1

2

3

4

5

6

7

8   CITY OF BROOKVILLE PUBLIC HEARING

9   THURSDAY, OCTOBER 22, 2020

10   BEGINNING AT 7:00 P.M.

11   BROOKVILLE FIRE STATION 76 TRAINING ROOM

12   775 E. UPPER LEWISBURG SALEM ROAD

13   BROOKVILLE, OHIO 45309

14   *   *   *

15

16

17

18

19

20

21

22

23

24

25

```
 1   APPEARANCES:
 2      Mayor:                   Chuck Letner
 3      Vice Mayor:              James Zimmerlin
 4      City Manager:            Sonja Keaton
 5      Finance Director:        Michelle Brandt
 6      Zoning Officer:          Jim Snedeker
 7      Clerk of Council:        Kim Duncan
 8      Law Director:            Rod Stephan
 9      Council Members:         Stephen Crane
                                 JD Fowler
10                               Curt Schreier
                                 Matthew Swabb
11                               Kim Wilder
12      Planning Commission:     Jessi Sievers
                                 Ryan Henderson
13                               Ken Claggett
                                 Don Cordes
14
     ALSO PRESENT:
15
        Gemma Maxwell, Fischer Homes
16      Tim Taylor, Taywood Enterprises
        Mike Oxner, Professional Associates
17
18
19
20
21
22
23
24
25
```

1   MAYOR LETNER: Good evening,

2 everyone, and welcome to the City of Brookville

3 public hearing for October -- I am sorry, yeah,

4 October 22. Could I please ask you to stand for

5 the Pledge of Allegiance?

6   (Pledge of Allegiance.)

7   MAYOR LETNER: Kim, may I have the

8 roll call, please?

9   KIM DUNCAN: Mayor Letner?

10   MAYOR LETNER: Here.

11   KIM DUNCAN: Vice Mayor Zimmerlin?

12   JAMES ZIMMERLAN: Here.

13   KIM DUNCAN: Member Crane?

14   STEPHEN CRANE: Here.

15   KIM DUNCAN: Member Fowler?

16   J.D. FOWLER: Here.

17   KIM DUNCAN: Member Schreier?

18   CURT SCHREIER: Here.

19   KIM DUNCAN: Member Swabb?

20   MATTHEW SWABB: Here.

21   KIM DUNCAN: Member Wilder?

22   KIM WILDER: Here.

23   KIM DUNCAN: Planning commission

24 chairperson Henderson?

25   RYAN HENDERSON: Here.

1   KIM DUNCAN: Member Cordes?

2   DON CORDES: Here.

3   KIM DUNCAN: Member Claggett?

4   KEN CLAGGETT: Here.

5   KIM DUNCAN: Member Sievers?

6   JESSI SIEVERS: Here.

7   KIM DUNCAN: And Member Boose is

8   absent this evening.

9   MAYOR LETNER: Thank you, Kim.

10   Member Boose is absent for a personal reason, so

11   we have excused that absence tonight.   Let me

12   begin by giving you a summary of what we are going

13   to do here in the public hearing.

14   It's been a couple years since we

15   have had one, but the clerk will provide notice

16   of the public hearing.   There will be a staff

17   report by the law director, Rod Stephan.   The

18   clerk will administer the oath to presentaters

19   [sic], and the presenters will be recognized.

20   After that, questions by council

21   and planning commission members for the

22   presenters, and the clerk will administer the

23   oath to the public of those that want to

24   testify.   So when it comes your turn for the

25   five minutes, everybody has to be sworn in,

1   just so we are clear on that.

2   The public comments are for five

3   minutes. Anyone that is going to present

4   testimony, you need to step up to the podium

5   and state your name, your address, if you have

6   been sworn in for the record. And if you have

7   not been sworn in, the clerk will administer

8   that at that time.

9   Council members and planning

10   commission members who wishes to speak, please

11   state your name prior to speaking so the clerk

12   can hear you, those who want to speak. And we

13   will ask that those that are with us on Webex

14   to please mute themselves until they are

15   speaking.

16   Anyone from the public who wishes

17   to speak this evening must do so via Webex.

18   Facebook Live is only for viewing for public

19   hearing. Are we clear on that?

20   MICHELLE BRANDT: Chuck, I am being

21   told that people can't hear anything, including

22   out there. So we have a mic that should fix that

23   so -- and fortunately, we have two mics. But

24   whoever is talking is going to have to hold this

25   so that people on Webex can hear.

1   MAYOR LETNER: Are we good here?

2   (Pause in proceedings.)

3   MAYOR LETNER: I am going to go over

4   again the summary of the public hearing, just so

5   everybody that didn't hear the first time will

6   hear this time. We are going to begin with the

7   clerk, and she will provide notice of the public

8   hearing.

9   There will be a staff report by

10   Law Director Stephan. The clerk will

11   administer the oath to presentaters, and the

12   presenters will be recognized. Questions by

13   council or any planning commission members for

14   the presentment, the clerk will administer the

15   oath to the public who wishes to speak.

16   We are going to give each person

17   that wants to speak five minutes. I want you

18   to state -- step up to the podium and state

19   your name, your address, and if you have been

20   sworn in for the record. And if you have not

21   been sworn in, the clerk will administer the

22   oath.

23   Council members and planning

24   commission members who wishes to speak, please

25   state your name prior to speaking so the clerk

1   can hear who is speaking. Ask those who are

2   attending via Webex to please mute themselves

3   unless they are speaking, and anyone from the

4   public who wishes to speak this evening must do

5   so via Webex. Facebook Live is only the

6   viewing for the public hearing.

7   Are we all clear on that? Very

8   good. So then we will start with the clerk of

9   council, notice of hearing.

10   KIM DUNCAN: This public hearing is

11   to consider --

12   MAYOR LETNER: I am going to pass the

13   mic to Kim Duncan, our Clerk of Council.

14   KIM DUNCAN: This public hearing is

15   to consider the adoption of proposed ordinance

16   No. 2020-06, which amends the zoning

17   classification of lots 2413, 2414, 2415, 2416,

18   2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424,

19   and part of lot 2609 of the City of Brookville

20   from its present zoning classification of R1C

21   urban residential district to the new

22   classification of R3, multifamily residential

23   district.

24   A legal notice was published in the

25   September 30 and October 7th edition of the

1   Brookville Star advising of the public hearing.

2   Letters were mailed out to all property owners in

3   the Meadows of Brookville advising of the public

4   hearing and the zoning changes proposed in

5   ordinance 2020-06.

6   Does any council member need to

7   abstain from participating in this public

8   hearing? Member Schreier has indicated that he

9   needs to abstain.

10   CURT SCHREIER: I have a direct

11 relative in the Meadows of Brookville. I have

12 been advised to abstain.

13   KIM DUNCAN: Do I need to repeat that

14 for the record or --

15   MAYOR LETNER: Please do, Kim.

16   CURT SCHREIER: Having a direct

17 relative living in Meadows of Brookville -- this

18 is Curt Schreier -- I have been advised to

19 abstain.

20   KIM DUNCAN: Thank you, Member

21 Schreier. At this time, I would like to ask all

22 who are speaking on behalf of the applicant to

23 please stand to be sworn in.

24   (Thereupon, Tim Taylor, Mike Oxner,

25 and Gemma Maxwell were duly sworn.)

1   MAYOR LETNER: And I believe we can

2   go ahead and go with Law Director Stephan at this

3   time.

4   ROD STEPHAN: Thank you for providing

5   the staff report for this proposed rezoning. The

6   public hearing tonight is to consider the

7   application of Taywood Enterprises, Inc., for

8   rezoning lots 2413 to 2424 and part of lot 2609 of

9   Meadows of Brookville subdivision from R1C to R3.

10   The application contains a

11   proposed preliminary plat that would establish

12   48 lots for zero lot line dwellings in the area

13   to be rezoned.   Zero lot line dwellings are a

14   special use in R3 zoning and are defined in

15   Section 1163.03(B)(38).

16   This type of R3 zoning for zero

17   lot line dwellings has previously been approved

18   and developed in Meadows of Brookville

19   Section 4. However, this rezoning would be a

20   modification of prior decisions of planning

21   commission city council in 2008 that this area

22   for the proposed rezoning would remain as

23   platted in Meadows of Brookville Section 5 for

24   single family homes.

25   The City staff has recommended

1   that the applicant limit the number of driveway

2   entrances onto Westbrook Road to the existing

3   number of driveway entrances. The applicant

4   has developed a proposed design that provides a

5   driveway for each zero lot line dwelling that

6   merges into one driveway entrance at the

7   Westbrook Road right-of-way.

8   City staff is also recommending

9   that in the event this rezoning is approved by

10   planning commission and city council, the

11   rezoning would be limited to this specific R3

12   zero lot line development and would not be an

13   approval for any other R3 project. In

14   addition, it is recommended that the rezoning

15   approval will provide a time period for

16   commencement of the project. And in the event

17   the project does not commence, this R3 zoning

18   approval will terminate.

19   KIM DUNCAN: Now, I am going to go

20   down -- I believe, Mr. Oxner, you are the first

21   presenter this evening.

22   MICHELLE BRANDT: We are still having

23   technical difficulties, sorry.

24   (Pause in proceedings.)

25   ROD STEPHAN: Correct me if I am

1   wrong, to meet the standards, are we going to be

2   able to have people that were joining virtually,

3   will they be able to participate as far as

4   testimony?

5   MICHELLE BRANDT: They can still -- I

6   mean, they are still on here and we will be able

7   to hear them, we just won't be able to see them.

8   Well, we might be able to. I am honestly not

9   sure. I am not that IT of a person.

10   MAYOR LETNER: Are we okay there,

11 Rod?

12   ROD STEPHAN: Yeah, we will move

13 forward. If we get to a point where we have

14 witnesses that are not able to testify, then we

15 will continue to another date so those people get

16 their opportunity. But hopefully they can testify

17 through the audio.

18   MAYOR LETNER: And for those of you

19 that are listening remote, Rod said if we have any

20 further difficulties, we will postpone the meeting

21 and take it up at another date. But at this time,

22 we are going to continue on. I hope everybody can

23 hear me. I am going to present Mike Oxner. He is

24 going to speak. Mike?

25   MIKE OXNER: Thank you, Mr. Mayor.

1 Members of council and planning commission and

2 guests, my name is Mike Oxner. I am a consulting

3 engineer for Professional Associates, 516 Patricia

4 Faye Court here in Brookville. I am here tonight

5 to represent Taywood Enterprises. Tim Taylor, the

6 developer, is here.

7   Along with our presentation, we

8 have representatives of Fischer Homes that will

9 be giving you some information on the units

10 that we are proposing for this development. If

11 I can, I would like to take just a couple

12 minutes and clue everybody in and give a little

13 bit of history of this plat, kind of bring

14 everybody up to speed as to what's happened

15 over the years.

16   This property was originally

17 annexed to the City of Brookville in 1993.

18 Rezoning of the property was accomplished on

19 January 4, 1994. It went to R1C. And a

20 preliminary master plan, a 118 lot subdivision

21 was submitted, and Section 1 construction plans

22 were approved by the planning commission

23 November of 1993 subject to rezoning by

24 council.

25   The Meadows of Brookville

1 Section 2 came along as approved by a planning

2 commission in 1995. Section 3 was approved by

3 a planning commission in 1996. And Section 4,

4 development plans consisting -- or starting a

5 discussion for twin homes was started in 1998.

6   Eventual rezoning a portion of our

7 plat to R3 was recommended for approval by the

8 planning commission in May of 1998, and then

9 that was finalized by council in June 1998.

10 Section 5 of the revised preliminary plan was

11 approved by a planning commission in October of

12 2005.

13   Section 5 final plans were

14 approved by a planning commission in 2006, and

15 then Section 5 was replatted or unplatted in

16 October of 2008. That's the last revision to

17 The Meadows of Brookville plat that has taken

18 place on this property.

19   We are seeking tonight to consider

20 rezoning about four and a half acres from R1C

21 to R3 with a special use for twin homes;

22 attached single family homes, if you will.

23 There is a layout that we have presented

24 showing what we have intended for the property.

25   Earlier this year, we were

1   approached by Fischer Homes to see if we could

2   reconfigure this plat to accommodate their new

3   twin homes and additionally take up the balance

4   of the property in single family. That's an

5   ongoing discussion with Fischer Homes at this

6   point, but they are going to be our builder of

7   record for the property.

8   As I understand, they are a fairly

9   substantial builder. They are currently

10   building as I know in Huber Heights, Fairborn,

11   Cincinnati, Columbus, and Kentucky, among other

12   places. There has been considerable rumors and

13   discussions floating around regarding what we

14   are proposing. I would just like to clear the

15   air on a couple of items.

16   One, these are single, single

17   family attached for sale individual units.

18   This is not a rental program. This is not a

19   low income program. This is not a rent

20   supplement program of any kind. These are all

21   market rate for sale units.

22   Fischer Homes will get into the

23   specifics of the cost and the sizes of these

24   units as we go along tonight. There has been

25   considerable discussion about having these

1 units in this development. I would like to

2 point out a notice of R3 was permitted in

3 Section 4. These are the units that back up to

4 Smitty's salvage yard.

5   At the time that came along, there

6 was a considerable inability to get homes sold

7 backing up to that, and that was one of the

8 reasons that we went forward with a twin home

9 design in Section 4. We are kind of facing a

10 similar situation with the lots facing on

11 Westbrook Road.

12   Originally, these -- these were

13 shown as single family units. And Tim Taylor

14 with Taywood Enterprises has been trying to

15 market those lots for quite a number of years,

16 and it has been over 12 years since anything

17 was done or has been done in this subdivision

18 in this particular section.

19   Also, I might point out in

20 Section 5, when it came time to get this

21 developed, Montgomery County got involved in

22 the plat and required that Westbrook Road be

23 widened substantially. This created a

24 substantial cost burden on the developer that

25 we had not anticipated originally.

1   And at that point, we decided to

2   make a proposal to council and planning

3   commission to provide single family homes and

4   take up some additional lots fronting on

5   Westbrook Road. This would allow us to at

6   least amortize the additional cost that we

7   incurred, the developer incurred, on Westbrook

8   Road.

9   So this brings us back to today.

10   Fischer Homes is willing to step up to the

11   plate. They proposed a very substantial

12   product to be built on this plat. We are very

13   enthused with having them on our side and

14   willing to move forward with the twin homes,

15   single family detached, and single family

16   attached units.

17   I think the units that they are

18   proposing would be an asset to the community.

19   I don't think there is any way we could look at

20   these units and say that they are going to

21   degrade any kind of property values in the

22   project, especially since we already have some

23   twin homes in the project on Brooke Woode

24   Drive.

25   As Rod pointed out, one of the

1 requirements of staff was that we provide

2 single entry driveways off of Westbrook Road.

3 This complies with some of the comments and

4 requirements of Montgomery County Engineering,

5 as they are trying to restrict the number of

6 entrances onto Westbrook Road.

7   And with the additional widening

8 out of the road, it gives us the ability to

9 safely get off the main thoroughfare type road

10 and get into these units safely. Additionally,

11 we plan on providing a homeowners' association

12 for this project which will maintain that and

13 some of the adjacent common areas.

14   The extent of that homeowners'

15 association and what areas will be maintained

16 has not been resolved at this time. The

17 original intent of this whole subdivision was

18 to have all of the lots be part of a

19 homeowners' association.

20   Unfortunately, that did not come

21 to pass. Hopefully with this development, we

22 can pick up some of that maintenance expense

23 and get that burden passed on to our units.

24   Other than that, all the utilities

25 are available at the edge of the property or,

1 in fact, along Westbrook Road have already been

2 installed. I think everything is in place.

3 The drainage plans have already been approved a

4 number of years back, so we are in compliance

5 with that aspect.

6   So I don't see anything else,

7 other than just looking at this and approving

8 having a twin home project put on the -- in

9 this project. So other than that, I will pass

10 it over to Fischer Homes, if I can, and have

11 them give you a breakdown of the units and what

12 we can expect.

13   MAYOR LETNER: Thank you, Mike. At

14 this time, I would like to turn it over to Gemma

15 Maxwell, who is with Fischer Homes.

16   GEMMA MAXWELL: Thank you very much.

17 I appreciate you letting us come in today to speak

18 on The Meadows of Brookville. I want to thank the

19 mayor, planning commission members, city council

20 members, and city staff today for that

21 introduction for the zoning and the summary we

22 have had so far.

23   I will try and be more

24 descriptive, since we do have people at home

25 that necessarily can't see the PowerPoint, so I

1   will try to be as descriptive as possible as I

2   go through the presentation.

3   Next slide. A little bit about

4   Fischer Homes, we are a local company. Our

5   corporate headquarters is located in Erlanger,

6   Kentucky. We have been in the Cincinnati

7   market for more than 40 years.

8   Our founder, Henry and Elaine

9   Fischer, founded the company in 1980 and are

10 still around and involved in the company to

11 this day. We are currently the No. 1 home

12 builder in the Cincinnati market and have been

13 for many, many years.

14   We entered the Dayton market in

15 January of 2020 by purchasing -- acquiring

16 Inverness Builders. And we have made huge

17 strides in the market already, and we are very

18 excited about our jump into the --

19   MICHELLE BRANDT: I am sorry, it's

20 still not working.

21   (Pause in proceedings.)

22   KIM DUNCAN: You will have to speak

23 loud because I don't think you are going over

24 this, but you are going out over Webex so that

25 they can hear you out in the bay.

1   MICHELLE BRANDT: But they should be

2   able to see the slides because I shared those, so

3   hopefully.

4   GEMMA MAXWELL: So I should speak

5   loud and start over.

6   KIM DUNCAN: I don't think you need

7   to hold that farther away. You just need to speak

8   loud enough that everyone in here can hear you.

9   And you can probably pull your mask down since you

10   are, you know, far enough away from everyone.

11   GEMMA MAXWELL: All right, great.

12   Thank you. My name is Gemma Maxwell. I am the

13   manager for Fischer Homes. Thank you, Mayor,

14   planning commission members, city council members,

15   and city staff for having us today to talk about

16   The Meadows of Brookville.

17   I will go through my presentation

18   today, talk a little bit about Fischer Homes as

19   a company, our products that we have planned

20   for this community. I am happy to answer any

21   questions anybody has at the end as we go

22   along.

23   So Fischer Homes, we are new to

24   the Dayton market, so I wanted to share a

25   little bit about us and what makes us a unique

1   home builder. We are a local company. We were

2   founded in 1980 by Henry and Elaine Fischer.

3   Our headquarters is in Erlanger, Kentucky, just

4   across the river in the Greater Cincinnati

5   metro area.

6   We are the No. 1 home builder in

7   Cincinnati and have been for many, many years.

8   We are privately held. We are not a public

9   home builder, and we entered the Dayton market

10   in January of 2020. We have made a jump up

11   into this area.

12   We are already established in a

13   number of communities throughout Dayton, with

14   room for expansion. This market is growing.

15   We see a lot of jobs coming up to Dayton. We

16   have made a big investment coming up into the

17   Dayton market, so we are really excited about

18   that.

19   Our mission as a home builder is

20   to deliver the best total new home solution.

21   We believe that the community, as well as the

22   home, is really important in the sense of

23   homes. So we put a lot of thought and

24   attention and thoughtful detail into our

25   communities, not just the homes and the

1 elevations themselves but the landscaping, the

2 layout of the communities, everything about it

3 makes the community special.

4   We want that legacy and that feel

5 and look to last not just five years down the

6 road but 20, 30, 40 years down the road. And

7 that's our reputation in Cincinnati is our

8 communities last the test of time.

9   So we have a full staff on board

10 at Fischer in our corporate office,

11 architecture teams that help design our floor

12 plans, our elevations. We are constantly

13 refreshing them and bringing in new market

14 trends into our homes to get the best possible

15 product for our customers.

16   That's what makes us different.

17 We are constantly refreshing that as we go

18 along every couple years taking a look at our

19 product, not assuming we know it the best,

20 seeing what others are doing better than us and

21 constantly looking to innovate.

22   So nearby communities you could

23 consult to take a look at our products, and

24 those are Carriage Trails. We are newly

25 established, and they are in Huber Heights in a

1   certain section over there. As of January, we

2   started building homes in there.

3   We have -- The Springs of Settlers

4   Walk is a more long-term established community

5   for us in the Springboro area. We are active

6   in Bluffs of Trebein, which is over in Fairborn

7   on the east side of town, and then we have

8   Aberdeen, which is a community coming soon in

9   Miamisburg. It's also on the west side over

10   here.

11   Next slide. Something that's very

12   important to Fischer in the longstanding, you

13   know, culture within the company is giving back

14   in our communities. Philanthropic initiatives

15   are very important to Henry and Elaine, and

16   that permeates throughout our company and our

17   culture.

18   Some examples of that in our

19   Cincinnati market specifically are a family

20   care center we established in Kings Island. So

21   that's a place for new moms and people with

22   young kids to go and do diaper changes, store

23   breast milk, you know, formula, have a place

24   set aside for them, for young families.

25   We have a similar facility in the

1   Great American Ballpark in Cincinnati that we

2   helped establish with them there. You know,

3   it's still intact today, and the ballpark loves

4   it, the same thing with Kings Island. So

5   taking that -- you know, me as a young mom,

6   that's really important for us, and I think

7   that's really great.

8   And one of -- the biggest

9   initiative I would say is that Jude Children's

10   Research Hospital, we have built over fifteen

11   St. Jude dream homes for St. Jude. All the

12   money going to charity as of this year, we have

13   helped to raise over $10,000,000 for St. Jude.

14   So that just speaks a little bit

15   about Fischer. We are excited to establish

16   ourselves in the Dayton market and contribute

17   and come up with -- you know, get involved in

18   Dayton in specific ways up here in that way,

19   too.

20   Next slide. So community context,

21   I think we kind of went through that between

22   Rod's presentation and the details. I will

23   just go through -- the next slide, it's just an

24   aerial photo of the community. I am sure

25   everybody is familiar with where it's located,

1   and then a close-up of the community itself.

2   So then moving on to our community

3   vision. Skip ahead there, too. So our

4   products for Meadows of Brookville that we

5   intend to build are paired patio homes. Now,

6   this as shared prior is a for sale product.

7   Fischer Homes is a single family

8   home builder. We only build for sale products.

9   These would be for purchase for customers

10   interested in purchasing these homes. The

11   floor plans are just over 1,650 square feet.

12   They are built on a slab. Two to

13   three bedrooms, depending on what the customer

14   prefers in the home, as well as two and a half

15   bathrooms, two car garage included, patio on

16   the back.

17   And intended -- the estimated

18   price point for these homes lands right at

19   $200,000. So these are some examples, an image

20   here, one of our town homes in our Northern

21   Kentucky community you can see here, and then

22   we can go on to the next slide.

23   These are built on fee simple

24   lots. We think that's really important for

25   this product. Not only does the customer own

1 the home, they own the lot that it sits on. So

2 it's exactly like a single family detached

3 home. The only difference is your home butts

4 right up against your neighbor's, so it's a

5 single family attached product.

6   It's not put into a condo

7 association, it's a homeowners'

8 association. So, again, that homeowner owns

9 that lot that their home sits on.

10   We call this one of our lifestyle

11 products, so lifestyle to us means that you get

12 your time back. So it's a product where you

13 are not worrying about the exterior maintenance

14 of the home.

15   One of the things this homeowners'

16 association would do is cover and maintain the

17 exterior of the home that's shared between the

18 homeowners, things like the roof, the siding,

19 those kinds of things. So you know that

20 long-term the HOA is going to take care of

21 those homes in the long-term and replace and

22 repair anything that needs to be repaired in

23 time.

24   In addition to the landscaping we

25 do on every lot, which is a detailed landscape

1 package, we are working with Tim, the

2 developer, to spruce up the landscaping at both

3 entry monuments to improve the look and feel of

4 the community there. We think entry to the

5 community is a big aspect, and so we are going

6 to make some improvements there to what's

7 existing in the community.

8   The next slide, it's another shot

9 of the products in one of our existing

10 communities. We do have a mix of elevations.

11 We stagger those as you go down the street. We

12 also mix colors and textures as you move down

13 so it doesn't have that cookie cutter feel to

14 it; as you can see, separate front doors,

15 separate garages.

16   Really, again, just that single

17 family product with a zero lot line on them, if

18 that makes sense to everybody. Then moving on

19 to the next slide, we have some interior shots.

20 So it is a very open concept, floor plan.

21   We have got 9 foot ceilings

22 throughout, living room, kitchen on that first

23 floor, bedrooms and bathrooms above, laundry on

24 the second floor. There are a few options that

25 customers can pick between, whether they want

1   two or three bedrooms.

2   Customers also get the choice to

3   choose interior finishes like floors, cabinets,

4   countertops, all the standard things like a

5   single family home, a new construction single

6   family home. So in summary, I hope that

7   summarized our product; our intended, you know,

8   purpose in The Meadows of Brookville.

9   Next slide. We can go to the next

10 slide, sorry. So to summarize, this is a for

11 sale lifestyle product. It will be in an

12 established homeowners' association, a single

13 family attached product.

14   We believe this diversifies the

15 housing stock in Brookville. It's something

16 new that maybe Brookville hasn't had previous.

17 We see a variety of different customers that

18 enjoy this product, from downsizers looking for

19 something with less maintenance on it to young

20 families who are looking for something similar

21 with a few bedrooms.

22   It fits a wide variety of people

23 that are looking for this kind of housing.

24 Again, an established homeowners' association,

25 and we believe it will enhance the property

1   values in the surrounding area.

2   And with that, on the next slide,

3   I am happy to answer any questions, staff,

4   planning commission, city council has or any

5   from the public as needed.

6   MAYOR LETNER: Do we have any

7   questions for Gemma tonight? Gemma, thank you

8   very much.

9   GEMMA MAXWELL: My pleasure.

10   MAYOR LETNER: I will take Kim's

11   phone. I think we are still there.

12   MICHELLE BRANDT: I honestly have no

13   idea.

14   MAYOR LETNER: At this time, we are

15   going to receive public comments. In order to do

16   that, we are going to limit everybody to five

17   minutes. And what you have to do is be sworn in

18   and take the oath by the clerk. So anybody

19   wishing to speak tonight, please raise your hand

20   and the clerk will swear you in. Kim?

21   (Thereupon, Tim Nelson, Pete

22   Chakiris, Karen Braund, and Del Braund were duly

23   sworn.)

24   KIM DUNCAN: All right, thank you.

25   Who would --

1   MAYOR LETNER: Who wants to go first?

2   KIM DUNCAN: -- like to go first?

3   MAYOR LETNER: Tim, state your name

4 and address.

5   TIM NELSON: I am Tim Nelson, 213

6 Brooke Woode, Brookville, Ohio.   In 2006 I spoke

7 with this -- well, a different group, the same

8 situation, about the same circumstances, and I

9 warned against setting precedence, and precedence

10 has lasted a long time.   Fourteen years later, we

11 are here again.

12   When I bought a house over there,

13 I adhered to the covenants supplied by

14 Brookville at the closing.   As every other

15 person that bought in that plat and built in

16 that plat, they built under a set of guidelines

17 and expectations and plans that this is what we

18 bought, this is what it will be, this is what

19 it will stay.

20   We counted on the elected

21 officials to protect our interests.   That

22 didn't go so well, so here we are back again.

23 And in light of the fact that the developer

24 says that he had a hard time selling lots, what

25 have you, I have lived there since 2004.

1   I have seen no real infrastructure

2   put in any of that property that you have.

3   Correct me if I am wrong, there is no sanitary

4   sewer in there, there is no water in there.

5   There may be electricity on some of it, and

6   there certainly isn't any fire hydrants.

7   So if you wanted to sell, what

8   would you have sold? There is no curb, there

9   is no street, it's not improved. So I am not

10   buying the hard luck that I couldn't sell them.

11   All you had was a piece of paper and a plot of

12   ground.

13   And I don't see where it's a

14   taxpayer's responsibility and a form of fascism

15   to bail out an investor for an investment that

16   didn't pan out. I also don't see where it's

17   the taxpayer's responsibility to pick up the

18   tab for certain things so an individual can

19   come out ahead or follow through with a plan

20   that we never really adhered to to begin with.

21   I am asking you as a board to do

22   the right thing. Put the plat where it was and

23   leave it alone. I mean, we have already been

24   through a couple changes, and I have one

25   question. And I am not going to take up

1 everybody's time.

2 I don't need a question and

3 answer. It is my understanding that that

4 sanitary system in that plat is on a lift

5 station. The lift station is at the corner of

6 Heckathorn and the bike path.

7 That lift station carries it

8 across the road, and it takes it to a second

9 lift station. When you add up all the lots,

10 and I'm off a little bit because I can't

11 really -- but we are looking at over a 20

12 percent increase in capacity on that sanitary

13 lift station, not one to two.

14 Who is paying for that? If the

15 infrastructure is not in place, who pays for

16 that? The taxpayers certainly shouldn't. If

17 we would have been held to the original plan,

18 we would be fine.

19 So I expect that question

20 somewhere down the road to be answered because

21 I don't think it's been addressed. So really

22 that's all I have to say. I appreciate your

23 time, and I appreciate trying to get the IT to

24 work. So don't take what I said out of

25 context, so I appreciate your time. Thank you.

1   MAYOR LETNER: Tim, thank you for

2   your comments.

3   PETE CHAKIRIS: My name is Pete

4   Chakiris. I live at 6465 Wellbaum Road,

5   Brookville, Ohio. I am not a lifelong resident of

6   Brookville, but I have lived and worked here for

7   the past 50 years.

8   I have seen the community grow and

9   change over time. I believe in Brookville

10 community living locally, raising a family

11 here, financially investing in the city and the

12 Brookville townships.

13   I heard a comment that the growth

14 seems to be stagnant at this time. That may be

15 true, but I don't think we need to lower our

16 standards in the community to create growth.

17 When I bought my lots from the twin homes, I

18 did it with the understanding that 10 lots

19 would be the only twin home lots available in

20 The Meadows of Brookville.

21   This was to serve as a buffer from

22 Smitty's, which is zoned industrial. Knowing

23 that, I made an investment decision with 10

24 blocks maximum being the deciding factor that

25 there would not be an oversaturation of rental

1   properties.

2   Putting 48 units, even though they

3   say they will be individually, will decrease my

4   property value and my investment value by

5   increasing the demand for rentals. I also

6   built single family homes in the development.

7   One of the selling points to

8   homeowners that I would state, the only twin

9   homes were located on Brooke Woode Drive. The

10 original doubles are located at the rear of the

11 development, not out front where the facing

12 development is projected.

13   When an out-of-town developer

14 comes in, they develop, build, profit, and

15 leave the community with what's left behind.

16 They have no ties to the community. I want to

17 quote some excerpts from the planning

18 commission regular minutes meeting dated

19 August 21st, 2008.

20   Quote, they are kind of in a

21 holding pattern. The intern, Mr. Taylor, has

22 gotten property tax bills for all the lots in

23 Section 5, which is a heavy burden. The tax

24 bills total approximately $32,000.

25   Mr. Oxner stated that what they

1   like to do is unplat the portion that is

2   outlined on the map, which includes portions of

3   Brooke Parke Avenue, Litten Court, and 32 lots

4   back to a single parcel. Mr. Oxner stated we

5   could enter into an agreement with the planning

6   commission and the City that this is the way

7   the project would be developed in the future.

8   There will be safeguards in place

9   that development will move forward, as

10 initially approved. Chairperson Watkins asked

11 Mr. -- or Law Director Stephan if this can be

12 done. Law Director Stephan stated it is

13 doable.

14   We have an agreement with the

15 developer that he is subject to the preliminary

16 plat, as approved by the planning commission.

17 And when he wants to redevelop that area, it

18 needs to be developed pursuant to the

19 preliminary plat that was previously approved.

20   Law Director Stephan stated that

21 Mr. Taylor is willing to enter into an

22 agreement. Member Swabb, not this (indicating)

23 member, I believe his dad, stated he does not

24 have any problem with allowing replat as long

25 as we have assurances that when it is time to

1   develop the area, it follows the original plan.

2   For the reasons I stated above and

3   in view of the planning commission minutes, I

4   am opposed to the rezoning of The Meadows of

5   Brookville. I also recommend the planning

6   commission and the City of Brookville

7   disapprove Mr. Taylor's rezoning request.

8   Thank you.

9   MAYOR LETNER: Thank you, Pete.

10   Thank you for your comments. Next? State your

11   name and address, please.

12   KAREN BRAUND: Karen Braund. I have

13   something I would like to pass out to everybody,

14   if I could.

15   (Pause in proceedings.)

16   (Thereupon, those giving testimony

17   were duly sworn.)

18   MAYOR LETNER: Please state your name

19   and address.

20   KAREN BRAUND: Karen Braund, 15

21   Heckathorn, corner of Westbrook and Heckathorn.

22   My husband Dale and I have been there for 21-plus

23   years. Okay. Sadly, my opinions are based on

24   actions speaking louder than words.

25   The residents of The Meadows of

1   Brookville quite frankly have been taken

2   advantage of by Tim Taylor and Mike Oxner.

3   This goes back to '05, '06, and '08. My

4   perspective, the ball was dropped.

5   Mr. Oxner, you referred to due

6   diligence back in 2006. I have done my due

7   diligence this time. And yes, there was

8   rezoning in 2005, or there was actually a

9   proposed rezoning that set precedence. It was

10   voted down.

11   If setting precedence was not

12   enough, let's move forward to the

13   September 15th, '05, planning commission where

14   you, Mr. Taylor, gave us $180,000 to $250,000

15   price points for the homes along Westbrook

16   Road.

17   Thirty days later, that turned

18   into with no apparent anything, and I don't

19   know that anybody really caught this, to

20   $150,000 to $185,000 range. That's a huge

21   disparity, $100,000 difference of a swing

22   without any -- anything.

23   What I heard this evening was a

24   history, a brief history. We have left a lot

25   out. And where we, the residents, find

1 ourselves is in a situation where they can come

2 up here, say whatever they want, and we are

3 left with the repercussions after the fact

4 because you all are making decisions not on

5 full information.

6   Yes, there was a holding pattern

7 back in 2008. Oh, wait, in March of '06,

8 Mr. Oxner said we are going to see the homes on

9 Westbrook Road substantially better. In '08,

10 these two gentlemen came with their hat in hand

11 asking for a tax abatement, tax savings, tax

12 reduction, label it what you will.

13   Both the bodies voted and gave

14 them that. Based on his numbers, $32,000 a

15 year, he got a savings off of that. Thirteen

16 years of taxes, that is in excess of $200,000.

17 There is nobody giving me six digits, nobody

18 giving him six digits or anybody else or in the

19 firehouse six digits of anything.

20   In conjunction with that, what was

21 not mentioned in the memo that Rod gave to you

22 was Rod's words. We can do something that is

23 relatively simple based on this issue. Law

24 Director Stephan stated to some extent we have

25 this under control in that there is a

1 preliminary plat that is approved, and planning

2 commission and city council would have to

3 approve changes to the preliminary plat design.

4 The agreement would add

5 contractual promise from the developer that

6 they are going to follow the preliminary plat,

7 and we can make it binding on successors and

8 assigns. Immediately after that, the vote was

9 taken at planning.

10 That, obviously, then passed with

11 all yeas. It transferred to city council,

12 passed with all yeas. In that motion at city

13 council, it stated to require an agreement, the

14 developer will be required to develop the

15 replatted portion of The Meadows of Brookville

16 Section 5 in the future as approved by the

17 preliminary plat plan.

18 Adding insult to injury, on

19 September the 24th of '15, despite the promises

20 and commitments that were made by these

21 individuals, Tim Taylor and Taywood Enterprises

22 amended the covenants and restrictions. What I

23 passed out to you is what I got from Montgomery

24 County on file for Section 5, which is the plat

25 that he said he was going to develop consistent

1 with that filing.

2   On there, No. 2 -- I know it's

3 little. But, Kim, when I am done I will hit

4 send and get you the PDF of that so you can all

5 zoom in. No. 2, rights, covenants, and

6 restrictions give the 1,500 single story and

7 1,700 double story minimum requirements.

8   He amended that and downgraded it

9 to match your R1C minimum requirements of 1,400

10 unbeknownst to the City, unbeknownst to Zoning,

11 unbeknownst to anybody else. Why? Don't know.

12 I just have seen so many inconsistencies, so

13 many were changing.

14   Are we done? Can I wrap it up

15 real quick?

16   MAYOR LETNER: Thirty seconds.

17   KAREN BRAUND: I know most of you are

18 new to these bodies and committees. However, you

19 are elected officials charged with looking after

20 our, the citizens of Brookville's, best interests.

21   Prior bodies were concerned that

22 our investment, both in our homes and our

23 community, not be negatively impacted because a

24 developer is subpar and cannot in 14 years

25 build even one home, also going back to the

1 question that I asked again at the last city

2 council meeting about due diligence. I am

3 sincerely hopeful that everybody understands

4 the importance of due diligence at this point.

5   I respectfully ask both bodies to

6 do the right thing, uphold the commitments made

7 to us, the residents of the City of Brookville,

8 thus making us legally whole, holding the

9 developer and the engineer accountable. Quite

10 frankly, if we are made legally whole, we all

11 go away, we have got nothing to say at that

12 point.

13   MAYOR LETNER: Thank you, Karen.

14   KAREN BRAUND: And that's it. I do

15 have something I would like to present on behalf

16 of all the residents afterward, which is a

17 petition that we have signed. I also have another

18 resident statement that I can give to Kim. Or if

19 you would like me to read it, I can do that. She

20 was unable to attend today.

21   MAYOR LETNER: You can give it to the

22 clerk. Thank you so much for your comments.

23   If you will state your name and

24 address.

25   DEL BRAUND: Thank you, sir. I am

1 Del Braund, 15 Heckathorn Road. So here we are

2 again. Why are we here? Back on March 21st,

3 2006, when I addressed the council regarding the

4 plat modifications I said, quote, unquote, it

5 doesn't appear all the information was presented

6 to the council correctly.

7   I felt the council should use this

8 experience as a learning curve and have it --

9 and urge the council to not make the same

10 mistakes with other developments as they had

11 with ours. What I meant was, one, hold the

12 developers accountable so the City doesn't get

13 hoodwinked.

14   Two, be transparent in your

15 decisions and not closed door -- or backdoor

16 sessions and meetings. Three, be responsible

17 to your residents' needs and concerns, as this

18 is your job. It's why you make the big bucks.

19   One thing I have learned from

20 talking to a large portion of our neighborhood

21 is we have similar common vision of what we

22 want our plat to look like. I found out the

23 diverseness of our background, as only a

24 handful of us actually are old town lifers of

25 Brookville, although a lot of us have decades

1   here now.

2   Regurgitating my story from two

3   decades ago when we bought what I was told was

4   originally a model home for the plat, I wanted

5   to move close to my aging parents in New

6   Madison and loved the small town feel. We lead

7   a relatively quiet life on the corner and try

8   to make good -- be good stewards of our little

9   patch out there.

10   Back to our neighbors, quite a

11   diverse group. Computer and IT folks, factory

12   workers, educators in our schools, fire, EMS,

13   law enforcement, CareFlight nurses, county and

14   city employees, a pretty solid cross-section;

15   young families, widowers, stay-at-home parents,

16   neighbors with disabilities, and a plethora of

17   retirees from over -- from over -- or all over

18   moved to this plat because of the feel and the

19   atmosphere.

20   In summary of talks with neighbors

21   from Meadows of Brookville, several points:

22   Our neighborhood is in a place you just plan on

23   being there for a few years. We all want to be

24   there and almost to a person, whether retired

25   here or raising children, love it for the

1 reason it was presented and sold to us as

2 single family homes and a community that also

3 would be finished that way.

4   We did not come here tonight to be

5 difficult because we aren't very nice people

6 and here we go again, which I find insulting,

7 but we come here tonight because I care deeply

8 about our community. We care about our

9 community and Brookville, and our caring begins

10 with a sense of pride in where we live.

11   Can the same be said by whomever

12 develops Zone 5? What is their motivation for

13 being here? Almost to a person, the well over

14 80 percent of residents who signed in

15 opposition had that look, a look of

16 disappointment, almost disparagement, of being

17 had and sold out by either the developer or

18 you.

19   When discussing doubles,

20 townhouses, whatever the buzz term is, I had

21 heard over and over visiting the neighbors

22 three words, it's about money. And six words,

23 my property value is going down, so here we are

24 several years down the road, no single -- or no

25 new single homes, not even one model home has

1 ever been built or ground broke.

2 Why is that? Is it an

3 overachieving development plan or -- or, excuse

4 me, an underachieving development plan or

5 possibly beating the City into submission to

6 achieve more profit master plan? Every

7 homeowner here is in agreement.

8 If they build single family homes

9 similar to our homes within the zoning specs

10 that have been in place forever, we'd have

11 nothing to complain about. This proposed

12 change has terrible optics on behalf of the men

13 and women leading our community.

14 You are our stewards and elected

15 officials charged with protecting our interests

16 and our largest investment. We ask you not to

17 be complicit in allowing an ordinance and/or

18 variance which would appear to allow the

19 developers -- would allow the developers to

20 profit from altering the original appearance of

21 our neighborhood plat in what we feel is a

22 violation of Ordinance 1111.05(D)(3).

23 Yes, times move on, things change.

24 Council members have changed, but this issue

25 has already been put to rest in the past by a

1   prudent discussion by planning board and comes

2   down in part to honoring your word and

3   commitments as a governing body and standing up

4   for your citizens.

5   The developer in this instance,

6   whomever it becomes, will get more concessions,

7   more abatements, and greater profit for his or

8   her bottom line at the expense of we, the

9   taxpayers, who will be left holding the bag and

10   living with your legacy of decisions.

11   And so I ask, what has changed?

12   Why are we here? Thank you.

13   MAYOR LETNER: Thank you. Thank you

14   for your comments.

15   THE WITNESS: Thank you.

16   MAYOR LETNER: I think that was

17   everybody that was sworn in.

18   KIM DUNCAN: Okay. I will go ahead

19   and read -- this is from -- from Mary Jo Klaus at

20   150 Brooke Woode. Mrs. Braund brought this in,

21   and I am going to go ahead and read it into the

22   record.

23   This letter is to encourage you to

24   not change the zoning of the lots in Meadows of

25   Brookville to multifamily residential. I moved to

1   this home after I retired because it was a quiet,

2   safe neighborhood, and it was close to my family.

3   This area has been designed for single family

4   homes.

5   Most of us have built our homes

6   with that fact in place. There is not room to

7   build 48 multifamily homes without creating

8   problems for those of us that live here.

9   According to your plans, there are

10   only two streets out of the area. They are

11   Brooke Woode Drive and Heckathorn Drive. If

12   there are two drivers in each home, that would

13   put ninety more cars trying to get to work and

14   to school.

15   That would not even include any

16   new single family homes with drivers. There

17   have been numerous accidents at these two

18   intersections, and it is extremely hard to get

19   out onto Westbrook Road.

20   Adding all of these homes will

21   also disturb the peaceful surroundings in this

22   neighborhood. I fear it would also affect the

23   resale of my home if I ever wanted to move. I

24   respectfully ask that you reject this

25   multifamily zoning classification.

1   Sincerely, Mary Jo Klaus, 150

2   Brooke Woode Drive.

3   MAYOR LETNER: Thank you, Kim, for

4   your comments. And before we dismiss the first

5   group, I want to reintroduce Rod Stephan because

6   he has a comment. Since we have had some

7   technical difficulties tonight, we just want to

8   put everybody at ease that everybody is going to

9   get their chance to speak.

10   And if they are not here, if they

11   didn't hear on Webex -- well, I will let Rod --

12   Rod, go ahead, please.

13   ROD STEPHAN: We are going to allow

14   anybody else that's here tonight to testify. We

15   are going to also continue this public hearing to

16   a second date to give citizens an opportunity to

17   testify who were planning to testify virtually and

18   who have not been able to do so tonight because of

19   the technical issues we have.

20   We want to make sure everyone has

21   access and an opportunity to testify, so we are

22   going to have a second date. We will talk

23   about that at the end of the meeting. Right

24   now what I would like to do is if there is

25   anybody still here at the firehouse who would

1   like to testify tonight, we can do that.

2   SONJA KEATON: There are some in the

3   back.

4   MAYOR LETNER: At this time, we will

5   dismiss the first group, this way here. You can

6   go out this way.

7   ROD STEPHAN: We advised that they

8   could have one representative present the whole

9   time.

10   MAYOR LETNER: Okay, very good.

11   Silent?

12   ROD STEPHAN: Yeah, she is not going

13   to testify again.

14   MAYOR LETNER: You are not going to

15   testify again. Let's take a five-minute recess so

16   if anybody needs a restroom break or whatever.

17   (Recess taken.)

18   MAYOR LETNER: Thank you, everyone.

19   Just to give you an update, since we had the IT

20   problem I went out to the bay of the firehouse and

21   expressed my concerns to them as far as what has

22   transpired tonight with our IT problem.

23   And as Rod said, we are going to

24   let the people -- I think we have got four more

25   that want to speak, and we will swear you in

1   here in a minute. But I want to let you know

2   that all voices will be heard, and we are not

3   trying to exclude anybody.

4   It is an IT problem. We had it

5   worked out at 4:30 this afternoon, and it went

6   south after that when we started tonight. So

7   you are not being excluded. Your voices are

8   going to be heard.

9   And if anybody else out there in

10   the subdivision thinks that we didn't hear them

11   or that they didn't -- they missed their

12   chance, that's not the case because it's going

13   to be on our website. And, Kim, will that be

14   sometime tomorrow?

15   KIM DUNCAN: We should be able to

16   upload it tomorrow, yes.

17   MAYOR LETNER: So you will be able to

18   hear the audio portion of everything that has been

19   said here today. And then once again, as Rod

20   stated, we are going to set another date to

21   entertain public comments.

22   So having said that, Kim, I am

23   going to let you swear in anybody that wants to

24   speak and we will give you five minutes. Kim

25   is going to swear you in, and then we will give

1   each person five minutes. Are we good? Kim,

2   please.

3   (Thereupon, Bill Stout, Mike Swartz,

4   Jason Petry, and James Bailey were duly sworn.)

5   MAYOR LETNER: And I don't know who

6   wants to start first. But for the audio portion

7   that we are still trying to do on Webex, I will

8   have you hold Kim's phone. And just don't speak

9   directly into it, but pretty close.

10   Please state your name, your

11   address. And if you will kind of reference

12   Sonja back here, we'll give you five minutes.

13   It's coded so when you get to a certain point,

14   it lets you know your five minutes are up.

15   BILL STOUT: All right.

16   MAYOR LETNER: Thank you.

17   BILL STOUT: My name is Bill Stout.

18   I live at 170 Brooke Woode Drive. The back of my

19   home faces the land that is proposed to be -- have

20   things built on it. I have papers in front of me

21   showing me pictures, but -- I see the pictures,

22   but I am strictly against about what's going on.

23   I want everybody to know that

24   because my understanding was that each lot was

25   to be a single family home. And as far as

1   these homes and apartments you have in the

2   paper, on this paper, they are two story.

3   Let's keep in mind that the people that spent a

4   lot of money for privacy fences that won't be

5   privacy fences no more.

6   And I think these homes -- these

7   apartments and the larger homes will create a

8   problem for everybody. Maybe not in that

9   particular plat, but the surrounding homes to

10   that plat.

11   I believe it will create more

12   traffic, more kids, and more problems. I

13   believe it's wrong to force something like this

14   onto people that doesn't want it, and I'm one

15   of them. And I'll tell you, we invested a lot

16   of money in my house, me and my wife.

17   And if you brought in these

18   apartments, these two stories, my house

19   wouldn't be worth what it's worth right now,

20   and I just can't let that go. When you put

21   your life savings into your place and you --

22   you know, and you hope to stay there until the

23   end, I guess.

24   But I -- I wanted everybody here

25   to know that has concerns with these

1 apartments, with this land, that I, for one, is

2 strictly against it, and a lot of other people

3 are, too. I don't know anybody that's for it.

4   So I just -- I want my words

5 understood, and I want to be heard. You know,

6 sometimes it's easy to go behind closed doors

7 and say, well, there's a lot of money involved

8 here, and we sure could use the money.

9   And I am talking about Brookville.

10 Now, Brookville is a nice town. I am not

11 knocking it because all towns need money. And

12 I don't think anything should go on behind

13 closed doors because that's going to create a

14 bigger problem.

15   And those are my statements, and I

16 thank you for listening.

17   MAYOR LETNER: Bill, thank you for

18 your time. Who is next? State your name and your

19 address, and you have five minutes. Thank you.

20   MIKE SWARTZ: My name is Mike Swartz.

21 I live at 193 Brook Parke. And I just want to say

22 I don't know what went on in here because out

23 there it was like listening to fish in an

24 aquarium. You couldn't hear a thing. It was

25 garbled or whatever.

1   So I don't know what was said in
2 here. So I came into or -- you know, what
3 other people were saying in here. But I just
4 want to be put on the record that I am against
5 it because it's going to depreciate the whole
6 area.

7   It's just when we moved in in '97,
8 it was still being built, and we were promised
9 that those were all going to be large two-story
10 homes or ranch style homes and there was going
11 to be a community area. The community area is
12 a swamp right now.

13   There is nothing there. It's just
14 a reservoir. In the springtime, that floods.
15 I have had my property -- my shed has been
16 under water because that field is flooded down
17 in my area. It over -- it's never getting
18 taken care of.

19   He barely mows it, and then he
20 mows it with this old brush hog. There is no
21 safety devices on it, and it kicks stones at
22 the side of my house. I have multiple holes in
23 the side of my house and in my camping trailer
24 where the stones from his brush hog has done
25 damage to my property.

1   He has hit my fence with his

2 backhoe when he was digging the ditch putting

3 the cement down in there, and it's just been --

4 it hasn't gone any way like I was promised.

5   It looked like a great

6 neighborhood. I love Brookville. Brookville

7 is a great city. I hate to see it get

8 destroyed by adding these small, you know,

9 little dwellings. I don't even consider them

10 houses, they are just that small, and I hated

11 to see them get subdivided.

12   I feel that Westbrook is going to

13 be the last area to get developed because it's

14 a main drag, and people don't want -- they

15 don't like to live on the main street. If he

16 would just finish the street, Brook Parke

17 Street there and set up those lots, I think you

18 could sell some of those lots for bigger homes.

19   But he -- you know, there is -- no

20 development has been done in there in 20 years.

21 You can barely get him to mow the lawn. But I

22 just want to go on the record that I am against

23 it, and that's all I have got to say.

24   MAYOR LETNER: Thank you for your

25 comments. State your name, address and you have

1 got five minutes.

2   JASON PETRY: My name is Jason Petry.

3 I love at 41 Meadow Brooke Avenue, which is

4 actually next door to him (indicating) on the east

5 side, if you will. We moved to Brookville -- this

6 is our third year. We love it here.

7   And the way I understood our

8 development, I was in one of the first phases,

9 and we like it. And my main issue with double

10 homes going in is if that road is connected to

11 the other side, not just with single family

12 homes but doubles, the traffic doubles.

13   I have got an eight-year-old son

14 and a new baby on the way. So I am just -- I

15 am concerned with traffic, No. 1. And

16 secondly, we got to hear the first person that

17 came up here and spoke, and he talked about

18 infrastructure and lift stations and things

19 like that.

20   And I have kind of a unique

21 understanding of how much that can cost, and I

22 don't have any understanding of how taxes or

23 anything are levied. But I would be worried

24 that somehow us living in the development and

25 the rest of the city would have to pay for

1   newer updated infrastructure.

2   And I had thoughts organized, but

3   it went by the wayside. Thirdly, as he brought

4   up with Westbrook, the way I could see this

5   going is those might get built. But even if

6   people do live in there, they are going to not

7   like living on a 55.

8   And as we all that live around

9   here know, people go a lot faster than 55 on

10 that road. It's kind of dangerous. So given

11 the way Brookville is a community, you know,

12 the main reason we moved here was the school

13 system.

14   I can't see people rationally

15 wanting to move into that kind of a situation.

16 Like if we did have nicer, larger homes like

17 where we all live put in on that road, I would

18 be all for that.

19   It gives the community a sense as

20 its own, not this kind of section, this kind of

21 section, this kind of section, all (inaudible).

22 And with that, I am finished.

23   MAYOR LETNER: Thank you for your

24 comments. Please state your name, your address,

25 and you have five minutes.

1   JAMES BAILEY: James Bailey, 52

2 Meadow Brooke Avenue. First off, thanks for

3 coming tonight, Tim and Mike. I like your cowboy

4 boots, Tim. I live at 52 Meadow Brook. I have

5 got a little daughter and a son, and I am all for

6 you guys building houses right there where you

7 guys are talking about building them, but I don't

8 want duplexes there.

9   I want, you know, nice like

10 $250,000 Fischer homes, like a little bit nicer

11 homes than what you guys are planning on to put

12 in. And when people talk about increasing

13 traffic, you are talking about doubling down on

14 traffic per household.

15   And then we need to get promises

16 that have been made to be kept. So anything

17 that you guys put forward, you could say that

18 tonight, and I wouldn't believe it for a second

19 because you have said things over the years and

20 it hasn't been done.

21   But if you want to put single

22 family nice homes there, let's go. Let's go

23 forth, and I'll be the first one to stand up

24 and say let's go. So the common area is a

25 swamp, it's a disaster. And it looks awful

1   from the street when you drive by it.

2   And I don't know if you mow it.

3   They said you mow it, but I don't know if you

4   do or not. So whoever mows it with a bush hog,

5   it doesn't make it look the nicest. And

6   Fischer Homes is going to do the landscaping.

7   They are not going to landscape

8   the common area that the City mows every week

9   behind my house between Meadow Brooke and

10   Heckathorn. A big concern between being Jay's

11   house and Jake (inaudible's) house and Justin

12   Deter's house is that that waterway can't

13   handle all the water.

14   And when you build large surface

15   area roofs on duplexes, all that rain runoff

16   without the proper curb and places for that

17   water to go with no retention pond, although

18   that's labeled a retention pond, but it floods,

19   and it's come up to Justin's house before.

20   And you guys have more water

21   runoff from those roofs, and it's going to

22   flood that ditch. And it's going to come in to

23   Justin's house or Jake's house, and then is

24   Taywood Enterprise going to be responsible for

25   that or Mike Oxner and Professional Associates

1   or Fischer Homes?

2   No, it's going to be the

3   homeowner, and that's a big concern. To get

4   the proper infrastructure and not putting in

5   duplexes to strain the value of my home is a

6   big concern for me. But if you guys want to

7   put in nice single family homes, let's go do

8   it. With that being said, that's all I have.

9   MAYOR LETNER: James, thank you for

10   your comments. I think that concludes our

11   citizens comments. That was everyone that was

12   sworn in, I believe, Kim? Okay. I guess at this

13   time do we have any questions from our members or

14   planning commission?

15   MATTHEW SWABB: I do, Chuck.

16   MAYOR LETNER: Matt, go ahead.

17   MATTHEW SWABB: So I have three

18   questions, and they are all fairly simple. The

19   first one is kind of for anyone up there. When

20   exactly was Section 4 of the development

21   completed, the section leading back to the

22   industrial area?

23   TIM TAYLOR: When was it what, now?

24   MATTHEW SWABB: When was it

25   completed, the section that backs up to the

1   industrial area?

2   MIKE OXNER: Section 4 was approved

3   roughly 1999 by planning commission and council

4   right in that time. And as soon as that was done,

5   they started construction on it. So it would have

6   been in 2000, 2001 time frame.

7   MATTHEW SWABB: Thank you. And

8   then my other two questions are for

9   Ms. Maxwell. I was curious about the other

10   developments you guys have made specifically in

11   the Dayton area. Are those all multifamily

12   residential buildings or is it kind of a

13   mixture or is it just single family homes?

14   GEMMA MAXWELL: Our entrance into the

15   Dayton market was buying out established single

16   family builders. So the majority of communities

17   we went into were single family attached

18   neighborhoods. With that being said, the future

19   plan for future phases does include products like

20   this and places like Carriage Trails and other

21   communities we are working on now.

22   So currently it's mostly single

23   family detached because it's an artifact of the

24   builder we bought out, but the intentions going

25   forth will be a mix of both.

1   MATTHEW SWABB: Gotcha. And then my

2   other question for you was I believe the number

3   was approximately $200,000 for the sale price?

4   GEMMA MAXWELL: Correct.

5   MATTHEW SWABB: Is that based off of

6   property value and looking at the Brookville area

7   or is that based off past sales of property that

8   are --

9   GEMMA MAXWELL: That's using a

10   combination of the lot price, the cost to build

11   the home, and the different -- and then an

12   estimate of how many upgrades we typically get

13   people to choose to put into the home. So it's an

14   average of those things.

15   MATTHEW SWABB: Awesome, thank you.

16   I don't have anything else for you guys. I

17   appreciate you coming out.

18   MAYOR LETNER: Thank you, Matt.

19   STEPHEN CRANE: I was just wondering,

20   did you ever look at single family homes for that

21   development and any reason you went with this type

22   of arrangement?

23   GEMMA MAXWELL: With the depth of the

24   lots, it wasn't possible for us to fit single

25   family detached homes on those existing lots. We

1 do have plans in the future section to put our

2 Maple Street product lines of single family

3 detached homes. But the frontage along Westbrook

4 and then a few blocks behind it, it is not

5 possible to double -- to put single -- our product

6 back there, so that's why the change. This

7 product fits and felt like a good alternative to

8 that.

9   MAYOR LETNER: Anybody else? Ken?

10   KEN CLAGGETT: Ken Claggett, planning

11 commission. One of the gentlemen mentioned cost

12 to the City, abatements and that kind of thing.

13 We are not giving money to this project at all,

14 are we?

15   MAYOR LETNER: No.

16   KEN CLAGGETT: That's all I have.

17   MAYOR LETNER: Anybody else? Mr. Tim

18 Taylor.

19   TIM TAYLOR: Thank you. There's

20 quite a few things that's been said here tonight

21 that's not even close to accurate. I did make the

22 statement years ago when I wanted to get that, I

23 was paying taxes on 45 lots.

24   And it was a mistake, I just made

25 a clerical error. And we were getting rid of

1   the 32, letting 13 air. And when I said that,

2   I had no intention of changing anything. These

3   folks came to me and said the lots are too

4   shallow for this, but they can give us a home

5   of quality on the doubles, and that's the only

6   reason we are here tonight to try to make that

7   happen.

8   And they are at a higher value

9   than most homes are selling for in the area in

10   the plat. So it -- I am pretty sure it's going

11   to increase the property value of all the

12   homes.

13   Somebody made a comment I have

14   done nothing in there, I have put no money in

15   it. I have got a half million dollars in that

16   thing where I had to widen the road, put the

17   curbs in, all the sanitary water, storm for the

18   first 13 lots and the retention pond.

19   So I have dumped a boatload of

20   money in this thing. It didn't just sit there,

21   like was said tonight. The way these things

22   have gotten twisted, I have never hit that

23   gentleman's house or his thing with a rock.

24   We do use a bush hog, and that's

25   never happened. The property values will go

1 up. Somebody mentioned apartments, they are

2 not apartments, that is a misconception and

3 it's -- that needs to be cleared up. The whole

4 intention here is to bring something to

5 Brookville and make it worth more.

6   I met with some of these folks,

7 and they saw it and they agreed. It's just we

8 have to get on board on what's right for

9 Brookville. And is it going to be good for me?

10 You betcha. I have sit on this long enough,

11 and wouldn't that be nice.

12   The covenants when they were

13 changed, that was something that came up. I

14 almost had the whole thing sold to another, you

15 know, firm. But they had some homes that were

16 smaller square footage.

17   I set the covenants on my own to

18 get a higher thing, and then the covenants I

19 changed it to meet every home on what is in the

20 existing now. I didn't do anything to lower

21 the value, I just brought it down to meet what

22 was existing. So I did nothing wrong there.

23   And the covenants is something

24 that I came up with on my past things, this is

25 not my first time. So I just used what was

1   there.   That's the reason I have done that.

2   Anybody ever wants to call me with

3   any questions, I'll be as honest as I can be.

4   I am not trying to get by with anything.   I

5   agree with you on what you said.   I haven't

6   really given any thought to the added flow of

7   traffic.

8   I will say that the infrastructure

9   is set up to handle the runoff water.   The

10   calculations have been made.   As I am saying

11   that, I can let Mike verify all that, but the

12   county won't approve it if it's not.

13   You know, that's why the detention

14   [sic] pond was there.   So I don't know, I think

15   that covers it.   Any questions?

16   STEPHEN CRANE: I have one more

17   question.   I mean, the HOA --

18   JAMES ZIMMERLIN: You need to give

19   him the phone.

20   TIM TAYLOR: Yes, sir?

21   STEPHEN CRANE: This is Stephen Crane

22   asking a question.   The HOA, you guys mentioned it

23   in a couple of your discussions.   What is the

24   intent there?   I mean, eventually are we going to

25   be handing over the responsibilities to an HOA to

1   take care of, you know, the common areas or, you

2   know, I mean --

3   TIM TAYLOR: Yes.

4   STEPHEN CRANE: And the intention --

5   I mean, what is the final intention?

6   MAYOR LETNER: Do you want to answer

7   that, Tim?

8   TIM TAYLOR: I will surely do it.

9   When Fischer Homes came to me and we were in the

10   meeting, the City asked what about an HOA. And

11   Fischer Homes, they had no issue. They are going

12   to help me put it together.

13   It's an exorbitant cost for me to

14   put that together, and I am responsible for

15   keeping that until 60, I think 60 -- a certain

16   percentage of the homes are done. And that

17   would help take care of the detention pond.

18   That would help take care of the

19   common areas, and that was the purpose of it.

20   So yeah, that --

21   STEPHEN CRANE: So the intention is

22   to hand it over to -- an HOA will be established

23   for the homeowners to --

24   TIM TAYLOR: Only in this plat

25   because I don't think it would be fair for me to

1   have these guys pay for an HOA. You didn't buy

2   into that, and it wouldn't be right to you. You

3   know, that's -- but it would be strictly for this

4   that we are developing.

5   STEPHEN CRANE: Because honestly, I

6   would like to see the City possibly get out of

7   taking care of that area as far as mowing and so

8   forth.

9   TIM TAYLOR: It's a win for the City.

10   STEPHEN CRANE: If we can have an HOA

11   already that's going to be there, why can't we

12   just make it for the whole development?

13   TIM TAYLOR: Exactly. Well, I can't

14   answer that. But I do know -- right now I know we

15   can do it for that amount, and I have agreed to do

16   that if this goes. Thank you.

17   MAYOR LETNER: Thank you, Tim.

18   TIM TAYLOR: You're welcome.

19   Planning commission Don Cordes, Don?

20   DON CORDES: Forgive me if I don't

21   use the right terminology. But they were talking

22   with the first group about additional housing

23   required additional pumping, pumping up, a lift

24   station. If that is required to be updated, whose

25   responsibility is it to pay for it?

1   MAYOR LETNER: Well, Sonja, do you

2   want to answer it?

3   SONJA KEATON: Let's turn it over to

4   Mr. Oxner.

5   MAYOR LETNER: Mike Oxner.

6   MIKE OXNER: Thank you. If an

7   upgrade is required for the lift station, that

8   would be this developer's responsibility. It's a

9   very simple change out. The system was set up so

10   it was originally designed for let's say 120 units

11   or something like that. And the change out is

12   just replacing the motors on the pumps.

13   Everything else is in place.

14   DON CORDES: Thank you.

15   MAYOR LETNER: Did that answer your

16   question, Don?

17   DON CORDES: Yes, it did.

18   MAYOR LETNER: Okay. Do we have

19   anyone else? In that case, if we have no other

20   questions from our committee, no more public

21   comments, I will ask for adjournment.

22   JASON PETRY: Are we allowed to ask

23   questions again, or is it just for you guys?

24   MAYOR LETNER: Well, that was public

25   comment. There was -- Rod?

1   ROD STEPHAN: I would say before we

2   adjourn, I would like to have a motion to continue

3   the public hearing to another date. We have some

4   members and some citizens who are going to

5   participate virtually that have not had an

6   opportunity. I do think we need to give

7   everybody a second chance, particularly those that

8   were going to participate virtually, so --

9   MAYOR LETNER: I agree with you, Rod,

10   a date to be determined.

11   ROD STEPHAN: Yeah. I mean, we have

12   looked at the calendar briefly. You know,

13   November 12th is a Thursday or November 17th, I

14   believe, is a council meeting night. We could

15   have two weeks of notice in the Brookville Star

16   again plus two weeks on our website to try to give

17   everybody an opportunity to participate and also

18   everybody an opportunity to review the audio for

19   tonight.

20   MAYOR LETNER: To Jay's question here

21   also, are they allowed at this point to entertain

22   comments to Mr. Taylor and Mr. Oxner?

23   ROD STEPHAN: Well, as part of the

24   five-minute process they can ask questions. If

25   you want to open the time period for additional

1   questions, you can. I mean, you are the chair.

2   MAYOR LETNER: Well, I guess at this

3   point -- and Jay, if you have a question, I think

4   you had used about three minutes as I was timing.

5   So if you have a question you would like to ask?

6   Let me give you the phone here.

7   JASON PETRY: So the first summer I

8   moved in, you were in the retention basin back

9   there by Westbrook with the backhoe saying -- and

10   you is Mr. Tim Taylor. Sorry, you don't know who

11   I am pointing at. You said you had to dig it out

12   because all the silt washed into the retention

13   basin from the farm fields across the way.

14   TIM TAYLOR: Yes.

15   JASON PETRY: So that leads me to

16   believe the development as it is already can't

17   handle what's being washed into it as far as storm

18   water because my ditch was cleaned out this summer

19   by the City. They took care of it, and it's a lot

20   of work to do that.

21   And then they went to the other

22   side and they cleaned out near -- it looks like

23   about a 36 inch tile, I haven't gone and

24   measured. But you have a 4 foot wide at the

25   bottom ditch that I had pictures from this past

1   spring, it's up to that culvert.

2   And you are trying to tell me that

3   all that water is going to make it into this 36

4   inch tile and not flood anybody's properties.

5   So that's what I was -- part of my

6   infrastructure earlier, it didn't make a whole

7   lot of sense to me.

8   And then especially after they

9   cleaned it, it flows even better, but it still

10 can't handle it. So that was my question, and

11 I didn't know how you guys were going to

12 address that, adding all these extra homes.

13 And I would have asked earlier, I didn't know

14 that was my time to do. So that was my

15 question.

16   MAYOR LETNER: Did you want to

17 respond, Mr. Oxner?

18   MIKE OXNER: Yes, thank you. I am

19 not sure that you understand totally how a

20 detention basin is supposed to function. What we

21 do is we retard the flow, the peak flows, and

22 those back up into those low areas.

23   And so that water level will

24 fluctuate, depending on how strong or how

25 intense the rainfalls are. That's the way we

1   design it. That keeps it from flooding

2   downstream. So all those low areas that are

3   set aside for that purpose, those will retard

4   the flow. That water level in those basins

5   will fluctuate up and down, depending on the

6   amount.

7   JASON PETRY: It goes right over the

8   top of it.

9   KAREN BRAUND: We have got video.

10   MIKE OXNER: All I can say is if they

11   are going over the top, a couple things could

12   happen. One, something is plugged up, something

13   is returning it, or it's too small.

14   JASON PETRY: And then we just call

15   Tim, and he comes out and fixes it?

16   KAREN BRAUND: But no, there is a

17   river on Westbrook Road that runs through

18   Westbrook. You can't drive cars on Westbrook. It

19   runs through my backyard to the detention basin,

20   which is filled and down toward their homes.

21   MIKE OXNER: All I can say, if that's

22   the condition, that's something that we need to

23   look at because that's certainly not the way it's

24   supposed to function. So it's an issue to take a

25   look at, and we will certainly do that.

1   MAYOR LETNER: Thank you, Mike.

2 Bill, I think you had one minute left on yours.

3   BILL STOUT: Well, I would like to

4 respond to the gentleman's question about having

5 another meeting for everybody. I think these

6 meetings are wrong. I think everybody, everybody

7 that comes to them should be out there to hear

8 each other's questions and answers.

9   I don't think you should sit out

10 there for no two hours while somebody is in

11 here making a statement that you can't hear out

12 there anyways. And I think out there is the

13 place to be for everybody.

14   You know, everybody wants to hear

15 what I've got to say, he's got to say, he's got

16 to say, he's got to say, and we don't get to

17 hear it if we are setting out there. So if you

18 have another meeting, I strongly suggest that

19 everybody goes out there and set up.

20   You know, I know the COVID is --

21 is a bad thing, and that's why we wear a mask.

22 So everybody goes out there to the meeting, but

23 where are the masks, just like we are doing in

24 here? You know, so everybody should hear what

25 everybody else is saying.

1   MAYOR LETNER: Thank you, Bill. Just

2   to make a point on yours, the IT problem we had,

3   everything worked good at 4:30. And then when we

4   started this proceeding at 7:00 o'clock, it kind

5   of went south on us. We tried to correct it, and

6   that's why we are going to have a follow-up

7   meeting.

8   The other thing is we are trying

9   to run a fire department out there. So to fill

10   up our bays and bring our apparatuses out of

11   the building is -- this is very important to

12   everybody, but so is our emergency. So we have

13   got to have a situation for them to operate out

14   there.

15   BILL STOUT: Well, I understand that.

16   But the room that you have got out there, though,

17   I believe would be sufficient.

18   MAYOR LETNER: Well, we thought we

19   had it worked out where the COVID we could

20   entertain 10 people here at a time along with our

21   group, and that's why we were bringing them in in

22   shifts.

23   And then the audio portion went

24   bad, especially the video portion, the online

25   portion. We are going to try to correct that.

1   But all voices are going to be heard, though,

2   trust me.

3   BILL STOUT: I understand that, but

4   you should hear what I've got to say, he's got to

5   say, he's got to say, and he's got to say and the

6   rest of these people and the people that didn't

7   get a chance to come in here that left because

8   they was tired of setting out there.

9   MAYOR LETNER: We are giving them

10   that chance. But also like I discussed earlier,

11   it's going to be on the website, the audio

12   portion. So you will be able to listen on the

13   website, on Brookville's website, tomorrow and

14   hear everything everybody has to say within these

15   chambers, so nobody is being excluded.

16   BILL STOUT: Well, okay.

17   MAYOR LETNER: Anybody else have a

18   comment tonight? Okay. At this time, I will ask

19   for an adjournment.

20   ROD STEPHAN: Well, I would like

21   to -- we are not adjourning the public hearing. I

22   guess it's a motion to continue. If we don't want

23   to set a specific date, it's a motion to continue

24   to a date to be determined. I mean, is there a

25   preference from the members?

1   JAMES ZIMMERLAN: I mean, obviously

2   the 17th would work because we already have

3   council. So, I mean, the other date, I think

4   probably most of us have to look at our calendars.

5   MAYOR LETNER: So I have a consensus

6   that November 17th we resume. Anybody?

7   KEN CLAGGETT: Is that a regular

8   council meeting night?

9   MAYOR LETNER: That is our regular

10   council meeting. But, once again, the planning

11   commission will be included. Ken? Ryan?

12   RYAN HENDERSON: I have got a

13   conflict that night. I can try to move it.

14   MAYOR LETNER: Okay, Jessi? Jessi is

15   good. Matt?

16   MATTHEW SWABB: I am good.

17   MAYOR LETNER: Kim?

18   KIM WILDER: I am good.

19   MAYOR LETNER: James?

20   JD FOWLER: We are doing it at 7:30

21   in lieu of the council meeting?

22   MAYOR LETNER: It would have to be in

23   addition of. And let me speak here, and if I am

24   wrong you can correct me. But we will -- we will

25   do our regular council meeting at 7:30. And then

1   at 8:00 o'clock we will break for public hearing.

2   And then once that's done, we will

3   resume our council meeting. Is that fair, Rod?

4   Everybody is in agreeance with that?

5   JAMES ZIMMERLIN: Yes, sir.

6   MAYOR LETNER: He has to close the

7   public hearing.

8   ROD STEPHAN: So I guess just have a

9   motion to continue this public hearing until

10   November 17th at 8:00 o'clock.

11   MAYOR LETNER: Do I have a motion to

12   do that?

13   STEPHEN CRANE: I will make a motion.

14   JD FOWLER: I will second it.

15   MAYOR LETNER: First and a second. I

16   am going to call for a vote this time for all

17   members. JD?

18   JD FOWLER: Yea.

19   MAYOR LETNER: James?

20   JAMES ZIMMERLIN: Yea.

21   MAYOR LETNER: Curt?

22   CURT SCHREIER: Yea.

23   MAYOR LETNER: Stephen?

24   STEPHEN CRANE: Yea.

25   MAYOR LETNER: Kim?

1   KIM WILDER: Yea.

2   MAYOR LETNER: Matthew?

3   MATTHEW SWABB: Yea.

4   MAYOR LETNER: Jessi?

5   JESSI SIEVERS: Yea.

6   MAYOR LETNER: Ryan?

7   RYAN HENDERSON: Yea.

8   MAYOR LETNER: Ken?

9   KEN CLAGGETT: Yea.

10   MAYOR LETNER: Don?

11   DON CORDES: Yea.

12   MAYOR LETNER: I vote yea. The

13 motion carries. This will be continued on

14 November 17th during our regular council meeting

15 at 8:00 o'clock. Thank you very much for

16 attending. I appreciate everyone's comments.

17   (Thereupon, the meeting was adjourned

18 at 9:20 p.m.)

19

20

21

22

23

24

25

```
 1   STATE OF OHIO              )
 2   COUNTY OF MONTGOMERY )  SS:   CERTIFICATE
 3              I, Monica K. Schrader, a Notary Public
 4   within and for the State of Ohio, duly
 5   commissioned and qualified,
 6              DO HEREBY CERTIFY that the above-named
 7   proceeding was reduced to writing by me
 8   stenographically in the presence of the parties
 9   and thereafter reduced to typewriting.
10              I FURTHER CERTIFY that I am not a relative
11   or Attorney of either party nor in any manner
12   interested in the event of this action.
13              IN WITNESS WHEREOF, I have hereunto set my
14   hand and seal of office at Dayton, Ohio, on this
15   27th day of October, 2020.
16
17
18
19
20
             MONICA K. SCHRADER
21           NOTARY PUBLIC, STATE OF OHIO
             My commission expires 4-18-2025
22
23
24
25
```

0	1999 61:3	3	9
05 37:3,13	**2**	**3** 13:2 45:22	**9** 27:21
06 37:3 38:7	**2** 13:1 40:2,5	**30** 7:25 22:6	**97** 54:7
08 37:3 38:9	**20** 22:6 32:11	**32** 35:3 64:1	**9:20** 79:18
1	55:20	**32,000** 34:24 38:14	**a**
1 12:21 19:11 21:6	**200,000** 25:19	**36** 71:23 72:3	**abatement** 38:11
56:15	38:16 62:3	**38** 9:15	**abatements** 46:7
1,400 40:9	**2000** 61:6	**4**	63:12
1,500 40:6	**2001** 61:6	**4** 9:19 12:19 13:3	**aberdeen** 23:8
1,650 25:11	**2004** 30:25	15:3,9 60:20 61:2	**ability** 17:8
1,700 40:7	**2005** 13:12 37:8	71:24	**able** 11:2,3,6,7,8
10 33:18,23 75:20	**2006** 13:14 30:6	**4-18-2025** 80:21	11:14 20:2 48:18
10,000,000 24:13	37:6 42:3	**40** 19:7 22:6	50:15,17 76:12
100,000 37:21	**2008** 9:21 13:16	**41** 56:3	**absence** 4:11
1111.05 45:22	34:19 38:7	**45** 63:23	**absent** 4:8,10
1163.03 9:15	**2020** 1:9 19:15	**45309** 1:13	**abstain** 8:7,9,12
118 12:20	21:10 80:15	**48** 9:12 34:2 47:7	8:19
12 15:16	**2020-06** 7:16 8:5	**4:30** 50:5 75:3	**access** 48:21
120 69:10	**21** 36:22	**5**	**accidents** 47:17
12th 70:13	**213** 30:5	**5** 9:23 13:10,13,15	**accommodate**
13 64:1,18	**21st** 34:19 42:2	15:20 34:23 39:16	14:2
14 40:24	**22** 1:9 3:4	39:24 44:12	**accomplished**
15 36:20 39:19	**22267** 80:20	**50** 33:7	12:18
42:1	**2413** 7:17 9:8	**516** 12:3	**accountable** 41:9
150 46:20 48:1	**2414** 7:17	**52** 58:1,4	42:12
150,000 37:20	**2415** 7:17	**55** 57:7,9	**accurate** 63:21
15th 37:13	**2416** 7:17	**6**	**achieve** 45:6
170 51:18	**2417** 7:18	**60** 67:15,15	**acquiring** 19:15
17th 70:13 77:2,6	**2418** 7:18	**6465** 33:4	**acres** 13:20
78:10 79:14	**2419** 7:18	**7**	**action** 80:12
180,000 37:14	**2420** 7:18		**actions** 36:24
185,000 37:20	**2421** 7:18	**76** 1:11	**active** 23:5
193 53:21	**2422** 7:18	**775** 1:12	**add** 32:9 39:4
1980 19:9 21:2	**2423** 7:18	**7:00** 1:10 75:4	**added** 66:6
1993 12:17,23	**2424** 7:18 9:8	**7th** 7:25	**adding** 39:18
1994 12:19	**24th** 39:19	**8**	47:20 55:8 72:12
1995 13:2	**250,000** 37:14	**80** 44:14	**addition** 10:14
1996 13:3	58:10	**8:00** 78:1,10 79:15	26:24 77:23
1998 13:5,8,9	**2609** 7:19 9:8		**additional** 16:4,6
	27th 80:15		17:7 68:22,23

70:25
additionally 14:3
　17:10
address 5:5 6:19
　30:4 36:11,19
　41:24 51:11 53:19
　55:25 57:24 72:12
addressed 32:21
　42:3
adhered 30:13
　31:20
adjacent 17:13
adjourn 70:2
adjourned 79:17
adjourning 76:21
adjournment
　69:21 76:19
administer 4:18
　4:22 5:7 6:11,14
　6:21
adoption 7:15
advantage 37:2
advised 8:12,18
　49:7
advising 8:1,3
aerial 24:24
affect 47:22
afternoon 50:5
afterward 41:16
aging 43:5
ago 43:3 63:22
agree 66:5 70:9
agreeance 78:4
agreed 65:7 68:15
agreement 35:5,14
　35:22 39:4,13
　45:7
ahead 9:2 25:3
　31:19 46:18,21
　48:12 60:16

air 14:15 64:1
allegiance 3:5,6
allow 16:5 45:18
　45:19 48:13
allowed 69:22
　70:21
allowing 35:24
　45:17
altering 45:20
alternative 63:7
amended 39:22
　40:8
amends 7:16
american 24:1
amortize 16:6
amount 68:15
　73:6
annexed 12:17
answer 20:20 29:3
　32:3 67:6 68:14
　69:2,15
answered 32:20
answers 74:8
anticipated 15:25
anybody 20:21
　29:18 37:19 38:18
　40:11 48:14,25
　49:16 50:3,9,23
　53:3 63:9,17 66:2
　76:17 77:6
anybody's 72:4
anyways 74:12
apartments 52:1,7
　52:18 53:1 65:1,2
apparatuses 75:10
apparent 37:18
appear 42:5 45:18
appearance 45:20
appearances 2:1
applicant 8:22
　10:1,3

application 9:7,10
appreciate 18:17
　32:22,23,25 62:17
　79:16
approached 14:1
approval 10:13,15
　10:18 13:7
approve 39:3
　66:12
approved 9:17
　10:9 12:22 13:1,2
　13:11,14 18:3
　35:10,16,19 39:1
　39:16 61:2
approving 18:7
approximately
　34:24 62:3
aquarium 53:24
architecture 22:11
area 9:12,21 21:5
　21:11 23:5 29:1
　35:17 36:1 47:3
　47:10 54:6,11,11
　54:17 55:13 58:24
　59:8,15 60:22
　61:1,11 62:6 64:9
　68:7
areas 17:13,15
　67:1,19 72:22
　73:2
arrangement
　62:22
artifact 61:23
aside 23:24 73:3
asked 35:10 41:1
　67:10 72:13
asking 31:21
　38:11 66:22
aspect 18:5 27:5
asset 16:18

assigns 39:8
associates 2:16
　12:3 59:25
association 17:11
　17:15,19 26:7,8,16
　28:12,24
assuming 22:19
assurances 35:25
atmosphere 43:19
attached 13:22
　14:17 16:16 26:5
　28:13 61:17
attend 41:20
attending 7:2
　79:16
attention 21:24
attorney 80:11
audio 11:17 50:18
　51:6 70:18 75:23
　76:11
august 34:19
available 17:25
　33:19
avenue 35:3 56:3
　58:2
average 62:14
awesome 62:15
awful 58:25

b

b 9:15
baby 56:14
back 15:3 16:9
　18:4 23:13 25:16
　26:12 30:22 35:4
　37:3,6 38:7 40:25
　42:2 43:10 49:3
　51:12,18 60:21
　63:6 71:8 72:22
backdoor 42:15
background 42:23

backhoe 55:2 71:9
backing 15:7
backs 60:25
backyard 73:19
bad 74:21 75:24
bag 46:9
bail 31:15
bailey 51:4 58:1,1
balance 14:3
ball 37:4
ballpark 24:1,3
barely 54:19 55:21
based 36:23 38:14
  38:23 62:5,7
basin 71:8,13
  72:20 73:19
basins 73:4
bathrooms 25:15
  27:23
bay 19:25 49:20
bays 75:10
beating 45:5
bedrooms 25:13
  27:23 28:1,21
beginning 1:10
begins 44:9
behalf 8:22 41:15
  45:12
believe 9:1 10:20
  21:21 28:14,25
  33:9 35:23 52:11
  52:13 58:18 60:12
  62:2 70:14 71:16
  75:17
best 21:20 22:14
  22:19 40:20
betcha 65:10
better 22:20 38:9
  72:9
big 21:16 27:5
  42:18 59:10 60:3

60:6
bigger 53:14 55:18
biggest 24:8
bike 32:6
bill 51:3,15,17,17
  53:17 74:2,3 75:1
  75:15 76:3,16
bills 34:22,24
binding 39:7
bit 12:13 19:3
  20:18,25 24:14
  32:10 58:10
blocks 33:24 63:4
bluffs 23:6
board 22:9 31:21
  46:1 65:8
boatload 64:19
bodies 38:13 40:18
  40:21 41:5
body 46:3
boose 4:7,10
boots 58:4
bottom 46:8 71:25
bought 30:12,15
  30:18 33:17 43:3
  61:24
brandt 2:5 5:20
  10:22 11:5 19:19
  20:1 29:12
braund 29:22,22
  36:12,12,20,20
  40:17 41:14,25
  42:1 46:20 73:9
  73:16
break 49:16 78:1
breakdown 18:11
breast 23:23
brief 37:24
briefly 70:12
bring 12:13 65:4
  75:10

bringing 22:13
  75:21
brings 16:9
broke 45:1
brook 53:21 55:16
  58:4
brooke 16:23 30:6
  34:9 35:3 46:20
  47:11 48:2 51:18
  56:3 58:2 59:9
brookville 1:8,11
  1:13 3:2 7:19 8:1
  8:3,11,17 9:9,18
  9:23 12:4,17,25
  13:17 18:18 20:16
  25:4 28:8,15,16
  30:6,14 33:5,6,9
  33:12,20 36:5,6
  37:1 39:15 41:7
  42:25 43:21 44:9
  46:25 53:9,10
  55:6,6 56:5 57:11
  62:6 65:5,9 70:15
brookville's 40:20
  76:13
brought 46:20
  52:17 57:3 65:21
brush 54:20,24
bucks 42:18
buffer 33:21
build 25:5,8 34:14
  40:25 45:8 47:7
  59:14 62:10
builder 14:6,9
  19:12 21:1,6,9,19
  25:8 61:24
builders 19:16
  61:16
building 14:10
  23:2 58:6,7 75:11

buildings 61:12
built 16:12 24:10
  25:12,23 30:15,16
  34:6 45:1 47:5
  51:20 54:8 57:5
burden 15:24
  17:23 34:23
bush 59:4 64:24
butts 26:3
buy 68:1
buying 31:10
  61:15
buzz 44:20

c

cabinets 28:3
calculations 66:10
calendar 70:12
calendars 77:4
call 3:8 26:10 66:2
  73:14 78:16
camping 54:23
capacity 32:12
car 25:15
care 23:20 26:20
  44:7,8 54:18 67:1
  67:17,18 68:7
  71:19
careflight 43:13
caring 44:9
carriage 22:24
  61:20
carries 32:7 79:13
cars 47:13 73:18
case 50:12 69:19
caught 37:19
ceilings 27:21
cement 55:3
center 23:20
certain 23:1 31:18
  51:13 67:15

certainly 31:6
32:16 73:23,25
certificate 80:2
certify 80:6,10
chair 71:1
chairperson 3:24
35:10
chakiris 29:22
33:3,4
chambers 76:15
chance 48:9 50:12
70:7 76:7,10
change 33:9 45:12
45:23 46:24 63:6
69:9,11
changed 45:24
46:11 65:13,19
changes 8:4 23:22
31:24 39:3
changing 40:13
64:2
charged 40:19
45:15
charity 24:12
children 43:25
children's 24:9
choice 28:2
choose 28:3 62:13
chuck 2:2 5:20
60:15
cincinnati 14:11
19:6,12 21:4,7
22:7 23:19 24:1
circumstances
30:8
citizens 40:20 46:4
48:16 60:11 70:4
city 1:8 2:4 3:2
7:19 9:21,25 10:8
10:10 12:17 18:19
18:20 20:14,15

29:4 33:11 35:6
36:6 39:2,11,12
40:10 41:1,7
42:12 43:14 45:5
55:7 56:25 59:8
63:12 67:10 68:6
68:9 71:19
claggett 2:13 4:3,4
63:10,10,16 77:7
79:9
classification 7:17
7:20,22 47:25
cleaned 71:18,22
72:9
clear 5:1,19 7:7
14:14
cleared 65:3
clerical 63:25
clerk 2:7 4:15,18
4:22 5:7,11 6:7,10
6:14,21,25 7:8,13
29:18,20 41:22
close 25:1 43:5
47:2 51:9 63:21
78:6
closed 42:15 53:6
53:13
closing 30:14
clue 12:12
coded 51:13
colors 27:12
columbus 14:11
combination
62:10
come 17:20 18:17
24:17 31:19 38:1
44:4,7 59:19,22
76:7
comes 4:24 34:14
46:1 73:15 74:7

coming 21:15,16
23:8 58:3 62:17
commence 10:17
commencement
10:16
comment 33:13
48:6 64:13 69:25
76:18
comments 5:2
17:3 29:15 33:2
36:10 41:22 46:14
48:4 50:21 55:25
57:24 60:10,11
69:21 70:22 79:16
commission 2:12
3:23 4:21 5:10
6:13,24 9:21
10:10 12:1,22
13:2,3,8,11,14
16:3 18:19 20:14
29:4 34:18 35:6
35:16 36:3,6
37:13 39:2 60:14
61:3 63:11 68:19
77:11 80:21
commissioned
80:5
commitments
39:20 41:6 46:3
committee 69:20
committees 40:18
common 17:13
42:21 58:24 59:8
67:1,19
communities
21:13,25 22:2,8,22
23:14 27:10 61:16
61:21
community 16:18
20:20 21:21 22:3
23:4,8 24:20,24

25:1,2,21 27:4,5,7
33:8,10,16 34:15
34:16 40:23 44:2
44:8,9 45:13
54:11,11 57:11,19
company 19:4,9
19:10 20:19 21:1
23:13,16
complain 45:11
completed 60:21
60:25
compliance 18:4
complicit 45:17
complies 17:3
computer 43:11
concept 27:20
concern 59:10
60:3,6
concerned 40:21
56:15
concerns 42:17
49:21 52:25
concessions 46:6
concludes 60:10
condition 73:22
condo 26:6
conflict 77:13
conjunction 38:20
connected 56:10
consensus 77:5
consider 7:11,15
9:6 13:19 55:9
considerable
14:12,25 15:6
consistent 39:25
consisting 13:4
constantly 22:12
22:17,21
construction
12:21 28:5 61:5

consult 22:23
consulting 12:2
contains 9:10
context 24:20
　32:25
continue 11:15,22
　48:15 70:2 76:22
　76:23 78:9
continued 79:13
contractual 39:5
contribute 24:16
control 38:25
cookie 27:13
cordes 2:13 4:1,2
　68:19,20 69:14,17
　79:11
corner 32:5 36:21
　43:7
corporate 19:5
　22:10
correct 10:25 31:3
　62:4 75:5,25
　77:24
correctly 42:6
cost 14:23 15:24
　16:6 56:21 62:10
　63:11 67:13
council 2:7,9 4:20
　5:9 6:13,23 7:9,13
　8:6 9:21 10:10
　12:1,24 13:9 16:2
　18:19 20:14 29:4
　39:2,11,13 41:2
　42:3,6,7,9 45:24
　61:3 70:14 77:3,8
　77:10,21,25 78:3
　79:14
counted 30:20
countertops 28:4
county 15:21 17:4
　39:24 43:13 66:12

80:2
couple 4:14 12:11
　14:15 22:18 31:24
　66:23 73:11
court 12:4 35:3
covenants 30:13
　39:22 40:5 65:12
　65:17,18,23
cover 26:16
covers 66:15
covid 74:20 75:19
cowboy 58:3
crane 2:9 3:13,14
　62:19 66:16,21,21
　67:4,21 68:5,10
　78:13,24
create 33:16 52:7
　52:11 53:13
created 15:23
creating 47:7
cross 43:14
culture 23:13,17
culvert 72:1
curb 31:8 59:16
curbs 64:17
curious 61:9
currently 14:9
　19:11 61:22
curt 2:10 3:18
　8:10,16,18 78:21
　78:22
curve 42:8
customer 25:13,25
customers 22:15
　25:9 27:25 28:2
　28:17
cutter 27:13

d

d 45:22
dad 35:23

dale 36:22
damage 54:25
dangerous 57:10
date 11:15,21
　48:16,22 50:20
　70:3,10 76:23,24
　77:3
dated 34:18
daughter 58:5
day 19:11 80:15
days 37:17
dayton 19:14
　20:24 21:9,13,15
　21:17 24:16,18
　61:11,15 80:14
decades 42:25
　43:3
decided 16:1
deciding 33:24
decision 33:23
decisions 9:20
　38:4 42:15 46:10
decrease 34:3
deeply 44:7
defined 9:14
degrade 16:21
del 29:22 41:25
　42:1
deliver 21:20
demand 34:5
department 75:9
depending 25:13
　72:24 73:5
depreciate 54:5
depth 62:23
descriptive 18:24
　19:1
design 10:4 15:9
　22:11 39:3 73:1
designed 47:3
　69:10

despite 39:19
destroyed 55:8
detached 16:15
　26:2 61:23 62:25
　63:3
detail 21:24
detailed 26:25
details 24:22
detention 66:13
　67:17 72:20 73:19
deter's 59:12
determined 70:10
　76:24
develop 34:14
　36:1 39:14,25
developed 9:18
　10:4 15:21 35:7
　35:18 55:13
developer 12:6
　15:24 16:7 27:2
　30:23 34:13 35:15
　39:5,14 40:24
　41:9 44:17 46:5
developer's 69:8
developers 42:12
　45:19,19
developing 68:4
development
　10:12 12:10 13:4
　15:1 17:21 34:6
　34:11,12 35:9
　45:3,4 55:20 56:8
　56:24 60:20 62:21
　68:12 71:16
developments
　42:10 61:10
develops 44:12
devices 54:21
diaper 23:22
difference 26:3
　37:21

different 22:16
  28:17 30:7 62:11
difficult 44:5
difficulties 10:23
  11:20 48:7
dig 71:11
digging 55:2
digits 38:17,18,19
diligence 37:6,7
  41:2,4
direct 8:10,16
directly 51:9
director 2:5,8 4:17
  6:10 9:2 35:11,12
  35:20 38:24
disabilities 43:16
disappointment
  44:16
disapprove 36:7
disaster 58:25
discussed 76:10
discussing 44:19
discussion 13:5
  14:5,25 46:1
discussions 14:13
  66:23
dismiss 48:4 49:5
disparagement
  44:16
disparity 37:21
district 7:21,23
disturb 47:21
ditch 55:2 59:22
  71:18,25
diverse 43:11
diverseness 42:23
diversifies 28:14
doable 35:13
doing 22:20 74:23
  77:20

dollars 64:15
don 2:13 4:2 68:19
  68:19,20 69:14,16
  69:17 79:10,11
door 42:15 56:4
doors 27:14 53:6
  53:13
double 40:7 56:9
  63:5
doubles 34:10
  44:19 56:12,12
  64:5
doubling 58:13
downgraded 40:8
downsizers 28:18
downstream 73:2
drag 55:14
drainage 18:3
dream 24:11
drive 16:24 34:9
  47:11,11 48:2
  51:18 59:1 73:18
drivers 47:12,16
driveway 10:1,3,5
  10:6
driveways 17:2
dropped 37:4
due 37:5,6 41:2,4
duly 8:25 29:22
  36:17 51:4 80:4
dumped 64:19
duncan 2:7 3:9,11
  3:13,15,17,19,21
  3:23 4:1,3,5,7
  7:10,13,14 8:13,20
  10:19 19:22 20:6
  29:24 30:2 46:18
  50:15
duplexes 58:8
  59:15 60:5

dwelling 10:5
dwellings 9:12,13
  9:17 55:9

e

e 1:12
earlier 13:25 72:6
  72:13 76:10
ease 48:8
east 23:7 56:4
easy 53:6
edge 17:25
edition 7:25
educators 43:12
eight 56:13
either 44:17 80:11
elaine 19:8 21:2
  23:15
elected 30:20
  40:19 45:14
electricity 31:5
elevations 22:1,12
  27:10
emergency 75:12
employees 43:14
ems 43:12
encourage 46:23
enforcement
  43:13
engineer 12:3 41:9
engineering 17:4
enhance 28:25
enjoy 28:18
enter 35:5,21
entered 19:14 21:9
enterprise 59:24
enterprises 2:16
  9:7 12:5 15:14
  39:21
entertain 50:21
  70:21 75:20

enthused 16:13
entrance 10:6
  61:14
entrances 10:2,3
  17:6
entry 17:2 27:3,4
erlanger 19:5 21:3
error 63:25
especially 16:22
  72:8 75:24
establish 9:11 24:2
  24:15
established 21:12
  22:25 23:4,20
  28:12,24 61:15
  67:22
estimate 62:12
estimated 25:17
evening 3:1 4:8
  5:17 7:4 10:21
  37:23
event 10:9,16
  80:12
eventual 13:6
eventually 66:24
everybody 4:25
  6:5 11:22 12:12
  12:14 24:25 27:18
  29:16 36:13 41:3
  46:17 48:8,8
  51:23 52:8,24
  70:7,17,18 74:5,6
  74:6,13,14,19,22
  74:24,25 75:12
  76:14 78:4
everybody's 32:1
everyone's 79:16
exactly 26:2 60:20
  68:13
examples 23:18
  25:19

excerpts 34:17
excess 38:16
excited 19:18
  21:17 24:15
exclude 50:3
excluded 50:7
  76:15
excuse 45:3
excused 4:11
existing 10:2 27:7
  27:9 62:25 65:20
  65:22
exorbitant 67:13
expansion 21:14
expect 18:12 32:19
expectations
  30:17
expense 17:22
  46:8
experience 42:8
expires 80:21
expressed 49:21
extent 17:14 38:24
exterior 26:13,17
extra 72:12
extremely 47:18

f

facebook 5:18 7:5
faces 51:19
facility 23:25
facing 15:9,10
  34:11
fact 18:1 30:23
  38:3 47:6
factor 33:24
factory 43:11
fair 67:25 78:3
fairborn 14:10
  23:6
fairly 14:8 60:18

familiar 24:25
families 23:24
  28:20 43:15
family 9:24 13:22
  14:4,17 15:13
  16:3,15,15 23:19
  25:7 26:2,5 27:17
  28:5,6,13 33:10
  34:6 44:2 45:8
  47:2,3,16 51:25
  56:11 58:22 60:7
  61:13,16,17,23
  62:20,25 63:2
far 11:3 18:22
  20:10 49:21 51:25
  68:7 71:17
farm 71:13
farther 20:7
fascism 31:14
faster 57:9
faye 12:4
fear 47:22
fee 25:23
feel 22:4 27:3,13
  43:6,18 45:21
  55:12
feet 25:11
felt 42:7 63:7
fence 55:1
fences 52:4,5
field 54:16
fields 71:13
fifteen 24:10
file 39:24
filing 40:1
fill 75:9
filled 73:20
final 13:13 67:5
finalized 13:9
finance 2:5

financially 33:11
find 37:25 44:6
fine 32:18
finish 55:16
finished 44:3
  57:22
finishes 28:3
fire 1:11 31:6
  43:12 75:9
firehouse 38:19
  48:25 49:20
firm 65:15
first 6:5 10:20
  27:22 30:1,2 48:4
  49:5 51:6 56:8,16
  58:2,23 60:19
  64:18 65:25 68:22
  71:7 78:15
fischer 2:15 12:8
  14:1,5,22 16:10
  18:10,15 19:4,9
  20:13,18,23 21:2
  22:10 23:12 24:15
  25:7 58:10 59:6
  60:1 67:9,11
fish 53:23
fit 62:24
fits 28:22 63:7
five 4:25 5:2 6:17
  22:5 29:16 49:15
  50:24 51:1,12,14
  53:19 56:1 57:25
  70:24
fix 5:22
fixes 73:15
floating 14:13
flood 59:22 72:4
flooded 54:16
flooding 73:1
floods 54:14 59:18

floor 22:11 25:11
  27:20,23,24
floors 28:3
flow 66:6 72:21
  73:4
flows 72:9,21
fluctuate 72:24
  73:5
folks 43:11 64:3
  65:6
follow 31:19 39:6
  75:6
follows 36:1
foot 27:21 71:24
footage 65:16
force 52:13
forever 45:10
forgive 68:20
form 31:14
formula 23:23
forth 58:23 61:25
  68:8
fortunately 5:23
forward 11:13
  15:8 16:14 35:9
  37:12 58:17
found 42:22
founded 19:9 21:2
founder 19:8
four 13:20 49:24
fourteen 30:10
fowler 2:9 3:15,16
  77:20 78:14,18
frame 61:6
frankly 37:1 41:10
front 27:14 34:11
  51:20
frontage 63:3
fronting 16:4
full 22:9 38:5

function 72:20
73:24
further 11:20
80:10
future 35:7 39:16
61:18,19 63:1

g

garage 25:15
garages 27:15
garbled 53:25
gemma 2:15 8:25
18:14,16 20:4,11
20:12 29:7,7,9
61:14 62:4,9,23
gentleman's 64:23
74:4
gentlemen 38:10
63:11
getting 54:17
63:25
give 6:16 12:12
18:11 40:6 41:18
41:21 48:16 49:19
50:24,25 51:12
64:4 66:18 70:6
70:16 71:6
given 57:10 66:6
gives 17:8 57:19
giving 4:12 12:9
23:13 36:16 38:17
38:18 63:13 76:9
go 6:3 9:2,2 10:19
14:24 19:2 20:17
20:21 22:17 23:22
24:23 25:22 27:11
28:9 30:1,2,22
41:11 44:6 46:18
46:21 48:12 49:6
52:20 53:6,12
55:22 57:9 58:22
58:22,24 59:17

60:7,16 64:25
goes 37:3 68:16
73:7 74:19,22
going 4:12 5:3,24
6:3,6,16 7:12
10:19 11:1,22,23
11:24 14:6 16:20
19:23,24 24:12
26:20 27:5 29:15
29:16 31:25 38:8
39:6,25 40:25
44:23 46:21 48:8
48:13,15,22 49:12
49:14,23 50:8,12
50:20,23,25 51:22
53:13 54:5,9,10
55:12 56:10 57:5
57:6 59:6,7,21,22
59:24 60:2 61:24
64:10 65:9 66:24
67:11 68:11 70:4
70:8 72:3,11
73:11 75:6,25
76:1,11 78:16
good 3:1 6:1 7:8
43:8,8 49:10 51:1
63:7 65:9 75:3
77:15,16,18
gotcha 62:1
gotten 34:22 64:22
governing 46:3
great 20:11 24:1,7
55:5,7
greater 21:4 46:7
ground 31:12 45:1
group 30:7 43:11
48:5 49:5 68:22
75:21
grow 33:8
growing 21:14

growth 33:13,16
guess 52:23 60:12
71:2 76:22 78:8
guests 12:2
guidelines 30:16
guys 58:6,7,11,17
59:20 60:6 61:10
62:16 66:22 68:1
69:23 72:11

h

half 13:20 25:14
64:15
hand 29:19 38:10
67:22 80:14
handful 42:24
handing 66:25
handle 59:13 66:9
71:17 72:10
happen 64:7 73:12
happened 12:14
64:25
happy 20:20 29:3
hard 30:24 31:10
47:18
hat 38:10
hate 55:7
hated 55:10
headquarters 19:5
21:3
hear 5:12,21,25
6:5,6 7:1 11:7,23
19:25 20:8 48:11
50:10,18 53:24
56:16 74:7,11,14
74:17,24 76:4,14
heard 33:13 37:23
44:21 50:2,8 53:5
76:1
hearing 1:8 3:3
4:13,16 5:19 6:4,8
7:6,9,10,14 8:1,4,8

9:6 48:15 70:3
76:21 78:1,7,9
heavy 34:23
heckathorn 32:6
36:21,21 42:1
47:11 59:10
heights 14:10
22:25
held 21:8 32:17
help 22:11 67:12
67:17,18
helped 24:2,13
henderson 2:12
3:24,25 77:12
79:7
henry 19:8 21:2
23:15
hereunto 80:13
higher 64:8 65:18
history 12:13
37:24,24
hit 40:3 55:1 64:22
hoa 26:20 66:17
66:22,25 67:10,22
68:1,10
hog 54:20,24 59:4
64:24
hold 5:24 20:7
42:11 51:8
holding 34:21 38:6
41:8 46:9
holes 54:22
home 15:8 18:8,24
19:11 21:1,6,9,19
21:20,22 25:8,14
26:1,3,3,9,14,17
28:5,6 33:19
40:25 43:4,15
44:25 47:1,12,23
51:19,25 60:5
62:11,13 64:4

65:19
homeowner 26:8
  45:7 60:3
homeowners
  17:11,14,19 26:7
  26:15,18 28:12,24
  34:8 67:23
homes 2:15 9:24
  12:8 13:5,21,22
  14:1,3,5,22 15:6
  16:3,10,14,23
  18:10,15 19:4
  20:13,18,23 21:23
  21:25 22:14 23:2
  24:11 25:5,7,10,18
  25:20 26:21 33:17
  34:6,9 37:15 38:8
  40:22 44:2,25
  45:8,9 47:4,5,7,16
  47:20 52:1,6,7,9
  54:10,10 55:18
  56:10,12 57:16
  58:10,11,22 59:6
  60:1,7 61:13
  62:20,25 63:3
  64:9,12 65:15
  67:9,11,16 72:12
  73:20
honest 66:3
honestly 11:8
  29:12 68:5
honoring 46:2
hoodwinked 42:13
hope 11:22 28:6
  52:22
hopeful 41:3
hopefully 11:16
  17:21 20:3
hospital 24:10
hours 74:10

house 30:12 52:16
  52:18 54:22,23
  59:9,11,11,12,19
  59:23,23 64:23
household 58:14
houses 55:10 58:6
housing 28:15,23
  68:22
huber 14:10 22:25
huge 19:16 37:20
husband 36:22
hydrants 31:6

i

idea 29:13
image 25:19
immediately 39:8
impacted 40:23
importance 41:4
important 21:22
  23:12,15 24:6
  25:24 75:11
improve 27:3
improved 31:9
improvements
  27:6
inability 15:6
inaudible 57:21
inaudible's 59:11
inch 71:23 72:4
include 47:15
  61:19
included 25:15
  77:11
includes 35:2
including 5:21
income 14:19
inconsistencies
  40:12
increase 32:12
  64:11

increasing 34:5
  58:12
incurred 16:7,7
indicated 8:8
indicating 35:22
  56:4
individual 14:17
  31:18
individually 34:3
individuals 39:21
industrial 33:22
  60:22 61:1
information 12:9
  38:5 42:5
infrastructure
  31:1 32:15 56:18
  57:1 60:4 66:8
  72:6
initially 35:10
initiative 24:9
initiatives 23:14
injury 39:18
innovate 22:21
installed 18:2
instance 46:5
insult 39:18
insulting 44:6
intact 24:3
intend 25:5
intended 13:24
  25:17 28:7
intense 72:25
intent 17:17 66:24
intention 64:2
  65:4 67:4,5,21
intentions 61:24
interested 25:10
  80:12
interests 30:21
  40:20 45:15

interior 27:19
  28:3
intern 34:21
intersections
  47:18
introduction
  18:21
inverness 19:16
invested 52:15
investing 33:11
investment 21:16
  31:15 33:23 34:4
  40:22 45:16
investor 31:15
involved 15:21
  19:10 24:17 53:7
island 23:20 24:4
issue 38:23 45:24
  56:9 67:11 73:24
issues 48:19
items 14:15

j

j.d. 3:16
jake 59:11
jake's 59:23
james 2:3 3:12
  51:4 58:1,1 60:9
  66:18 77:1,19
  78:5,19,20
january 12:19
  19:15 21:10 23:1
jason 51:4 56:2,2
  69:22 71:7,15
  73:7,14
jay 71:3
jay's 59:10 70:20
jd 2:9 77:20 78:14
  78:17,18
jessi 2:12 4:6
  77:14,14 79:4,5

jim 2:6
jo 46:19 48:1
job 42:18
jobs 21:15
joining 11:2
jude 24:9,11,11,13
jump 19:18 21:10
june 13:9
justin 59:11
justin's 59:19,23

k

k 80:3,20
karen 29:22 36:12
36:12,20,20 40:17
41:13,14 73:9,16
keaton 2:4 49:2
69:3
keep 52:3
keeping 67:15
keeps 73:1
ken 2:13 4:4 63:9
63:10,10,16 77:7
77:11 79:8,9
kentucky 14:11
19:6 21:3 25:21
kept 58:16
kicks 54:21
kids 23:22 52:12
kim 2:7,11 3:7,9
3:11,13,15,17,19
3:21,22,23 4:1,3,5
4:7,9 7:10,13,14
8:13,15,20 10:19
19:22 20:6 29:20
29:24 30:2 40:3
41:18 46:18 48:3
50:13,15,22,24
51:1 60:12 77:17
77:18 78:25 79:1
kim's 29:10 51:8

kind 12:13 14:20
15:9 16:21 24:21
28:23 34:20 51:11
56:20 57:10,15,20
57:20,21 60:19
61:12 63:12 75:4
kinds 26:19
kings 23:20 24:4
kitchen 27:22
klaus 46:19 48:1
knocking 53:11
know 14:10 20:10
22:19 23:13,23
24:2,5,17 26:19
28:7 37:19 40:2
40:11,17 50:1
51:5,14,23 52:22
52:25 53:3,5,22
54:1,2 55:8,19
57:9,11 58:9 59:2
59:3 65:15 66:13
66:14 67:1,2 68:3
68:14,14 70:12
71:10 72:11,13
74:14,20,20,24
knowing 33:22

l

label 38:12
labeled 59:18
land 51:19 53:1
lands 25:18
landscape 26:25
59:7
landscaping 22:1
26:24 27:2 59:6
large 42:20 54:9
59:14
larger 52:7 57:16
largest 45:16
lasted 30:10

laundry 27:23
law 2:8 4:17 6:10
9:2 35:11,12,20
38:23 43:13
lawn 55:21
layout 13:23 22:2
lead 43:6
leading 45:13
60:21
leads 71:15
learned 42:19
learning 42:8
leave 31:23 34:15
left 34:15 37:24
38:3 46:9 74:2
76:7
legacy 22:4 46:10
legal 7:24
legally 41:8,10
letner 2:2 3:1,7,9
3:10 4:9 6:1,3
7:12 8:15 9:1
11:10,18 18:13
29:6,10,14 30:1,3
33:1 36:9,18
40:16 41:13,21
46:13,16 48:3
49:4,10,14,18
50:17 51:5,16
53:17 55:24 57:23
60:9,16 62:18
63:9,15,17 67:6
68:17 69:1,5,15,18
69:24 70:9,20
71:2 72:16 74:1
75:1,18 76:9,17
77:5,9,14,17,19,22
78:6,11,15,19,21
78:23,25 79:2,4,6
79:8,10,12

letter 46:23
letters 8:2
letting 18:17 64:1
level 72:23 73:4
levied 56:23
lewisburg 1:12
lieu 77:21
life 43:7 52:21
lifelong 33:5
lifers 42:24
lifestyle 26:10,11
28:11
lift 32:4,5,7,9,13
56:18 68:23 69:7
light 30:23
limit 10:1 29:16
limited 10:11
line 9:12,13,17
10:5,12 27:17
46:8
lines 63:2
listen 76:12
listening 11:19
53:16,23
litten 35:3
little 12:12 19:3
20:18,25 24:14
32:10 40:3 43:8
55:9 58:5,10
live 5:18 7:5 33:4
44:10 47:8 51:18
53:21 55:15 57:6
57:8,17 58:4
lived 30:25 33:6
living 8:17 27:22
33:10 46:10 56:24
57:7
local 19:4 21:1
locally 33:10
located 19:5 24:25
34:9,10

long 23:4 26:20,21 30:10 35:24 65:10
longstanding 23:12
look 16:19 22:5,18 22:23 27:3 42:22 44:15,15 59:5 62:20 73:23,25 77:4
looked 55:5 70:12
looking 18:7 22:21 28:18,20,23 32:11 40:19 62:6
looks 58:25 71:22
lot 7:19 9:8,12,13 9:17 10:5,12 12:20 21:15,23 26:1,9,25 27:17 37:24 42:25 51:24 52:4,15 53:2,7 57:9 62:10 71:19 72:7
lots 7:17 9:8,12 15:10,15 16:4 17:18 25:24 30:24 32:9 33:17,18,19 34:22 35:3 46:24 55:17,18 62:24,25 63:23 64:3,18
loud 19:23 20:5,8
louder 36:24
love 43:25 55:6 56:3,6
loved 43:6
loves 24:3
low 14:19 72:22 73:2
lower 33:15 65:20
luck 31:10

m

madison 43:6
mailed 8:2
main 17:9 55:14 55:15 56:9 57:12
maintain 17:12 26:16
maintained 17:15
maintenance 17:22 26:13 28:19
majority 61:16
making 38:4 41:8 74:11
manager 2:4 20:13
manner 80:11
map 35:2
maple 63:2
march 38:7 42:2
market 14:21 15:15 19:7,12,14 19:17 20:24 21:9 21:14,17 22:13 23:19 24:16 61:15
mary 46:19 48:1
mask 20:9 74:21
masks 74:23
master 12:20 45:6
match 40:9
matt 60:16 62:18 77:15
matthew 2:10 3:20 60:15,17,24 61:7 62:1,5,15 77:16 79:2,3
maximum 33:24
maxwell 2:15 8:25 18:15,16 20:4,11 20:12 29:9 61:9 61:14 62:4,9,23

mayor 2:2,3 3:1,7 3:9,10,11 4:9 6:1 6:3 7:12 8:15 9:1 11:10,18,25 18:13 18:19 20:13 29:6 29:10,14 30:1,3 33:1 36:9,18 40:16 41:13,21 46:13,16 48:3 49:4,10,14,18 50:17 51:5,16 53:17 55:24 57:23 60:9,16 62:18 63:9,15,17 67:6 68:17 69:1,5,15,18 69:24 70:9,20 71:2 72:16 74:1 75:1,18 76:9,17 77:5,9,14,17,19,22 78:6,11,15,19,21 78:23,25 79:2,4,6 79:8,10,12
meadow 56:3 58:2 58:4 59:9
meadows 8:3,11 8:17 9:9,18,23 12:25 13:17 18:18 20:16 25:4 28:8 33:20 36:4,25 39:15 43:21 46:24
mean 11:6 31:23 66:17,24 67:2,5 70:11 71:1 76:24 77:1,3
means 26:11
meant 42:11
measured 71:24
meet 11:1 65:19 65:21
meeting 11:20 34:18 41:2 48:23

67:10 70:14 74:5 74:18,22 75:7 77:8,10,21,25 78:3 79:14,17
meetings 42:16 74:6
member 3:13,15 3:17,19,21 4:1,3,5 4:7,10 8:6,8,20 35:22,23
members 2:9 4:21 5:9,10 6:13,23,24 12:1 18:19,20 20:14,14 45:24 60:13 70:4 76:25 78:17
memo 38:21
men 45:12
mentioned 38:21 63:11 65:1 66:22
merges 10:6
met 65:6
metro 21:5
miamisburg 23:9
mic 5:22 7:13
michelle 2:5 5:20 10:22 11:5 19:19 20:1 29:12
mics 5:23
mike 2:16 8:24 11:23,24,25 12:2 18:13 37:2 51:3 53:20,20 58:3 59:25 61:2 66:11 69:5,6 72:18 73:10,21 74:1
milk 23:23
million 64:15
mind 52:3
minimum 40:7,9

minute 49:15 50:1
  70:24 74:2
minutes 4:25 5:3
  6:17 12:12 29:17
  34:18 36:3 50:24
  51:1,12,14 53:19
  56:1 57:25 71:4
misconception
  65:2
missed 50:11
mission 21:19
mistake 63:24
mistakes 42:10
mix 27:10,12
  61:25
mixture 61:13
model 43:4 44:25
modification 9:20
modifications 42:4
mom 24:5
moms 23:21
money 24:12
  44:22 52:4,16
  53:7,8,11 63:13
  64:14,20
monica 80:3,20
montgomery
  15:21 17:4 39:23
  80:2
monuments 27:3
motion 39:12 70:2
  76:22,23 78:9,11
  78:13 79:13
motivation 44:12
motors 69:12
move 11:12 16:14
  27:12 35:9 37:12
  43:5 45:23 47:23
  57:15 77:13
moved 43:18
  46:25 54:7 56:5

57:12 71:8
moving 25:2 27:18
mow 55:21 59:2,3
mowing 68:7
mows 54:19,20
  59:4,8
multifamily 7:22
  46:25 47:7,25
  61:11
multiple 54:22
mute 5:14 7:2

n

name 5:5,11 6:19
  6:25 12:2 20:12
  30:3 33:3 36:11
  36:18 41:23 51:10
  51:17 53:18,20
  55:25 56:2 57:24
named 80:6
near 71:22
nearby 22:22
necessarily 18:25
need 5:4 8:6,13
  20:6,7 32:2 33:15
  53:11 58:15 66:18
  70:6 73:22
needed 29:5
needs 8:9 26:22
  35:18 42:17 49:16
  65:3
negatively 40:23
neighbor's 26:4
neighborhood
  42:20 43:22 45:21
  47:2,22 55:6
neighborhoods
  61:18
neighbors 43:10
  43:16,20 44:21
nelson 29:21 30:5
  30:5

never 31:20 54:17
  64:22,25
new 7:21 14:2
  20:23 21:20 22:13
  23:21 28:5,16
  40:18 43:5 44:25
  47:16 56:14
newer 57:1
newly 22:24
nice 44:5 53:10
  58:9,22 60:7
  65:11
nicer 57:16 58:10
nicest 59:5
night 70:14 77:8
  77:13
ninety 47:13
northern 25:20
notary 80:3,21
notice 4:15 6:7 7:9
  7:24 15:2 70:15
november 12:23
  70:13,13 77:6
  78:10 79:14
number 10:1,3
  15:15 17:5 18:4
  21:13 62:2
numbers 38:14
numerous 47:17
nurses 43:13

o

o'clock 75:4 78:1
  78:10 79:15
oath 4:18,23 6:11
  6:15,22 29:18
obviously 39:10
  77:1
october 1:9 3:3,4
  7:25 13:11,16
  80:15

office 22:10 80:14
officer 2:6
officials 30:21
  40:19 45:15
oh 38:7
ohio 1:13 30:6
  33:5 80:1,4,14,21
okay 11:10 36:23
  46:18 49:10 60:12
  69:18 76:16,18
  77:14
old 42:24 54:20
  56:13
once 50:19 77:10
  78:2
ongoing 14:5
online 75:24
open 27:20 70:25
operate 75:13
opinions 36:23
opportunity 11:16
  48:16,21 70:6,17
  70:18
opposed 36:4
opposition 44:15
optics 45:12
options 27:24
order 29:15
ordinance 7:15
  8:5 45:17,22
organized 57:2
original 17:17
  32:17 34:10 36:1
  45:20
originally 12:16
  15:12,25 43:4
  69:10
outlined 35:2
overachieving
  45:3

oversaturation 33:25
owners 8:2
owns 26:8
oxner 2:16 8:24 10:20 11:23,25 12:2 34:25 35:4 37:2,5 38:8 59:25 61:2 69:4,5,6 70:22 72:17,18 73:10,21

p

p.m. 1:10 79:18
package 27:1
paired 25:5
pan 31:16
paper 31:11 52:2,2
papers 51:20
parcel 35:4
parents 43:5,15
parke 35:3 53:21 55:16
part 7:19 9:8 17:18 46:2 70:23 72:5
participate 11:3 70:5,8,17
participating 8:7
particular 15:18 52:9
particularly 70:7
parties 80:8
party 80:11
pass 7:12 17:21 18:9 36:13
passed 17:23 39:10,12,23
patch 43:9
path 32:6
patio 25:5,15

patricia 12:3
pattern 34:21 38:6
pause 6:2 10:24 19:21 36:15
pay 56:25 68:1,25
paying 32:14 63:23
pays 32:15
pdf 40:4
peaceful 47:21
peak 72:21
people 5:21,25 11:2,15 18:24 23:21 28:22 44:5 49:24 52:3,14 53:2 54:3 55:14 57:6,9,14 58:12 62:13 75:20 76:6 76:6
percent 32:12 44:14
percentage 67:16
period 10:15 70:25
permeates 23:16
permitted 15:2
person 6:16 11:9 30:15 43:24 44:13 51:1 56:16
personal 4:10
perspective 37:4
pete 29:21 33:3,3 36:9
petition 41:17
petry 51:4 56:2,2 69:22 71:7,15 73:7,14
phases 56:8 61:19
philanthropic 23:14

phone 29:11 51:8 66:19 71:6
photo 24:24
pick 17:22 27:25 31:17
pictures 51:21,21 71:25
piece 31:11
place 13:18 18:2 23:21,23 32:15 35:8 43:22 45:10 47:6 52:21 69:13 74:13
places 14:12 59:16 61:20
plan 12:20 13:10 17:11 27:20 31:19 32:17 36:1 39:17 43:22 45:3,4,6 61:19
planned 20:19
planning 2:12 3:23 4:21 5:9 6:13 6:23 9:20 10:10 12:1,22 13:1,3,8 13:11,14 16:2 18:19 20:14 29:4 34:17 35:5,16 36:3,5 37:13 39:1 39:9 46:1 48:17 58:11 60:14 61:3 63:10 68:19 77:10
plans 12:21 13:4 13:13 18:3 22:12 25:11 30:17 47:9 63:1
plat 9:11 12:13 13:7,17 14:2 15:22 16:12 30:15 30:16 31:22 32:4 35:16,19 39:1,3,6

39:17,24 42:4,22 43:4,18 45:21 52:9,10 64:10 67:24
plate 16:11
platted 9:23
please 3:4,8 5:10 5:14 6:24 7:2 8:15 8:23 29:19 36:11 36:18 48:12 51:2 51:10 57:24
pleasure 29:9
pledge 3:5,6
plethora 43:16
plot 31:11
plugged 73:12
plus 36:22 70:16
podium 5:4 6:18
point 11:13 14:6 15:2,19 16:1 25:18 41:4,12 51:13 70:21 71:3 75:2
pointed 16:25
pointing 71:11
points 34:7 37:15 43:21
pond 59:17,18 64:18 66:14 67:17
portion 13:6 35:1 39:15 42:20 50:18 51:6 75:23,24,25 76:12
portions 35:2
possible 19:1 22:14 62:24 63:5
possibly 45:5 68:6
postpone 11:20
powerpoint 18:25
precedence 30:9,9 37:9,11

preference 76:25
prefers 25:14
preliminary 9:11
  12:20 13:10 35:15
  35:19 39:1,3,6,17
presence 80:8
present 2:14 5:3
  7:20 11:23 41:15
  49:8
presentaters 4:18
  6:11
presentation 12:7
  19:2 20:17 24:22
presented 13:23
  42:5 44:1
presenter 10:21
presenters 4:19,22
  6:12
presentment 6:14
pretty 43:14 51:9
  64:10
previous 28:16
previously 9:17
  35:19
price 25:18 37:15
  62:3,10
pride 44:10
prior 5:11 6:25
  9:20 25:6 40:21
privacy 52:4,5
privately 21:8
probably 20:9
  77:4
problem 35:24
  49:20,22 50:4
  52:8 53:14 75:2
problems 47:8
  52:12
proceeding 75:4
  80:7

proceedings 6:2
  10:24 19:21 36:15
process 70:24
product 16:12
  22:15,19 25:6,25
  26:5,12 27:17
  28:7,11,13,18 63:2
  63:5,7
products 20:19
  22:23 25:4,8
  26:11 27:9 61:19
professional 2:16
  12:3 59:25
profit 34:14 45:6
  45:20 46:7
program 14:18,19
  14:20
project 10:13,16
  10:17 16:22,23
  17:12 18:8,9 35:7
  63:13
projected 34:12
promise 39:5
promised 54:8
  55:4
promises 39:19
  58:15
proper 59:16 60:4
properties 34:1
  72:4
property 8:2
  12:16,18 13:18,24
  14:4,7 16:21
  17:25 28:25 31:2
  34:4,22 44:23
  54:15,25 62:6,7
  64:11,25
proposal 16:2
proposed 7:15 8:4
  9:5,11,22 10:4
  16:11 37:9 45:11

51:19
proposing 12:10
  14:14 16:18
protect 30:21
protecting 45:15
provide 4:15 6:7
  10:15 16:3 17:1
provides 10:4
providing 9:4
  17:11
prudent 46:1
public 1:8 3:3 4:13
  4:16,23 5:2,16,18
  6:4,7,15 7:4,6,10
  7:14 8:1,3,7 9:6
  21:8 29:5,15
  48:15 50:21 69:20
  69:24 70:3 76:21
  78:1,7,9 80:3,21
published 7:24
pull 20:9
pumping 68:23,23
pumps 69:12
purchase 25:9
purchasing 19:15
  25:10
purpose 28:8
  67:19 73:3
pursuant 35:18
put 18:8 21:23
  26:6 31:2,22
  45:25 47:13 48:8
  52:20 54:4 57:17
  58:11,17,21 60:7
  62:13 63:1,5
  64:14,16 67:12,14
putting 34:2 55:2
  60:4

q

qualified 80:5
quality 64:5
question 31:25
  32:2,19 41:1 62:2
  66:17,22 69:16
  70:20 71:3,5
  72:10,15 74:4
questions 4:20
  6:12 20:21 29:3,7
  60:13,18 61:8
  66:3,15 69:20,23
  70:24 71:1 74:8
quick 40:15
quiet 43:7 47:1
quite 15:15 37:1
  41:9 43:10 63:20
quote 34:17,20
  42:4

r

r1c 7:20 9:9 12:19
  13:20 40:9
r3 7:22 9:9,14,16
  10:11,13,17 13:7
  13:21 15:2
rain 59:15
rainfalls 72:25
raise 24:13 29:19
raising 33:10
  43:25
ranch 54:10
range 37:20
rate 14:21
rationally 57:14
read 41:19 46:19
  46:21
real 31:1 40:15
really 21:17,22
  24:6,7 25:24
  27:16 31:20 32:11

32:21 37:19 66:6
rear 34:10
reason 4:10 44:1
  57:12 62:21 64:6
  66:1
reasons 15:8 36:2
receive 29:15
recess 49:15,17
recognized 4:19
  6:12
recommend 36:5
recommended
  9:25 10:14 13:7
recommending
  10:8
reconfigure 14:2
record 5:6 6:20
  8:14 14:7 46:22
  54:4 55:22
redevelop 35:17
reduced 80:7,9
reduction 38:12
reference 51:11
referred 37:5
refreshing 22:13
  22:17
regarding 14:13
  42:3
regular 34:18 77:7
  77:9,25 79:14
regurgitating 43:2
reintroduce 48:5
reject 47:24
relative 8:11,17
  80:10
relatively 38:23
  43:7
remain 9:22
remote 11:19
rent 14:19

rental 14:18 33:25
rentals 34:5
repair 26:22
repaired 26:22
repeat 8:13
repercussions
  38:3
replace 26:21
replacing 69:12
replat 35:24
replatted 13:15
  39:15
report 4:17 6:9 9:5
represent 12:5
representative
  49:8
representatives
  12:8
reputation 22:7
request 36:7
require 39:13
required 15:22
  39:14 68:23,24
  69:7
requirements 17:1
  17:4 40:7,9
resale 47:23
research 24:10
reservoir 54:14
resident 33:5
  41:18
residential 7:21,22
  46:25 61:12
residents 36:25
  37:25 41:7,16
  42:17 44:14
resolved 17:16
respectfully 41:5
  47:24
respond 72:17
  74:4

responsibilities
  66:25
responsibility
  31:14,17 68:25
  69:8
responsible 42:16
  59:24 67:14
rest 45:25 56:25
  76:6
restrict 17:5
restrictions 39:22
  40:6
restroom 49:16
resume 77:6 78:3
retard 72:21 73:3
retention 59:17,18
  64:18 71:8,12
retired 43:24 47:1
retirees 43:17
returning 73:13
review 70:18
revised 13:10
revision 13:16
rezoned 9:13
rezoning 9:5,8,19
  9:22 10:9,11,14
  12:18,23 13:6,20
  36:4,7 37:8,9
rid 63:25
right 10:7 20:11
  25:18 26:4 29:24
  31:22 41:6 48:23
  51:15 52:19 54:12
  58:6 61:4 65:8
  68:2,14,21 73:7
rights 40:5
river 21:4 73:17
road 1:12 10:2,7
  15:11,22 16:5,8
  17:2,6,8,9 18:1
  22:6,6 32:8,20

33:4 37:16 38:9
42:1 44:24 47:19
56:10 57:10,17
64:16 73:17
rock 64:23
rod 2:8 4:17 9:4
  10:25 11:11,12,19
  16:25 38:21 48:5
  48:11,12,13 49:7
  49:12,23 50:19
  69:25 70:1,9,11,23
  76:20 78:3,8
rod's 24:22 38:22
roll 3:8
roof 26:18
roofs 59:15,21
room 1:11 21:14
  27:22 47:6 75:16
roughly 61:3
rumors 14:12
run 75:9
runoff 59:15,21
  66:9
runs 73:17,19
ryan 2:12 3:25
  77:11,12 79:6,7

---
s
---

sadly 36:23
safe 47:2
safeguards 35:8
safely 17:9,10
safety 54:21
sale 14:17,21 25:6
  25:8 28:11 62:3
salem 1:12
sales 62:7
salvage 15:4
sanitary 31:3 32:4
  32:12 64:17
savings 38:11,15
  52:21

saw 65:7
saying 54:3 66:10
  71:9 74:25
says 30:24
school 47:14 57:12
schools 43:12
schrader 80:3,20
schreier 2:10 3:17
  3:18 8:8,10,16,18
  8:21 78:22
seal 80:14
second 27:24 32:8
  48:16,22 58:18
  70:7 78:14,15
secondly 56:16
seconds 40:16
section 9:15,19,23
  12:21 13:1,2,3,10
  13:13,15 15:3,9,18
  15:20 23:1 34:23
  39:16,24 43:14
  57:20,21,21 60:20
  60:21,25 61:2
  63:1
see 11:7 14:1 18:6
  18:25 20:2 21:15
  25:21 27:14 28:17
  31:13,16 38:8
  51:21 55:7,11
  57:4,14 68:6
seeing 22:20
seeking 13:19
seen 31:1 33:8
  40:12
sell 31:7,10 55:18
selling 30:24 34:7
  64:9
send 40:4
sense 21:22 27:18
  44:10 57:19 72:7

separate 27:14,15
september 7:25
  37:13 39:19
serve 33:21
sessions 42:16
set 23:24 30:16
  37:9 50:20 55:17
  65:17 66:9 69:9
  73:3 74:19 76:23
  80:13
setting 30:9 37:11
  74:17 76:8
settlers 23:3
sewer 31:4
shallow 64:4
share 20:24
shared 20:2 25:6
  26:17
shed 54:15
shifts 75:22
shot 27:8
shots 27:19
showing 13:24
  51:21
shown 15:13
sic 4:19 66:14
side 16:13 23:7,9
  54:22,23 56:5,11
  71:22
siding 26:18
sievers 2:12 4:5,6
  79:5
signature 80:20
signed 41:17 44:14
silent 49:11
silt 71:12
similar 15:10
  23:25 28:20 42:21
  45:9
simple 25:23
  38:23 60:18 69:9

sincerely 41:3
  48:1
single 9:24 13:22
  14:4,16,16 15:13
  16:3,15,15 17:2
  25:7 26:2,5 27:16
  28:5,5,12 34:6
  35:4 40:6 44:2,24
  44:25 45:8 47:3
  47:16 51:25 56:11
  58:21 60:7 61:13
  61:15,17,22 62:20
  62:24 63:2,5
sir 41:25 66:20
  78:5
sit 64:20 65:10
  74:9
sits 26:1,9
situation 15:10
  30:8 38:1 57:15
  75:13
six 38:17,18,19
  44:22
sizes 14:23
skip 25:3
slab 25:12
slide 19:3 23:11
  24:20,23 25:22
  27:8,19 28:9,10
  29:2
slides 20:2
small 43:6 55:8,10
  73:13
smaller 65:16
smitty's 15:4
  33:22
snedeker 2:6
sold 15:6 31:8 44:1
  44:17 65:14
solid 43:14

solution 21:20
somebody 64:13
  65:1 74:10
son 56:13 58:5
sonja 2:4 49:2
  51:12 69:1,3
soon 23:8 61:4
sorry 3:3 10:23
  19:19 28:10 71:10
south 50:6 75:5
speak 5:10,12,17
  6:15,17,24 7:4
  11:24 18:17 19:22
  20:4,7 29:19 48:9
  49:25 50:24 51:8
  77:23
speaking 5:11,15
  6:25 7:1,3 8:22
  36:24
speaks 24:14
special 9:14 13:21
  22:3
specific 10:11
  24:18 76:23
specifically 23:19
  61:10
specifics 14:23
specs 45:9
speed 12:14
spent 52:3
spoke 30:6 56:17
spring 72:1
springboro 23:5
springs 23:3
springtime 54:14
spruce 27:2
square 25:11
  65:16
ss 80:2
st 24:11,11,13

			t
staff 4:16 6:9 9:5 9:25 10:8 17:1 18:20 20:15 22:9 29:3	49:7,12 70:1,11,23 76:20 78:8	substantially 15:23 38:9	tab 31:18
stagger 27:11	stephen 2:9 3:14 62:19 66:16,21,21 67:4,21 68:5,10 78:13,23,24	successors 39:7	take 11:21 12:11 14:3 16:4 22:23 26:20 29:10,18 31:25 32:24 49:15 67:1,17,18 73:24
stagnant 33:14		sufficient 75:17	
stand 3:4 8:23 58:23	stewards 43:8 45:14	suggest 74:18	
standard 28:4	stock 28:15	summarize 28:10	taken 13:17 37:1 39:9 49:17 54:18
standards 11:1 33:16	stones 54:21,24	summarized 28:7	takes 32:8
standing 46:3	store 23:22	summary 4:12 6:4 18:21 28:6 43:20	talk 20:15,18 48:22 58:12
star 8:1 70:15	stories 52:18	summer 71:7,18	talked 56:17
start 7:8 20:5 51:6	storm 64:17 71:17	supplement 14:20	talking 5:24 42:20 53:9 58:7,13 68:21
started 13:5 23:2 50:6 61:5 75:4	story 40:6,7 43:2 52:2 54:9	supplied 30:13	
starting 13:4	stout 51:3,15,17 51:17 74:3 75:15 76:3,16	supposed 72:20 73:24	talks 43:20
state 5:5,11 6:18 6:18,25 30:3 34:8 36:10,18 41:23 51:10 53:18 55:25 57:24 80:1,4,21		sure 11:9 24:24 48:20 53:8 64:10 72:19	tax 34:22,23 38:11 38:11,11
	strain 60:5	surely 67:8	taxes 38:16 56:22 63:23
	street 27:11 31:9 55:15,16,17 59:1 63:2	surface 59:14	
		surrounding 29:1 52:9	taxpayer's 31:14 31:17
stated 34:25 35:4 35:12,20,23 36:2 38:24 39:13 50:20	streets 47:10	surroundings 47:21	taxpayers 32:16 46:9
	strictly 51:22 53:2 68:3	swabb 2:10 3:19 3:20 35:22 60:15 60:17,24 61:7 62:1,5,15 77:16 79:3	taylor 2:16 8:24 12:5 15:13 34:21 35:21 37:2,14 39:21 60:23 63:18 63:19 66:20 67:3 67:8,24 68:9,13,18 70:22 71:10,14
statement 41:18 63:22 74:11	strides 19:17		
	strong 72:24		
statements 53:15	strongly 74:18		
station 1:11 32:5,5 32:7,9,13 68:24 69:7	style 54:10	swamp 54:12 58:25	
	subdivided 55:11		
	subdivision 9:9 12:20 15:17 17:17 50:10	swartz 51:3 53:20 53:20	taylor's 36:7
stations 56:18		swear 29:20 49:25 50:23,25	taywood 2:16 9:7 12:5 15:14 39:21 59:24
stay 30:19 43:15 52:22	subject 12:23 35:15		
stenographically 80:8	submission 45:5	swing 37:21	
	submitted 12:21	sworn 4:25 5:6,7 6:20,21 8:23,25 29:17,23 36:17 46:17 51:4 60:12	teams 22:11
step 5:4 6:18 16:10	subpar 40:24		technical 10:23 48:7,19
stephan 2:8 4:17 6:10 9:2,4 10:25 11:12 35:11,12,20 38:24 48:5,13	substantial 14:9 15:24 16:11		
		system 32:4 57:13 69:9	tell 52:15 72:2

term   23:4 26:20
   26:21 44:20
terminate   10:18
terminology   68:21
terrible   45:12
test   22:8
testify   4:24 11:14
   11:16 48:14,17,17
   48:21 49:1,13,15
testimony   5:4 11:4
   36:16
textures   27:12
thank   4:9 8:20 9:4
   11:25 18:13,16,18
   20:12,13 29:7,24
   32:25 33:1 36:8,9
   36:10 41:13,22,25
   46:12,13,13,15
   48:3 49:18 51:16
   53:16,17,19 55:24
   57:23 60:9 61:7
   62:15,18 63:19
   68:16,17 69:6,14
   72:18 74:1 75:1
   79:15
thanks   58:2
thing   24:4 31:22
   41:6 42:19 53:24
   63:12 64:16,20,23
   65:14,18 74:21
   75:8
things   26:15,18,19
   28:4 31:18 45:23
   51:20 56:18 58:19
   62:14 63:20 64:21
   65:24 73:11
think   16:17,19
   18:2 19:23 20:6
   24:6,21 25:24
   27:4 29:11 32:21
   33:15 46:16 49:24

52:6 53:12 55:17
   60:10 66:14 67:15
   67:25 70:6 71:3
   74:2,5,6,9,12 77:3
thinks   50:10
third   56:6
thirdly   57:3
thirteen   38:15
thirty   37:17 40:16
thoroughfare   17:9
thought   21:23
   66:6 75:18
thoughtful   21:24
thoughts   57:2
three   25:13 28:1
   42:16 44:22 60:17
   71:4
thursday   1:9
   70:13
ties   34:16
tile   71:23 72:4
tim   2:16 8:24 12:5
   15:13 27:1 29:21
   30:3,5,5 33:1 37:2
   39:21 58:3,4
   60:23 63:17,19
   66:20 67:3,7,8,24
   68:9,13,17,18
   71:10,14 73:15
time   5:8 6:5,6 8:21
   9:3 10:15 11:21
   15:5,20 17:16
   18:14 22:8 26:12
   26:23 29:14 30:10
   30:24 32:1,23,25
   33:9,14 35:25
   37:7 49:4,9 53:18
   60:13 61:4,6
   65:25 70:25 72:14
   75:20 76:18 78:16

times   45:23
timing   71:4
tired   76:8
today   16:9 18:17
   18:20 20:15,18
   24:3 41:20 50:19
told   5:21 43:3
tomorrow   50:14
   50:16 76:13
tonight   4:11 9:6
   12:4 13:19 14:24
   29:7,19 44:4,7
   48:7,14,18 49:1,22
   50:6 58:3,18
   63:20 64:6,21
   70:19 76:18
top   73:8,11
total   21:20 34:24
totally   72:19
town   23:7 25:20
   34:13 42:24 43:6
   53:10
townhouses   44:20
towns   53:11
townships   33:12
traffic   52:12 56:12
   56:15 58:13,14
   66:7
trailer   54:23
trails   22:24 61:20
training   1:11
transferred   39:11
transparent   42:14
transpired   49:22
trebein   23:6
trends   22:14
tried   75:5
true   33:15
trust   76:2
try   18:23 19:1
   43:7 64:6 70:16

75:25 77:13
trying   15:14 17:5
   32:23 47:13 50:3
   51:7 66:4 72:2
   75:8
turn   4:24 18:14
   69:3
turned   37:17
twin   13:5,21 14:3
   15:8 16:14,23
   18:8 33:17,19
   34:8
twisted   64:22
two   5:23 25:12,14
   25:15 28:1 32:13
   38:10 42:14 43:2
   47:10,12,17 52:2
   52:18 54:9 61:8
   70:15,16 74:10
type   9:16 17:9
   62:21
typewriting   80:9
typically   62:12

u

unable   41:20
unbeknownst
   40:10,10,11
underachieving
   45:4
understand   14:8
   72:19 75:15 76:3
understanding
   32:3 33:18 51:24
   56:21,22
understands   41:3
understood   53:5
   56:7
unfortunately
   17:20
unique   20:25
   56:20

units 12:9 14:17 14:21,24 15:1,3,13 16:16,17,20 17:10 17:23 18:11 34:2 69:10	**voices** 50:2,7 76:1	**wear** 74:21	**women** 45:13
unplat 35:1	**vote** 39:8 78:16 79:12	**webex** 5:13,17,25 7:2,5 19:24 48:11 51:7	**wondering** 62:19

units 12:9 14:17
  14:21,24 15:1,3,13
  16:16,17,20 17:10
  17:23 18:11 34:2
  69:10
unplat 35:1
unplatted 13:15
unquote 42:4
update 49:19
updated 57:1
  68:24
upgrade 69:7
upgrades 62:12
uphold 41:6
upload 50:16
upper 1:12
urban 7:21
urge 42:9
use 9:14 13:21
  42:7 53:8 64:24
  68:21
utilities 17:24

v

value 34:4,4 44:23
  60:5 62:6 64:8,11
  65:21
values 16:21 29:1
  64:25
variance 45:18
variety 28:17,22
verify 66:11
vice 2:3 3:11
video 73:9 75:24
view 36:3
viewing 5:18 7:6
violation 45:22
virtually 11:2
  48:17 70:5,8
vision 25:3 42:21
visiting 44:21

voices 50:2,7 76:1
vote 39:8 78:16
  79:12
voted 37:10 38:13

w

wait 38:7
walk 23:4
want 4:23 5:12
  6:17 18:18 22:4
  27:25 34:16 38:2
  42:22 43:23 48:5
  48:7,20 49:25
  50:1 51:23 52:14
  53:4,5,21 54:4
  55:14,22 58:8,9,21
  60:6 67:6 69:2
  70:25 72:16 76:22
wanted 20:24 31:7
  43:4 47:23 52:24
  63:22
wanting 57:15
wants 6:17 30:1
  35:17 50:23 51:6
  66:2 74:14
warned 30:9
washed 71:12,17
water 31:4 54:16
  59:13,17,20 64:17
  66:9 71:18 72:3
  72:23 73:4
waterway 59:12
watkins 35:10
way 10:7 16:19
  24:18 35:6 44:3
  49:5,6 55:4 56:7
  56:14 57:4,11
  64:21 71:13 72:25
  73:23
ways 24:18
wayside 57:3

wear 74:21
webex 5:13,17,25
  7:2,5 19:24 48:11
  51:7
website 50:13
  70:16 76:11,13,13
week 59:8
weeks 70:15,16
welcome 3:2 68:18
wellbaum 33:4
went 12:19 15:8
  24:21 49:20 50:5
  53:22 57:3 61:17
  62:21 71:21 75:5
  75:23
west 23:9
westbrook 10:2,7
  15:11,22 16:5,7
  17:2,6 18:1 36:21
  37:15 38:9 47:19
  55:12 57:4 63:3
  71:9 73:17,18,18
whereof 80:13
wide 28:22 71:24
widen 64:16
widened 15:23
widening 17:7
widowers 43:15
wife 52:16
wilder 2:11 3:21
  3:22 77:18 79:1
willing 16:10,14
  35:21
win 68:9
wishes 5:10,16
  6:15,24 7:4
wishing 29:19
witness 46:15
  80:13
witnesses 11:14

women 45:13
wondering 62:19
woode 16:23 30:6
  34:9 46:20 47:11
  48:2 51:18
word 46:2
words 36:24 38:22
  44:22,22 53:4
work 32:24 47:13
  71:20 77:2
worked 33:6 50:5
  75:3,19
workers 43:12
working 19:20
  27:1 61:21
worried 56:23
worrying 26:13
worth 52:19,19
  65:5
wrap 40:14
writing 80:7
wrong 11:1 31:3
  52:13 65:22 74:6
  77:24

y

yard 15:4
yea 78:18,20,22,24
  79:1,3,5,7,9,11,12
yeah 3:3 11:12
  49:12 67:20 70:11
year 13:25 24:12
  38:15 56:6,13
years 4:14 12:15
  15:15,16 18:4
  19:7,13 21:7 22:5
  22:6,18 30:10
  33:7 36:23 38:16
  40:24 43:23 44:24
  55:20 58:19 63:22
yeas 39:11,12

young 23:22,24 24:5 28:19 43:15
z
zero 9:12,13,16 10:5,12 27:17
zimmerlan 3:12 77:1
zimmerlin 2:3 3:11 66:18 78:5 78:20
zone 44:12
zoned 33:22
zoning 2:6 7:16,20 8:4 9:14,16 10:17 18:21 40:10 45:9 46:24 47:25
zoom 40:5