



Photo taken at Harbin Park



2015 ANNUAL REPORT

www.fairfield-city.org



City of Fairfield



STEVE MILLER
Mayor

MEET YOUR MAYOR & CITY COUNCIL:



CHAD OBERSON
Council Member at Large



MIKE SNYDER
Council Member at Large



BILL WOESTE
Council Member at Large



ADAM B. JONES
First Ward



CRAIG W. KELLER
Second Ward



DEBBIE PENNINGTON
Third Ward



TIM ABBOTT
Fourth Ward

We keep moving forward, opening new doors, and doing new things, because we're curious and curiosity keeps leading us down new paths.

Walt Disney

OFFICE OF THE CITY MANAGER

You Are Welcome



MARK WENDLING
City Manager

I am pleased to present *The City of Fairfield Annual Report* for fiscal year 2015. I hope you find this information beneficial not only as it relates to the services we provide, but also in how it highlights the accomplishments of the past year.

As I reflect back over this period, I am proud of what we have achieved and I am excited and grateful for the opportunity to serve the citizens of our wonderful community. The foundation constructed by past City Councils and Administrations has positioned the City for prolonged success. Our community continues to mature and develop with new corporations, stable neighborhoods and first-class public facilities and services. Perpetual focus on these initiatives and amenities provides the community with balance and maintains it as a great place to live, work and conduct business.

One thing that is not new to 2015 is the commitment to good government demonstrated by the elected officials and the City staff. We take great pride in our respective roles and recognize that the City's success is dependent upon our mutual dedication and cooperation. We collaboratively strive to deliver contributions that will lead to the long-term success of our community. Together with you, we endeavor to preserve Fairfield's status as an attractive, safe and family-friendly community.

As this report details, we've maintained the model of working resourcefully to ensure efficiency and productivity. We work to better serve our citizens who trust the City to deliver quality services combined with excellent customer support.

Now it's up to you! I invite you to read our *Annual Report* and find something new in Fairfield. Find out how you can become involved and engaged in maintaining the City of Fairfield as one Ohio's premier communities.



From L to R: Assistant City Manager Greg Preece, Human Resources Manager Carol Mayhall, City Manager Mark Wendling and Information Technology Manager Joseph Waldmann.

Research is creating *NEW*
knowledge.
Neil Armstrong

OPERATIONS

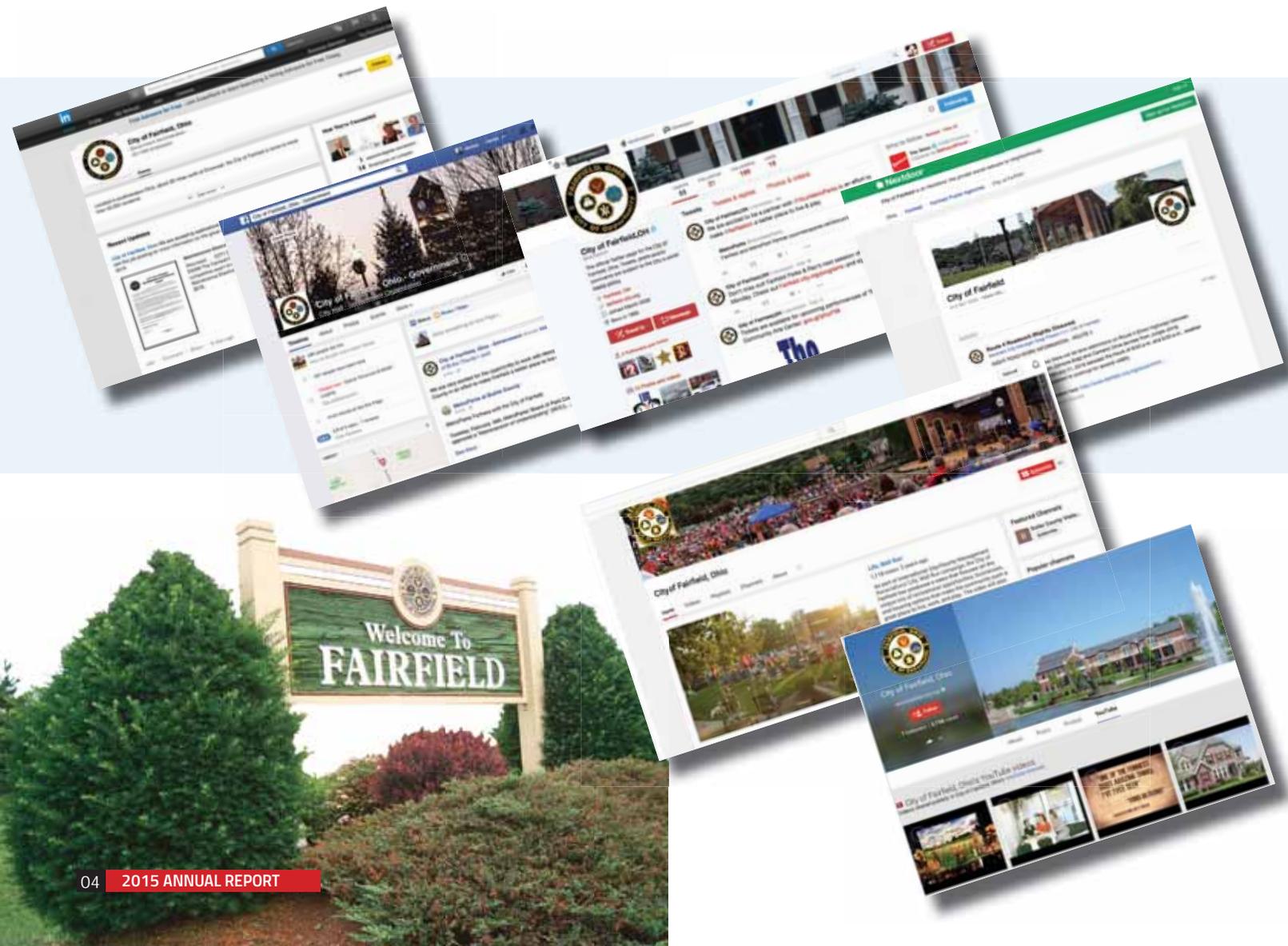


GREG PREECE
ASSISTANT CITY MANAGER

The Assistant City Manager functions as the City's Chief Operating Officer with direct oversight of the Human Resources and Information Technology Divisions. In addition, the Assistant City Manager is responsible for community relations, labor relations and performance measurement. In addition to recruiting applicants for a qualified and diverse workforce, Human Resources Staff stay busy maintaining benefits and records for the City's approximate 260 full-time and 200 part-time and seasonal employees.

The Information Technology Division maintains the City's computer and network infrastructure at all facilities, including the City's 9-1-1 Center. This year, much effort was expended training staff on additional GIS features and expanding the use of devices within the field.

The City's Community Relations efforts made a huge leap during 2015 by going live on Social Media. Social Media is another tool we can use to communicate with our citizens and visitors in a timelier manner. Find us on Facebook or Twitter @fairfieldoh. From there, you can find additional pages for our Parks Department or find a link to register on Nextdoor, a social network for neighborhoods.



Start where you are. Use what you have. Do what you can.

Arthur Ashe



MARY HOPTON
DIRECTOR

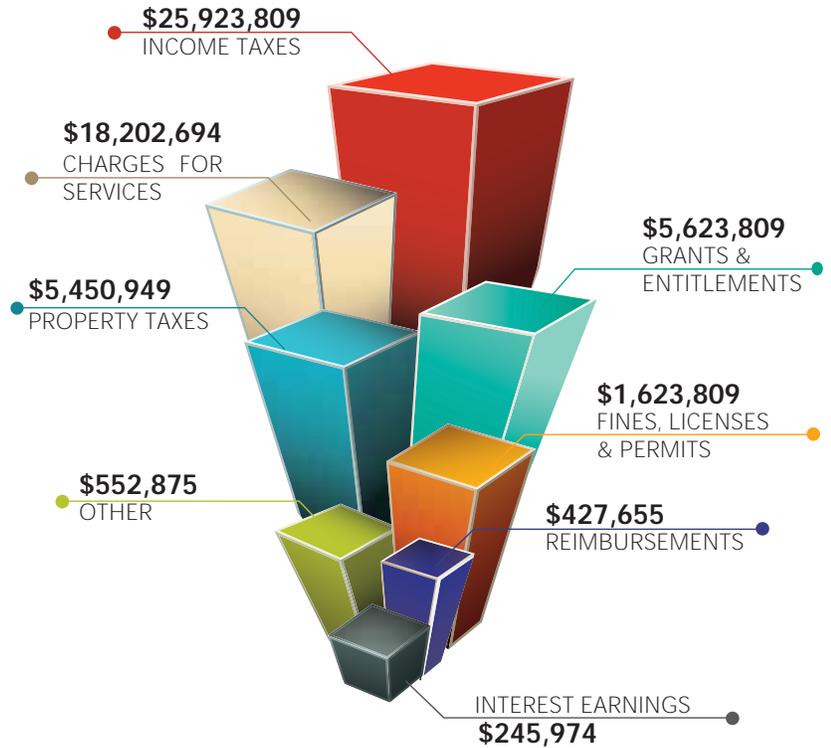
The Finance Department provides timely and accurate financial services for the City. The Department is responsible for all areas of financial administration, including revenue recording, investments, expenditure tracking, financial records and reporting administration, budgeting, and debt financing. Within the Finance are the Income Tax Division and Financial Services Division, which includes Utility Billing and Collection.

2014 COMPARISONS

REVENUES	2014
Income Taxes	\$23,191,406
Property Taxes	\$5,641,924
Grants & Entitlements	\$4,776,428
Charges for Services	\$17,711,162
Fines, Licenses & Permits	\$1,894,424
Interest Earnings	\$154,375
Reimbursements	\$416,291
Other	\$554,286
TOTAL	\$54,340,296

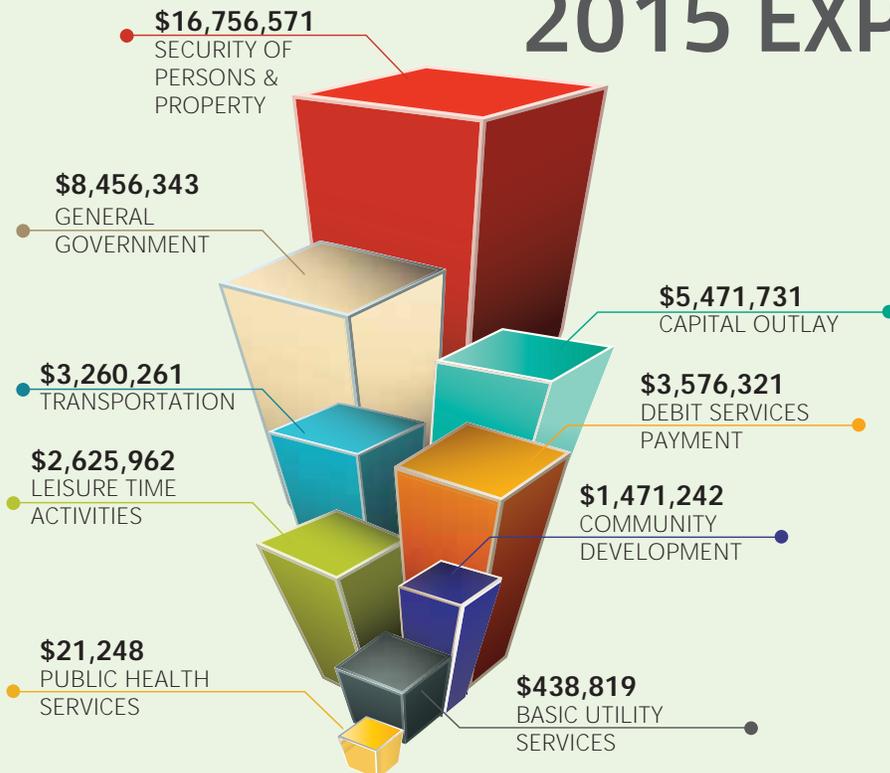
FINANCE

2015 REVENUES



TOTAL 2015 REVENUES **\$58,051,574**

2015 EXPENDITURES



2014 COMPARISONS

EXPENDITURES	2014
General Government	\$7,972,013
Security of Persons & Property	\$16,322,640
Public Health Services	\$21,581
Transportation	\$3,427,581
Community Development	\$1,431,503
Basic Utility Services	\$477,816
Leisure Time Activities	\$2,606,858
Debt Service Payments	\$3,949,622
Capital Outlay	\$5,853,674
TOTAL	\$42,063,288

The numbers within this report have not been audited and are not intended to be presented in conformance with Generally Accepted Accounting Principles (GAAP).

TOTAL 2015 EXPENDITURES **\$42,078,498**

Adventure is worthwhile.
Aesop

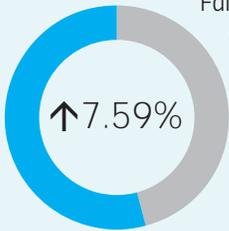
PARKS & RECREATION



JIM BELL
DIRECTOR

The City of Fairfield maintains 37 parks and recreation facilities totaling 665 acres, including an 18-hole golf course, a 9-hole golf course, a Community Arts Center, an aquatic center, an 1817 farm mansion, a 45-acre pay fishing lake, 11 miles of bike/hike paths and two historical cemeteries. During the year, the Parks and Recreation staff conducted hundreds of special programs, enhancing the quality of life experiences for thousands of residents.

The Aquatic Center: showed a 7.59% increase in 2015. Home of the Fairfield Piranha Swim Team, continued its association with the Ellis and Associates Aquatic Safety Consultants/National Safety Council and received excellent safety audits from Ellis and Associates.



CAPRA Accreditation: The Parks and Recreation Department continues its compliance with the National Recreation and Parks Association's national accreditation standards of excellence in quality and efficiency. Only 141 park and recreation agencies are accredited in the United States and only nine accredited agencies in the Ohio.



Capital Improvement Projects: Major capital improvement projects were the shelter house renovations at Waterworks Park, Good Neighbors Park and Point Pleasant Park; along with the construction of bike/hike paths at Oakwood Park and Point Pleasant Park. The irrigation system improvements at the Fairfield Greens/South Trace Golf Course (Phase 2) continued and a new play-structure was installed at Winton Hills Park.

AFTER



Comprehensive Parks and Recreation Master Plan:

The Department began its 10-year Comprehensive Parks and Recreation Master Plan. The components of the master plan included:

- Taking Care of What We Have.
- Improving and Expanding Trails and Connections.
- Continued Advancement of Arts and Entertainment.
- Advancing Partnerships through community engagement, outreach programs and initiatives.
- Youth and Senior Engagement and Programming.

Community Arts Center: The Arts Center continues to "Exercise the Imagination" of the community! The Arts Center is the venue of choice for the weekly meetings of the Rotary Club of Fairfield and Business Network International-Fairfield and monthly meetings of the Four Seasons Garden Club, Fairfield Women Book Club, and Airborne International.



2015 AT A GLANCE

665 ACRES

45 ACRE FISHING LAKE

37 PARKS & RECREATION FACILITIES

11 MILES OF BIKE/HIKE PATHS

2 HISTORICAL CEMETERIES

32,925 ROUNDS OF GOLF AT SOUTH TRACE

2,000 VOLUNTEERS

100 PERFORMANCES AT CAC

Productions in 2015 included original stage productions, musical theater, dance recitals and concerts. Through successful grant-writing, the Arts and Programs Manager secured funding from the Ohio Arts Council through its three-year Sustainability Program. This grant and additional corporate sponsorships support the Arts Center's full season of concerts and family shows. Through the EnterAct Family Series, the Arts Center and Fairfield City School District 837 students from the Intermediate School Grade 5 to a live theater performance, at no cost to the students. The 101 Annual Community Artist Showcase featured 56 works by local artists.

Economic Impact: The Butler County Visitors Bureau reported that the events **below** provided a regional economic impact of approximately **\$2,650,000.00**.



Elisha Morgan Mansion continues to be the home for the Fairfield Historical Society, Keller Camp #8 /Sons of Union Veterans of the Civil War and special meetings of the Four Seasons Garden Club.

Environmental Commission: The National Arbor Day Foundation designated the City as a Tree City USA for the 21st consecutive year and the ninth year to receive the Growth Award. The Environmental Commission continued to offer workshops, tree giveaways and updates of the city's street tree inventory.



Fairfield Greens Golf Courses: The Fairfield Greens South Trace and North Trace had a total of 45,664 rounds played. The Department continued to implement Golf Course Operations Plan to reduce expenses and enhance revenue.

Hatton Park/Nuxhall Field of Dreams: The Nuxhall Foundation continued fundraising efforts to improve the facility. In partnership with the City, the

Foundation amended its lease agreement in 2015 to provide for future expansion of the facility. The YMCA operated the spring and summer youth baseball programs for local children.



55 Plus Programs: Options for senior adults continued to increase. The Department continued its partnership with Miami University to host the Institute for Learning in Retirement program and its association with local Developmentally Disabled residential facilities and provided programming at the Community Arts Center and local park sites.

Summer Camps: With programs designed for children six to fifteen years of age summer camps continued as one of the most well attended programs in the parks system.

Veterans Memorial Park hosted the 14th annual Memorial Day celebration. The event consisted of a remembrance ceremony and parade along with the dedication of its Gold Star Families Memorial. The Gold Star Family Memorial project was the vision of Hershel "Woody" Williams, World War II/Iwo Jima Medal of Honor Recipient and the Hershel W. "Woody" Williams Medal of Honor Foundation.



Village Green Campus: The Village Green Park, the Library terrace and the Community Arts Center continue to be the focal point of summer entertainment for the department.



What you do makes the difference,
and you have to decide what kind
of difference you want to make.

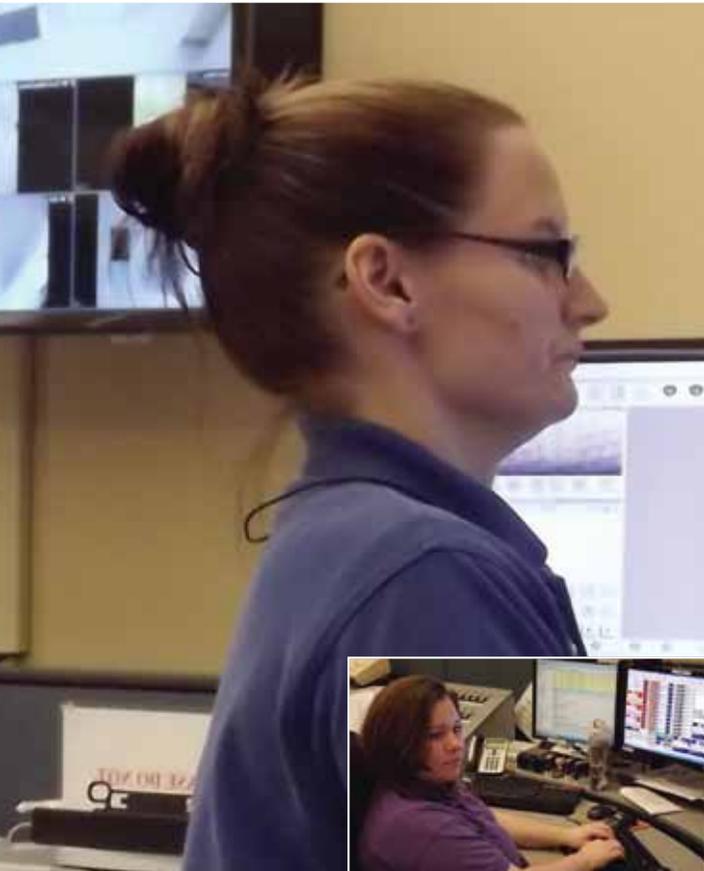
Jane Goodall

SAFETY SERVICES



MIKE DICKEY
POLICE CHIEF

Police Department



Dispatcher Kim Weismann,
Dispatcher Lori Sand.

INVESTING IN NEW INFRASTRUCTURE:

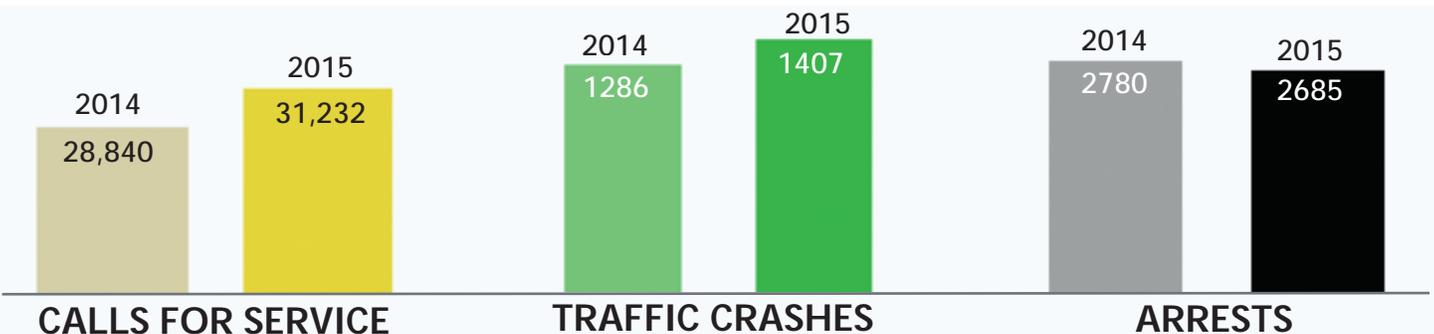
In 2015, Fairfield Police and Fire Departments, through the Fairfield 9-1-1 Center, began a new process to identify and assist customers in medical emergencies. The dispatchers have been trained to ask specific questions relating to the circumstances surrounding the medical emergency. Depending on the response, dispatchers are able to provide more complete information to the paramedics and to assist the person in distress until the paramedics arrive.

The program is known as Emergency Medical Dispatch (EMD) and required extensive training and practice before going live. After reviewing the various protocols, the Medical Priority Dispatch System was selected. The benefits of this system are:

- Systematically gather critical emergency call information for the paramedics,
- Identify life-threatening situations,
- Give universal, consistent care to every caller,
- Follow nationally recognized standards,
- Safely prioritize calls when necessary,
- Provide instant life support instructions before and after alerting the paramedics,
- Revise and update training as new protocols are developed.

All dispatchers initially received 28 hours of in-classroom training. Additional training occurred via on-the-job practice calls and scenarios. Based on the initial information received, the type of call is identified and a script is followed. The responses are entered into a software program that can adjust instructions based on responses. At the same time, the information is transferred to the Computer Aided Dispatch (CAD) system for relay to paramedics. Fire department response vehicles have tablet computers that receive the information. From start to having critical information in the hands of first responders is typically less than two minutes.

In order to maintain proficiency, dispatchers will be required to take 24-hours of continuing education, be re-tested and certified every two years. Within the next several months, a quality control program will be in place where calls to a 9-1-1 dispatcher will be reviewed. This is to ensure that protocols are being followed and that 9-1-1 dispatchers are providing the best services for our customers.





DON BENNETT
FIRE CHIEF

Fire Department



The Implementation of ALS Units

EMS providers throughout the nation have experienced an increase of work related injuries associated with the movement and handling of patients; especially those suffering from obesity. Back and orthopedic injuries sustained when attempting to move a patient from their location to the cot is on the rise. Thousands of dollars associated with loss time accidents are expended each year.

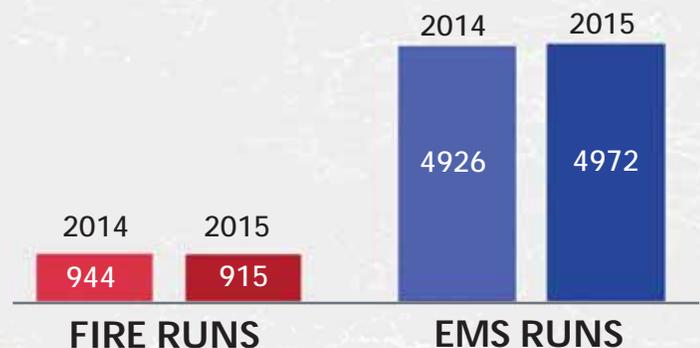
Departments struggle with finding the correct solution to this problem; most elect to send a large and expensive fire apparatus on EMS calls in order to assemble a sufficient number of personnel at the scene. This practice causes unnecessary "wear and tear" on the fire apparatus that eventually results in a shortened service-life and an extraordinary expense to the community for a replacement vehicle. In addition, most communities question why such a large and expensive apparatus is being used in application it was not intended for.

In an effort to address the hazards associated with patient handling and to reduce the use of fire apparatus responding to EMS calls, the Fairfield Fire Department implemented a "two tier" response to emergency medical calls. When an emergency medical call is received both a paramedic ambulance and an Advanced Life Support unit is dispatched. Known as an ALS unit, the SUV

is equipped with advanced life support equipment and staffed by a paramedic. This allows the department to provide a sufficient number of personnel to address the issue of patient handling while committing minimal resources.

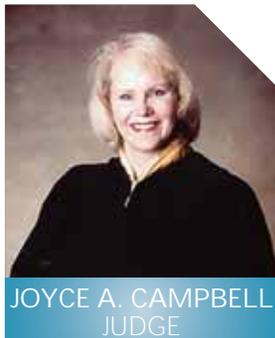
Data has shown that approximately 98% of calls can be safely evaluated and handled by three-person team. Data has also shown that two emergency medical personnel can handle approximately 86% of EMS transports. The ALS and EMS teams meet at the site. Once the patient is evaluated and in place, the EMS transport can deliver the patient. This allows for the ALS unit to remain in service and to respond to additional calls as needed. Prior to the implementation of the ALS units, a three-person team was assigned to a paramedic unit and three-person team would be committed to patient care and transport when barely over 10% was a third person needed.

The ALS units also have eliminated the need to send fire apparatus as a first responder to EMS incidents when the primary paramedic unit is on a call. It is estimated approximately 96% of EMS calls requiring the response of a fire apparatus has been eliminated. This represents a considerable cost savings to the community in terms of fuel consumption and "wear and tear" on the apparatus. This reduction in the unnecessary use of the fire apparatus has extended the cycle for replacement of these apparatus which range from \$500,000 to over \$900,000 per unit.



*Many receive advice, only the wise
profit from it.*
Harper Lee

MUNICIPAL COURT



JOYCE A. CAMPBELL
JUDGE

The Fairfield Municipal Court is governed by Chapter 1901 of the Ohio Revised Code. The territorial jurisdiction encompasses the Fairfield City limits. The Court hears all traffic and misdemeanor criminal cases which are alleged to have occurred within the territorial limits of the City, as well as initial appearances and preliminary hearings for felony cases. Civil cases in which the amount in controversy does not exceed \$15,000.00 are also heard by the Court. Persons convicted and sentenced to jail are incarcerated in the Butler County Jail located in Hamilton, Ohio.

The Fairfield Municipal Court, like the rest of the country, continues to be negatively impacted by the current economic crisis. Both the criminal and civil caseloads have declined somewhat in 2015. The Court continues to be proactive in the collection of outstanding fines and costs for the operation of the Court.

Traditionally, the duty of our criminal courts was limited to the determination of the accused's guilt or innocence and the imposition of a fine and/or jail, as appropriate. In response to societal changes and legislative mandates, the duties of the Court have and will continue to expand and become more complex. In response to these demands, and cognizant of the costs to Fairfield residents, the Court continues to explore and utilize the most efficient and cost effective methods to operate a fair and efficient Court including community control, community service, house arrest and innovative problem solving dockets.

The Fairfield Municipal Court Probation Department closely supervises thousands of defendants on reporting and non-reporting community control. Close supervision of defendants, together with incentives to obtain and retain gainful employment and to not commit additional offenses, is beneficial to the defendant and our community. The probation officers assist defendants in obtaining employment, substance abuse treatment, mental health counseling and other needed services to aid the individual in becoming a law abiding, productive member of our community.

As an alternative to incarceration or as a condition of community control or as a means to satisfy outstanding fines and costs, the Court operates a community service program. The community service program is run seven days a week and is flexible to accommodate the skills of the participants. During this past year the equivalent of over 94 work days were performed by defendants throughout the City. This program resulted in jail cost savings in excess of \$5,640.00. The community service program continues to be very effective for several reasons: it allows defendants to pay their debt to society,

it conserves limited jail space for violent and repeat offenders, it saves the taxpayers the cost of incarceration (\$60.00 per day/per prisoner), and it allows the City, Schools and Non-Profit Groups to receive the benefit of the substantial work performed.

The Court continues to be proactive and is always seeking alternative methods of dealing with the societal problems that are placed in the Court's hands for resolution. In 2000 the Fairfield Municipal Court was the second court in Ohio to establish a mental health court docket (Treatment Alternative Court), modeled after drug courts, to address the needs of non-violent mentally ill defendants. This specialized docket represents an innovative judicial approach in which offenders are held accountable for their actions but are given the tools they need to break the patterns that damage their lives and the community in which they live.

Similarly, the Court has a treatment based rehabilitative approach to repeat offender OVI (Operating a Vehicle Under the Influence) cases. The mission of the STAR (Sobriety, Treatment, Accountability and Recovery) Program is to provide opportunity for repeat OVI offenders to receive effective treatment, including alternative treatment modalities, and supervision that holds offenders accountable for their actions, brings about behavioral change that ends OVI recidivism, stops the substance abuse, treats the victims of these offenders in a fair and just way, and protects the public while reducing the costs to our community.

Specialized dockets are now required to be certified by the Ohio Supreme Court. Both the Treatment Alternative Court and STAR dockets were certified by the Ohio Supreme Court as Specialized Dockets in 2014.

The Fairfield Municipal Court belongs to its citizens and they are encouraged to visit and observe its operation. The Court strives to continually improve our justice system and is always receptive to input from the community.

*A person who never made a
mistake never tried anything new.*
Albert Einstein

AROUND TOWN



Friends enjoying The Dip



Nighttime at the Aquatic Center



A Visit with the Fire Department



Summer at Village Green



Wake Nation



Biking on the Trails



Huffman Park



The Playground



Golfing at Fairfield Greens



Light Up Fairfield



*Without continual growth
and progress, such words as
improvement, achievement, and
success have no meaning.*
Benjamin Franklin

PUBLIC WORKS

OVERVIEW:

The Public Works Department consists of 43 employees (37 full-time and 6 part-time) which are in three divisions; Streets, Construction Services and Fleet/Facilities. The Public Works Department is responsible for maintaining over 375 lane miles of roadway which includes roadway and right-of-way maintenance, traffic signals, storm sewers, snow removal, City fleet and equipment and all City buildings. In 2015, the Public Works Department had an operating budget of more than \$5.6 million and a capital budget of \$6.125 million.



DAVE BUTSCH
DIRECTOR

The high level of service achieved by Public Works is not only a direct result of excellent equipment, purchasing of quality materials and skilled employees, but also the many years of experience of those employees. The Department consists of 37 full-time employees with an average of 15 years of tenure each. That experience and institutional knowledge is handed down through generations who continue to raise the bar and improve the level of service to the City.

URBAN FORESTRY LANDSCAPING:

Public Works crews are also responsible for landscaping and tree maintenance in many areas of the City. Crews spend thousands of hours each year maintaining the landscaping in center medians, City entrance signs, and other areas around the City. In 2015, the Public Works Department removed 57 dying ash trees and began a pilot project which entailed the removing and restoration of 119 stumps within the public right-of-way. Based on the results of the pilot project, the project will continue in the Spring of 2016 with the removal of the remaining 300+ stumps.

SNOW REMOVAL:

The Public Works Department is well known in the area as having some of the best maintained roads during winter events. The City is divided into (12) individual snow routes that allow for a very efficient use of equipment and materials. In 2015 the department used 4,368 tons of salt and 16,848 gallons of liquid calcium with a total storm cost of \$419,304 to include labor and material.

BRUSH/LEAF COLLECTION:

As part of the brush pick-up, the City offers a program called Operation Dump Truck. The program provides an opportunity for residents to have a large drop-box container placed in their driveway for the removal of brush and limbs. Each year the program has continued to grow, in 2008 there were 376 requests and by the end of 2015 the program has grown to 569, a more than 50% increase. Previously the material was taken to the Rumpke Recycling facility in Colerain Township which required an hour of travel time and large tipping fee. Since 2008, the material is temporarily stored on City property near the Wastewater Treatment Plant for processing at the end of the year. All material, to include the roadside collection of brush and leaves is processed by a contractor and turned back into mulch. This means there is **no** material that is landfilled. This has reduced the cost of disposal, saving more than \$50,000 annually while increasing the ability to provide the service to more residents.



CITY ROAD PROJECTS

GENERAL CURB REPLACEMENT & ASPHALT RESURFACING PROGRAM

In 2015, 11.55 lane miles of roads were resurfaced along with the replacement of 15,565 feet of curb (2.95 miles). The life expectancy of concrete curb is generally 25-35 years. Residential asphalt road surface generally last 18-23 years and 15-20 for highly traveled roads in the City. The Public Works Department routinely inspects the infrastructure to ensure that needed repairs are made in a timely manner and are well maintained.

THE NILLES ROAD IMPROVEMENT PROJECT

The improvement was 5,850 feet (1.1 miles) and consisted of adding a center turn lane to Nilles Road between Winton Road and Rt. 4 with protected left turn lanes at the Fairfield Circle intersection. The project also included all new curbs in the area of the widening, along with the repair or reconstruction of all of the catch basins. A new course of asphalt, an intermediate layer membrane and thermoplastic striping took nine weeks complete at a cost of \$825,681 with funds from Ohio Public Works Commission (\$272,475) and the City of Fairfield (\$553,206).



GRAY ROAD IMPROVEMENTS & RESURFACING

Gray Road improvements consisted of adding shoulder to most of the entire length of the project from the intersection of John Gray Road to Lake Michigan Drive, approximately 6400 feet (1.2 miles). The work included full depth repairs, an interlayer membrane and a new finish course of asphalt. The project took approximately 11 weeks to complete at a cost of \$793,301 with funds from Ohio Public Works Commission (\$267,789) and the City of Fairfield (\$531,512).



2015

AT A GLANCE



4,308
CUBIC YARDS
OF BRUSH
REMOVED



5,436
CUBIC YARDS
OF LEAVES
PICKED UP



6,400
FEET OF REPAIR
TO JOHN GRAY
ROAD



5,850
FEET OF REPAIR
TO NILLES



11.5
MILES OF ROAD
RESURFACED

Great ideas originate in the muscles.

Thomas A. Edison

PUBLIC UTILITIES

2015 ACCOMPLISHMENTS



ADAM SACKENHEIM
DIRECTOR

The City's Public Utilities Department provides water and sanitary sewer services to a population of around 44,000. To provide these services, the City pumps and treats close to 2 billion gallons of drinking water per year, and collects and treats roughly the same amount of wastewater. The ultimate objective of the Public Utilities Department is to protect public health and the environment.

WATER DIVISION

NEW INFRASTRUCTURE:

In August 2015, the City's Public Utilities Department installed a new high service pump at the Water Treatment Plant and removed a failing 30-year old pump. High service pumps pump finished drinking water from the Plant into the City's distribution system and elevated water storage tanks. The City utilizes five (5) pumps to perform this work; the five (5) pumps provide the operational redundancy critical to our customers and required by Ohio EPA.



INVESTING IN NEW INFRASTRUCTURE:

During the Spring of 2015, the City's Public Utilities Department replaced almost 3000 feet of failing 1957-era cast iron water main pipe along Pleasant Avenue from Crestwood Lane to south of Resor Road. This project, which cost \$600,000, replaced critical sections of old water transmission mains that have begun to fail, causing an increased number of breaks and leaks in recent years. A second phase of this project will be completed in early 2016, replacing old water mains from Resor Road to Happy Valley Drive.

2015 AT A GLANCE



1.847 BILLION
GALLONS
DRINKING WATER
PRODUCED &
DISTRIBUTED



56 MAIN
BREAKS
REPAIRED



44 SERVICE
LINES
REPAIRED



11 FIRE
HYDRANTS
REPAIRED

WASTEWATER DIVISION

PREPARING FOR EMERGENCIES:

In early 2015 the City's Public Utilities Department finalized a contract agreement with Duke Energy One for the long-term lease of a diesel-powered 1200kW standby generator for the City's Wastewater Treatment Plant. The generator unit is capable of powering the entire facility and all treatment processes. The generator ensures that City staff will be able to pump and treat sewage and comply with state environmental regulations even if severe weather knocks out the electricity. The lease agreement provides for routine generator service and emergency support by Duke Energy One, as well as training of City staff on generator operation.



In 2015 both the water and wastewater divisions were 100% compliant with all state and federal rules and permits, including the provisions of the Safe Drinking Water Act and the Clean Water Act.

FACILITATING INDUSTRIAL GROWTH: In Spring 2015, the City's Public Utilities Department along with several contractors finalized a major upgrade to the Seward Road Sewage Lift Station, located at the corner of Symmes and Seward Road. The pumping capacity of the lift station was increased from 1.8 million gallons per day to 2.6 million gallons per day, and an emergency generator was also installed as part of the project. The \$260,000 facility upgrade was performed to handle additional wastewater flows from nearby industrial and commercial operations.

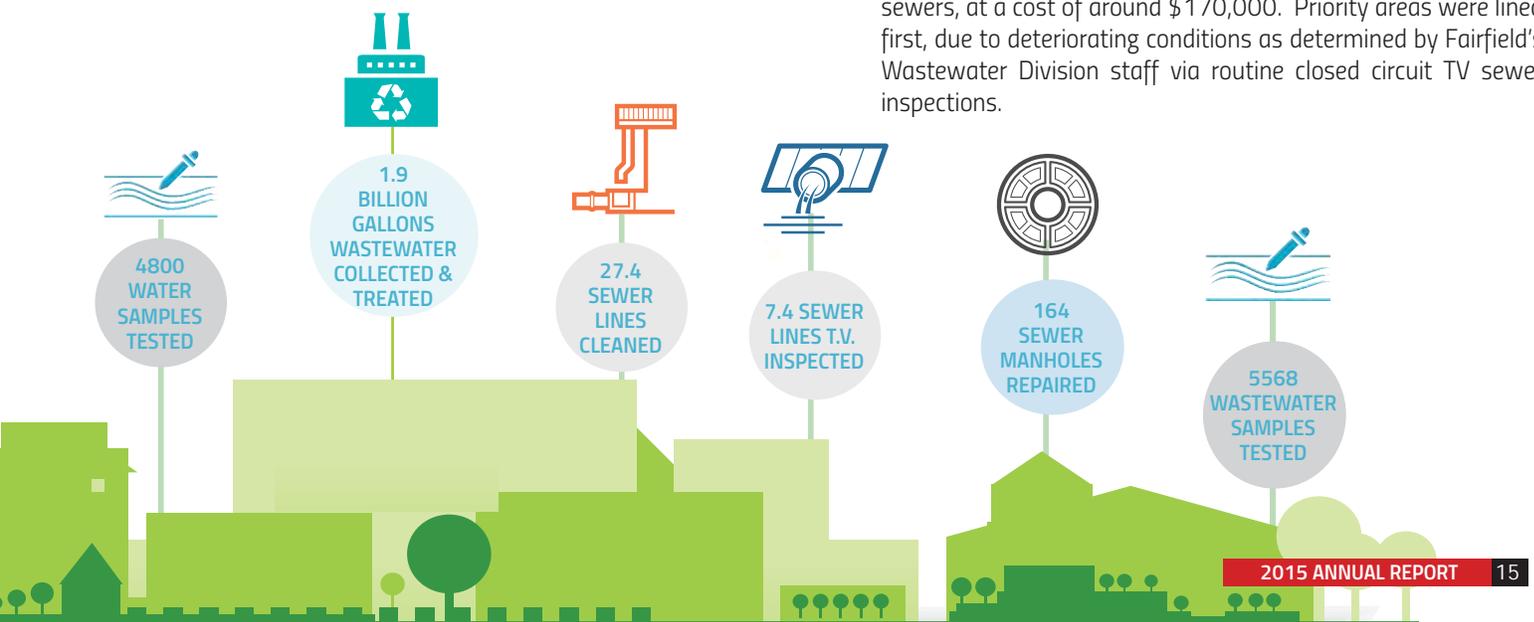


MAINTAINING EXISTING ASSETS: Throughout Fall 2015, a contractor for the City's Public Utilities Department installed "cured in place piping" (CIPP) or pipe liners, in various sanitary sewers throughout the City.



This jointless "pipe within a pipe" technology allows for the installation of a new interior sewer lining surface that bridges over cracks and breaks in the existing sewers – effectively rehabilitating the sewers and extending the service life of the lines by up to 100 years. The technology is non-invasive and cost effective.

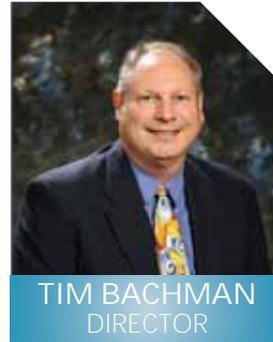
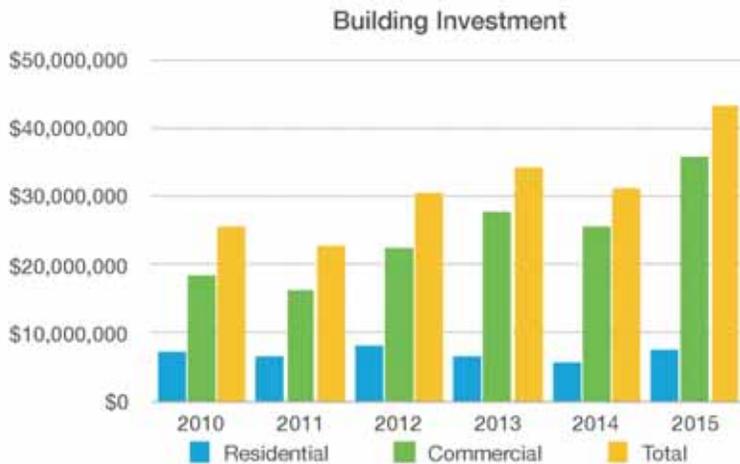
Fairfield's contractor ultimately lined 5,000 feet of sanitary sewers, at a cost of around \$170,000. Priority areas were lined first, due to deteriorating conditions as determined by Fairfield's Wastewater Division staff via routine closed circuit TV sewer inspections.



*Talent wins games, but
teamwork and intelligence wins
championships.*
Michael Jordan

DEVELOPMENT SERVICES

2015 MAJOR PROJECTS



TIM BACHMAN
DIRECTOR

2015 was a strong year for economic development in Fairfield. Total commercial building investment (as measured by permit valuation) was just over \$35 million, which is a nearly 40% increase over 2014 figures.

INDUSTRIAL PROJECTS

PORT UNION COMMERCE PARK:

Phase 2 of a new spec industrial project was completed in late 2015. This phase included a new 260,000 sq. ft. building in Fairfield and a 540,000 sq. ft. building in West Chester. This project was the first speculative construction in Fairfield since the economic recession started. No tenants have been announced for the project yet.



KOCH FOODS:

Work continues on a \$45 million expansion project that began several years ago. In 2015, a new \$15 million production line was put into service. Staffing added for the new line increased total employment at the facility to more than 750. Work continues on the project in 2016.



ALBA MANUFACTURING:

The industrial conveyor systems manufacturer started a \$2.4 million expansion project in 2015. The project will add more square footage to the facility and new equipment. The project should be completed by mid-2016.



TOWN CENTER PROJECTS

Patterson Place Shopping Center

Ownership of the Patterson Place shopping center demolished two vacant portions of the old center in 2015, leaving Planet Fitness as the only remaining tenant. The vacant land is expected to generate more market interest for future redevelopment.



Patterson Place Senior Living

A new opportunity for senior living was approved in 2015. Named Patterson Place, the multi-million dollar apartment complex will feature 119 units of independent living for seniors 55 years old or older. Construction is expected to begin in Spring 2016, with completion in 2017.



The Cove

Construction began in 2015 on a new residential project in Village Green named The Cove. Eight landminiums will be built on a 1.6 acre site across from the Fairfield Lane Library. Once finished, The Cove will be the final development to complete the Village Green Planned Unit Development.



ROUTE 4 PROJECTS

Skyline/Bargos

A burned out restaurant at the corner of Route 4 & Mack was replaced by an attractive new multi-tenant building that will house Skyline Chili and Bargos Grill & Tap.



Express Scripts

The pharmaceutical company completed a major investment in its Route 4 office building, including a new roof, HVAC system upgrades, and interior renovations.



Ohio Valley Antique Mall

The Mall completed an expansion in 2015, making it the largest antique mall in the Cincinnati region. The mall is home to more than 500 dealers and more than 2 acres of floor space.





Computer rendering of New Central Elementary



NEW SCHOOL FACILITIES:

Major changes for the Fairfield City School District have started at three locations in the City this year. The District has embarked on an \$80 million project that will create three new school buildings. Ground broke Fall 2015 on the new buildings – two 90,000 square foot elementary schools and a 145,000 square foot freshman school. Funding for the project was a combination of a \$19,000 grant from the Ohio Facilities Construction Commission and a \$61 million bond issue, which passed two years ago by the voters in both the City and Fairfield Township.

Two of the schools will replace the existing Central Elementary School and Freshman School. The third school will add a sixth elementary school to the District. The new Central School is being constructed behind the existing school, which was built in 1929. The new Freshman School is being built on the same site as the high school with access off of North Gilmore Road. The existing Freshman School will be converted to a second middle school, thereby removing the need for an intermediate school. The brand new elementary school will be built across from the high school, next to AurGroup Credit Union between Holden Boulevard and Port Union Road. The school upgrades are a part of the School's Master Plan to update or replace aging facilities. Also in 2015, the District invested in major improvements to the football stadium by upgrading the bleachers and locker room.

Currently all sites are in the site preparation phase. Once the sites are graded and utilities installed, building construction will begin. All schools plan to be in operation for the 2017-2018 school year.



Computer rendering of New Freshman Building

The secret of getting ahead is getting started.

Mark Twain

MOVING FORWARD

NEW IN 2016

Veritiv Moving to Fairfield

After a lengthy nationwide search, Veritiv Corporation recently announced that it will locate a major corporate operations center in the Gilmore Pointe office building at the corner of Mack and S. Gilmore. Upon completion of renovations to the space later this year, Veritiv will move 450 employees to the site.



Raising Cane's

Growing restaurant chain Raising Cane's plans to redevelop a site at the intersection of Route 4 & Nilles Road. The old existing building will be demolished and replaced with a new modern facility.



Union Centre Industrial Park

Duke Development has started construction on a 450,000 square foot industrial building on Union Centre Blvd. No tenants have been announced for the \$8 million project yet.



New Website

Get ready for a new-look! The City of Fairfield is currently focusing on enhanced website. Featuring customer service, public information, community engagement & more. And we think it will look pretty cool, as well.

DID YOU KNOW YOU CAN FOLLOW THE CITY ON SOCIAL MEDIA?



Holden Blvd./South Gilmore Rd./Route 4 Intersection Improvement

As one of the busiest and most accident-prone intersections in the City, this project's aim is to improve both the flow of traffic and the safety of those entering the intersection. There were 218 reported crashes at the intersection during years 2011-2015. Tentative plans include widening the intersection to accommodate additional turn lanes onto Route 4 and an additional thru lane from Holden to South Gilmore. The project has an anticipated completion date of 12/2016 and significant interruption is expected throughout the project. The ODOT Central Office Safety Program has awarded the City a \$2.4 million dollar grant to assist with funding the project.





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Still round the corner there may wait, A new road or a secret gate.

J. R. R. Tolkien



CITY OF FAIRFIELD

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