

Brookville City Council
Regular Meeting
June 21, 2022

The Regular Meeting of the Brookville City Council was called to order by Mayor Letner at 7:30 p.m. on June 21, 2022. 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, Wilder and Zimmerlin; Manager Keaton, Finance Director Brandt, Law Director Stephan, Fire Chief Fletcher, Police Chief Jerome and Clerk Duncan were present. Member Requarth was absent.

Roll Call by Clerk Duncan.

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

Motion by Fowler, second by Zimmerlin to approve the June 7, 2022 Meeting Minutes. All yeas, motion carried.

Mayor Letner recognized Roger Hoover, as the Citizen of the Month for the month of June for his dedication and service to the Brookville community.

Mr. Hoover thanked Mayor Letner for the honor of being selected.

Manager Keaton reported the framing and roof trusses have been installed on the new Sludge Processing Facility. Work will begin soon on siding the building and installing insulation.

Manager Keaton reported the contractor is installing curb and sidewalk on Johnsville-Brookville Road for the Safe Routes to School Project.

Manager Keaton reported the interior touch-ups of the 500,000-gallon water tower are complete, and the water tower is back online.

Manager Keaton reported the project to extend electric service to the three open-air shelters along the exit drive of Golden Gate Park is underway and should be wrapped up by early next week.

Manager Keaton reported Metronet anticipates AES will release poles for aerial construction on or around July 30. The project should resume the first part of August.

Manager Keaton reported we experienced a severe storm and high winds on Monday, June 13, that took down trees and limbs throughout Brookville. Numerous businesses and residents lost power as a result of that storm. All power was restored by Wednesday evening. Manager Keaton thanked AES for their diligent work to get power restored throughout Brookville. Manager Keaton also thanked the Brookville Fire Department, who responded to calls of arcing lines and trees across roadways, especially in northern Perry Township. Manager Keaton thanked our Fire Department, along with New Lebanon and Phillipsburg Fire Departments for an exceptional job that evening. Manager Keaton also thanked the Service Department for a fantastic job cleaning up the limbs that came down in Golden Gate and Ward Parks after the storm.

Manager Keaton requested Council approval for the 2nd Annual Block Party for Studebaker Court. The Block Party is scheduled for July 30 from noon to 11:00 p.m. Studebaker Court will be blocked off at Flanders Avenue for this event.

Motion by Fowler, second by Zimmerlin to approve the Annual Block Party for Studebaker Court on July 30 from noon to 11:00 p.m. as presented. All yeas, motion carried.

Manager Keaton requested Council approval for Change Order #1 for the Hay Avenue Roadway Construction Project at an additional cost of \$6,566.50, due to an increase in the cost of water main

material and quantities for storm conduit, center line and stock markings on side streets, sidewalk and curb ramps and deletion of the geogrid. The original contract price was \$744,664 and with the change order the new contract price will be \$751,230.50.

Mayor Letner asked if the punch list is completed on this project?

Manager Keaton replied there are three minor items that need to be addressed. One is the grading issue brought up by Mr. Wright, the intersection of Hay and Maple and some stone that needs to be replaced at the Historical Society building.

Motion by Schreier, second by Wilder to approve Change Order #1 on the Hay Avenue Roadway Construction Project, in the amount of \$6,566.50, which increases the total contract price to \$751,230.50. All yeas, motion carried.

Manager Keaton commented as a follow up to the comments made by the two residents at the last Council Meeting, the wood pile has been removed from the Reserve Area in Meadows of Brookville. and Brumbaugh Construction will be out this Thursday to address a few items on the Hay Avenue project.

Finance Director Brandt had no report.

Fire Chief Fletcher reported our weather warning siren was activated on June 8 due a threat predicted by the National Weather Service. There was a tornado that touched down in Darke County but fortunately it dissipated before it got to Brookville. On June 13, straight line winds brought down branches and power lines that made roads impassable. At the height of the cleanup, we had seven Fire Department units, two backhoes, and members of the Service Department clearing the roads. The dispatchers were on high call volume protocol, where the dispatchers do not type in every call into the system but use the computer to move units where they are needed.

Police Chief Jerome reported the Miami Valley Crime Lab will no longer provide serology, DNA or trace evidence services due to staffing issues. Police Chief Jerome stated BCI in London, Ohio can help with some services, but they do not do Touch DNA. Police Chief Jerome stated the Crime Lab services a wide area, and this will be a big topic of discussion at the Chiefs' Association Meeting tomorrow.

Law Director Stephan reported a Final Development Plan for the Lock-N-Roll storage facility at 201 Sycamore Street is before City Council for final approval. The proposed development would establish a storage unit facility with five proposed buildings on the site. Planning Commission approved this Final Development Plan at its June 16, 2022 meeting. Council has been provided a copy of the Final Development Plan, a memorandum to Planning Commission regarding the project, and a map which depicts the proposed phases of the project. It is requested that City Council would approve this Final Development Plan for the Lock-N-Roll storage facility at 201 Sycamore Street.

Motion by Fowler, second by Zimmerlin to approve the Final Development Plan for the Lock-N-Roll storage facility at 201 Sycamore Street. All yeas, motion carried

Law Director Stephan reported the City of Brookville has been working with BH DEVCO, an Arizona Development Company, to establish a new industrial site on Arlington Road north of Interstate 70. A proposed Site Plan for the project is submitted to City Council with this memorandum. The Site Plan contains five proposed buildings for the site. It is anticipated that the buildings would be used for distribution or manufacturing. The first phase of this project will require the rezoning of part of Lot 2222 from Highway Service to I-2 General Industrial District. Ordinance 2022-04 is before City Council for this proposed rezoning. Exhibit A attached to Ordinance 2022-04 is a map of the area to be rezoned. The rezoning will permit the project to move forward with Buildings A, B, and C being built in the first phase of the project. The area of the site plan where Buildings D & E are located would be rezoned in the future to I-2 based on market demand for industrial uses on the property. A public hearing on the rezoning ordinance

will be scheduled for July 19, 2022 at 8:00 p.m. Planning Commission conducted an initial review of the site plan at its June 16, 2022 meeting. Law Director Stephan provided a copy of his memorandum to Planning Commission and a letter from our engineer, Choice One, with their initial comments on the project. This is an important economic development project because it will create significant opportunities for job creation in the City of Brookville. The proposed site plan would create approximately 1.2 million square feet of industrial space that would be available for businesses to locate in Brookville.

Member Fowler inquired whether there is an estimate of how many jobs this will create?

Law Director Stephan replied there are no specific tenants committed to the site, so there are no employment estimates at this time. Law Director Stephan reported this is a very effective use of the property. Buildings A and B are similar to Pak-Rite in size, and all of the buildings could be used for manufacturing. Law Director Stephan stated Planning Commission agreed this will create an opportunity for a lot of economic development and a lot of jobs.

Member Zimmerlin asked what considerations have been made regarding the additional traffic this will create on Arlington Road?

Law Director Stephan stated our engineering firm will review the requirements for traffic on Arlington Road and make recommendations. We will also work with Montgomery County Engineering and Montgomery County Planning Commission with respect to their recommendations. Law Director Stephan stated we are anticipating significant improvements along Arlington Road. Law Director Stephan advised we are looking at creating landscaping buffers on the northern boundary where we have township residential properties and we are also looking at landscaping along Arlington Road, particularly if there is a detention area. Our engineer has recommended aligning the northern entrance with Nutrition Way. The developer and Planning Commission agreed with aligning those areas effectively for traffic purposes. Law Director Stephan stated we would like the streets going into the site to be developed as private streets so the City would not have to maintain them. The developer would create a legal framework for ingress and egress and maintenance of these. There would be covenants and restrictions on the buildings and the tenants would all be subject to them as far as providing maintenance for those. East Campus Boulevard would remain a public right of way and our engineers recommended creating a cul-de-sac at the end of East Campus Boulevard. We have also talked to the developer about creating necessary easements so that in the future, if we wanted to loop our water system under Interstate 70, we would have the legal framework in place as part of this project.

Member Fowler asked if the developer would be willing to help pay for these improvements as it would be beneficial for them?

Law Director Stephan replied we are looking for the developer to pay for as much of the improvements as possible. We have reached out to Montgomery County and the State of Ohio for assistance with this project and are hoping to have a wide range of support from both. The developer has retained the Montrose Law Group in Columbus, who specializes in economic development incentives. We have been clear with the developer that we were expecting them to shoulder a significant portion of the cost. They understand that and are on board with it.

Member Fowler commented he is assuming the developer already has a tenant or two in mind.

Law Director Stephan replied the developer has built for major corporations, such as Amazon. We have no confirmed tenant commitments at this point.

Member Zimmerlin asked what the green space marked future development, south of Building D and E, on the site plan is intended for?

Law Director Stephan stated there is no specific plan for that right now. Immediately to the north of the green space is a major electrical line running through. We are going to first rezone the highway service area that is north of that electrical line. The first phase would be to rezone the

area for Building A. Buildings B and C are already in an I-2 zoning category. The area where Buildings D and E are located will remain Highway Service. If the market is there for building these other smaller industrial buildings, then we would come back with a rezoning. If not, then we would potentially have Highway Service uses there, which includes motels or restaurants. Law Director Stephan stated while this area is a prime site for a truck stop or truck service center, we do not want that to occur. We have been talking with the developer about restricting that use as part of the approval process. The developer wants to keep their options open on that area and if the market is not there for the smaller buildings, they may come back to a Highway Service project.

Member Wilder inquired if the City will have enough water for this project?

Manager Keaton replied the City installed the 12" line down Arlington Road in 2017 and then we installed the 200,000-gallon tower in Northbrook Industrial Park.

Law Director Stephan stated the Fire Chief has conducted flow tests and we meet all of the requirements for this site. We will be constructing sanitary sewer and connecting sanitary sewer from East Campus up to the North and into this area.

Member Schreier commented in the Planning Commission meeting it sounded like BH DEVCO builds to suit, but also links into site seekers and who might be looking in the area. Member Schreier stated Planning Commission also discussed the buildings at the airport and that the amenities and aesthetics of that area is what we would want in Brookville. Member Schreier stated it was a very productive meeting.

Member Fowler stated he likes the location, and the fact that it will not affect the bulk of our citizens. The homeowners on Arlington Road may have a hard time with the additional truck traffic.

Law Director Stephan replied that is why we will do the best we can to get the appropriate traffic improvements and landscaping buffers installed.

Motion by Zimmerlin, second by Fowler to read proposed Ordinance No. 2022-04. All yeas, motion carried.

Motion by Fowler, second by Schreier to accept the first reading of proposed Ordinance No. 2022-04. All yeas, motion carried.

Mayor Letner thanked Roger Hoover for being his citizen of the month, stating he was a deserving recipient.

Mayor Letner thanked the Fire Department and Service Department for their help with the clean-up after the recent storm.

Mayor Letner thanked Brent Fisher, owner of Melody Pools, for opening the pool up to the public during the recent heat advisory.

Motion by Zimmerlin, second by Fowler to read proposed Resolution No. 22-09. All yeas, motion carried.

Motion by Wilder, second by Fowler to accept the second reading of proposed Resolution No. 22-09. All yeas, motion carried.

Member Fowler, Park Liaison, reported Park Board held a Work Session last week to clear out the old BMX storage building so the Optimist Club can do some work on the building. Member Fowler reported the drainage issue has been taken care of on Field One at Westbrook Park. Park Board was introduced to the new park Caretaker Diana Slade, who has hit the ground running and is doing a good job.

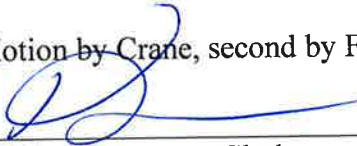
Member Schreier, Planning Commission Liaison, reported Planning Commission approved the plan for the Lock-n-Roll at 201 Sycamore Street and a Special Use Permit for a Farmers Market at 515 W. Westbrook Road.


Motion by Zimmerlin, second by Wilder to go into Executive Session regarding ORC. 121.22(G)(8) to consider confidential information of an applicant for economic development assistance that involves public infrastructure improvements or the extension of utility services that are directly related to an economic development project. All yeas, motion carried.

Motion by Schreier, second by Fowler to go into Executive Session regarding ORC. 121.22(G)(1) to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee. All yeas, motion carried.

Motion by Fowler, second by Zimmerlin to go back into Regular Session. All yeas, motion carried.

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



Kimberly Duncan, Clerk

Charles Letner, Mayor