

**Village of Covington Ohio
Record of Proceedings
Covington Village Council Meeting
December 22, 2008**

Covington Village Council met in regular session on Monday, December 22, 2008 at 7:00 p.m. in the Covington Government Center with the following members present: Marc Basye, Scott Tobias, Doris Beeman, George Karayannis, Donna K. Dewey and Gary Bell. Mayor Lowell Yingst presided at the meeting. Grant Kerber, Law Director, was also present.

Pledge of Allegiance was given to the flag.

Minutes of December 8th were approved as written.

Fund balances were reviewed. Motion was made by Tobias and seconded by Karayannis to transfer \$50,000 from Income Tax Fund to the General Fund. Roll call: all ayes. Motion was made by Bell and seconded by Tobias to transfer \$20,000 from General to Street Fund. Roll call: all ayes.

Motion was made by Bell and seconded by Beeman for payment of bills. Roll call: all ayes.

Old Business: Scott Jamison, General Counsel for pbm Products, LLC was present to answer questions from last meeting's public hearing concerning rezoning approximately 23 acres behind present Kerry Ingredients building from Conservation to light Industry.

Jamison explained pbm Products, LLC manufactures powdered baby formulas at significant savings. They are highly regulated by FDA and have minimum of one inspection per year. The company started 10-12 years ago. When they bought company in 2005 there were 230 employees at Vermont plant; now they have 320 employees. They are a great community member and have a strong relationship with the State; there are no environmental issues and they pay equal or better wages. They are at their capacity in Vermont and need to acquire another facility. They now take bulk powder from Vermont and move it to another state for packaging. They want to have packaging line here. This would require taking current Kerry warehouse and making it packaging plant. They then would build a new warehouse here. This is investment of million dollars. They have option of doing it in Vermont or somewhere else. They supply United States, Canada and Mexico. This is very centrally located; better than Vermont.

Question about Ingle Road – they would have traffic engineer look at it to study truck traffic. They want to be compatible with neighbors. He has no answer for traffic on Ingle Road until traffic study is done.

They know they have to bring plans to Covington for warehouse and any other plans. The new warehouse would be close to present facility.

There would be more employees here – increase 25% in Vermont.

They sell their products 30%-40% less than branded formulas and maintain quality.

Jamison said after building warehouse there are no future plans for additional land – would probably be planted in corn for years; however, he cannot predict ten to twenty years from now.

Kerry does something different than pbm Products, LLC. They have to let Kerry and Chris Clark know what they are going to do.

Bell said council is dealing with rezoning; any building plans go back to Planning and Zoning Board to work with them.

Jamison said there are no plans for Ingle Road at this time. They may want to meet with our engineers. They understand the process.

As far as phase I, Jamison said the engineering analysis will take three months and then will be shared with us. Packaging line could take six months – haven't even begun.

At the Vermont site they own 150 acres and use eighty; they don't plan to use all of it.

Also, if land is acquired here and warehouse built, they will use local contractors. They prefer to be part of community. They don't have in-house engineers. They had 100 contractors work on Vermont plant at once; they provide a lot of opportunity.

Jim Larson, property owner at Pearl and Ingle Road, asked about the relationship between pbm Products, LLC and Kerry. Kerry is a separate company who is one of pbm's suppliers. pbm Products, LLC would purchase local Kerry plant; Kerry has plants at other locations.

Jay Wackler, Covington Chamber of Commerce President, welcomed the new business. He said from business perspective, this will bring additional tax revenue, strengthen budget for schools, and provide business to business opportunities. He likened it to Versailles – bringing retail back downtown.

David Kenworthy, 203 Fountain Street, inquired about the drainage ditch. He said water gets into his house. If he's known house was in Flood Plain he wouldn't have bought it. He also asked about noise and dust from elevator.

Jamison said there would be no dust from his plant. If anything there would be less. Nothing from elevator would come into their business. Surface water would be looked at by engineers for their property and neighboring property.

Jamison said they would expand back in Vermont. They know they have to put in packaging line for quality control. They, also, know anything they do would go through Planning and Zoning Board and Village for review. They will share answers. The rezoning is the first step in the process; they have to know if it will be rezoned; then they will have engineers and then plans.

Kerber said Council has thirty days to either adopt or deny the zoning request from the date of the public Hearing.

Motion was made by Bell and seconded by Beeman to place rezoning request on Emergency Legislation. Toll call: all ayes

Motion was made by Bell and seconded by Tobias to place Ord. 12A-08 on Emergency Legislation for rezoning approximately 23 acres behind present Kerry building from Conservation to Light Industry. Roll call: all ayes.

Motion was made by Dewey and seconded by Beeman Ord. 12A-08 pass Emergency Legislation. Roll call: all ayes.

Motion was made by Karayannis and seconded by Tobias for Dewey and Bell to continue to be Council's representatives to VFFDF Board. Roll call: all ayes.

Fire Chief Bill Westfall said Alexander and Miller will continue to be Fire Department's representatives.

Karayannis asked the Mayor to send a letter to Kroger's thanking them for the \$10,000 donated to COA.

Tobias reported Finance Committee had met prior to Council. Their recommendation is for employees to receive three (3%) percent increase in January 2009 and to pay 7 percent of their individual hospitalization premiums.

Motion was made by Bell and seconded by Dewey to suspend rules and place Salary Ordinance 13A-08 on Emergency Legislation. Roll call: all ayes.

Motion was made by Bell and seconded by Tobias Ord. 11A-08 pass Third Reading.
Roll call: all ayes.

Motion was made by Tobias and seconded by Basye to place Ord. 11A-08 on Third Reading, 2009 Temporary Appropriations. Roll call: all ayes.

Motion was made by Bell and seconded by Tobias Ord. 11A-08 pass Third Reading.
Roll call: all ayes.

Ray Kimmel, BPA Superintendent, reported all hydrants out of service have been repaired. They had to use new hydrants; they did keep two in stock. He asked if Council wanted to purchase replacements for those that were in stock. He can get new ones from West Milton.

Kimmel agreed with Council- they have enough for now.

Fire Chief Bill Westfall had no report.

Officer Chris Walters, setting in for Chief Lee Harmon, had no report.

Meeting adjourned at 7:50 with motion from Dewey.