

RECORD OF PROCEEDINGS

MEETING OF COUNCIL

July 12, 2021

Mayor O'Callaghan called the City of Union council meeting to order on Monday, July 12, 2021 at 7:30 p.m.

Attendance was taken and the following council members were present: Mayor O'Callaghan, Mr. Bruns, Mrs. Kyle, and Mrs. Perkins.

Other city staff members attending the meeting were John Applegate, City Manager, Denise Winemiller, Clerk of Council, and Joe Moore, Law Director.

Mayor O'Callaghan called for a moment of silence.

Mayor O'Callaghan said that Mrs. Oberer called and was out of town so he moved her absence be excused. Mr. Bruns seconded the motion. All concurred and Mrs. Oberer's absence was excused.

Mayor O'Callaghan said that Mrs. Thomas-Roth had called and was also out of town so he moved her absence be excused. Mr. Bruns seconded the motion. All concurred and Mrs. Thomas-Roth's absence was excused.

1. Mayor O'Callaghan asked if there were any additions, deletions or corrections for the minutes of the June 14, 2021 council meeting. There were no corrections so Mr. Bruns moved that the minutes be accepted as presented. Mrs. Kyle seconded the motion. All of the council members voted in favor of the motion and the minutes were accepted as prepared.

2. Citizen's and Visitor's Comments

There were no comments from any citizens or visitors in the audience.

3. PROCLAMATION HONORING BOB BENNETT

Mayor O'Callaghan said it was his pleasure to read a proclamation honoring Bob Bennett who was retiring after sixteen years from the position of Scoutmaster BSA Troop 246. The Mayor read the proclamation out loud and had Mr. Bennett come forward and presented him with the signed proclamation.

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Mayor O'Callaghan said that words can't describe all the effort and time that Mr. Bennett has spent assisting scouts and the Northmont community.

Mr. Bennett was congratulated from all of the council members and the City Manager.

Mayor O'Callaghan said that they would need to amend the agenda for the July 12 meeting. Mr. Bruns moved that the agenda be amended to add Resolution 21-03. Mayor O'Callaghan seconded the motion. All concurred and the agenda was amended.

4. ONE READING - RESOLUTION 21-03 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO A CONTRACT (THIS PROJECT OPUS DEVELOPMENT AGREEMENT) BY AND BETWEEN THE CITY OF UNION, OHIO (the "City"), DAYTON BREP I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, (the "Developer"), AND THE MONTGOMERY COUNTY TRANSPORTATION DISTRICT (the "District") under the following circumstances:

Mr. Applegate said that this was an agreement with the developer, the basic framework of an agreement for the development of roughly 32+ acres purchased by Opus, between the City of Union, Montgomery County Transportation Improvement District (TID), and Dayton Brep I, LLC.

Mr. Applegate said all parties agree to these improvements, but they are still working on some additional details and this allows the attorneys to make some minor changes.

Mr. Applegate said they wanted to do this as quickly as possible because Mr. Colon, that had come in and talked to the council, was in the process of selling his property and wanted to have that transaction completed. Both Mr. Colon and Mr. Coffey, another property owner on Jackson Road were waiting for this to go forward.

Mr. Applegate said the developer is constructing a 213,000 square foot building, expandable to 260,000. They may also add several more buildings, and this is the first step of the process.

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A question was asked regarding the dates in the agreement not completed and Mr. Applegate there could be some changes, but they were hoping to start the latter part of August. They have the materials stored and hope to have the building open by the second quarter of 2022.

Mrs. Perkins asked what the cost was to the city. Mr. Applegate said they would be extending the water and sewer, improving Jackson Road, like they had done with P&G, and have a stormwater easement. He said NorthPoint was also close to finalizing their project. Mr. Applegate said this is similar to what they did in 2014 and 2015 for the P&G Plant. Mr. Applegate said there is a lot contained in this development agreement, with Montgomery TID, Union, and Opus obligations.

Mrs. Perkins asked if she could have a few additional minutes to read the agreement.

Mr. Applegate said they had hoped to have the agreement ready by Friday. Mr. Applegate said that Mrs. Winemiller and Mr. Moore had worked with him over the weekend to have it ready for Monday.

They discussed that this was a team effort and it had taken a lot of work to get to where they were tonight. There were expenses but money would be coming in also and would benefit Vandalia-Butler Schools.

Mr. Bruns asked if what the city was doing now, fit in with the “long range plan” for the city. Mr. Applegate said some of the things they were doing now were extending water and sewer north of Dog Leg Road, going west on Jackson Road, with a three lane road, and improving the Old Springfield/Dog Leg intersection. He said it was similar to the improvements that had been done to Dog Leg Road leading to Union Airpark Blvd. He said they would be installing a roundabout in the future with two lanes going in all directions, so industrial, commercial, and residential traffic can move in and out without impeding traffic.

Mr. Bruns commented that it was amazing what had happened within the last twenty years. Mr. Applegate said that P&G started in 2015 and they were currently working with six developers.

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Mr. Bruns asked if they could adjust the agreement with Opus Mr. Applegate said that TID had just passed their agreement that day and attorneys were still looking at the framework and changes could be made as long as they were not detrimental to the parties.

Mr. Bruns moved to have the one and only reading and adopt Resolution 21-03. Mayor O'Callaghan seconded the motion. All concurred and Resolution 21-03 was adopted.

5. Open Agenda

Mayor O'Callaghan said he hoped everyone had a safe Fourth of July holiday. He said they were still accepting nominations for the Spirit of Union award.

Mr. Bruns said at the last meeting he had discussed that the American Legion would take old flags and dispose of them properly. He said he also recently learned that flags can be turned in to the Boy Scouts and they can also do that.

Mr. Bruns asked if there were additional items for a second meeting in July. Since there were no items, Mr. Bruns moved that they cancel the July 26 meeting and the next council meeting would be on August 9. His motion was seconded by Mayor O'Callaghan. All concurred and the motion was passed.

Mr. Applegate said that they were working on the Street Program and the areas to be done had been sent to the contractors. Mr. Applegate said he thought they would start in the next thirty days.

Mr. Applegate commented that they would achieve their goal of having the new plant expansion done by September 1. He said they were working on extending the water line down East Martindale and working on getting the permit to install from the Ohio EPA.

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6. Mr. Bruns moved that the council meeting be adjourned. Mrs. Kyle seconded the motion. All concurred and the council meeting was adjourned. The next council meeting will be on August 9, 2021.

Respectfully submitted,

Denise A. Winemiller,
Clerk of Council

John Bruns, Vice Mayor