

Brookville Planning Commission
Regular Meeting
February 15, 2017

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on February 15, 2017 in the City Council Chambers. The Pledge of Allegiance was recited. Mayor Seagraves; Members Boose and Claggett; Law Director Stephan, Zoning Officer Snedeker, Manager Burkholder and Clerk Wheeler were present. Member Cantrell was absent.

Roll Call by Clerk Wheeler.

Chairperson Henderson reminded the Meeting is being recorded.

Motion by Claggett, second by Boose to approve the Agenda as presented. All yeas, motion carried.

Motion by Claggett, second by Seagraves to approve the minutes of the November 16, 2017 Regular Planning Commission Meeting. All yeas, motion carried.

Motion by Seagraves, second by Claggett to continue with Member Henderson as Chairperson and Member Boose as Vice-Chair for 2018. All yeas, motion carried.

Mayor Seagraves informed Council did interview three great candidates for the open Planning Commission seats. Council will vote at the next Council Meeting on Tuesday so that Planning Commission will have two new Members by the next Meeting.

Zoning Officer Snedeker reported the Violation Report for 2017. He informed 2017 had the most violations on record during his 13 year career so far. He reported he has noticed several violation notices are going to the same property owner. He informed he has an upcoming meeting with Judge Purgeis and Brookville's Detective Swigart to discuss repeat offenders. He is hoping if maybe some of the repeat offenders get stiffer penalties then maybe next year, we will have a decrease in violations.

Zoning Officer Snedeker informed the City has received four resumes so far for possible GIS interns for this year.

Zoning Officer Snedeker reported he has been bombard with site seekers this year so far. He informed these Site Seekers are people who are looking to purchase property and have certain requirements they are looking for.

Member Boose asked if there is a timeline on the BP site?

Zoning Officer Snedeker informed the old building is down and hopefully construction will start in the spring.

Member Claggett stated he has noticed a few water main breaks recently. He asked if the work the last GIS intern did has been helpful?

Manager Burkholder informed the inventory that was done has helped. He informed the City recently purchased a new software called Dude Solutions. The software includes a Mobile 311 App with GIS capability that can be downloaded on iPads for the Service Department employees to use in the field. He informed the new software will help with efficiency and documentation as well as photos will now be able to attach to work orders and before and after photos will also help track water main breaks and other daily work done. He stated by having the software, it will also will help with future grant applications because the applications do require a lot of great detail.

Manager Burkholder stated the City is fighting a lot of miscommunication and misconceptions within the community. He informed 2018 will be the year for citizen engagement. He stated the Planning Commission is such an integral part of planning for the City and where the City will go in the future, so he wants to keep Planning Commission information. He explained having the extra data from the new software will be an important aspect in providing facts to everyone.

Manager Burkholder stated the GIS Intern the City had last year did a phenomenal job, and has now moved onto the Ohio University and is now living in Columbus.

Manager Burkholder stated there is a great story to tell in the City. He stated he wants to be better with sharing information and all that is going on within the City because there is a lot of great things happening. He reported in the last two and a half years the City has brought in over a million dollars in grant money to improve infrastructure. He informed today the City went through the second approval to receive \$83,000 in STP funds through the Miami Valley Regional Planning Commission (MVRPC) to re-pave Wolf Creek from Wolfcreek south to the WWTP. The paving will probably not be done until 2019. He informed not everyone gets approved, but we have been very fortunate so far. He informed the other section of Wolf Creek recently paved were a part of the project as well.

Manager Burkholder reported the Arlington Road Bridge will be closed down between March 1 to March 16. The detour will be posted on the website, and has been sent out various businesses. He informed the City's Annual Business Breakfast was recently held and copies were distributed. He encouraged anyone with questions to please call the City Office. The Bridge will be closed for 150 days, that time could be extended if there were to be severe weather, but if not completed within the 150 days, the construction company would be subject to a daily fine.

Manager Burkholder stated he would like to clear up the rumors that the City is paying over \$5 million for the Arlington Road Bridge Project. He would like the help of Planning Commission

and the community in getting the facts out there. He stated the rumor the City is paying for Bridge is an absolute lie being circulated to undermine the progress of the City and we have to start changing the attitude of some individuals. He reported Brumbaugh Construction was awarded the bid at 3% under the State estimate and came in at \$5.3 million in construction. The City will only be contributing \$204,000 total to the project and some of those funds will be to do the lighting on the west side of the Bridge because there will be a walkway path along one side of the Bridge. He informed the walkway path, the fencing and the City of Brookville stamped on the wall are all being paid for by ODOT, not the City of Brookville. He informed the City received \$323,600 in grant money from the MVRPC for the improvements plus the City had to have a 30% match. He stated the City is only had about a 4-5% contribution to the project. He described that structurally the bridge had to be designed to hold the lights, all had to be designed up front and couldn't have been done later on. He stated this project has been discussed for years, before he was even here, but he thinks once completed the citizens will be proud of how it looks. He informed a plan was made for landscaping, but will not be put into place because that would cost the City additional money, but at least the plan is there incase needed or wanted in the future.

Mayor Seagraves stated there are a pocket of naysayers in the community. He stated there were concerns of transparency and Council and Staff are trying to expose everything they can and be as clear as possible. He informed there are three new Council Members and they have been briefed on everything and provided with all information they may need. He stated Council and City Staff are doing the best they can to enhance the community and be safe. He stated it would not make sense to have a pedestrian walkway without lights for people walking in the dark and it did not make sense to not include the lighting upfront. Mayor Seagraves stated the Finance Director balances the finance books every single day and there is no money being misspent. He stated all of the City's finances are open to the public and can be viewed online in the Open Checkbook, where every check and every dollar that is spent is open for the public to see. He stated its critical for Members on Planning Commission to help get the true facts out and not listen to the rumors going around. He stated he has been on Council 36 years and lived here forever and he would never do anything to intentionally harm this City, he only has the absolute best interest of the City at heart. He only wants to make it a safer, happier community to live in. He stated he truly gets frustrated hearing some of the rumors going on in this community and the agenda that some have to try to tare this place down because they do not want change, he doesn't understand it. He stated there are a majority of citizens who do want the best for the community. He informed there were quite a few improvements made to the park this past year, one being the removal of Shelter #2 because of safety issues the building had to be torn down. The BMX Park was also taken down and dead trees were removed throughout all of the parks, with more to still come down. He stated the City will continue to do maintenance and make needed improvements to the parks because they are overdue and much needed. He stated because of these improvements, Golden Gate Park was nominated the second best place to take a picnic and that has never happened before. He stated people do recognize the value of a truly happy, safe environment to bring their kids into and why some people would be against that, he just doesn't understand it. He stated everyone needs to try to nip it and set people straight. He assured

Planning Commission, he puts facts on the table and he has nothing to hide and the citizens needs to clearly understand this because it does no one any good for these naysayers to be out there that continue to want to undermine and give the wrong message. He stated nothing will brought to the Planning Commission that would compromise their integrity.

Member Henderson commended Mayor Seagraves and Manager Burkholder for their efforts on the Arlington Road Bridge Project. He stated it is very uncommon to have a bridge get built like ours is with such little contribution from the City.

Mayor Seagraves stated the original plan for the Bridge was for an overlay. He informed the Bridge is over 60 years old and they were only going to come out, clean the surface and repave it and that's it. He stated the Bridge was classified as an agricultural farm bridge. He stated there was no way we wanted just an overlay, we want a bridge overpass. He stated we are trying to sell Brookville and the Industrial Park. He informed the City went back to ODOT and after they took a second look, approved another \$2 million for the project, which was a game changer. He stated once the Bridge is complete, it will look beautiful and be a true a game changer.

Mayor Seagraves stated one of the main things Council tasked Manager Burkholder with when he first got here was the old BP station. He informed Manager Burkholder worked hard for two years with Law Director Stephan and now the old building is down. He informed Law Director Stephen put in countless hours on getting the old abandoned building down and the first text he receives is why another gas station. He stated a brand new building whether its a gas station or not, is going to look so much better than the horrible old building that sat there vacant for years.

Mayor Seagraves stated when things come to Planning Commission, its legitimate. He informed Staff may come to Planning Commission soon with some of the storm water and flooding issues. He reported the kick off storm water Meeting with City Council went well, it was very informative and was packed with citizens. He stated there is a serious situation with the clean out of Wolf Creek, homes are being flooded overtime there is a big rainfall. He stated Montgomery County Soil and Water did a great job presenting information and the citizens seemed engaged because they know there is a problem and want to see something get done. He stated again though there are naysayers on this not wanting to do anything because the City will have to spend money. He informed the money spent will be shared with Clay and Perry Townships and the citizens and Montgomery County Soil and Water will then maintain the project. He stated there might be things related to the storm water issues that may come before Planning Commission to take a look at. He stated the idea of doing something to improve the storm water issues comes with controversy.

Mayor Seagraves stated good things are happening in this City. He informed in 2015, City Council voted 7-0 to hire Manager Burkholder and Council sat him down and told him they wanted change, they gave him a list of things they wanted done and that is what he doing. Mayor Seagraves stated the naysayers don't like that. He asked Planning Commission Members

to help him set the record straight with people and if Members need any help or have any questions, please call him or Manager Burkholder.

Manager Burkholder informed the MS4 Plan is the Ohio EPA's requirement that we manage our storm water. He stated there were some incorrect comments recently made that we do not fall under that requirement but we do fall under the guidelines, some people think we do not but we are required to file an MS4 Permit. He informed the City will be moving forward with approval from Council on an Agreement with Montgomery County Soil and Water and the next storm water Work Session will be Tuesday, February 26, 2018 at 6:30 p.m. at the High School Cafeteria.

Manager Burkholder thanked the Planning Commission for their support on the Market Street Extension Project. He stated the road turned out fantastic and is now open, there are nine decorative lights still to go in and the road will be a real asset. He informed he has done the research and Market Street was always a plan to go along with the new fire station. He informed the tentative completion date for the new firehouse is late May and there will be a Grand Opening/Ribbon Cutting Celebration, which is tentatively scheduled for mid-July.

Manager Burkholder reported the new water tower will be constructed this year. He informed it was discovered in June 2016 that there was not enough water suppression in the Industrial Park. He informed Staff spent a year doing research as to why. The issue was going to negatively impact insurance premiums for Payless. He stated it was Staff's recommendation and with the support of Council, a Water Modeling Study was done, which gave the scientific data to help us decide on the temporary solution of a Booster Pump. Manager Burkholder stated Payless would not still be here in Brookville today if we had not invested in the Booster Pump to help us pass the suppression test.

Mayor Seagraves stated it was either California or Brookville for Payless. He informed not only did we keep Payless, but they have recently added 80 jobs and the Brookville location is the only distribution plant in North America and currently have the highest employment they have had. He informed Green Tokai is also at their highest level of employment. If we were to lose one of these large companies, we would take a huge hit with the loss of income tax, which is why we have to do things right. He stated there had never been a Water Study in Brookville before, everything was just up in people's heads so we had to spend the money to have this Study done. He stated somethings take time but are worth it in the end.

Member Henderson stated it can be used as a marketing tool and companies will see an investment made into the community.

Mayor Seagraves gave the example of Mount Vernon, a community three times the City of Brookville, who convinced their citizens to pass a .5% income tax increase last November and then in January their main business shut down, with a loss of 389 jobs. He stated it was huge

disaster for them and a perfect example of how hard it is to know what will happen in the future and why it's important to plan ahead for different scenarios.

Mayor Seagraves stated the GIS program is so well worth it and beneficial.

Manager Burkholder informed the 200,000 gallon Water Tower will be Phase 1 and Phase II will be the Arlington Road Loop, which the City received OPWC Funding towards the Project and should be completed in 2018. He explained the third phase will be more involved because it will consist of a loop under I-70 and we will need to work with easements. He stated he is unsure when this phase will begin. He stated Economic Development begins with infrastructure.

Manager Burkholder informed Members have been given a copy of the Request for Qualifications (RFQ) from Clayton and he will be meeting soon with MVRPC. He informed our next step is to draft our RFQ and then to contact the LandBank for possible funding options.

Manager Burkholder reported City Council has been discussing a Council Retreat and Citizen survey to be done in the near future. He stated he thinks all three projects should be pursued and go hand in hand as a three phase package.

Manager Burkholder stated he wants to make sure Planning Commission Members stay informed and engaged.

Member Boose asked if everyone thinks a similar draft should be done as the City of Clayton did?

Law Director Stephan advised a lot of Clayton's plan was focused on North Main Street where they have a planned development zone designated and a strategic plan for that area. He suggested as part of our Strategic Plan, there are certainly some areas of Brookville that could be looked at for possible re-development. He stated he will review over Clayton's RFQ again and would think we could certainly do something similar to their's.

Member Henderson stated he thinks the focus should be on planning for down the road. He stated he thinks the purchase of some land to be used for future use, possibly for a City Hall or community center would be a great idea to reserve land for the future. He suggested even obtaining professional help for planning over the next 25 years as Brookville continues to grow. He stated we do have a Community Theatre but we do not a YMCA or a place kids can go to engage is a variety of activities like if we were to have a Community Center.

Mayor Seagraves stated the Community Theatre is 25 years old and is one of the best in the region. He stated the Theatre cost money though and we haven't done anything to that building in 25 years. He informed an assessment was recently done and the gutters need repaired and there is water coming into the building. He stated these issues have to be addressed or the building will be ruined. He stated the naysayers though are anti anything that's an expenditure.

Member Henderson stated the building we are in today will not last forever, so planning should be done for a replacement at some point in the future.

Mayor Seagraves informed Manager Burkholder had the outside of the City Office building painted and the parking lot seal coated and was then criticized for it, for doing routine maintenance to a building we own. He stated he doesn't understand the criticism because people would do the same routine maintenance to their homes.

Mayor Seagraves encouraged Members if they have a chance to tour the new firehouse then to do it because they will be amazed. He explained the new firehouse is a masonry building that will house apparatus for the next 50 years. He informed the masonry building will last 50 years, which is a lot longer than a pole barn would have lasted. He informed Station #2 is a pole barn that was built in the 1980's and now 30 years later has a tremendous amount of work that needs put back into it.

Member Claggett asked if the new tower will be 200,000 gallons then how big is the existing water tower?

Manager Burkholder informed the existing water tower is 500,000 gallons.

Member Boose asked what the scope of the Storm Water Project looks like?

Manager Burkholder explained there have been rumors that the new firehouse is the cause of the flooding problems, but that is not true. He informed the new firehouse has been for months now tied into the detention pond by the AmVets, which was oversized to handle the water of all the lots on the Market Street Extension. He stated the issues are not just within the City of Brookville but include the nearby Townships, which we have invited to be our partners in this.

Mayor Seagraves informed there are citizens having issues with standing water after large rainfalls. He described Westbrook Soccer Park is a beautiful park, but where does the run off after large rainfalls? He stated the homes in that area are having major flooding issues after large amounts of rainfalls.

Manager Burkholder informed there will be several different parts to the solution. The next Storm Water Work Session will give more information to the process and next steps.

Mayor Seagraves informed Montgomery County Soil and Water did a great job at the last Meeting. He informed they had a Topographic Map to really show the lay of the land and that the firehouse is not at fault for the flooding issues, and that is just a rumor. He stated most citizens seem to say they have had flooding issues for years and years.

Law Director Stephan informed last year Planning Commission passed the Mobile Produce Ordinance and it stated there would be pre-approved areas. He suggested Planning Commission determine the pre-approved areas within the next month before spring. He informed Brookside Plaza has traditionally had two vendors there during the summer.

Manager Burkholder suggested the idea that Farmers Market could have their vendors on the plateau area since the BMX Park is gone, as long as it didn't interfere with anything going on at the Community Theatre. He thought about suggesting that idea to the Chamber for this year's Farmers Market.

Motion by Claggett, second by Boose to pre-approve the Brookside Plaza as a location for Mobile Produce Vendors and to limit two vendors. All yeas, motion carried.

There was no Old Business.

There was no New Business.

Motion by Claggett, second by Boose to adjourn. All yeas, motion carried.



Meghan Wheeler, Clerk



Ryan Henderson, Chairperson