

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

Monday, September 8, 2014

7:00 PM

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

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

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

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

1. **Call to Order**
2. **Prayer/Pledge of Allegiance**
3. **Roll Call**
4. **Agenda Modifications**
5. **Executive Session Requests**
6. **Public Hearing(s)**
7. **Special Presentations and Citizen Comments**
8. **Mayor/Council Reports**
9. **Approval of Minutes**
 - a) Regular Meeting Minutes of August 11, 2014

10. **OLD BUSINESS**

(A) **DEVELOPMENT SERVICES COMMITTEE**

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

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

- Resolution – Third Reading
- Motion – Adoption

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

- Ordinance – Hold Second Reading for Planning Commission Recommendation

(B) **PUBLIC UTILITIES COMMITTEE**

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

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

- Motion – Amend
- Ordinance – Third Reading
- Motion – Adopt

11. NEW BUSINESS

(A) **PUBLIC SAFETY COMMITTEE**

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

- (1) **Simple Motion:** Motion to approve liquor permit application in the name of FDAD, LLC, 7105 Dixie Highway, Fairfield, OH 45018. (Permit Classes: D5 and D6)
- (2) Ordinance to authorize the City Manager to execute an agreement for indigent legal representation for 2015 in the Fairfield Municipal Court with the Butler County Public Defender Commission/Butler County Board of Commissioners and declaring an emergency.
 - Motion – Read by Title Only (Optional)
 - Ordinance – First Reading
 - Motion – Suspend Second and Third Readings
 - Motion – Adoption

(B) **PUBLIC WORKS COMMITTEE**

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

- (1) Ordinance to authorize the City Manager to execute a Ohio Public Works Commission Issue 1 Grant Application and Agreement for the Nilles Road and Gray Road Improvements Project and declaring an emergency.
 - Motion – Read by Title Only (Optional)
 - Ordinance – First Reading
 - Motion – Suspend Second and Third Readings
 - Motion – Adoption

(C) **FINANCE & BUDGET COMMITTEE**

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

- (1) Resolution accepting the amounts and rates as determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying them to the County Auditor.
 - Motion – Read by Title Only (Optional)
 - Resolution – First Reading
 - Motion – Suspend Second and Third Readings
 - Motion – Adoption
- (2) Non-Contractual Appropriations - \$41,800 for upgrades to Tyler Technologies software; \$20,000 for new play structure at Point Pleasant Park on Resor Road; \$11,500 for parking lot maintenance at Fairfield Aquatic Center and Youth Playfields on River Road; \$23,000 for Municipal Building Landscaping; \$29,314 for HVAC upgrades at the Lane Library; \$29,450 for asphalt repair, sealing and striping at Municipal Building/Annex, Justice Center and Lane Library parking lots; \$48,620 for Pleasant Avenue Improvements – John Gray Road to Augusta Boulevard.
 - Motion – Read by Title Only (Optional)
 - Ordinance – First Reading
 - Motion – Suspend Second and Third Readings
 - Motion – Adoption

12. Meeting Schedule

Monday, September 22

Regular Meeting, 7:00 p.m.

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

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

14. **Adjournment**

MINUTES
REGULAR MEETING OF COUNCIL
AUGUST 11, 2014

Call to Order

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

Prayer/Pledge of Allegiance

Councilmember Woeste led in prayer and the Pledge of Allegiance.

Roll Call

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

Agenda Modifications

Executive Session Requests

Councilmember Judd, seconded by Councilmember Snyder, moved for Executive Session for the purpose of discussing pending and imminent litigation. Clerk Wilson took a roll call vote of council. Motion carried 7-0.

Public Hearing(s)

Special Presentations and Citizen Comments

Feed Ohio 2014 Proclamation

Councilmember Mike Snyder presented the Feed Ohio 2014 Proclamation to Jerry Flyr. Mr. Flyr thanked the Council and Mayor for their support of the project and encouraged residents to donate food to the project to stock local food pantries for citizens in need.

Resident Beverly Young, 5392 Tallawanda, addressed Council regarding children tearing her fence down and walking through her yard. She would like the city to look into the issue and see if there is anything that can be done to stop it. Chief Dickey assured her that officers regularly patrol the area and Mayor Miller stated the City would do all they could to help with the situation.

Mayor/Council Reports

Councilmember Jones reported that retired Police Lt. James K. Cooley passed away on August 7, at the age of 78. He was appointed in 1963 and retired in 1988 with 25 years of service to Fairfield and as a much-respected leader of the Police Department. He also reported that Officer John Cresap and Canaan completed training and were certified by the State of Ohio Patrol and Drug Detection, and started duty as of last Saturday, on the evening shift. Officer John Vinsky and Koda are currently in training in Pennsylvania and should be ready for certification tests in about 2 weeks. Chief Dickey also added that Officer Cresap and Canaan have been on the streets for two days and have already made three felony arrests.

Councilmember Pennington reported that Groovin' on the Green continues through September 4 and

Fairfield Aquatic Center will host Movies at the Pool on Saturday, August 16 at 8 PM, with the movie Surf's Up. She also reported that the Hero's Ride will be on Saturday, August 23 at Village Green Park, with the ride beginning at 1:00 PM. Mayor Miller also commented that it is a very impressive event.

Councilmember Senger reported that the July Income Tax Report shows receipts ahead of projections. He thanked Finance Director Mary Hopton and Staff for their hard work. He also reported that the Lima Company Memorial will be arriving in Fairfield at Village Green Park on August 21 and open to the public through August 24, so residents can view the memorial during the concert and Hero's Ride events over that weekend.

Councilmember Oberson reported that the city is stocked in their salt supply and will be ready for any snow events that happen in the city.

Councilmember Snyder reported that school begins Tuesday, August 19 and he wished them a great new academic year. He also reported on the new Fairfield Options Academy that is housed in the former administration building, and is an alternative school option to traditional classes. Councilmember Snyder reported that there is a new program at the Lane Library called "Read to a Dog," where students can practice their reading skills by reading to a dog in a relaxed environment.

Fairfield Works Presentation - Mayor Miller presented the Fairfield Works comments for employees that went above and beyond the call of duty: Golf Shop Cashier Kelly Becker, Police Officer Craig Singleton, Maintenance Worker/Laborer Mike Bieker, Police Officer Natalie Cockfield, and all of the Fairfield Aquatic Center staff.

Approval of Minutes

Regular Meeting Minutes of July 14, 2014

- The Regular Meeting Minutes of July 14, 2014 were approved as written.

OLD BUSINESS

DEVELOPMENT SERVICES COMMITTEE

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

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

Councilmember Woeste presented the second reading of this resolution.

PUBLIC UTILITIES COMMITTEE

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

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

Councilmember Judd presented the second reading of this ordinance.

NEW BUSINESS

PUBLIC SAFETY COMMITTEE

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

Simple Motion: Motion to approve liquor permit application in the name of Umiya Food, Inc. 465 Nilles Road, Fairfield, OH 45014. (Permit Classes:C1, C2 and D6)

Councilmember Jones, seconded by Councilmember Snyder, moved to approve a liquor permit application in the name of Umiya Food, Inc. Motion carried 7-0. SIMPLE MOTION NO. 18-14. APPROVED 7-0.

Simple Motion: Motion to approve liquor permit application in the name of Gilligan Oil Company & Gas Pumps, LLC, 7504 Dixie Highway, Fairfield, OH 45014. (Permit Classes:C1 and C2)

Councilmember Jones, seconded by Councilmember Snyder, moved to approve a liquor permit application in the name of Gilligan Oil Company & Gas Pumps, LLC. Motion carried 7-0. SIMPLE MOTION NO. 19-14. APPROVED 7-0.

DEVELOPMENT SERVICES COMMITTEE

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

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

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

Background: Acting City Manager Wendling recommended an ordinance to amend the Zoning Code relative to definitions and principle permitted and conditional uses in the C-3 General Business District, and C-3A, General Business District Modified, Zoning Districts. There will be a joint public hearing held for this ordinance on September 22 at 7:00 PM with Council and the Planning Commission, and more information will be presented at that time, as well as an opportunity for Council and citizen input. Legislative Action: Councilmember Woeste presented the first reading of this ordinance.

PUBLIC WORKS COMMITTEE

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

Ordinance authorizing the City Manager to enter into a contract with Cargill, Incorporated 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: Acting City Manager Wendling recommended a contract with Cargill, Incorporated for the purchase of road salt. Legislative Action: Councilmember Oberson presented the first reading of this ordinance.

Councilmember Chad Oberson, seconded by Councilmember Mike Snyder moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Chad Oberson, seconded by Councilmember Terry Senger moved to adopt. Motion Carried 7-0. ORDINANCE NO. 76-14. APPROVED 7-0.

PUBLIC UTILITIES COMMITTEE

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

Councilmember Marty Judd, seconded by Councilmember Debbie Pennington moved to read the following three (3) ordinances by title only. Motion Carried 7-0.

Ordinance to authorize the City Manager to execute a Master Services Agreement with Duke Energy One for the Wastewater Treatment Plant emergency back-up generator project and declaring an emergency.

Background: Acting City Manager Wendling recommended an agreement with Duke Energy One for an emergency back-up generator project at Wastewater Treatment Plant. This generator would operate in emergency situations when power is lost to prevent sewer back-up in the city. Legislative Action: Councilmember Judd presented the first reading of this ordinance.

Councilmember Marty Judd, seconded by Councilmember Mike Snyder moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Marty Judd, seconded by Councilmember Adam Jones moved to adopt. Motion Carried 7-0. ORDINANCE NO. 77-14. APPROVED 7-0.

Ordinance to authorize the City Manager to enter into a contract with H & H Structural Contracting, Inc. for the construction of a new Biosolids Storage Building #3.

Background: Acting City Manager Wendling recommended an ordinance to authorize a contract with H & H Structural Contracting, Inc. for construction of a new Biosolids Storage Building #3. Legislative Action: Councilmember Judd presented the first reading of this ordinance.

Councilmember Marty Judd, seconded by Councilmember Terry Senger moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Marty Judd, seconded by Councilmember Adam Jones moved to adopt. Motion Carried 7-0. ORDINANCE NO. 78-14. APPROVED 7-0.

Ordinance to authorize the City Manager to enter into a contract with Stauffer Site Services LLC for phase two (2) of the Shearwater Drive Water Main Improvements and declaring an emergency.

Background: Acting City Manager Wendling recommended an ordinance to authorize a contract with Stauffer Site Services, LLC for phase two (2) of the Shearwater Drive Water Main Improvements. 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 Chad Oberson moved to adopt. Motion Carried 7-0. ORDINANCE NO. 79-14. APPROVED 7-0.

FINANCE & BUDGET COMMITTEE

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

Councilmember Terry Senger, seconded by Councilmember Mike Snyder moved to read the following four (4) ordinances by title only. Motion Carried 7-0.

An ordinance determining to reduce and recertify special assessments levied for the purpose of constructing certain improvements and declaring an emergency.

Background: Acting City Manager Wendling recommended an ordinance to reduce and recertify special assessments levied for the purpose of constructing certain improvements. Legislative Action: Councilmember Senger presented the first reading of this ordinance.

Councilmember Terry Senger, seconded by Councilmember Adam Jones moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Terry Senger, seconded by Councilmember Debbie Pennington moved to adopt. Motion Carried 7-0. ORDINANCE NO. 80-14. APPROVED 7-0.

Ordinance levying Sidewalk Assessments for the repair of sidewalks (including aprons) in the City of Fairfield, Ohio and declaring an emergency.

Background: Acting City Manager Wendling recommended an ordinance for Sidewalk Assessments for the repair of sidewalks and aprons in 2013 that have not yet been paid for. Legislative Action: Councilmember Senger presented the first reading of this ordinance.

Councilmember Terry Senger, seconded by Councilmember Bill Woeste moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Terry Senger, seconded by Councilmember Chad Oberson moved to adopt. Motion Carried 7-0. ORDINANCE NO. 81-14. APPROVED 7-0.

Contractual Appropriations - \$258,600 for the emergency back-up generator project; \$207,204 for the construction of a new Biosolids Storage Building #3; \$94,157 for Phase Two (2) of the Shearwater Drive Water Main Improvements.

Background: Acting City Manager Wendling recommended contractual appropriations for the previously approved contracts. 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. 82-14. APPROVED 7-0.

Non-Contractual Appropriations - \$25,000 for replacement of a failed sanitary sewer service main at 1017 Hicks Blvd; \$13,000 for replacement of Wet Well Level Transmitters, Raw Influent Flow Meters, Thickened Sludge Pit Level Transmitter, and Reaeration Tank Level Transmitter; \$8,500 for fencing new Biosolids Storage Building.

Background: Acting City Manager Wendling recommended non-contractual appropriations for replacement of failed sanitary sewer service main, replacement of Wet Well Level Transmitters, Raw Influent Flow Meters, Thickened Sludge Pit Level Transmitter and Reaeration Tank Level Transmitter and fencing the new Biosolids Storage Building. Legislative Action: Councilmember Senger presented the first reading of this ordinance.

Councilmember Terry Senger, seconded by Councilmember Debbie Pennington moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Terry Senger, seconded by Councilmember Mike Snyder moved to adopt. Motion Carried 7-0. ORDINANCE NO. 83-14. APPROVED 7-0.

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- Monday, September 8 Regular Meeting, 7:00 p.m.
- Monday, September 22 Regular Meeting, 7:00 p.m.
- Tuesday, October 14 Regular Meeting, 7:00 p.m.

Executive Session of Council (if needed)

Council adjourned to Executive Session at 7:30 PM.

Adjournment

The Regular Meeting of Council adjourned at 8:25 PM.

ATTEST:

Clerk of Council
Date Approved _____

Mayor's Approval

City of Fairfield, Ohio
City Council Meeting Communication

Date 7-14-2014

Item:

A resolution approving the Ward Boundary Review Commission's report and recommendation to make no changes to the four political wards.

Financial Impact:

None.

Synopsis:

The Ward Boundary Review Commission's task was to analyze the population of the four wards, review development of the past five years that added/removed population and recommend modification, if warranted, to the ward boundaries so that the population in each ward is substantially equal. The estimated 2014 population in the wards is as follows:

Ward	Population	Percent of total population
1	11,119	26.16%
2	10,319	24.28%
3	10,490	24.69%
4	10,568	24.87%

Background:

The Commission was formed in March, 2014 by City Council. Ward reapportionment is required per the Fairfield Charter, Section 3.03(B). The Commission used data from the City's Geographic Information System (GIS), building permits and the 2010 United States Census to analyze the population and make the recommended proposal. Their signed report with various exhibits is attached for review.

Recommendation:

It is recommended that City Council have a first reading on this item at the July 14, 2014 meeting.

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

No.

No.

Prepared by: Eri Dorman (Planning Manager)Approved for Content by: Kimberly BackmanFinancial Review (where applicable): [Signature]Legal Review (where applicable): John R. ClemmonsAccepted for Council Agenda: [Signature]

Date: June, 2014

The Ward Boundary Review Commission was created in the spring of 2014 by City Council. The Commission met twice and completed an analysis of the population of the wards as required by the Fairfield Charter, Section 3.03(B). The Charter states the population is to be reviewed every five years to determine substantially equal population in each ward. The last report for boundary review was submitted and approved by City Council in 2008.

The objective of the Commission was to analyze the population of the four wards, review developments of the past five years that have added/removed population and recommend modifications, if warranted, to the ward boundaries so that the population in each ward is substantially equal.

Exhibit 1 illustrates the number and type of housing units with 2008 population estimates and revised estimates taking into account the new home construction and Federal Emergency Management Agency (FEMA) home purchases that occurred from 2008 to 2013.

While reviewing existing ward population, adding the population from new developments – single-family homes, duplexes and senior housing, and removing population from the FEMA buy-out in Ward 3, it was determined that Ward 1 was slightly larger than the remaining three wards with 26.16% of the City population. The Commission analyzed various scenarios to remove population from Ward 1. Each scenario required significant shifts in all wards or substantially increased the population in another ward creating the same off-set that exists in

Ward 1. Due to these challenges, the Commission decided not to modify the ward boundaries given that the greatest difference between the highest populated and lowest populated ward was 1.88%.

The Commission also analyzed whether the ward boundary line just east of Red Oak Drive should be moved east to Pleasant Avenue shifting Emerald Lake and Parliament Hills subdivisions from Ward 3 to Ward 4. The population in Ward 4 is greater than the population in Ward 3 and all scenarios dramatically increased the population in Ward 4. Due to the fact that Ward 3 has less population than Ward 4, the Commission decided Emerald Lake and Parliament Hills subdivisions should remain in Ward 3.

The Commission finds that no changes to the existing ward boundaries are necessary.

Therefore, the Ward Boundary Review Commission is recommending no changes be made to the existing ward boundary map as illustrated in Exhibit 2.

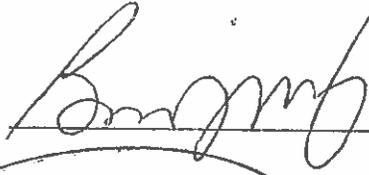
The estimated population for each ward is as follows:

Ward 1	11,119 population	26.16% of the City
Ward 2	10,319 population	24.28% of the City
Ward 3	10,490 population	24.69% of the City
Ward 4	10,568 population	24.87% of the City

Exhibit 3 has been submitted as a written description of the ward boundaries.

This report is respectfully submitted by the 2014 Ward Boundary Review Commission.

Bonnie J. McMurray, resident



6/11/14

Date

Keith Foster, resident



6/13/14

Date

Gregory Snow, resident

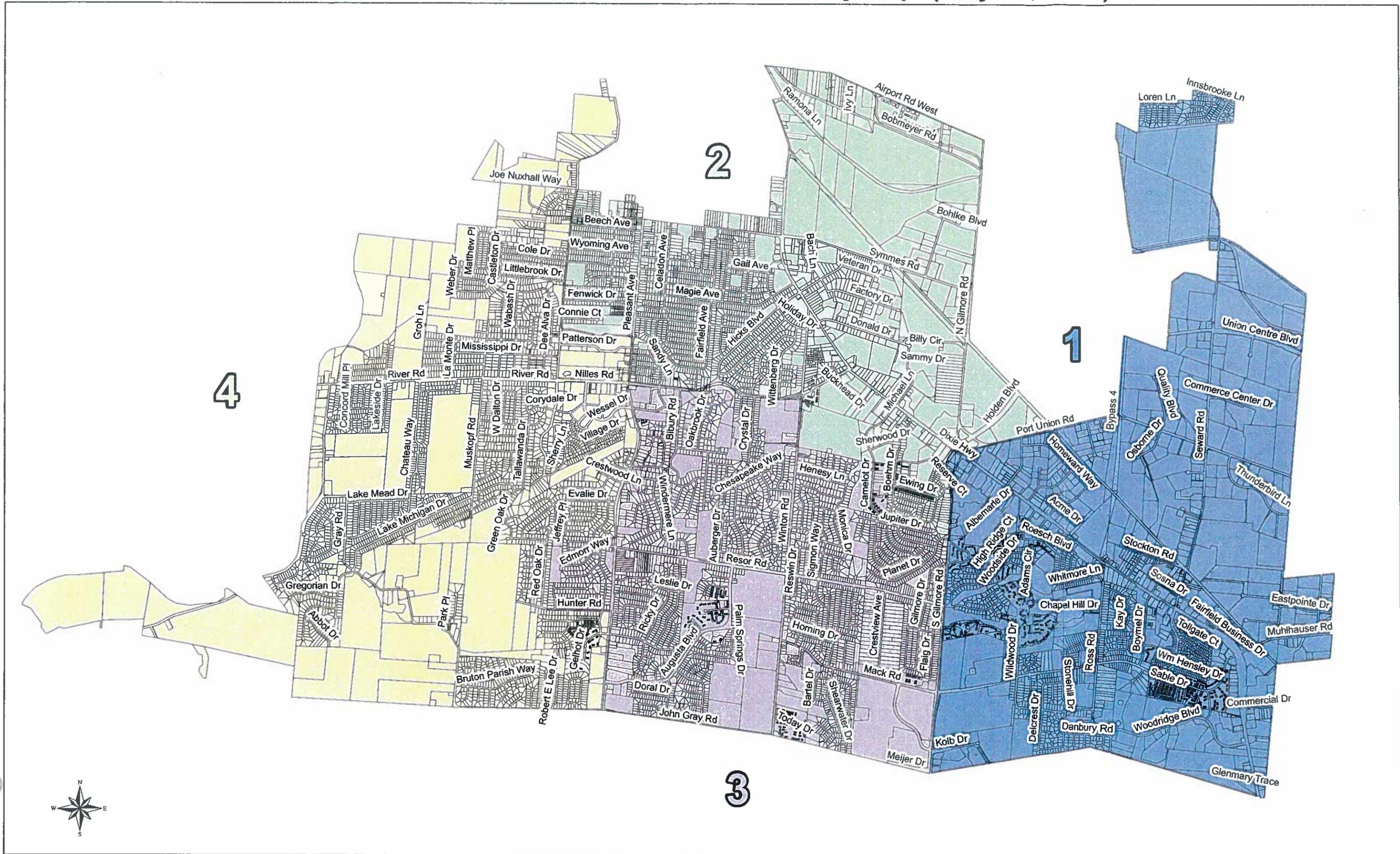


See 6/16/14

Date

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	
1	Exhibit 1																											
2	2014 Ward Boundary Review																											
3	2014 Calculations based on City's GIS																											
4																												
5																												
6																												
7	Existing	Units	Vacancy Rate	Vacancy Units	PP/HH	Total Population		Existing	Units	Vacancy Rate	Vacancy Units	PP/HH	Total Population		Existing	Units	Vacancy Rate	Vacancy Units	PP/HH	Total Population		Existing	Units	Vacancy Rate	Vacancy Units	PP/HH	Total Population	
8	Ward 1						Ward 2						Ward 3						Ward 4									
9	Assisted Living	358	--	--	1.02	365	Assisted Living	539	--	--	1.02	550	Assisted Living	102	--	--	1.02	104	Assisted Living	120	--	--	1.02	122				
10	Apartments	2,394	12.00%	2,107	2.22	4,677	Apartments	1,844	12.00%	1,623	2.22	3,602	Apartments	170	12.00%	150	2.22	332	Apartments	622	12.00%	547	2.22	1,215				
11	Condominiums	1,543	12.00%	1,358	2.22	3,014	Condominiums	160	12.00%	141	2.22	313	Condominiums	839	12.00%	738	2.22	1,639	Condominiums	311	12.00%	274	2.22	608				
12	Duplexes	0	1.70%	0	2.52	0	Duplexes	180	1.70%	177	2.52	446	Duplexes	0	1.70%	0	2.52	0	Duplexes	2	1.70%	2	2.52	5				
13	Mobile Homes	78	1.70%	77	2.52	193	Mobile Homes	293	1.70%	288	2.52	726	Mobile Homes	0	1.70%	0	2.52	0	Mobile Homes	0	1.70%	0	2.52	0				
14	Single-Family	1,131	1.70%	1,112	2.52	2,802	Single-Family	1,872	1.70%	1,840	2.52	4,637	Single-Family	3,405	1.70%	3,347	2.52	8,435	Single-Family	3,461	1.70%	3,402	2.52	8,573				
15	Pre - 2008 Units						Pre - 2008 Units						Pre - 2008 Units						Pre - 2008 Units									
16	New Units						New Units - SFD						New Units - SFD						New Units - SFD									
17	27						10						38						18									
18	1.70%						1.70%						1.70%						1.70%									
19	27						8						-45						-									
20	1.70%						1.70%						1.70%						1.70%									
21	27						8						-						-									
22	2.52						2.52						2.52						2.52									
23	11,051						10,274						10,510						10,523									
24	11,119						10,319						10,490						10,568									
25	New Population						New Population						New Population						New Population									
26	New Population as a % of City Population						New Population as a % of City Population						New Population as a % of City Population						New Population as a % of City Population									
27	26.16%						24.28%						24.69%						24.87%									
28	26.16%						24.28%						24.69%						24.87%									
29	26.16%						24.28%						24.69%						24.87%									
30	26.16%						24.28%						24.69%						24.87%									
31	26.16%						24.28%						24.69%						24.87%									
32	26.16%						24.28%						24.69%						24.87%									
33	26.16%						24.28%						24.69%						24.87%									
34	26.16%						24.28%						24.69%						24.87%									
35	vacancy Rates - 2010 U.S. Census																											
36	PP/HH = persons per household (2010 U.S. Census)																											
37	No vacancy rate applied to assisted living																											

Exhibit 2: City of Fairfield Ward Boundary Map (July 14, 2014)



RESOLUTION NO. _____

RESOLUTION APPROVING THE WARD BOUNDARY REVIEW COMMISSION REPORT AND RECOMMENDATION TO MAKE NO CHANGES TO THE BOUNDARIES OF THE FOUR WARDS.

WHEREAS, pursuant to Section 3.03(B) and (C) of the Fairfield City Charter, the Ward Boundary Review Commission has recommended that no changes be made to the current four ward boundaries.

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

- Section 1. The report of the Ward Boundary Review Commission and recommendation that no changes be made to the boundaries of the four wards is hereby approved.
- Section 2. Existing Section 105.02, Boundaries and Wards, of Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio, shall remain unchanged.
- Section 3. This Resolution 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 Resolution has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

Item No. 11 (B)(1)

City of Fairfield, Ohio
City Council Meeting Communication

Date 8-11-2014

Item:

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

Financial Impact:

There is no financial impact with this request.

Synopsis:

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

Background:

Code elements that are being reviewed include:

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

Recommendation:

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

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

Prepared by: Eric Doser (Planning Manager)

Approved for Content by: W. Smith, Executive

Financial Review (where applicable) W. Smith

Legal Review (where applicable) Scott Clemmons

Accepted for Council Agenda: W. Smith

C-3 and C-3A Zoning Districts



CHAPTER 1133.01 Definitions

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

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

CHAPTER 1165
C-3 General Business District

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

CROSS REFERENCES

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

1165.01 PRINCIPAL PERMITTED USES.

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

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

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

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

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

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

(f) Commercial Recreation Facility.

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

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

1165.02 CONDITIONAL USES.

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

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

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

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

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

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

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

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

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

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

1165.03 ACCESSORY USES.

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

1165.04 REQUIRED CONDITIONS.

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

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

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

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

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

1165.05 LOT AREA, FRONTAGE AND YARD REQUIREMENTS.

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

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

(b) Screening and Buffering.

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

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

1165.06 COURTS.

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

1165.07 HEIGHT REGULATIONS

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

ORDINANCE NO. _____

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

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

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

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

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

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

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

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

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

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

Passed _____

Mayor's Approval

Posted _____

First Reading _____

Rules Suspended _____

Second Reading _____

Third Reading _____

ATTEST:

Clerk of Council

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

Clerk of Council

EXHIBIT "A"

CHAPTER 1133.01 Definitions

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

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

CHAPTER 1165

C-3 General Business District

1165.01 Principal permitted uses.

1165.02 Conditional uses.

1165.03 Accessory uses.

1165.04 Required conditions.

1165.05 Lot area, frontage and yard requirements.

1165.06 Courts.

1165.07 Height Regulations.

CROSS REFERENCES

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

Trailer parks – see P. & Z. Ch. 1185

Signs – see P. & Z. Ch. 1187

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

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

1165.01 PRINCIPAL PERMITTED USES.

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

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

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

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

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

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

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

(f) Commercial Recreation Facility.

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

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

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

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

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

1165.02 CONDITIONAL USES.

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

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

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

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

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

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

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

(g) Self-Service Car Washes.

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

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

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

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

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

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

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

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

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

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

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

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

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

1165.03 ACCESSORY USES.

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

1165.04 REQUIRED CONDITIONS.

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

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

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

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

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

1165.05 LOT AREA, FRONTAGE AND YARD REQUIREMENTS.

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

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

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

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

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

1165.06 COURTS.

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

1165.07 HEIGHT REGULATIONS

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

ORDINANCE NO. _____

ORDINANCE TO AMEND SECTIONS 921.03, 921.04 AND 921.06 AND ADD A NEW SECTION 921.14 RELATIVE TO WATER SYSTEM REQUIREMENTS OF ORDINANCE NO. 166-84, THE CODIFIED ORDINANCES OF FAIRFIELD, OHIO.

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

Section 1. Sections 921.03, 921.04 and 921.06 are hereby amended and a new Section 921.14 is hereby added relative to water system requirements of Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio, 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 921 – WATER

921.03 APPLICATION FOR CONNECTION.

- (a) General Requirements.
- (1) Application for a water service branch and water meter service must be made by a licensed person. Application for branch service must be made concurrently with request for meter service. A tap fee shall be paid at the time of application.
 - (2) No water branch service shall be permitted to any property outside the City's corporate limits without approval of Council.
- (b) Installation of Service Branch. All service branches shall be installed at the cost of the property owner by a licensed person. All water service branches shall be taken directly from a public water main.
- (c) Requirements of Service Branches and Meters. The Public Utilities Director shall establish minimum size requirements for service branches and meters.
- (d) Water Branches Not to be Laid in Sewer Trench. No water service branch is to be laid in the same trench with a sewer line. In extreme cases, shelving will be permitted if the shelf is eighteen inches wide and the water service pipe is so staked so as to prevent its slipping into the sewer trench.
- (e) Replacement or Repair of Service Branches. Where a service branch is installed, the Water Division shall repair and maintain it or replace it with a branch of the same size from the main to and including the curb stop ~~[valve if the valve is outside]~~ **WITHIN** the right of way or to the limits of the right of way if the valve is ~~[inside]~~ **OUTSIDE OF** the right of way. The property owner is responsible for maintaining the **BALANCE OF THE** service branch ~~[from the edge of the right of way to the ultimate point of use]~~, **WITH THE EXCEPTION OF THE WATER METER, TO ASSURE A SAFE WATER SUPPLY AND IN A STRUCTURAL CONDITION THAT WILL PERMIT WATER SERVICE WITHOUT LEAKAGE. COMPLETE REPLACEMENT MUST BE MADE WHERE IT IS DETERMINED BY THE PUBLIC UTILITY DIRECTOR OR DESIGNEE THAT A LINE IS LEAKING OR OTHERWISE DEFECTIVE. FAILURE BY THE OWNER TO MAKE TIMELY REPAIRS TO OR REPLACEMENT OF THE SERVICE LINE WILL RESULT IN THE TERMINATION OR REFUSAL OF WATER SERVICE.** (Ord. 20-87. Passed 2-23-87.)
- (f) REPLACEMENT OF WATER METER/REPAIR OF ASSOCIATED WATER LINE. **THE CITY HAS THE RIGHT TO REPLACE OR REQUIRE REPLACEMENT OF ANY WATER METER AS DEEMED NECESSARY TO PREVENT LEAKS OR OTHERWISE PROTECT THE WATER SUPPLY. THE CITY SHALL NOT BE RESPONSIBLE FOR BREAKAGE OF PIPES OR VALVES OCCURRING DURING REPLACEMENT OR INSTALLATION OF METERS WHEN SUCH BREAKAGE IS DUE TO OLD OR FAULTY PLUMBING. THE CITY MAY TERMINATE OR REFUSE WATER SERVICE IF A METER CANNOT BE INSTALLED OR REPLACED APPROPRIATELY DUE TO THE CONDITION OF THE WATER LINE ADJACENT TO THE METER.**
- ~~(f)~~ (g) Expansion and Water Tap Fees. Expansion fees for properties located inside the corporate limits of the City are hereby established in accordance with Appendix A which is

attached to Ordinance 53-91 and incorporated herein as Appendix A. No building permit shall be issued until a water expansion fee is paid. Water expansion fees for properties located outside the corporate limits of the City shall be one hundred and fifty percent (150%) of the amounts stated in Appendix A. A tap fee shall be paid at the time of application by anyone tapping into the City's water system. The tap fee is for payment of materials supplied by the City for the physical service connection at the public water main. The cost of materials shall be 1.5 times the City's cost of purchasing the material. (Ord. 52-95. Passed 5-8-95.)

921.04 LICENSE; BONDING REQUIREMENTS

(a) License. Any person, firm or corporation working on any part of the City's water distribution system, including water service lines and water meters, must first obtain a valid water service license issued and signed by the Public Utilities Director or his/her designee. Application for such license shall be made to the Public ~~[Works]~~ **UTILITIES** Director, and a license fee of thirty dollars (\$30.00) shall accompany the application. The license shall be valid within the calendar year that it was issued, and must be renewed cyclical on January 1st with an additional fee paid each year. The license applicant shall be required to prove to the satisfaction of the Public Utilities Director and City Manager that he/she possesses the qualifications necessary for working on the City's water distribution system. The applicant may be required to pass a test as to competency under the bylaws and regulations adopted by the City of Fairfield. A license may be revoked by the Public Utilities Director if the licensee violates any laws, ordinances, bylaws and regulations governing work on the City water distribution system. (Ord. 128-07. Passed 10-9-07.)

921.06 PERMITS FOR TEMPORARY WATER USE.

Where water is required for temporary use, application shall be made to the Water Division for a special permit to use water from a fire hydrant or other available source. All arrangements for temporary water use shall be approved by the Superintendent.

(a) Special Meters.

(1) The Superintendent is authorized to require the use of a special water meter to register water consumed for a temporary use. The meter will, in such cases, be furnished by the Division ~~[without charge except that]~~ **WITH** a deposit **OF \$150.00 FOR ¾" OR 1" METERS AND \$450.00 FOR 2" METERS AND RENTAL FEES OF \$75.00 FOR ¾" OR 1" METERS AND \$150.00 FOR 2" METERS** ~~[may be]~~ required. Rates for special meter water use shall be a minimum ~~[of ten dollars (\$10.00)]~~ **BILL [for the first 3,000 gallons]** **BASED UPON THE METER SIZE.** Water used in excess of **THE MINIMUM AMOUNT [3,000 gallons]** will be charged at the normal residential/commercial rate.

~~[(b) Charge for Unmetered Water. Unmetered water shall be paid for on the basis of meter rates, according to the estimated amount used or to be used. The minimum charge shall be fifteen dollars (\$15.00). The Superintendent shall be authorized to provide, by rule, for the method of fixing charges in the case of particular types of unmetered uses. Construction water for use at a building site operating under a valid building permit shall be charged at a rate of three times the minimum monthly water bill for the specified meter size~~

~~for each meter in the building. Construction water shall be authorized for three months and may be extended by written authorization of the Superintendent.]~~

~~{(e)}~~ (b) Use of Water Without a Permit. No person, firm or corporation shall use or make a connection to use water from a fire hydrant or other available source unless a properly authorized temporary use permit is issued by the Water Division. The Superintendent is hereby authorized to remove and confiscate any hose or connection found attached to a fire hydrant or other available source of water for which no temporary use permit has been issued. (Ord. 20-87. Passed 2-23-87.)

921.14 TAMPERING WITH WATER DIVISION EQUIPMENT.

(a) **NO PERSON SHALL KNOWINGLY, WITHOUT CONSENT OF THE CITY PUBLIC UTILITIES DIRECTOR OR DESIGNEE:**

- (1) **INTERFERE WITH, DAMAGE, OR BY-PASS A WATER METER OR RELATED ACCESSORY.**
- (2) **TURN ON A WATER SERVICE THAT HAS BEEN TURNED OFF AT THE CURB STOP OR WITH A LOCK OUT AT THE METER BY THE CITY TO DISCONTINUE SERVICE TO THE PREMISES.**
- (3) **CONNECT TO A FIRE HYDRANT FOR PURPOSES OTHER THAN FIRE FIGHTING, HYDRANT MAINTENANCE, OR OTHER ACTIVITIES.**
- (4) **OPEN, CLOSE, ADJUST OR INTERFERE WITH A FIRE HYDRANT, VALVE, CURB STOP, TANK, METERS, PIPES, MAINS, OR OTHER COMPONENTS OF THE WATER SYSTEM OWNED BY THE CITY.**
- (5) **TAP, SEVER, OPEN OR MAKE UNAUTHORIZED CONNECTIONS WITH A MAIN OR PIPE USED OR INTENDED FOR THE TRANSMISSION OF WATER.**

IN A PROSECUTION UNDER SUBSECTION (1) OR (2) HEREOF, PROOF THAT A METER OR CURB STOP HAS BEEN TAMPERED WITH IS PRIMA-FACIE EVIDENCE THAT THE PERSON WHO IS OBLIGED TO PAY FOR THE SERVICE RENDERED THROUGH THE METER AT THE TIME THE TAMPERING OCCURRED HAS CAUSED THE TAMPERING.

(Ord. 116-11. Passed 11-14-11).

CITY OF FAIRFIELD, OHIO
CITY COUNCIL COMMUNICATION

ITEM:

September 8, 2014

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

FINANCIAL IMPACT:

No financial impact.

SYNOPSIS:

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

BACKGROUND:

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

RECOMMENDATION:

It is recommended that City Council request, by simple motion, that no hearing be held on the liquor permit application in the name of FDAD, LLC, 7105 Dixie Highway, Fairfield, OH 45018. (Permit Classes: D5 and D6)

LEGISLATIVE ACTION REQUIRED: Simple Motion of Council

Prepared by: Alexis Wilson

Approved for Content by: Alexis Wilson

Financial Review (where applicable) by: May Ann

Legal Review (where applicable) by: St. John

Accepted by Council Agenda: Alexis Wilson

DEPARTMENTAL
CORRESPONDENCE

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

TO

FROM Alisha Wilson, Clerk of Council *aw*

City
of
Fairfield



11 (A) 2-14

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

DATE **08/19/2014**

Attached is a liquor permit application in the name of FDAD, LLC, 7105 Dixie Highway, Fairfield, OH 45018 (Permit Classes: D5 and D6)

Please complete the necessary background check and submit your findings to me **no later than 3:00 PM on Wednesday, August 27, 2014.**

This item will be added to Council's Regular Meeting agenda of Monday, September 8, 2014.

Thank you for your assistance.

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

NOTICE TO LEGISLATIVE
AUTHORITY

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

TO

2600037 <small>PERMIT NUMBER</small>			TRFO <small>TYPE</small>	FDAD LLC	
06	01	2006 <small>ISSUE DATE</small>	7105 DIXIE HWY		
08	14	2014 <small>FILING DATE</small>	FAIRFIELD OHIO 45018		
D5 D6 <small>PERMIT CLASSES</small>					
09	011	A	F12581 <small>RECEIPT NO.</small>		

FROM 08/18/2014

59278530010 <small>PERMIT NUMBER</small>				MIDSTATES RESTAURANTS INC	
06	01	2006 <small>ISSUE DATE</small>		DBA PEDROS MEXICAN RESTAURANT	
08	14	2014 <small>FILING DATE</small>		7105 DIXIE HWY	
D5 D6 <small>PERMIT CLASSES</small>				PO BOX 181171	
09	011			FAIRFIELD OHIO 45018	



MAILED 08/18/2014

RESPONSES MUST BE POSTMARKED NO LATER THAN. 09/18/2014

IMPORTANT NOTICE

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

REFER TO THIS NUMBER IN ALL INQUIRIES **A TRFO 2600037**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

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

WE DO NOT REQUEST A HEARING.

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

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

(Signature)

(Title)- Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

CLERK OF FAIRFIELD CITY COUNCIL
5350 PLEASANT AV
FAIRFIELD OHIO 45014

2600037 PERMIT NBR
EDAD LLC
105 DIXIE HWY
FAIRFIELD OHIO 45018

DAVID HUMMEL

08/14/2014 ACTIVE

MAN-MBR5%M

PA2-KEY = END SESSION, CLEAR-KEY = END OPTION, ENTER-KEY = TO CONTINUE

**DEPARTMENTAL
CORRESPONDENCE**

City
of
Fairfield



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

SUBJECT Liquor Permit Application

DATE 08/25/14

The business located at 7105 Dixie Highway, in the name of FDAD, LLC, is in a C-3, General Business District and is a permitted use as a restaurant. Should the applicant wish to operate this facility as a tavern, night club or entertainment facility solely or in conjunction with the restaurant, a Conditional Use Permit must be secured through the Planning Commission.

Tim Bachman/plf

Timothy Bachman
Development Services Director

plf

Muhler Rd

Fairfield Business Dr

Dixie Hwy

Service Dr

Subject Property

7105

7135

7141

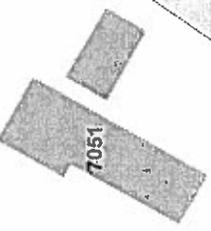
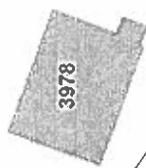
7121

7075

7051

3978

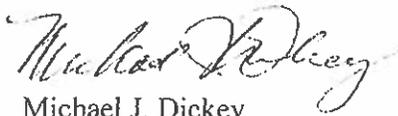
Mack Rd



NAME OF ESTABLISHMENT FDAD LLC
 ADDRESS 7105 Dixie Hwy
Fairfield, OH 45014

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

REMARKS:


 Michael J. Dickey
 Chief of Police

HEARING REQUESTED: Yes No

Date: September 2, 2014



Special Report

Date: 9/2/14

To: Chief Dickey

From: Sgt. Pete Lagemann

RE: Liquor Permit Transfer

I was asked to check into a liquor permit transfer at 7105 Dixie Hwy. The proposal is for the permit to be transferred from Midstates Restaurants Inc to FDAD LLC. The name on the request is David Hummel, 5145 Deerview Park Drive, Cleves, Ohio 45002. I ran a records check on Mr Hummel through local police departments, as well as a Criminal History Check through OHLEG, and found nothing of concern. There was no listed contact with Mr Hummel in the Fairfield Police Department records system.

I called Mr Hummel and spoke to him about the permit transfer. Mr Hummel said he owns the Skyline Chili on the south end of Dixie Hwy. He recently bought the building at 7105 Dixie Hwy as an investment. The request is to transfer the liquor permit from the old building owner to Mr Hummel's company. Mr Hummel said he plans on keeping the same restaurant at that location at least through the end of this year. He is considering moving his Skyline Chili store to this location at some point in the future. If he did move his store to that location he would consider serving alcohol at the Skyline Chili, but those considered plans are years away and he realizes he would need the city's approval at that time.

I also spoke to Mr Bachman who said he was aware Mr Hummel was considering the purchase of the building at 7105 Dixie Hwy. Mr Bachman said he would have no concerns with the transfer moving forward.

CITY OF FAIRFIELD, OHIO
CITY COUNCIL MEETING COMMUNICATION

DATE: September 8, 2014

ITEM:

Agreement with Butler County Public Defender Commission and Butler County Board of Commissioners to provide legal representation of indigent defendants in the Fairfield Municipal Court for 2015.

FINANCIAL IMPACT:

The Fairfield Municipal Court has estimated an annual savings of at least \$40,000.00 from the implementation of this agreement.

SYNOPSIS:

The Butler County Public Defender Commission/Butler County Board of Commissioners will provide legal representation for all indigent defendants by providing five (5) public defenders including both felony and misdemeanor representation and state statute and City ordinance violations.

BACKGROUND:

The City previously provided legal representation for indigent defendants from its own funds by appointment of attorneys on a case-by-case basis. This new system which was started in 2011 has reduced the overall cost of indigent defense as stated above.

RECOMMENDATION:

It is recommended that Council adopt an ordinance to authorize the City Manager to execute the agreement for indigent legal representation for 2015 in the Fairfield Municipal Court with the Butler County Public Defender Commission/Butler County Board of Commissioners. Rules suspension and the emergency clause are requested so that the agreement can be in place and reimbursement by the State of Ohio can be obtained in accordance with state guidelines.

LEGISLATIVE ACTION:

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

Emergency Provision Needed? X Yes No
If **yes**, explain above.

Prepared by: J. H. Clemmons

Approved for Content by: J. H. Clemmons

Financial Review (where applicable): Mary Hays

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

Accepted for Council Agenda: [Signature]

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR INDIGENT LEGAL REPRESENTATION FOR 2015 IN THE FAIRFIELD MUNICIPAL COURT WITH THE BUTLER COUNTY PUBLIC DEFENDER COMMISSION/BUTLER COUNTY BOARD OF COMMISSIONERS AND DECLARING AN EMERGENCY.

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

Section 1. The City Manager is hereby authorized to execute an agreement with the Butler County Public Defender Commission/Butler County Board of Commissioners for indigent legal representation in the Fairfield Municipal Court for 2015 in accordance with the agreement on file in the office of the City Manager.

Section 2. This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that the new agreement be in place to obtain State of Ohio reimbursement in a timely manner; wherefore, this ordinance shall take effect immediately upon its passage.

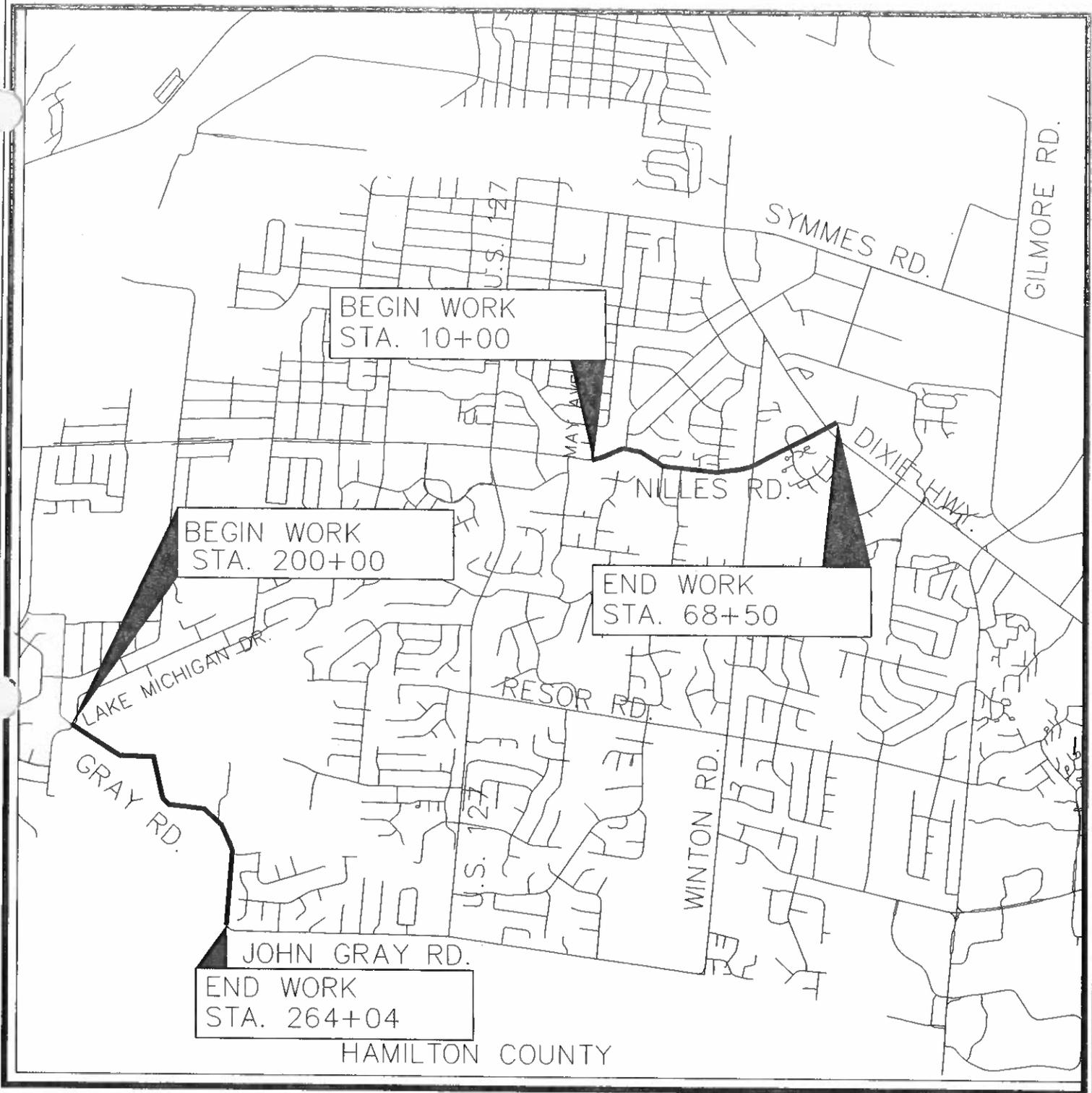
Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	Emergency _____
Third Reading	_____	

ATTEST:

Clerk of Council

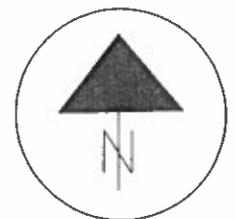
This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council



LOCATION MAP

	LATITUDE:	LONGITUDE:
NILLES:	N 39°-20'-12"	W 84°-32'-37"
GRAY:	N 39°-19'-06"	W 84°-35'-08"



ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE A OHIO PUBLIC WORKS COMMISSION ISSUE 1 GRANT APPLICATION AND AGREEMENT FOR THE NILLES ROAD AND GRAY ROAD IMPROVEMENTS PROJECT AND DECLARING AN EMERGENCY.

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

Section 1. The City Manager is hereby authorized to execute a Ohio Public Works Commission Issue 1 Grant Application and Agreement for the Nilles Road and Gray Road Improvements Project 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 final application is due by mid September, 2014; 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
CITY COUNCIL COMMUNICATION

ITEM NO. 11 (e) (1)

September 8, 2014

ITEM

It is necessary for City Council to pass a resolution accepting the amounts and rates as determined by the Butler County Budget Commission.

FINANCIAL IMPACT

Resolution authorizes the necessary tax levies to be collected for the budget year 2015 to the County Auditor.

SYNOPSIS

The County Budget Commission has estimated tax collections for the year 2015 that the City will receive at a minimum the following amounts in property taxes:

	Millage	2013	2014
General Fund	1.29	\$1,180,000	\$1,200,000
Fire/EMS Levy Fund	4.65	\$3,900,000	\$3,975,000
Totals	5.94	\$5,080,000	\$5,175,000

The resolution is a conservative estimate of the amounts to be collected since the total assessed valuation for the City is not available until later this year. Actual property tax collections run higher than the estimates in the County prepared resolution.

BACKGROUND

In accordance with ORC section 5705.34, each taxing authority must pass a resolution to accept and authorize the necessary tax levies and to certify the levies to the County Auditor by October 1st.

STAFF RECOMMENDATION

It is recommended that the City Council authorize and direct the preparation of a resolution, with rules suspension, accepting the amounts and rates as determined by the Budget Commission.

LEGISLATIVE ACTIONS:

Suspension of Rules & Adoption Requested?
Emergency Provision Needed?

Yes
No

Prepared by: May Hoch
Approved for Content by: May Hoch
Financial Review (where applicable) by: May Hoch
Legal Review (where applicable) by: John H. Clemens
Accepted by Council Agenda: Theresa Edman

RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE
BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES
AND CERTIFYING THEM TO THE COUNTY AUDITOR

(CITY COUNCIL)

Rev. Code, Secs. 5705.34, 5705.35

The Council of the City of **FAIRFIELD**, Butler County, Ohio, met in _____
(regular or special)
session on the _____ day of _____, 20_____, at the office of _____

_____ with the following members present:

_____ moved the adoption of the following Resolution:

WHEREAS, This Council in accordance with the provisions of law has previously adopted a Tax
Budget for the next succeeding fiscal year commencing **January 1, 2015**; and

WHEREAS, the Budget Commission of Butler County, Ohio has certified its action thereon to the City
Council together with an estimate by the County Auditor of the rate of each tax necessary to be
levied by this Council, and what part thereof is without, and what part within the ten mill tax
limitation; therefore be it

RESOLVED, By the Council of the **CITY OF FAIRFIELD**, Butler County, Ohio, that the amounts
and rates, as determined by the Budget Commission in its certification, be and the same are hereby
accepted; and be it further

RESOLVED, That there be and is hereby levied on the tax duplicate of said City the rate of
each tax necessary to be levied within and without the ten mill limitation as follows:

and be it further

RESOLVED, That the Clerk of this Council be, and he/she is hereby directed to certify a copy of
this Resolution to the County Auditor of said County.

_____ seconded the Resolution and the roll being called upon its
adoption the vote resulted as follows:

Adopted the _____ day of _____, 20____.

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

=====



CERTIFICATE OF COPY

ORIGINAL ON FILE

The State of Ohio, Butler County, ss.

I, _____, Clerk of the Council of the City of _____, within and for said County, and in whose custody the Files and Records of said Council are required by the Laws of the State of Ohio to be kept, do hereby certify that the foregoing is taken and copied from the original _____

now on file, that the foregoing has been compared by me with said original document, and that the same is a true and correct copy thereof.

WITNESS my signature, this _____ day of _____, 20_____

CLERK OF COUNCIL

NOTE: A copy of this Resolution must be certified to the County Auditor before the first day of October in each year, or at such later date as may be approved by the Board of Tax Appeals.

===== **RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR (CITY COUNCIL)** =====

ADOPTED _____, 20_____

FILED _____ 20, _____

CLERK OF COUNCIL

COUNTY AUDITOR

DEPUTY AUDITOR

=====

CITY OF FAIRFIELD, OHIO
CITY COUNCIL COMMUNICATION

ITEM:

September 8, 2014

Request for appropriation for **non-contractual** agenda items.

FINANCIAL IMPACT:

\$203,684.00 from noted funding source.

SYNOPSIS:

The following appropriations have been requested:

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

BACKGROUND:

Please refer to specific Council Communications dated September 8, 2014 for a description of these items.

RECOMMENDATIONS:

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

LEGISLATIVE ACTIONS:	Suspension of Rules & Adoption Requested?	<input checked="" type="checkbox"/>	<input type="checkbox"/> If yes, explain
		yes	no above
	Emergency Provision Needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/> If yes, explain
		yes	no above

Prepared by: Keith WilsonApproved for Content by: Keith WilsonFinancial Review (where applicable) by: May HaysLegal Review (where applicable) by: John ClementsAccepted by Council Agenda: Keith Wilson

CITY OF FAIRFIELD, OHIO
CITY COUNCIL COMMUNICATION

ITEM NO. 11.0121A

September 8, 2014

ITEM

It is necessary for Council to authorize an appropriation for the upgrade the utility billing and online payment software provided by Tyler Technologies.

FINANCIAL IMPACT

An appropriation in the amount of \$41,800 (\$38,000 with a 10% contingency) from CIP project FIN-14-002 – Various Software Maintenance/Enhancement project as approved in the 2014-2018 CIP Budget. As detailed in the project outline, funding will be from the Water Surplus and Sewer Surplus funds.

SYNOPSIS

The Utility Billing software was converted to Munis back in 2008; however, a newer, more functional version of the software called UBCIS (Utility Billing Customer Information System) is now available. This version of the Utility Billing software will allow for greater flexibility for operations as well as integration with the CSS (Citizen Self Service) module. The CSS module will allow for real-time information from the billing software to be accessed online by the customer as well as integrated online payments. Eventually, CSS will allow for other billing information, such as sidewalks and property damages, to be accessed and paid online. Both of these modules will allow the City to better serve its customers while providing more transparency to operations.

BACKGROUND

Munis, a Tyler Technologies product, was implemented in over several years beginning in 2004 with the financial reporting software. Since then, upgrades have been done to the basic software. However, there are several modules that can be added to simplify the internal processes for employees and external processes for the customers, such as UBCIS and CSS. These modules will allow for more flexibility in operations as well as more transparency to the customers.

STAFF RECOMMENDATION

It is recommended that Council authorize and direct the preparation of legislation necessary to provide funding in the amount of \$41,800 (\$23,100 from the Water Surplus fund and \$18,700 from the Sewer Surplus fund) for the purchase of the UBCIS and CSS modules in accordance with the attached proposal with a suspension of the rules.

LEGISLATIVE ACTIONS:

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

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



Munis Utility Billing CIS

Tyler's Munis® Utility Billing Customer Information System (CIS) puts the emphasis on you, our client, helping you process all billing functions easily, quickly, and accurately. Not only does it perform the tasks that you expect and have come to depend on, but it grows and adapts as your needs change. Bill water, sewer, electric, gas, and so on, and keep multiple billing cycles active at the same time. Munis Utility Billing CIS enhances your daily experience with powerful functionality, product focus, and usability to meet your needs and to better serve the citizens in your community.

Flexible Setup

- Utility Maintenance is an efficient one-stop program for streamlining account setup. You can view past, current, and pending customers, and view current or all services deposits, assessments, and installments (if applicable). You can also drilldown to view or maintain information at a detailed level. Additionally, you can perform account related actions - setup multiple pending individuals; revert responsibility to an owner; add new individuals, services, deposits, and more.
- Meter Inventory:
 - » Enhanced compound meter setup, use the same serial number for compound meters (high/low flow)
 - » Mass creation of meter inventory records through copy option
 - » Meter import interface
 - » Integrated meter inventory/replacement feature lists manufacturer, meter number, test and calibration
- Establish account structure—define field labels, special charges/credits, and messages on bills
- Unlimited user defined fields at various levels—Account Location Master; Account Customer; Services; Assessments; Installments; Meter Inventory; Flat Inventory (Equipment)
- View and perform actions as they relate to the life cycle of a petition before it becomes an actual assessment; including approvals, objections, and notification
- Standalone programs allow distinct information set up—Services, Assessments, Installments, Miscellaneous Charges, and Deposits
- Numerous calculation methods exist for service types of demand meter, electric based on other, flat charge
- Supports Basic (standard, non-standard, and direct) and Tier (standard only) rate tables
- Rate tables—user-defined unit of measure types, minimum and maximum rates, and up to 99 steps
- Drought rate functionality allows for calculation of additional penalties on water usage during times of drought - penalties applied on the excess usage over the allowance based on historical water use calculation
- Rates can be assessed based on previous usage - reassessment can occur periodically or within bill run
- Rate Code setup allows one service code with multiple rates for GL consolidation

... continued on reverse

Empowering people who serve the public®



For more information, visit
www.tyler-tech.com

or email
info@tyler-tech.com

Munis® Utility Billing CIS

Flexible Setup (cont.)

- Model and Copy Account—create new accounts using a template or existing account
- Scheduler—automatically schedule a billing process; output Service Orders on a recurring basis; schedule (with or without repeat occurrences) the Cutoff, Apply Late Fee, Apply Credits/Deposits, Delinquent Notice and Transfer Delinquent To Tax programs, along with other various reports
- Improvement Petition Maintenance gives ability to view and perform actions as they relate to the life cycle of a petition before becoming an assessment - program used to process mailings, approvals and objections
- NAICS (also known as SIC) codes are associated to services to bill sewer surcharges — NAICS records in business licenses can generate services on utility account

Collections/Billings

Effective and efficient collection and billing process is critical for smooth operation, and to ensure delivery of service.

- Bill print with XML capability
- Handheld interface run independent to billing to accommodate exceptions or warnings for action prior to billing — supports most major handheld vendor import and export files
- Generate single bill runs (based on AR Category), or include multiple AR categories in a single bill run; option to combine multiple bill runs into a single bill print
- Accommodates Consumption, Flat-Rate, Based on Other, Assessment, Installment Agreement, Final and Miscellaneous billings
- Option to ignore accounts that have reading exceptions on a service
- Supports Electric billing requirements:
 - » Accounting for Billed Usages, Electric Actual and Billed Reads for Demand, and KVAR
 - » Track usage, demand and KVAR on one metered service
 - » Cumulative flats: accumulates multiple Flat-Rate charges into one charge on bill
 - » Define rate adjustments, fuel Adjustments or Purchase Power Agreement; apply prior to generating bills
- Bill two or more individuals on a single account
- Ability to charge additional penalties on water usage during times of drought based on historical usage
- Reassess necessary rate changes based on previous usage
- Event History—track the number of times a delinquent notice has been sent to a customer, etc.
- Internet Bill Inquiry and Payment Processing with optional Munis Self Service
- Inter-department billings can auto create and adjust bills instead of sending a physical bill — journal entries are made in lieu of cash payments
- Store and allow inquiry for information tied to past individuals
- Change and prorate rates within a billing cycle
- Supports active multiple active billing cycles
- Define a winter period, calculate an annual winter average based on consumption, and then use this winter average to bill the sewer service year round. Multiple reporting options are also available
- Calculate and posts late fees and interest automatically
- Credit transfer/apply deposit/reversal functionality within or outside of bill run
- See what steps of the bill run process have been performed and what's left to do
- Prints Delinquent Notices with user-defined text and post late fees and interest automatically. Mail merge and XML output capabilities.
- Supports billing adjustments such as read errors; automatically adjusts billing amounts and history
- Billing adjustments utilize workflow approvals to enforce maximum adjustment values
- Report & Export files for electronic fund transfers and lock box files are available in standard format; EFT process can be run inside or outside a bill run
- Postal certification routine using Tyler Forms
- Post a reading after completing a Service Order and hold to process the final bill at a later date
- Backflow Tracking maintains a history (including violations) of customers, and types backflow devices at service location
- Integrated data and transaction system: one customer file with related data centralized for all Munis applications needing information access
- Define a budget figure (that you can redefine) for scheduling regular payments from specific customers. Budget cycles work on a countdown system; the last cycle includes automatic "settle up"
- Average Payment Plan processing calculates a budget / Average Payment Plan amount for an account. The plan is based on usage for the specified account / customer

... continued on next page

Munis® Utility Billing CIS

Service Order Tracking

Managing Service Orders is a critical function for both you and your customer. You'll rely on powerful functionality to get your customer back on line—fast. Drill into individual service orders and view details before approving. Establish rules so that only approved orders can be printed or completed.

- Define daily limits on individual or groups of Service Order types
- Calendar - View service orders for a day, week, or month—define calendar views using specific criteria—drill into specific Service Orders for inquiry or maintenance
- Track routine account maintenance, such as replacing, connecting, or performing tests on a meter
- Generate cut-off lists, automatically create service orders, assign on/off fees and deposits
- Process construction work orders via optional Work Orders, Fleet & Facilities link
- Turn on service order program creates service orders or cancels turn off services orders if past due balance less than specified amount
- Service order scheduling integrated with MS Exchange and Scheduler Central
- Post a reading after completing a Service Order and hold to process the final bill at a later date

Periodic Processing, Inquiries and Reports

- The Account Customer Inquiry program is a valuable tool for customer service representatives to use as a platform for account and customer-related inquiries. A central launching point with access to other key areas within UB CIS, this program offers a variety of information on an account, customer, or bill level.
- Search by account, customer, meter, or location data.
- Displays account location, customer, billing address, recent activity, and phone numbers.
- Summary tab displays account balance categorized by summary or charge code. Deposit, current, delinquent, interest/penalty, total balance amounts displayed.
- Account Balance tab will display a summary based on services and other charges.

- Current billed tab displays most current reading and billed amounts. Double clicking record will access detail information regarding consumption, demand, and KVAR history.
- Bills tab will provide a list of all bill records for the account. Double clicking record will access detail information regarding charge calculation. A valuable tool used to explain charges to customers.
- Reports and Inquiries
 - » Bank Billing Register (EFT)
 - » Consumption Reports
 - » Consumption Analysis
 - » Deposit List
 - » Route Worksheets
 - » Budget Billing Variance List
 - » Service History
 - » Exception Report
 - » Aging Report
 - » Account Event History
 - » Lien Processing; including Transfer Delinquent to Tax and Lien Delinquent bills
- Mail merge information with Microsoft Office templates you define to create the following (with optional Munis Office) including but not limited to:
 - » Account Labels (to customer or service location)
 - » Back Flow Letter
 - » Lien Delinquent Bills
 - » Delinquent Notices
 - » Account Event History



Quoted By: CJ Vose
 Date: 06/25/2013
 Quote Expiration: 00/00/n/a
 Quote Name: UBCIS Migration
 Quote Number: 46164

Sales Quotation For:

Mr. Joseph Waldmann
 City of Fairfield
 5350 Pleasant Ave.
 Fairfield, OH 45014

Phone: (513) 896-8134
 Fax:
 Email: jwaldmann@fairfield-city.org

1 Software

Model #	Description	Quantity	Price	Extended Price	Discount	Software Total
RB-UBCIS-SW-C	Utility Billing CIS - Software - C	1.00	\$14,500.00	\$14,500.00	\$14,500.00	\$0.00
Total:						\$14,500.00
Total:						\$0.00

2 Services

Model #	Description	Quantity	Price	Extended Price	Discount	Services Total
UB-CIS-MG-PMP-C	Utility Billing CIS Migration - PMP - C	1.00	\$1,725.00	\$1,725.00	\$0.00	\$1,725.00
Total:						\$0.00
Total:						\$1,725.00

Consulting

Model #	Description	Quantity	Price	Extended Price	Discount	Consulting Total
UB-CIS-MG-CS-C	Utility Billing CIS Migration - Consulting - C	1.00	\$1,275.00	\$1,275.00	\$0.00	\$1,275.00
Total:						\$1,275.00

Training

Model #	Description	Quantity	Price	Extended Price	Discount	Training Total
UB-CIS-CV-RTR	UBCIS Rate Consolidation Training	1.00	\$1,175.00	\$1,175.00	\$0.00	\$1,175.00
UB-CIS-CV-TR	UBCIS History Clean-up Training	1.00	\$1,175.00	\$1,175.00	\$0.00	\$1,175.00
UB-CIS-MG-TR-C	Utility Billing CIS Migration - Training - C	9.00	\$1,175.00	\$10,575.00	\$0.00	\$10,575.00
Total:						\$12,925.00

Conversion

Model #	Description	Quantity	Price	Extended Price	Discount	Conversion Total
MISC-CV-001	UB Forms Conversion	1.00	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00
UB-CIS-CV-HIS	UBCIS History Clean-up Conversion	1.00	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00
UB-CIS-CV-RC	UBCIS Rate Consolidation Conversion	1.00	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00

\$5,000.00

Total Other Services:	Total Consulting:	Total Training:	Total Conversion Services:	Total Services:
\$1,725.00	\$1,275.00	\$12,925.00	\$5,000.00	\$20,925.00
			Total Training Days: 11	Total Consulting Days: 1

3 Maintenance

Model #	Description	Quantity	Price	Extended Price	Discount	Maintenance Total
RB-UBCIS-SP-C	Utility Billing CIS - Support - C	1.00	\$2,610.00	\$2,610.00	\$2,610.00	\$0.00
					Total:	Total:
					\$2,610.00	\$0.00

Summary

	Fees	Maintenance
Total Software	\$0.00	\$0.00
Total Services	\$20,925.00	
Summary Total	\$20,925.00	\$0.00

Comments

Tyler's quote contains estimates of the amount of services needed, based on our preliminary understanding of the size and scope of your project. The actual amount of services depends on such factors as your level of involvement in the project and the speed of knowledge transfer.

Prices submitted in the quote do not include travel expenses incurred in accordance with Tyler's then-current Business Travel Policy.

In the event Client cancels services less than two (2) weeks in advance, Client is liable to Tyler for (i) all non-refundable expenses incurred by Tyler on Client's behalf, and (ii) daily fees associated with the canceled services if Tyler is unable to re-assign its personnel.

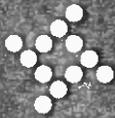
Line item UBCIS Migration Fee Includes: Project Planning to map a successful transition, server evaluation for available space and hardware requirements, upgrading to supported version of Munis, creation of a UB CIS database environment, running the conversion utility, and UBCIS database refresh scripts.

Forms charge is based on standard library with no change to current forms. If changes to forms are needed, the cost is \$800 per form.

Customer Approval: _____
Print Name: _____

Date: _____
P.O. #: _____

All primary values quoted in US Dollars



munis
a tyler erp solution

Munis® Citizen Self Service

In today's busy world, people expect greater access to information and services—and they expect their business to be transacted easily, completely, and fast. Whether it's a citizen paying taxes, checking and paying utility bills, or filing a non-emergency request—quick, confidential, and accurate response is critical. As a local government administrator, you need to respond to these expectations while struggling with tight budgets and increasing demands for service. Fortunately, Tyler has the solution: Munis Citizen Self Service. With more than 30 years delivering excellent solutions for the public sector, a 98% retention rate, and 9,000 clients, Tyler has the experience, service, and innovative solutions to meet your needs.

How it Works

Your citizens can easily access your organization's customized Web sites anytime, anywhere—through a secure Internet connection. Flexible hosting options allow you to choose the hosting requirement that best suits your needs. Tyler offers two options:

- Tyler: hosts all needed hardware and software, and manages all traffic. Data is passed between your server and the Tyler Data Center in Falmouth, Maine through a secure connection, and then on to the requesting party.
- Self-hosting: allows you to leverage your existing infrastructure and personnel to manage the Web site locally.

Munis Self Service Advantages

Munis Citizen Self Service offers continuity, because it actively extracts information directly from the Munis database. Web site information is current because of the direct connection to your Munis data—in other words, information is reflected in real-time. What's more, Tyler provides both software and Munis Self Service support by trained Help Desk professionals, who assist you with any of your issues.

...continued on reverse

Is staff spending too much time responding to routine requests for information?

Alleviate these demands, and provide citizens with access to key information—conveniently and securely through the Internet. Anytime, from anywhere.

Empowering people who serve the public®



tyler
technologies

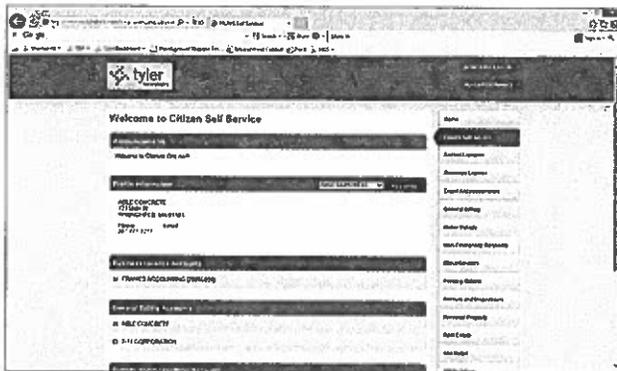
For more information, visit
www.tylertech.com
or email
info@tylertech.com

Munis® Citizen Self Service

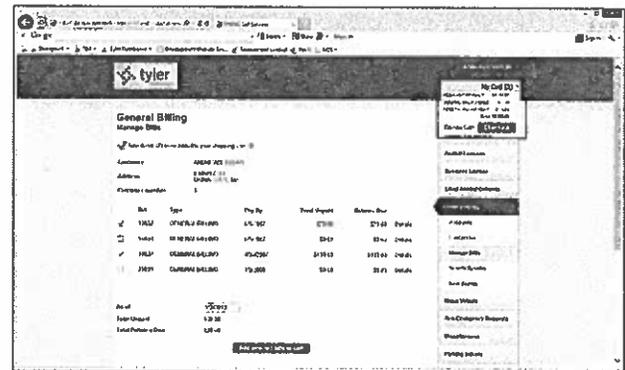
Citizen Self Service

Citizen Self Service (CSS) gives residents web-based access to municipal services and information. Access is gained by entering information, such as addresses, account number, or name. Citizens may view official records on-line, view or pay various bills and invoices with a credit card or bank account, or make Non-Emergency Requests of specific municipal departments.

- View Bill & Apply Payments
 - » Real Estate Tax
 - » Utility Bills
 - » Personal Property
 - » Business Licenses
 - » Motor Vehicle
 - » Animal Licenses
 - » Permits and Code Enforcement
 - » General Billing
 - » Miscellaneous Receipts
 - » Single item payments or Shopping Cart for multiple bills
- Inquiries
 - » View Documentation such as Annual Reports, Meeting Minutes, Agendas, Inspection Details and more
 - » Access Resources: View uploaded documents and links to other web pages
- Applications & Transactions
 - » Non-Emergency Requests
 - » Permit Applications
 - » Citizen Service Request
 - » Block specific IP addresses to prevent overuse and abuse of system
 - » Link to specific accounts to access more detailed information



Logged in citizen has quick access to linked accounts



Shopping Cart allows citizen to pay multiple bills at one time

Server Requirements

Operating System: Window Server

SSL: SSL Certificate issued by a Certification Authority strongly recommended



Quoted By: CJ Vose
 Date: 12/13/2012
 Quote Expiration: 6/11/2013
 Quote Name: Fairfield/ERP/CSS
 Quote Number: 2012-2456
 Quote Description: CSS

Sales Quotation For
 City of Fairfield
 5350 Pleasant Ave.
 Fairfield, Ohio 45014
 Phone (513) 896-8109

Tyler Software and Related Services

Description	License	Impl. Days	Impl. Cost	Data Conversion	Module Total	Year One Maintenance
Productivity:						
Citizen Self Service	\$11,000.00	1 @ \$1175	\$1,175.00	\$0.00	\$12,175.00	\$1,980.00
TOTAL:	\$11,000.00	1	\$1,175.00	\$0.00	\$12,175.00	\$1,980.00
Summary						
Total Tyler Software	\$11,000.00		\$1,980.00			
Total Tyler Services	\$1,175.00		\$0.00			
Total 3rd Party Hardware, Software and Services	\$0.00		\$0.00			
Summary Total	\$12,175.00		\$1,980.00			
Contract Total						\$14,155.00

Unless otherwise indicated in the contract or Amendment thereto, pricing for optional items will be held for six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Customer Approval: _____

Date: _____

Print Name: _____

P.O. #: _____

All primary values quoted in US Dollars

Comments

Tyler recommends the use of a 128-bit SSL Security Certificate for any Internet Web Applications, such as the MUNIS Web Client and the MUNIS Self Service applications if hosted by the Client. This certificate is required to encrypt the highly sensitive payroll and financial information as it travels across the public internet. There are various vendors who sell SSL Certificates, with all ranges of prices.

Tyler's quote contains estimates of the amount of services needed, based on our preliminary understanding of the size and scope of your project. The actual amount of services depends on such factors as your level of involvement in the project and the speed of knowledge transfer.

Unless otherwise noted, prices submitted in the quote do not include travel expenses incurred in accordance with Tyler's then-current Business Travel Policy.

Tyler's prices do not include applicable local, city or federal sales, use excise, personal property or other similar taxes or duties, which you are responsible for determining and remitting.

In the event Client cancels services less than two (2) weeks in advance, Client is liable to Tyler for (i) all non-refundable expenses incurred by Tyler on Client's behalf; and (ii) daily fees associated with the cancelled services if Tyler is unable to re-assign its personnel.

Pricing for optional items will be held for six (6) months from the quote date.

Tyler provides onsite training for a maximum of 20 people per class. In the event that more than 20 users wish to participate in a training class or more than one occurrence of a class is needed, Tyler will either provide additional days at then-current rates for training or Tyler will utilize a Train-the-Trainer approach whereby the client designated attendees of the initial training can thereafter train the remaining users.

Tyler's cost is based on all of the proposed products and services being obtained from Tyler. Should significant portions of the products or services be deleted, Tyler reserves the right to adjust prices accordingly.

ITEM NO. 11 (C) (2) A

CITY OF FAIRFIELD, OHIO
CITY COUNCIL MEETING COMMUNICATIONS

ITEM:

DATE: August 25, 2014

An appropriation of funds for a new play structure at Point Pleasant Park on Resor Road.

FINANCIAL IMPACT:

An appropriation of \$20,000 will be needed for this.

SYNOPSIS:

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

BACKGROUND:

The Parks and Recreation Board identified in its 2014-2018 Capital Improvement Program (PRK-14-002) the need for a play structure at the Point Pleasant Park.

The play structure being proposed is a custom designed Game Time Inc. (play structure drawing attached) and will be placed at the Point Pleasant Park on Resor Road.

RECOMMENDATION:

It is recommended that City Council authorize and direct the preparation of legislation authorizing the appropriation of \$20,000.00 from the 2014-2018 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: Heidi Skudler
Financial Review (where applicable): Maury Horn
Legal Review (where applicable): John A. Clemmons
Accepted for Council Agenda: Heidi Skudler



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

QUOTE
 #36380

08/22/2014

City of Fairfield - Parks Playground

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

Project #: P16675
 Ship To Zip: 45014

Quantity	Part #	Description	Unit Price	Amount
1	RDU	Gametime - Modular PowerScope Playstructure (BFAIRPOINT) - Ages 5-12; ALuminum Uprights	\$27,261.00	\$27,261.00

Pricing Includes a 1 Day Supervision.

SubTotal: \$27,261.00
 Discount: (\$10,584.40)
 Freight: \$1,969.07
Total Amount: \$18,645.67

Pricing valid for 30 days. Please request a new price after that time. Our quotation is based on shipment of all items at one time to a single destination, unless otherwise noted, and changes are subject to price adjustment.

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.

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.

Order Information:

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

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





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

QUOTE
#36380

08/22/2014

City of Fairfield - Parks Playground

Acceptance of quotation:

Accepted By (printed): _____

Date: _____

Title: _____

P.O. No: _____

Telephone: _____

Fax: _____

Purchase Amount: **\$18,645.67**

SALES TAX EXEMPTION CERTIFICATE #: _____

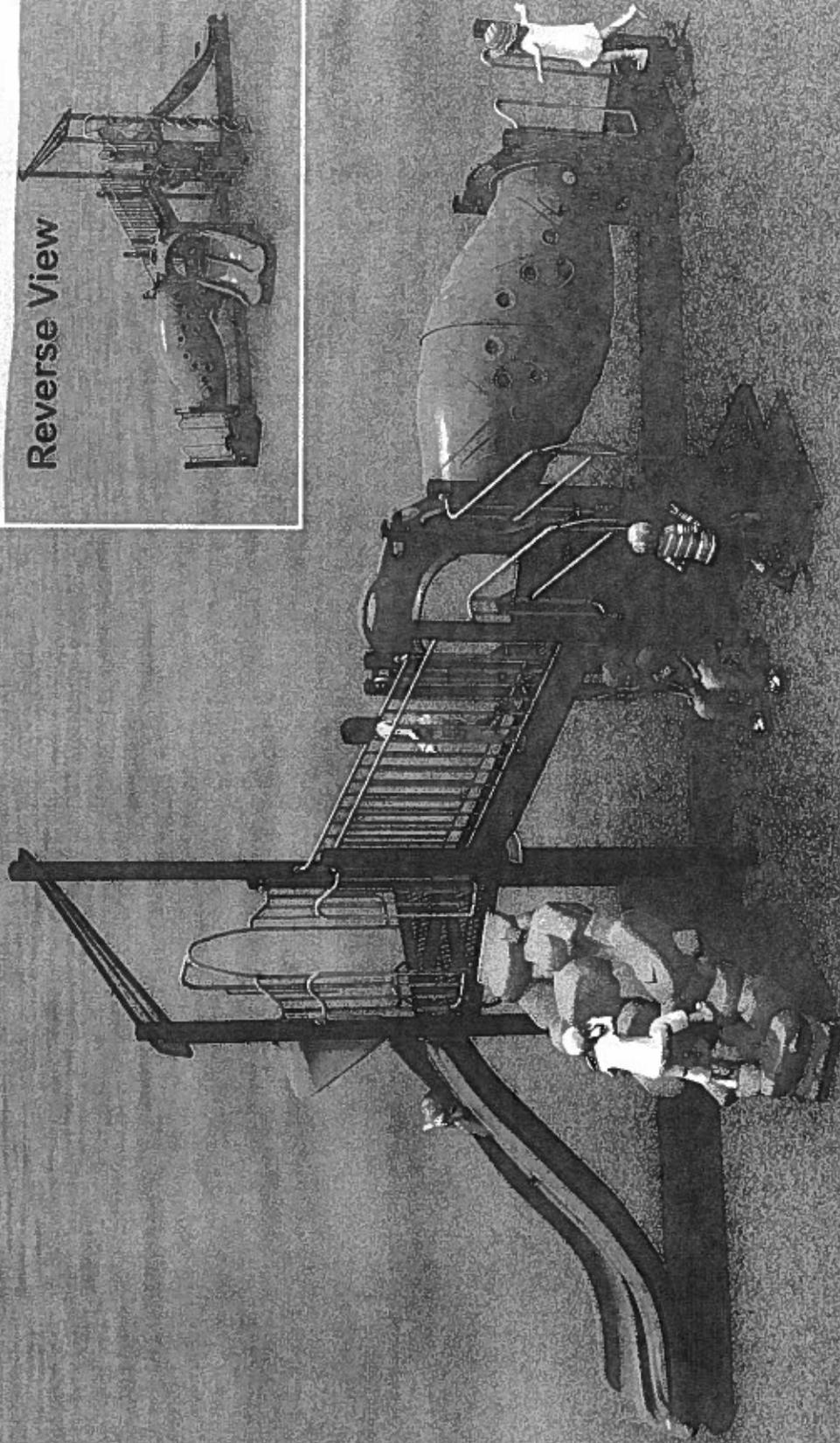
(PLEASE PROVIDE A COPY OF CERTIFICATE)

Customer Signature

Sales Representative: Bob Greiwe

Fairfield Parks Playground

Fairfield, Ohio



Reverse View

**DAVID
& WILLIAMS
ASSOCIATES**
Parks and Recreation Equipment

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

GameTime

**FIARFIELD PARKS
PLAYGROUND
FAIRFIELD, OH
OPTION 1**

ADA ACCESSIBILITY:

Elevated Play Events = 7
Elevated Accessible by Transfer = 7
Ground Level Events = 3 (3 required)
Types of Ground Level = 3 (3 required)

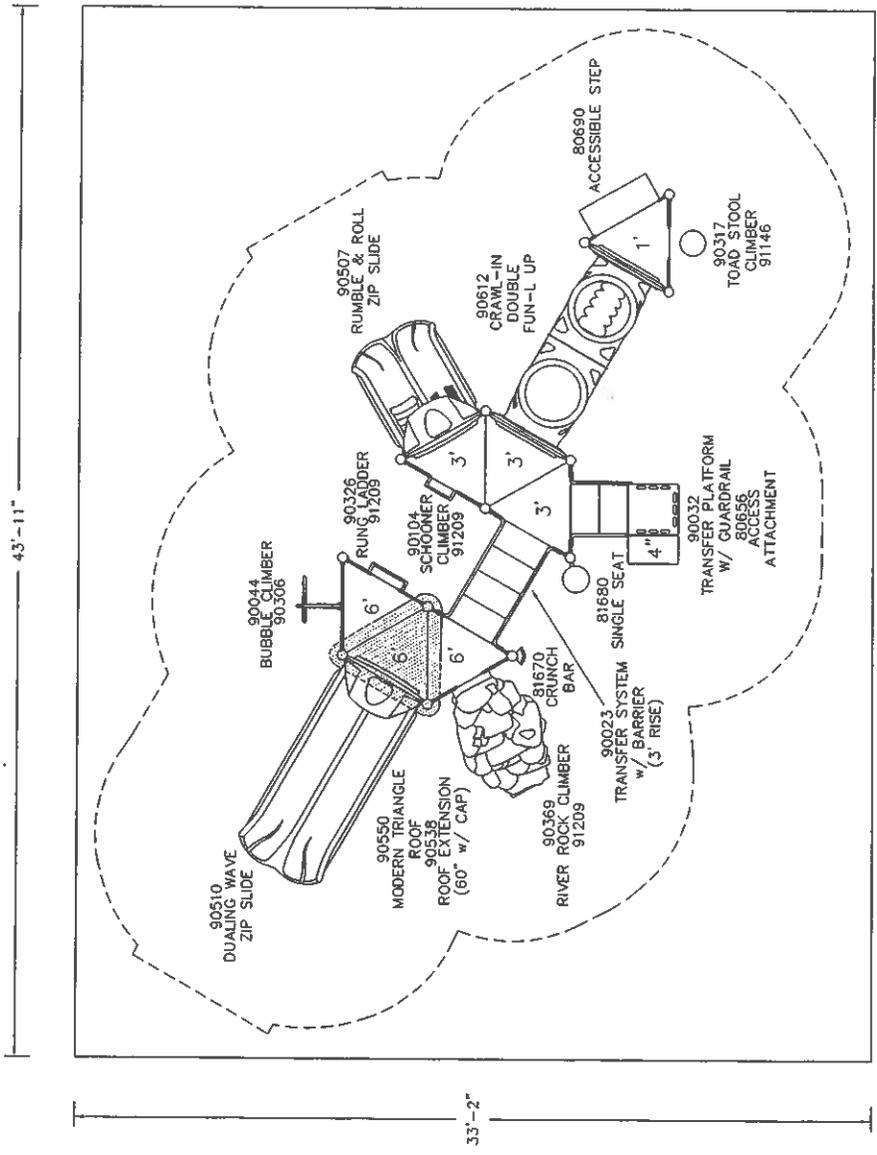
This play equipment is recommended for children ages 5 - 12.

Soft, resilient surfacing should be placed in the use zones of all equipment; as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-814.

**DAVID
WILLIAMS
& ASSOCIATES**
1-800-762-7936
www.davidwilliamsassociates.com



Drawn By:	BGVL	Scale:	1" = 5'-0"
Date:	8.19.2014		
Drawing Name:	BEAIRPOINT		
No.		Revised	Date



ITEM NO. 11 (12) A

CITY OF FAIRFIELD, OHIO
CITY COUNCIL MEETING COMMUNICATIONS

ITEM:

DATE: 08/25/14

An appropriation of funds for the sealing, crack fill and re-striping of the parking lot at the Fairfield Aquatic Center and the placing of a 18" Barrier Curb around the parking lot at the Youth Playfields on River Road.

FINANCIAL IMPACT:

An appropriation of \$ 11,500.00 will be needed

SYNOPSIS:

The overlay/sealing/stripping and curb upgrades of parking lots was projected in the Parks and Recreation Department's 2014-2018 CIP (PRK - 14-003).

BACKGROUND:

The Parks and Recreation Board's 2014-2018 Capital Improvement Program (PRK-14-003) list the overlay/stripping/sealing of various parking lots and tennis courts within the parks system. The renovation of the parking lot at the Fairfield Aquatic Center was identified as a priority for the overlay/sealing/stripping in this calendar year. The added curbing around the parking lot at the Youth Playfields on River Road will allow the staff to remove old rusty cable and improve the overall look of the park.

The Parks and Recreation Department's Parks Maintenance Division solicited written proposals for the sealing, striping and crack filling of the parking lots and the curb placement. Barry Brown Paving INC was the best bid for the striping and seal coating for the parking lot at \$ 7,550.00 and the best proposal for the curbing was Quality Curb and Concrete at \$3,762.00.

RECOMMENDATION:

It is recommended that City Council authorize and direct the preparation of legislation authorizing the appropriation of \$11,500.00 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: Heidi Sahille
Financial Review (where applicable): Maureen
Legal Review (where applicable): John J. Adams
Accepted for Council Agenda: Heidi Sahille

Proposal

BARRY L. BROWN PAVING LLC

3210 Homeward Way
FAIRFIELD, OHIO 45014
(513) 874-1588

PROPOSAL SUBMITTED TO <i>CITY OF FAIRFIELD</i>		PHONE	DATE <i>5-15-14</i>
STREET		JOB NAME <i>GREG MORROW</i>	
CITY, STATE and ZIP CODE		JOB LOCATION <i>AQUATIC CENTER</i>	
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for:

PARKING LOT REHAB.

8257 50 YDS.

- 1) CLEAN*
- 2) FILL CRACKS WITH HOT RUBBER FILLER*
- 3) SEAL COAT*
- 4) RESTRIPE TO MATCH EXISTING*

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

SEVENTY FIVE HUNDRED FIFTY dollars (\$ *7550*).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

B. L. B.

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

Date of Acceptance: _____

Signature _____

SOSC1

5291 Lester Rd
Cincinnati, OH 45213

Email: sosc1llc@outlook.com

Phone and Fax Number

1(800)385-1864

www.sosc1llc.com

Estimate

14013

Date 5/8/2014

Name / Address	Project	P.O. No.
City of Fairfield Greg Morrow 411 Wessel Dr. Fairfield, OH 45014	Parks 2014	
	Terms	Net 10 Days

Description	Total
Gilbert - 2 tennis courts; Pressure wash, crackfill, resurfacer, color coat, restripe lines.	9,056.00
Gilbert - 2 tennis courts; Pressure wash, crackfill, color coat, restripe lines.	7,232.00
Founders - restripe per existing, this is free of charge if accepting tennis courts or aquatic center.	250.00
Oakwood - tennis court: Pressure wash, color coat, and stripe, crackfill is not needed.	3,248.00 ✓
Lions - tennis court: Pressure wash, crackfill, resurfacer, color coat, restripe lines.	4,568.00
Lions - tennis court; Pressure wash, crackfill, color coat, restripe lines.	3,502.00
Aquatic Center - Sealcoating: Clean, crackfill, squeegee coat, spray coat, restripe. We can split the aquatic center into phases or 2 seasons.	10,094.00
If all the tennis courts are accepted with resurfacer, this will include free nets and center straps at no cost, saving you \$911.92.	
Upon acceptance of tennis courts prior to work remove nets and straps and store in a safe place.	
<i>2nd Bid for Aquatic Center</i>	
Write Your Total Here	

CONDITIONS

All material is guaranteed to be as specified (with same or similar quality material). All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications involving extra cost will be executed only upon written, signed change orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by workers compensation insurance. In the event that you fail to remit payment as required, you hereby agree to reimburse us for any cost incurred as a result thereof, including but not limited to the preparation and filing of mechanic's liens and any collection efforts (whether or not this results in litigation), including but not limited to all cost and reasonable attorney fees incurred by us.

Acceptance of Proposal

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

We propose to furnish labor and material to complete in accordance with above specifications.

Thank you for the opportunity to submit this proposal.

Signature: _____ Date of Acceptance: _____

Signature: _____



P.O. Box 768
 Lebanon, OH 45036
 PH: 513.777.2785
 FX: 513.777.7036

Proposal
City of Fairfield Parks and Recreation

Submitted To:
 City of Fairfield Parks and Recreation
 2605 Augusta Boulevard
 Fairfield, OH 45014

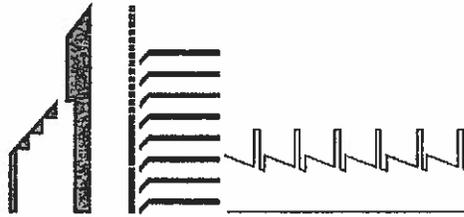
Date Submitted: June 27, 2014

Attention: Mr. Greg Morrow

Description	Quantity	UM	Unit Price	Total Cost
Golf Center Curb				
1.) 6" Extruded Curb	165	LF	\$ 12.00	\$ 1,980.00
Golf Center Curb Sub-Total:				\$ 1,980.00
Youth Play Fields Curb				
1.) 6" Extruded Curb	228	LF	\$9.50	\$2,166.00
Youth Play Fields Curb Sub-Total:				\$2,166.00
Misc. Curb Repair				
1.) 6" Extruded Curb	20	LF	\$40.00	\$800.00
2.) 6" Extruded Curb	50	LF	\$20.00	\$1,000.00
Misc. Curb Repair Sub-Total				\$1,800.00
Alternate 18" Barrier Curb in place of 6" Extruded				
1.) Golf Center Curb	165	LF	\$20.00	\$3,300.00
2.) Youth Play Fields	228	LF	\$16.50	\$3,762.00
Alternate 18" Barrier Curb Sub-Total:				\$7,062.00
Golf Center Widening Budget Pricing				
1.) 6" Extruded Curb	164	LF	\$12.00	\$1,968.00
2.) Asphalt Pavement (Based On Below Spec)	55	sy	\$70.00	\$3,850.00
6" ODOT #304 Aggregate Base				
1.5" ODOT #448 Type 2 Int. Asphalt				
1.5" ODOT #448 Type 1 Surface Asphalt				
Golf Center Widening Sub-Total:				\$5,818.00
BID TOTAL:			*SEE PRICING ABOVE*	

Notes:

- 1) This is a unit price proposal. Invoicing will be based on units completed. Any amounts due after 30 days will be subject to interest
- 2) All work is bid to complete in 2014, and is conditional upon review of final drawings.
- 3) Due to the unpredictability of market prices, all prices are subject to increases relative to market increases from time of bid to time of delivery.
- 4) By entering into this agreement, Quality Curb & Concrete, LLC does not hereby waive any rights which it may otherwise have to file a mechanic's/ materialmen's lien or bond claim.
 Nothing herein shall be construed as a lien or bond waiver. Such a lien or bond waiver will only be executed in exchange for and to the extent of payment received.
- 5) No documents shall be incorporated as a part of this contract unless a copy of said documents is provided to Quality Curb & Concrete, LLC



The Cincinnati Air Conditioning Co.

Air Conditioning • Process Piping • Commercial Refrigeration • Heating
Since 1938

August 8, 2014

The City of Fairfield
8870 North Gilmore Road
Fairfield, Ohio 45014

Attn: Mr. Brian Rose

Re: Fairfield Lane Library – HVAC Equipment Replacement and Controls

Dear Brian,

Recently you requested pricing for the following:

RTU-1 and RTU-2 Replacement

- Furnish and install one (1) 10.0-Ton Packaged Rooftop Unit RTU-3a
- Furnish and install one (1) 10.0-Ton Packaged Rooftop Unit RTU-3b
- Units to have stainless steel heat exchangers
- All associated gas piping
- All associated rigging
- All labor priced for Saturday Completion

The total installed price (no tax included) is **\$22,650.00 (Twenty-Two Thousand Six Hundred and Fifty Dollars)**

Controls Replacement

- Furnish and install six (6) Honeywell Redlink Thermostats
- Furnish and install two (2) Honeywell Redlink Gateways
- All associated communication wiring
- All labor priced for Saturday Completion

2080 Northwest Drive Cincinnati, Ohio 45231 • Phone: 513-721-5622 • Fax: 513-345-2544
• Toll Free: 1-800-587-5067

The City of Fairfield
August 8, 2014

Page Two

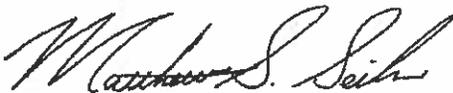
The total installed price (no tax included) is \$3,664.00 (Three Thousand Six Hundred and Sixty-Four Dollars)

Excluded from this pricing

- All power wiring

Thank you for the opportunity to quote this project. If you have any questions please give me a call.

Sincerely,
The Cincinnati Air Conditioning Company



Matthew S. Seiler
Mechanical Designer

CITY OF FAIRFIELD, OHIO
CITY COUNCIL MEETING COMMUNICATION

DATE: September 8, 2014

ITEM:

Municipal Building Landscaping.

FINANCIAL IMPACT:

\$23,000 (\$18,000 for landscape purchase and installation + \$5,000 for contingency and miscellaneous repairs and upgrades) from the Capital Improvement Fund.

SYNOPSIS:

This request is for the replacement of landscaping in the front of the Municipal Building.

BACKGROUND:

This request is for the purchase and installation of the landscaping at the front of the Municipal Building. In an effort to get the work completed yet this Fall the work is an estimated cost as final plans are being developed.

This upgrade is listed in the CIP as # FAC-14-001, Municipal Building and Municipal Building Annex (\$110,000)

RECOMMENDATION:

It is recommended that the City Council authorize and direct the preparation of legislation authorizing the appropriation of funding in the amount of \$23,000 from the Capital Improvement Fund for this 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: *Paul Dore*

Approved for Content by: *David Butk*

Financial Review (where applicable): *Mary Hym*

Legal Review (where applicable): *John A. Clemmons*

Accepted for Council Agenda: *Alexander*

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

ITEM:

DATE: September 8, 2014

Facilities Asphalt Repairs, Sealing, and Striping (Municipal/Annex Building, Justice Center, and Library)

FINANCIAL IMPACT:

\$29,450 (\$25,450 + \$4000 contingency) from the Capital Improvement Fund

SYNOPSIS:

This request is for the asphalt repairs, sealing, and striping of the Municipal/Annex, Justice Center, and the Lane Library parking lots.

BACKGROUND:

This request is for the asphalt repairs, sealing, and striping of the Municipal/Annex, Justice Center, and the Lane Library parking lots due to age and condition. Three quotes were accepted with the lowest being Cincinnati Asphalt. The quotes were as follows:

Contractor	Justice Center	Municipal Bldg	Library	Total
Cincinnati Asphalt	\$13,300	\$7,400	\$4,750	\$25,450
Barry Brown Paving	\$16,800	\$9,700	\$4,900	\$31,400
Southwest Ohio Services	\$20,615	\$10,768	\$6,630	\$38,013

Municipal/Annex repairs are listed in the CIP as # FAC-14-001 Municipal/Annex Repairs (\$110,000)
Justice Center Repairs are listed in the CIP as # FAC-14-701 Justice Center Repairs and Upgrades (\$40,000)
Lane Library repairs are listed in the CIP as # FAC-14-502 Lane Library Repairs (\$15,000)

RECOMMENDATION:

It is recommended that the City Council authorize and direct the preparation of legislation authorizing the appropriation of funding in the amount of \$29,450 from the Capital Improvement Fund for this 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: *Barry Brown*Approved for Content by: *Carol Bates*Financial Review (where applicable): *May Hagan*Legal Review (where applicable): *John H. Clemmons*Accepted for Council Agenda: *Mark Wilson*

11 (C) (2) A



CINCINNATI ASPHALT

We are honored to present this proposal to:



Thank you for the opportunity to provide you with a proposal for your project. We are truly honored to be considered for this project. We look forward to the possibility of working with you in the near future!

This company was founded on quality, and integrity. Our products, processes and operations are of the highest caliber and we stand behind everything that we do. Whether it's a large commercial property, or a basic residential driveway, we put the same expertise, quality, and integrity in each project. You can expect great results from Cincinnati Asphalt. Rest assured in our experience, expertise, and our written warranty!

Please review your proposal, and should you have any questions, please feel free to give us a call!

Contact

Joe Madden

Vice - President

Office: 513.367.0250

Cell: 513.708.5784

jmadden@cincyasphalt.com

Cincinnati Asphalt

10240 Harrison Ave.

Harrison, Ohio 45030

Office: 513.367.0250

Fax: 513.715.0430

www.cincyasphalt.com

Just a few of our satisfied clients.





CINCINNATI ASPHALT

10240 Harrison Avenue • Harrison, Ohio 45030

Phone: 513.367.0250 • Fax: 513.715.0430 • www.cincyasphalt.com • info@cincyasphalt.com

• Paving • Sealcoating • Repairs • Line Striping • Concrete • Excavating • Drainage • Milling • Stabilization • Reclamation

For: Mr. Brian Rose
City Of Fairfield

8/8/2014

Parking Lot Maintenance

RE: Justice Center Parking Lot

Crackfilling

Fill 1,452 lineal feet of cracks in parking lot with Deery "Super-Stretch" Hot-Applied Rubberized Tar. Clean all vegetation and debris out of cracks prior to filling, and apply silica sand cascade over fresh tar to prevent tracking. Apply rubberized tar at 380 degrees.

Sealcoating

Seal 14,425 Square yards of pavement with 2 separated coats of Brewer Cote premium rubber fortified asphalt sealer. Sealcoat mix design to include 4% TARMAX additive and 4 pounds of silica sand per gallon for added traction & durability. We will thoroughly clean pavement prior to sealing with power brooms, gas powered blowers, and treat oil stains with polyprime bonding agent to ensure sealcoat bond to pavement. Apply 3rd coat of sealer to drive lane for extended sealcoat life cycle.

Line Striping

Stripe parking lot per existing layout including all stenciling, crosswalks, & handicap logos with Sherwin-Williams white ultra-high traffic line paint.

Crackfilling, Sealcoating, & Line Striping Cost: \$10,700.00

Asphalt Repairs

Sawcut & Remove 65 square yards of damaged pavement. Haul spoils to approved landfill. Then furnish and install 3" of #301 ODOT Base course asphalt, then top with 2" of ODOT #448 surface course asphalt and compact level with existing pavement. Band seal seams with hot applied tar.

Asphalt Repairs Cost: \$2,600.00

Our Warranty & Contract

Cincinnati Asphalt hereby warrants all applications against defects in material and workmanship for a period of one year from date of application. Cincinnati Asphalt cannot be responsible for damage due to lawn chemicals or sprinklers, domestic animals, foot or vehicle traffic for the appropriate cure time (Minimum - 24 hours). Cincinnati Asphalt will not be responsible for damage due to excessive standing gravel, snowplows, tire chains, or winter salt application. Warranty excludes frost cracks, petroleum damage, punctures, and normal wear. Contractor is not responsible for accidents caused by negligence. We will barricade all working areas and mark them with high visibility flag tape. Payment is due in full upon completion. Vehicles must be moved from work area prior to work commencement. Extra trips due to parked vehicles will be billed to the customer. Change orders may be necessary due to unknown depths in the concrete or asphalt, at which time the customer will be contacted for approval. Due to the volatility of oil & petroleum, prices quoted are good for 90 days from the date of the proposal.

Accepted By: _____ Date: _____

Cincinnati Asphalt Corporation is Proud To Support:





CINCINNATI ASPHALT

10240 Harrison Avenue • Harrison, Ohio 45030

Phone: 513.367.0250 • Fax: 513.715.0430 • www.cincyasphalt.com • info@cincyasphalt.com

• Paving • Sealcoating • Repairs • Line Striping • Concrete • Excavating • Drainage • Milling • Stabilization • Reclamation

For: Mr. Brian Rose
City Of Fairfield

8/8/2014

Parking Lot Maintenance

RE: Municipal Building Parking Lot

Crackfilling

Fill 1,102 lineal feet of cracks in parking lot with Deery "Super-Stretch" Hot-Applied Rubberized Tar. Clean all vegetation and debris out of cracks prior to filling, and apply silica sand cascade over fresh tar to prevent tracking. Apply rubberized tar at 380 degrees.

Sealcoating

Seal 9,697 Square yards of pavement with 2 separated coats of Brewer Cote premium rubber fortified asphalt sealer. Sealcoat mix design to include 4% TARMAX additive and 4 pounds of silica sand per gallon for added traction & durability. We will thoroughly clean pavement prior to sealing with power brooms, gas powered blowers, and treat oil stains with polyprime bonding agent to ensure sealcoat bond to pavement. Apply 3rd coat of sealer to drive lane for extended sealcoat life cycle.

Line Striping

Stripe parking lot per existing layout including all stenciling, crosswalks, & handicap logos with Sherwin-Williams white ultra-high traffic line paint.

Crackfilling, Sealcoating, & Line Striping Cost: \$7,400.00

Our Warranty & Contract

Cincinnati Asphalt hereby warrants all applications against defects in material and workmanship for a period of one year from date of application. Cincinnati Asphalt cannot be responsible for damage due to lawn chemicals or sprinklers, domestic animals, foot or vehicle traffic for the appropriate cure time (Minimum - 24 hours). Cincinnati Asphalt will not be responsible for damage due to excessive standing gravel, snowplows, tire chains, or winter salt application. Warranty excludes frost cracks, petroleum damage, punctures, and normal wear. Contractor is not responsible for accidents caused by negligence. We will barricade all working areas and mark them with high visibility flag tape. Payment is due in full upon completion. Vehicles must be moved from work area prior to work commencement. Extra trips due to parked vehicles will be billed to the customer. Change orders may be necessary due to unknown depths in the concrete or asphalt, at which time the customer will be contacted for approval. Due to the volatility of oil & petroleum, prices quoted are good for 90 days from the date of the proposal.

Accepted By: _____ Date: _____

Cincinnati Asphalt Corporation is Proud To Support:



100%
SATISFACTION
GUARANTEE





CINCINNATI ASPHALT

10240 Harrison Avenue • Harrison, Ohio 45030

Phone: 513.367.0250 • Fax: 513.715.0430 • www.cincyasphalt.com • info@cincyasphalt.com

• Paving • Sealcoating • Repairs • Line Striping • Concrete • Excavating • Drainage • Milling • Stabilization • Reclamation

For: Mr. Brian Rose
City Of Fairfield

8/8/2014

Parking Lot Maintenance

RE: Library Parking Lot

Crackfilling

Fill 945 lineal feet of cracks in parking lot with Deery "Super-Stretch" Hot-Applied Rubberized Tar. Clean all vegetation and debris out of cracks prior to filling, and apply silica sand cascade over fresh tar to prevent tracking. Apply rubberized tar at 380 degrees.

Sealcoating

Seal 3,975 Square yards of pavement with 2 separated coats of Brewer Cote premium rubber fortified asphalt sealer. Sealcoat mix design to include 4% TARMAX additive and 4 pounds of silica sand per gallon for added traction & durability. We will thoroughly clean pavement prior to sealing with power brooms, gas powered blowers, and treat oil stains with polyprime bonding agent to ensure sealcoat bond to pavement. Apply 3rd coat of sealer to drive lane for extended sealcoat life cycle.

Line Striping

Stripe parking lot per existing layout including all stenciling, crosswalks, & handicap logos with Sherwin-Williams white ultra-high traffic line paint.

Crackfilling, Sealcoating, & Line Striping Cost: \$3,700.00

Asphalt Repairs

Sawcut & Remove 65 square yards of damaged pavement. Haul spoils to approved landfill. Then furnish and install 3" of #301 ODOT Base course asphalt, then top with 2" of ODOT #448 surface course asphalt and compact level with existing pavement. Band seal seams with hot applied tar.

Asphalt Repairs Cost: \$1,050.00

Our Warranty & Contract

Cincinnati Asphalt hereby warrants all applications against defects in material and workmanship for a period of one year from date of application. Cincinnati Asphalt cannot be responsible for damage due to lawn chemicals or sprinklers, domestic animals, foot or vehicle traffic for the appropriate cure time (Minimum - 24 hours). Cincinnati Asphalt will not be responsible for damage due to excessive standing gravel, snowplows, tire chains, or winter salt application. Warranty excludes frost cracks, petroleum damage, punctures, and normal wear. Contractor is not responsible for accidents caused by negligence. We will barricade all working areas and mark them with high visibility flag tape. Payment is due in full upon completion. Vehicles must be moved from work area prior to work commencement. Extra trips due to parked vehicles will be billed to the customer. Change orders may be necessary due to unknown depths in the concrete or asphalt, at which time the customer will be contacted for approval. Due to the volatility of oil & petroleum, prices quoted are good for 90 days from the date of the proposal.

Accepted By: _____ Date: _____

Cincinnati Asphalt Corporation is Proud To Support:



Proposal

BARRY L. BROWN PAVING LLC

3210 Homeward Way
FAIRFIELD, OHIO 45014
(513) 874-1588

PROPOSAL SUBMITTED TO <i>City of Fairfield</i>		PHONE	DATE <i>8-9-14</i>
STREET		JOB NAME <i>Brian Rose</i>	
CITY, STATE and ZIP CODE		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for: *CRACK FILLING, PATCHING, SEAL COATING PER SPECS.*

JUSTICE CENTER \$16,800-

LIBRARY \$4,900-

Municipal Bldg \$9,700-

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Payment to be made as follows: _____ dollars (\$ _____).

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature _____
Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized Signature _____

Proposal

Page No. _____ of _____ Pages

BARRY L. BROWN PAVING LLC

3210 Homeward Way
FAIRFIELD, OHIO 45014
(513) 874-1588

PROPOSAL SUBMITTED TO <i>City of Fairfield</i>		PHONE	DATE <i>8-9-14</i>
STREET		JOB NAME <i>BRIAN ROSE</i>	
CITY, STATE and ZIP CODE		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

CRACK FILLING, PATCHING, SEAL COATING PER SPECS.

JUSTICE CENTER \$16,800-

LIBRARY \$4,900-

Municipal PWB \$9,700-

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Payment to be made as follows: _____ dollars (\$ _____).

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature _____

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

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized

Signature _____



4170 Finch Ave. C Fairfield, Ohio 45014 513-623-2313

Proposal For:

The City of Fairfield - Lane Library, Municipal Building, and Justice Center

Southwestern Ohio Services will provide the following:

Asphalt repair:

Specified areas for asphalt repair will be completed before sealcoating process begins.

We will furnish all materials and equipment needed.

Asphalt will be milled and filled 2 inches with 448 type 1 asphalt surface course

1. Clean area of all dirt, debris and weeds using high powered blowers and trimmers
2. Fill cracks from 1/8" to 1" width with Hot Melt Rubber (Deery 102)
3. Oil spot prep will include scraping/ burning with torch and treated with oil spot primer
4. Sealcoating (2 coats) per plan specifications, spray application. All walkways, parking blocks, etc. will be edged by hand
5. Areas will be blocked off from access for 24 hours to allow proper hardening

SOS uses the following products:

Tarconite

Coal Tar Pavement Sealer

- Prevents Oxidation: Tarconite shields against the drying action of the sun. Reduces raveling, cracking and deterioration.
- Jet Black Color: Tarconite restores that clean, new look.
- Longer Lasting: High solids enhance suspension of mineral aggregate to provide a smooth, even-wearing surface.
- Highly Resistant: Resists gasoline, oils, acids and jet fuel.
- Fortified Formula: Tarconite is modified with ingredients that give it superior water resistance and significantly improve its adhesion to the pavement.

Commercial Grade Silica Sand Aggregate

- Added to Tarconite Sealer to help seal and fill minor asphalt imperfections

Deery Brand

Hot Applied Crack Filler

- DEERY 102 is a hot applied, single component, elastically modified composition of asphalt cement, virgin synthetic polymer, premium rubber, and other modifiers.
- **USE:** DEERY 102 is a moderate viscosity pavement preservation sealant intended for highway, street and aviation applications for sealing longitudinal and transverse joints and random cracks in Asphalt or Concrete pavements where a free-flowing material is desirable. Properly installed, DEERY 102 is an effective barrier against damage from debris and moisture infiltration into cracks and joints within regions experiencing moderate high and low pavement temperatures.

Application Methods:

Spray Application:

- Locations will be spray sealed (2 coats) over two days. Areas will be divided in a manner that keeps traffic flowing and causes the least amount of disruption. Weekend work will be done at locations that specified Saturday/Sunday closures. 1st coat of sealer will be applied in the morning and 2nd coat in the afternoon when sufficient dry time has occurred. Locations will be striped when sealcoating is completed.

Locations

Lane Library- 1485 Corydale

Asphalt Patch Repair = \$3125.00 (Weekday work, add \$1500.00 for Weekend)

1. Area will be clean and free from dirt and debris
2. 975 Lineal feet of cracks to be filled with Hot Melt Rubber
3. Sealcoat 3853 Square yards
4. Stripe 80 parking stalls
5. Stripe 680 Lineal feet of line/crosshatching
6. Apply 4 Handicap stencils
7. 2 Large Arrow Stencils

Cost: \$ 3505.00

Grand Total for Repair/Crack fill/Seal/Stripe: \$ 6630.00

Municipal Building- 5350 Pleasant Avenue

1. Area will be clean and free from dirt and debris
2. 2500 Lineal Feet of cracks to be filled with Hot Melt Rubber
3. Sealcoat 9489 Square Yards
4. Stripe 164 parking stalls
5. Stripe 488 Lineal feet of line/crosshatching
6. Apply 7 Handicap stencils

Total Cost: \$10768.00

Justice Center- 5230 Pleasant Ave.

Asphalt Patch Repair = \$3520.00 (Weekday work, add \$1500.00 for Weekend)

1. Area will be clean and free from dirt and debris
2. 1800 Lineal feet of cracks will be filled with Hot Melt Rubber
3. Sealcoat 16,414 Square yards
4. Stripe 275 parking stalls
5. Stripe 1433 Lineal feet of line/crosshatching
6. Apply 6 Handicap stencils
7. 2 Large Arrows

Cost: \$ 17095.00

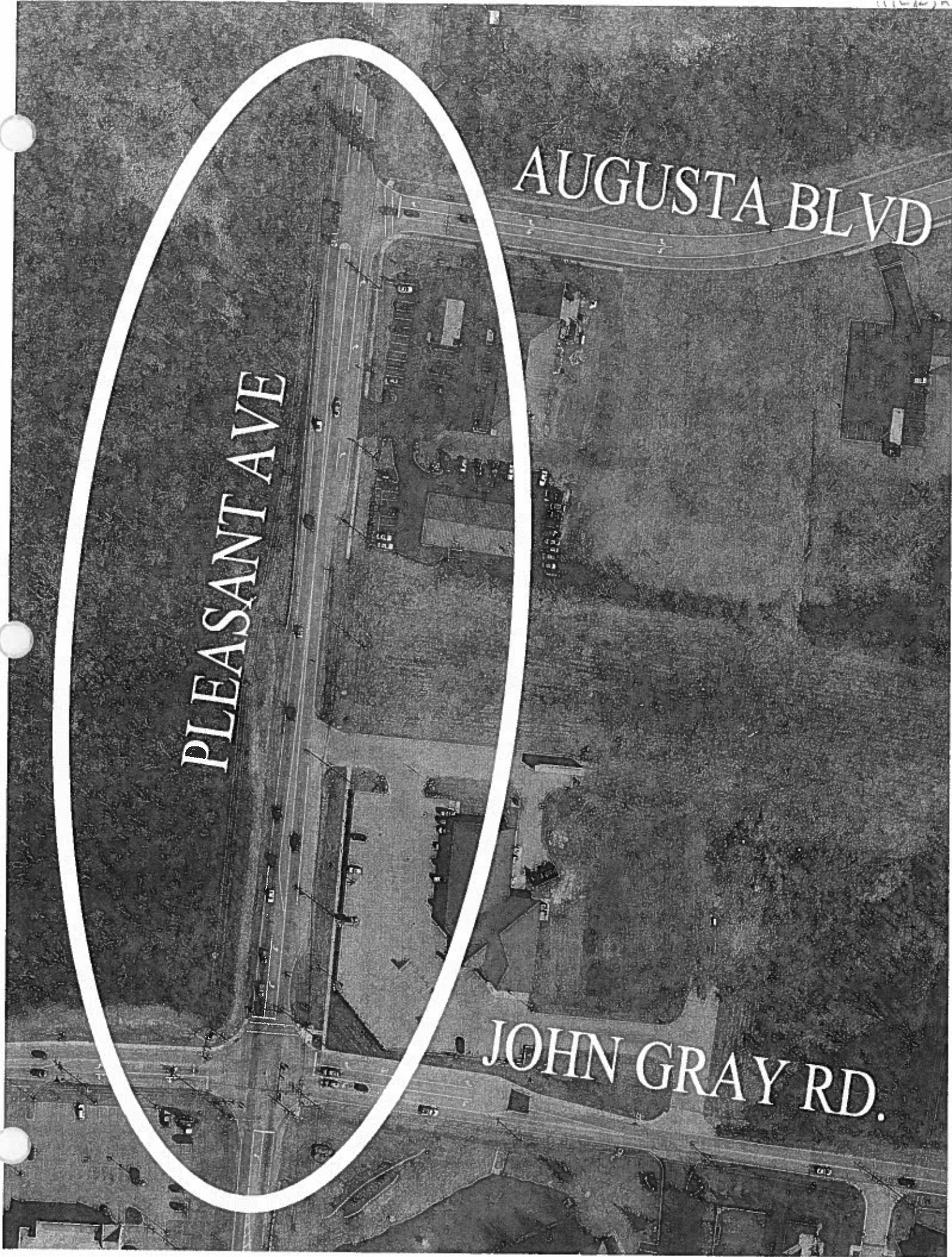
Grand total for Repair/Crack Fill/Seal/Stripe: \$ 20,615.00

Submitted on August 5, 2014 by Laura Hrnyak

AUGUSTA BLVD

PLEASANT AVE

JOHN GRAY RD.



ORDINANCE NO. _____

ORDINANCE TO AMEND ORDINANCE NO. 109-13 ENTITLED "AN ORDINANCE TO MAKE ESTIMATED APPROPRIATIONS FOR THE EXPENSES AND OTHER EXPENDITURES OF THE CITY OF FAIRFIELD, OHIO, DURING A PERIOD BEGINNING JANUARY 1, 2014, AND ENDING DECEMBER 31, 2014."

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

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

From:	Unappropriated Water Surplus Fund	\$23,100
To:	60516025-253400 Computer Equipment <i>(Software Upgrade for Utility Billing)</i>	\$23,100

From:	Unappropriated Sewer Surplus Fund	\$18,700
To:	62416025-253400 Computer Equipment <i>(Software Upgrade for Utility Billing)</i>	\$18,700

From:	Unappropriated Tax Recreation Fund	\$20,000
To:	20616025-252000 Improvements Other Than Building <i>(Playground Equipment for Point Pleasant Park)</i>	\$20,000

From:	Unappropriated Capital Improvement Fund	\$93,264
To:	40216025-252000 Improvements Other Than Building <i>(Parking Lot Improvements at Aquatic Center and Curbs at Youth Playfields (\$11,500); HVAC Units at the Library (\$29,314); Sealing and Overlay at Municipal Building, Justice Center and Library (\$29,450); Municipal Building Landscaping (\$23,000))</i>	\$93,264

From:	Unappropriated Street Improvement Fund	\$48,620
To:	40116025-252000 Improvements Other Than Building <i>(Pleasant Avenue Improvements)</i>	\$48,620

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\2014\Non Contractual 9-8 - Ord