

Brookville City Council
Regular Meeting
August 17, 2021

The Regular Meeting of the Brookville City Council was called to order by Mayor Letner at 7:30 p.m. on August 17, 2021. The meeting was held in the City Council Chambers and virtually using the Cisco WebEx application. The Pledge of Allegiance was recited. Members Crane, Fowler, Schreier, Requarth, Wilder and Zimmerlin; Manager Keaton, Finance Director Brandt, Law Director Stephan, Police Chief Jerome, Fire Chief Fletcher, and Clerk Duncan were present.

Roll Call by Clerk Duncan.

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

Clerk Duncan commented that it was brought to her attention that the August 3, 2021 Council Meeting Minutes show that Members Wilder and Crane were present when they were not.

Motion by Zimmerlin, second by Fowler to approve the Regular Meeting Minutes of August 3, 2021 with the correction that Members Wilder and Crane were absent. Crane abstain, Fowler yea, Zimmerlin yea, Schreier yea, Wilder abstain, Requarth abstain, and Letner yea. Motion carried with four yeas, and three abstentions.

Motion by Zimmerlin, second by Wilder to approve the Special Meeting Minutes of August 10, 2021. All yeas, motion carried.

Manager Keaton announced last Thursday, the United States Census Bureau released the redistricting data. According to the April 1, 2020 Census, the population for the City of Brookville is 5,989 an increase of 105 people since the April 1, 2010 Census. Thank you to everyone that completed and submitted their 2020 Census last spring.

Manager Keaton presented updates on current projects. The pre-construction meeting for the Walnut Waterline Replacement Project is scheduled for August 24. Last Thursday we held an Open House for the 17 property owners along the Hay Avenue Roadway Improvements, Phase 1 Project that is between Wolf Creek and Mulberry Streets. We had four property owners attend. Project packets that were prepared for each property owner will be mailed out to those that did not attend. We are currently advertising for bids for the Hay Avenue Roadway Improvements, Phase I Project. The bid opening is scheduled for September 9.

Manager Keaton reported that Pak-Rite held their hiring event last week. Seventy-three applicants attended their hiring event, and they are making offers to 55 of those 73 applicants.

Manager Keaton reported that House Bill 168, signed into law on June 29, 2021, required the Ohio Department of Development (ODOD) to establish the Water and Sewer Quality Program from the State Appropriation of the American Rescue Plan Act.

Manager Keaton reported The Ohio Department of Development launched the Water and Wastewater Infrastructure Grant on July 30, 2021. This grant will provide nearly \$250 million to help Ohio communities make necessary investments in water and wastewater infrastructure. Applications must be for planning/design, or construction. They cannot be both. There is no match required but providing a match will increase the score and likelihood of funding. There is no deadline. Once funds are gone, they're gone. HB 168 requires each county engineer to submit a prioritized list of projects to ODOD by August 27, 2021, as prioritized projects receive additional scoring. HB 168 applications need to be submitted to Montgomery County Engineers by 4:30 p.m. on August 18 to be considered for prioritization. Projects not included on the County Engineer's prioritized list of projects can still apply for funds. If a project is funded, we should know within 45 business days.

Manager Keaton reported that she has put together five separate construction grant applications that she would like to submit. Wolf Creek Street Waterline Replacement – Replacing the 4" and

6" waterline with an 8" waterline from Western Avenue to Arlington Road. Engineers Estimate \$1,027,065; Matching Funds \$20,000 ARPA funds. Westbrook & Albert Road Drainage Improvement – Project includes the installation of a yard drain and 287' of storm sewer pipe. This project should be completed before we repave E. Westbrook Rd. Engineers Estimate \$39,702; Matching Funds \$1,000 ARPA funds. Wall Street Waterline Replacement – Replacing the 4" waterline with an 8" waterline from Vine Street to Hay Avenue. Engineers Estimate \$211,541; Matching Funds \$5,000 Water Fund. Hay Avenue Roadway Improvements, Phase II – Replacing the 4" waterline with an 8" waterline and replacing the storm sewer between Mulberry Street and the bikeway. Engineers Estimate \$198,575; Matching Funds \$49,644 OPWC Grant. Jefferson Street Waterline Replacement – Replacing the 4" waterline with an 8" waterline from Hay Avenue to Market Street. Engineers Estimate \$175,600; Matching Funds \$43,900 OPWC Grant.

Member Schreier commented they didn't give you enough time to get those in.

Manager Keaton reported that a lot of these grants were lined up earlier this year. Manager Keaton stated she had reached out to Choice One Engineering trying to plan for the next few years of OPWC applications. Manager Keaton stated that we are fortunate that we had our Engineers Estimate, which will be submitted along with the applications.

Manager Keaton requested a motion from Council that authorizes the City Manager to submit the House Bill 168 grant applications with matching funds as presented.

Member Zimmerlin asked if the cost to tear up the roadway is included in the estimates?

Manager Keaton replied that they usually cut a two to three-foot width for the installation of water lines and the price to asphalt the cut is included in the cost of the estimate.

Motion by Fowler, second by Zimmerlin to authorize the submission of the House Bill 168 grant applications as presented. All yeas, motion carried.

Manager Keaton reported the open Planning Commission seat has been advertised for several weeks in various papers and on our website. The Clerk of Council has received two letters of interest. Would Council like to schedule an interview session with both candidates?

Mayor Letner asked for comments from Council Members. Council Members expressed that we should interview the candidates. They would like to get those scheduled prior to the next Council Meeting.

Manager Keaton stated she will get interviews scheduled.

Manager Keaton reported Staff met with representatives of MetroNet this morning. MetroNet submitted their application to AES to connect to their poles. That is normally a six-month process to obtain their approval. In the meantime, underground work is scheduled to begin in October 2021, and they hope to be substantially completed with the installation of their fiber in Brookville in eight to nine months.

Member Fowler asked Manager Keaton if she had any luck with getting the awning repaired or replaced at the Brookside Plaza?

Manager Keaton replied that we are still working with them on a weekly basis. A lot of the delay is in getting the material and the high prices of material, but things are starting to come down.

Finance Director Brandt stated she had no report this evening.

Fire Chief Fletcher apologized for missing the last Council meeting due to a fire call. Chief Fletcher reported the Fire Department has been busy over the last six to seven weeks, and as a result the mechanic has been staying busy with repairs on his fleet and his capital needs are going to be more evident for the Fire Department as his fleet ages. They continue to have more repairs and minor issues to address.

Chief Fletcher reported that we had a successful blood drive on August 16, 2021. Chief Fletcher thanked Mayor Letner and everyone else that came out and donated blood. They did not provide an exact total, but the information he received from the Community Blood Center was that they were impressed with the turnout from the Brookville community for a first-time event and they would like to come back annually. The Community Blood Center would like to have a blood drive at our facility on a regular basis and we're certainly open to that.

Police Chief Jerome reported that the Opening Day Soccer parade is at 9:00 am. Opening day festivities are at the soccer complex following the parade. We ask that the community slow down as school starts tomorrow. We will be there for the first few days as well as the SRO. Chief Jerome reported the Police department did not receive the minimum applicants for the first Citizen Police Academy. We are going to regroup, and he liked the idea that once school got started to add something for the students.

Chief Jerome reported that he is looking for a lateral entry Police Officer. The Police Department recently had two resignations. We were fortunate enough to fill one of those positions already. Chief Jerome expressed that there will be a retirement coming up in October so the Police Department will be looking for another lateral entry Police Officer.

Member Zimmerlin asked who has departed.

Chief Jerome replied Captain Jacobs went to the City of Union as a Lieutenant, and Taylor Arthur resigned to find other employment. The Police Department hired Justin Hudson, from the City of Dayton Police Department. Officer Hudson starts this Friday.

Law Director Stephan had a few comments on the Hunter's Run Final Subdivision, Section 2. Law Director Stephan stated the Subdivision Record Plan was approved by Planning Commission by unanimous vote at the August 12 Meeting. The Hunter's Run, Section II Subdivision Final Plat, has 47 lots for single family housing, zoning for the property is R-1B, the subdivision plan meets all the zoning requirements for R-1B and there are no variances being approved. The plan does modify the original 2005 Preliminary Plat. Law Director Stephan states the original plan provided for three phases with a total of 131 lots. The new plan will reduce the total number of lots in Hunter's Run to 92. This subdivision plat contains a 7.09-acre park lot, you can see that on page two of the subdivision plan. Staff recommended to Planning Commission that this lot be divided into two lots. One lot, which would be approximately two acres will contain the storm water detention area for this project; it will be owned and maintained by the Homeowner's Association. The other lot will be approximately five acres that would be owned by the City, maintained as a green space, and may in the future be developed by the City for park and recreation purposes, for example walking trails. Another feature of this project is this subdivision will be connected to Market St. via a walkway around the north end of the detention area on Market Street. Law Director Stephan requested Council would approve Hunter's Run, Section 2 Final Record Plan with a modification that the 7.098 park lot would be subdivided into two lots and subject to final review and approval of the Construction Plans by the City Manager and the City Engineer and that all proper permits would be completed, and a Performance Surety or Escrow Agreement be provided to the City as required by the Subdivision Regulations of the City of Brookville.

Mayor Letner stated that they will ask for that vote under new business.

Mayor Letner reported that he wanted to thank Fire Chief Fletcher and Natalie Schoening for the blood drive; it was brought together quickly and worked out well. Mayor Letner expressed that he was big on blood drives as far as donations.

Mayor Letner reported that with school starting, hopefully this time next year, we are celebrating our Safe Routes to School Project which is due to take place in 2022. Mayor Letner commented that he is looking forward to it.

Mayor Letner requested an Executive Session per ORC.121.22(G)(8) to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade

secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting for economic development assistance.

Motion by Zimmerlin, second by Fowler to go into Executive Session per ORC.121.22(G)(8) to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting for economic development assistance. All yeas, motion carried.

Mayor Letner called Council back into Regular Session.

Motion by Zimmerlin, second by Fowler to read proposed Resolution No. 21-22. All yeas, motion carried.

Motion by Zimmerlin, second by Crane to accept the third reading and adopt Resolution No. 21-22 entitled "A RESOLUTION AUTHORIZING THE CITY OF BROOKVILLE TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S) AND TO EXECUTE CONTRACTS AS REQUIRED." All yeas, motion carried.

Motion by Zimmerlin, second by Fowler to read proposed Resolution No. 21-23. All yeas, motion carried.

Motion by Requarth, second by Fowler to accept the third reading and adopt Resolution No. 21-23 entitled "A RESOLUTION AUTHORIZING THE CITY OF BROOKVILLE TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S) AND TO EXECUTE CONTRACTS AS REQUIRED." All yeas, motion carried.

Motion by Zimmerlin, second by Wilder to read proposed Ordinance No. 2021-10. All yeas, motion carried.

Motion by Fowler, second by Schreier to accept the third reading and adopt Ordinance No. 2021-10 entitled "AN ORDINANCE AMENDING THE CODE OF ORDINANCES PART 9, TITLE 3, SECTION 937.04 (b), FIXING THE USER FEES TO ALL STORMWATER CUSTOMERS IN THE CITY OF BROOKVILLE, OHIO." All yeas, motion carried.

Motion by Zimmerlin, second by Fowler to read proposed Ordinance No. 2021-11. All yeas, motion carried.

Motion by Fowler, second by Wilder to accept the third reading and adopt Ordinance No. 2021-11 entitled "AN ORDINANCE AMENDING THE CODE OF ORDINANCES PART 9, TITLE 3, SECTION 931.20 (a), FIXING THE USER FEES TO ALL WATER CUSTOMERS IN THE CITY OF BROOKVILLE, OHIO." All yeas, motion carried.

Motion by Zimmerlin, second by Fowler to read proposed Ordinance No. 2021-12. Zimmerlin yea, Fowler yea, Schreier yea, Wilder yea, Crane yea, Requarth nay, Letner yea. Motion carried with six yeas, one nay.

Motion by Zimmerlin, second by Wilder to accept the second reading of proposed Ordinance No. 2021-12 entitled "AN ORDINANCE ADOPTING SECTION 351.16 OF THE CODE OF ORDINANCES OF THE CITY OF BROOKVILLE, OHIO TO PROHIBIT PARKING DURING SNOW EMERGENCIES." All yeas, motion carried.

Motion by Zimmerlin, second by Fowler to read the proposed Ordinance No. 2021-13. All yeas, motion carried.

Motion by Crane, second by Schreier to accept the second reading of proposed Ordinance No. 2021-13 entitled "AN ORDINANCE ADOPTING SECTION 505.21 OF THE CODE OF ORDINANCES OF THE CITY OF BROOKVILLE, OHIO TO PROVIDE REGULATIONS ON FERAL CATS." All yeas, motion carried.

Under New Business, Mayor Letner stated we have the Final Plat for Hunter's Run, Section II that needs our approval.

Motion by Schreier, second by Zimmerlin to accept the Final Plat for Hunter's Run, Section 2 with a modification that the 7.098 park lot be subdivided into two lots, and subject to final review and approval of the Construction Plans by the City Manager and the City Engineer and that all proper permits would be completed, and a Performance Surety or Escrow Agreement be provided as required in the Subdivision Regulations of the City of Brookville. All yeas, motion carried,

Member Fowler reported Park Board had discussions on the Christmas in the Park event.

Member Schreier reported Planning Commissions had a meeting last Thursday and they voted on the Final Plat for Hunter's Run, Section II.

Mayor Letner stated this brings us to Public Comments. Mayor Letner asked the public to state their name and address if they wish to speak. This is being recorded and they will be given five minutes to speak.

Bill Ward, 8023 Upper Lewisburg Salem Rd, Brookville, Ohio, 45309, stated that he was sorry that he had not attended many meetings, but he would like to say that it's nice to see people care about Brookville. He believes that everyone sitting on the City Council cares about Brookville, right? He thanked the Council Members for their service. The second thing, thank you for saying the Pledge of Allegiance, that's impressive. My other question to you is we were discussing the expansion on Upper Lewisburg Salem Rd, in that discussion you had mentioned that you had a conversation with the school board, the superintendent, or someone about the additional families and homes. Mr. Ward asked if there were meeting notes to that discussion that we could see, or you could share with us? I think the groups concern is that with 59 homes, average 2.3 children per home, is approximately 120 additional children in the school system. So, I'm sure having that discussion with the school superintendent because you're adding basically 10 percent to your school systems, roughly. That's a pretty big number. He thinks that this group and the school superintendent should have had a discussion and that conversation took place. So, he would like to see the meeting minutes from that discussion if possible and then it would help clarify or help us understand that we're taking that into consideration with some of the expansions that are being discussed here in Brookville. So, if he adds in Hunter's Run you in theory think, 18%, 19% gain in the school system and that's scary. The majority of the people that we've talked to anyway thinks that's a big concern. You can alleviate that concern by just sharing some of that information with us. If the school system is capable of handling the 18% to 19% expansion with its current class size, then that's a great thing. I don't think everyone feels comfortable with that. So, he thinks communicating maybe some of that stuff to Brookville would help us all feel comfortable. So, if you have those meeting notes, or because of the notice lady on the end, who seems to take very copious notes by the way. If you could share those with us, that would be very helpful. Thank you. His second question, he doesn't want to burn up his 5 minutes, thank you. His second question, in Brookville as you expand, and you have the TIF for the expansion of Upper Lewisburg Salem, which is listed in your MOU, has that ever happened in Brookville before, that you would finance that way and any other building project in Brookville?

Mayor Letner replied to the question, he thinks the answer is no, but that's the wave of the future. Not every other community, but the majority of the communities are going this route.

Mr. Ward responded really? He explained that he is not in the building industry and he's certainly not in your business by the way, but it seems unusual that we went this route. You tell me it's the wave of the future and he believes Mayor Letner. Mr. Ward asked in Hunter's Run expansion, are you following the same principles in having a TIF with that builder as well?

Law Director Stephan replied, as of right now there are no plans to have a TIF for Hunter's Run.

Mr. Ward said, so, he guesses it seems unusual to him when he does the math, very rough numbers, he apologized, to give away \$300,000 in tax benefits to Brookville to have a TIF when it's never been done before, and having the builder finance themselves, seems to make the most sense. Then it's no cost to the city or the community and you increase the tax base accordingly.

Mayor Letner thanked Bill Ward for his comments.

Jo Wilder, of 64 Urban Lane in Brookville, Ohio, 45309, stated that she was given a flyer as well and on two separate occasions she had two gentlemen come and talk with her at length and some of the concerns that they had is the addressed here in the Manager's report. It was brought to her attention, and she does not know if this is true or false, but she would like it addressed not only for her, but everybody concerned in Brookville that there would be flooding, pipes bursting, they would be without water and they're going to have to put in a new water treatment plant to the tune of \$3.5 possibly \$5 million dollars. Do you know if that was addressed with all these new subdivisions?

Mayor Letner replied that our Wastewater Treatment Plant treats about 720,000 - 730,000 gallons a day. That sounds like a lot, and it is for a city this size. But the plant is designed to accommodate 1.2 million gallons a day. So, the rule of thumb is, 100 gallons per person per day. So, I put down three people per household, might be four, might be two. Even if you had a 100 homes at that 300, that's 300 people, correct? Which in essence is 30,000. So, we're going to be about 755,000 - 760,000 gallons per day. We're still not even two thirds of the way, we're 66% even at that number. So, no were not at that point.

Ms. Wilder stated that she had to address some issues because of the flyer. So, maybe if we could get some information to that effect out there for people, it would stop the scare tactic.

Mayor Letner replied, the thing is Jo, we're not using scare tactics.

Ms. Wilder responded with she knows. She lives in a very small subdivision.

Mayor Letner replied, we are very forthcoming and we're telling it as it is. We're not trying to scare anybody, we're trying to make, as he's said before, Brookville a Proud and Progressive Community, and in the last Census we've gained 105 people. That's better than some communities, but its very minute.

Ms. Wilder said, she just think's there's underlying issues that they're not really wanting to address the people and if they would be honest. They're worried about riff raff, or what's going to happen, and she's heard so much, and she's just up to here with it.

Member Zimmerlin replied, the best thing you can do is not listen to Facebook, not listening to word of mouth. There's a person down at the end of this desk, and he hope's anyone can hear that is to contact Manager Keaton. She'll tell you how it is, its public record. So, whatever it is, she'll give it to you. You can agree with it or disagree with it but that would be my biggest recommendation to anyone.

Ms. Wilder responded, thank you.

Josh Florkey, of 202 S Wolf Creek St in Brookville, Ohio, 45309, stated he wants to acknowledge that he had a conversation with a Council Member last night. He won't name who that was unless they want to be known. He respect's their time and appreciates that individual. For the time they spent with him he had several questions that we're addressed, and he does have Wolf Creek that runs right behind his house. He has experienced the flooding because of the creek that runs behind his house, in his basement. He pays flood taxes. It won't benefit him until the water reaches his first floor of his home. His question is in the developments. Who dictates the detention or retention ponds and the outlets for those ponds into our existing storm water system?

Mayor Letner asked, as far as the engineering part?

Mr. Florkey stated the engineering into our existing storm water management system. Most of it all goes to Wolf Creek, correct? Most of the watershed is on Wolf Creek. Mr. Florkey wants to know who is managing or engineering, making sure that the developments and the detention or retention ponds that are going into these developments are being restricted, going into what is our stormwater, that we already know is an issue. What is the plan for that? Who is making sure those retention, detention isn't having an ill effect for everybody?

Mayor Letner replied that we have a detention pond on Market Street, which is one that comes from the fire house area and then the other one will be at Hunter's Run. It's about 18 feet deep.

Manager Keaton stated, anywhere from 8-14 feet.

Mayor Letner goes on to say that each development has a detention pond.

Mr. Florkey said, a detention pond that is engineered for that development, correct? To be able to manage the water runoff from that development. What he is asking, is the exit and the rate of flow out of that detention/retention ponds?

Manager Keaton replied, most of those are retention ponds where they're actually holding water, and they will drain slowly.

Mr. Florkey stated that he was just asking because of the future, he doesn't know if it will be a detention pond rather than retention pond. Mr. Florkey goes on to say, they all do the same thing. They restrict flow into the stormwaters so who is managing?

Manager Keaton responded the City manages it. All our subdivisions are looked at individually by our City Engineer.

Fire Chief Fletcher stated that when they built the firehouse he sat in on the meetings with the engineers when they calculated how the water would be retained and released in a controlled manner to Wolf Creek to be carried away. It is his understanding, that engineering happens on any project and the City Engineer checks that work and verifies that the private engineer has calculated that correctly, so it's in control from the time it's collected to the time its released, that is an engineer process.

Mr. Florkey asked if there was documentation on what the restriction is currently on, like a percentage of out?

Manager Keaton replied that she would have to get that for Mr. Florkey. Currently on the Hunter's Run Final Plat that was approved this evening, the stormwater calculations are in a document about 2" thick for just that one subdivision.

Mr. Florkey replied, but it is being thought up on the exit of that water and the control.

Member Fowler asked, when was the last time it flooded, just out of curiosity?

Mr. Florkey said, it's been a while, we haven't had storms. Four years ago? It was worse before the tornado. But what is the retention or detention ponds minimum that it's supposed to be designed for, 100 years, right? Why would we not consider everything else? The exit to be 100 years if the detention/retention pond that's being designed to that?

Manager Keaton replied, we will investigate that equation.

Mayor Letner says, to answer your question Josh, what we put in as far as the City, we're good, but where else does that continue onto, through the townships. We have no control over that. If there's a disturbance downstream, dams stuff up that's out of our control. Mayor Letner goes on to thank Josh.

Mark Hayworth, of 10352 Upper Lewisburg Salem Rd in Brookville, Ohio, 45309, expressed concerns with the scare tactics and not listening to Facebook and other social media. Mr. Hayworth goes on to say, over the weekend Member Zimmerlin posted a video of himself. That was social media, so should we not listen to that? Mr. Hayworth said, in that video, Zimmerlin stated that all these developments may lower your taxes and he was dumbfounded over that statement given by Member Zimmerlin via Facebook video. Mr. Hayworth asked, how is that going to lower taxes? We're going to have to maintain more streets, more EMS, more demand for law enforcement and the City is already struggling to get Officers here per Chief Jerome. Who's going to absorb the cost of the school expansion, because what I'm hearing from teachers is that the elementary is already at full capacity and our high school is getting close. So, the only answer is to expand, where does that money come from?

Mayor Letner responded Mark, the School Board had a meeting last night and we can pull up those minutes and hear some answers to your questions. Mayor Letner stated he won't speak for the superintendent, but he did say that they had a meeting last night and those minutes should be available. Mayor Letner encourages Mr. Hayworth to listen to that.

Mr. Hayworth asked, what's the answer on that? Did you tell everybody?

Mayor Letner replied, no. The minutes will speak for themselves. He is not going to speak for Mr. Hopkins or the School Board. Mr. Hopkins spoke last night and laid it all out to his board and I'll let you look at it or listen to it.

Mr. Hayworth responded with, Mr. Zimmerlin, how's this going to lower taxes?

Member Zimmerlin replied, he wanted to comment in his video he referred to the City's website and the meeting minutes and material for people to reference and to contact Manager Keaton. So, as a public elected official of the City, Member Zimmerlin feels like he has a responsibility to make comments, whether you agree with him or not, that's up to you. He wants people to have the facts that the City is putting out there with material for people to understand.

Law Director Stephan stated he understands Mr. Hayworth's point that there are expenses associated with developments, streets, additional public safety responses that all need to be maintained. In terms of how it drives down taxes in the community, when we have new investment, we're creating new value. For example, on the Albert Road property, the taxes that are being currently paid in is \$622.36. The property is being farmed, it's under CAUV and that's how much taxes are being paid in right now. If we build 59 houses there, we're going to create new value. For example, if we assume housing value of \$150,000 and a 35% taxable value of \$52,500, the taxes generated from the building improvement per lot it would be \$3,992 per year or \$235,000 per year for 59 lots. The increase in valuation will reduce the effective rate of property taxation in the City of Brookville. Certain voted levies are designed to generate a certain amount of money. When the new value is added to the City of Brookville, the effective rate of taxation will be reduced so that these voted levies will generate only the voted amount. The result of the increase in valuation is that all property owners in Brookville benefit from the reduced effective rate of taxation. Law Director Stephan goes on to say, in all fairness to you, Mr. Hayworth's point is we do have to provide services to those in the area, and that is correct. Law Director Stephan stated there is a trade-off, and the trade-off is we are generating new value, and the new value brings tax dollars into the community, and it does push down the effective rate for everybody.

Mr. Hayworth said that \$235,000.00 seems minuscule in comparison to the millions of dollars it will take to expand the school.

Law Director Stephan replied that we are having those discussions with the School District. Law Director Stephan expressed that we need to have moderate growth, let's look at the historical perspective in Brookville. Between 1995 and 2008 we had eight subdivisions going on at the same time with over 800 lots. We developed through that process. Right now, we have Meadows of Brookville, Hunter's Run was approved tonight and possibly this Albert Road project. Law Director Stephan stated that's three subdivisions and a couple hundred lots. Again, we need to

control growth, but at the same time, from an historical perspective, we are nowhere close to where we have been in the past in terms of the number of subdivisions and number of lots being built.

Mr. Hayworth asked, why can't we afford to pave our own streets and maintain our streets with all these new subdivisions that you spoke of in the past?

Member Zimmerlin replied, we lost our top five employers, which is all income tax, we're just now recovering with Pak-Rite and GM who's not even fully operational yet. That's why we are having issues.

Mr. Hayworth response, that's what we want, these new businesses coming in, generating new dollars to maintain our City. Mr. Hayworth goes on to say that he appreciates Member Zimmerlin's input on that.

Member Zimmerlin ask Mr. Hayworth if he's spoken to any school board members or the superintendent?

Mr. Hayworth replied, he'd rather not comment on that.

Member Requarth had a comment, we have DMAX coming in, how many people are they going to employ?

Mayor Letner replied, 118-119.

Member Requarth, asked, Pak-Rite?

Member Zimmerlin replied, 55.

Member Requarth asked, how many did they expect to employ?

Mayor Letner responded, 250 for the start.

Member Requarth replied that he is just hoping these companies can survive and find the workforce because if we don't have a viable workforce the people living in the community want to work in the community. He stated that's why he lives here and works in the community. With growth in business and manufacturing you must provide the amenities for those people. Member Requarth goes on to say, people may or may not want to drive from other cities to work in Brookville. With the gas prices and everything. People appreciate a shorter commute to work. It's important that we not only have growth in industry or business, but also in housing. So that's my point.

Mike Hughes, of 278 Johnsville Brookville Rd in Brookville, Ohio, 45309, stated he is the last house in the city limits. He's heard a lot of people talk about the water issues. New development brings new water issues. He states that he is the largest residential landowner in the City of Brookville, with having 15 residential acres. He's contacted the city for nearly three years trying to receive help with the water that's flooding on him from Brookville Pymont and Johnsville Brookville flooding his yard and home. The City has been unable to manage that, nor has the county. It's just been dropped. He goes on to state that he does not have confidence that the City can manage the waterflow out of these new developments. His second comment was that in the new development they want to build 59 homes, you not only need retention areas and acceptable waterflow, but you also need green space. Any surrounding community putting in a size plat this size requires a green space and a parking area, which he did not see in the plans for this development. In the area where that's at they should not be built on less than a quarter of an acre. He also heard folks talking about the taxes, yes new employers do generate a great deal of taxes with their employee's tax base that brings to the community. A benefit, but along with that, also, new housing generates a burden to the City which many people have spoken of. That's EMS, Fire, city utilities, etc. Mr. Hughes then told Mayor Letner that he is aware of the water issues as it comes from behind his house onto his property.

Mayor Letner replied, not necessarily Mike, he thinks he has a problem with the property south of Mr. Hughes. He stated to Mr. Hughes that he knows he's talked to the county but it's more of the Soil and Water with the County. As far as your comment about the green space, they do meet the 25% of the green space required and that's in the prints.

Mr. Hughes replied, as the largest residential property owner in the City of Brookville, and being out here on Johnsville Brookville, the benefits that we receive from the City are few and far between. We have no sidewalks, we have no sewer, we have no storm sewer. The only benefit we have from the City is that he has a water line out front that he doesn't use because he is on well and septic and the City employs a trash company that picks up our trash, which randomly gets done. So, tell me how you are going to manage this development of 59 homes and the burden that it's going to put on our City?

Mayor Letner thanked Mike for his comments.

Jessica Wells, of 21 Heckathorn Rd in Brookville, Ohio, 45309, she wants to thank the Fire Department, Police and the Paramedics for their quick response and reassurance for her daughter that had a medical emergency. She goes on to state that she is looking at the school board meeting minutes that are published online, the most recent meeting minutes available are from June 21, 2021. She knows that the City Council cannot do anything about that, but the Mayor suggested that the citizens read those minutes, but they are not available online. She wants to know with the expansion of Brookville with the potential of 151 homes so quickly, can our schools absorb that amount so quickly and if not, what are the taxes, levy increases going to look like? She went on to say that she and many others feel like their questions are not being answered. We are not being heard when we bring up concerns to you in the Planning Commission and City Council, just moves ahead and does what they think is best, whether it represents the people who've elected or not. Furthermore, she addresses that the citizens should call the City Manager with questions. Ms. Wells said she's called the City Council numbers and left voicemails, she's sent emails in the past. She goes on to say that no one has responded to call, voicemail, or even comments on Facebook being turned off. She looks forward to spending time with Manager Keaton and getting some answers.

Mayor Letner replied and asked Ms. Wells if she has tried to contact him and what form?

Ms. Wells responded with yes, she has, via City email address that is listed on the City's web page.

Mayor Letner replied, if she did, he never got the email and he apologized for that because he checks his email numerous times every day. He stated that he is available through email, but he does not have Facebook. He's here to listen anytime she needs and that his phone numbers are posted.

Ms. Wells stated that she has left Mayor Letner voicemails, and I have sent you emails and emailed every member of the City Council, and she received no response. The only one who calls me back is Kim Duncan and occasionally Rod Stephan.

Mayor Letner replied, he would have to disagree with Ms. Wells because as far as the City, he has never received a voicemail from Ms. Wells and as far as his personal numbers, he has never received a voicemail from Ms. Wells.

Ms. Wells stated that she has never tried to contact the Mayor on his personal number, she doesn't think that's her place, but she has left voicemails asking for a response concerning her neighborhood of Meadows of Brookville. She told the Mayor he could see her phone records if he would like to.

Mayor Letner stated that he has his own phone records. He went on to say it's him against her and that he was not going to argue with her about it.

Mayor Letner expressed that everyone up here is open for discussion whether it by email, telephone or basically in person. He stated how about doing that.

Ms. Wells stated that there's a worldwide pandemic going on and this is the closest she could get.

Mayor Letner thanked Ms. Wells for her time.

Member Requarth wanted to correct the school board meeting minutes, he explained that the minutes get approved and then get put on the website for the public to see. At the meeting last night, the July meeting minutes got approved so August meeting minutes will be approved next meetings in September and so forth.

Mayor Letner replied that he understood that, and he is not going to discuss what was said between him and the superintendent. It is not in his control over the meeting minutes for the school board.

Clerk Duncan stated she has an email to read from Beth Reed of 899 Upper Lewisburg Salem Rd, Brookville, Ohio, 45309, Ms. Reed said she was sorry she could not attend the meeting. she wanted to start off by thanking the City Council Members that have put yourselves out there and addressed this development with the community. We needed to hear from you about this a long time ago and now that more of the community is aware that this has been approved, she appreciates the Council Members getting out there. On the City of Brookville's website, it states "While Montgomery County experienced limited growth during the 80s and 90s, Brookville's population continued to grow due to our access to I-70, the availability of inexpensive land and the reasonable cost of housing. These factors remain part of our growth equation today." <https://www.brookvilleohio.com/176/Population>. A Planning Commission member stated on Facebook "Growth is hard but we haven't had growth in many years." This is contradicting to what is posted on the city's website that she just read. According to Data USA, "Between 2018 and 2019 the population of Brookville, OH grew from 5,813 to 5,919, a 1.82% increase." It also reports that "From 2018 to 2019, employment in Brookville, OH grew at a rate of 2.29%, from 2,490 employees to 2,550 employees." <https://datausa.io/profile/geo/brookville-oh>. She also keeps hearing Council Members compare this development to others like Urban Lane, Antwerp, Villa, March, Terrace Park. #1. According to the lot size chart of Urban Lane, there are 22 houses on that street, including the 2 corner lots. #2. Backs of houses are not facing the streets in these older developments like they will on Albert and Market. #3. Houses on Antwerp, Villa and March were built in the 60's it looks like, quite different than the quality of homes being built now. These existing developments that you speak of are what brings the charm to Brookville that we have now. She's not understanding how you can compare these developments; this is not comparing apples to apples. Another comment that was made by a Council Member is that "The lot sizes vary between approximately .17 to .22 acres in size." Why did you use the word "approximately" when starting with .17? We all know what the ranges are. They start at .15. According to the approved development layout, there are 13 homes on .15 and .16 acres, 22% of the total homes being built. Regarding our schools, there was a comment on Facebook and a verbal comment made to myself and my husband from another City Council Member that stated, "The enrollment rates have stayed substantially the same since 1970, they can absorb new students." There is a website called "Public School Review". Here is the link: <https://www.publicschoolreview.com/brookville-high-school-profile> Under the "School Overview" section, it states "Brookville High School's student population of 443 students has grown by 13% over five school years." These statements appear to conflict. I guess it depends on our interpretation of how "substantially" is defined. Also, this same website provides the following statistics for student to teacher ratio:
Brookville High school = "The student to teacher ratio of 21:1 is higher than the Ohio state level of 18:1."

Brookville Middle school = The student to teacher ratio of 22:1 is higher than the Ohio state level of 18:1."

Brookville Elementary school = The student to teacher ratio of 22:1 is higher than the Ohio state level of 18:1."

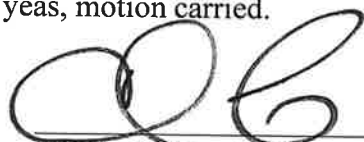
she has an email into the school to confirm these statistics on recent school system growth in the last five years and how this affects current school capacity. She has no doubt that our school system will be able to absorb more kids. Parents just need to know what the plans would be to make this happen. It is our job to stand up for our kids and there are a lot of valid concerns out there by parents on this impact to the schools, both positively and negatively. According to the City of Brookville's website, "While our Brookville Commercial Campus offers over 240 acres of shovel-ready property, our housing character promotes our small-town charm." Our housing character is

changing so once we know what it will promote after all of these developments go up, please be sure to update the website because she's not sure it will be accurate to state it "promotes our small-town charm" any longer. She is not opposed to growth in Brookville. In the last few years, Brookville has recently added some pretty awesome businesses in her opinion (i.e., What's the Scoop, Krafty Mamas, Blue Finery, Sugar Shoppe, Music's Automotive...to name a few that pop into my mind quickly, she's sorry for those she did not mention, we love you too), not to mention all of the wonderful businesses that have been here for years and continue to service our community. She thinks we can say we are growing. We all know the houses are going up on Westbrook, so we are adding rooftops all over town. This has been her message on all public hearings, considering all that is happening around town (not just this development), the dynamics of Brookville is changing, and a lot of people came to Brookville because of what it is now. She continues to ask you to please be thoughtful of this, listen to your community members and speak up when you are making these decisions that affect the overall well-being of Brookville. She goes on to say, thank you for your time.

Law Director Stephan made a comment to Jessica Wells about Hunter's Run. He wants to make it clear that there will be no phase 3. This phase 2 uses all the available land for Hunter's Run and 47 lots are being created but the phase 3 original plan will not be created.

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


Michelle Brandt, Acting Clerk


Charles Letner, Mayor