

Brookville City Council  
Regular Meeting  
June 20, 2023

The Regular Meeting of the Brookville City Council was called to order by Mayor Letner at 7:30 p.m. on June 20, 2023. 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.

Mayor Letner announced that Member Requarth submitted his resignation from City Council, effective June 16, 2023. Mayor Letner called for a motion to accept Member Requarth's resignation.

Motion by Fowler, second by Schreier to accept Member Requarth's resignation, effective immediately. All yeas, motion carried.

Mayor Letner directed Clerk Duncan to advertise the position for the open Council seat, which expires December 31, 2023.

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

Motion by Zimmerlin, second by Fowler to approve the June 6, 2023 Regular Meeting Minutes. All yeas, motion carried.

Police Major Tom Simon shared a presentation about the FBI National Academy that he recently attended. Major Simon thanked Council, Manager Keaton and Police Chief Jerome for allowing him to attend, stating it was a humbling, fun and challenging experience.

Mayor Letner thanked Major Simon for representing the City of Brookville at the FBI Academy.

Manager Keaton stated she is thrilled to announce General Motors will be constructing a 1.1 million square foot manufacturing addition to their current DMAX facility on West Campus Boulevard. This project will relocate the Duramax engine manufacturing operations from Moraine to Brookville. General Motors plans to invest \$920 million in this project, with construction to begin soon.

Manager Keaton reported before attending the GM announcement on Friday morning, she learned representatives from the electric aggregation communities met on Thursday to review the results of the RFP. Energy Harbor and Dynegy submitted proposals. The legislative body of the Utility Aggregation Committee awarded a 28-month supplier contract to Harbor Energy for residential and small commercial customers. The rate is 6.57 cents/kWh. For comparison purposes, the AES rate is 10.8 cents/kWh. Over the course of the first year, an average residential customer enrolled in the Miami Vally Communications Council Electric Aggregation Program will realize a savings of approximately \$350 over what they would have paid had they remained with AES. This pricing will be effective September 1 and continue through December 2025. Notification letters will be going out soon to residents and small businesses if their current generation supplier is AES. Manager Keaton provided Council with a draft copy of the notification letter.

Manager Keaton reported after returning from the General Motors announcement, she learned that our North Wolf Creek Street Waterline Replacement Project which was submitted to the Ohio Department of Development in 2021 received grant funding in the amount of \$1,007,065. The project will replace 4" and 6" watermain that was installed in the 1950's and 1960's from Western Avenue to Arlington Road.

Manager Keaton reported last month, she attended Scope Meetings with MVRPC and ODOT on our West Westbrook Road Resurfacing projects, and MVRPC asked if we would consider doing both projects in one year versus over two years. Knowing that Montgomery County was going to reconstruct the Wolf Creek bridge in 2027, she requested a meeting with Montgomery County Engineers and Choice One Engineering to discuss our resurfacing projects and their bridge reconstruction project. The consensus of all parties is Brookville will resurface West Westbrook Road, from Arlington Road to just west of the entrance of Trinity Lutheran Church in 2026. Montgomery County will reconstruct the Wolf Creek bridge in 2027 and will resurface from where Brookville's project left off in 2026 to East Westbrook Road. By stopping at the west entrance of the Church, this will allow the bridge contractor to stage their equipment in the area between the bridge and the church entrance. The City will share the cost of resurfacing Westbrook Road from the bridge to East Westbrook Road with Montgomery County as our original project included resurfacing to East Westbrook Road.

Manager Keaton reminded everyone the first Council Meeting in July is scheduled for July 5 at 7:30 p.m. due to the July 4 holiday.

Member Fowler stated the awning above JoJo Vapes, in Brookside Plaza, needs repaired.

Manager Keaton replied the owner is aware, however the materials to repair it are on backorder.

Finance Director Brandt had no report.

Fire Chief Fletcher congratulated Major Simon on his accomplishment of attending the FBI Academy.

Fire Chief Fletcher commended the Police Officers for their response to a recent residential structure fire in the Terrace Park plat. Several victims were trapped and the Police Officers quickly assessed the situation and provided much needed information to the Fire Department so they were prepared upon arrival. Fire Chief Fletcher reported our Firefighters train for this often, and they did exactly what they were trained to do and had the victims out within the first minute. They were also able to rescue a dog and extinguish the fire quickly.

Fire Chief Fletcher reported there was another residential structure fire on Sycamore Street this week. An old water main ruptured as soon as they opened the fire hydrant. Fire Chief Fletcher advised that fortunately, the Fire Department carries a lot of water and were able to extinguish the fire quickly.

Mayor Letner commended the Fire Department for the excellent job they did on these residential structure fires.

Police Chief Jerome reported the Police Department has been extremely busy, with quite a few arrests. They continue to work with our businesses on active shooter and safety training.

Police Chief Jerome reported the Police Department recently purchased rifle rated active shooter ballistic shields for each police cruiser. These shields have been on their wish list for a long time.

Law Director Stephan reported on June 16, 2023, a petition for annexation was filed in the office of the Clerk of Montgomery County Commissioners for annexation of 113.562 acres from Perry Township to the City of Brookville. Law Director Stephan provided a map of the area proposed for annexation. Law Director Stephan stated proposed Resolution Nos. 23-20, 23-21, and 23-22 are before City Council for approval. Proposed Resolution No. 23-20 provides for the municipal services to be provided to the area if the annexation is approved. Proposed Resolution No. 23-21 requires the establishment of a buffer in the event the municipal zoning would permit uses in the annexed area that are clearly incompatible with current county or township uses in land adjacent to the annexed area. Proposed Resolution No. 23-22 provides that the City of Brookville consents to the proposed annexation. These proposed Resolutions are being passed in emergency to meet the time requirements of Ohio Revised Code 709.023 for expedited Type 2 Annexations.

Member Fowler inquired if there will be any kind of development on this annexed property?

Law Director Stephan replied the proposed plan is for a Brethren Church meeting center and potentially one single-family home. The owner has requested city water and sewer to the annexed property.

Member Schreier inquired how much space the meeting center and residence would occupy on this property?

Law Director Stephan replied he would estimate ten to fifteen acres max.

Member Fowler asked if the entrance would be located on Heckathorn Road?

Law Director replied the rear of the meeting center would be toward the bikeway, with a significant setback. There would be a private drive off Heckathorn Road to the right of the meeting center, and potentially a home to the left of the drive.

Motion by Fowler, second by Zimmerlin to read proposed Resolution No. 23-20. All yeas, motion carried.

Motion by Fowler, second by Schreier to accept the first reading, dispense with the second and third reading and adopt Resolution No. 23-20 entitled "A RESOLUTION REGARDING MUNICIPAL SERVICES TO BE PROVIDED TO THE TERRITORY CONTAINED IN A PROPOSED ANNEXATION OF 113.562 ACRES, MORE OR LESS, FROM PERRY TOWNSHIP TO THE CITY OF BROOKVILLE, OHIO, IF ANNEXATION OF SAID TERRITORY IS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO, AND DECLARING IT AN EMERGENCY." All yeas, motion carried.

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

Motion by Zimmerlin, second by Fowler to accept the first reading, dispense with the second and third reading and adopt Resolution No. 23-21 entitled "A RESOLUTION REQUIRING THE ESTABLISHMENT OF A BUFFER WHEN MANDATED BY OHIO REVISED CODE SECTION 709.023 IN THE EVENT THAT THE PROPOSED ANNEXATION OF 113.562 ACRES, MORE OR LESS, FROM PERRY TOWNSHIP TO THE CITY OF BROOKVILLE, OHIO IS APPROVED, AND DECLARING IT AN EMERGENCY." All yeas, motion carried.

Motion by Zimmerlin, second by Fowler to read proposed Resolution No. 23-22. All yeas, motion carried.

Motion by Schreier, second by Zimmerlin to accept the first reading, dispense with the second and third reading and adopt Resolution No. 23-22 entitled "A RESOLUTION CONSENTING TO THE PROPOSED ANNEXATION OF 113.562 ACRES, MORE OR LESS, FROM PERRY TOWNSHIP TO THE CITY OF BROOKVILLE, OHIO, IS APPROVED, AND DECLARING IT AN EMERGENCY." All yeas, motion carried.

Mayor Letner reported he was proud to speak at the Duramax expansion announcement last week. Mayor Letner advised he also attended the Eye Docs Grand Opening of their remodeled facility. These are both great additions to the City of Brookville.

Member Fowler, Park Liaison, reported at the last Park Board meeting, Scoutmaster Todd Clemmons and his son, Eagle Scout Ryan Clemmons, proposed building an amphitheater at Golden Gate Park as a Service Project for the scouts. Several locations were proposed, which will be inspected and determined by Manager Keaton and the Park Board. Plans were also reviewed

for a new grove that Jack McMaken would like to install at Golden Gate Park in honor of his late wife and parents.

Member Fowler commented that he had the privilege of attending the Block Party Event put on by the library. Member Fowler stated the Chamber of Commerce had a booth at the event, which was well attended. Member Fowler thanked Damian Kristof for putting the event together.

Member Schreier, Planning Commission Liaison, reported Planning Commission approved a Special Use permit for an Italian Ice mobile food truck. They also approved a Special Use for Gateway RV and Storage, who recently purchased the property at 600 Albert Road. Planning Commission gave preliminary approval of their overall plan, with some contingencies requiring more information at a later date.

Damian Kristof, Branch Manager of Dayton Metro Library, thanked everyone who helped with the recent Block Party and Craft Fair at the library. The Brookville Service Department and Jeff Requarth from Brookville Schools were tremendously helpful. Over 1,700 people attended the event.

Jo Wilder, of 64 Urban Lane, stated there is a large trash pile on the lot at Shalom Judaica Books & Gifts at 630 Albert Road, which needs to be cleaned up.

Mayor Letner advised we will have Zoning Officer Jim Lawson look at the property.

Ms. Wilder stated she would not be opposed to getting together with a few volunteers to help clean up the property.

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

  
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Kimberly Duncan, Clerk  
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Charles Letner, Mayor