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BROOKVILLE CITY COUNCIL

PUBLIC HEARING

* * *

IN RE: MONTGOMERY COUNTY FAIRGROUNDS

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TRANSCRIPT OF PROCEEDINGS

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DATE OF HEARING: On Tuesday, March 4, 2014
Beginning at 7:29 p.m.

PLACE OF HEARING: Brookville High School
One Blue Pride Drive
Brookville, Ohio 45309

* * *

APPEARANCES:

BROOKVILLE
CITY COUNCIL:

- David Seagraves, Mayor
- Anne Kirklin
- Chuck Letner
- Bruce Garber
- Margo Cantrell
- Mike Duncan
- Bob Apgar

ON BEHALF OF MONTGOMERY COUNTY
AGRICULTURAL SOCIETY:

- Alan Schaeffer
- David H. Montgomery
- Attorneys at Law
- Pickrel Schaeffer Ebeling
- 2700 Kettering Tower
- Dayton, Ohio 45423

1 ALSO PRESENT:

2 John Wright, City Manager
3 Sonja Keaton, Asst. City Manager/Council Clerk
4 Rodney Stephan, Law Director
5 Doug Jerome, Police Chief
6 Ron Fletcher, Fire Chief

7 * * *

8 PROCEEDINGS

9 * * *

10 MR. SEAGRAVES: Good evening,
11 everybody. Welcome to the planning session
12 tonight -- or I should say the public hearing for
13 the fairgrounds. I have a motion then to go back
14 into session. At this time do I have a call?

15 MR. APGAR: So moved.

16 MS. CANTRELL: Second.

17 MR. SEAGRAVES: Thank you, Bob.

18 Thank you, Margo. We have a motion and a second
19 to enter back into this public hearing scheduled
20 for 7:30. We'll call for a vote at this time.

21 Anne?

22 MS. KIRKLIN: Yea.

23 MR. SEAGRAVES: Bob?

24 MR. APGAR: Yea.

25 MR. SEAGRAVES: Mike?

MR. DUNCAN: Yea.

MR. SEAGRAVES: Margo?

1 MS. CANTRELL: Yea.

19:29:56 2 MR. SEAGRAVES: Bruce?

19:29:56 3 MR. GARBER: Yes.

19:29:56 4 MR. SEAGRAVES: Chuck?

5 MR. LETNER: Yea.

19:29:56 6 MR. SEAGRAVES: I vote yea. All

19:30:00 7 yeas. Motion carried.

19:30:02 8 Okay. Once again, ladies and
19:30:04 9 gentlemen, thank you so much for coming tonight.

19:30:04 10 Can you hear okay? Can you hear me in the back?

19:30:10 11 As they said when I was in school out at Wright

19:30:14 12 State, if you can't hear in back, there's all kind

19:30:16 13 of seats in the front rows, so the professor

19:30:18 14 always encouraged you to come up front and

19:30:22 15 misbehave. Thank you, again, for coming tonight.

19:30:24 16 We're going to go into public

19:30:26 17 hearing, and I want to remind everybody, again, of

19:30:28 18 just a couple of ground rules. Turn your cell

19:30:30 19 phones off. We're going to give, basically, an

19:30:38 20 opportunity for the presenters to discuss their

19:30:40 21 program. They were going to respond to some of

19:30:42 22 the questions that council had last time, and the

19:30:44 23 public.

19:30:44 24 Once that's complete, you'll have the

19:30:48 25 opportunity as citizens tonight to speak. And I'm

19:30:52 1 going to remind everybody, again, two things have
19:30:54 2 to happen. Sonja in a minute is going to ask
19:30:58 3 everybody that wants to speak, whether you want to
19:31:00 4 or not, you need to stand up, raise your right
19:31:02 5 hand and take an oath. When you come to the front
19:31:06 6 to address us or to address the committee, you're
19:31:10 7 going to need to state your name, your address,
19:31:12 8 and say I've been sworn in.

19:31:16 9 The meeting is being recorded so it's
19:31:18 10 very important that we have that on the record, so
19:31:22 11 that if there's testimony at a later time,
19:31:24 12 everything has been properly placed in order. So
19:31:28 13 is everybody okay with that?

19:31:32 14 All right. Thank you, again, for
19:31:32 15 attending. We'll get this planning session under
19:31:36 16 way -- public hearing under way.

19:31:38 17 At this time I would like to
19:31:40 18 introduce our vice mayor -- excuse me, vice
19:31:44 19 manager and clerk of courts, Sonja Keaton, for the
19:31:48 20 reading of the oath. Thank you.

19:31:50 21 MS. KEATON: First, I'll go over the
19:31:52 22 public hearing tonight. It is to consider
19:31:54 23 Ordinance Number 2014-03, which rezones part of
19:31:58 24 Lot 2173 of the revised and consecutive numbers of
19:32:02 25 lots of the City of Brookville, Ohio, from its

19:32:06 1 present zoning classification of I-2, general
19:32:08 2 industrial district, and HS, highway service
19:32:12 3 district, to the new classification of PI, planned
19:32:16 4 industrial district, and to consider approval of
19:32:18 5 the planned development preliminary plan for the
19:32:22 6 Montgomery County Fair facility.

19:32:24 7 A legal notice was published in the
19:32:26 8 February 5 and 12 editions of the Brookville Star
19:32:32 9 and it was also posted on the city's website
19:32:34 10 advising of this public hearing tonight. Notices
19:32:36 11 of this public hearing were also mailed to
19:32:40 12 abutting landowners.

19:32:40 13 Planning commission held their
19:32:42 14 regular meeting on Thursday, February 20,
19:32:44 15 following the February 18 public hearing and the
19:32:48 16 following is planning commission's recommendation
19:32:52 17 to city council. On proposed Ordinance Number
19:32:54 18 2014-02, motion by Claggett, second by Henderson
19:33:00 19 to recommend to council to adopt proposed
19:33:02 20 Ordinance Number 2014-02 amending
19:33:08 21 section 1143.02(a), permitted uses in the I-1,
19:33:12 22 light industrial district, and section 1139.02(a),
19:33:18 23 permitted uses in the HS, highway service
19:33:20 24 district, for governmentally-owned or operated
19:33:26 25 parks and recreation facilities and specifically

19:33:28 1 for the Montgomery County fair facility. All
19:33:30 2 yeas, motion carried.

19:33:32 3 On proposed Ordinance Number 2014-03,
19:33:38 4 motion by Claggett, second by Henderson to
19:33:42 5 recommend to council to adopt proposed Ordinance
19:33:44 6 Number 2014-03, which is an ordinance rezoning a
19:33:48 7 part of Lot 2173 of the revised and consecutive
19:33:54 8 number of lots of the City of Brookville, Ohio,
19:33:56 9 from its present classification of I-2, general
19:34:00 10 industrial district, and HS, highway service
19:34:02 11 district, to the new classification of PI, planned
19:34:06 12 industrial district, and to approve the planned
19:34:08 13 development preliminary plan and development
19:34:12 14 agreement from the Montgomery County fair facility
19:34:16 15 and subject to planning commission making the
19:34:18 16 following determinations and recommendations.

19:34:24 17 One, planning commission specifically
19:34:26 18 finds that the general standards for planned
19:34:28 19 development in section 1151.03 and specific
19:34:32 20 standards in section 1151.14, planned industrial
19:34:38 21 district, have been met.

19:34:40 22 Two, planning commission specifically
19:34:42 23 recommends extending the revocation date as set
19:34:46 24 forth in section 1151.08 of the Code of Ordinances
19:34:50 25 for this plan to a period of two consecutive years

19:34:54 1 from the effective date of rezoning to the planned
19:34:58 2 industrial district.

19:34:58 3 Three, planning commission recommends
19:35:02 4 that the applicant revise the plan development
19:35:06 5 preliminary plan to provide for the extension of
19:35:08 6 West Campus Boulevard to the south boundary of the
19:35:12 7 paved parking area and that improvement be made
19:35:16 8 prior to the commencement of fair operations on
19:35:18 9 the property, and the applicant will be
19:35:20 10 responsible for all costs related to extending
19:35:24 11 West Campus Boulevard to the south boundary of the
19:35:26 12 paved parking area.

19:35:28 13 Four, planning commission
19:35:30 14 specifically waives any paving requirements for
19:35:34 15 the overflow parking area shown on the site plan.

19:35:38 16 And, five, planning commission
19:35:40 17 recommends that all internal access roads and all
19:35:42 18 other internal streets and pedestrian walkways be
19:35:46 19 made of pavement, concrete or pavers as required
19:35:50 20 by our ordinance. Boose, nay; Henderson, yea;
19:35:56 21 Claggett, yea; Cantrell, nay; and Swabb, yea.
19:35:58 22 Motion carried with three yeas and two nays.

19:36:06 23 Okay. At this time I need to ask if
19:36:10 24 there are any council members that need to abstain
19:36:12 25 from participating in this public hearing.

19:36:14 1 (No response.)

19:36:18 2 MS. KEATON: At this time I need to
19:36:18 3 ask if anyone would like to speak or make a
19:36:22 4 comment or ask a question during this public
19:36:24 5 hearing to please stand and be sworn.

19:36:28 6 (Those participants were placed under
19:36:46 7 oath by Ms. Keaton.)

19:36:46 8 MS. KEATON: Okay. Go ahead and have
19:36:48 9 a seat. At this time we'll turn the floor over to
19:36:52 10 Alan Schaeffer and David Montgomery with Pickrel,
19:36:56 11 Schaeffer & Ebeling for their presentation.

19:37:00 12 MR. SCHAEFFER: Good evening, Mayor,
19:37:02 13 members of the council, members of the planning
19:37:06 14 commission -- are we on?

19:37:06 15 MR. SEAGRAVES: Alan, I don't believe
19:37:12 16 your microphone is on.

19:37:58 17 (Pause in proceedings.)

19:38:00 18 MR. SCHAEFFER: Mayor, good
19:38:06 19 evening --

19:38:08 20 MR. SEAGRAVES: Good evening.

19:38:08 21 MR. SCHAEFFER: -- members of
19:38:10 22 council, staff, planning commission members and
19:38:14 23 interested parties. My name is Alan Schaeffer. I
19:38:16 24 work for Pickrel, Schaeffer & Ebeling. A little
19:38:18 25 crash commercialism there, we'll get that off. I

19:38:22 1 think. There we go.

19:38:28 2 Just to lay a little bit of
19:38:30 3 foundation, the original legislation before
19:38:34 4 council tonight that was introduced by Ms. Keaton
19:38:38 5 was introduced at its first reading January 21.
19:38:42 6 Most of you will recall the joint public hearing
19:38:46 7 of city council and planning commission because
19:38:48 8 most of you were here then, that was February 18.

19:38:54 9 The planning commission -- the
19:38:56 10 planning commission meeting on February 20th,
19:39:02 11 which was not a public hearing but it was a public
19:39:04 12 meeting, resulted in the recommendations that Ms.
19:39:10 13 Keaton read to us tonight from the planning
19:39:12 14 commission in the form of a recommendation to
19:39:16 15 council.

19:39:18 16 We're here tonight for the second
19:39:20 17 reading of the legislation and regardless of what
19:39:26 18 happens, we're assuming then we'll move forward in
19:39:28 19 two weeks to the third meeting, which will be the
19:39:32 20 18th.

19:39:32 21 If you will draw your attention to
19:39:34 22 the screen, this is phase one. The two major
19:39:46 23 changes that were mentioned earlier was to extend
19:39:52 24 the road. We originally showed it being extended
19:39:56 25 from this point, which is West Campus Boulevard,

19:40:00 1 essentially south to this point, which was the
19:40:02 2 main entrance to the parking lot or is the main
19:40:06 3 entrance to the parking lot. The planning
19:40:08 4 commission's recommendation to council asks that
19:40:12 5 this piece be extended down to the south line of
19:40:14 6 that parking lot and it has been and we're in
19:40:18 7 perfect agreement with that.

19:40:20 8 The other major recommendation was
19:40:26 9 that any walkways, roadways, access roads,
19:40:28 10 et cetera, within the project be paved in some
19:40:32 11 way, shape or form; and we're in agreement with
19:40:36 12 that. This being a public hearing, council is
19:40:42 13 hearing from us and council will hear from any of
19:40:44 14 you who are going to speak.

19:40:50 15 At the joint meeting there were a
19:40:50 16 number of questions both from council for the
19:40:54 17 planning commission and from the audience and I
19:40:56 18 would like to address those questions tonight to
19:40:58 19 council.

19:41:00 20 Probably the biggest concern
19:41:02 21 expressed by several members of council dealt with
19:41:06 22 the financial situation involving this whole move
19:41:12 23 that -- that we're bringing to Brookville and how
19:41:18 24 it's going to work, is it going to be able to
19:41:22 25 afford to do this. Well, so let me start by

19:41:26 1 saying that the fairgrounds in Dayton, where the
19:41:30 2 current location is, is going to be sold for
19:41:34 3 fifteen million dollars. The Montgomery County
19:41:38 4 Fair Board, the Montgomery County Agricultural
19:41:46 5 Park & Exhibit Center's agreement with
19:41:48 6 Miller-Valentine is that the fifteen million
19:41:50 7 dollars that they're going to pay the county, the
19:41:54 8 county is going to pay to us. In addition,
19:41:58 9 Miller-Valentine has other financial commitments
19:42:02 10 to us that will take that amount to at least
19:42:04 11 sixteen million dollars and it could go as high as
19:42:08 12 eighteen million dollars.

19:42:08 13 Obviously, we're going to have to buy
19:42:10 14 the property. That's going to be a chunk of
19:42:12 15 change and that's going to come off of that
19:42:16 16 sixteen million dollar figure. From that we
19:42:18 17 anticipate putting away a three million dollar
19:42:20 18 reserve fund right off the bat.

19:42:22 19 The construction budget has been
19:42:32 20 extensively reviewed by both Miller-Valentine and
19:42:36 21 ourselves. We think we've got it down pretty
19:42:40 22 well. That cost is going to be right around nine
19:42:44 23 million dollars. Of the fifteen million dollars
19:42:46 24 that comes to us from the county, that
19:42:50 25 construction budget money will be set aside. So

19:42:54 1 that money will be in the bank before the first
19:42:56 2 spade of dirt is turned and it will equal or
19:43:02 3 exceed the dollar amount of the final construction
19:43:04 4 cost per Miller-Valentine. So money-wise to get
19:43:10 5 this from -- from concept to completion is there,
19:43:16 6 squared away, money in the bank. We're not going
19:43:20 7 to start without it.

19:43:22 8 That was one of the questions, what's
19:43:22 9 going to happen if you get halfway through and run
19:43:26 10 out of money. Well, we're not going to run out of
19:43:28 11 money because we are planning on how to get it
19:43:30 12 done to completion.

19:43:32 13 The other question was the financial
19:43:34 14 question that dealt with operations. So let me --
19:43:36 15 let me just run through the existing fairgrounds
19:43:40 16 operation as a starter to give you an idea. The
19:43:46 17 ten-year average annual total receipts, meaning on
19:43:50 18 an average annual year the total receipts over the
19:43:54 19 last ten years has been about seven hundred and
19:43:58 20 fifty-one thousand dollars. So every year the
19:44:00 21 existing fair has earned about seven hundred and
19:44:04 22 fifty-one thousand dollars.

19:44:08 23 The average cash receipts over cash
19:44:14 24 disbursements -- let me say that differently. The
19:44:16 25 average cash receipts over cash disbursements on

19:44:20 1 an annual basis is a minus nine thousand five
19:44:24 2 hundred and sixty dollars, meaning that some years
19:44:28 3 we lost money, some years we've made money. Our
19:44:32 4 average over ten years has been a nine thousand
19:44:36 5 five hundred dollar loss. So every year we've had
19:44:38 6 to dip into reserves if we had them or we carried
19:44:42 7 it forward to the next year. We will not be
19:44:46 8 coming to Brookville carrying with us any back
19:44:52 9 debt that has to be paid out of any of the money
19:44:54 10 we're going to be paid from the county.

19:44:56 11 So if everything equal -- if
19:45:00 12 everything is equal, our first year of operation
19:45:02 13 at the Brookville location, if we bring in seven
19:45:08 14 hundred and fifty-one thousand dollars and we have
19:45:10 15 expenditures of seven hundred and sixty-one
19:45:14 16 thousand dollars, which is what this would tell
19:45:16 17 us, so we have a nine thousand five hundred dollar
19:45:20 18 loss, we're going to be about forty thousand
19:45:28 19 dollars ahead. And how are we going to do that?
19:45:30 20 We're going to be ahead of the game -- I'm sorry,
19:45:34 21 eight thousand dollars ahead and the way we're
19:45:36 22 going to do that is from the reserve funds.

19:45:38 23 Three million dollars at three
19:45:40 24 percent is going to pay ninety thousand dollars.
19:45:42 25 If we have a ten thousand dollar loss, that's

19:45:46 1 eighty thousand dollars. So right off the bat
19:45:48 2 just with the reserve fund, we'll have eighty
19:45:52 3 thousand dollars' cash flow for that first year.

19:45:56 4 That does not take into account any
19:45:58 5 reductions in our annual costs for maintenance and
19:46:04 6 upkeep incurred by the Montgomery County
19:46:08 7 Agricultural Society at the current fairgrounds,
19:46:10 8 which is a significant dollar amount on an annual
19:46:14 9 basis because trying to hold together with baling
19:46:16 10 wire and scotch tape a building with an
19:46:20 11 infrastructure that's over a hundred years old is
19:46:22 12 expensive. We estimate that our maintenance and
19:46:24 13 upkeep costs at a new location will be nominal.
19:46:28 14 Accordingly, we expect to achieve a significant
19:46:32 15 savings for at least the first ten years in the
19:46:34 16 life of the fairgrounds in Brookville.

19:46:36 17 The Round House, which currently does
19:46:38 18 not have a state-of-the-art interior that allows
19:46:46 19 us to utilize it in very many ways, will have --
19:46:50 20 when it moves here and is reconstructed and
19:46:54 21 refurbished, that, we believe, will spin off forty
19:46:58 22 to forty-five, maybe as high as fifty thousand
19:47:02 23 dollars a year. Our ability to attract
19:47:06 24 agriculturally-related events that won't touch us
19:47:10 25 in downtown Dayton will provide a positive cash

19:47:14 1 flow. Our ability to sell naming rights on
19:47:16 2 various structures within the proposed new
19:47:20 3 fairgrounds will enhance our reserves and increase
19:47:22 4 our annual income.

19:47:24 5 The question -- the other question
19:47:30 6 that -- that I've already dealt with was how are
19:47:32 7 we going to get from -- from -- from commencement
19:47:36 8 to completion, and I've already explained that --
19:47:38 9 the way the money is going to flow. That, I hope,
19:47:42 10 answers all of the questions with regard to the
19:47:46 11 financial aspects of this. If you have any more
19:47:48 12 questions, please, bring them to our attention.

19:47:50 13 Security is another issue that was of
19:47:52 14 very great concern, and it should be. We covered
19:47:56 15 police and fire in the joint presentation. Both
19:47:58 16 the Brookville Police Department and Brookville
19:48:02 17 Fire Department have communicated in writing that
19:48:06 18 they're in a position to handle whatever the
19:48:10 19 issues are on a regular basis. Increased
19:48:14 20 activity, of course, will generate increased
19:48:18 21 security needs which we'll be responsible for.
19:48:20 22 The site will be lighted for nighttime activity.
19:48:24 23 The site itself will be fenced. As I indicated,
19:48:28 24 depending on the event, additional security will
19:48:32 25 be provided. And, of course, we'll be providing

19:48:34 1 additional security, fire and EMS during the fair.

19:48:40 2 The exact nature of any camera
19:48:42 3 security, that was a question that was asked, has
19:48:46 4 not been spec'd, but the budget has money built in
19:48:50 5 it to install one. So we anticipate a camera-type
19:48:54 6 of security system in addition to everything else.

19:48:58 7 The question was asked during --
19:49:02 8 okay. Let me put that differently. The
19:49:04 9 question -- the question of what sort of decision
19:49:08 10 council has to make tonight, actually two weeks
19:49:12 11 from tonight, was that although it may be a nice
19:49:18 12 amenity, the decision really needs to be a
19:49:20 13 business decision and, Mr. Mayor and city council,
19:49:24 14 we wouldn't want you to look at this any other way
19:49:28 15 than as a business decision. We, ourselves, are
19:49:32 16 only looking at this decision from a business
19:49:34 17 perspective. There are a whole lot of other
19:49:36 18 pluses, of course there are, but ultimately it's a
19:49:40 19 business decision for us too.

19:49:42 20 The exact reason why we are leaving
19:49:44 21 downtown Dayton is because of our inability to
19:49:46 22 make a strong grow of the county fair in its
19:49:50 23 current location. Our business decision is that
19:49:54 24 we want to move to the Brookville location to be
19:49:58 25 closer to our constituents, to provide better

19:50:02 1 access for all events to be held at the new
19:50:04 2 location, to offer significantly better facilities
19:50:08 3 organized in such a fashion to be inviting as well
19:50:12 4 as more functional, as well as, of course, to
19:50:14 5 attract more business.

19:50:16 6 It's located on a significant, large
19:50:18 7 piece of property. It gives us more room, more
19:50:20 8 opportunities and more options. It's no different
19:50:22 9 from the insurance guy who moves from the old part
19:50:24 10 of town to the new part of town or a restaurant
19:50:28 11 who moves from a secondary location to a primary
19:50:32 12 location. That's why we're moving. It's a
19:50:34 13 business decision.

19:50:34 14 What's the city's business decision
19:50:36 15 in all of this? Well, part of what the city has
19:50:40 16 to think about is that they're putting a sixty-six
19:50:42 17 acre-plus piece of vacant ground into production
19:50:46 18 without significantly impacting the amount of
19:50:52 19 additional vacant industrial ground currently
19:50:54 20 within Brookville. It's not that this is the only
19:50:56 21 ground available for industrial use. You're
19:51:02 22 getting a fifteen-million-dollar investment in
19:51:04 23 infrastructure and buildings, which over time can
19:51:08 24 grow to as high as twenty-five million dollars.

19:51:10 25 There will be a positive interplay

19:51:14 1 created between the Brookville Schools and 4-H and
19:51:18 2 FFA folks. The youth of Brookville and
19:51:18 3 surrounding communities will benefit mightily from
19:51:20 4 the location of the Montgomery County Agricultural
19:51:26 5 Park & Exhibit Center in Brookville.

19:51:26 6 This is a huge plus for the city
19:51:30 7 providing additional sources of business and thus,
19:51:32 8 revenue for existing businesses of Brookville will
19:51:36 9 be a natural spinoff. Are we going to generate
19:51:40 10 income tax? Yes, we're going to generate some
19:51:42 11 income tax, but there's not a lot of employees.
19:51:46 12 There's not going to be a lot of income tax. At
19:51:48 13 the same time -- well, back up.

19:51:50 14 The project will not pay real estate
19:51:54 15 taxes because it's a tax-exempt organization, so
19:51:56 16 there will be no real estate taxes coming off of
19:51:58 17 this property. Our project will generate
19:52:02 18 additional sales tax dollars. It will generate
19:52:04 19 additional income tax dollars. At what magnitude,
19:52:08 20 who knows, but it will generate increases in tax
19:52:10 21 dollars all of which benefits the city.

19:52:12 22 Moreover, we have taken a piece of
19:52:14 23 ground that's been vacant for over thirty years --
19:52:18 24 thirteen years and putting long-term viable life
19:52:20 25 into it. We anticipate that this new life will be

19:52:24 1 a catalyst for future development within the
19:52:26 2 immediate area bringing new jobs and tax revenue
19:52:30 3 to the city. For little or nothing, the park of
19:52:34 4 the county -- the city is getting a brand-new
19:52:36 5 park. This use will be on the edge of the
19:52:42 6 community on the other side of I-70. It will be
19:52:46 7 available to the residents year round, if for no
19:52:50 8 other reason than they want to go fly a kite or go
19:52:54 9 take a walk on the streets for exercise.

19:52:56 10 Is it a good use of ground for the
19:53:00 11 city? The city has a comprehensive plan. The
19:53:04 12 comprehensive plan for any city is the controlling
19:53:08 13 document from which all of your zoning flows. The
19:53:12 14 comprehensive plan for the City of Brookville,
19:53:16 15 which is a -- a kind of vision document for how
19:53:20 16 the city would like it to be developed,
19:53:24 17 specifically includes exactly what we are
19:53:26 18 proposing with the I, industrial district, of the
19:53:30 19 Brookville zoning code. It specifically includes
19:53:34 20 recreational uses. Immediately adjacent to these
19:53:42 21 large tracts of land developed property within the
19:53:44 22 City of Brookville are also tracts of undeveloped
19:53:46 23 property that could be -- that's available to the
19:53:50 24 city, meaning that there's no dearth of industrial
19:53:56 25 property to be developed.

19:53:56 1 Let me run through some of the
19:53:58 2 miscellaneous issues that were raised. Beer and
19:54:02 3 wine are the only alcoholic beverages that will be
19:54:06 4 sold at the fair. By state law the beer and wine
19:54:08 5 sold at the fair must be dispensed and consumed
19:54:10 6 within an enclosed area. Nobody walks around the
19:54:14 7 fairgrounds drinking beer and wine. To the extent
19:54:18 8 the fairgrounds are rented out for a function and
19:54:20 9 the function operators want to include beer and
19:54:24 10 wine, they obtain a temporary license and they pay
19:54:26 11 for it. So, for example, a beer and wine fest,
19:54:30 12 which incidentally wouldn't be confined to a
19:54:34 13 section of the fairgrounds, would have to attain a
19:54:38 14 temporary beer and wine license in order to have
19:54:40 15 its function.

19:54:42 16 Will the drainage study be shared?
19:54:46 17 There will be a drainage study. The drainage
19:54:50 18 study will be reviewed by the city's engineer.
19:54:52 19 The calculations will be checked and rechecked.
19:54:56 20 Before the first spade of dirt is turned, that
19:55:00 21 document will have been fully vetted and approved
19:55:02 22 by the city's engineering consultants, so,
19:55:08 23 obviously, yes, that will be shared.

19:55:14 24 The bike path, the bike path, as you
19:55:16 25 know, runs along the south side of this property.

19:55:20 1 There's been talk with the MetroParks people who
19:55:22 2 have jurisdiction of the bike path. They're
19:55:26 3 ecstatic about the fact that it will be located
19:55:26 4 and it will be located to a use such as this.
19:55:30 5 They're very happy that we're going to be putting
19:55:32 6 bike racks in. They see this as a way to boost
19:55:36 7 the use of the bike path. They seem to be very
19:55:38 8 pleased with what's happening there.

19:55:42 9 What about noise? The mayor made a
19:55:50 10 very thorough presentation at the joint meeting
19:55:54 11 about the noise. We think that -- that the noise
19:55:58 12 issue is a bit of a red herring, but certainly,
19:56:02 13 we're going to be prepared to address it if it
19:56:04 14 becomes a problem. As part of the most recent
19:56:08 15 design for the site, this first phase was really
19:56:12 16 moved -- it originally was much closer to the
19:56:16 17 Salem Lewisburg Road and it was moved more into
19:56:20 18 the center of the project to the extent that the
19:56:26 19 racetrack comes in, it's way up here to the north
19:56:28 20 part of the project. Of course, 70 is way over in
19:56:32 21 here somewhere. We just don't think there's going
19:56:36 22 to be a noise issue.

19:56:38 23 Driving into town, I'm thinking to
19:56:40 24 myself, okay, so here I am at the Chevrolet
19:56:42 25 dealer, could I be hearing a tractor pull from the

19:56:46 1 fairgrounds at the -- from the Chevy dealership?
19:56:52 2 I don't think so. So we don't think noise is
19:56:56 3 going to be a big issue, but we haven't turned our
19:56:58 4 back on it and we'll be prepared to address it, if
19:57:00 5 necessary.

19:57:02 6 Motorcycle races, motorcycle races
19:57:04 7 will occur when the track goes in. No track,
19:57:08 8 we're not going to be doing dirt bikes, motorcycle
19:57:12 9 races around the fairgrounds, so you don't have to
19:57:16 10 worry about that.

19:57:16 11 Yes, there will be events at the
19:57:20 12 location other than the fair. Those events will
19:57:22 13 occur throughout the year. Some of these
19:57:28 14 facilities are enclosed. Some of them are open
19:57:30 15 air. Of course, the Round House is certainly a
19:57:34 16 twelve-month-out-of-the-year operation. They will
19:57:40 17 host weddings, family gatherings, club gatherings,
19:57:42 18 other type of indoor events. The outdoor facility
19:57:46 19 will host any number of agricultural events and
19:57:48 20 horse shows in the spring, summer, fall time
19:57:52 21 frame.

19:57:52 22 Arlington Road will not have to be
19:57:54 23 expanded to four lanes; so, therefore, the city is
19:57:56 24 not going to have to invest in widening the road.
19:58:02 25 The Montgomery County Agricultural Park & Exhibit

19:58:04 1 Center are going to be responsible for all
19:58:06 2 infrastructures, as you heard earlier tonight,
19:58:10 3 within the project. Sewer and water is currently
19:58:12 4 in West Campus Boulevard, but anything that occurs
19:58:16 5 on-site is our responsibility.

19:58:24 6 The Montgomery County Agricultural
19:58:26 7 Park & Exhibit Center is responsible -- solely
19:58:28 8 responsible for the care and maintenance and
19:58:30 9 upkeep of the park. So while your family is in
19:58:34 10 there flying a kite, walking the streets, having a
19:58:38 11 picnic or just participating in whatever event is
19:58:40 12 going on, the care and maintenance and operation
19:58:42 13 of that facility is going to be the park's
19:58:46 14 responsibility and -- and at our cost. The city
19:58:50 15 is not going to be maintaining that site.

19:58:52 16 The mayor made a very strong point
19:58:56 17 about this. Let me just reiterate quickly.
19:58:58 18 Remember that this sixty-six acre, plus or minus,
19:59:02 19 parcel is owned by a private person. It's owned
19:59:06 20 by a guy named Joe Walker. The City of Brookville
19:59:12 21 owns no part of this property; therefore, they're
19:59:14 22 not going to be selling any part of it. They
19:59:18 23 don't own any part of it. We're going to be
19:59:20 24 buying the entire parcel from Mr. Walker.

19:59:22 25 So where does the Montgomery County

19:59:28 1 Agricultural Society and Exhibit Center stand on
19:59:28 2 the recommendations from the planning commission?
19:59:30 3 As noted, the two big issues dealt with the
19:59:36 4 extension of West Campus Boulevard from this
19:59:38 5 point, where we were originally showing you, to
19:59:40 6 this point, which is where the planning commission
19:59:42 7 has recommended that it move, is acceptable to us.
19:59:46 8 This cost is about two hundred and eighty thousand
19:59:50 9 dollars. This cost is about another hundred
19:59:54 10 thousand. So the fairgrounds is going to have
19:59:56 11 about three hundred and eighty thousand dollars,
19:59:58 12 plus or minus, wrapped up in the extension of the
20:00:00 13 West Campus Boulevard from this point to this
20:00:04 14 point. This represents about forty percent of the
20:00:08 15 total length of the extension of West Campus
20:00:12 16 Boulevard from this point down to here, which is
20:00:14 17 the Lewisburg Salem Road.

20:00:18 18 The other point, as I mentioned
20:00:20 19 earlier, was paving. Paving all of the public
20:00:24 20 areas where there's going to be walking, driving,
20:00:26 21 et cetera, and that is also acceptable. We
20:00:30 22 accept, in other words, the recommendations of the
20:00:32 23 planning commission and the recommendations of
20:00:36 24 city council. We have no quarrel with any of it.

20:00:46 25 The total cost of this road extension

20:00:48 1 is about eight hundred thousand dollars from
20:00:50 2 beginning to end. The reason that we're not
20:00:54 3 extending it all of the way is because this
20:00:56 4 portion is all that we need, and then some, to be
20:01:02 5 able to operate phase one of the fairgrounds. Joe
20:01:08 6 Walker doesn't need any of this because he has no
20:01:14 7 user at this point. In fact, he hasn't had any
20:01:16 8 users for thirteen years. This portion, although
20:01:22 9 the connection is always -- to have alternate
20:01:30 10 sources of access is always a plus. We will have
20:01:34 11 emergency access into the site off of Salem
20:01:38 12 Lewisburg Road, but we don't need this road to
20:01:44 13 operate. Public safety does not require this
20:01:46 14 extension in order to operate and to our
20:01:52 15 knowledge, there's no real pressing need for this
20:01:54 16 connection from the city's perspective under
20:01:58 17 current circumstances.

20:02:06 18 To reiterate, the Montgomery County
20:02:08 19 Agricultural Park & Exhibit Center accepts and is
20:02:10 20 ready, willing and able to proceed based upon the
20:02:12 21 planning commission's recommendation with its
20:02:16 22 conditions before you tonight, Mr. Mayor and
20:02:18 23 council. And my understanding is that I'll be
20:02:22 24 turning this over to the public for their
20:02:24 25 questions, comments and concerns, and then we'll

20:02:26 1 be available for any questions afterwards. Thank
20:02:30 2 you.

20:02:40 3 MR. SEAGRAVES: Can you hear me okay?

20:02:40 4 Well, once again, let me go over a couple of
20:02:48 5 ground rules. We're going to take comments and
20:02:54 6 thoughts or opinions at this time to be addressed
20:02:56 7 to us or to the presenters. As you come forward,
20:03:00 8 please state your name, address, and the fact that
20:03:04 9 you've been sworn in, okay, or I'll have to stop
20:03:06 10 you and ask you to do so.

20:03:08 11 Before we get started, it's wonderful
20:03:12 12 to see everybody here. It's nice to know that
20:03:16 13 there are people that care and are concerned about
20:03:18 14 the decisions and the things that are taking place
20:03:22 15 in the community. A lot of times you get lost in
20:03:24 16 the fact that no one comes to the meetings and
20:03:26 17 council feels like from time to time there's seven
20:03:30 18 of us trying to make decisions and we hope
20:03:32 19 everyone else is relying on us to. When we see a
20:03:38 20 house like this and this kind of attendance, it's
20:03:42 21 nice to know that there's interest and people are
20:03:44 22 concerned for the betterment of your community.

20:03:48 23 While I've got everyone's attention,
20:03:48 24 I'll thank everyone again. And I want to thank
20:03:52 25 Superintendent Hopkins for providing this

20:03:54 1 wonderful facility. Tim, if you are still with
20:03:58 2 us, thanks so much. It's a beautiful, beautiful
20:04:04 3 facility. I would rather be here than the council
20:04:08 4 chambers trying to fit two hundred people under
20:04:10 5 that setting. Tim, thank you again.

20:04:12 6 At this time we'll start with our
20:04:14 7 citizens out there. You're welcome to come up and
20:04:18 8 say hello. Just keep -- as I say, you're welcome
20:04:24 9 to come up and stand in line or if you feel you
20:04:26 10 want to wait until it's your turn, we've got
20:04:30 11 plenty of time. Thank you.

20:04:32 12 MS. HAWVERMALE: Good evening,
20:04:34 13 Council Members. I'm Janet Hawvermale, 4112
20:04:38 14 Weaver Road, Germantown, Ohio. I'm a fair board
20:04:42 15 member.

16 MR. SEAGRAVES: Ma'am, I'm going to
17 stop you.

20:04:44 18 MS. HAWVERMALE: And I have been
20:04:46 19 sworn in.

20:04:46 20 MR. SEAGRAVES: You're going to hear
20:04:46 21 that quite a bit tonight.

20:04:50 22 MS. HAWVERMALE: I forgot. Okay.
20:04:50 23 I've been associated with the fair since 1952,
20:04:56 24 although I'm only twenty-nine, but as a 4-H
20:05:00 25 member, as a exhibitor, as a 4-H advisor and I'm

20:05:04 1 on the fair board. I've seen the fair through the
20:05:08 2 best part and I've seen it start crumbling. I
20:05:14 3 envision with the new property as a place where
20:05:18 4 people can congregate with their families and
20:05:22 5 their friends enjoying the past, the present and
20:05:26 6 the future. The Montgomery County Agriculture
20:05:30 7 Park & Event Center can become a hub for
20:05:32 8 entertainment, education and ingenuity. As our
20:05:36 9 name says, we can become a center for weddings,
20:05:40 10 receptions, graduations, trade shows and a
20:05:42 11 multitude of entertainment.

20:05:46 12 We used to always hear that you can
20:05:50 13 go to grandma and grandpa's for the summer to be
20:05:52 14 on the farm. There's no such thing hardly
20:05:56 15 anymore. They're all mega farms. There's no
20:06:00 16 family farms, and I look at this fairgrounds to be
20:06:02 17 grandma and grandpa's place. We have -- in our
20:06:08 18 buildings at the present fair, we have the baby
20:06:10 19 animals that the kids can play with and see. We
20:06:14 20 have educational -- the Junior Fair Board and the
20:06:18 21 4-H exhibitors on Fridays at the existing fair put
20:06:22 22 on an educational day where schools can come in
20:06:26 23 and they tell them about all of the projects.

20:06:32 24 We want -- we want to make this a
20:06:34 25 green area. We want to show things that can be

20:06:40 1 done earth wise, so those are some of our
20:06:42 2 educational intentions. It can become an
20:06:48 3 educational place for the school children from
20:06:52 4 this area and from the county where mom and dad
20:06:56 5 don't have to worry about their children's safety.
20:06:58 6 Thank you.

20:07:02 7 MR. SEAGRAVES: Thank you.

20:07:02 8 MS. FLORY: Hello, my name is Laura
20:07:10 9 Flory and my address is 1013 Dayton Pike,
20:07:14 10 Germantown, and I was sworn in. Is that I'm
20:07:20 11 supposed to say?

20:07:20 12 MR. SEAGRAVES: Thank you, Laura.

20:07:22 13 MS. FLORY: I want to start out by
20:07:24 14 saying thank you for everyone that came out
20:07:26 15 tonight. No matter if you're for or against or
20:07:28 16 just here to educate yourself on the topic at
20:07:30 17 hand, I appreciate your commitment.

20:07:32 18 Like I said, my name is Laura Flory.
20:07:34 19 I am an eleven-year member of the K&L 4-H Club and
20:07:38 20 the experiences I had through 4-H and the
20:07:42 21 opportunities that I got will make me a lifetime
20:07:44 22 supporter of the 4-H program. During my active
20:07:48 23 years and since then, I have held a lot of
20:07:50 24 different roles. I've been an Ohio State 4-H
20:07:54 25 ambassador, a camp counselor, a Junior Fair Board

20:07:54 1 officer, fair queen and the list goes on and on.

20:08:02 2 When I was a girl in 4-H, I would --
20:08:04 3 I was the one who went to the fair, I would unload
20:08:08 4 my animals on Tuesday and I would not leave the
20:08:12 5 fairgrounds until everything was packed up on
20:08:14 6 Monday. I lived for that week and I think I speak
20:08:16 7 for a lot of 4-H'ers that we look forward to that
20:08:20 8 whole week the entire year. As soon as we finish,
20:08:22 9 we are ready for the next year to start. But, I
20:08:24 10 mean, who wouldn't be excited for it because you
20:08:26 11 get to spend the entire week at the fair. It was
20:08:30 12 like a giant sleep-over with your friends, but
20:08:32 13 looking back, there were kind of some security
20:08:34 14 issues. The location of our fair, you can't just
20:08:36 15 run around and have fun and be with your friends
20:08:40 16 without having that in the back of your mind. You
20:08:42 17 may not have it when you're younger, but you
20:08:44 18 definitely have it as you get older and I see that
20:08:44 19 now.

20:08:46 20 So most of my friends are or were
20:08:48 21 from Brookville and this has been a destination
20:08:50 22 for me for years, and I've watched it change over
20:08:52 23 the years, and may I say decades, and that's why I
20:08:56 24 would love the Montgomery County Agricultural
20:08:56 25 Park & Event Center to come here.

20:09:06 1 I could stand up here for hours and
20:09:08 2 talk about the benefits, but due to restriction on
20:09:10 3 time, I'm just going to focus on a few points.
20:09:12 4 For those of you that don't like change or don't
20:09:16 5 want the new facility to be in Brookville, please
20:09:18 6 consider the following. Change is inevitable.
20:09:20 7 Any change, even a change for the better, is
20:09:22 8 always accompanied by drawbacks and discomfort.
20:09:24 9 If you think you're a person avoiding change, I
20:09:28 10 challenge you to go home and pull out an old photo
20:09:30 11 album and look through and find things that have
20:09:32 12 not changed. I have a feeling it will be a little
20:09:34 13 difficult.

20:09:36 14 So let's take a look at the facts.
20:09:38 15 We, as a population, are growing and if you don't
20:09:40 16 believe me, take a look at the growth and
20:09:42 17 development between Dayton and Cincinnati. With
20:09:44 18 Brookville being located on I-70, it's only a
20:09:46 19 matter of time before things move in, so why not
20:09:50 20 take this opportunity to make a change and keep
20:09:52 21 the rural feel. If it's not the agricultural and
20:09:54 22 event center, it could be a factory, a gravel pit
20:09:56 23 or something that doesn't promote the current feel
20:10:02 24 that Brookville exudes.

25 Those that are having difficulty with

20:10:04 1 change, trust me when I say this, that you are not
20:10:06 2 alone. I'm sure people were against the I-75
3 opening in 1964 and I'm sure people were against
20:10:12 4 the first restaurant, hotel or bar or many other
20:10:14 5 things that have come to define Brookville as a
20:10:18 6 destination.

20:10:18 7 Looking back it may be hard for some
20:10:20 8 of you to imagine life here without some of those
20:10:22 9 things. So now, let's fast forward a few years.
20:10:24 10 You're getting home only minutes after leaving the
20:10:28 11 wonderful Montgomery County fair or maybe your
20:10:30 12 grandchild's wedding reception or maybe you took
20:10:32 13 your child and her friends to their first concert
20:10:36 14 and as you reflect on the memories, for example,
20:10:38 15 let's say your daughter got her first front row
20:10:40 16 ticket and her favorite artist sang her favorite
20:10:44 17 song directly to her because you could spend the
20:10:46 18 money on the front row ticket instead of dinner
20:10:48 19 and hotel out of town. At that moment you can
20:10:52 20 take pride in knowing that you played a role today
20:10:56 21 in setting those memories in motion.

20:10:58 22 Some of you might be saying that you
20:11:00 23 can do those things anywhere else. Well, that's
20:11:02 24 true, but how many times have you gone to a fun,
20:11:04 25 exhausting day and at the end of the day found

20:11:06 1 yourself going I would do anything to click my
20:11:08 2 heels and be home. With supporting this move, you
20:11:12 3 can make that a reality. This will be a place
20:11:16 4 with family and friends making memories that will
20:11:18 5 last a lifetime. I hope down the road you'll ask
20:11:20 6 yourself what was Brookville like before we had
20:11:24 7 this and I hope it's just a faint memory
20:11:26 8 overwhelmed with new memories, traditions for
20:11:26 9 friends and family -- memories and traditions that
20:11:30 10 were made by friends and family at the Montgomery
20:11:32 11 County Agricultural Park & Event Center.

20:11:34 12 It's for these reasons and many, many
20:11:36 13 more that I would be willing to share without a
20:11:38 14 time restriction, but I'm now going to ask that
20:11:40 15 you please join us in supporting making Brookville
20:11:44 16 the new home of the Montgomery County Agricultural
20:11:46 17 Park and Event Center so we can share with you how
20:11:48 18 4-H'ers live the motto of making the best better.
20:11:52 19 Thank you.

20:11:56 20 MR. SEAGRAVES: Thank you.

20:11:58 21 MR. SCHREIER: My name is Curt
20:12:02 22 Schreier. I live at 157 Timberwolf Way in
20:12:04 23 Brookville. Yes, I have been sworn in. I came to
20:12:08 24 the first public hearing with some thoughts in
20:12:10 25 mind based on what I had read, but I wanted to

20:12:12 1 listen objectively and form a solid opinion on
20:12:16 2 this project. I came away pleased with the
20:12:18 3 overall project and data put together to support
20:12:20 4 various arguments. Multiple discussions with
20:12:22 5 friends and colleagues about this project have
20:12:24 6 also been positive. We can get hung up on a lot
20:12:26 7 of detail and there's tons of data that the
20:12:30 8 Montgomery County Fair Board has proven their
20:12:32 9 longevity and financial stewardship and they also
20:12:34 10 presented data to support that tonight.

20:12:36 11 There are no perfect projects and
20:12:38 12 with no risk there is no reward. Successful
20:12:42 13 business and people take calculated risks to be
20:12:46 14 successful. I see the following as benefits to
20:12:52 15 this project. Increased traffic, no, I'm not
20:12:54 16 talking about cars. I'm talking about people
20:12:58 17 traffic coming to our town. Bringing people in
20:13:00 18 for events and not just the fair is momentum and
20:13:06 19 potential for opportunities and businesses to come
20:13:06 20 to Brookville. These people will also be spending
20:13:10 21 their money at local businesses to help support
20:13:12 22 our local retail and businesses.

20:13:16 23 Along with bringing in these new
20:13:18 24 faces, having the fairgrounds in a rural area such
20:13:22 25 as Brookville will also cater to the people that

20:13:24 1 the fair is intended to attract. Having the site
20:13:28 2 in Dayton doesn't encourage enough rural kids to
20:13:32 3 attend and get more involved -- 4-H, FFA, scouts,
20:13:36 4 et cetera.

20:13:36 5 This project also will give
20:13:38 6 Brookville name recognition. We need to take
20:13:40 7 opportunities to get Brookville's name mentioned
20:13:42 8 for positive things and the fair and associated
20:13:46 9 events presents this opportunity. The majority of
20:13:48 10 people I've talked with are in favor of this
20:13:52 11 project and I feel it will further put Brookville
20:13:54 12 on the map.

20:13:56 13 Forward-looking thinking, we cannot
20:14:00 14 be the same Brookville we've always been. Too
20:14:02 15 many people in this town will live in a bubble and
20:14:06 16 resist this change. The bubble may be comfortable
20:14:10 17 for some, but it will eventually suffocate us.
20:14:12 18 Our city's motto is a proud and progressive
20:14:14 19 community and we need to embrace that. This gives
20:14:18 20 us an example of a positive negotiation.

20:14:22 21 Brookville needs to create an example
20:14:22 22 of this forward thinking and be able to present
20:14:26 23 these examples where new opportunities are
20:14:28 24 embraced versus turned away. Our other possible
20:14:34 25 suitors will hear about negative interactions and

20:14:36 1 decide not to come to the negotiating table at
20:14:38 2 all. Hopefully, that will lead to further growth
20:14:42 3 of this community with new businesses.

20:14:46 4 This project will also create a blend
20:14:48 5 of industry and agriculture. If we had multiple
20:14:52 6 businesses lined up waiting to come here, I would
20:14:56 7 lean towards that scenario. Since that is not the
20:14:58 8 case, let's take advantage of an opportunity to
20:15:04 9 diversify our community and have a blend of both
20:15:06 10 business and agricultural and varying, different
20:15:10 11 cultural events.

20:15:12 12 For all of these reasons, I support
20:15:14 13 this project and ask council to strongly consider
20:15:18 14 the positives that the Montgomery County
20:15:20 15 Agricultural Park & Event Center can bring
20:15:22 16 Brookville. Thank you.

20:15:22 17 MR. SEAGRAVES: Curt, thank you.

20:15:28 18 MS. BLACKBURN: Hello, my name is Ann
20:15:32 19 Blackburn and I have been sworn in. My address is
20:15:34 20 1162 Captains Bridge in Centerville and I am
20:15:38 21 reading on behalf of Heather Hawvermale. This is
20:15:42 22 an emotional write -- thing that she wrote. She
20:15:48 23 grew up, as did Laura Flory, going to the fair in
20:15:52 24 Dayton and the decision for her to move was hard
20:15:56 25 for her to support because her heart is there, but

20:16:00 1 she sees the value in it and she went out to find
20:16:04 2 what others thought of this in various counties
20:16:06 3 and this was her find.

20:16:08 4 In Miami County, Subway, the owner
20:16:10 5 who is a mile away, felt that she had slight
20:16:14 6 increases in business. A 4-H advisor comes in
20:16:18 7 every year and makes a large order for the kids in
20:16:20 8 between shows so they don't have to leave the ag
20:16:22 9 area to get food. She has had no problems with
20:16:26 10 noise or an increase in traffic.

20:16:28 11 The Vault Tavern, three blocks away
20:16:32 12 from the fair, Rosie, the owner, said there is no
20:16:34 13 change in business. The noise from the tractor
20:16:36 14 pulls or concerts is not a problem and she enjoys
20:16:40 15 having the fair so close she can walk there after
20:16:42 16 work.

20:16:44 17 Warren County, The Golden Lamb, Didi,
20:16:48 18 the sales manager says The Golden Lamb has in no
20:16:50 19 negative way been affected by the fair. They're
20:16:52 20 about a mile away from the fairgrounds and the
20:16:54 21 traffic is no problem. The noise cannot be heard
20:16:56 22 even during the tractor pulls or concerts. Didi
20:17:00 23 has worked there thirty-seven years and she is
20:17:02 24 also a resident of Lebanon and lives less than a
20:17:06 25 half mile from the fairgrounds. She says that she

20:17:08 1 enjoys going to the fair and when her children
20:17:10 2 were smaller, they could walk to the fair. Noise
20:17:12 3 was never an issue because she usually has her air
20:17:16 4 conditioning on and she said that she lives in
20:17:18 5 between the varsity football field and fairgrounds
20:17:22 6 and the football makes just as much noise as the
20:17:24 7 fair.

20:17:24 8 Preble County, Twin Valley Equipment,
20:17:26 9 which is about a mile, she spoke with Laura. She
20:17:28 10 said that there is no negative impact on the
20:17:30 11 business, traffic isn't bad. Personally, she said
20:17:34 12 she goes to Preble County fair and likes that. It
20:17:36 13 is close and looks forward to it every year. She
20:17:40 14 also has a son that participates in the Montgomery
20:17:42 15 County fair tractor pull and said that her family
20:17:44 16 would probably attend more often if it were in a
20:17:46 17 more rural area. She said when they ran the
20:17:50 18 tractors to downtown Dayton, there are many
20:17:52 19 traffic problems getting in and out of downtown,
20:17:54 20 and they would enjoy the fair more if it were in
20:17:58 21 Brookville.

20:18:00 22 Brubaker Grain, a few blocks from the
20:18:00 23 fairgrounds, they have great increase in sales due
20:18:04 24 to the fair. It is March and they are already
20:18:06 25 starting to sell more show feed in preparation for

20:18:10 1 the fair. She stated that she thinks it increases
20:18:14 2 all small businesses in town because if you live
20:18:16 3 on the outskirts and you forget your toothbrush,
20:18:20 4 your garden hose or shovel, it is just as easy to
20:18:22 5 buy one rather than to run back home and get one.
20:18:24 6 They currently set up shop at the Preble,
20:18:28 7 Montgomery, Butler and this year they are
20:18:30 8 expanding to set up at the Warren County fair.
20:18:30 9 She stated their business loves the fair.

20:18:32 10 Rodney Cobb Chevrolet, less than a
20:18:36 11 mile from the fairgrounds, Susie said that July
20:18:38 12 and August are very hard sales months, but the
20:18:42 13 large amount of traffic can't hurt the car
20:18:44 14 business. She lives in downtown Eaton a few
20:18:48 15 blocks behind the car dealership and she
20:18:48 16 personally has no issues with the fair being in
20:18:52 17 the town that she lives in. She enjoys the fair.

20:18:54 18 In closing, Tony Capizzi, Dayton's
20:18:58 19 former city commissioner, said when I bought --
20:18:58 20 when I brought up bringing baseball to Dayton,
20:19:02 21 ninety percent of what I heard was negative sided.
20:19:04 22 Commissioner, it worked -- Commissioner, it won't
20:19:08 23 work because, it won't work because, and I kept on
20:19:10 24 saying let's find a way to make it work. That is
20:19:12 25 what we are creative about. Let's just look at it

20:19:16 1 in a positive way so that in itself it was a
20:19:20 2 challenge -- so that itself was a challenge to get
20:19:22 3 people to think there was a possibility that it
20:19:24 4 could work and be successful.

20:19:26 5 One Daytonian wrote to the local
20:19:28 6 newspaper, this is the dumbest idea to waste tax
20:19:32 7 money to come around in a long time. Finally, in
20:19:34 8 an article by Steve Inskip, a writer for WYSO
20:19:38 9 radio, early in 2014 baseball season, the minor
20:19:42 10 league Dayton Dragons will sell out their one
20:19:44 11 thousandth consecutive ball game at home, a record
20:19:48 12 in North American professional sports. This was
20:19:50 13 by Heather Hawvermale.

20:19:52 14 I would like to add -- I really
20:19:54 15 didn't come expecting to speak, but I would like
20:19:58 16 to add that I grew up in a rural area and my
20:20:02 17 favorite time of year was every year because my
20:20:06 18 grandparents lived right by the county fair and
20:20:08 19 they lived about a mile from the county fair and
20:20:10 20 it was the most amazing experience because that's
20:20:14 21 where my grandfather and I would walk and then we
20:20:16 22 would play our golf -- we would practice golf,
20:20:20 23 hitting golf balls at the county fair when the
20:20:22 24 fair wasn't happening. This fair is very
20:20:24 25 successful. They have something going on every

20:20:28 1 year, every season there's something going on.

20:20:30 2 And -- and as far as noise, if the --
20:20:34 3 if there was noise, it was never horrendous. It
20:20:36 4 was enjoyable. It was people enjoying themselves
20:20:38 5 and having fun. My grandparents never complained
20:20:42 6 about the fair being about a mile and a half away
20:20:44 7 from their house, and for me it was a good memory.
20:20:46 8 Thank you.

20:20:48 9 MR. SEAGRAVES: Ann, thank you.

20:21:00 10 MS. SARAH LANDIS: My name is Sarah
20:21:02 11 Landis and I have been sworn in and I live on 2660
20:21:08 12 Zehring Road, Farmersville, Ohio. I would first
20:21:10 13 just like to say that -- well, let me introduce
20:21:16 14 myself a little bit more. I am the Montgomery
20:21:16 15 County 2014 Fair Queen, along with (inaudible)
20:21:20 16 chapter president and the Happy Farmers president.

20:21:26 17 Along with that I would like to tell
20:21:28 18 everyone how nervous me and Eric are, but this
20:21:32 19 isn't just because we're shaking to get up in
20:21:34 20 front of you and talk, but it's because this is
20:21:36 21 something that is so passionate to all of us and a
20:21:40 22 move to this Brookville location would be such a
20:21:44 23 big step for us because it is something close to
20:21:46 24 home.

20:21:46 25 With that being said, many other

20:21:48 1 community members are hesitant about the
20:21:52 2 fairgrounds moving here because -- they're
20:21:58 3 hesitant because of the loud noise and the traffic
20:22:02 4 that's going to come in, but those activities and
20:22:04 5 events that may be bringing in the loud crowds and
20:22:08 6 the big traffic isn't what's going to be going on
20:22:12 7 every single night or every single weekend at the
20:22:14 8 fairgrounds.

20:22:14 9 This facility, the agricultural park
20:22:16 10 and event center, is more than just rock concerts
20:22:20 11 or tractor pulls or even just the fair that is one
20:22:24 12 week out of the year. Us 4-H members and FFA
20:22:26 13 members along with scouts, we look forward to our
20:22:30 14 vacation. That is what the week of the fair is.
20:22:34 15 When we take the whole year to be able to get
20:22:36 16 ready for this one week along with monthly 4-H
20:22:42 17 meetings that take -- take our whole summer and
20:22:46 18 all year round to get ready.

20:22:48 19 As soon as we get our animals, we are
20:22:50 20 keeping in mind that whether we're selling them at
20:22:54 21 the fair for market or whether we are just showing
20:22:56 22 them there, that that one week is what we're
20:22:58 23 looking forward to. Not only is it that one week,
20:23:02 24 but we also will be hosting clinics at this
20:23:04 25 fairgrounds for members that aren't only in our

20:23:08 1 county but from counties all over, such as Preble
20:23:12 2 County and Clark County. They have clinics as
20:23:14 3 well that I have attended myself, and others in my
20:23:16 4 club. We could be one of those counties that
20:23:20 5 hosts our own clinic. Along with our County
20:23:22 6 Kickoff that is coming up this Sunday, that will
20:23:24 7 be another event that will be held at our
20:23:26 8 fairgrounds along with our auction -- our benefit
20:23:30 9 auction for the fairgrounds and our benefit
20:23:32 10 dances.

20:23:32 11 Right now our benefit dance is held
20:23:34 12 here in Brookville at the park; but if we move our
20:23:38 13 fairgrounds to this community, we can host it at
20:23:42 14 the fair itself. Also with the benefit dances and
20:23:48 15 the kickoffs and the clinics and the one week out
20:23:50 16 of the whole year, it isn't those events that we
20:23:52 17 look forward to. It's the friends that we make
20:23:56 18 throughout those years. It's those friends that
20:23:58 19 we don't get to see every single day. It's our
20:24:02 20 family. These aren't just our blood brothers or
20:24:04 21 blood sisters. It is our friends that we cherish
20:24:08 22 throughout the year, and I would like to reiterate
20:24:12 23 on what I just said that I hope you keep in mind
20:24:14 24 our fair family. This is what we are passionate
20:24:18 25 about and like I said, I'm so nervous to get up

20:24:20 1 here and talk about it because I am so passionate
20:24:22 2 about it. Just keep that in mind and like I had
20:24:28 3 said before, that we want it out here so we can
20:24:30 4 look out at night when we're spending the night at
20:24:32 5 the fairgrounds and we see the stars. Just keep
20:24:34 6 that in mind. Thank you.

20:24:36 7 MR. SEAGRAVES: Sarah, thank you. Is
20:24:44 8 the gentleman next to you --

9 MR. CHAMBERS: My name is Eric
20:24:46 10 Chambers. I live on 12686 Upper Lewisburg Salem
20:24:52 11 Road and I have been sworn in.

20:24:56 12 MR. SEAGRAVES: Eric, you know where
20:24:56 13 you live. That's fantastic.

20:24:58 14 MR. CHAMBERS: I believe in
20:25:02 15 everything that Sarah just said and everything
20:25:04 16 that everybody else has said, but aside from the
20:25:06 17 business aspect of the fairground, I really
20:25:10 18 believe that this move is about our youth, not
20:25:12 19 just in Brookville but for the county --
20:25:14 20 benefitting the county and helping them learn.

20:25:18 21 Without FFA and 4-H, I wouldn't be
20:25:20 22 where I am today. Currently, I am the 2014 fair
20:25:24 23 king for the Montgomery County fair. I am the
20:25:26 24 student body president of Brookville High School.
20:25:28 25 I am vice president of our FFA chapter. I am

20:25:32 1 president of the Tom's Run 4-H club. I am
20:25:36 2 involved in many sports and other
20:25:38 3 extra-curriculars.

20:25:40 4 Without these clubs I would not be
20:25:42 5 able to come before you and speak like I am today.
20:25:46 6 And just -- I think these organizations teach kids
20:25:50 7 responsibility and values that are important for
20:25:52 8 them to make it in the big world and moving the
20:25:56 9 fairgrounds out to Brookville will help make it
20:25:58 10 more available for those kids to learn these
20:26:02 11 qualities, not just in Brookville but the whole
20:26:08 12 county. We're not just talking Brookville.

20:26:14 13 Being in 4-H for as long as I have,
20:26:16 14 it excites me to think about the fair moving out
20:26:20 15 of where it is because I think each one of you
20:26:22 16 realize the fact that the fair does need to move
20:26:26 17 from its current location. That's all I have to
20:26:28 18 say, so thank you.

20:26:30 19 MR. SEAGRAVES: Eric, thank you.

20:26:44 20 MS. DEBBIE LANDIS: Good evening, I'm
20:26:46 21 Debbie Landis. I reside at 2660 Zehring Road in
20:26:50 22 Farmersville and, yes, I have been sworn in. I
20:26:54 23 took to heart last -- at the last meeting when
20:26:58 24 Mayor Seagraves requested that remember this is an
20:27:00 25 endeavor that needs to be viewed as a business.

20:27:02 1 With that said, while I understood why, I was
20:27:06 2 nervous when the Senior Fair Board was asked to
20:27:10 3 provide previous financial statements. Obviously,
20:27:12 4 those who have been worried about that have not
20:27:14 5 been patrons of the Montgomery County fair.

20:27:18 6 In the past ten years, as my daughter
20:27:20 7 has been a participant, each year we have invited
20:27:24 8 friends and family to come to the fair and the
20:27:26 9 common response has been no way will I bring my
20:27:30 10 family to downtown Dayton. The parking is scary,
20:27:34 11 the facility is run down and there isn't anything
20:27:36 12 to see. You see, even the businesses that used to
20:27:38 13 set up booths in the coliseum won't come to the
20:27:42 14 fair downtown because of the patrons that do come,
20:27:46 15 or the lack of patrons.

20:27:46 16 This is all because of that current
20:27:48 17 location. That's why we badly need to move the
20:27:52 18 fair to this location in Brookville. We're not
20:27:56 19 trying to crash Brookville's neighborhood. We
20:28:00 20 just see it as a great opportunity to bring back
20:28:04 21 agriculture to society, a society that for the
20:28:06 22 most part is now three generations removed from
20:28:08 23 farming. For this reason, a society that has
20:28:12 24 forgotten where our food, energy and items that we
20:28:16 25 live on on a daily basis are manufactured from.

20:28:18 1 This is for Montgomery County. It's
20:28:22 2 not just for Brookville. Everybody is encouraged
20:28:24 3 to participate. It's a great way to dig out that
20:28:28 4 China bowl that was your grandma's and put it on
20:28:30 5 display. It's a great way to put your
20:28:32 6 prize-winning roses from your flower bed on
20:28:34 7 display and win a ribbon. It's a great way to
20:28:36 8 display your tomatoes and peppers that you enjoy
20:28:38 9 on your dinner table in the summer. It's a great
20:28:42 10 way to show off your talent, such as sewing,
20:28:46 11 painting and cooking. It's for everyone in the
20:28:46 12 county to participate in.

20:28:48 13 The citizens of Brookville keep
20:28:52 14 asking what else will be held there. Seriously,
20:28:54 15 how can a fair board answer that when the building
20:28:56 16 isn't even made? How can anybody say, yes, we
20:29:00 17 will be at your facility? But with that kept in
20:29:04 18 mind, citizens, you need to mention to the fair
20:29:06 19 board, too, what would you like to see come to the
20:29:08 20 fairgrounds, what would you like to see come to
20:29:12 21 the facility. Your positive input is welcome just
20:29:14 22 as much as the negative.

20:29:16 23 Regarding the business of this
20:29:18 24 facility, I would like to make a comparison
20:29:22 25 between us and what's going on at the Warren

20:29:24 1 County fair in Lebanon right now. Right now their
20:29:28 2 stall rent is going for a hundred dollars a stall.
20:29:30 3 They have people moving horses in on a weekly
20:29:32 4 basis, trainers coming from Indiana, Pennsylvania,
20:29:36 5 Florida and Michigan, to name just a few states.
20:29:40 6 We know this because our family does directly
20:29:42 7 business with these people. They're all there to
20:29:44 8 race at the Miami Valley Racino. This Brookville
20:29:48 9 facility will have the same income potential as
20:29:50 10 the Racino being built down the road in Dayton.
20:29:54 11 Stalls will be needed and a facility to exercise
20:29:56 12 those horses on a daily basis, not to mention the
20:29:58 13 hotel rooms and amenities needed for the owners
20:30:02 14 and their families during the racing season. You
20:30:04 15 want to hear income? That's a major source of
20:30:06 16 income for this facility.

20:30:08 17 There are opportunities for what can
20:30:10 18 be held at a facility and I strongly believe that
20:30:14 19 if you build it, they will come. Thank you.

20:30:20 20 MR. SEAGRAVES: Debbie, thank you.

20:30:22 21 MR. JOE LANDIS: Hello, my name is
20:30:26 22 Joe Landis, 5387 Lewisburg Ozias Road, Lewisburg,
20:30:32 23 Ohio. Yes, I have been sworn in. I didn't really
20:30:36 24 come here tonight -- I didn't think I was going to
20:30:38 25 talk, but sitting over there listening to this and

20:30:42 1 looking out at the people -- and in a few days
20:30:44 2 I've been in this area for sixty years in a town,
20:30:48 3 in an area that's been very well run by some very
20:30:52 4 good people for a lot of really good people. I am
20:30:56 5 fortunate to have been in this area and I care
20:30:58 6 about it. I listen to -- I understand that this
20:31:02 7 has to work financially, but I don't feel that
20:31:06 8 it's fair to compare the current Montgomery County
20:31:08 9 fair financially to what it can be.

20:31:12 10 I grew up -- I don't know if there's
20:31:12 11 anybody in this room that has spent more time at a
20:31:16 12 fair than myself. My family for fifty-two years
20:31:20 13 showed twenty-two fairs a year and I lived it all
20:31:24 14 summer long, year after year until I was twenty
20:31:26 15 years old. I understand what a fair is. I've
20:31:30 16 never been to one I can think of that the city
20:31:34 17 said, boy, this is a hindrance.

20:31:40 18 Financially, infrastructure, what
20:31:42 19 we're fighting with the City of Dayton, I
20:31:44 20 understand infrastructure. I -- I fight it now
20:31:48 21 some, you know. Old infrastructure can be
20:31:50 22 expensive, you know. There's -- I have the KOA
20:31:56 23 down the road, okay, and I have other money
20:31:58 24 invested in town and things and I have people come
20:32:02 25 to me, a common thing I get asked is, Joe, what is

20:32:06 1 there to do in this area, you know. I have people
20:32:08 2 come from all over the world, you know, all over
20:32:10 3 North America for sure, and they say, well,
20:32:12 4 there's Wright-Patterson Air Force Base and the
20:32:16 5 bike path and Wright-Patterson Air Force Base. I
20:32:22 6 mean, this area is starved for things to do.

20:32:26 7 And I used to sit at the fairs, went
20:32:30 8 from a kid growing up and I used to watch people
20:32:34 9 come through. I mean, we raised livestock and
20:32:36 10 showed livestock at the fair, they'd come through
20:32:38 11 and so many people -- and we've got this in this
20:32:40 12 area today, it's sad -- so many people will come
20:32:42 13 through and they -- they think a steak comes from
20:32:48 14 Kroger's. Okay?

20:32:48 15 We need to put the computer down and
20:32:52 16 get a look at the real world. Computers are
20:32:54 17 great. The Internet is great, but there's more to
20:32:58 18 life than that. Get out and see it for yourself.
20:33:00 19 I feel pretty passionate about that. I --
20:33:04 20 obviously, I have an agricultural background, but
20:33:06 21 I've done a lot of different things. Okay?

20:33:12 22 I think we've got a great opportunity
20:33:16 23 and there's challenges, sure, but I think that if
20:33:20 24 this is managed right, there's so many things -- I
20:33:22 25 don't think there could be a week that we would

20:33:26 1 have something good, productive, at least one
20:33:26 2 thing if not two or three different things, with
20:33:28 3 the facilities we've got here. And I think if we
20:33:32 4 let this slip, we're really screwing up. I feel
20:33:36 5 very strongly about this, and I thought about this
20:33:38 6 for a long time because I didn't want to rush to
20:33:40 7 an opinion; but I think we need to make it happen,
20:33:46 8 whatever it takes. That's how I feel. Thank you.

9 MR. SEAGRAVES: All right. Thank
10 you.

11 MR. GILLIAM: My name is Mitch
20:34:04 12 Gilliam. I live at 8181 Sweet Potato Ridge Road
20:34:04 13 in Clay Township. Question, how many --

20:34:06 14 MR. SEAGRAVES: Mitch? Mitch?

20:34:08 15 MR. GILLIAM: I was sworn in. I'm
20:34:10 16 sorry. I apologize. How many parking spaces are
20:34:14 17 there in that block? Does anybody know?

20:34:22 18 MR. SCHAEFFER: Let me see here.
20:34:22 19 There's four hundred paved. There's eight hundred
20:34:24 20 over here, overflow parking.

20:34:28 21 MR. GILLIAM: So about twelve
20:34:30 22 hundred?

20:34:30 23 MR. SCHAEFFER: About twelve hundred.
20:34:32 24 Right here you've got -- let me just see here.
20:34:36 25 You've got lots of room if we need overflow

20:34:40 1 parking over in this area.

20:34:42 2 MR. GILLIAM: Okay. So we're looking
20:34:46 3 at three and a half people per car, so you're at
20:34:50 4 four thousand people, that's a drop in the bucket
20:34:52 5 for what's the potential for this space being.

20:34:54 6 One of my -- I have often thought about opening up
20:35:00 7 a steak place in the Brookville area because,
20:35:02 8 honest to goodness, there really is not a good
20:35:06 9 steak place. You've got to go all of the way over
20:35:10 10 to (inaudible). And so, you know, I just see --

20:35:14 11 MR. SEAGRAVES: Let's get started.
20:35:14 12 Let's talk about this right now.

20:35:18 13 MR. GILLIAM: But we really do -- I
20:35:20 14 mean, we have -- this is the first thing that
20:35:22 15 popped in my head because I really wasn't planning
20:35:26 16 on coming to this meeting, but I thought, boy,
20:35:28 17 what a tremendous opportunity to be right here on
20:35:32 18 I-70. You pull from hundreds of miles at
20:35:38 19 sixty-five, seventy miles an hour to jump off at
20:35:40 20 little old Brookville, Ohio and turn this into a
20:35:44 21 mega place on that side for economy, my goodness.

20:35:46 22 But the primary issue to me is as
20:35:50 23 good as all of that is and as much as I would like
20:35:52 24 to have the restaurant, et cetera, one of the
20:35:56 25 dilemmas we have in our generation today, as one

20:36:00 1 person mentioned, is the computer stuff. Our kids
20:36:02 2 stay inside. Not good. We need to have places
20:36:08 3 where people can go as families and get out --
20:36:14 4 excuse me, I don't know why I'm emotional about
20:36:18 5 it, but get out of these texting -- you see it all
20:36:22 6 of the time, families sitting around and nobody is
20:36:26 7 talking to each other and they're all doing this.
20:36:28 8 Okay? Here's a great opportunity to do that right
20:36:30 9 here in our own background.

20:36:34 10 MR. SEAGRAVES: Mitch, thank you.
20:36:42 11 I'll mention two weeks after this meeting I'll be
20:36:44 12 looking forward to the plans for the steakhouse.

20:36:48 13 MS. SMITH: Hi, my name is Vicki
20:36:50 14 Smith. I live on 10170 Pleasant Plain Road and,
20:36:52 15 yes, I have been sworn in. I just want to
20:36:58 16 address -- I hate to be negative, but you people
20:37:00 17 up here hold this decision in your hands and I
20:37:04 18 respect that tremendously. To most of us out
20:37:08 19 here, this is a no-brainer. I mean, everybody has
20:37:10 20 heard all of our opinions, the business this is
20:37:12 21 going to bring in.

20:37:14 22 My concern, unfortunately -- and I
20:37:16 23 hate to be like this -- my concern is with
20:37:18 24 Mr. Duncan and what he put in the newspaper a
20:37:20 25 couple of weeks ago. The minutes from January 21,

20:37:26 1 the council meeting that most of us didn't attend,
20:37:28 2 there was a lot of discussion about the fair and
20:37:30 3 there was a point -- there was a session, and I
20:37:32 4 read the minutes which is where I'm getting that
20:37:36 5 from, about a referendum and what it would take to
20:37:40 6 make a referendum if you guys voted this through
20:37:40 7 and the public didn't want it and how they would
20:37:44 8 make this go to a public vote.

20:37:44 9 And it was stated by the Law Director
20:37:48 10 Stephan that he did not think that a council
20:37:50 11 member should circulate a petition or be a part of
12 a committee, but they do have that right due to
20:37:56 13 free speech. I get that. It was then brought up
20:38:00 14 by Margo Cantrell to Duncan, does he plan to
20:38:02 15 circulate a petition. She was questioning that
20:38:06 16 heavily in these minutes. And he responded he
20:38:06 17 would not circulate a petition, but he will
20:38:12 18 support, which he feels is his right.
20:38:14 19 Understandable.

20:38:14 20 We had a meeting February 18.
20:38:16 21 February 19 in the Brookville Star, there's an
20:38:18 22 editorial from Mr. Duncan stating that -- well,
20:38:22 23 first of all, I thought it was interesting Mayor
20:38:26 24 Seagraves says let's end the rumors, this is not
20:38:28 25 Brookville land. He began his article with

20:38:30 1 Brookville will be giving up sixty-six acres of
20:38:34 2 land. Very misrepresented. He continues to talk
20:38:36 3 about the different things negatively about what
20:38:40 4 would happen if the fairgrounds came to this area
20:38:44 5 and then he ended it by saying I will support and
20:38:46 6 work with any individual or group who would like
20:38:48 7 to start a referendum. I have a problem with
20:38:52 8 that. Someone who is supposed to be representing
20:38:56 9 the community, he's supposed to represent us,
20:38:58 10 obviously, has a different agenda, but I feel he
20:39:02 11 has overstepped his bounds in where he has taken
20:39:06 12 this.

20:39:06 13 I don't know what the agenda is,
20:39:08 14 where the issues are, but I feel very
20:39:14 15 uncomfortable that he has a say in any of this
20:39:16 16 when it's so obvious where we want to go with
20:39:22 17 this. It's so obvious to most of you up there
20:39:22 18 where you want to go with this. He took this
20:39:22 19 step -- I wouldn't call him out on this if I
20:39:26 20 didn't feel it necessary. He put this in the
20:39:28 21 paper. This was his idea and he purposely misled
20:39:32 22 anybody who would have read that to say where this
20:39:36 23 could be going and what it could do without
20:39:38 24 pointing out the positives to the community and
20:39:40 25 the schools and everything else.

20:39:42 1 So I just am very concerned that he
20:39:44 2 has a say in any of this when there's obviously
20:39:48 3 other issues, and personally, I believe he should
20:39:50 4 abstain from voting on this issue because there's,
20:39:54 5 obviously, something -- I just feel he's
20:39:56 6 overstepped his bounds and I think, in the least,
20:39:58 7 if he could abstain from voting on this, it would
20:40:02 8 be appreciated by a lot of us. That's what I have
20:40:04 9 to say.

20:40:08 10 MR. SEAGRAVES: Thank you, Vicki.

20:40:20 11 MS. WINGERTER: Betty Wingerter, 9824
20:40:22 12 Pleasant Plain Road and I've been sworn in. I
20:40:26 13 spoke at the last meeting as your -- the county
20:40:28 14 extension director for OSU extension and also for
20:40:32 15 Montgomery County, the director of the 4-H Youth
20:40:36 16 Development Program. I would like to recognize
20:40:38 17 all of the 4-H and FFA members, all of my
20:40:40 18 volunteers and parents who have shown up this
20:40:42 19 evening in support of this relocation of our
20:40:46 20 fairgrounds.

20:40:46 21 I want to take a moment. I've worked
20:40:48 22 with the county -- Montgomery County Agricultural
20:40:50 23 Society Board of Directors since 1988. I
20:40:56 24 appreciate the gentleman -- I didn't catch his
20:40:58 25 last name -- who said that this is a new venture

20:41:00 1 for them too. And I'm very proud of the hard work
20:41:04 2 and the decision making and the sleepless nights
20:41:06 3 that many of them have had. I know all of them
20:41:08 4 personally and I speak -- I have the highest
20:41:12 5 esteem for each and every one of them as
20:41:14 6 individuals serving on the board of directors and
20:41:16 7 they will make this happen.

20:41:16 8 I'm reminded of a story that I heard
20:41:20 9 once about what some neighbors said of a famous
20:41:24 10 Daytonian and those neighbors said, Orville, it
20:41:26 11 will never fly. Well, we know how that all ended.
20:41:32 12 I look forward to the positive vote on this and
20:41:36 13 the move out here because in my capacity I'll be
20:41:38 14 working with OSU extension. I look forward to
20:41:40 15 working with the College of Food and Agricultural
20:41:44 16 Environmental Sciences to see what kind of
20:41:46 17 opportunities we can bring not only to the
20:41:48 18 Brookville community but to southwestern Ohio
20:41:50 19 because there is no university presence for Ohio
20:41:52 20 State and I'm looking forward to initiating those
20:41:56 21 innovative partnerships.

20:41:58 22 In addition, from the 4-H youth
20:42:02 23 development world, as we all know, the computers
20:42:04 24 are there, but we also need to embrace science and
20:42:06 25 technology and what better place to embrace those

20:42:10 1 hands-on experiences than with our ag related
20:42:12 2 science and technology opportunity that we could
20:42:14 3 provide not just for the Brookville students but
20:42:16 4 for students from all over the Miami Valley.

20:42:22 5 What does Brookville, the city of my
20:42:24 6 address, stand to gain? I feel that they gain a
20:42:28 7 strong testament to a proud and progressive future
20:42:32 8 really walking the talk of what their mission is.
20:42:34 9 And to my neighbors in Clay Township and
20:42:36 10 Brookville, I say it will fly. Let's give the
20:42:40 11 Montgomery County Ag Park & Event complex an
20:42:44 12 opportunity. And congratulations to my friends on
20:42:46 13 the ag society for taking this under their work.
20:42:50 14 Thank you.

20:42:52 15 MR. SEAGRAVES: Betty, thank you.

20:42:58 16 MR. JEFF LANDIS: There's been a lot
20:42:58 17 of good speeches tonight. Jeff Landis, 2660
20:43:04 18 Zehring Road, Farmersville, Ohio. Yes, I have
20:43:06 19 been sworn in. I sit back and I listen and I look
20:43:10 20 out over the people here and I see a lot of people
20:43:14 21 that maybe I've showed hogs against or maybe even
20:43:18 22 been in a greased pig contest against. Now, that
20:43:22 23 is nerves. I tell you what, folks, when you're
20:43:24 24 standing there and you look, you've got about
20:43:26 25 fifty boys and, buddy, they're ready to go and

20:43:28 1 you've got two of the greasiest looking pigs
20:43:32 2 you've ever saw in your life. Forty-eight guys
20:43:36 3 are going to be losers. And when you grab hold of
20:43:42 4 that thing, it's squealing, it's kicking and it
20:43:44 5 wants to do anything but what you want it to do.
20:43:50 6 That's what going to the fair is all about.

20:43:52 7 I mean, if you've never experienced
20:43:56 8 some of the things that kids get to achieve at
20:43:58 9 these fairgrounds, this is where this passion is
20:44:02 10 coming from. When you get these kids up here and,
20:44:06 11 my God, there's all of these people out here and
20:44:08 12 they're trying to tell you how they feel. I mean,
20:44:12 13 you just feel that excitement coming from them and
20:44:14 14 that -- how can you tell them no? How can you
20:44:18 15 tell them we're not going to give you a
20:44:20 16 fairgrounds? It would be real tough to do that,
20:44:28 17 real tough to do.

20:44:30 18 Folks, all I'm saying, let's build it
20:44:34 19 and somebody said they'll come. I've heard that.
20:44:38 20 They'll be there. They'll be there for us and
20:44:40 21 I'll guarantee it, it will not be a mistake.
20:44:44 22 Count on it.

20:44:46 23 MR. SEAGRAVES: Thank you, Jeff.
20:44:52 24 Jeff sells cars too. Someone else want to speak?

20:45:10 25 MS. HERKINS: Hello. My name is

20:45:22 1 Belinda Herkins. I live at 55 Mound Street,
20:45:24 2 Brookville. I have been sworn in. I would like
20:45:30 3 to tell you that after World War II my mother and
20:45:32 4 father, who are Dayton people, moved to
20:45:36 5 Brookville, the land of opportunities. There was
20:45:38 6 only one attorney. My dad was an attorney. He
20:45:42 7 came to this town and started a private practice.
20:45:46 8 He did work for people who didn't have the money
20:45:52 9 but needed the work done. He had a firm -- he was
20:45:56 10 in a firm in Dayton as well, but Brookville was
20:46:00 11 what my mother called the bread and butter.

20:46:06 12 We were -- my brothers and I were
20:46:08 13 lucky to be born in Brookville. We were lucky to
20:46:14 14 grow up in the black and white 1950s in Back to
20:46:18 15 the Future. We were lucky to be here in the '60s
20:46:24 16 and '50s when there was a thriving uptown Market
20:46:28 17 Street where I could go around and ride my bike
20:46:34 18 anywhere without fear nor did my parents fear for
20:46:38 19 me.

20:46:42 20 I like the fact that we're a proud
20:46:44 21 and progressive community. I like the motto. I
20:46:48 22 would say that all of you up here tonight do
20:46:52 23 donate your time. It's not always -- we don't
20:46:56 24 always thank you, and I do appreciate the fact
20:46:58 25 that you spend every two weeks in a meeting where

20:47:04 1 there is not a group of people such as this -- or
20:47:06 2 maybe you're glad, but I don't know.

20:47:12 3 I was in 4-H. I didn't have any
20:47:18 4 pigs, but I sewed and I made a dress and a jacket
20:47:26 5 and I went to the Montgomery County fair and I
20:47:28 6 modeled it. I still can't believe I did that, but
20:47:34 7 I've got the blue ribbon at home to prove it.

20:47:36 8 MR. SEAGRAVES: Can you still wear
20:47:38 9 the outfit?

20:47:40 10 MS. HERKINS: I would like to address
20:47:40 11 that during the executive session. Thank you,
20:47:48 12 Mayor. I don't want to take a lot of time, but I
20:47:56 13 do have a few things to say so I would like to
20:48:00 14 take the opportunity. My dad, Bob Herkins, was
20:48:06 15 friends with Johnnie and Amy McMackin. They had a
20:48:10 16 meat locker on Orchard Street in Brookville. A
20:48:14 17 meat locker, that's where people kept their meat
20:48:16 18 in case somebody here doesn't know that. They had
20:48:22 19 a few additional groceries but that meat locker
20:48:26 20 served a lot of people.

20:48:28 21 Then things began to grow in
20:48:30 22 Brookville. There was talk among Johnnie and Amy
20:48:38 23 McMackin and my dad about a supermarket being
20:48:44 24 built way out there on Arlington Road. Amy
20:48:50 25 McMackin cried because she thought no one would go

20:48:58 1 that far out of town to the market. It's hard to
20:49:02 2 believe that was the way it was. We were all so
20:49:08 3 centered around Main and Market Street and we were
20:49:12 4 small and it was a time we all knew every road and
20:49:16 5 where everyone lived.

20:49:20 6 My dad offered to build the building
20:49:24 7 which is presently the laundromat so that when
20:49:30 8 people came to the market, they could do their
20:49:32 9 laundry. That would be two reasons for them to go
20:49:36 10 from town out to Arlington Road. And then it took
20:49:44 11 off and things began being built, like homes.
20:49:48 12 When we moved in on Mound Street, it was woods all
20:49:54 13 the way over to Wolf Creek. Bill Brinkley hunted.
20:49:58 14 I mean, there were guns going off behind our home.
20:50:02 15 You know, we were small, but we trusted him,
20:50:06 16 pretty much.

20:50:08 17 I think that to have this opportunity
20:50:14 18 and if you listen very carefully, opportunity is
20:50:18 19 knocking on Brookville's door. I think we need to
20:50:22 20 take this and run with it. Yes, it won't be a
20:50:30 21 perfect thing. What is perfect? I used to expect
20:50:34 22 normal days. I never have a normal day. I -- I
20:50:44 23 can't drink as much as I once may have in the past
20:50:50 24 because I am on medication. I'm probably due for
20:50:54 25 some right now, but I think that we would be wrong

20:51:00 1 not to have a beer and wine license. No one is
20:51:06 2 going to make anyone drink. It opens up more
20:51:12 3 possibilities for wedding receptions and business
20:51:18 4 parties at Christmastime, conventions. I can't
20:51:24 5 even begin to think of the number of opportunities
20:51:26 6 that our venue there would be used besides the
20:51:32 7 fair, which is grand in and of itself.

20:51:38 8 Our heritage is agriculture. As part
20:51:46 9 of the historical society, our town was built
20:51:50 10 around agriculture. My cousins who live south of
20:51:56 11 town, like Denny Whitehead, think that they're
20:52:02 12 coming out to the country when they come to
20:52:06 13 Brookville. They always tell me it's twenty
20:52:08 14 degrees cooler out here. Out here.

20:52:10 15 Well, I wanted to come and see what
20:52:12 16 all we have and I think that our town will grow
20:52:16 17 and this will be a very good, good opportunity.
20:52:22 18 Do I think there will be problems? Of course,
20:52:26 19 there are always problems. Do I think I'm wrong?
20:52:30 20 Sometimes every day, at least once. But please,
20:52:38 21 council members and city administrators, please
20:52:42 22 take this under advisement and let us go for it.
20:52:48 23 It sounds like the plans are well made and I think
20:52:54 24 it would be a shame not to have this opportunity.
20:53:00 25 Thank you for listening. Thank you, fellow

20:53:02 1 citizens.

20:53:06 2 MR. SEAGRAVES: Thank you.

20:53:20 3 MR. HENNE: Hello, I'm Mike Henne,
20:53:22 4 8447 Diamond Mill Road, and actually, I was not
20:53:26 5 sworn in and I had no intentions of talking. So
20:53:28 6 what do I got to do?

20:53:42 7 MS. KEATON: Anyone else that hasn't
20:53:48 8 been sworn in tonight? Can I ask that you raise
20:53:50 9 your right hand?

20:53:50 10 (Those participants were placed under
20:53:52 11 oath by Ms. Keaton.)

20:53:56 12 MR. HENNE: Real quick, I'm the state
20:54:00 13 representative for this area. I had no intention
20:54:02 14 of talking tonight, but as I listen to a lot of
20:54:06 15 these people speaking, I've learned to -- I've
20:54:08 16 learned to know them over the years through 4-H.
20:54:14 17 I'm a suburbanite and I grew up in a suburban area
20:54:16 18 and knew nothing about 4-H. Then one day I
20:54:18 19 decided I wanted to be dad of the year and I bring
20:54:22 20 home a horse for my daughter, one of those gifts
20:54:26 21 that just keeps on giving and giving.

20:54:28 22 So we quickly got her -- we learned
20:54:32 23 the community and the 4-H community and there's
20:54:36 24 just -- they're just all great people. We used to
20:54:40 25 have the horse show right here in Montgomery

20:54:44 1 County fairgrounds. And when my daughter in her
20:54:46 2 first horse show won a blue ribbon, we were
20:54:50 3 hooked. That was it. People we've met through
20:54:54 4 4-H, as they say, are just the best people. They
20:54:58 5 will be friends for life.

20:54:58 6 One of the shames is that horse show
20:55:00 7 no longer is held in Montgomery County. Every
20:55:04 8 year they solicit funds so they can hold it
20:55:08 9 somewhere else because it's just not the right
20:55:10 10 facility for the show. I think this would bring
20:55:14 11 it back to Montgomery County. I also have friends
20:55:18 12 who show goats and other animals, I guess, but
20:55:24 13 they go to Miami County and they'll send the goat
20:55:26 14 to Preble County. I think that's a shame and I
20:55:30 15 think that's -- it has a lot to do with the
20:55:32 16 location.

20:55:32 17 So although I know your job is to
20:55:36 18 watch out for the Brookville community, but I also
20:55:40 19 think you have a higher calling to watch out for
20:55:42 20 the whole Montgomery County community. Now, I
20:55:46 21 know that Brookville is a great community. I've
20:55:50 22 walked the streets when I was campaigning and just
20:55:52 23 great neighbors and -- I mean, they're great
20:55:56 24 neighborhoods and just great people and it's your
20:55:58 25 own little secret here and I'm sure you don't want

20:56:02 1 anything to happen to that.

20:56:04 2 But I -- I guess -- what's the word
20:56:08 3 I'm looking for? I need you to look at -- these
20:56:12 4 are the neighbors you would be inviting to your
20:56:14 5 community, the people from the 4-H and the people
20:56:16 6 from the agricultural community. They want to be
20:56:20 7 your neighbors and I think it would be a great
20:56:22 8 calling to invite them to be part of your
20:56:26 9 community. Thank you.

20:56:30 10 MR. SEAGRAVES: Mike, thank you.

20:56:42 11 MR. WIEST: Good evening. My name is
20:56:42 12 Jon Wiest, 13919 Providence Pike, Perry Township.
20:56:48 13 Yes, I have been sworn in. Well, I had something
20:56:52 14 wrote here tonight, but I don't think I'm going to
20:56:54 15 follow that. So I'll just wing it from my heart
16 here.

20:56:56 17 I just want to tell everybody
20:56:58 18 congratulations and thank you for helping us get
20:57:02 19 to where we are today. There has been a lot of
20:57:06 20 stuff going on. I took over president in November
20:57:08 21 of 2012 and my first meeting was this fairgrounds
20:57:12 22 and would we like to move to a new location. The
20:57:16 23 second meeting I had was I had to get rid of some
20:57:20 24 help, so I did that and we got to where we are
20:57:24 25 today.

20:57:24 1 So as we look at everything today, I
20:57:26 2 want to think is -- this coming to Brookville is
20:57:30 3 the third biggest thing since I've been here. The
20:57:34 4 first one I remember is President Bush and the
20:57:36 5 second one I remember is Payless Shoes. And I
20:57:40 6 would like the Montgomery County fairgrounds to be
20:57:42 7 the third biggest thing that has come to this
20:57:46 8 city.

20:57:46 9 Now, we had a president come to our
20:57:48 10 fair back in 1960. Does anybody want to take a
20:57:50 11 guess who that is?

20:57:52 12 UNIDENTIFIED SPEAKER: LBJ.

20:57:54 13 MR. WIEST: Lyndon B. Johnson. You
20:57:56 14 had Lyndon Johnson; we had President Bush. So I
20:57:58 15 just want to say I know what you all are thinking
20:58:02 16 up there. I know what you're -- probably how
20:58:06 17 you're going to vote, how you're not going to
20:58:08 18 vote. Reach down deep in your heart. I'm not
20:58:12 19 going to pray to you and I'm not going to preach
20:58:14 20 to you. You know what you've got to do, but I
20:58:18 21 really think if we build this, it will come and I
20:58:22 22 think the money will be there. And I truly say
20:58:24 23 that and I'll go out on a limb on my heart and say
20:58:26 24 the money will be here. So thank you for
20:58:28 25 everything. Thanks everybody for helping us get

20:58:32 1 this county fair to where we are today and let's
20:58:36 2 make a go in 2015.

20:58:42 3 MR. SEAGRAVES: Thank you. Thank
20:58:44 4 you, Jon. Anybody else? Wow, let me just try to
20:59:00 5 get a grasp on this before we turn it over to the
20:59:04 6 members of council. I've been doing this a long,
20:59:10 7 long, long time and I got to say it's -- it's
20:59:16 8 very, very refreshing and, you know, that's why we
20:59:20 9 live in Brookville, you people. That's why we're
20:59:26 10 here and to see the passion, the love and concern,
20:59:32 11 that's what it's all about. That's why I'm here.
20:59:38 12 And I -- I can't thank you guys enough for taking
20:59:44 13 time tonight to make this remind us of why we're
20:59:50 14 here and who put us here. I so much appreciate
20:59:58 15 your thoughts and concerns. I know council does
21:00:00 16 too.

21:00:02 17 I'm going to ask council, comments,
21:00:04 18 questions, thoughts towards our presentation this
21:00:08 19 evening.

21:00:12 20 MR. DUNCAN: I just wanted to
21:00:16 21 address -- is that coming through? I just wanted
21:00:24 22 to address the lady about the -- my letter to the
21:00:26 23 editor. I did make a little mistake, I guess, in
21:00:30 24 the way I worded the part about the sixty-six
21:00:34 25 acres. Some people took it that we owned it. We

21:00:36 1 do not own it. What I was referring to is we were
21:00:40 2 losing the opportunity to have something come in
21:00:42 3 that would give us more income tax money and tax
21:00:46 4 money for that sixty-six acres that we're losing.

21:00:48 5 The second thing is about -- you
21:00:50 6 quoted something about -- from the meeting about
21:00:52 7 the referendum thing. You left out a little part
21:00:56 8 that was in there that Law Director Stephan did
21:01:02 9 say how this could be passed without a referendum.
21:01:06 10 It could be done in emergency fashion. The -- one
21:01:08 11 of the council members did ask the question about
21:01:12 12 it could be done and I rebuttaled him is that what
21:01:16 13 you're trying to do. He said, no, so I took that
21:01:20 14 for his word.

21:01:20 15 The thing is about the letter, I can
21:01:22 16 tell you there's people out here in this audience
21:01:22 17 I can see right now that have contacted me that
21:01:24 18 are not for this. Now, we're here to represent
21:01:28 19 both sides. Of course, my opinion is my opinion,
21:01:30 20 but they -- people's come to me and said, well --
21:01:36 21 and council -- the oil slick up there has already
21:01:38 22 approved this. There's nothing we can do to stop
21:01:42 23 it. Whatever the council wants is what they're
21:01:44 24 going to get.

21:01:44 25 Now, I disagree wholeheartedly on

21:01:48 1 that, and I think the whole council will. We
21:01:50 2 don't meet behind back doors on this stuff.
21:01:52 3 That's why we're having a public hearing. So I
21:01:54 4 get tired -- I think there's about -- I'm going to
21:01:58 5 say sixty people, which probably some of you don't
21:02:00 6 believe me, that I can tell you the names that are
21:02:02 7 asking what can be done about this, why doesn't
21:02:04 8 the council tell them what to do. Well,
21:02:10 9 unfortunately, our council meetings are usually
21:02:12 10 three people, the same three people, so the word
21:02:14 11 doesn't get out there. I don't imagine that many
21:02:16 12 citizens have a copy of our charter of what can be
21:02:20 13 done or how it can be done. So like one person
21:02:24 14 told me, it's the council's responsibility to put
21:02:28 15 that out there of what can be done and what the
21:02:32 16 steps are, the process.

21:02:32 17 Now, a lot of you don't know tonight
21:02:34 18 that it takes three readings to pass this. We've
21:02:38 19 already had one reading. The first and second
21:02:42 20 reading really don't mean a whole lot. It gets it
21:02:44 21 to the third reading. The third reading is where
21:02:46 22 it becomes law or it goes down. Now, I'm saying
21:02:50 23 that one half or the other don't know that and I
21:02:54 24 don't -- I think that's some of our problem, but
21:02:56 25 it's also the problem of the citizens because they

21:02:58 1 do not get involved in the council meetings. They
21:03:02 2 do not get involved in what's going on to know
21:03:04 3 what happened in their community. So that's what
21:03:08 4 brought that around about the referendum. Okay?

21:03:10 5 And, again, you know, that's my
21:03:12 6 opinion and I'm not going to abstain from voting
21:03:16 7 because there's things up here that I know I
21:03:18 8 haven't agreed with council on. There's one issue
21:03:22 9 I've been fighting council on for years and that's
21:03:24 10 the fire levies, which a lot of you don't
21:03:26 11 understand that, and that's a whole different
21:03:28 12 subject.

21:03:28 13 MR. SEAGRAVES: We'll talk about that
21:03:30 14 in a minute, Mike.

21:03:32 15 MR. DUNCAN: I'm just saying there's
21:03:34 16 a lot of things that go on that citizens don't
21:03:38 17 know about and, again, we maybe should be able to
21:03:42 18 tell you some of that. Some of that does come out
21:03:44 19 in the newsletter, but it is also I think the
21:03:46 20 responsibilities of the citizens to get involved,
21:03:48 21 come to a council meeting. You might be there
21:03:52 22 anywhere from a half hour to five hours, but you
21:03:54 23 can leave any time you want to.

21:03:56 24 So I hope that explains my position
21:03:58 25 to the lady out there and -- and that's why I'm

21:04:02 1 saying there's people out here that I know tonight
21:04:04 2 are opposed to it, but a lot of them opposed won't
21:04:10 3 get up and talk like the people that are in favor
21:04:12 4 of it.

21:04:12 5 MR. SEAGRAVES: Thank you, Mike. We
21:04:14 6 gave them the opportunity. I want to be clear on
21:04:16 7 that. This is a public hearing. You have the
21:04:22 8 same opportunities as the people that presented
21:04:24 9 tonight. And I want this to be noted on the
21:04:26 10 record. I hope everybody can hear me crystal
21:04:30 11 clear. What Councilman Duncan did two weeks ago
21:04:36 12 was wrong. We're going to have two hearings.
21:04:40 13 We're going to hold our comments and thoughts and
21:04:44 14 our own opinions until after we vote. Those
21:04:50 15 comments and thoughts that Vicki mentioned
21:04:52 16 earlier, she's one hundred percent correct. That
21:04:56 17 was wrong. I've had to live with this for two
21:05:02 18 weeks and it's not fair to the other six council
21:05:04 19 members. I hate to do this in this type of
21:05:06 20 setting, but since you people are here, the ones
21:05:10 21 that are concerned, I don't want anybody leaving
21:05:12 22 here tonight thinking this is a half-assed
21:05:18 23 approach. I was offended. I'm going to ask other
21:05:24 24 council members at this time to speak their piece,
21:05:30 25 don't leave here thinking that Dave Seagraves

21:05:32 1 thinks Mike Duncan speaks for our behalf.

21:05:34 2 MR. DUNCAN: I didn't say I did.

21:05:36 3 MR. SEAGRAVES: He did not. Please,
21:05:36 4 hear me. Thank you.

21:05:40 5 MR. DUNCAN: I did not say I'm
21:05:44 6 speaking for council. Other council members, I've
21:05:46 7 been told, which is hearsay, have expressed
21:05:50 8 opinions out in public --

21:05:50 9 MR. SEAGRAVES: Then have them speak
21:05:52 10 up, Mike.

21:05:52 11 MS. KIRKLIN: If it's hearsay, Mike,
21:05:54 12 give us an opportunity to speak our own mind as
21:05:56 13 opposed to repeating what someone else formed an
21:05:58 14 opinion about.

21:05:58 15 MR. DUNCAN: I agree. I still have
21:06:02 16 the right to my opinion and I voiced that opinion
21:06:04 17 at the last meeting and I was against this.

21:06:10 18 MR. SEAGRAVES: Next? Anybody else
21:06:12 19 have comments? Let's get back to the issue.

21:06:16 20 MR. GARBER: I have a couple of
21 questions.

22 MR. SEAGRAVES: Yes, Bruce.

21:06:18 23 MR. GARBER: Do you want me to --
21:06:20 24 there's four or five -- ask them all and then they
21:06:24 25 can be responded or one at a time?

21:06:26 1 MR. STEPHAN: One at a time.

21:06:28 2 MR. GARBER: You mentioned about the
21:06:30 3 emergency access from Upper Lewisburg Road. Can
4 you explain --

5 UNIDENTIFIED SPEAKER: Speak louder.

21:06:38 6 MR. GARBER: You mentioned about the
21:06:38 7 emergency access from Upper Lewisburg Road,
21:06:42 8 Clayshire Road. Could you explain what
21:06:44 9 improvement that would be in that area?

21:06:48 10 MR. SCHAEFFER: The emergency exit in
21:07:02 11 phase one is going to be at the Clayshire access
21:07:06 12 point onto Upper Salem Lewisburg Road.

21:07:10 13 MR. GARBER: Would there be gravel,
21:07:12 14 culvert to allow for drainage?

21:07:18 15 MR. SCHAEFFER: We're not going to be
21:07:20 16 building a road to spec -- to the city's spec.
21:07:24 17 It's going to be an emergency access point. If it
21:07:28 18 needs a culvert, it will be put in. It will have
21:07:32 19 to be paved in some way because that's part of the
21:07:36 20 requirements. I don't know what else to say.

21:07:40 21 MR. GARBER: Turning into it from
21:07:42 22 both directions and so forth?

21:07:44 23 MR. SCHAEFFER: Yes. Yes.

21:07:46 24 FIRE CHIEF FLETCHER: Within the fire
21:07:48 25 code, there's a specific requirement for exactly

21:07:52 1 how wide it will have to be, how much weight it
21:07:54 2 will have to support and -- and that's
21:07:56 3 straightforward. That won't be anything other
21:08:00 4 than exactly what it has to meet the emergency
21:08:02 5 exit.

21:08:02 6 MR. SEAGRAVES: That's going to be an
21:08:04 7 important topic and I think we thought we were
21:08:06 8 going to just -- we need to get that on the floor
21:08:10 9 with Alan and be fair with Alan. You know, I
21:08:12 10 voiced concern to Alan a couple of weeks ago and
21:08:16 11 I'll continue to voice that concern. I was unable
21:08:18 12 to attend the last planning session, but we -- we
21:08:22 13 worked hard to change the rules and regulations on
21:08:26 14 the planning session so we could meet the
21:08:28 15 standards and what we expect of the developers as
21:08:32 16 they come to town and I -- I know that council is
21:08:36 17 concerned. We've talked to you guys about that.

21:08:40 18 I think you'll find that it's not
21:08:42 19 about the fairgrounds. It's about addressing the
21:08:46 20 exit and proper entrance and exiting and what
21:08:50 21 needs to be done.

21:08:50 22 What needs to be done is a road all
21:08:52 23 of the way across to Upper Lewisburg Salem Road,
21:08:58 24 and we've talked about that. I know you've come
21:09:00 25 back, you've had comments from the planning and

21:09:02 1 zoning board, but tonight is our first time to
21:09:06 2 have the opportunity to speak back to our planning
21:09:10 3 board and voice concerns or thoughts that -- you
21:09:14 4 know, on my behalf, I am opposed. I want a road
21:09:18 5 going across where people when they come to the
21:09:20 6 fair, they can exit out properly. We have that at
21:09:24 7 the current fairgrounds and from a developer's
21:09:30 8 perspective, that's what they need to do to make
21:09:32 9 this thing work. Anyone else from council?

21:09:38 10 MR. GARBER: I have some more. I
21:09:40 11 would still like to see in writing the cash
21:09:46 12 flow -- what he presented tonight makes sense, but
21:09:48 13 I would still like to see it in writing with a
21:09:52 14 signed financial statement by the treasurer. And
21:09:56 15 then I was thinking on the money-saving basis, the
21:10:02 16 plan on phase one shows the fence being clear out
21:10:04 17 around the racetrack, which couldn't come in until
21:10:08 18 phase two or three, and that's a pretty big
21:10:12 19 expense to grade and fence and -- for phase one,
21:10:14 20 could you move the fence in to the south so it
21:10:18 21 doesn't encompass the future racetrack and then
21:10:22 22 save money in mowing and security issues as well?
21:10:26 23 That's a suggestion.

21:10:26 24 And I was wondering about the Round
21:10:28 25 House. I know that's historically important and

21:10:32 1 all, but to save money that way, could you bring
21:10:36 2 part of it or a plaque or something and build from
21:10:38 3 scratch? I think it would be cheaper, and I don't
21:10:42 4 know that for a fact, but I almost suspect it.
21:10:46 5 Like the one yard of brick at the Indianapolis 500
21:10:50 6 and other things where you have a memento or a
21:10:54 7 monument to the original and honor it, but you go
21:10:56 8 forward with new materials because I'm not sure
21:11:00 9 how much of that wood will be salvageable anyway.
21:11:02 10 And then another question -- well, I don't know --
21:11:06 11 these are suggestions, I guess.

21:11:08 12 MR. SCHAEFFER: Regarding the Round
21:11:10 13 House, the county has made the commitment. I
21:11:12 14 mean, they've made the offer. They're going to
21:11:14 15 move it at their cost. We're not -- that's not
21:11:18 16 going to come out of our budget. It's not going
21:11:20 17 to come out of our fifteen or sixteen million
21:11:24 18 dollars. The total cost to move it -- to
21:11:26 19 deconstruct it, move it and reconstruct it, the
21:11:30 20 county is going to pay for.

21:11:32 21 MR. GARBER: Well, I understand that,
21:11:32 22 but maybe instead of doing that, they could use
21:11:34 23 the money they committed to that for other
21:11:36 24 development here.

21:11:38 25 And then I think maybe the last

21:11:42 1 thing, the security I asked about before, and you
21:11:44 2 explained that somewhat. You said money for that
21:11:46 3 is in the budget, that's one of -- on the
21:11:50 4 construction budget. Again, I would like to see
21:11:52 5 an updated one of those and a little more detail.
21:11:56 6 You mentioned you've done that, so I would like to
21:11:56 7 see it. And especially around the bathrooms, I
21:12:00 8 think there might be some, you know, security
21:12:04 9 issues where vandalism can occur. And so, yeah, I
21:12:08 10 hope you put in some electronic monitoring, some
21:12:14 11 tattletales or cameras and so forth. So -- and I
21:12:18 12 would like to see some plans of that nature too.

21:12:20 13 And the last thing was has the RTA --
21:12:24 14 have you contacted each other about a stop? Is
21:12:26 15 the drop -- it talks -- here the plan shows a
21:12:32 16 drop-off area, and maybe that's sufficient, but I
21:12:34 17 don't know if the RTA has agreed to that or not.
21:12:40 18 Those are my questions.

21:12:40 19 MR. SCHAEFFER: I think we've
21:12:42 20 answered most of your questions. With regard to
21:12:44 21 the RTA, we have not had contact with the RTA
21:12:48 22 specifically to talk about how that might work. I
21:12:56 23 think I answered all of the other questions. You
21:12:58 24 wanted financial information, which we'll provide;
21:13:00 25 information on security, which we'll provide.

21:13:06 1 Your suggestion about the fence, take a look at
21:13:08 2 it. And the financial statements, right? Yeah.

21:13:16 3 MS. CANTRELL: I don't know why we
21:13:18 4 would want to move that fence in closer. They're
21:13:22 5 going to use that ground.

21:13:24 6 MR. GARBER: I thought it was phase
21:13:28 7 one.

21:13:28 8 MS. CANTRELL: They're going to use
21:13:30 9 that ground for possibly showing horses or
21:13:32 10 something and if we block them in with fence,
21:13:36 11 they're not going to have access to that ground.

21:13:38 12 MR. GARBER: Well, it's not -- it was
21:13:38 13 just a suggestion to save money. It's up to them
21:13:42 14 entirely. I didn't realize that. I thought the
21:13:44 15 horse shows were going to occur back in the
21:13:48 16 pavilions.

21:13:48 17 MS. CANTRELL: I have to agree
21:13:50 18 with some of what -- you know, I'm the one -- can
21:13:56 19 you hear me? Hello? I'm the one who has wanted a
21:13:58 20 lot of the financial information and I think that
21:14:02 21 they answered a lot of these questions tonight
21:14:04 22 verbally. I don't know that we're going to be
21:14:08 23 able to get what we think we want to see in terms
21:14:10 24 of that because as one of the speakers stated,
21:14:16 25 they don't know what they're going to be

21:14:18 1 generating in terms of revenue. They have an
21:14:20 2 idea, but what could happen? I mean, you're going
21:14:24 3 to lose some big moneymaker events because you
21:14:26 4 don't have the track, but hopefully you'll gain
21:14:30 5 other events.

21:14:30 6 The passion that we saw here tonight,
21:14:32 7 obviously, this is a major investment and I don't
21:14:34 8 think they're going to let this go south in terms
21:14:38 9 of the whole thing not being managed. I think
21:14:42 10 they'll be their own security force. I don't even
21:14:46 11 think they'll be using our police force, but some
21:14:48 12 of those things I think have been answered.

21:14:52 13 I think the main thing, and everybody
21:14:54 14 talked about it, is access. Everybody wants
21:14:56 15 access to this facility. They want to be able to
21:15:00 16 come out, enjoy it with their family, enjoy it
21:15:04 17 with their grandkids. They want to sleep there.
21:15:04 18 They want to bring their RVs there.

21:15:08 19 If any of you here in Brookville
21:15:10 20 think about the picnic and that one little road
21:15:14 21 that you go into on Upper Lewisburg Salem when the
21:15:18 22 picnic is taking place and you remember or think
21:15:22 23 back about all of the traffic, that is the reason
21:15:24 24 why we up here want that road to go all of the way
21:15:28 25 up to Upper Lewisburg Salem because the traffic

21:15:34 1 with the RVs, with all of the livestock, trailers,
21:15:38 2 with the people coming in with whatever comes
21:15:40 3 in -- and I'm gathering there's going to be a lot
21:15:44 4 of people coming in there because you're telling
21:15:46 5 me the people are going to come from other
21:15:48 6 counties, that road going all of the way through
21:15:52 7 to Upper Lewisburg Salem is going to be imperative
21:15:56 8 for us as the guardians of our community.

21:15:58 9 There's no question that we don't
21:16:00 10 want the fairgrounds. I think we all want it, for
21:16:06 11 the most part, but we want people to be able to
21:16:08 12 get into it safely. And you're telling us that
21:16:14 13 people will come to our community and use our
21:16:16 14 stores, go to our grocery stores, go to our
21:16:20 15 restaurants, go to buy a car at Boose, go up to
21:16:24 16 Brookville National and maybe cash a check. Well,
21:16:26 17 guess what? They're going to have to come all of
21:16:30 18 way out by Payless onto Arlington and they're
21:16:32 19 going to have to turn onto Arlington, go all of
21:16:34 20 the way through town to get there where they can
21:16:38 21 go the other way around, come out at Clayshire and
21:16:40 22 go up Upper Lewisburg Salem.

21:16:44 23 So there has to be a way if you have
21:16:46 24 this much passion to have this fairgrounds, there
21:16:48 25 has to be a way that there could be a partnership

21:16:52 1 of people, whether it be some of you, some of us,
21:16:54 2 some of the developer, some of the person selling
21:16:58 3 the ground to ante in to buy the rest of the road.
21:17:04 4 That's all we want. We want a road to make access
21:17:08 5 to the fairgrounds. We just approved tonight
21:17:12 6 U.S. 50 coming through, a bike path that's going
21:17:14 7 to take you from one end of the country to the
21:17:16 8 other and it's going to come right through
21:17:18 9 Brookville right by your event center and guess
21:17:22 10 what? There ain't no road that will get them in
21:17:26 11 there other than the bike path.

21:17:28 12 MS. HAWVERMALE: Can I say one thing?

13 MS. CANTRELL: Yeah.

21:17:28 14 MS. HAWVERMALE: We're paying
21:17:30 15 forty-five percent of it now. We need somebody
21:17:32 16 else to come in and pay the other fifty-five
21:17:34 17 percent.

21:17:34 18 MS. CANTRELL: Exactly. And if we
21:17:36 19 were getting grants as a city -- as Jon Wiest
21:17:38 20 stated it in our planning commission meeting, if
21:17:42 21 we were getting grants to help pay for this road,
21:17:44 22 the city would ante in some money. I don't see
21:17:46 23 us -- I don't have a problem spending a little bit
21:17:50 24 of money to develop that road.

21:17:52 25 MR. SEAGRAVES: No.

21:17:52 1 MS. CANTRELL: I think the council
21:17:54 2 would approve it, but some of us -- some other
21:17:58 3 partners in the --

21:17:58 4 MS. HAWVERMALE: Why can't you help
21:18:00 5 us? I mean, help us get it? We're paying --

21:18:02 6 MS. CANTRELL: I think Joe Walker
21:18:04 7 needs to ante in some money.

21:18:06 8 MS. HAWVERMALE: But we have no
21:18:08 9 control over Joe Walker.

21:18:10 10 MS. CANTRELL: Well, you're buying
21:18:12 11 the land.

21:18:12 12 MS. HAWVERMALE: We have no control.

21:18:14 13 MS. CANTRELL: I would ask him.

21:18:16 14 MS. HAWVERMALE: But he has been
21:18:18 15 asked.

16 UNIDENTIFIED SPEAKER: Believe me.

21:18:18 17 MS. HAWVERMALE: He has been begged.
21:18:20 18 Everybody has to work. I set at a meeting on
21:18:24 19 December the 10th. This is not a Montgomery
21:18:28 20 County Ag Society. It's not the fair. It's the
21:18:30 21 whole county. It's the whole area. We need to
21:18:34 22 all get together and work together and -- to make
21:18:38 23 this work, but we can't come up with the whole
21:18:42 24 hundred percent. That eight hundred thousand is
21:18:44 25 going to take two barns. If we put that in, we're

21:18:48 1 going to lose two barns on the fairgrounds. We
21:18:52 2 got -- we've got to get ours going and then maybe
21:18:56 3 in a year down the road or two years down the road
21:18:58 4 that we've got something, maybe then we can ante
21:19:04 5 up some more, but right now we're doing forty-five
21:19:06 6 percent of that road.

21:19:08 7 MR. SEAGRAVES: Ma'am, if you don't
21:19:10 8 mind, state your name.

21:19:12 9 MS. HAWVERMALE: Janet Hawvermale,
21:19:14 10 Germantown, Ohio.

21:19:18 11 MR. SCHAEFFER: She's been sworn.

21:19:22 12 MR. SEAGRAVES: I agree.

21:19:28 13 MR. LETNER: Chuck Letner here. I
21:19:30 14 have one question. The fifteen to sixteen million
21:19:32 15 dollars we have, that's for phase one only, am I
21:19:34 16 correct?

21:19:34 17 MR. SCHAEFFER: Yes, sir.

21:19:36 18 MR. LETNER: Okay. And I've heard a
21:19:38 19 couple of speakers, not just here tonight but I
21:19:42 20 have spoken to individuals that the horse stalls,
21:19:44 21 horse barns are the moneymaker for what they rent
21:19:48 22 for. Why is that not in phase one if it's going
21:19:52 23 to be a moneymaker right off the bat?

21:19:54 24 MR. SCHAEFFER: Well, we're in
21:19:56 25 contact with the Racino people. We're working

21:20:00 1 that angle. We're showing phase one because we
21:20:08 2 think that's what we know we can do, but two
21:20:16 3 months from now, we might be coming in and showing
21:20:20 4 horse stalls along the north property line on the
21:20:24 5 other side where the racetrack would go. I mean,
21:20:28 6 it's -- we're not not ignoring that opportunity.
21:20:30 7 We're not not paying attention to that issue.

21:20:36 8 MR. LETNER: I think it needs to be
21:20:36 9 the focus though if that is definitely going to be
21:20:40 10 a moneymaker.

11 MR. SCHAEFFER: Absolutely, we're
12 focusing on that.

21:20:42 13 MR. LETNER: And if it's going to
21:20:42 14 help generate money down the road for phase two
21:20:46 15 and three --

16 MR. SCHAEFFER: Absolutely.

21:20:46 17 MR. LETNER: -- that's also a
21:20:48 18 concern.

21:20:48 19 MR. SCHAEFFER: Yes. We are not --
21:20:50 20 listen, let me tell you that that's high on our
21:20:52 21 priority list. We're spending a lot of time on
21:20:54 22 that specific issue.

21:20:56 23 MR. LETNER: I don't want to revisit
21:20:58 24 the road, but I will. Your comment was current
21:21:02 25 circumstances. This is current circumstances.

21:21:06 1 We've got to look at the future also and that's
21:21:10 2 why I think we need the road extended all of the
21:21:12 3 way up Upper Lewisburg Salem. We need the ingress
21:21:16 4 and egress. Not just for the fair but also for
21:21:18 5 the rest of the development, which the land
21:21:22 6 owner -- and I know you said he doesn't have a
21:21:24 7 horse in the race, pardon the pun, but he does
21:21:28 8 because he's owned all of that property out there.
21:21:30 9 We put the infrastructure in for him and he sat
21:21:34 10 back and cashed the check.

21:21:40 11 MR. SCHAEFFER: I'm not arguing the
21:21:42 12 point with you. Would it be great to run it all
21:21:46 13 of the way through? Yes, it would be great to run
21:21:48 14 it all of the way through. After we pay for the
21:21:52 15 forty-five percent, there's about a five hundred
21:21:52 16 thousand dollar shortfall and that's going to make
21:21:56 17 a huge difference to us in phase one if we have to
21:21:58 18 take money out of phase one and put it into a road
21:22:02 19 that we don't -- we don't need to do phase one.

21:22:06 20 Walker can't use it because he
21:22:10 21 doesn't have any users in there. That doesn't
21:22:12 22 mean he's not going to come forth with some money,
21:22:16 23 but it -- I mean, the safety issues are going to
21:22:18 24 be covered by the emergency, so we don't need it.
21:22:22 25 And that's all we're trying to do is -- we want

21:22:26 1 this to work too, believe me. And would it be
21:22:30 2 best to run it through? Would it be best to run
21:22:32 3 it through? Yes, it would, but we're not in a
21:22:34 4 position to pay the whole amount, there's no way
21:22:40 5 in heck and still make phase one happen.

21:22:44 6 MR. LETNER: Thank you.

21:22:48 7 MR. DUNCAN: A couple questions.
21:22:50 8 You're talking the first phase and the second
21:22:50 9 phase and third phase. I know that council, one
21:22:52 10 of the things we're worried about is the project
21:22:56 11 being completed, not sitting there half empty.
21:23:00 12 What's the total amount that you think all three
21:23:02 13 phases dollar-wise would be?

21:23:04 14 MR. SCHAEFFER: About twenty-two
21:23:06 15 million dollars.

21:23:08 16 MR. DUNCAN: Twenty-two million
21:23:10 17 dollars. Okay. The chances of getting that, I
21:23:12 18 know it's going to be hard for you. Now, this is
21:23:16 19 something that's been done with other
21:23:18 20 developments, and I'm throwing this out here to
21:23:20 21 council, would we be wise to ask for a performance
21:23:26 22 bond to make sure this project does get done? A
21:23:28 23 performance bond, for the people here, is they set
21:23:32 24 up an amount of money, twenty million dollars. If
21:23:36 25 the project doesn't get done, we could draw on

21:23:38 1 that, which we have drawn on before in one
21:23:42 2 development to finish a road that went bankrupt.

21:23:44 3 I mean, I'm just asking. Is that a
21:23:48 4 possibility of something we should look at?

21:23:50 5 MR. SCHAEFFER: Well, your
21:23:50 6 performance bonds for public improvements are --
21:23:52 7 are standard operating procedure.

21:23:58 8 MR. DUNCAN: Okay. That's been
21:24:00 9 addressed.

21:24:00 10 MR. SCHAEFFER: The track is not a
21:24:02 11 public improvement, for instance, which is about a
21:24:06 12 two, two and a half million dollar investment.
21:24:08 13 That's where most of it is. The horse barns have
21:24:12 14 some expense to them. The track is the big, big
21:24:18 15 nut, if you will, that needs to be cracked.
21:24:18 16 That's a private improvement. We're not going to
21:24:22 17 post a bond for that that might not happen for
21:24:26 18 five or six or seven years.

21:24:28 19 MR. DUNCAN: Yet, you're asking us to
21:24:30 20 have faith that it will happen. I mean, you
21:24:32 21 know --

21:24:32 22 MR. SCHAEFFER: If we do nothing more
21:24:34 23 than phase one for the next ten years, the city
21:24:36 24 will have hit a homerun.

21:24:44 25 MR. DUNCAN: The next question I have

21:24:48 1 is on the parking and the RV parking. I know
21:24:50 2 there was some mention in the planning commission,
21:24:52 3 you guys said that roads would be paved but the
21:24:58 4 extra parking, the reserve parking and the RV
21:25:02 5 parking will be gravel.

21:25:02 6 Now, I have a problem with that
21:25:06 7 because we have an ordinance, and Margo referred
21:25:10 8 to that too. Why would we want to sidestep that
21:25:14 9 ordinance that requires blacktop parking lots,
21:25:16 10 parking spots for your RVs or your motor home or
21:25:20 11 whatever has to be on a hard surface.

21:25:22 12 Now, I know you're going to come back
21:25:24 13 and say the parking lot is reserved. Well, we
21:25:26 14 have a parking lot here in town, Village Auto.
21:25:30 15 His is an overflow parking lot, but we made him
21:25:34 16 blacktop that. We made several citizens blacktop
21:25:36 17 or hard surface spots at their houses for their
21:25:40 18 RVs.

21:25:40 19 So I'm -- I just wondered, you know,
21:25:44 20 we're saying one people has to do it and some
21:25:46 21 people don't have to do it. Is that right for the
21:25:48 22 council to pass that up? I mean, we worked hard
21:25:52 23 to get that ordinance through. So, I mean, should
21:25:54 24 we give that away, in essence? I would be saying
21:26:00 25 this even if it wasn't the fairground, whoever it

21:26:02 1 was. I think we need to stick to what our
21:26:06 2 ordinances and resolutions are and that's part of
21:26:08 3 what the oath of office we take says.

21:26:12 4 MR. SCHAEFFER: If you pass this
21:26:12 5 legislation the way it's submitted to you, that
21:26:16 6 will become part of your ordinances and it will
21:26:18 7 allow for the gravel in the RV area. I mean,
21:26:22 8 that's how we're going to do it. The electrical
21:26:26 9 will be there. They'll be able to use it just
21:26:28 10 fine. It's not going to be a problem.

21:26:30 11 MR. DUNCAN: I'm saying our ordinance
21:26:32 12 calls for hard surface, concrete, not gravel.

21:26:34 13 MS. SARAH LANDIS: You look at all of
21:26:36 14 these other fairgrounds and they have grass areas
21:26:38 15 where their parking lot is or you go to Preble
21:26:42 16 County, and I'm there the whole entire week, and I
21:26:44 17 park in a grass area and my cousins have a trailer
21:26:48 18 that's in a grass area and their whole entire park
21:26:52 19 is on a grass area. So we don't need to spend the
21:26:56 20 money on the blacktop, right away at least. Maybe
21:27:00 21 that is something that we need on down the road,
21:27:02 22 but you just keep in mind that there's other
21:27:06 23 fairgrounds, so I'm sure you are already looking
21:27:08 24 at other fairgrounds, but compare and contrast the
21:27:12 25 other fairgrounds around the area because you'll

21:27:14 1 see that maybe we don't need all of the other
21:27:16 2 things that we -- all of the pluses and minuses of
21:27:20 3 the other fairgrounds that we're trying to get.
21:27:22 4 So other fairgrounds are on grass.

21:27:26 5 MR. DUNCAN: I'm not trying to
21:27:28 6 compare fairgrounds. What I'm trying to say is we
21:27:28 7 have the ordinance and resolutions -- or the
21:27:30 8 ordinance that when you come into town, if you
21:27:34 9 have parking, any parking you have to have
21:27:36 10 blacktop or concrete --

21:27:40 11 MS. SARAH LANDIS: Why?

21:27:40 12 MR. DUNCAN: -- and it's permanent.

21:27:42 13 UNIDENTIFIED SPEAKER: Isn't that for
21:27:44 14 permanent parking?

21:27:44 15 MR. SEAGRAVES: Ma'am --

21:27:44 16 MR. SCHAEFFER: Our eight hundred
21:27:46 17 parking spaces will be seven times a year.

21:27:48 18 MR. SEAGRAVES: Hey, Alan, excuse me
21:27:50 19 just a second. Speak your name again so we have
20 it for the recorder.

21:27:54 21 MS. SARAH LANDIS: Sarah Landis.

21:27:54 22 MR. SEAGRAVES: Thank you, Sarah.
21:27:54 23 Yes, sir.

21:27:54 24 MR. DENLINGER: Tim Denlinger, 49
21:28:00 25 South Clay Street and, yes, I've been sworn in.

21:28:00 1 If we have that ordinance, how come my driveway is
21:28:04 2 gravel and comes off of your gravel alley? You
21:28:10 3 have a gravel alley because it's the only access
21:28:14 4 to my driveway. What's the difference?

21:28:18 5 MR. DUNCAN: We have blacktops and
21:28:20 6 gravel -- I'll have to ask the city manager but --

21:28:22 7 MR. DENLINGER: I'm talking about the
21:28:24 8 gravel alley. They're all over the place and they
21:28:26 9 maintain them and take care of them. I'm not
21:28:30 10 complaining about it, but you're saying you don't
21:28:32 11 want any gravel. My only access to my garage is
21:28:34 12 off of your gravel. So what's the difference?

21:28:40 13 MR. GARBER: This is a -- this is a
21:28:42 14 planned development, so in that regard it is an
21:28:46 15 entirely unique piece of property that we can
21:28:50 16 allow or not allow things.

21:28:52 17 MR. SEAGRAVES: That's correct.

21:28:54 18 MR. GARBER: In opposition or in
21:28:56 19 concurrence with any ordinance which applies
21:29:00 20 throughout the rest of the city, this is a planned
21:29:02 21 development with unique circumstances and
21:29:04 22 facilities, so I think that's why we cannot
21:29:06 23 require a hard pavement. We can do it with gravel
21:29:12 24 so, people, this is unique to this one location.

21:29:18 25 MR. DUNCAN: Well, I know we put in

21:29:18 1 that ordinance for lots of reasons. I mean, if
21:29:22 2 you don't want to stand by the ordinance, but I
21:29:26 3 don't agree with it.

21:29:26 4 MR. SEAGRAVES: Alan, I wanted to be
21:29:30 5 clear on my thoughts on this. I'm not opposed to
21:29:32 6 the gravel out there on the site. What I was
21:29:36 7 talking about is in reference to the roadway going
21:29:38 8 through, so it will be paved properly. I just
21:29:42 9 want -- I'm looking for the better interest of
21:29:46 10 safety of everyone coming and going. I'm all for
21:29:48 11 the fair.

21:29:52 12 It really is a separate issue. It's
21:29:52 13 about trying to figure out how to get from point A
21:29:54 14 to point B safely and we've just got to work a way
21:29:58 15 to make that road go through. That's just my --
21:30:02 16 my take on that.

21:30:02 17 MR. NEFF: My name is Jim Neff. I
21:30:08 18 live at 11611 Perkins Street and I have been sworn
21:30:12 19 in. I left and took my kids home because they had
21:30:14 20 homework. My wife said that if I was concerned, I
21:30:18 21 needed to come back up. The concern is I live
21:30:20 22 west of where the current proposed area is. I
21:30:24 23 live in Dodson. I don't live in Brookville. I
21:30:28 24 live in Clay Township.

21:30:30 25 The majority of the Brookville

21:30:32 1 residents, you won't hear the noise, you won't
21:30:34 2 hear the sounds of the fair or the concerts or
21:30:36 3 things like that. There are buffered neighbors on
21:30:38 4 the west side on Upper Lewisburg that will have to
21:30:42 5 listen to that noise. I'm a hundred percent for
21:30:46 6 the fair. Okay? I'm -- I'm for it, but I think
21:30:50 7 there's things that need to be addressed to take
21:30:52 8 care of the noise levels for the surrounding
21:30:54 9 areas.

21:30:54 10 You're talking about Clayshire. I
21:30:58 11 just went by there. I was looking at it as I was
21:31:00 12 driving home to take them home. That
21:31:02 13 infrastructure there on Upper Lewisburg, you have
21:31:06 14 to do something to Upper Lewisburg, to Clayshire
21:31:10 15 to -- to handle the volume of traffic in and out
21:31:12 16 of there. It's on a curve. It's -- it's not a
21:31:16 17 good access point. I know that that wouldn't be
21:31:20 18 the main access, but it's still an access point
21:31:24 19 that will be used whether it's emergency uses or
21:31:26 20 whether it's in and out of the fair.

21:31:30 21 I moved here in 2002. I grew up in
21:31:32 22 Belmont. I haven't been to the Montgomery County
21:31:36 23 fair since I left Belmont. I grew up in the city.
21:31:40 24 We used to go to the fair. I enjoyed going to the
21:31:42 25 fair. I don't -- people say that the City of

21:31:46 1 Dayton, it's dangerous, it's this and that.
21:31:48 2 You've got that everywhere. Don't feel that you
21:31:50 3 in Brookville are so far away from the City of
21:31:54 4 Dayton that you don't have crime, you don't have
21:31:56 5 the issues that the City of Dayton has. Maybe
21:31:58 6 they have it on a bigger level, but you still have
21:32:02 7 that crime and you're going to have it regardless
21:32:04 8 of where you go any time.

21:32:06 9 I think though that there's a lot of
21:32:10 10 issues that need addressed. When I moved here --
21:32:14 11 this is just a funny story. My wife has never
21:32:16 12 been on a farm. I've been on a farm. I've stayed
21:32:20 13 on a farm with family. We moved into -- we built
21:32:24 14 a house out in Dodson. We moved into a trailer
21:32:24 15 while we were building the house. My kids -- my
21:32:28 16 youngest -- or my oldest was three at the time, I
21:32:32 17 believe. As I was getting stuff out of the U-Haul
21:32:36 18 truck, we had a Playskool farm animal thing. My
21:32:40 19 brothers and sisters were taking the stuff in the
21:32:42 20 house. It's one where you can push the head of
21:32:44 21 the cow and he moos, you push the head of the
21:32:46 22 horse and it hee-haws, whatever. My wife was
21:32:50 23 standing on the porch. We have horses that lived
21:32:52 24 across the street. They're across the street, and
21:32:54 25 I looked at my brother and I said watch this, and

21:32:56 1 my wife was sitting on the porch. She had no idea
21:32:58 2 what I was doing because it was dark. I hit the
21:33:00 3 horse's head and it did a (indicating) and she was
21:33:04 4 like this --

21:33:04 5 MR. SEAGRAVES: Jim, could you repeat
21:33:06 6 that?

21:33:08 7 MR. NEFF: But I want my kids to grow
21:33:10 8 up -- we go to the Darke County Fair every year
21:33:12 9 because we live at this end of the county, Darke
21:33:16 10 County. We go to the Darke County fair. I'm not
21:33:18 11 saying I'm against the fair. I want the fair
21:33:20 12 here, but I think that your current fairgrounds
21:33:24 13 are how many acres?

21:33:24 14 MR. SCHAEFFER: Thirty-seven.

21:33:26 15 MR. NEFF: Thirty-seven. You're
21:33:26 16 going to have sixty-five and like you said, you
21:33:30 17 can't -- you can't look at your budget, your
21:33:32 18 deficits of nine thousand dollars a year over the
21:33:34 19 ten-year period. You are almost doubling the size
21:33:38 20 of your fairgrounds. That means bigger buildings.
21:33:40 21 I know they're newer. I'm in construction. But
21:33:44 22 when you go and you almost double the size of your
21:33:48 23 current facility, there's added expenditures. How
21:33:52 24 do you maintain the concrete or the blacktop you
21:33:56 25 put in? What if your coffers dry up? How do you

21:34:00 1 address those -- those maintenance issues on those
21:34:02 2 buildings because with more buildings and more
21:34:04 3 grounds, it requires more people?

21:34:08 4 And like I said, I'm for the fair. I
21:34:12 5 think that there's issues that need to be
21:34:14 6 addressed with the noise levels of other events
21:34:16 7 and things like that and not necessarily for the
21:34:20 8 City of Brookville. When they put in Payless Shoe
21:34:22 9 stores, it was a sore subject with me because I
21:34:26 10 felt that us on the outlying areas of Brookville,
21:34:30 11 I used to look out my window at night and all I
21:34:34 12 saw was stars. Now, I see -- it's not up against
21:34:36 13 my house, but I see the back of the building, I
21:34:40 14 see the light and in the summer I hear the noise
21:34:42 15 from the trucks and that irks me. And between my
21:34:48 16 house and where the fairgrounds is, I have
21:34:52 17 Keller's. I have a couple of farm fields.
21:34:54 18 There's no trees.

21:34:56 19 My concern is what is the noise level
21:35:00 20 going to be on me? You have a highway that's
21:35:02 21 buffering Brookville. If I am in Boose
21:35:06 22 Chevrolet's parking lot, I expect to hear noise.
21:35:08 23 When I'm in the country, I don't expect to hear a
21:35:12 24 thundering roar of motorcycles and stuff like
21:35:14 25 that. I think those things need to be addressed

21:35:16 1 to try to keep that noise level inside of that
21:35:20 2 area. Do something to buffer the houses, the
21:35:24 3 neighborhoods and things that are on the north --
21:35:26 4 the northwest side of the interstate. That's all
21:35:32 5 I have.

21:35:32 6 MR. SEAGRAVES: Thank you, Jim. In
21:35:34 7 response to a couple of your comments. One, the
21:35:38 8 Clayshire entrance, that was an abutment there
21:35:40 9 where the Old Upper Lewisburg used to run. We've
21:35:44 10 been staffing up with the county engineer last
21:35:50 11 week to discuss that improvement and what needed
21:35:52 12 to take place so that that could be properly
21:35:56 13 accessed in and out. That is township property,
21:36:00 14 which is maintained and worked through with the
21:36:06 15 members of the engineering staff there at
21:36:10 16 Montgomery County, so we're working to get that
21:36:12 17 point taken.

21:36:14 18 I think one of the other things, as
21:36:16 19 far as noise, one of the points I keep hearing
21:36:18 20 from people is we would probably discuss with the
21:36:22 21 fairground people the time frames. In other
21:36:24 22 words, there would be time limits on certain
21:36:26 23 events and certain times at nighttime when it's
21:36:30 24 time to wind down, you know. That -- that, too,
21:36:32 25 will help with that noise issue for concern

21:36:36 1 through the week and on weekends. So hopefully,
21:36:40 2 we will be able to get that addressed.

21:36:44 3 MR. APONYI: Mr. Mayor, Council,
21:36:46 4 Steve Aponyi. I've been sworn in. My wife and I
21:36:50 5 both live at 8925 Upper Lewisburg Salem.

21:36:54 6 MR. SEAGRAVES: Steve, why don't you
21:36:54 7 speak louder or come to the microphone.

21:36:56 8 MR. APONYI: My wife and I live at
21:36:58 9 8925 Upper Lewisburg Salem Road by Wellbaum and we
21:37:02 10 have a business here in town and Mindy (phonetic)
21:37:02 11 is one of our better customers. The noise from
21:37:08 12 the picnic when they crank up the steam tractors,
21:37:10 13 we can hear it very clearly like we were right
21:37:14 14 there at the park and we're about two and a half,
21:37:16 15 three miles from there. So I think noise from the
21:37:18 16 fairgrounds with the motorcycles is still going to
21:37:22 17 be audible that far away, not to the people that
21:37:26 18 are close.

21:37:26 19 MR. SCHAEFFER: Let me make one thing
21:37:28 20 perfectly clear. There's not going to be
21:37:32 21 motorcycles on that site running around racing
21:37:34 22 until a new track comes in, if the new track comes
21:37:36 23 in and if we want motorcycle racing at that time.
21:37:40 24 The only reason they've got motorcycle racing down
21:37:42 25 in Dayton is because there's nothing else that

21:37:44 1 goes on there. They race the horses one time
21:37:48 2 during the fair and the rest of the time they use
21:37:50 3 that track for a kind of a workout track, but it's
21:37:54 4 not a five-eighth mile track, so nobody wants to
21:38:00 5 really spend any time there.

21:38:00 6 So motorcycles is the least of our
21:38:02 7 worries from a noise standpoint. Keep in mind the
21:38:08 8 sixty-six acres is an industrial. You could put a
21:38:14 9 twenty-four hour truck warehouse in there tomorrow
10 and we wouldn't be doing any of this. That kind
21:38:14 11 of stuff is approved. You could put a concrete
21:38:18 12 operation, you could put an asphalt operation in
21:38:18 13 there. You could put any number of industrial
21:38:22 14 uses in there that are going to generate a heck of
21:38:26 15 a lot more noise on a continual basis than the
21:38:30 16 fairgrounds will ever, ever create.

21:38:34 17 In that sense we're doing a great
21:38:36 18 favor by taking this sixty-six acres and putting
21:38:40 19 mostly a park in there that's not going to
21:38:44 20 generate much noise at all.

21:38:48 21 MR. APONYI: Another question I had
21:38:50 22 has the environmental impact statement been
21:38:52 23 written up?

21:38:54 24 MR. SCHAEFFER: Before we close on
21:38:54 25 the property, we will have done our due diligence

21:38:58 1 with phase one. At the end of phase one, we'll do
21:39:02 2 a phase two. The property, to the best of our
21:39:06 3 knowledge, has always been farmed. We're not too
21:39:08 4 worried about running into any kind of a buried
21:39:10 5 former dump that might have been put on that site,
21:39:14 6 but if there are, then we'll have to deal with it.

21:39:18 7 MR. APONYI: Thank you.

21:39:18 8 MR. SEAGRAVES: Thank you.

21:39:24 9 MR. GILLIAM: Yes, sir. Mitch
21:39:24 10 Gilliam. I have been sworn in before. Anyway, I
21:39:28 11 think you're missing some of the commercial
21:39:32 12 aspects that could be possible, like the RV
21:39:34 13 situation. To me I would think that would be a
21:39:38 14 perfect way to sell a private RV park there and
21:39:42 15 take care of all of your issues. I think that
21:39:46 16 would be a continuing preference situation.

21:39:50 17 MR. SEAGRAVES: Joe Landis might have
21:39:52 18 something to say about that. One more comment on
21:39:54 19 that. Thank you, Mitch. Ma'am, are you waving at
21:40:00 20 me or do you want to speak?

21:40:02 21 MS. RILEY: Yes.

21:40:04 22 MR. SEAGRAVES: Stand up and say
21:40:04 23 hello.

21:40:04 24 MS. ROWLEY: Linda Rowley, 246
25 Diamond Mill Road, New Lebanon.

1 UNIDENTIFIED SPEAKER: I can't hear
2 you.

3 MR. SEAGRAVES: Step up to the
4 microphone. Hey, Linda --

21:40:22 5 MS. ROWLEY: Yes, I was sworn in.

6 MR. SEAGRAVES: Thank you.

21:40:24 7 MS. ROWLEY: I would like the
21:40:26 8 council -- when I attended the meeting last, we
21:40:28 9 were talking about the green areas over here for
21:40:30 10 the overflow parking and the green areas back
21:40:32 11 there. Now, this gentleman is talking about
21:40:34 12 paving all of that? What are you -- that defeats
21:40:38 13 the purpose of having a green fairgrounds.

21:40:40 14 MR. SCHAEFFER: It will be green
21:40:42 15 right there.

21:40:42 16 MR. SEAGRAVES: No. No. We're
21:40:44 17 talking about our roadway, the exit.

21:40:46 18 MS. ROWLEY: No, we're not, sir. He
21:40:48 19 was talking -- Mr. Duncan was talking about
21:40:50 20 paving all -- having everything that set on a hard
21:40:52 21 surface, from what I understood him to say.

21:40:56 22 MR. DUNCAN: That's what the
21:40:56 23 ordinance says.

21:40:58 24 MS. ROWLEY: I'm asking the council
21:41:00 25 to review that because I thought we were having a

21:41:02 1 green fairgrounds, not a concrete fairgrounds. If
21:41:04 2 you pave the overflow parking and the other
21:41:08 3 parking, you're gong to have a concrete
21:41:10 4 fairgrounds, not a green fairgrounds.

21:41:26 5 MR. SEAGRAVES: Okay. Last call.
21:41:34 6 And before we close out, just let me say to all of
21:41:38 7 you again, thank you so much. Well stated, great
21:41:44 8 thoughts and I think we all know where our hearts
21:41:46 9 are at here. So thank you all, again, for
21:41:50 10 attending. We're going to close this out at this
21:41:52 11 time. We're going to take a vote, so don't rush
21:41:54 12 off.

21:41:56 13 MS. CANTRELL: I'll make the motion
21:41:56 14 that we close the public hearing.

21:41:58 15 MR. SEAGRAVES: Is there a second?

21:41:58 16 MS. KIRKLIN: I'll second.

21:42:02 17 MR. SEAGRAVES: I have a motion and a
21:42:02 18 second to close the public hearing. Call for roll
21:42:06 19 at this time. Bob?

21:42:06 20 MR. APGAR: Yea.

21:42:06 21 MR. SEAGRAVES: Mike?

21:42:06 22 MR. LUCAS: Yea.

21:42:08 23 MR. SEAGRAVES: Margo?

21:42:08 24 MS. CANTRELL: Yes.

21:42:08 25 MR. SEAGRAVES: Bruce?

21:42:10 1 MR. GARBER: Yes.

21:42:10 2 MR. SEAGRAVES: Chuck?

21:42:10 3 MR. LETNER: Yea.

4 MR. SEAGRAVES: Anne?

21:42:12 5 MS. KIRKLIN: Yea.

21:42:12 6 MR. SEAGRAVES: I vote yea. The

21:42:14 7 motion is carried. Is there a motion to go back

21:42:16 8 into session?

21:42:16 9 MS. KIRKLIN: I'll make that motion,

10 Mayor.

11 MS. CANTRELL: I'll second it.

12 MR. SEAGRAVES: Thank you, Anne.

21:42:20 13 Thank you, Margo. Let's call for a vote at this

21:42:22 14 time to go back into session. Mike?

15 MR. DUNCAN: Yea.

21:42:24 16 MR. SEAGRAVES: Margo?

17 MS. CANTRELL: Yea.

21:42:24 18 MR. SEAGRAVES: Bruce?

19 MR. GARBER: Yea.

21:42:26 20 MR. SEAGRAVES: Chuck?

21 MR. LETNER: Yea.

22 MR. SEAGRAVES: Anne?

21:42:26 23 MS. KIRKLIN: Yea.

21:42:26 24 MR. SEAGRAVES: Bob?

21:42:28 25 MR. APGAR: Yea.

21:42:28 1 MR. SEAGRAVES: I vote yea. Hearing
21:42:28 2 all yeas, motion carried. Brings us back into the
21:42:32 3 public -- back into our regular session and I'm
21:42:38 4 going to turn it back over again to Sonja because
21:42:42 5 I think we're -- I guess we're going to ask
21:42:46 6 Rodney --

21:42:46 7 MR. STEPHAN: I'm Rod Stephan, law
21:42:52 8 director. I would like to review some procedural
21:42:56 9 options for city council tonight.

10 UNIDENTIFIED SPEAKER: We can't hear
11 you.

21:43:30 12 MR. STEPHAN: We're going to review
21:43:32 13 some procedural options for city council tonight.
21:43:36 14 This is the second reading of Proposed Ordinances
21:43:38 15 2014-02 and 2014-03. Planning commission has
21:43:42 16 recommended adoption of these ordinances and has
21:43:46 17 made certain recommendations regarding the planned
21:43:50 18 development plan.

21:43:50 19 At the completion of the second
21:43:52 20 public hearing tonight, city council has the
21:43:56 21 following procedure options with respect to the
21:43:58 22 Montgomery County fair facility planned
21:43:58 23 development plan.

21:44:00 24 First, city council can adopt
21:44:04 25 Ordinance 2014-02 and 2014-03 and can accept the

21:44:06 1 recommendations of planning commission with
21:44:10 2 respect to the preliminary development plan.

21:44:12 3 Second, city council can adopt
21:44:16 4 Ordinance 2014-02 and 2014-03 but can amend the
21:44:20 5 recommendations of planning commission with
21:44:22 6 respect to the preliminary development plan by a
21:44:24 7 two-thirds vote of city council. There are five
21:44:28 8 specific recommendations by planning commission in
21:44:32 9 their motion to approve the planning development
21:44:34 10 plan. Sonja read that motion at the beginning of
21:44:36 11 the public hearing with those recommendations.

21:44:40 12 Third, city council can also adopt
21:44:44 13 additional recommendations and/or conditions for
21:44:46 14 the planned development plan by two-thirds vote of
21:44:50 15 city council.

21:44:52 16 Fourth, city council could reject
21:44:58 17 Ordinance 2014-02 and 2014-03 and deny the planned
21:45:00 18 development plan for the Montgomery County fair
21:45:02 19 facility.

21:45:02 20 Finally, city council could table
21:45:06 21 Ordinance 2014-02 and 2014-03 if council desires
21:45:10 22 additional time to consider the planned
21:45:12 23 development plan, but under our planned
21:45:14 24 development process, city council must make a
21:45:18 25 final decision within sixty days from this

21:45:20 1 hearing.

21:45:24 2 Then after the vote tonight, the
21:45:26 3 development plan and the development agreement
21:45:28 4 will be updated to reflect any additional changes
21:45:30 5 or amendments required by city council and these
21:45:34 6 revised documents will be submitted to city
21:45:36 7 council prior to the third reading of the
21:45:38 8 ordinances on March 18. And on March 18 there
21:45:42 9 would be a final reading by city council and final
21:45:48 10 passage, either approval or denial of these
21:45:50 11 ordinances. You can address any questions.

21:45:54 12 UNIDENTIFIED SPEAKER: Will that be
21:45:56 13 held here as well?

21:45:58 14 MR. STEPHAN: The March 18 meeting
21:46:00 15 will be held at our normal facility at the City of
21:46:04 16 Brookville.

21:46:06 17 MR. SEAGRAVES: That's at 7:30.

21:46:08 18 MR. STEPHAN: At 7:30.

21:46:14 19 MR. GARBER: Could you go over the
21:46:16 20 five recommendations for the planning commission
21:46:18 21 again, real quickly?

21:46:20 22 MR. STEPHAN: I can do that, read
21:46:22 23 that through.

24 MR. GARBER: Please.

21:46:30 25 MR. STEPHAN: They recommended

21:46:30 1 approval of the planned development preliminary
21:46:34 2 plan and the development agreement for the
21:46:36 3 Montgomery County fair facility and made the
21:46:38 4 following determinations and recommendations.
21:46:40 5 First, planning commission specifically finds that
21:46:42 6 the general standards for the planned development
21:46:46 7 in section 1151.03 and specific statement in
21:46:50 8 section 1151.14, planned industrial district have
21:46:54 9 been met.

21:46:54 10 Second, planning commission
21:46:56 11 specifically recommends extending the revocation
21:47:00 12 date as set forth in section 1151.08 of the Code
21:47:02 13 of Ordinances to this plan to carry the two
21:47:06 14 consecutive years from the effective date of
21:47:10 15 rezoning to the planned industrial strict.

21:47:10 16 Three, planning commission recommends
21:47:14 17 that the applicant revise the planned development
21:47:18 18 preliminary plan to provide for the extension of
21:47:20 19 West Campus Boulevard to the south boundary of the
21:47:24 20 paved parking area and that the improvement be
21:47:26 21 made prior to the commencement of fair operations
21:47:28 22 on the property and that the applicant would be
21:47:32 23 responsible for all costs related to extending
21:47:36 24 West Campus Boulevard to the south boundary of the
21:47:38 25 paved parking areas.

21:47:40 1 Four, planning commission
21:47:44 2 specifically waived any paving requirements for
21:47:46 3 the overflow parking area shown on the site plan.

21:47:50 4 And five, planning commission
21:47:52 5 recommends that all internal access roads and all
21:47:54 6 other internal streets and pedestrian walkways be
21:47:58 7 made of pavement, concrete or pavers as required
21:48:02 8 by our ordinance.

21:48:08 9 MR. GARBER: Thank you.

21:48:12 10 MS. CANTRELL: I add one, the access
21:48:14 11 road, we asked you to make that a certain color so
21:48:16 12 that we know what's going in on phase one access
21:48:20 13 road and it's not here in color. Is there any
21:48:24 14 access road going in phase one inside? What
21:48:38 15 access road is going in on phase one?

21:48:40 16 MR. SCHAEFFER: The road along the
21:48:44 17 south side.

21:48:46 18 MS. CANTRELL: That will all be in
21:48:48 19 phase one?

21:48:50 20 MR. SCHAEFFER: Phase one, and this
21:48:50 21 road along the west side.

21:48:52 22 MS. CANTRELL: So all of that --

21:48:54 23 MR. SCHAEFFER: This is not an access
21:48:56 24 road.

21:48:56 25 MS. CANTRELL: So that will not be

21:48:58 1 put in?

21:48:58 2 MR. SCHAEFFER: It's not an access
21:49:00 3 road. The south and the west side.

21:49:06 4 MS. CANTRELL: So that will all be
21:49:08 5 done in phase one and paved?

21:49:10 6 MR. DUNCAN: Paved emergency access
21:49:14 7 road.

21:49:14 8 MR. SCHAEFFER: Say again?

21:49:16 9 MR. DUNCAN: I said on our paper it
21:49:18 10 shows, if -- I think this is what you're talking
21:49:20 11 about, paved emergency access road.

21:49:22 12 MR. SCHAEFFER: It's included in
21:49:24 13 there.

21:49:24 14 MR. DUNCAN: Okay. That's the road
21:49:26 15 that she's asking about then.

21:49:26 16 MR. SCHAEFFER: I don't know.

21:49:28 17 MS. CANTRELL: Yeah, that is all
21:49:28 18 phase one.

21:49:30 19 MR. SCHAEFFER: Yes. Yes.

21:49:36 20 MR. DUNCAN: You said something about
21:49:38 21 we could amend -- amend it to put in that the road
21:49:44 22 is put through. Okay? Now, I guess where I'm
21:49:48 23 coming from, the people out here is, you know, my
21:49:52 24 feeling, if it does go through I want to make sure
21:49:54 25 that road is going to be in there. Is that two

21:49:58 1 different recommendations or two different votes?

21:50:02 2 MR. STEPHAN: As far as making sure
21:50:04 3 the road is actually built, we will be requiring a
21:50:08 4 performance bond for the street. We do that with
21:50:12 5 every development and they would post a
21:50:14 6 performance bond for the street and if there was
21:50:18 7 some default with respect to the construction of
21:50:20 8 the street, we could take action against the
21:50:24 9 performance bond, so we will have performance bond
21:50:26 10 for construction of the street.

21:50:28 11 MR. SCHAEFFER: Because it's a public
21:50:30 12 street and you're going to be accepting it for
21:50:32 13 maintenance at some point in time.

21:50:34 14 MR. STEPHAN: Correct. So with
21:50:36 15 respect to tonight's action, what we need is
21:50:40 16 direction from city council if you're going to
21:50:42 17 require West Campus Boulevard to be extended all
21:50:46 18 of the way to Upper Lewisburg Salem, that's a
21:50:50 19 decision you need to make. That's the issue with
21:50:52 20 respect to zoning.

21:51:02 21 MR. GARBER: Can I make -- say that
21:51:06 22 we move and try it on for size and see what
21:51:08 23 everybody thinks?

21:51:10 24 MR. DUNCAN: Or we can table it.

21:51:16 25 MR. SEAGRAVES: Is there a motion

21:51:18 1 then to read the second reading?

21:51:20 2 MS. KIRKLIN: I'll make that motion,
21:51:22 3 Mayor.

21:51:22 4 MR. GARBER: I'll second, Mayor.

21:51:24 5 MR. SEAGRAVES: We have motion on the
21:51:24 6 floor and second to read proposed Ordinance
21:51:26 7 2014-02. We'll call for a vote at this time.
21:51:28 8 Mike?

21:51:28 9 MR. DUNCAN: Yea.

10 MR. SEAGRAVES: Margo?

21:51:30 11 MS. CANTRELL: Yea.

21:51:30 12 MR. SEAGRAVES: Bruce?

13 MR. GARBER: Yes.

14 MR. SEAGRAVES: Chuck?

15 MR. LETNER: Yea.

16 MR. SEAGRAVES: Anne?

21:51:32 17 MS. KIRKLIN: Yea.

21:51:34 18 MR. SEAGRAVES: Bob?

19 MR. APGAR: Yea.

21:51:34 20 MR. SEAGRAVES: I vote yea. All
21:51:36 21 yeas, motion carried.

21:51:38 22 MS. KEATON: Ordinance Number
21:51:42 23 2014-02, an ordinance amending section 1143.02(a),
21:51:48 24 permitted uses in the I-1, light industrial
21:51:52 25 district, and section 1139.02(a), permitted uses

21:51:56 1 in the HS, highway service district.

21:52:02 2 MR. GARBER: I would move we accept
21:52:04 3 the second reading of ordinance -- I lost my
21:52:08 4 notes.

21:52:10 5 MR. SEAGRAVES: 2014-02.

21:52:10 6 MR. GARBER: 2014-02 and 2014-03.

21:52:12 7 MR. SEAGRAVES: We're going to have
21:52:14 8 to read those separately.

21:52:16 9 MR. GARBER: 2014-02.

21:52:18 10 MR. APGAR: I'll second.

21:52:20 11 MR. SEAGRAVES: Motion is seconded.

21:52:20 12 Thank you, Bob. Call for a vote at this time to
21:52:22 13 approve second reading of Proposed Ordinance
21:52:24 14 2014-02. Margo?

21:52:26 15 MS. CANTRELL: Yea.

21:52:26 16 MR. SEAGRAVES: Bruce?

21:52:26 17 MR. GARBER: Yes.

18 MR. SEAGRAVES: Chuck?

19 MR. LETNER: Yea.

21:52:28 20 MR. SEAGRAVES: Anne?

21:52:28 21 MS. KIRKLIN: Yea.

21:52:28 22 MR. SEAGRAVES: Bob?

21:52:30 23 MR. APGAR: Yea.

21:52:30 24 MR. SEAGRAVES: Mike?

21:52:32 25 MR. DUNCAN: Nay.

21:52:32 1 MR. SEAGRAVES: I vote yea. Six
21:52:34 2 yeas, one nay.

21:52:36 3 MS. KIRKLIN: May I make a motion
21:52:38 4 that we have the second reading of Ordinance
21:52:40 5 Number 2014-03?

21:52:42 6 MR. SEAGRAVES: Thank you. Is there
21:52:42 7 a second?

21:52:46 8 MS. CANTRELL: Second.

21:52:46 9 MS. KEATON: Are we doing as it is?

21:52:48 10 MR. STEPHAN: I would comment on this
21:52:50 11 as part of this motion adopting this ordinance,
21:52:52 12 you need to accept the proposed recommendations
21:52:58 13 for planning commission or if you are proposing to
21:53:00 14 amend any of those recommendations you need to do
21:53:04 15 that now.

21:53:04 16 MS. CANTRELL: I have to ask a
21:53:06 17 question first. John, as our city manager, do you
21:53:12 18 foresee there being a way to contribute to the --
21:53:16 19 the construction of this road by the city and/or
21:53:20 20 by outside sources?

21:53:24 21 MR. WRIGHT: I think that's a good
21:53:26 22 possibility. It's been talked about. One thing I
21:53:30 23 want to make clear is this roadway is part of a
21:53:34 24 traffic plan that was designed about fifteen years
21:53:36 25 ago.

1 MS. KEATON: Can you all hear him?

21:53:40 2 UNIDENTIFIED SPEAKER: No.

21:53:40 3 MR. WRIGHT: This roadway is not
21:53:42 4 something that we just threw on a map when the
21:53:44 5 fairgrounds decided to come out here. It's been
21:53:48 6 on the maps for about fifteen years when the
21:53:52 7 industrial park was designed. It's a traffic plan
21:53:56 8 (inaudible). It's put together by our engineers
21:53:58 9 by our planning commission, but we didn't build
21:54:00 10 the road because we had nothing in that area but
21:54:04 11 the industrial park. Now, we do, we have a
21:54:06 12 proposal for that area, so the road needs to be
21:54:08 13 built. It was a business. Everybody refers to
21:54:14 14 Payless. We required Payless to build the road.
21:54:18 15 In fact, we tore out a brand-new road and they
21:54:24 16 were required to replace it in a different
21:54:28 17 location.

21:54:28 18 My point is, that this is not
21:54:32 19 something that's new. It's something that has
21:54:36 20 been on the books for a long time and I think
21:54:38 21 that's kind of why some of the council members are
21:54:42 22 having a problem. Does that answer your question?

21:54:46 23 MS. CANTRELL: I'm trying to find out
21:54:48 24 if there is a way that we can work cooperatively
21:54:50 25 with the fair board, Miller-Valentine, with the

21:54:54 1 seller to come up with the funds to eventually get
21:54:58 2 this road built if we amend this motion to have
21:55:00 3 this road be included sometime within the next two
21:55:06 4 years during phase one. Do you think it's a
21:55:08 5 possibility?

21:55:10 6 MR. WRIGHT: I think it is a
21:55:10 7 possibility. I think there are some -- some
21:55:14 8 revenues of funding for the road. The original
21:55:20 9 figure of eight hundred thousand dollars was from
21:55:24 10 our engineers. I think it's on the high side. I
21:55:26 11 think it's a high estimate. We've already taken
21:55:30 12 forty-five percent of that, so it's down to four
21:55:32 13 hundred thousand now.

21:55:34 14 I think that with the city, with the
21:55:36 15 property owner that's involved in the sale and one
21:55:42 16 or two other parties that are involved in this
21:55:44 17 whole deal, then we should be able to work
21:55:46 18 something out but --

21:55:48 19 MS. CANTRELL: Now, so that you
21:55:50 20 understand, if we amend this to have this road,
21:55:54 21 it's not telling you we don't want the
21:55:56 22 fairgrounds. It's telling you that we're willing
21:55:58 23 to work with you to get this road built to satisfy
21:56:02 24 what was originally the master plan for this area.
21:56:06 25 So I would want that to be in there.

21:56:10 1 MR. DUNCAN: I think we need to --
21:56:12 2 how are we going to work -- I know we set here at
21:56:14 3 the first --

21:56:16 4 MS. CANTRELL: We always do it. We
21:56:16 5 have a good city staff.

21:56:20 6 MR. DUNCAN: We set here at the first
21:56:22 7 meeting and we were told they didn't want any
21:56:22 8 money from the city. The citizens would not be
21:56:26 9 contributing to this project. I don't have a
21:56:28 10 problem of us working with -- to get a grant or
21:56:30 11 something like that. Are we going to put city
21:56:34 12 money --

21:56:34 13 MS. CANTRELL: Whenever we get a
21:56:36 14 grant, we ante in some money. So, yeah, we
21:56:40 15 probably will be spending the money and this is
21:56:40 16 our city, our road so we should spend some money.

21:56:50 17 MR. SEAGRAVES: I think we have the
21:56:52 18 meeting up here more often.

21:56:54 19 MS. CANTRELL: I'm making a motion
21:56:56 20 that we accept it with an amendment that the road
21:57:00 21 be constructed all of the way through to Upper
21:57:02 22 Lewisburg Salem with a somehow cooperation among
21:57:08 23 all of the parties, including the city, and it be
21:57:12 24 done in phase one sometime in that next two years.

21:57:16 25 MS. KIRKLIN: Margo, does your motion

21:57:18 1 include the other recommendations by the zoning
21:57:20 2 board and planning commission?

21:57:20 3 MS. CANTRELL: Other recommendations
21:57:22 4 are fine. Pavement for the streets is good, but
21:57:24 5 no -- no pavement in the overflow parking. We
21:57:28 6 park in the grass across the street from the
21:57:32 7 picnic and that's all fine. And I don't think the
21:57:32 8 RVs need to be paved. That's the beauty of our
21:57:36 9 beast.

21:57:36 10 MS. KIRKLIN: I'll second your
21:57:36 11 motion.

21:57:38 12 MR. SEAGRAVES: We have a motion and
21:57:40 13 a second on the floor. Everybody clear on what
21:57:42 14 we're doing? We've got a motion to -- to --

21:57:46 15 MR. GARBER: Can we put in a -- in a
21:57:46 16 succinct --

21:57:52 17 MS. CANTRELL: Succinct, okay.

21:57:52 18 MR. STEPHAN: Do you want me to try
21:57:52 19 to do that? This will be an ordinance to accept
21:57:56 20 the second reading of 2014-03 and approving the
21:58:08 21 preliminary development plan that's been submitted
21:58:12 22 for the Montgomery County fair facility and
21:58:14 23 accepting the planning commission recommendations
21:58:20 24 made at the March 20 [sic], 2013 meeting with the
21:58:26 25 following modification that the -- the applicant

21:58:34 1 be required to construct and extend West Campus
21:58:40 2 Boulevard from its current terminus all of the way
21:58:42 3 to Upper Lewisburg Salem Road and that be done --
21:58:54 4 that be done and completed no later than
21:58:58 5 commencement of operations of the fairgrounds with
21:59:02 6 phase one and the additional recommendation to
21:59:10 7 city council that -- to cooperate with the
21:59:18 8 applicant to seek funding for the project and to
21:59:24 9 facilitate the construction of the road.

21:59:30 10 MR. APGAR: Sounds good. I'll second
21:59:30 11 that.

12 MR. SEAGRAVES: Thank you.

21:59:32 13 MR. APGAR: I'll still second that.

21:59:34 14 MR. SEAGRAVES: We have a motion and
21:59:34 15 a second on the floor to call for a vote to vote
21:59:42 16 on this with the -- with that amended article
21:59:46 17 mentioned in Ordinance 2014-03. Got a motion and
21:59:50 18 a second. We'll call for a vote at this time.
21:59:52 19 Bruce?

21:59:52 20 MR. GARBER: Yes.

21:59:54 21 MR. SEAGRAVES: Chuck?

21:59:54 22 MR. LETNER: Yea.

23 MR. SEAGRAVES: Anne?

21:59:54 24 MS. KIRKLIN: Yea.

21:59:56 25 MR. SEAGRAVES: Bob?

21:59:56 1 MR. APGAR: Yea.

21:59:56 2 MR. SEAGRAVES: Mike?

21:59:58 3 MR. DUNCAN: Nay.

21:59:58 4 MR. SEAGRAVES: Margo?

22:00:00 5 MS. CANTRELL: Yea.

22:00:00 6 MR. SEAGRAVES: I vote yea. Six

22:00:02 7 yeas, one nay. So that concludes our readings of

22:00:12 8 ordinances, resolutions and written motions. Old

22:00:14 9 business tonight? New business? Motion to

10 adjourn. Is there a second?

11 MR. APGAR: I'll second that, Mayor.

22:00:26 12 MR. SEAGRAVES: A motion and a second

22:00:28 13 to adjourn. A reminder to everyone, the third

22:00:28 14 reading will be at our next council meeting at our

22:00:34 15 council chambers on Sycamore Street at 7:30. Call

22:00:36 16 for a vote at this time. Margo?

22:00:38 17 MS. CANTRELL: Yea.

22:00:38 18 MR. SEAGRAVES: Bruce?

22:00:40 19 MR. GARBER: Yea.

20 MR. SEAGRAVES: Anne?

22:00:40 21 MS. KIRKLIN: Yea.

22:00:40 22 MR. SEAGRAVES: Bob?

22:00:40 23 MR. APGAR: Yea.

22:00:40 24 MR. SEAGRAVES: Mike?

25 MR. DUNCAN: Yea.

22:00:42 1 MR. SEAGRAVES: I vote yea. All

22:00:44 2 yeas. Good night everybody.

3 (Thereupon, the hearing was concluded
4 at 10:00 p.m.)

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1 STATE OF OHIO)

2 COUNTY OF MONTGOMERY) SS: CERTIFICATE

3 I, Kimberly C. Causlin Gwinn, a Notary
4 Public within and for the State of Ohio, duly
5 commissioned and qualified,

6 DO HEREBY CERTIFY that the above-named
7 proceeding was reduced to writing by me
8 stenographically in the presence of the parties
9 and thereafter reduced to typewriting.

10 I FURTHER CERTIFY that I am not a relative
11 or Attorney of either party nor in any manner
12 interested in the event of this action.

13 IN WITNESS WHEREOF, I have hereunto set my
14 hand and seal of office at Dayton, Ohio, on
15 this 18th day of March, 2014.

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KIMBERLY C. CAUSLIN GWINN
NOTARY PUBLIC, STATE OF OHIO
My commission expires 9-4-2014