

Brookville City Council  
Regular Meeting  
March 18, 2025

The Regular Meeting of the Brookville City Council was called to order by Mayor Letner at 7:30 p.m. on March 18, 2025. The meeting was held in the City Council Chambers. The Pledge of Allegiance was recited. Members Crane, Fowler, Piper, Schreier, Wilder and Zimmerlin; Manager Kuntz, Law Director Stephan, Finance Director Brandt, Fire Captain Ferguson, Police Chief Jerome and Clerk Duncan were present. Fire Chief Fletcher was absent.

Roll Call by Clerk Duncan.

Motion by Zimmerlin, second by Fowler to accept the Agenda as presented. All yeas, motion carried.

Motion by Piper, second by Fowler to accept the March 4, 2025 Regular Meeting Minutes as presented. Crane yea, Fowler yea, Schreier abstained, Piper yea, Wilder yea, Zimmerlin yea, Letner yea. Motion carried with six yeas and one abstention.

Manager Kuntz advised staff has posted on social media and the city's website regarding the search for volunteers for the Charter Review Commission. A press release was also made to the traditional media platforms. Manager Kuntz reported interested residents can submit a letter of interest either via email or in hard format to the city office no later than March 28.

Manager Kuntz reminded everyone of the annual Park Cleanup event this Saturday, March 22, from 10 a.m. until noon. Montgomery County Combined Waste is providing their Community Trailer for the cleanup and refreshments will be served after the event. Manager Kuntz encouraged the public and staff to participate in this event.

Manager Kuntz congratulated Pepcon on their ribbon cutting ceremony held on March 6, on Sakura Lane. Manager Kuntz reported this is the concrete manufacturer's first facility in Montgomery County and we are grateful they selected Brookville. Manager Kuntz also thanked Pepcon for diving into being a community partner as they've already been engaged with the local Boy Scout Troop to assist with the Golden Gate Amphitheater Project.

Manager Kuntz reported the city's first residential street resurfacing project will be advertised for bidding beginning tomorrow. The bid opening will occur on April 9.

Manager Kuntz reported the Market Street Connection is once again holding their Third Thursday event at Gruenig Park, beginning April 17. This year the event will be held from 5:00 p.m. until 8:00 p.m. Staff will bring the special permit application before City Council in April for final approval. Last year's Third Thursday events were a great addition to the Brookville community and staff looks forward to supporting this program again this year.

Manager Kuntz reported the annual report will be available at the next meeting. If Council desires, each department head can give a brief presentation of their portion of the report over the next few meetings.

Member Fowler commented he has not observed any dust near the new Pepcon plant, which was a concern that was raised during the application process.

Member Zimmerlin inquired about the impact on the City that will result from Montgomery County pausing the EDGE grant programs along with the various other cuts that are trickling down from the federal level.

Manager Kuntz replied potential funding cuts may impact infrastructure projects, but current scheduled projects should continue. Manager Kuntz advised advocacy efforts at the state level are ongoing to bring awareness to the potential impacts of the cuts. Manager Kuntz encouraged City Council to reach out to local state representatives to discuss the implications of decisions on infrastructure improvements.

Finance Director Brandt presented the February 28, 2025 Fund Balance.

Motion by Schreier second by Fowler to approve the February 28, 2025 Fund Balance as presented.

Finance Director Brandt requested Council authorization to transfer \$150,000 from the General Fund to the Street Fund. This transfer is only a portion of the full amount appropriated.

Motion by Fowler, second by Zimmerlin to authorize the transfer of \$150,000 from the General Fund to the Street Fund as appropriated. All yeas, motion carried.

Finance Director Brandt reported we sold the Service Department dump truck on GovDeals for \$12,700. The new one was purchased for \$10,000.

Finance Director Brandt reminded everyone that the City of Vandalia will provide free city income tax assistance to Brookville residents at the Brookville city office during office hours on March 28 and March 29 from 8 a.m. until noon at the city office.

Finance Director Brandt reported we have received \$1,500 in delinquent income tax collection since using the Attorney General's Office.

Fire Captain Ferguson reported we will be participating in the Statewide Tornado Siren test tomorrow at 9:50 a.m. A Hyper-reach message will be out to inform residents of this event.

Police Chief Jerome reported the Police Department has many upcoming crime prevention events, including Walk the Block with a Cop, the 7/11 Slurpee Coupon Program, and First Responder Friday at the schools. Residents should check the department's Facebook page for dates and times of these and other upcoming events.

Police Chief Jerome reported we have hired a new police officer and are at full staff. The Police Department's bike patrol will be expanding soon as several of the new officers have their bike patrol certification.

Law Director Stephan reported proposed Ordinance No. 2025-08 will establish the Meadowlark Incentive District and provide for Tax Increment Financing for the Meadowlark Subdivision project. The Meadowlark Subdivision establishes 111 lots for paired patio homes to be built by Grand Communities LLC/Fischer Homes. The ordinance will establish a 10 year 75% TIF to assist with the cost of public infrastructure for this development. The engineer's estimate of the cost of the public infrastructure for this project is \$3,761,404.00. The TIF funds will come from service payments made by the property owners of the paired patio homes and will be used to assist with the infrastructure costs of the project. Law Director Stephan advised that legal counsel for the developer is requesting that City Council dispense with three readings. The Ordinance will be effective thirty days after its passage by City Council.

Manager Kuntz explained that TIF financing is a mechanism that allows developers to be reimbursed for infrastructure improvements using taxes generated from increased property tax values. TIF benefits cities by increasing property tax revenue and reducing financial risk for the city. The city is not obligated to make payments if the TIF fund is not appropriately funded, and the project must be successful for the developer to receive funds.

Discussion followed. The consensus of Council is not to dispense with the second and third reading of proposed Ordinance No. 2025-08.

Motion by Zimmerlin, second by Wilder to read proposed Ordinance No. 2025-08. All yeas, motion carried.

Motion by Piper, second by Fowler to accept the first reading of proposed Ordinance No. 2025-08. All yeas, motion carried.

Mayor Letner reported he recently had the honor of attending the State of the State address in Columbus and it was very informative.

Mayor Letner reported he and Council Member Piper recently toured the DMAX plant. It is a very impressive operation and a great thing for the City of Brookville.

Motion by Zimmerlin, second by Wilder to read proposed Ordinance No. 2025-03. All yeas, motion carried.

Motion by Fowler, second by Piper to accept the third reading and adopt Ordinance No. 2025-03 entitled "AN ORDINANCE LEVYING ASSESSMENTS FOR DELINQUENT UTILITY BILLS FOR CERTAIN PROPERTIES IN THE CITY OF BROOKVILLE, OHIO." All yeas, motion carried.

Motion by Zimmerlin, second by Fowler to read proposed Ordinance No. 2025-04. All yeas, motion carried.

Motion by Piper, second by Schreier to accept the third reading and adopt Ordinance No. 2025-04 entitled "AN ORDINANCE LEVYING ASSESSMENTS FOR THE CUTTING AND REMOVAL OF WEEDS, VINES, GRASS AND/OR OTHER VEGETATION DURING THE YEAR 2024 FOR CERTAIN PROPERTIES IN THE CITY OF BROOKVILLE, OHIO." All yeas, motion carried.

Motion by Fowler, second by Wilder to read proposed Ordinance No. 2025-05. All yeas, motion carried.

Motion by Wilder, second by Zimmerlin to accept the third reading and adopt Ordinance No. 2025-05 entitled "AN ORDINANCE TO APPROVE AND ADOPT CURRENT REPLACEMENT PAGES TO THE CODIFIED ORDINANCES OF THE CITY OF BROOKVILLE, OHIO." All yeas, motion carried.

Motion by Zimmerlin second by Fowler to read proposed Resolution No. 25-02. All yeas, motion carried.

Motion by Fowler, second by Piper to accept the second reading of proposed Resolution No. 25-02. All yeas, motion carried.

Bruce Garber, of 434 Sycamore Street, stated he does not agree with TIF's. He appreciates Council having three readings of proposed Ordinance No. 2025-08.

Mike Hughes, 278 Johnsville Brookville Road, stated he is also not in favor of TIF's. Mr. Hughes asked if the WWTP report from Hazen and Sawyer will be made public. Mr. Hughes stated the Keep if Rural group made recommendations on the zoning of the property on Upper Lewisburg Salem Road and asked when this will move forward.

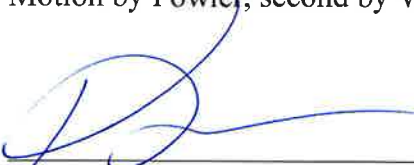
Ryan Wysong, 445 W. Westbrook Road, thanked City Council for everything they do for the community and stated he is praying for City Council.

Member Fowler encouraged everyone to attend the Park Clean-up Event this Saturday at 10 a.m.

Motion by Zimmerlin, second by Wilder to go into Executive Session per O.R.C. 121.22(G)(1) to consider the employment of a public employee or official. All yeas, motion carried.

Motion by Fowler, second by Zimmerlin to go back into Regular Session.

Motion by Fowler, second by Wilder to adjourn. All yeas, motion carried.

  
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Kimberly Duncan, Clerk  
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Charles Letner, Mayor