

RECORD OF PROCEEDINGS

Minutes of Special Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held April 9, 2018

MINUTES OF THE APRIL 9, 2018 SPECIAL COUNCIL MEETING

By Jack R. Herrel, Clerk of Council

Meeting called to order at 7:00 p.m. by Council President Steve Johnston

Council members present: Howard Wade, Doug Eakins, Jennifer Warner, Steve Johnston, Jim King, Lori Cafagno, Mike Conway.

Council Members absent: None

Motion to adopt the agenda by Mr. King and seconded by Mr. Eakins

Roll Call: All Yeas

Presentation by Duke Realty on Project Condor Site Plan at State Rts. 29 and 40:

Mr. Mark Gialluca presented the overall site plan to Council. He mentioned that last week he went before the Planning and Zoning Commission to present the Site plan, Landscaping plan, and the signage plan for Project Condor. At this point the tenant cannot be revealed due to a non-discloser agreement. The proposed building has a footprint of 855, 000 sq. ft. with 3 mezzanine levels which brings the total square footage to approximately 3,000,000 sq. ft. and a parking lot with approx. 2,500 parking spaces. The building will be about 53 ft. tall. It will have internal trailer storage on one side of the building for 300 trailers. The building will have road frontage on Rt. 29, Rt. 40, and Enterprise Parkway. There will be two main backlit monument signs, one being at the main entrance, with a wall sign over the office area and possibly a secondary wall sign facing State Rt.40 and various directional signs. There will also be some traffic adjustments the main one being a roundabout on Rt. 29 at the entrance. Looking at past traffic studies etc., ODOT has concluded that this is best solution for traffic concerns. There will be five ground water recharge ponds to eliminate contamination from runoff, so that by the time the water exits it will be filtered and clean. This plan was all worked out with the help of the Ohio EPA.

Ms. Anna Vagedes presented the Landscaping plan with the major point being that the perimeter along Rt. 40 and Rt. 29 will be buffered with mounding including trees, shrubs, and other types of screening. The parking lot will also be screened with trees, bushes and shrubbery.

Mr. Anthony Sasson representing the Nature Conservancy expressed concern about ground water and the disruption of flow volume in the tributary leading to Little Darby Creek on their property on State Rt. 29. He was also concerned about their access to the property during construction. He was advised that it was a non-issue because there are no plans to shut down Rt. 29 at any point during the construction. Mr. Eakins and Mr. Johnston advised him that there should be no worry about the discharge into streams leading to the Little Darby, in fact the water discharged now is much cleaner than twenty years ago before the development started on Rt. 29.

Resolution 18-027, approving the site plans, building plans and elevations, landscape plan and signage ("The Plans") for Project Condor as recommended by the Planning and Zoning Commission on April 4, *Discussion:*

Motion to Adopt Resolution 18-027 by Mr. King and seconded by Mr. Eakins

Roll Call: All Yeas

Motion Carries 7-0

Motion to enter into executive session at 7:47 p.m. by Mr. Conway and seconded by Mr. Johnston.

RECORD OF PROCEEDINGS

Minutes of Special Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held April 9, 2018

Roll Call: All Yeas

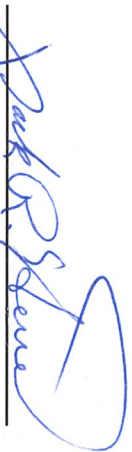
Motion carries 7-0

Motion to return to regular session at 8:06 p.m. by Mr. Eakins and seconded by Ms.

Warner Roll Call: All Yeas

Motion Carries 7-0

Motion to adjourn at 8:07 p.m. by Mr. Johnston and seconded by Mr. King.
Passed by acclamation of Council.



Jack R. Herrel, Clerk of Council



Steven J. Johnston, Council President