural style and quality, roof structures, exterior colors, building materials, and other features are compatible with the Design Guidelines which are in the Town Center Development Plan. Unless approved otherwise by the Planning Commission, earth tone exterior colors shall prevail in Town Center buildings and other exterior components. As provided for within the Design Review Guidelines, the Committee will review plans to assure that the objectives of the Design Guidelines are achieved.

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

(c) The Design Review Committee will evaluate projects on the following criteria:

- (1) Site design.
- (2) Architectural character.
- (3) Materials and color.
- (4) Ingress, egress and parking.
- (5) Landscaping.
- (6) Screening and buffering.
- (7) Signage.
- (8) Exterior lighting.

(d) All building elevation drawings, site plans, exterior material and color palates, signs and landscape plans must be reviewed by the Design Review Committee. The Design Review Committee, when reviewing plans, shall have at their disposal an architect registered in the State of Ohio to be of assistance where necessary.

(Ord. 130-94. Passed 9-26-94.)

1168.11 DESIGN REQUIREMENTS.

This chapter which creates the D-1 District empowers the Planning Commission with the authority to adopt the Design Guidelines that are consistent with these site requirements. Guidelines shall be created, altered and/or discontinued as determined by the Commission. Furthermore, the Design Review Committee may use flexibility in interpreting the requirements of the Design Guidelines provided, however, that the guidelines shall be met unless compliance therewith creates an undue hardship. The following requirements shall be accompanied by the specific Design Guidelines for the D-1 District which are found in the Town Center Development Plan:

(a) Architectural Character.

- (1) Facade organization. All sides, including the rear elevation, of a building shall be treated as a front elevation by continuing the same colors, materials and detailing to all sides.
- (2) Storefronts. Storefronts play an integral part in the establishment of a

- building's character. The storefront of a structure must have a consistent sign frieze and window display.
(Ord. 130-94. Passed 4-26-94.)
- other
materials.
- (3) Roofs. Although the preferred roof types are gable and hip, the roof types may be permitted on a case by case basis.
- (4) Materials. The building materials must consist of quality material such as brick, wood, stone, masonry, vinyl siding and similar
(Ord. 154-96. Passed 10-15-96.)
- (5) Colors. Colors must be natural. Bright primary type colors will be permitted only for accent or trim purposes.
(Ord. 130-94. Passed 9-26-94.)
- (b) Site Design.
- (1) Ingress and egress. Curb cuts are limited to one per lot with a width Not to exceed 35 feet. Only under special circumstances shall such requirements be altered.
- (2) Parking. All parking lots shall contain a landscaped area equal to five percent (5%) of the entire parking lot. The area shall contain shrubs, flowers, trees and grass. Parking lots shall be screened from the street. A required front yard of five feet shall be placed between the sidewalk and the parking or the proposed location of a sidewalk and the parking lot. In the case where landscaping requirements shall interfere with the parking requirements of Chapter 1183, flexibility in the landscaping requirement may be permitted. (Ord. 154-96. Passed 10-15-96.)
- (3) Loading requirements. All loading docks must be screened.
- (4) Landscaping. Any part of a lot not used for buildings or other structures or for roads, walks, parking, service areas or other accessways shall be landscaped with grass, trees, shrubs or other ground cover.
- (5) Pedestrian circulation. Access for pedestrian circulation is required. Parking spaces must be connected to the building and the building must be connected to the public sidewalk.
- (6) Buffering/screening. Screening and buffering shall be provided along the common property line separating all agriculture and residential districts from the D-1 District.
Provisions for construction of the buffer shall be the responsibility of the property owner or developer introducing the construction within the D-1 zone. (Ord. 130-94. Passed 9-26-94.)
- (7) Signage. Signs generally as permitted in Section 1187.07(d) but as approved by the Planning Commission. Roof signs shall not be permitted. Signs in the Town Center should add to a rich character, not detract from the individual properties or the area as a whole.
(Ord. 154-96. Passed 10-15-96.)
- (8) Lighting. Project lighting must not interfere with the site layout. Lighting must be compatible with project design.
(Ord. 130-94. Passed 9-26-94.)

1168.12 PROCEDURE.

(a) The provisions of any other part of these Codified Ordinances notwithstanding, before the issuance of any building permit or zoning certificate, the Design Review Committee shall review the plans to ensure that the proposed project complies with the Design Guidelines set forth in this chapter. The Design Review Committee shall recommend to the Planning Commission their findings of a project review. They may recommend alternatives or modifications to a plan. The Planning Commission shall review all plans detailing the matters described in this chapter to determine compliance with the provisions of this chapter and to fulfill the purposes stated in Section 1168.01.

(b) The Design Review Committee shall have thirty days in order to accomplish the review required. The Committee shall have thirty days after the plans are submitted to the Planning Department to review the plans for guideline compliance.

(c) There shall be created a Design Review Committee consisting of nine members to be determined as follows:

- (1) One member shall be appointed by a majority vote of Council from among its membership. Such member may be removed from the Committee, without cause, by a majority vote of the Council members;
- (2) One member shall be appointed by a majority vote of the Planning Commission from among its members. Such member may be removed from the Committee, without cause, by a majority vote of the Planning Commission;
- (3) One member shall be the Director of the Planning Department, or a staff representative appointed by the Planning Director;
- (4) One member shall be the City's Building Division Superintendent; (Ord. 130-94. Passed 9-26-94.)
- (5) One member shall be a citizen at large from the citizenry. This member shall be appointed by the City Manager and is subject to confirmation by City Council. Such member shall have no financial interests to Town Center businesses or residences. The citizen at large member shall serve for a two year term. (Ord. 154-96. Passed 10-15-96.)
- (6) Four members shall be business owners or operators from the four Town Center quadrants. One person representing each quadrant. These members shall be appointed by the City Manager and are subject to confirmation by Council. The quadrant members shall serve for overlapping terms of two years each, except that the members first appointed shall serve for the following terms of office: two quadrant members shall serve for one year and the other two members serve for two year terms; and thereafter, each member shall serve for a term of two years.

(d) Appeals. An appeal to Council may be taken by any owner, developer or occupant who is aggrieved or affected by any decision of the Planning Commission under this

section. Such appeal shall be perfected by filing a written notice of such appeal with the Clerk of Council within fourteen days after the date upon which the Planning Commission made the decision at a meeting. The Council may reverse, affirm or modify the decision of the Planning Commission within sixty days after the filing of the notice of appeal with the Clerk of Council. The decision of Council shall be final and as a legislative decision shall not be subject to further appeal.

(Ord. 130-94. Passed 9-26-94.)

City of Fairfield, Ohio City Council Meeting Communication

Date: 9-14-15

Item:

An ordinance authorizing the City Manager to execute the FY 2016 Community Development Block Grant (CDBG) application.

Financial Impact:

The Symmes Road Improvement project is programmed in the current 2015-2019 CIP as PWA-16-101. If approved, Ohio Public Works Commission District 10 would be funding \$519,290 (approximately 66%) of the project. The CDBG funding of \$113,265 plus \$154,245 from the Street Improvement Fund would provide an additional 34% funding. The estimated total cost of construction for this project is \$786,800.

The CDBG Cooperation Agreement between the City of Fairfield and Butler County entitles Fairfield to no less than 10% of the total CDBG funds the County receives in that program year. Ten percent of the allocation for 2016 is estimated to be \$113,265.

Synopsis:

The proposed project is to improve Symmes Road between State Route 4 and North Gilmore Road. The improvements entail repairing, repaving and widening the road as well as drainage upgrades. The road was last improved in 1995 and is due for an upgrade.

Background:

The CBDG is a source of funding to support areas that are designated as Low to Moderate Income (LMI) such as these sites. The Symmes Road improvements meet the national objective of benefitting a low to moderate income area.

Recommendation:

It is recommended that City Council authorize the City Manager to execute the FY 2016 CDBG application. The Emergency Provision is being requested in order to meet the October 16, 2015 deadline date.

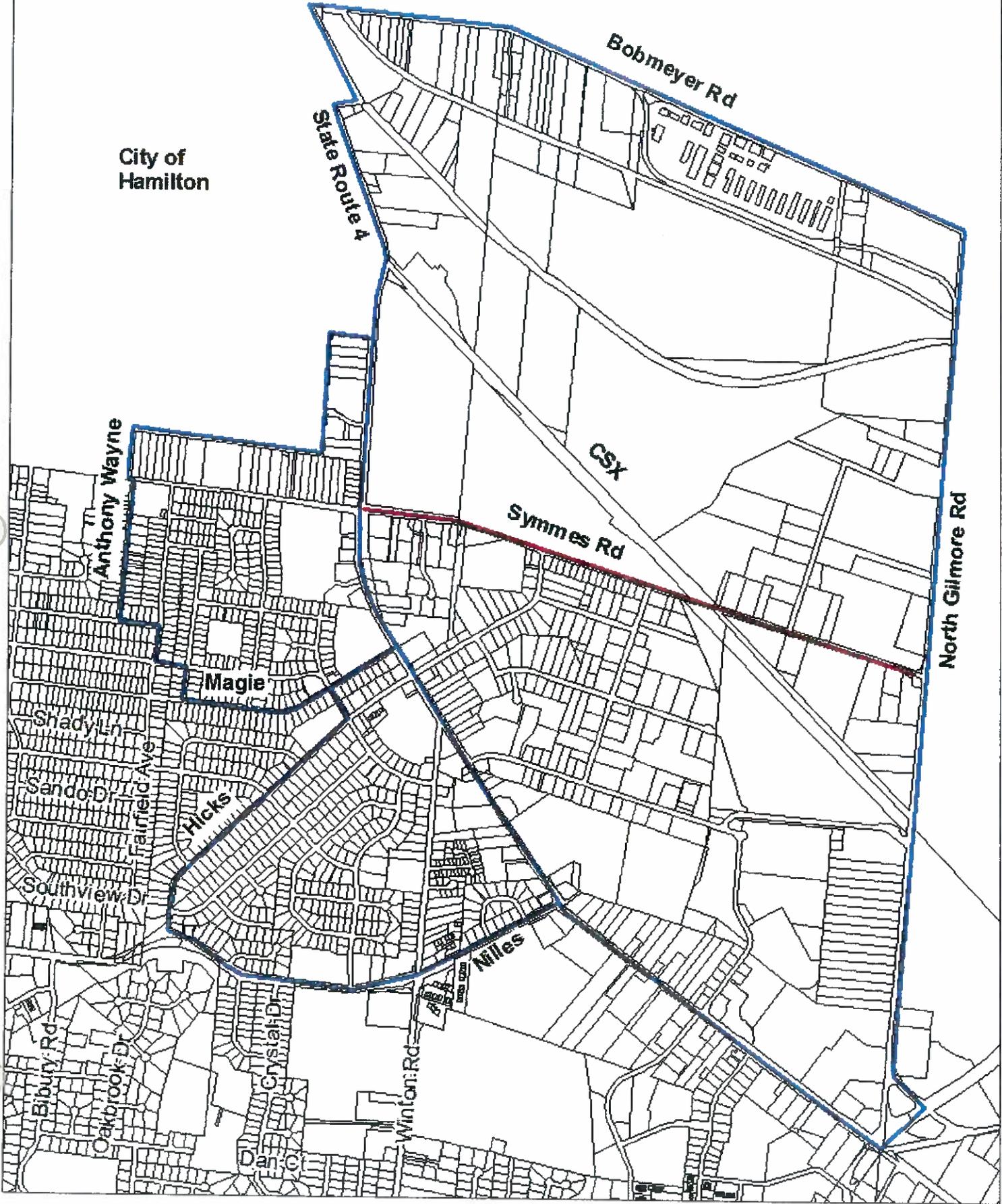
Legislative Actions:

Rules Suspension and Adoption Requested? No.
Emergency Provision Needed? Yes.

Prepared by: Erin Don (Planning Manager)
Approved for Content by: Christy Bachman
Financial Review (where applicable): Mary Tomp
Legal Review (where applicable): J. L. Clemmons
Accepted for Council Agenda: Alison Wilson

2016 CDBG Map

- Service Area
- Project Location



ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE FY 2016 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION AND AGREEMENT 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 execute the FY 2016 Community Development Block Grant (CDBG) application and agreement in accordance with the application and 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 application must be filed by October 16, 2015; wherefore, this ordinance shall take effect immediately upon its passage.

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

ATTEST:

Clerk of Council

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

Clerk of Council

CITY OF FAIRFIELD, OHIO
CITY COUNCIL MEETING COMMUNICATION

ITEM NO. 11 (A)(1)

Item

September 28, 2015

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 2015.

Monday, November 23, 2015

5:30 PM – Council/Manager Briefing

7:00 PM – Regular Meeting

Monday, December 7, 2015

6:00 PM – Council/Manager Briefing

7:00 PM – Regular Meeting

Monday, December 14, 2015

6:00 PM – Council/Manager Briefing

7:00 PM – Regular Meeting and Public Hearing regarding the 2016 Operating Budget

Monday, December 21, 2014 – No Meetings

Monday, December 28, 2013

6:00 PM – Oath of Office Ceremony

LEGISLATIVE ACTION:

SIMPLE MOTION OF COUNCIL

Prepared by: Hushia Colton

Approved for Content by: Hushia Colton

Financial Review (where applicable) by: Maya Hynes

Legal Review (where applicable) by: Jim Williams

Accepted by Council Agenda: Hushia Colton

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

ITEM:

DATE: 9/28/15

An appropriation to fund a professional services agreement with Brandstetter Carroll, Inc., for conceptual architectural/engineering services for the William Harbin Park Renovation project.

FINANCIAL IMPACT:

A financial appropriation in the amount of \$50,000.00 is necessary to fund this proposal.

SYNOPSIS:

This project will provide a conceptual design for the proposed renovations at William Harbin Park.

BACKGROUND:

William Harbin Park was dedicated in the late-1970's and the majority of the structures and/or amenities in the park were constructed during the first 10 years of the park's existence and have become dated. As identified in the recently completed Comprehensive Parks and Recreation Master Plan; "taking care of what we have" and "improving and expanding trails and connections" were major points of emphasis by the residents. This project will provide the base line for the renovation of Harbin Park to meet the on-going needs of the community and includes the following elements:

- A. Three (3) public input meetings; two meetings to solicit public input from citizens and/or user groups and one input meeting to review conceptual design draft with City Council/Parks and Recreation Board.
- B. Various meetings with city team.
- C. Detailed plan to provide pedestrian and/or bicycle connectivity to various adjacent neighborhoods; along with perimeter paved bike/hike path plan.
- D. Recommendations for parking, ingress/egress of park, re-purposing of farm barn and ranger building, shelter house renovations, signage, existing site amenities, future site amenities, etc.
- E. Detailed site plan to encompass all design and landscape elements.
- F. Construction Cost Estimates (based upon 2016 dollars).
- G. Recommendations regarding phasing of purposed renovation/development; recommendations for grant sources to accomplish specific project elements; along with separate costs to prepare/submit grants on behalf of the city.

This project has been authorized by the City through its 2015-2019 Capital Improvement Program (PRK-15-005); along with being identified in the 2014 Comprehensive Parks and Recreation Master Plan. The Parks and Recreation Department solicited Request for Proposals for the project in the summer of 2015. Three architectural firms submitted proposals and were interviewed by the Selection Committee; comprised of the City Manager, the Parks and Recreation Director, the Development Services Director, the Economic Development Manager, the Parks and Facilities Manager, and the Parks Operations Coordinator. The Selection Committee made its recommendation to the Parks and Recreation Board at their September meeting.

At the Parks and Recreation Board's September 15th meeting, the Board passed Resolution 2015-07 in support of the William Harbin Park Renovation project and the selection of Brandstetter Carroll, Inc.; and have forwarded their recommendation to City Council.

RECOMMENDATION:

It is recommended that City Council authorize and direct the preparation of legislation authorizing the appropriation necessary to fund this proposal in accordance with the proposal on file in the office of the City Manager.

LEGISLATIVE ACTION:

Suspension of Rules and Adoption Requested? If yes, explain above. Yes | | No [X]

Emergency Provision Needed? If yes, explain above. Yes | | No [X]

Prepared by: J. Bell
Approved for Content by: J. Bell
Financial Review (where applicable): May Hagan
Legal Review (where applicable): Scott H. Cummings
Accepted for Council Agenda: H. Hagan

FAIRFIELD PARKS AND RECREATION BOARD

BE IT RESOLVED by the Fairfield Parks and Recreation Board that the City Manager is authorized to enter into an agreement with Brandstetter Carroll Inc. for the City of Fairfield, William Harbin Park Renovation Project, in accordance with the bids on file in the office of the City Manager.

ROLL CALL	YES	NO
Doug Meece	<u>✓</u>	<u> </u>
Robert Myron	<u>✓</u>	<u> </u>
Debbie Pennington	<u>✓</u>	<u> </u>
Craig Keller	<u>✓</u>	<u> </u>
Dean Bruewer	<u> </u>	<u> </u>
Billy Smith	<u>✓</u>	<u> </u>

Doug Meece, Chairman / Doug Meece

Cyndi Kreke, Secretary / Cyndi Kreke

Resolution: 2015-07

Date: 09/15/2015

Project Number: PRK-15-005 **Dept:** PARKS **Bid Date:** 03/01/2015 **Priority:** Minor **Need:** Quality Of Life Development Driven

Harbin Park Renovations
Renovations at Harbin Park

2015 - Conceptual design services for Harbin Park renovations
2017-2019 - Shelter house renovations / upgrades, perimeter path and barn relocation

	2015	2016	2017	2018	2019
	\$50,000.00	\$0.00	\$100,000.00	\$100,000.00	\$100,000.00



City Funding Source:
Capital Improvement Fund **Amount:** \$150,000.00
Outside Funding Source:
State Grant **Amount:** \$200,000.00

Planning / Engineering / Legal: \$50,000.00 **Impact On Operating Personnel Costs:** \$0.00
Acquisition of Property / ROW: \$0.00 **Other Costs:** \$0.00
Construction: \$400,000.00 **Total Operating Costs:** \$0.00
Equipment / Vehicle: \$0.00

City's Cost: \$150,000.00 **Outside Funding:** \$200,000.00 **Total Cost:** \$350,000.00

CITY OF FAIRFIELD, OHIO
WILLIAM HARBIN PARK RENOVATION
REQUEST FOR PROPOSAL
CONCEPTUAL ARCHITECTURAL/ENGINEERING SERVICES

1.0 Invitation

The City of Fairfield invites experienced architectural and engineering firms to submit proposals for professional services for the conceptual design of the William Harbin Park Renovation Project. This is a Request for Proposal (RFP).

2.0 Project Background

This conceptual design project has been authorized by the City of Fairfield, with funding for these services totaling approximately \$50,000.00 for the Harbin Park renovations. William Harbin Park is located at 1300 Hunter Road, Fairfield, Ohio 45014 and is approximately 260 acres, including Muskopf Preserve.

In 2014, the City retained the services of the Indiana University/Eppely Institute for Parks and Public Lands, to conduct a Comprehensive Parks and Recreation Master Plan and Needs Assessment. A copy of the Master Plan is available for review on the City's website at <http://www.fairfield-city.org/parks/index.cfm>.

3.0 Scope of Services

The scope of services, for the conceptual design of the Project, will include:

- A. Three (3) public input meetings; two meetings to solicit public input from citizens and/or user groups and one input meeting to review conceptual design draft with City Council/Parks and Recreation Board.
- B. Various meetings with city team.
- C. Detailed plan to provide pedestrian and/or bicycle connectivity to various adjacent neighborhoods; along with perimeter paved bike/hike path plan.
- D. Recommendations for parking, ingress/egress of park, re-purposing of farm barn and ranger building, shelter house renovations, signage, existing site amenities, future site amenities, etc.
- E. Detailed site plan to encompass all design and landscape elements.
- F. Construction Cost Estimates (based upon 2016 dollars).
- G. Recommendations regarding phasing of purposed renovation/development; recommendations for grant sources to accomplish specific project elements; along with separate costs to prepare/submit grants on behalf of the city.

4.0 Instructions to Proposers

Sealed proposals will be accepted until **3:00 PM, EST, Monday, June 29, 2015**. Proposals received after that time will not be accepted. Three copies of the proposal should be submitted to:

City of Fairfield, Ohio
Parks and Recreation Department
411 Wessel Drive
Fairfield, Ohio 45014

Concise and focused proposals are suggested with a target length of no more than 20 pages, including samples of previous work. Proposals should include, in a clearly marked separate and sealed envelope, a description of the estimated fee schedule based upon estimated project cost of \$50,000.00 and scope of services. The fee schedule should be on a **not-to-exceed** basis. Indicate the basis and approach regarding the fee structure for the various components of the project's scope of services.

5.0 Proposal Format

Proposals shall be relevant and concise. To facilitate the evaluation process, the following format will be required:

5.1 Brief Description of the Prime Design/Engineering Firm

- A. Name of business and office location
- B. Length of time in business
- C. Total number of local and other employees
- D. Name of principals, their disciplines and Ohio registration
- E. Professional services provided by the firm

5.2 Sub-consultants

Please list any firms that will act as sub-consultants to your firm, its specialty areas, location of office, number of employees, and firm's experience related to this project. Provide information regarding prior projects on which sub-consultants have worked with your firm.

5.3 Project Team

- A. List those individuals who will do the work on this project. Provide the following information for each team member: Team Assignment, General and Professional Qualifications, Project Experience (relevant to this project while with this firm).

5.4 Relevant Project Experience

- A. Include brief descriptions of all park renovations projects completed within the past five years, including:
 1. Name of client, contact person and telephone number.
 2. Location.
 3. Projected design and construction budget. Actual design and construction budget.
 4. Completion date and indicate if project was completed on schedule.
 5. Indicate whether the design process included conducting public meetings.
 6. Indicate design problems encountered and solutions to those problems.

5.5 Project Approach

Indicate the steps the firm will undertake to accomplish the project scope of services and tasks. Discuss the firm's unique ability, if any, to professionally and effectively design the proposed project.

6.0 Selection and Award

Proposals will be accepted until **3:00 PM, EST, Monday, June 29, 2015**, at the location listed in 4.0 of this RFP. A staff selection committee will review the proposals and recommend the awarding of the project to the Fairfield Parks and Recreation Board and the Fairfield City Council. The final award of the project will be approved by the Fairfield City Council. Evaluation criteria will be based upon the firm's qualifications, experience, comparable projects, professional design approach and philosophy to address the scope of services, and fee schedule.

The City of Fairfield reserves the right to evaluate the proposals submitted, reject any or all proposals, or to correct or waive irregularities in proposals should it be deemed in the best interest of the City to do so.

7.0 City Contact

Questions may be directed to James A. Bell, Parks and Recreation Director, 411 Wessel Drive, Fairfield, Ohio 45014. Contact phone number is (513) 867-5348 and fax number is (513) 867-6070. Contact's e-mail address is jbell@fairfield-city.org.

FEES AND CONDITIONS

FEES AND CONDITIONS

A. Fees

The proposed fees are listed below by phase.

A. Fees by Phase

	<u>Fee</u>
Phase 1	
1. Planning Context & Site Analysis	\$14,600
2. Public Engagement	\$8,600
3. Conceptual Alternative Plans Phase	\$10,500
4. Preliminary Master Plan Phase	\$8,000
5. <u>Final Master Plan Phase</u>	<u>\$8,300</u>
Total Fee	\$50,000

B. Conditions

1. The Owner will provide and coordinate the invitations, meeting space and promotion of public input meetings, stakeholder meetings, and client review meetings.
2. Any additional copies of Draft and Final Reports that are requested by the Owner will be billed to the Owner at the actual printing and preparation costs.
3. The Owner will provide digital base maps in ARCGIS of the entire park site for use by the Consultant.
4. The Consultant will be paid monthly based on the percentage of work completed in the previous month.
5. The Owner will provide the Consultant with copies of previous studies related to the delivery of parks and recreation services, attendance figures, budgets, capital expenditure lists, and other data.
6. This proposal will remain valid for 60 days from the due date of June 29, 2015.

This Proposal is proposed by:

Brandstetter Carroll Inc.



Lawrence, W. Brandstetter, AIA, President

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH BRANDSTETTER CARROLL, INC. FOR CONCEPTUAL ARCHITECTURAL/ENGINEERING SERVICES FOR THE WILLIAM HARBIN PARK RENOVATION PROJECT.

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

Section 1. The City Manager is hereby authorized to execute a professional services agreement with Brandstetter Carroll, Inc. for conceptual architectural/engineering services for the William Harbin Park Renovation Project in accordance with the proposal on file in the office of the City Manager.

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

Passed _____

Mayor's Approval

Posted _____

First Reading _____

Rules Suspended _____

Second Reading _____

Third Reading _____

ATTEST:

Clerk of Council

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

Clerk of Council

CITY OF FAIRFIELD, OHIO
CITY COUNCIL MEETING COMMUNICATION

ITEM NO. 11E(1)

ITEM:

DATE: 09/28/15

Contract with Smithcorp, LLC and appropriation of \$345,000 for Pleasant Avenue Water Main Replacement Project – Happy Valley Drive to Resor Road.

FINANCIAL IMPACT:

Funding for this project is included in the 2015-2019 Capital Improvement Program under project number WAT-15-002 – Small Water Line Improvements WWD-15-007; the funding source is the Water Expansion Fund. Additional funding for this project is being redirected from CIP project WAT-15-013 – Water Storage Tank/Tower Maintenance; the funding source is the Water Surplus Fund.

SYNOPSIS:

This project includes the replacement of around 2,000 feet of 8”, 10”, and 12” cast iron water lines originally installed in 1957 along Pleasant Avenue, between Happy Valley Drive and Resor Road.

BACKGROUND:

This project will replace critical sections of old water mains that have begun to fail – causing an increased number of main breaks and leaks in recent years. This project will also provide operational flexibility for the City’s Water Division by creating a secondary water supply connection for customers in the Happy Valley subdivisions.

The proposed project was prepared for formal competitive bidding, with three (3) bids received. Staff recommends that the bid be awarded to Smithcorp, LLC, the lowest and best bidder. Bids are summarized on the attached sheet.

Total amount requested is above bid amount to cover a necessary materials line item adjustment – specifically the requirement to utilize low strength mortar instead of gravel as trench backfill material.

RECOMMENDATION:

It is recommended that City Council authorize the City Manager to enter a contract with Smithcorp, LLC and appropriate funding in the amount of \$345,000.00 for Pleasant Avenue Water Main Replacement Project – Happy Valley Drive to Resor Road. Rules suspension is being requested in order to expedite the project.

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

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

Prepared by: Adam Sackenheim *AMS*
Approved for Content by: *Adam Sackenheim*
Financial Review (where applicable): *May Hysa*
Legal Review (where applicable): *John D. Clemmons*
Accepted for Council Agenda: *M. Hysa*

PROJECT BID
 2015 Pleasant Avenue
 Water Main Replacement
 Happy Valley Drive to Resor Road
 City of Fairfield, OH
 GRW PROJECT NO. 4189-02



BIDS WERE OPENED MONDAY, AUGUST 31, 2015 AT 3:00 P.M. (Local Time)

CONTRACTOR'S NAME AND ADDRESS			SmithCorp, Inc. 130 Novner Dr. Cincinnati, OH 45215			Larry Smith, Inc. 5737 Dry Fork Road Cleveland, OH 45002			Welsh Excavation co., Inc. 5780 State Route 128 Cleveland, OH 45002		
CERTIFIED CHECK OR BID BOND			10%			10%			10%		
Item	Description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total		
1	12" Ductile Iron Water Main & Ductile Iron Fittings	1,010	LF	\$ 118.00	\$ 119,180.00	\$ 141.00	\$ 142,410.00	\$ 78.00	\$ 78,780.00		
2	10" Ductile Iron Water Main & Ductile Iron Fittings	20	LF	\$ 110.00	\$ 2,200.00	\$ 160.00	\$ 3,200.00	\$ 100.00	\$ 2,000.00		
3	8" Ductile Iron Water Main & Ductile Iron Fittings	840	LF	\$ 82.00	\$ 68,880.00	\$ 120.00	\$ 100,800.00	\$ 130.00	\$ 109,200.00		
4	Cut and Cap/Plug Existing 12" Water Main	1	EA	\$ 2,000.00	\$ 2,000.00	\$ 2,600.00	\$ 2,600.00	\$ 950.00	\$ 950.00		
5	Cut and Cap/Plug Existing 10" Water Main	2	EA	\$ 2,000.00	\$ 4,000.00	\$ 2,500.00	\$ 5,000.00	\$ 1,125.00	\$ 2,250.00		
6	Cut and Cap/Plug Existing 6" Water Main	3	EA	\$ 1,000.00	\$ 3,000.00	\$ 1,500.00	\$ 4,500.00	\$ 825.00	\$ 2,475.00		
7	Remove Existing Fire Hydrant Assembly, Close Valve and Cut and Cap Water Main	1	EA	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 325.00	\$ 325.00		
8	12" Gate Valve & Box	2	EA	\$ 1,500.00	\$ 3,000.00	\$ 2,500.00	\$ 5,000.00	\$ 2,225.00	\$ 4,450.00		
9	8" Gate Valve & Box	2	EA	\$ 1,000.00	\$ 2,000.00	\$ 1,400.00	\$ 2,800.00	\$ 1,225.00	\$ 2,450.00		
10	6" Gate Valve & Box	1	EA	\$ 600.00	\$ 600.00	\$ 1,100.00	\$ 1,100.00	\$ 825.00	\$ 825.00		
11	Fire Hydrant Assembly	2	EA	\$ 3,500.00	\$ 7,000.00	\$ 4,000.00	\$ 8,000.00	\$ 4,225.00	\$ 8,450.00		
12	Install New 3/4" Meter & Pit & Reconnect Service	11	EA	\$ 1,300.00	\$ 14,300.00	\$ 2,000.00	\$ 22,000.00	\$ 1,900.00	\$ 20,900.00		
13	3/4" Type K Copper Service Line	740	LF	\$ 8.00	\$ 5,920.00	\$ 10.00	\$ 7,400.00	\$ 80.00	\$ 59,200.00		
14	Dry Connection to Existing 12" Valve	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,500.00	\$ 925.00	\$ 925.00		
15	Wet Tap Connection to Existing 10" Water Main with, 10"x10"x8" Tapping Tee & 8" Valve & Box	1	EA	\$ 3,500.00	\$ 3,500.00	\$ 5,500.00	\$ 5,500.00	\$ 4,850.00	\$ 4,850.00		
16	Wet Tap Connection to Existing 10" Water Main with, 10"x10"x10" Tapping Tee & 10" Valve & Box	1	EA	\$ 3,500.00	\$ 3,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,525.00	\$ 6,525.00		
17	Dry Connection to Existing 6" Water Main with 6"x6" Tee, 8"x6" Reducer, & 8" Valve & Box	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 6,250.00	\$ 6,250.00	\$ 2,975.00	\$ 2,975.00		
18	Dry Connection to Existing 6" Water Main with 8"x6" Reducer & 8" Valve & Box	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 3,000.00	\$ 3,000.00	\$ 2,300.00	\$ 2,300.00		
19	8" Restrained Joint DI Water Main Bored and Jacked in 16" Steel Encasement Pipe	60	LF	\$ 250.00	\$ 15,000.00	\$ 400.00	\$ 24,000.00	\$ 355.00	\$ 21,300.00		

PROJECT BID
 2015 Pleasant Avenue
 Water Main Replacement
 Happy Valley Drive to Resor Road
 City of Fairfield, OH
 GRW PROJECT NO. 4189-02



BIDS WERE OPENED MONDAY, AUGUST 31, 2015 AT 3:00 P.M. (Local Time)

CONTRACTOR'S NAME AND ADDRESS				SmithCorp, Inc. 130 Novner Dr. Cincinnati, OH 45215		Larry Smith, Inc. 5737 Dry Fork Road Cleves, OH 45002		Welsh Excavation co., Inc. 5780 State Route 128 Cleves, OH 45002	
CERTIFIED CHECK OR BID BOND				10%		10%		10%	
Item	Description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total
20	Concrete Sidewalk Replacement	120	SF	\$ 5.00	\$ 600.00	\$ 6.00	\$ 720.00	\$ 6.50	\$ 780.00
21	Curb and Gutter Replacement	40	LF	\$ 20.00	\$ 800.00	\$ 30.00	\$ 1,200.00	\$ 50.00	\$ 2,000.00
22	Asphalt Pavement Replacement with Full Gravel Trench Backfill	600	LF	\$ 30.00	\$ 18,000.00	\$ 50.00	\$ 30,000.00	\$ 80.00	\$ 48,000.00
23	Crushed Stone For "Special Granular Fill"	20	Ton	\$ 20.00	\$ 400.00	\$ 40.00	\$ 800.00	\$ 22.00	\$ 440.00
24	Final Surface Restoration, Water Main	1,290	LF	\$ 2.00	\$ 2,580.00	\$ 5.00	\$ 6,450.00	\$ 5.50	\$ 7,095.00
25	Traffic Control	1,870	LF	\$ 2.00	\$ 3,740.00	\$ 3.00	\$ 5,610.00	\$ 8.00	\$ 14,960.00
Total Bid Contract Price					\$ 288,200.00		\$ 396,840.00		\$ 404,405.00

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE THIS IS
 A TRUE AND CORRECT COPY OF BIDS AS RECEIVED.


 Kurt Zehnder, PE, Project Manager

NO ADDENDA ISSUED

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH SMITHCORP, LLC FOR THE PLEASANT AVENUE WATER MAIN REPLACEMENT PROJECT – HAPPY VALLEY DRIVE TO RESOR ROAD.

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 Smithcorp, LLC for the Pleasant Avenue Water Main Replacement Project – Happy Valley Drive to Resor Road 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

ORDINANCE NO. _____

ORDINANCE TO DECLARE TWO (2) CITY MOTOR VEHICLES AS SURPLUS AND AUTHORIZE THE CITY MANAGER TO SELL THE MOTOR VEHICLES ON GOVDEALS.COM.

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

Section 1. Two (2) city motor vehicles as shown on the list on file in the office of the Clerk of Council are hereby declared surplus and not needed for municipal purposes and the City Manager is hereby authorized to execute the agreement on file in his office with Govdeals.com for sale of such motor vehicles.

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

ORDINANCE NO. _____

ORDINANCE TO AMEND ORDINANCE NO. 109-14 ENTITLED "AN ORDINANCE TO MAKE ESTIMATED APPROPRIATIONS FOR THE EXPENSES AND OTHER EXPENDITURES OF THE CITY OF FAIRFIELD, OHIO, DURING A PERIOD BEGINNING JANUARY 1, 2015, AND ENDING DECEMBER 31, 2015."

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

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

From: Unappropriated Capital Improvement Fund \$50,000

To: 40216023-233300 Engineering Services \$50,000
(Engineering Services for Harbin Park Renovation Project)

From: Unappropriated Water Expansion Fund \$170,000

To: 40716025-252000 Improvements Other Than \$170,000
Building
(Pleasant Avenue Main Replacement)

From: Unappropriated Water Replacement and Improvement Fund \$55,000

To: 60416025-252000 Improvements Other Than \$55,000
Building
(Pleasant Avenue Main Replacement)

From: Unappropriated Water Surplus Fund \$120,000

To: 60516025-252000 Improvements Other Than \$120,000
Building
(Pleasant Avenue Main Replacement)

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

Passed _____
Posted _____
First Reading _____
Second Reading _____
Third Reading _____

Mayor's Approval _____
Rules Suspended _____

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 E(2) A-1

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

ITEM:

DATE: 9/28/15

An appropriation of funds for a new play structure at Winton Hills Park on Shearwater Drive.

FINANCIAL IMPACT:

An appropriation of \$20,000.00 will be needed for this.

SYNOPSIS:

An agreement with GameTime c/o David Williams & Associates, Inc. to provide a play structure for the Winton Hills Park. The play structure will be assembled by the Parks Maintenance staff.

BACKGROUND:

The Parks and Recreation Board identified in its 2015-2019 Capital Improvement Program (PRK-15-002) the need for the replacement of a 26 year old play structure and 2 other play features at Winton Hills Park.

The play structure being proposed is a custom designed Game Time Inc. (play structure drawing attached) and will be placed at the Winton Hills Park on Shearwater Drive.

RECOMMENDATION:

It is recommended that City Council authorize and direct the preparation of legislation authorizing the appropriation of \$20,000.00 from the 2015-2019 Capital Improvement Program for this project.

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: B Schappacher
Approved for Content by: [Signature]
Financial Review (where applicable): Mary Hertz
Legal Review (where applicable): [Signature]
Accepted for Council Agenda: [Signature]



P.O. Box 3315
Alliance, OH 44601
800-762-7936 Toll Free
330-821-4505 Fax
www.davidwilliamsassociates.com
info@davidwilliamsassociates.com

QUOTE
#40477

09/03/2015

City of Fairfield - Winton Hills Park

Fairfield, City of
Attn: Bob Schappacher
411 Wessel Drive
Fairfield, OH 45014-4999
Phone: 513-867-5348
Fax: 513-867-6070
bschappacher@fairfield-city.org

Project #: P18723
Ship To Zip: 45014

Quantity	Part #	Description	Unit Price	Amount
1	RDU	Gametime - PowerScope/XScape Hybrid Playstructure (BFAIRWINTONHILLS) - Ages 5 - 12; Aluminum Uprights	\$17,638.00	\$17,638.00
1	6200	Gametime - Sky Runner (F/S)	\$2,325.00	\$2,325.00
1	81736	Gametime - Track Ride 3-Deck F/S	\$3,394.00	\$3,394.00

SubTotal: \$23,357.00
Discount: (\$5,312.04)
Freight: \$1,592.32
Total Amount: \$19,637.28

Payment terms: Payment in full, net 30 days subject to credit approval. A 1.5% per month finance charge will be imposed on all past due accounts. Equipment will be invoiced separately from other services and shall be payable in advance of those services and project completion.

To order: Please complete the acceptance portion of this quotation and provide color selections, purchase order copy and other key information requested.

This quote does not include any state or local sales taxes. Sales tax will be added to the order if required, unless otherwise noted.

Acceptance of this proposal indicates your agreement to the terms and conditions stated herein.

Please issue one purchase order for the equipment and a separate purchase order for surfacing and/or equipment installation services.

Freight charges: Prepaid and added at time of invoicing.

GameTime Shipping Time: Standard shipping time for GameTime is 21-28 days. Allow an additional 4-7 days for transit.

Short Ship Claims: Purchaser has 14 days from receipt of equipment to file a short ship report in writing to our office. Company reserves right to not honor claims made after this time.

GameTime Standard Colors

-- Metal Colors: Yellow, Butterscotch, Orange, Red, Burgundy, Purple, Blue, Sky Blue, Spring Green, Green, Dark Green, Brown, Beige, Bronze, Black, Starlight, Metallic, White

-- Deck Colors: Red, Gray, Blue, Brown

-- Plastic Colors: Yellow, Orange, Red, Purple, Blue, Sky Blue, Spring Green, Green, Brown, Beige, Stone

-- HDPE Colors: Yellow, Orange, Red, Purple, Blue, Sky Blue, Spring Green, Green, Beige, Black, Grey

You may view Additional Color options and pre-designed play palettes on <http://www.gametime.com/resources/color-options/>



P.O. Box 3315
Alliance, OH 44601
800-762-7936 Toll Free
330-821-4505 Fax
www.davidwilliamsassociates.com
info@davidwilliamsassociates.com

QUOTE
#40477

09/03/2015

City of Fairfield - Winton Hills Park

Order Information:

Bill To: _____
Contact: _____
Address: _____
City, State, Zip: _____
Tel: _____
Fax: _____
eMail: _____

Ship To: _____
Contact: _____
Address: _____
City, State, Zip: _____
Tel: _____
Fax: _____
eMail: _____

Acceptance of quotation:

Accepted By (printed): _____
Title: _____
Telephone: _____

Date: _____
P.O. No: _____
Fax: _____

Purchase Amount: **\$19,637.28**

SALES TAX EXEMPTION CERTIFICATE #: _____
(PLEASE PROVIDE A COPY OF CERTIFICATE)

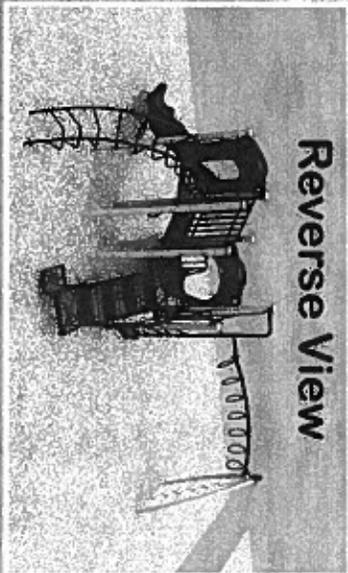
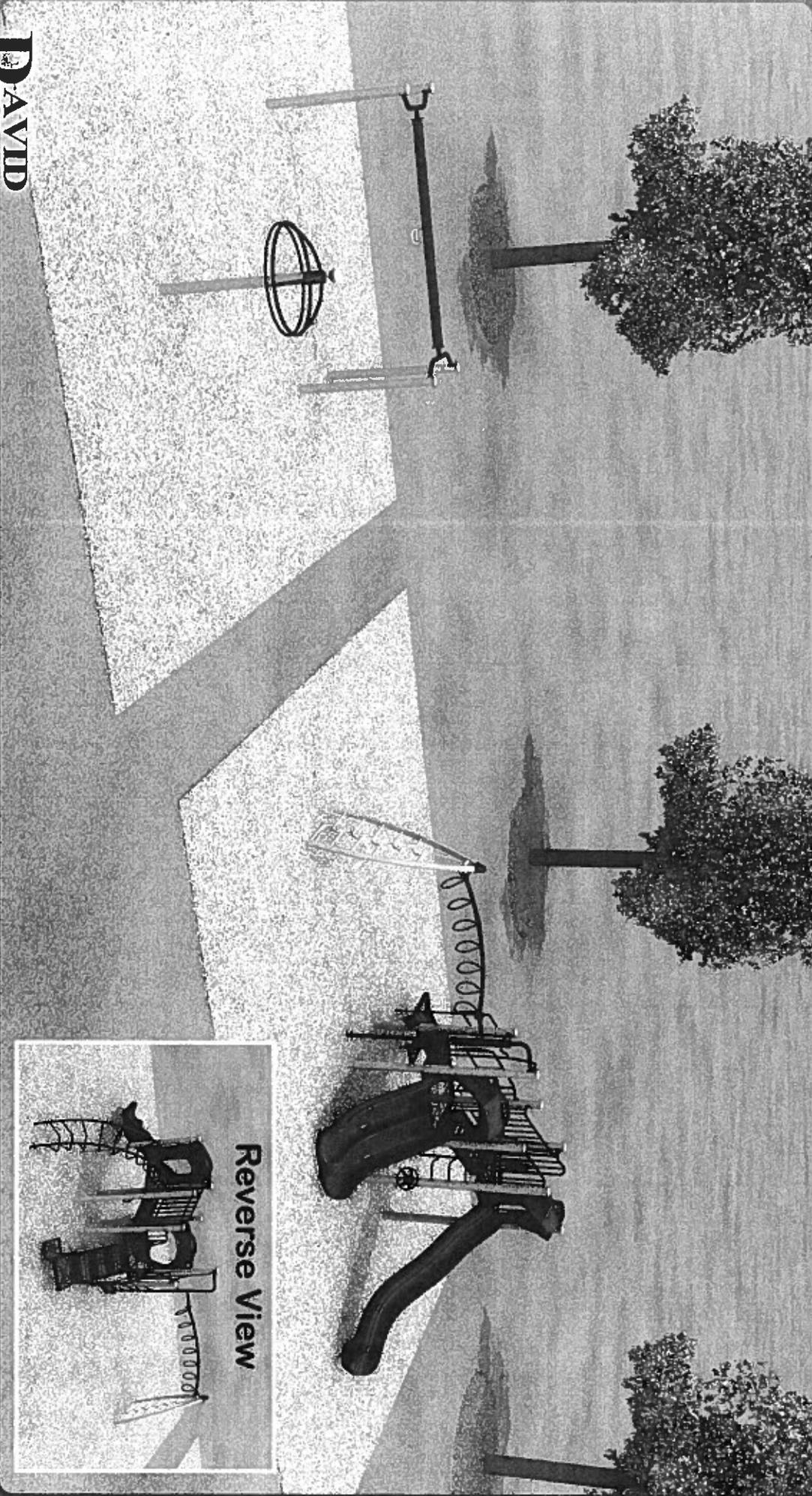
Customer Signature

Quote prepared by: Debra Maue
Sales Representative: **Bob Greiwe**



Winton Hills Park Playground

Fairfield, Ohio



Reverse View

DAVID WILLIAMS ASSOCIATES
Parks and Recreation Equipment

1-800-762-7936 ~ www.davidwilliamsassociates.com

GameTime

ITEM NO. 11(E)(2)A-2

CITY OF FAIRFIELD, OHIO
CITY COUNCIL MEETING COMMUNICATIONS

ITEM:

DATE: 9/28/15

An appropriation of funds for the construction of a new shelter house at Good Neighbors Park and the demolition of the old shelter house that is currently there.

FINANCIAL IMPACT:

An appropriation of \$25,000.00 will be needed to fund this proposal.

SYNOPSIS:

The Parks and Recreation Department is in the process of upgrading and/or constructing new shelter houses within the Fairfield Parks and Recreation system. The upgraded look of the shelter houses will be similar to the new shelter houses to those recently built at the Fairfield Youth Soccer Fields, Thomas O. Marsh Park and Huffman Park.

BACKGROUND:

The Parks and Recreation Board identified money for a project at Good Neighbors Park for a walking path in its 2015-2019 Capital Improvement Program (PRK-15-003). The City of Fairfield has since then received a City Development Block Grant for \$ 22,000.00 for the construction of a new shelter at Good Neighbors Park. The City of Fairfield will be reimbursed \$ 22,000.00. The additional money will be needed for the demolition of the current old shelter that is at Good Neighbors Park. The additional money will come from the Capital Improvement Program (PRK -15-009).

The Parks and Recreation Department solicited written proposals for the construction of one new shelter house at Good Neighbors Park. Three proposals were received; HB Contractor Services LLC, AY Mills Building, and Rock Solid Construction LLC. The Parks and Recreation Department have reviewed the bids and determined that Rock Solid Construction LLC was the lowest and best bid.

RECOMMENDATION:

It is recommended that City Council authorize and direct the preparation of legislation authorizing the appropriation of \$25,000.00 for this project; which includes a 10% contingency.

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: B. Schappacher

Approved for Content by: [Signature]

Financial Review (where applicable): Mary Hagan

Legal Review (where applicable): [Signature]

Accepted for Council Agenda: [Signature]

Estimate

HB Contractor Services LLC

675 N Deis Street #195
Fairfield, OH 45014
www.hb-contractor.com
513.965.1000

Date	Estimate #
6/11/2015	1491

Name / Address
City of Fairfield - Parks & Recreation 411 Wessel Drive Fairfield, OH 45014

Description	Total
<p>◇ 20' x 20' SHELTER AT GOOD NEIGHBORS PARK: -This estimate is for a 20' wide by 20' long open shelter -The new structure will be free standing -All necessary permits will be pulled by HB Contractor Services LLC</p>	
<p>◇ DEMOLITION: -Removal and disposal of the old shelter and asphalt pad</p>	2,450.00
<p>◇ FLATWORK: -8" to 10" of gravel and dirt will be removed and disposed of to ready the new shelter for concrete -Six, 12" wide x 36" deep, round concrete piles will be dug to support the new shelter -4" to 6" of gravel will be installed and compacted where the new concrete will be poured -A new 20' x 20' pad of concrete will be poured -Wire mesh will be incorporated into concrete pad -The holes for the posts will also be filled during the pour</p>	4,150.00
<p>◇ CONSTRUCTION OF SHELTER: -The structure will be supported by six 6x6 posts, attached to the concrete with metal post-to-concrete connectors -The new structure will be supported by two 2x10 boards sandwiched together, attached to the 6x6 posts with metal beam-to-post connectors -The new roof will have a 5/12 roof pitch -The rafters will consist of 2" x 6" boards spaced every 16" and then sheathed with 1/2" plywood -15lb. roof felt, aluminum drip edge, a ridge vent and three tab shingles (that matches the existing roof) will be installed -The gable ends will be sheathed with T1-11 plywood</p>	10,300.00
<p>◇ STONE PILLARS: -New stone pillars will be installed around each posts -I will be using Allen Block Courtyard Collection with a Rockcast cap -The six stone pillars will have a dimension of 22.5" wide x 22.5" long x 38.5" tall</p>	4,450.00
<p>◇ PAINTING: -The posts, beams, gable ends, gutter boards and the underside of the shelter will be painted the color of your choice</p>	1,400.00
Thank you for your interest in HB Contractor Services.	Total

- Estimate valid for 30 days
- Any additional work / changes outside of this estimate will be done at an additional charge
- HB Contractor Services LLC is not responsible for any costs due to unforeseen conditions
- One year workmanship warranty included

675 N Deis Street #195
 Fairfield, OH 45014
 www.hb-contractor.com
 513.965.1000

Estimate

Date	Estimate #
6/11/2015	1491

Name / Address
City of Fairfield - Parks & Recreation 411 Wessel Drive Fairfield, OH 45014

Description	Total
◊ PREVALING WAGE: -The hourly rates listed below will be paid to all workers on this project -The hourly rates listed below include both the rate and the fringe	
-Power Equipment Operator (Skid Steer).....	\$45.85
-Laborer (Common or General).....	\$34.09
-Carpenter.....	\$37.27
-Roofer.....	\$38.61
-Painter (Brush and Roller).....	\$32.50
-Cement Mason/Concrete Finisher.....	\$34.96
*Price includes all labor, materials and permits, as stated above.	
Thank you for your interest in HB Contractor Services.	Total \$22,750.00

- Estimate valid for 30 days
- Any additional work / changes outside of this estimate will be done at an additional charge
- HB Contractor Services LLC is not responsible for any costs due to unforeseen conditions
- One year workmanship warranty included

P.O. Box 386
Ross, OH 45061
Phone: 513 - 383 - 1628

involving extra cost will be executed only upon written orders from the owner. Our workers are fully covered by Workman's Compensation Insurance and Liability.

Authorized Signature: mat Pearson

Note: This proposal may be withdrawn by us if not accepted within 60 days

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

CITY OF FAIRFIELD, OHIO
CITY COUNCIL MEETING COMMUNICATIONS

ITEM:

DATE: 09/28/15

The appropriation for the purchase of one (1) ProForce TM (27 hp Kohler Command Pro engine) blower, for use within the Parks Maintenance and Golf Maintenance Division.

FINANCIAL IMPACT:

An appropriation of \$ 7,000.00 will be needed to fund this proposal.

SYNOPSIS:

It is necessary for the City council to authorize an appropriation for the purchase of one (1) ProForce blower. This unit is being purchased from Century Equipment, Incorporated, through the State of Ohio purchasing Contract.

BACKGROUND:

The Parks and Recreation Board identified in its 2015-2019 Capital Improvement Program the purchase and/or replacement of park equipment for use within the Parks Maintenance Division (PRK-15-008). The ProForce blower that is being purchased will replace a unit that was purchased in 2000. The specifications for this blower equipment are attached.

RECOMMENDATION:

It is recommended that City Council authorize and direct the preparation of legislation authorizing the City Manager to enter into agreement with Century Equipment, Incorporated for the purchase of one (1) ProForce Blower and to appropriate \$7,000.00 from the 2015-2019 Capital Improvement Program for this equipment.

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

CENTURY *Equipment*

QUOTATION

Date 09/15/15

**For: FAIRFIELD GREENS GOLF COURSE
c/o CITY OF FAIRFIELD**

**From: Cincinnati Office located at:
8650 Bilstein Road
Hamilton, OH 45015
800-346-0066**

FAIRFIELD OHIO

Attn: GREG MORROW

SalesRep: Scott Papania

Qty	Model#	Description	Sell Price	Extension
	ProForce			
1	44552	ProForceTM (27 hp Kohler® Command Pro® engine)	6,936.07	6,936.07
		Sub-Total:		6,936.07
		(No Trades Quoted)		
				Merchandise Total 6,936.07
				Trade-In Credit 0.00
				Destination Charge 0.00
			0.00% * Sales Tax	0.00
		Terms: Net 15 Days (Upon Credit Approval)		6,936.07

This Quote Is Good for 30 Days

NOTE: Pricing as per current Ohio State Contract using new model number for blower.

** Sales Tax is subject to change based on the current rules and regulations in effect at the time of delivery*

Accepted By: _____

Date: _____

TORO Count on it.

Choose another country/region!

Site Search:

Homeowner | Golf Course Management | Commercial/Contractor | **Sports Fields & Grounds** | Professional Irrigation

Products | Customer Care | Financing | Distributor Locator | Product Info Request



Debris Blowers

Pro Force Debris Blower

Debris Blower 600

Distributor Locator

USA OR CANADA

TORO WORLDWIDE

NEED HELP PRINTING?

Toro.com > Sports Fields & Grounds > Utility Equipment > Debris Equipment > Debris Blowers > Pro Force Debris Blower

Pro Force Debris Blower NEW

The new Pro Force™ debris blower design couples a 27 hp Kohler® Command Pro® electronically governed engine with a turbine-type fan assembly to create greater debris clearing air power. Activated by a hand-held wireless RF remote control, which provides the capability to start and stop the engine, adjust engine throttle up and down for low to high RPM range of operation, and rotate the nozzle 360 degrees – all from the operator's seat in a Toro® Workman® MD Series or similar utility vehicle. This blower delivers superior productivity and greater efficiency in jobs ranging from cleaning maintained paved or natural turf areas of leaves, twigs, pine needles, grass clippings, gravel, sand and other organic debris. Even windrow the garbage left after game day on a synthetic turf field, dry your pitching mound clay, or dry your sports field by directing air flow under the tarp cover after a rain storm.



Product Details



CLICK FOR LARGER

- 27 hp Kohler® Command Pro® engine
- Wireless remote control operation
- Impact resistant single piece plastic nozzle
- Heavy duty trailer with adjustable tow hitch

Learn More

- ↓ Flyer
- ↓ Demo Request

Features Specifications

Features	Specifications
Engine	27 hp twin cylinder air-cooled Kohler® Command Pro® with electronic governor
Air Flow	In independent 3rd party testing*, the Pro Force demonstrated greater CFM, or air volume flow, than any single nozzle turbine-type debris blower currently available
Nozzle	Impact resistant plastic with 13" outlet diameter
Fan Design	Axial flow
Wireless RF Controller	Engine start, Engine stop, Engine speed, Nozzle directional control
Weight	475 lbs.
Length	79 - 115 inches from adjustable tow hitch to nozzle outlet
Width	48 inches
Height	33 inches
Tire Size	20 X 10-8, 4 ply turf tire
Warranty	2-year or 1,500 hour manufacturer's limited warranty
*	*Testing per the ANSI/AMCA 210-07 standard for Laboratory Methods of Testing Fans for Certified Aerodynamic Performance Rating.

CITY OF FAIRFIELD, OHIO
CITY COUNCIL MEETING COMMUNICATION

ITEM NO. 11(E)A-5

DATE: 09/28/2015

ITEM:

Pleasant Avenue Storm Sewer Replacement –5600 Block of Pleasant Avenue

FINANCIAL IMPACT:

\$47,984.00 for labor, material, and equipment for replacement of existing storm sewer with 36" and 42" diameter pipe installations to be performed by JW Brennan Excavating, LLC.

Funding for this project will be taken from monies left on various Capital Improvement projects included in the Capital Improvements Program for 2015-2019. \$38,000.00 remains in PWA-15-304 that will be used for this project as well as \$9,487.00 from PWA-15-008, and \$497 from PWA-15-004. These are all capital fund projects.

SYNOPSIS:

This item is for a miscellaneous drainage improvement project. This project became necessary when it was discovered that the corrugated metal pipe installed in 1981 to extend the concrete pipe under the road (installed in 1971) was failing. The corrugated metal pipe will be removed and replaced with high density polyethylene pipes. This project requires equipment that is beyond the scope of what the Public Works drainage crew normally performs and would take them away from their regular maintenance duties for an extended period of time.

BACKGROUND:

The Public Works staff identifies projects throughout the year that are better candidates for outside contract repair than in-house projects. These projects are typically headwall replacements or specialized pipe repairs. The City solicited three quotes for the pipe replacement project and is recommending JW Brennan Excavating, LLC. Public Works selected JW Brennan Excavating, LLC as they were one of three qualified contractors that the City had worked with on similar projects and they submitted the lowest and best proposal for this project.

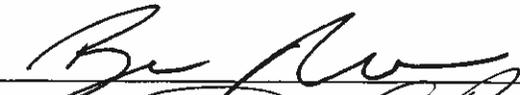
<i>Contractors</i>	<i>Total</i>
JW Brennan Excavating, LLC – Ross, Ohio	\$47,984.00
Welsh Excavation Company, Inc. – Cleves, Ohio	\$64,352.00
Smithcorp Inc. – Cincinnati, Ohio	\$64,420.00

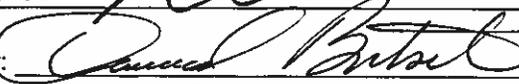
STAFF RECOMMENDATION:

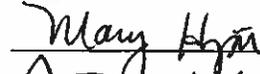
It is recommended that funding be appropriated from the Capital Improvement Fund in the amount of \$47,984.00 for the project described above.

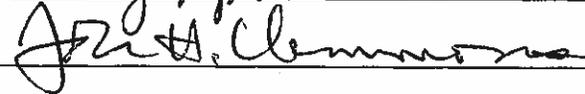
LEGISLATIVE ACTION: Suspension of Rules and Adoption Requested? **If yes, explain above.**
yes no

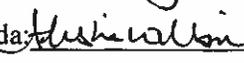
Emergency Provision Needed? **If yes, explain above.**
yes no

Prepared by: 

Approved for Content by: 

Financial Review (where applicable): 

Legal Review (where applicable): 

Accepted for Council Agenda: 



5575

5570

5591

5580

5590

5600

1670

1680

5610

16Dia 1057

Evalie Dr

1675

Pipes to be replaced

5650

5660

5700

5670

5680

Pleasant Ave

12Dia 1/1/1968

12Dia 1970

Dia. 0

16Dia.

1970 42Dia

1981

1971

42Dia 1971/1967

42Dia

12Dia 2015

12Dia 2015

12Dia 2015

12Dia 2015

ORDINANCE NO. _____

ORDINANCE TO AMEND ORDINANCE NO. 109-14 ENTITLED "AN ORDINANCE TO MAKE ESTIMATED APPROPRIATIONS FOR THE EXPENSES AND OTHER EXPENDITURES OF THE CITY OF FAIRFIELD, OHIO, DURING A PERIOD BEGINNING JANUARY 1, 2015, AND ENDING DECEMBER 31, 2015."

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

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

From: Unappropriated Tax Recreation Fund \$20,000

To: 20616025-252000 Improvements Other Than Building
(Play Structure at Winton Hills Park) \$20,000

From: Unappropriated Capital Improvement Fund \$84,808

To: 40216025-252000 Improvement Other Than Building
*(Demolish and Replace Good Neighbors Park Shelter (\$25,000);
Repair or Upgrade LED Lanscape Lighting (\$4,824); Storm Sewer Replacement for Pleasant Avenue (\$47,984))* \$77,808

To: 40216025-253200 Capital Equipment \$7,000
(Replacement of ProForce Blower for Parks Department)

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

Active Clients\City of Fairfield\Ordinances\2015\Non Contractual 9-28 - Ord