BROOKVILLE CITY COUNCIL
REGULAR MEETING
April 19, 2016

The Regular Meeting of the Brookville City Council was called to order by Vice Mayor Cantrell at 7:30 p.m. on April 19, 2016 in the City Council Chambers. The Pledge of Allegiance was recited. Members Apgar, Duncan, Henry, Kirklin and Letner; Manager Burkholder, Finance Director Keaton, Fire Chief Fletcher, Police Chief Jerome, Law Director Stephan, Clerk Wheeler and Public Service Director Williamson were present. Mayor Seagraves was absent.

Roll Call by Vice Mayor Cantrell.

Motion by Apgar, second by Kirklin to accept the Agenda as presented. All yeas, motion carried.

Motion by Duncan, second by Apgar to approve the April 5, 2016 Regular Meeting Minutes and the March 24, 2016 Special Meeting Minutes as presented. All yeas, motion carried.

Member Cantrell greeted citizens in the audience.

Bruce Minkner stated he owns several businesses in town and is having an issue with one of his properties. He owns the lot next to Carmella's Pizzeria and has received citations from the City for his fence and the land. He stated he feels it is due to personal retributions for removing Carmella's Pizzeria from his property. Mr. Minkner stated he has had issues with Carmella's trash, grease being all over and them tearing up the property, and since removing them from the property; he has been getting violation letters. Mr. Minkner stated he has issues with receiving notices of violations from the City. The letters he has received have been for the painted fence, grass on property, etc. He has owned that property for the last 25 years and it has always been accepted as it is now.

Mr. Minkner informed he has heard that members of our City Boards and Council have had issues with the boat parked on the land and he doesn't understand why all of a sudden now when it has been this way for years. He has never been contacted by anyone on City Council and does keep his grass mowed. Mr. Minkner wanted to make sure Council was aware of the violation letters he has been sent. He described about 30 plus pictures he has taken of other areas in town that he feels should receive violations. He stated he has seen lots of other fences in town that have not been painted as well as lots of areas of grass that need mowed which is why he feels he is being personally attacked.

Law Director Stephan advised he is aware Zoning Officer Snedeker has sent a violation letter regarding the property at the corner of Hay Avenue and Sycamore Street. He informed Mr. Minkner that he has not been sent any violation letter on a personal basis and he has the right to appeal before the Planning Commission. Law Director Stephan informed the City is trying to upgrade our community and address the large number of nuisance abatements issues as we can and our Zoning Officer tries to address the issues step by step. We have cited at least three other businesses due to their parking lots. Law Director Stephan advised if Mr. Minkner would like to appeal the violations then he should attend the next Planning Commission Meeting to be heard.

Mr. Minkner asked why no grass is allowed on private property?

Law Director Stephan stated his lot is a parking lot and no grass is to be in a parking lot area.

Mr. Minkner stated his lot is for commercial business and is his personal land and he has even let the City use the lot in the past for certain downtown events.

Law Director Stephan stated it is a parking lot.

Mr. Minkner indicated that he strongly feels it is a personal issue caused by Carmella's Pizzeria.

Law Director Stephan again stated the land is being used as a parking lot.

Mr. Minkner stated no, it is not a parking lot.

Law Director Stephan stated there is a boat parked on the lot.

Mr. Minkner stated the boat parked there is permitted by code on his commercial property. There is white gravel on the lot that was spread there by Carmella's and he has pictures from about three weeks ago of them putting black top on his property. He stated this disagreement will never end.

Law Director Stephan advised Mr. Minkner of his right to appeal before Planning Commission which would be the proper place to present his issues.

Mr. Minkner stated he is very disappointed.

Member Henry asked why he feels Carmella's Pizzeria is behind the complaints?

Mr. Minkner informed he had words with the owner of Carmella's and had him removed from the property.

Member Cantrell stated Mr. Minkner should review past Planning Commission Minutes. Over the last several months, multiple properties throughout town have been identified and issues have been discussed. Member Cantrell informed we are trying to upgrade our community and maintain a certain level of quality. Unfortunately, when you have someone that has a large lot zoned for one thing but it is used for another it makes it difficult for us to enforce zoning other businesses or property owners. She informed in order to maintain a consistent quality throughout the City we have to send out violation letters and that the letters are not personal and this has nothing to do with Carmella's Pizzeria. She suggested Mr. Minkner review past Planning Commission minutes.

Mr. Minkner disagreed with Member Cantrell and stated these issues absolutely have to do with Carmella's Pizzeria.

Mr. Minkner asked if his lot was zoned C-3 for commercial use?

Law Director Stephan stated the lot is zoned as CC which means it could be used for commercial use or if he wanted to sell it as commercial use, he could do that.

Mr. Minkner stated another issue he has is when he last spoke with Zoning Officer Snedeker, he had suggested selling the land to the City so maybe, this is just an excuse for the City to try and take his land. He informed he bought that land with the full intent to store his business equipment in the lot.

Law Director Stephan advised in the Community Center district, businesses are allowed to have off street-parking facilities, so he could use the lot for parking his business equipment but it must be brought up to code. He informed that if Mr. Minkner would like to use the lot for off-street parking then it should be brought up to code and if he doesn't wish to bring the lot up to code, than do not use it for off-street parking.

Mr. Minkner asked if he were to remove the boat there would be no more issues.

Law Director Stephan stated if Mr. Minkner removes everything off the lot and does not use the lot for parking, the City will move on.

Lillian Martin, of 3 Deger Court, stated she does not want to move out of Brookville or sell her home, but she would like to see the City do something about the Terrace Park Plat since it has become very run down. Ms. Martin stated she has lived in Terrace Park since 1965 and it is currently a sad situation and sometimes she doesn't even want to tell people she lives in that area. She pays her taxes and would like to see her taxes put to good use. She described the curbs as pathetic and would appreciate some serious consideration to the area.

Ms. Martin stated that Brookville is growing and the City should not want the area to look like a slum. She has put a lot of money in her home and would like to see some improvements made to the area.

Manager Burkholder agreed with Ms. Martin. He informed he has spent some time in the Terrace Park Plat while working on the Foothill project and has become aware of some of the issues she has mentioned. He informed that Council is also aware of the tremendous amount of needed improvements to the area. Manager Burkholder informed the streets, water and sewer lines in Terrace Park are a concern. He stated about four years ago the City applied for a grant to help with the funding for needed repairs to the streets in Terrace Park but were not awarded the grant. He has had recent discussions with Public Service Director, John Williamson about trying to get some of the courts on the paving program for this summer. Manager Burkholder stated he knows Council is aware of the issues in Terrace Park and Ms. Martin's point is well taken and the need is certainly there. A total road reconstruction starting with the boulevard has recently been discussed and funding options tie in with other projects to be discussed. Manger Burkholder stated Finance Director Keaton has been very aggressive with getting as many grants as we possibly can. This year we were able to do the water and sewer lines on Maple Street based on a scoring system done by Fire Chief Fletcher and former Service Superintendent, Ron Brandt. We have other streets that scored as well and need looked at in the future.

Manager Burkholder stated he does not have an exact answer of how the problems will get fixed but City Officials are aware and are trying to come up with solutions.

Member Kirklin informed of the Strategic Work Session that Council had a few months ago. She feels passionate on the needed improvements because that is her neighborhood too. She stated there is a tremendous need in the area not just with the streets and curbs but additionally the gutters and curbs have drainage issues and is creating standing water and with the Zika virus, that should be a concern. She stated there are approximately 271 homes in Terrace Park Plat and a majority of them have school aged children. Standing water becomes a breeding ground for mosquitos and that creates an additional health concern. The water and sewer lines desperately need repaired.

Member Kirklin described the streets throughout Terrace Park Plat have been paved over and over again to the point where there is no drainage or gutters left.

Member Kirklin informed the City has recently taken over the mowing of Terrace Park Blvd. Residents should see the Boulevard mowed consistently from now on instead of seeing patchwork quilt when driving down the Boulevard. She informed there is still additional need but we cannot consider refurbishing the current boulevard when considering a complete re-construction of the street and water lines.

Member Kirklin stated she recently discussed the dead trees on Terrace Park with Public Service Director Williamson and hopefully some of those dead trees can be removed soon.

Member Kirklin again stated she shares the concern for the improvements to be done to Terrace Park Plat and the challenge in the past has been financial struggles but hopefully we can begin to move forward.

Finance Director Keaton informed since the quarter percent increase took effect we are estimated to receive approximately $750,000 in extra income. However, since the increase went into effect, we were made aware of two large companies in Brookville who decided to leave Brookville. Due to those businesses leaving Brookville, we will lose approximately $200,000 of the estimated extra income.

Ms. Martin stated that the area may not have as many renters or people moving in and out so frequently if the neighborhood looked more presentable.

Member Kirklin informed she has done a study of total number of renters and buyers in the Terrace Park Plat. She informed there is a misconception of the number of homes that are owner occupied or not in the area because she only knows of a total of only four homes in the last eight months that were purchased and are owner occupied. She informed by far there is

not another area of town where you can purchase a three bedroom, one and a half bath home in walking distance to our beautiful schools and our brand new library which demonstrates the opportunity of the Terrace Park area.

Ms. Martin wanted to make sure that Terrace Park see some improvements in the future and does not get placed on the back burner.

Member Duncan stated the City is trying to make a presence by the recent purchase of the home on Foothill and it may not be the improvements that are needed to the streets or curbs but it is at least a start. By redoing the home on Foothill, he hopes other neighbors in the area will take interest in making improvements to their own homes.

Ms. Martin indicated a home on Doyle Avenue was a major eyesore that sat empty for a while. She called the bank and complained of the way the home looked and eventually it was taken care of and looks decent.

Ms. Martin stated Deger Court does have some bad pavement and an area that looks sunk in. She stated there is a high volume of traffic on that cul-de-sac. She has lived there since 1965 and back then there were eleven kids growing up on that cul-de-sac and she has never seen more traffic there than she does right now.

Member Letner stated he shares Ms. Martin's concerns but there is also a matter of personal pride. He has noticed semis parked in driveways of Pryor Court and June Place and if someone is pulling a rig of that large size into a driveway that presents problems.

Ms. Martin stated a neighbor does car repair work in his garage and it doesn't always look very good.

Member Kirklin stated even if there are bad homes in the area, there are also a lot of nice homes.

Member Cantrell thanked Ms. Martin for her attendance and for voicing her concerns.

Margaret ~~Barbara~~ Wassler, of Doyle Avenue, stated she has lived on Doyle Avenue since 1959. She also takes pride in her home and loves Brookville. She informed she is originally from England. Ms. Wassler expressed concern for the trees in her neighborhood and the likelihood a tree would fall. She informed that a neighbor recently informed her that if his tree were to fall in her yard that she would be responsible. She wondered the truth behind that statement and if the City could recommend a reputable tree company? She recently saw a company trimming trees on Terrace Park Blvd and they seemed to do a great job by removing the tree, including the roots and she was very impressed by the quality of their work.

Member Letner stated the neighbor may not be off base but she should contact her insurance company.

Ms. Wassler stated she would like to see Brookville take responsibility for removal of some of the older trees in neighborhoods.

Member Kirklin asked if she is talking about trees on private property or in public areas like the boulevard.

Ms. Wassler stated the trees she is referencing to have nothing to do with the trees on the main boulevard but on resident's private property.

Law Director Stephan advised it is the property owner's responsibility to maintain trees on their property. The City only addresses trees in the right away and any other trees that have issues on personal property would be up to the owner.

Member Duncan asked if a tree is a safety hazard can the City do anything.

Law Director Stephan advised if it looks a tree may fall into the right of way then the City could take action, but if the tree falls into a backyard than it would be the resident's responsibility.

Ms. Wassler informed she has a neighbor that recently had limbs taken down from a tree and that the owner received a letter from a past tenant requesting a large tree be taken down but the owner chose not to because he liked it. Her concern with the large tree is it looks like limbs are beginning to touch wires.

Member Cantrell suggested she should contact Dayton Power and Light if she is concerned with limbs in contact with any wires.

Law Director Stephan advised Ms. Wassler to contact Dayton Power and Light and they can take a look at the tree.

Member Cantrell suggested a home owners association. She does live in an area that has an association and it is a good way to police a lot of issues being brought up that seems to be out of the City's jurisdiction. An association could start with as many homes that are interested and eventually add more. She informed if homeowners can agree on things and make rules it can help address problems. It does take work on creating a home owners association and has to be filed with Montgomery County but it may be worth it.

Ms. Martin asked if residents can be notified when street cleaners are scheduled to come down certain roads. Residents need to know prior to the roads being cleaned in order to have vehicles moved.

Member Cantrell asked if hyper reach could be used to help notify citizens prior to streets being cleaned.

Fire Chief Fletcher informed an area can be highlighted and anyone that has their phone numbers listed could receive a message.

Ms. Martin would like to see improvements made before she is not around anymore.

Member Kirklin agreed and informed hopefully changes can be done in the near future.

Member Cantrell presented a Proclamation to Carolyn Haney from Mayor Seagraves, who could not be in attendance, for her retirement from LCNB after 40 years and thanked her for all her years of hard work and dedication.

Police Chief Jerome presented the officer of the year award to Wes Kilby. Officer Kilby became a full-time officer this past September of 2015. He went from part time to full time very quickly. Police Chief Jerome informed he is always receiving compliments on Officer Kilby and just received a compliment on him from Easter weekend for being very polite and professional. He has received more compliments on Officer Kilby than any other officer. He informed that Office Kilby is a non-complainer, a multi tasker and is always doing what needs to be done. Police Chief Jerome stated he is very proud of Officer Kilby.

Police Chief Jerome introduced Alexa Staas as the new administrative assistant for the Police Department who replaced the former administrative assistant, Liz Adams who completed the Police Academy and moved onto the City of Moraine. He stole Alexa from the Prosecutors office and she was a dynamic referral. Her first big community event will be planning the Officer Down Memorial on May 7th. She has done great so far and has fit right in.

Police Chief Jerome introduced Josh Hirtzinger as a new part time officer. Police Chief Jerome informed it is very difficult to find part time officers. He is doing a great job so far and is still going through training.

Police Chief Jerome reported on the upcoming events the Police Department has coming up. The Community pre-school trike-athon which is held each year and the 2nd Annual Officer Down Memorial on May 7th. It looks like this year the memorial run should be bigger than last year. He informed that Steve Whitaker will be representing our Police Department at

noon on Friday, May 6th in Dayton. Office Whitaker has done such a great job in other areas that he was approached to give an invocation Downtown for the Montgomery County Memorial presentation that all of the local police departments, citizens and politicians attend.

Police Chief Jerome reported the Brookville Police Department handled 185 Reportable Incidents year-to-date, compared to 164 during this same time last year. Police Chief Jerome reported Citations are down a total of 30 Citations year-to-date, for a total of 168 Citations issued year-to-date. Traffic Stops were up to 139 stops for March compared to 189 during March 2015.

Police Chief Jerome informed the new cruiser is in service and the Police Department is very excited.

Member Duncan asked where we stand on the gun being sold to JJ gun supply?

Police Chief Jerome stated he is awaiting response back from the ATF. As soon as he hears back he will let Council know.

Member Cantrell asked if there is an entry fee for the 5K.

Police Chief Jerome informed there is an entry fee of $35 that includes a t-shirt. There is also a group price for any large groups. He has some extra flyers he will get to hand out to members of Council.

Member Cantrell asked if the 5K will start at the VFW.

Police Chief Jerome stated the 5K will begin and end at the VFW and the presentation will also be held at the VFW with refreshments for the runners afterwards.

Member Apgar asked if the candlelight vigil will be at the VFW.

Police Chief Jerome informed the candlelight vigil will be at the VFW with blue glow sticks instead of candles like last year.

Fire Chief Fletcher reported the Fire Department recently completed CPR and AED training with crews from Clay Township. Our Fire Department is continually trying to maintain great relationships with other communities and has encouraged Clay Township to acquire an AED and provided the training on the AED machine. Fire Chief Fletcher informed he received notification that we were granted a reimbursement grant from the Ohio Fire Marshall's office. This grant will provide us with reimbursement for sending personnel to training to increase their certification and if the correct paperwork is filed then we will be reimbursed during the same year as their training. Chief Fletcher informed we did this same program last year and did receive reimbursement for personnel training in 2015. He informed the Fire Department is always looking for opportunities for available grants to help in any way possible.

Public Service Director Williamson reported an update on the 269 Foothill project. He informed the work on the electrical service trench was completed and prepared for Dayton Power and Light. He is currently working with Manager Burkholder to negotiate a final proposal with Lowe's. He stated as the weather continues to warm up, the Service Department will be able to do more cleanup of debris and concrete in the back yard.

Public Service Director Williamson reported he reviewed the preliminary design of the Parker Drive/Sakura Drive road extension for Green Tokai. The final design should be ready to bid soon to continue moving the project along.

Public Service Director Williamson informed he attended an ODOT seminar concerning asphalt maintenance and rehabilitation which was very informative and beneficial.

Public Service Director Williamson reported the catch basin on Arlington, which has been an issue, has been corrected. He stated a more workable solution is in place and should correct the problems that have occurred there in the past.

Public Service Director Williamson reported herbicides were sprayed at Westbrook Park, Ward Park, Golden Gate Park, the Community Theatre, the Campus Industrial Park and other right-of-ways throughout town.

Public Service Director Williamson informed we had a very successful Community Park Cleanup event and thanked everyone who attended and helped out. He also informed at the Tennis court at Golden Gate Park there was some recent damage done to the fence during the last wind storm and the repairs to the fence are pending but will be completed soon. Public Service Director Williamson stated he and Manager Burkholder recently met with architects for the Shelter #2 design to discuss design concepts and scopes.

Public Service Director Williamson has reviewed a design of the Maple Street water line replacement project and recently walked the project with engineers.

Public Service Director Williamson informed at the Wastewater Treatment Plant the dewatering press is now operational and the sludge disposal is on-going. The UV system is now ready for installation and the new control panel has been installed. He informed the system will be online in the next week allowing time for testing prior to May monitoring.

Member Kirklin asked if the repairs have been done yet to Donna Meece's yard on Foothill Drive.

Public Service Director Williamson advised the repairs have not been done yet since crews are still in the process of working in that area. He has been in contact with Ms. Meece to update her on the status when repairs will be done to her yard.

Member Kirklin asked if Terrace Park Blvd. was included in the recent herbicide applications.

Public Service Director Williamson stated Terrace Park Blvd. has not been done yet but will be soon.

Member Kirklin asked if Public Service Director Williamson had any idea when the herbicide may be applied to the Terrace Park Blvd.

Public Service Director Williamson stated within the next week the boulevard should be done.

Member Cantrell stated she noticed the parking lot is being redone where the catch basin on Arlington Road is located.

Member Letner asked what type of water line has been proposed for the Maple Street waterline replacement project.

Public Service Director Williamson thought six to eight inch cast iron pipe is to be used for the project. He stated he can verify the exact details and follow up with Member Letner.

Member Letner asked who the engineer is on the project.

Public Service Director Williamson informed Choice One engineering is doing the Maple Street Water-line Replacement Project.

Member Letner informed he would like to see ductile or C900 PVC used, he stated cast iron is becoming obsolete.

Public Service Director Williamson stated he will check the design plans and get back with Council on the details for the Water-line replacement on Maple Street.

Member Cantrell asked who would make the recommendation on what type of material is used in the project, if the engineer would be the ones to do so.

Public Service Director Williamson stated the decision should be based upon our recommendations for the project and we will need to discuss with Choice One.

Member Cantrell asked if one type of material is cheaper than the other.

Public Service Director Williamson stated he is sure there are some price differences but he is not sure exactly.

Member Letner stated a major difference would be life expectancy.

Public Service Director Williamson stated a life cycle cost would be considered on the project. He will double check the designs and follow up with Choice One Engineering.

Finance Director Keaton had no report.

City Manager Burkholder reported the Fire protective services contract with Perry Township has been signed. The contract was signed for two years with quarterly meetings added to the contract. In the past, infrequent meetings took place so that is why the wording was changed in the 2016 contract to have regularly quarterly scheduled meetings to help communication. Manger Burkholder informed he has been told that Clay Township has now also signed their contract as well and we should be receiving a copy soon. We did not receive the boundary changes we had requested but they agreed on a one-year contract with quarterly meetings.

City Manager Burkholder reported his office has been working with Civic Plus on the creation of a new City website. We are in the final stages of reviewing proposed information and just received a proposal for services and by the end of the week we should have a contract to forward onto the Law Director for his review and then a final signature from the City Manager to begin the process of the new website design and implementation. He informed the new website will be an informational hub for many of the needed changes that the City is in need of, not only the computer software and hardware but to help with the work flow to help move towards a more paperless solution. He informed if anyone has any questions to please contact his office

City Manager Burkholder provided packets to members of Council on the City staff's recommendation on a new firehouse. He informed he would be happy to answer any questions Council may have and there will be no decisions made tonight. He would like for Council to review over the packets given and then at the first meeting in May, legislation will be brought to Council along with funding options. City Manager Burkholder informed Fire Chief Fletcher, Finance Director Keaton and architect, Tim Bement did a great job with the presentation they presented last month at the Special Council Meeting on demonstrating the need for a new firehouse. He stated a new firehouse is not only needed for public safety but will play a huge role in our Economic Development as it can help to bring new businesses to our area and retain current businesses. He also included in the packet, a draft form for capital improvements throughout the City for the next five to seven years as requested by Member Apgar. The draft capital improvements list included the phase two project for the additional work needed at the Wastewater Treatment Plant, the proposed new fire station, and the Terrace Park project in order to give Council an idea of upcoming projects that will be coming before them. He also detailed the financial impact of the recent businesses that have left town. Manager Burkholder informed the architect has provided a timetable to help demonstrate the time needed for the design of the building and consideration of the addition of water lines down Market Street for utilities to be available at the new Firehouse location on Upper Lewisburg Salem Road. He advised Council to review the pages in the packet that Finance Director Keaton has added with detailed information on bonds.

Finance Director Keaton described in the packet is a graph showing the 20-year bond index as being a snapshot of a 20-year bond General Obligation index that show the yields or interest rates for the last ten years and in 2016 the rates were at their lowest. She reported the current interest rate has been hovering around 3.4%. Finance Director Keaton explained the current income tax ordinance and gave examples on how residents currently pay their income tax for living in Brookville but are employed in other cities.

Finance Director Keaton informed included in the packet given to Council was an issuance time line for obtaining a bond which is approximately 10 weeks. She informed if anyone has questions to please contact her.

Member Kirklin asked for people who work full-time in an area that does not have a local income tax then the credit would have no impact on those people.

Finance Director Keaton stated individuals who work in an area that does not have a local income tax are already paying Brookville's current rate of 2%. She informed people that work in townships pay the City's income tax in which they live in since a township does not have local income tax rates.

Member Cantrell asked if people work in a City that has a higher local income tax then Brookville the people would probably need to contact their employers that they may lose some of their credit to have more taken out of their paychecks if needed.

Member Kirklin stated there are a lot of people that the tax credit would not affect but there are still a lot that it would affect.

Member Cantrell stated the people it will impact will probably be the ones who voted for the income tax increase to begin with because they most likely work in other cities.

Member Kirklin stated there are a lot of residents who work in townships.

Member Cantrell stated there were residents who wanted to pay into the City for projects

Member Duncan stated he feels we are going back on what we have said in the past and he does have an issue with that.

Member Cantrell agreed with Member Duncan.

Member Duncan stated we have a lot of projects that need done and need to find out a way to pay for them and wondered if there were other options besides the tax credit.

Finance Director Keaton advised that as previously discussed over the last two years the other options would be to increase the income tax rate, a property tax levy or to do away with a portion of the tax credit.

Member Cantrell and Member Henry stated a fire station must be built and should be considered a priority.

Member Duncan stated other projects in town should be a priority to, like the deteriorating streets and curbs in Terrace Park.

Member Cantrell stated in order to protect the people who live in Terrace Park or anywhere in town we need to have a fire station equipped to handle emergencies. She stated that she told people that we are not going to be asking for people to pay more money if they work outside the city and now it seems we are reversing.

Member Duncan stated people who were counting on the credit to save money may be the people who did not vote for the fire levy in the past.

Member Cantrell stated for the most part, people who live in Brookville and have a sound interest in our community would want to see their property protected and may go along with this idea but they need to be made aware of what is going on.

Member Duncan informed he wonders why the firehouse levy did not pass the first time around. He stated everybody wants to see their homes protected but no one wants to pay for it.

Member Henry asked how many people have actually walked through our firehouse to see that there is no room to turn around in.

Member Kirklin informed the tax increase was never stated to be for only one project.

Member Cantrell stated something has to be done, in order to help funding especially with the loss of two major employers in town and the financial impact as a result.

Member Letner stated it is not the people's fault and that needs to not be forgotten.

Member Duncan stated it does not look good to go back before voters and ask for more money.

Member Cantrell asked then how can we build a fire station?

Member Apgar asked that there will eventually be three readings on any proposed legislation pertaining to the firehouse?

Manager Burkholder stated that is the recommendation.

Member Apgar suggested we make sure it is in the paper what is being discussed so that interested citizens can come in and listen at the next few Council Meetings.

Manager Burkholder stated legislation will start at the first Council meeting in May.

Manager Burkholder informed the reduction of credit is estimated to raise $784,000 per year and the reason that figure is important is because it would not only address the need for the firehouse and the annual payments but could also be used for other infrastructure improvements that have been recently addressed. He informed a 1% interest rate increase would add a total of two million dollars to the overall project and the life of the bond.
We need to take into consideration the timing of the project, the possibility of interest rates going up and then so does our annual payment and the total costs spent on the project.

Manager Burkholder stated there is always the opportunity for grants. There is a grant that has a deadline in the fall but we could apply with Clay and Perry Townships for a possible total of $300,000 that could be used toward a new firehouse. He stated if Council approves to move forward with the firehouse project than these opportunities would be something we would move forward with.

Manager Burkholder stated Law Director is working on legislation to present in May for Council approval on the building of a new firehouse.

Member Cantrell agreed with Member Duncan's prior comments but stated we have to find a solution and the longer we wait the more expensive this project will get. She stated she believes people who have interest in Brookville and made an investment to live here will agree on the need of a new firehouse and want to be protected.

Member Apgar stated it is good timing for something like this to happen. In the past when the firehouse was first talked about being built the cost to build was half of the cost that it is now which is why he does not think waiting is a good idea.

Member Kirklin stated the thought process of building costs increasing over time should be applied to more than just the firehouse. She stated she is not minimizing the need for a new fire station but she would like to see the same amount of detail given to other items that were identified as priorities in the Visioning Work Session. She informed that all of the projects that we have identified as priorities all continue to get more expensive to do as time goes on.

Member Cantrell stated a new firehouse would benefit the whole town not just the 251 residents in Terrace Park.

Member Kirklin advised that is not how she intended her comments but her point was Council made a commitment to be more strategic about their thought process and that needs to be applied on all of the areas that need improvement and not just one item on the list.

Manager Burkholder agreed with Member Kirklin and stated that is why we are trying to develop comprehensive transportation improvement plans, comprehensive planning on the water and sewer line updates and have already initiated a comprehensive plan on the Wastewater Treatment Plant and timetables. He stated we do need more detailed estimates so that Council members can know the exact costs as they are making decisions.

Member Kirklin stated that is exactly what she was trying to say and would like as much detailed information as possible before making any major decision.

Chief Fletcher informed all of the City staff has contributed to the packet presented. All of the department heads have communicated as to areas of needed improvement including Terrace Park and the water and sewer lines but at this time, they were trying to focus on the #1 priority that was identified as the #1 problem from the strategic planning meeting last October.

Manager Burkholder has requested all of the engineering estimates that have not been completed to date from Choice One and the estimates for the Terrace Park Blvd were included.

Member Kirklin stated if the credit is passed there will be revenue left over for other projects. She would like to have detailed information as to where to spend other dollars on other projects. She informed we have to be thinking long term.

Member Apgar stated he has had similar conversations with Manager Burkholder but we need to ensure we are going after enough funds.

Member Kirklin asked how do we even know our numbers are accurate.

Member Letner asked if anyone has looked into resubmitting a grant for Terrace Park like we have tried to do in the past.

Finance Director Keaton advised application for that grant will be coming up soon, usually in August.

Member Letner stated since we should have more matching funds to put towards the grant, the numbers might come out better this time.

Finance Director Keaton stated yes and we also need to take into consideration the needed waterline repairs we have identified and the WWTP Phase Two project are just a few of many projects.

Member Cantrell stated Council has not identified and prioritized the list of needed improvements. If the firehouse is first than what is second and third?

Member Apgar stated Council needs to prioritize the list of improvements to better plan for the next five years and we also should have money set aside for emergencies.

Member Letner stated if there are alternative funding options available like a grant and we have the extra revenue from the income tax then it will help us to show more matching funds that may increase our chance in receiving those funds.

Member Kirklin reminded there have been times in the past that we have had our hopes up for grant money and then not received a grant. We had hoped for a grant in the past for Terrace Park and we did not receive one and the idea hasn't been revisited in the last four years.

Member Letner informed we couldn't re-apply for the grant the last four years because we did not have the required matching funds.

Member Duncan stated everyone should be thinking of the other needed improvements so that they can be prioritized.

Finance Director Keaton advised the loss of another large employer would be an emergency type situation that should considered.

Member Cantrell suggested the potential for new businesses to come to our downtown area once the new fire station is built and Market Street has been extended. She stated she feels everyone is in agreement of the firehouse being a priority just not exactly in agreement on the funding solution. She suggested we move forward with the process of the project being approved and gathering more information prior to voting on.

Member Apgar asked are the numbers correct?

Manager Burkholder clarified what numbers Member Apgar is referencing to as being the amount of the tax credit.

Finance Director Keaton advised it is an estimate based on 2014 W-2's.

Member Letner informed it is based on an estimate similar to how the last income tax increase was figured.

Member Cantrell stated the proposed tax credit would not be affected if another large business were to leave Brookville.

Member Cantrell asked how many people in the audience work outside of Brookville? She asked Bruce Garber sitting in the audience for his thoughts.

Mr. Garber stated in his opinion, he thinks the idea of the tax credit is ridiculous. The tax increase was campaigned to help bring in approximately $750,000 and now our needs have doubled. He stated you cannot call that a tax credit because it is a tax increase. He informed that two businesses did leave but what about the expansion of Green Tokai that should benefit the City somehow.

Member Cantrell stated the quarter percent tax increase was to help generate $750,000 but the loss of the two large businesses means approximately $200,000 to be subtracted from the initial profit from the tax increase. She asked him if he is saying that the expansion of Green Tokai is really going to increase profit to the City by $200,000.

Mr. Garber stated he had no idea how much revenue the expansion of Green Tokai would bring in but it should be something seeing as how they are doubling their electric load.

Member Cantrell asked if Mr. Garber is suggesting that waiting on the expansion of Green Tokai to be completed before building a new firehouse and possibly waiting another two years.

Member Garber stated in the past he remembered the cost for a new firehouse to only be about three to four million dollars and wondered why now the cost is up to six million dollars. He has never heard until now about the need for Market Street to be extended in order for the firehouse to be moved.

Member Cantrell stated the costs to build continue to increase as time goes on. She also informed that the needed extension of Market Street has been discussed in the past in order for there to be water and sewer lines to the new building.

Mr. Garber stated he does understand the need of having to extend Market Street. He also asked why another three million dollars is needed at the Wastewater Treatment Plant.

Manager Burkholder informed phase two of the WWTP was in the original plans presented to Council prior to the initial project being started.

Member Cantrell does not remember ever seeing plans for the phase two project of the WWTP.

Manager Burkholder explained the plans were originally for five million dollars and then cut back to two million dollars and then decided to be done in two phases to help with the cost.

Mr. Garber stated he remembers going door to door to help encourage voters to pass the quarter percent tax increase and now it is being said that another tax increase is needed to double the funds needed. He does not understand and stated this is an example of government gone wild.

Member Cantrell asked Jeri Letner seated in the audience his opinion.

Mr. Letner stated he works in Mason and chooses to live in Brookville. He does not have much of a problem with the tax credit but he does feel he gets a lot more for his money in Mason than in Brookville as far as the amount of restaurants, shops etc. that are available. He also suggested there are probably builders in Brookville that would love to build a new firehouse and it would be nice to keep the work local.

Member Cantrell stated the job does have to be bid out but it would be very nice to have local companies included in the building of the new firehouse.

Member Kirklin stated the increase has no effect on her because she works in a township so she already pays a full 2%.

Member Cantrell stated she was curious to see others thoughts which is why she asked a few audience members.

Member Kirklin suggested maybe the tax credit impacts fewer than we realize.

Member Letner stated it definitely impacts people and just because a small poll was taken at one meeting does not mean that a lot people aren't being affected.

Member Cantrell stated for the most part people who live in Brookville but work outside of Brookville probably make larger gross annual income than those that work and live in Brookville.

Member Duncan stated just because someone makes more money than another is not a reason to have to take more money.

Member Cantrell stated that was not exactly what she meant, she was just trying to give an example of how the tax credit may not affect as many as some think it will.

Member Duncan suggested it would be nice to know the percentage of people who work outside of Brookville.

Member Cantrell asked if Finance Director Keaton is right on her numbers.

Finance Director stated yes.

Member Cantrell stated when the quarter percent tax increase was originally discussed she remembers asking if .25% would be enough of an increase and everyone said it would be enough but now we still are in need of more money.

Fire Chief Fletcher informed in the past, everyone wanted a tax increase that would be successful. A .25% increase was determined because nobody wanted to put anything out there that would get beaten.

Member Cantrell asked if residents are being asked to contribute another 1% if any of the staff are willing to give up 1% of their salaries or benefits.

Chief Fletcher stated he is the only salaried employee on the Fire Department and his pay as well as was Police Chief Jerome was denied by Council for a raise in 2015 through 2016.

Member Cantrell stated that is good for all to know. She asked where it stops, projects need to be done, we obviously need roads and good water but cannot continue to ask tax payers to keep paying more and more money.

Chief Fletcher informed infrastructure in general in the United States is decaying. It is not solely in Brookville or in Montgomery County.

Member Duncan stated something else to consider if a new firehouse is built how much will it cost to maintain the other two older buildings?

Member Cantrell stated we need to cross one bridge at a time. A new firehouse needs to be approved first.

Fire Chief Fletcher stated we need to eventually have a plan for exactly what to do with each of the old firehouses.

Member Cantrell stated for now we need to move on with the meeting's agenda as presented.

Law Director Stephan requested Council approval on the first reading of Proposed Ordinance No. 2016-07.

Motion by Duncan, second by Kirklin to read proposed Ordinance No. 2016-07. All yeas motion carried.

Motion by Duncan, second by Apgar to accept the first reading of proposed Ordinance No. 2016-07. All yeas, motion carried.

Law Director Stephan informed he has been speaking with Green Tokai on their ground breaking ceremony. Green Tokai has been speaking with their parent company in Japan and would like to hold the ground breaking ceremony in June so that the President can come from Japan for the ceremony. Green Tokai has suggested the date of June 15, 2016. Law Director Stephan asked for members of Council to check their schedules to see if they could be available that date and to please let Clerk Wheeler know as soon as possible if they will be available.

Law Director Stephan presented Council with a memo to outline the process for a Charter review and amendment. He informed no decisions are to be made yet but if Council wants to move on with this then staff can present items to Council for review or a committee can be set up, or charter review commission. He stated he is trying to get the process started and maybe take the next year to begin reviewing over our Charter. There have been items identified already by staff but if Council would like to take a broad look at the Charter than a committee may be the best idea.

Member Cantrell thanked everyone who supported the Handivan at the recent Brews, Grapes and Blues event.

Member Duncan asked if there has been any more input on the Brookville Salem and State Route 49 situation.

Chief Fletcher informed he has not been notified yet of any further meetings. They had gathered traffic studies and were compiling information and we are waiting to hear back.

Motion by Duncan, second by Apgar to read proposed Ordinance No. 2016-06. All yeas, motion carried.

Motion by Duncan, second by Apgar to accept the first reading, dispense with the second and third readings and adopt Ordinance No. 2016-06 entitled, "AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR ELECTRIC GENERATION SUPPLY WITH A COMPETITIVE RETAIL ELECTRIC SERVICE PROVIDER, AND DECLARING IT AN EMERGENCY." All yeas, motion carried.

Motion by Duncan, second by Kirklin to adjourn. All yeas, motion carried.

Meghan L. Wheeler, Clerk

Margo Cantrell, Vice-Mayor