

Brookville City Council
Regular Meeting
March 6, 2018

The Regular Meeting of the Brookville City Council was called to order by Mayor Seagraves at 7:30 p.m. on March 6, 2018 in the Brookville Council Chambers. The Pledge of Allegiance was recited. Members Cantrell, Kirklin, Letner, Schreier, Wilder and Zimmerlin; City Manager Burkholder, Fire Chief Fletcher, Police Chief Jerome, Law Director Stephan, Finance Director Keaton and Clerk Wheeler were present.

Mayor Seagraves welcomed everyone.

Roll Call by Clerk Wheeler.

Motion by Agenda, second by Cantrell to approve the Agenda as presented. All yeas, motion carried.

Motion by Kirklin, second by Schreier to approve the Regular Council Meeting Minutes of February 6, 2018; the Special Council Meeting Minutes of February 20, 2018. Motion carried with 6 yeas and 1 abstention. Member Cantrell abstained.

Fire Chief Fletcher informed Dan Wolfe and Jim Hart have been promoted to Captains. Chief Fletcher informed both Senior Officers have numerous responsibilities on top of their fire fighter/EMS position and have both been Lieutenants for our Fire Department for several years.

Mayor Seagraves congratulated them both.

Mayor Seagraves administered the Oath of Office to Dan Wolfe and Jim Hart as newly appointed Captains. Their families members presented them their new badges.

Mayor Seagraves thanked the Fire Fighter families for letting us have their family member and stated the City is a much better community because of them.

Fire Chief Fletcher thanked Council for the opportunity to bring forward deserving individuals for deserving recognition.

Manager Burkholder provided Council with a copy of General Fund Carryover Spreadsheet consisting of carryover amounts from 1986 to 2016. He informed in 2017, there was a \$2.2 million carryover. He stated the City is in good shape but also cannot have a false sense of security. He informed \$2.2 million is only a three month carryover.

Manager Burkholder provided a Fire House Update. He informed he attended a construction update and landscape Coordination Meeting. He reported crews are still shooting for a May 1st substantial completion date with a Dedication tentatively scheduled for Sunday, July 22, 2018.

Manager Burkholder informed he attended the Miami Valley Regional Planning Commission Technical Advisory Committee (TAC) Meeting. He informed Brookville's south Wolf Creek STP Repaving Project received approval by the TAC and the MVRPC Board. The grant amount for this project is \$83,643 with the project scheduled for completion Spring 2019.

Manager Burkholder informed the February Dayton Area Mangers Association was held at the Leiber Center with a tour of the new fire house after lunch. The event was a huge success with many compliments regarding our new facility. The new firehouse has received regional attention.

Manager Burkholder included pictures of the detention pond on new Market Street full of water and working properly.

Manager Burkholder reported the Contractor has a copy of the Brookville Community Theatre blueprints in order to complete an estimate on the repairs needed and the estimate should be forthcoming soon.

Manager Burkholder reported an application has been started with Montgomery County Soil and Water for Baker Street. The application will go before Soil and Water's Board of Directors for approval.

Mayor Seagraves asked Manager Burkholder to clarify where the money is coming from on the Storm Water issues and what exactly Council recently voted on because there seems to be some confusion in the community.

Manager Burkholder explained there are two different things happening with Montgomery County Soil and Water. He explained Council approved the Agreement with Montgomery County Soil and Water to be the Administer for the MS4 Program, which is required by the Ohio EPA. He informed you can contract out with a private company or with Soil and Water to administer. He informed he attended Clay Township's last Meeting to give an update of where we are in the process. He stated this Agreement is basically a management process, they will file our reports with the EPA, offer technical and educational assistance as well as other services.

Manager Burkholder explained the other thing going on is the log jam process and the ditch petition to help with the flooding issues in certain areas of town. He informed the City is the facilitator on these projects and have called two meetings, the actual Ditch Petition Project is land owner driven and paid for by the citizens. He stated Stefan Bridenbaugh from Montgomery County Soil and Water has done a great job explaining how this process works, which must be started by a landowner, then approved by the Board and paid for by the landowners through assessment for the project. He stated this is not an overnight process and we are only just now at the beginning stages of this project. He stated everyone needs to all work together to initiate this project and also to work with the Townships and Soil and Water on getting this funded. He stated both Meeting have been well attended and he feels the City and the residents are on the right track to a solution.

Manager Burkholder informed 700,00 gallons of water are typically processed per day at the WWTP but last weekend, four times the usual amount was processed. He stated a lot of that was because of such a heavy rainfall in such a short period of time. He stated as Soil and Water recently explained, we have experienced some unusual rain events. Manager Burkholder stated it has been made perfectly clear that the new firehouse is not the cause of any of the flooding issues and the detention pond is working as it should be.

Manager Burkholder reported the Arlington Road Bridge Project is moving forward. He informed he and Staff have a Construction Update Meeting with ODOT this Thursday.

Mayor Seagraves reminded the Bridge Project is a five month process. He stated people may be frustrated already, but we will get through this because it was either this or have the work go on for 18 months. He stated the project will last five months but the end result will be wonderful.

Member Cantrell informed she read the City of Springboro is building a new 150 seat Community Theatre, which really gives credit to what we already have.

Manager Burkholder stated he wanted to clear up a few things that seem to be a miscommunication on the Fire Levy. He informed he did attend the last Clay Township Trustee Meeting. He explained the money from the Fire Levies will not be used for any other Fund. He stated by law Fire Levy money must be used for the Fire Department for operational costs and or capital improvements. He informed this is why the 5 year Capital Improvement Plan has been

distributed to Council. He stated the questions have come up of will the operating budget for the Fire Department go up and yes it will. He informed the Operating Budget will always increase each year for payroll including the negotiations with Police each year that then is same for all City employees. He informed it is important to note that the firehouse is going from two stations of about 10,000 square feet combined to one station at about 23,000 square feet so that will also affect certain costs such as electric, gas etc.

Manager Burkholder explained the money raised from the Fire Levies are different in Perry Township, but in Clay Township, the money is split between the three Fire Departments with 60% to Brookville, 35% to Phillipsburg and 5% to Verona. He stated it may not be commonly known, but these levies have been discussed ever since he got here in the summer 2015 with both Townships. He informed the first step was the jurisdictional boundary change to help clear up confusion with dispatch calls and improve response times. He stated Fire Chief Fletcher did a lot of research on the boundary changes. He stated in those meetings it was discussed the need for funding. He informed the Fire Chief will cover tonight the reasons why it is important to have three Fire Departments in Clay Township. He stated the City needs to be united on these levies. He informed the Trustees in Clay Township are united and if ever a case to pull together to fund the future of fire services, now is the time. He stated if there are any remaining questions, please let him know. He stated this is a positive for the community and the region.

Mayor Seagraves stated since Member Letner was absent the last time Council Members voted on the Fire Levy and some members also had questions, which hopefully have been answered by now, he would like to obtain a sound commitment from Council Members.

Member Schreier stated he would abstain from a vote because he has already voted once.

Member Wilder stated she is still unsure where the money will go from the General Fund.

Mayor Seagraves asked why she has not asked any questions then until now?

Further discussion among Members on the Fire Levy and how money in the General Fund would be spent.

Manager Burkholder stated it would be a councilmatic decision as to what to do with the money from the General Fund that the levy would replace.

Member Wilder stated they would have a better chance passing this levy if the citizens knew where the extra money from the General Fund would go. She stated it seems the residents have voted they do not want a new fire station.

Member Letner informed in a vote for a new firehouse in 2010, it was turned down. He stated it was only voted on once. He informed in 2014 the vote was to increase the Income Tax .25%. He stated he was a big promoter for that and told everyone it was for the Fire Department, water upgrades, new Service Department employees. He stated it was upfront at that time and approved by the people so there were no shady dealings there.

Member Wilder stated she is not saying there are shady dealings going on. She stated she has just been asked by a few citizens, when does it stop?

Member Letner stated that is why they are giving the citizens the opportunity to vote and decide and that is why he voted yes.

Fire Chief Fletcher stated it is an incorrect narrative to say the people said no to a fire station, that is not correct. He informed in 2014 it was made very clear in Public Meetings what the .25% tax increase would go for and by far the fire station was out in front on that and it was approved, so to say this community is not in favor of a fire station is inaccurate.

Mayor Seagraves stated another area the citizens will have to make a decision on will be storm water. He stated the issues of storm water that will go before the citizens as well and if they vote no then when their homes flood don't complain.

Member Cantrell informed she is on a limited budget as a lot of our residents. She stated it is tough decision but we can't tie the hands of these fire fighters and not give them funds to operate. She stated we have to have income tax to operate and we can't have Income Tax without businesses and without infrastructure and without Fire and Police Services. She stated it is a circle and somewhere along the line, we have to say we are going to pay for this and not for that and then hopefully businesses will come in to help pick up the slack.

Manager Burkholder informed if you go back to Meeting Minutes of August and September of 2014 there were lengthy discussion on the reduction of inheritance tax. He stated the former City Manager said it well when he said, had it not been for Provimi and Payless, the Administration would have come to Council sooner asking for more money to operate. He informed the state of Ohio is pushing more and more on the cities, plus the recession had a severe impact on this community. He stated during a five year period, the City did virtually no improvements. He stated he doesn't recall anyone objecting to the \$1.9 million to fix the WWTP in 2015. He is glad they didn't because those improvements needed to be made. He stated it is irresponsible to not improve our infrastructure and we can't always just rely on income tax.

Manager Burkholder stated everyone's support is needed on this matter. He stated the need is there and if anyone has any questions to please not hesitate to call him and ask.

Member Kirklin asked Finance Director Keaton prior to the .25% increase, how many years since the last tax increase?

Finance Director informed 38 years.

Member Kirklin stated 38 years is a long time and we should be mindful of that.

Member Wilder stated her vote is still nay on the Fire Levy.

Member Zimmerlin voted nay.

Manager Burkholder asked if Member Zimmerlin's questions have been answered.

Member Cantrell voted yay.

Fire Chief Fletcher presented a Power Point Presentation on the Fire Levy. Copy of Power Point Presentation attached to minutes.

Further discussion between Council Members on the Fire Levies.

Vote on Fire Levy 4 yeas - Cantrell, Kirklin, Letner and Seagraves; 2 nays - Wilder and Zimmerlin; and 1 abstention - Schreier (who previously voted yay on January 16, 2018)

Mayor Seagraves stated this recall thing going on is very disappointing and makes him sick. He stated there are people going door to door that can't even tell the truth, they are lying about things. He stated if anyone has questions or concerns they need to ask him or a Council Member or the City Manager. He informed he has been on Council 36 years, Brookville is his home and he does the best he can for this City. He stated people going around with these petitions are spreading lies. He stated he is so disappointed, the City gives facts day in and day out and there is nothing to hide here, no secrets being kept. He stated he is disappointed there are people out there who want to see this community fail. He stated it is troubling for a group of people to go after three particular Council Members and try to throw those three people under the bus. He stated the tax issue is the only thing Council hasn't been united on. He asked who is going to

pay for the election? All of us will pay for it. He stated this group wants to be responsible with money but yet they want the residents to pay for a Special Election to get their point across. He stated no one is going to want to run for Council with these type of things going on. He stated City Officials are trying to do the best they can for this community and there are a handful of naysayers not getting their way so they are going to go out and spread lies. He stated if there are any questions, please ask and not just go door to door spreading lies.

Fire Chief Fletcher presented the March Operations Report.

Mayor Seagraves stated he feels bad for the Fire Staff and he will do what he can for the entire Fire Staff.

Finance Director Keaton informed Council was provided with a spreadsheet as Manager Burkholder mentioned that includes a breakdown of the General Fund carry overs from 1986 to 2017. She informed the spreadsheet was done by OMAC who takes details from our Financial Report to create this spreadsheet. She stated the spreadsheet explains beginning balances, receipts, transfers etc for each year. She informed in 2008, the City of Brookville was very fortunate to land Payless and Provimi because had we not had those two employers come in, our revenue would have been down considerably. She informed it is also noticeable the decrease in inheritance tax over the years. She stated this spreadsheet is a good snapshot to look over the General Fund.

Finance Director Keaton presented the February 28, 2018 Fund Balance.

Motion by Cantrell, second by Kirklin to approve the February 28, 2018 Fund Balance as presented. All yeas, motion carried.

Police Chief Jerome reported the Brookville Police Department handled 86 Reportable Incidents year-to-date, compared to 121 during this same time last year. Chief Jerome reported Citations were down a total of 1 Citations year-to-date, for a total of 83 Citations issued year-to-date. He reported 193 Traffic Stops year-to-date for 2018.

Police Chief Jerome reported an update on the Bridge Project. He informed he stopped out this past Monday morning and crews are progressing quickly. He was told part of the bridge will be down by the end of the week. He informed several times during this project, ODOT will use our ramps as a continuous ramp to I-70. He stated his Department may help with traffic control and if they do, ODOT will cover the cost of our Officers to assist the Ohio State Patrol. He stated the Project really is moving along quickly, he drove the detour route today and it really is not a big deal nor did it add a lot of extra time. He stated the Project is well underway and communication from ODOT so far has been great with us.

Police Chief Jerome reminded this Saturday is the Adult Egg Scramble in Golden Gate Park.

Police Chief Jerome informed Spring Break for students is the first week of April.

Police Chief Jerome informed the Children's Easter Egg Hunt is scheduled for March 31 at Golden Gate Park.

Police Chief Jerome reported there have already been five OVI arrests to date for the year.

Police Chief Jerome informed he has received a lot of questions recently about school safety. He stated the Police Department has a direct dialogue with our schools. He stated the quote of "see something, say something" does not mean "hear a rumor, spread a rumor". He stated parents should call the Police Department if they have a concern, they should call, not spread a rumor on Facebook. He stated there is nothing more important than the schools and our students. Chief Jerome stated the most important student in our schools, lives in his house and the students of our schools are the top priority for the Police Department. He described the Police Department

does daily walk throughs of all our schools and this has been done for the last six years, not something that has just been started recently. He stated it is very frustrating sometimes for his Department when they have to spend such an enormous amount of time tracking down rumors spread on Facebook because it takes a tremendous amount of manpower. He informed they will track a suspect down if there has been a crime but it is a tremendous drain on resources that isn't necessary for just Facebook Rumors.

Police Chief Jerome reported the Detective stays busy with an average of one felony charge per week and bonds that have been set of \$1 million on felony cases really sends a strong message to not commit a felony in Brookville.

Law Director Stephan reported at the October 17, 2017 City Council Meeting, City Council unanimously approved a motion to advertise for bids for the construction of a new water tower in the Northbrook Industrial Park. The bids for the 200,000 gallon water tower were received and opened on February 28, 2018, and the low bid was Phoenix Fabricators in the amount of \$944,703.00.

Law Director Stephan requested City Council by motion accept the bid of Phoenix Fabricators LLC. in the amount of \$944,703.00 for construction of a spheroid shaped 200,000 gallon elevated water tower in the Northbrook Industrial Park. He informed the alternate bid was also from Phoenix Fabricators LLC. for a bulb tower with four legs in the amount of \$693,509. He stated we currently have a spherical shaped tower.

Law Director Stephan informed Resolution No. 18-02, before City Council tonight, is to authorize the City Manager to apply for an Ohio Water Development Authority (OWDA) loan to finance the costs of construction of the 200,000 gallon elevated water tower in the Northbrook Industrial Park and to authorize the City Manager to enter into a cooperative Agreement with OWDA for the project. He requested Resolution No. 18-02 be passed in emergency so that an application can be immediately submitted to OWDA for the project financing and authorizing the City Manager to execute the cooperative Agreement upon approval of the financing by OWDA. He informed the City made a commitment to Payless in June 2017 to construct a new water tower in the Northbrook Industrial Park in 2018 to provide a permanent solution to the issue of adequate water supply for fire suppression in the Payless Distribution Facility. This commitment to construct a water tower in the Northbrook Industrial Park was necessary to retain Payless jobs and create new Payless jobs in Brookville. He informed Payless is now in the process of adding approximately 80 new jobs at the Brookville Distribution Facility and it is important the City meet its legal commitment to Payless to construct the water tower in 2018. He informed upon approval of Resolution No. 18-02, the City would be applying to OWDA for a twenty year OWDA loan. It is expected that the Board of Directors of OWDA would take action on this loan application at its March 29, 2018 Meeting.

Mayor Seagraves asked the difference between the two options of towers?

Manager Burkholder informed with the spheroid, there is usually storage plus it would match what we currently have.

Member Letner informed aesthetics and maintenance.

Law Director Stephan informed he received an email from Member Zimmerlin with questions on the water tower and commitment to Payless. He stated a copy of the email has been recently forwarded to all Council Members. He read the questions from Member Zimmerlin and his responses to each question. See questions listed below:

Question 1.) The memo cites that the city made a commitment to Payless regarding resolving their water issues. Was this a contractual agreement/commitment?

Answer (1) The City provided a letter of commitment to Payless in June 2017 which provides for construction of the water tower. A copy of this letter is attached. This letter was submitted to Payless in the following context:

The City Staff held a meeting with David Milton, Chief Supply Chain Officer for Payless and Forrest Sevigny, Director of Brookville Payless facility, on May 31, 2017. The City of Brookville had been attempting to resolve issues of inadequate water supply to the building for more than a year.

In this meeting, David Milton indicated that Payless was evaluating their US distribution centers, and that it was essential to the future of the Brookville facility that the issue of water supply be permanently resolved. Because Payless was in Chapter 11, they had the legal right to terminate their lease and leave the Brookville property. The City submitted the letter of commitment to construct the water tower to retain Payless at the Brookville facility. In July, Payless announced that they were closing their California distribution facility, a facility that was built at the same time as the Brookville facility, and that they were moving more distribution operations to Brookville.

Question 2.) The memo also discusses that this solution would be necessary to retain and create 80 new positions. What guarantees does the city have that those jobs will be retained throughout the repayment the loan?

Answer (2) We do not have a guarantee that the jobs will be retained through the life of the OWDA loan. There is a shorter term job creation commitment in the CDBG water infrastructure grant agreement.

Question 3.) What is the anticipated revenue generation to the city from those 80 additional jobs? Also, are these full-time or part-time positions?

Answer (3) The City has been advised that they are hiring approximately 80 full time employees. I do not have exact numbers for the new payroll. I would estimate approximately \$40,000 per year in additional income taxes. I was advised by Mr. Snedeker that employment has already increased from 215 to 290 since the hiring announcement.

The City did receive \$153,929.80 in income tax from Payless in 2017. In addition, Wolverine, another tenant in the building, paid the City \$50,468.63 in income tax. These income taxes are subject to revenue sharing with the Brookville Local Schools until the CRA exemption terminates in tax year 2023.

Law Director Stephan stated that beyond Payless, this Tower is necessary for further economic development of the area.

Law Director Stephan asked Finance Director Keaton if she had an approximate payment for the OWDA loan?

Finance Director Keaton informed it would be 20 year loan with 3.20% interest and we are looking to borrow \$1,700,476 with \$69,591 in annual debt service.

Member Cantrell asked if the loan for the WWTP ends this year?

Finance Director Keaton stated yes, but this debt is for the Water Fund and Sewe Funds cannot be used for this project.

Manager Burkholder reported Payless in Brookville serves all of North America because they recently closed their California plant.

Manager Burkholder thanked the Montgomery County Economic Development Department and the CDBG for helping with Project and for helping to shift grants funds from other projects to the water tower, that were really needed.

Member Schreier asked the capacity of new tower compared to existing tower?

Manager Burkholder explained the new tower will be 200,000 gallons and the existing tower is 500,000 gallons. He informed the 2nd phase of the Project will be the Arlington Road Loop, which we also received funding for and will happen later in the year. He described the 3rd phase will be the loop under I-70 that will happen at a later date not yet determined. He reported both Phases 2 and Phase 3 have been discussed over the years and this not a new concept.

Member Schreier asked if the new tower is only for the Industrial Park?

Fire Chief Fletcher advised the new tower will help to take stress off the main system. He informed those end users in the Industrial Park are too far away from where the water is currently stored and there is a lot of friction loss in between.

Member Schreiber asked if there are any other grants available to help with funding?

Manager Burkholder explained with grants, a lot is about the timing. He informed the CDBG helped start the process with the tank and with that in mind, applied last fall for OPWC funds, which helped with loan. He informed on the 3rd phase, we are looking into additional OPWC funding. He stated Staff is certainly willing to look into other possibilities that could help in the appropriate time frame.

Law Director Stephan advised the OPWC process was not available to meet the time table process with Payless. He informed we need to be under construction with the tower before winter. He informed Staff will be discussing with the schools and will continue to look for other resources and grants but are where we are.

Member Cantrell asked how much we pay the school each year?

Law Director Stephan informed the City receives a \$40,000 per year infrastructure credit, and the remainder of the Income Tax dollars are divided equally between the School and the City. He informed the City will have a conversation in the near future with the school, who has been very cooperative, about the need to make an investment in the water tower to continue revenue coming in and hopefully the School will consider amending the infrastructure credit. The revenue sharing will end for Payless between the City and the Schools in tax year 2023.

Member Zimmerlin asked if the ODWA Meeting is scheduled for the March 29, could Resolution No. 18-02 be approved at the next Council Meeting?

Law Director Stephan informed the application must be turned in this week for their approval prior to the ODWA Meeting on March 29.

Member Cantrell stated we do not want to jeopardize funding.

Law Director Stephan stated that is why this is being presented emergency format. He stated we need to ensure our application is submitted and in order to get done this year, we have to get moving.

Manager Burkholder informed the reason for the emergency is to allow the City Manager to sign the application so that it can be heard at the hearing on the 29th, otherwise our application will not be on the docket for approval at the next Meeting.

Member Cantrell asked how long it takes to build a water tower?

Manager Burkholder informed six months.

Member Zimmerlin asked if the Project will include the paint for the tower?

Member Letner stated the bid price would include the finished product.

Motion by Cantrell, second by Kirklin to read proposed Resolution No. 18-02. All yeas, motion carried.

Motion by Cantrell, second by Kirklin to accept the first reading, dispense with the second and third readings, declare an emergency and adopt Resolution No. 18-02 entitled, "A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR, ACCEPT AND ENTER INTO A COOPERATIVE AGREEMENT FOR CONSTRUCTION OF A 200,000 GALLON WATER STORAGE TANK PROJECT BETWEEN THE CITY OF BROOKVILLE AND THE OHIO WATER DEVELOPMENT AUTHORITY, AND DECLARING IT AN EMERGENCY." All yeas, motion carried.

Member Letner asked if the tower would be painted with the City logo on it?

Manager Burkholder stated yes, same as the existing tower, the new tower will match what we already have.

Kim Cheatham, of 565 Adrian Court, asked how do we know a 200,000 gallon tank is enough if development does occur?

Law Director Stephan advised Poggemeyer Design studied what was needed in the area and also looked into future expansion. He informed there are other water infrastructure improvements that are also important to help the water flow in that area. He stated it is a tough thing to look at and consider because there are all kinds of water users.

Fire Chief Fletcher advised the other part of that engineering is if water is not consumed than we run into water quality issues, so we don't want too large of a tower to ensure the water stays safe for consumption.

Motion by Cantrell, second to accept the base bid of Phoenix Fabricators LLC. in the amount of \$944,703.00 for construction of a spheroid shaped 200,000 gallon elevated water tower. All yeas, motion carried.

Member Zimmerlin asked what will happen to the booster pump once the tower is completed?

Manager Burkholder informed one idea is that it could be used in another area of town. He informed since the City purchased the Booster Pump, we could sell it back if no other use can be found for a discounted price. He stated it is a huge pump and once the system is operational with the new tower, we will reevaluate.

Mayor Seagraves informed MVRPC Annual Dinner is April 12, 2018 and invites have been sent out to Council Members and anyone planning to attend needs to RSVP by March 30.

In Old Business,

Motion by Schreier, second by Cantrell to read proposed Ordinance No. 2018-04. Motion carried with 6 yeas and 1 abstention. Member Kirklin abstained.

Motion by Cantrell, second by Schreier to accept the third reading and adopt Ordinance No. 2018-04 entitled, "AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE CONSTRUCTION OF CURBS AND GUTTERS IN THE CITY OF BROOKVILLE, OHIO." Motion carried with 6 yeas and 1 abstention. Member Kirklin abstained.

Manager Burkholder informed he and the Mayor met with Jayne Dockery, of Wright State University to discuss a Council Retreat. He informed Ms. Dockery will provide us with a quote, to facilitate the Council Retreat. He informed her Council Retreats usually last approximately seven hours on a Saturday, would be a Public Meeting and Staff would attend as well. He stated he is excited to move forward with this project.

Member Cantrell asked if a quote can be obtained from NRC?

Manager Burkholder stated yes.

Member Cantrell stated she would like to compare quotes from different companies for the Citizen Survey.

Mayor Seagraves informed the Meeting with Jayne Dockery from Wright State went very well and her specialty is working with communities on Council Retreats. He stated she has a long list of other communities she has done retreats for in the region.

Manager Burkholder stated it would be helpful for all three projects to move forward with and to have a professional moderator help with the Council retreat would be very beneficial.

Manager Burkholder reported the newspaper article in the Dayton Daily News hit before he had a chance to send the letter of support to the City of Dayton. He informed he spoke with other area City Managers on their stand on the issue. After he saw the article in the newspaper, he sent an email with a copy of the newspaper article to Council Members and suggested holding off on letter of support until more information was gathered. He stated we do want to work with the City of Dayton as they are our source of water. He stated the water is safe, the City of Dayton is just being very proactive. He suggested sending a letter offering to work together. He informed Dayton's City Manager, Shelly Dickstein, will be speaking to update at the next Managers Roundtable to give an update on the situation. He reported a letter was received in the mail today that Dayton's Annual Water Quality Report needed some revisions and we will receive a revised copy soon.

Member Letner stated he has noticed work being done at the pumping station on Westbrook Road. He asked if it is just maintenance work being done or if it will affect service?

Manager Burkholder informed it is not maintenance work. He stated it will not affect service but they are on generator power because there is a power issue there.

There was no New Business.

Janet Malone, of 241 Cusick, asked are we going after new businesses, is there any economic development going on?

Law Director Stephan advised Zoning Officer Snedeker is the Economic Development Specialist. He informed we have a team approach including the Finance Director and City Manager. He explained we receive notifications from the Dayton Development Coalition (DDC) on a weekly basis and we respond to all of them that we meet the qualifications for. He stated if we don't meet the qualifications for these site seekers then we don't qualify. He informed we have an upcoming site visit that is a follow up to a recent site visit which is very hopeful. He stated Economic Development is a very competitive field. He informed on the follow up site visit, those site seekers visited 20 sites in Ohio and multiple sites in Indiana and Kentucky. He stated the City is working on everyday.

Ms. Malone asked if there are incentives or tax breaks or do other communities give better incentives than us?

Law Director Stephan informed we are giving very similar tax incentives for tax exemptions as other neighboring communities. He stated the other thing to take into consideration is land costs. He stated if the City owns land and can sell it discounted that is always helpful but there really are various factors and we are competing with a lot of different cities. He stated we are competitive though with near by cities. He stated Staff is also working on filling the existing buildings in the City.

Ms. Malone stated that is good to know and it's nice to hear there is hope.

Law Director Stephan stated infrastructure is very important. He stated honestly it is tough to show our Industrial Park with the large Booster Pump sitting there and then people question if we can support their water supply. He stated we do need to keep working on strong infrastructure and bringing businesses to Brookville.

Mayor Seagraves stated when site seekers come, they do this 24 hours a day and they know the game and we have to do the best we can.

Ms. Malone asked when will the Community Survey go out?

Manager Burkholder informed Staff is still obtaining estimates and will bring those estimates to Council for final approval.

Ms. Malone asked how the Survey will be distributed?

Member Cantrell informed a variety of methods are being looked into.

Kim Cheatham, of 565 Adrian Court, stated the residents are for the Fire Department but not the cost. She stated in her opinion we have a "Taj Mahal" Firehouse. She stated she thinks there are a lot of extra costs that are not necessary for this community being spent. She stated it seems additional square footage was added from the initial discussion as well as it is now a brick building instead of pole barn. She stated she went to the Meeting a while back held at the School and there was opposition there. She stated there are certain things that have happened and the community has spoken on, and it seems their voices were not heard. She stated she thinks if all the facts had been laid out and put before voters the income tax may have passed.

Mayor Seagraves informed the schools were once in the same situation, they looked at a masonry building and a pole barn, they took the masonry option to look at a 50 year period of time. He stated the City took the same stand because we are looking for the long term goal. He informed a pole barn requires more maintenance and will not last as long. He stated there is a huge difference between the two and trying to plan for the future, it was thought best to plan for

longevity. He stated our community is growing.

Ms. Cheatham stated she remembers discussions at past Meetings of comparing apples to apples when constructing the new firehouse. She stated it seems additional space has been added for a larger fire station than originally planned.

Mayor Seagraves stated the firehouse built is actually smaller than the original firehouse discussed so he isn't sure where she is getting her numbers.

Ms. Cheatham stated her salary isn't keeping up with all the raised taxes. She stated she supports the schools and always will because if there isn't a good school system, then there aren't good property values.

Mayor Seagraves stated without a fire station or fire services you don't have property values either.

Manager Burkholder stated he would like to correct a few facts because this is a part of the problem when people are exaggerating the facts. He informed he has done the research back into previous Meeting Minutes for the facts. He stated in 2010, it was to be a 24,000 square foot masonry building. He informed on August 25, 2014 there was a Special Meeting about the .25% tax increase and people think it was decided then to build a pole barn but at that Meeting it was actually discussed that a pole barn building would cost \$4 million or the masonry building would cost \$5.5 million. He informed those were only estimates. He stated the fire station being built now is 23,000 square feet, which is smaller than originally discussed in 2010 and larger than a pole barn at approximately 20,000 square feet and came in at a total cost of \$5.821 million. He explained the decision on a masonry building vs. a pole barn came in April of 2016. The Fire Chief did a great presentation on the existing facilities compared to what was needed. It then came to a unanimous decision by Council to move forward with a masonry building.

Member Cantrell stated the "Taj Mahal" reference is very discouraging.

Fire Chief Fletcher stated to refer to the new fire station building as a "Taj Mahal" or to tell them that the new building is more than what they might need, he has absolutely no respect for that opinion for anybody that has not come to him to see what they do or how they do it. He stated he disagrees with Member Zimmerlin's aspect that people said no the levy doesn't need to go forward but he respects the fact that he came out, took a look at what they were doing and took the time to try to understand the issue. He stated his only question is, if people have said no to that tax revenue, then when do we bring the revenue needs back up? He stated just because the people voted no, doesn't mean the need went away. He stated the reason the schools continue to bring things forward is because the need never goes away if it isn't dealt with in some shape or form. He stated he looks to the Elected Officials right now for some direction, to lead because no is not enough, he needs to know how to make their no a yes and that is the direction currently needed.

Bruce Garber, of 434 Sycamore Street, stated Station 2 was built because of the railroad still being run through town. He stated the reason the income tax was needed for 38 years was because it wasn't needed. He stated he has never seen Council Members belittle other Council Members to try to persuade their vote.

Mayor Seagraves stated they were trying to get clarity from all Council Members so the Fire Chief would know where everyone stands on the issue.

Mr. Garber stated the Facebook Group for responsible government seem to be considerate, respectful and factual.

Mayor Seagraves asked then why is he getting so many phone calls?

Mr. Garber stated he hasn't heard of some of the rumors that has been said that is going around.

Mayor Seagraves stated it sure seems suspicious for people to do things anonymously.

Mr. Garber stated Mayor Seagraves seems angry.

Mayor Seagraves stated he is angry because he has given 36 years of his heart and soul to this community for all the right reason and now he has a group that doesn't want this City to move forward with anything.

Mr. Garber stated the reason the recall is out is because Council voted for the income tax credit reduction and an extra 2% increase in pay for City Management.

Manager Burkholder stated the 2% increase was not voted for, there was no increase.

Jo Wilder, of 64 Urban Lane, stated somehow there has to be a way for a Meeting to be taped so residents can watch the Meetings at home. She suggested having information and facts posted as an insert in the star. She informed when moved here six years ago she had trouble finding information. She stated Council has to get information out to all residents, there has to be a better way to get information out. She stated she liked seeing the Bridge Detour Route blown up and on an easel at McMaken's. She stated a lot of people are not able to come to Council Meetings.

Mayor Seagraves informed the Council Minutes are printed and posted online.

Member Cantrell stated if requested, a copy of the Minutes could be mailed out.

Member Kirklin stated the cost associated with mailings can be expensive.

Manager Burkholder informed the minutes are posted on the City's website. He stated if residents do not have a computer then how could they subscribe to a Utube Channel.

Mayor Seagraves stated the costs associated with being able to have a channel to run a video of Meetings is also expensive.

Manager Burkholder stated in today's community it is hard to reach out to everyone because there are so many avenues of communication. He stated the City is putting more on the website and positive posts on Facebook. He informed copies of the minutes are also sent to the schools. He stated as Councilwoman Kirklin has previously stated, the residents also have a responsibility to make an effort to get the correct information. He stated residents can call or email to request information or stop by the City Office. He stated the hardest part is to communicate accurate information but it is very discouraging for City Staff who work so very hard every day and then get bombarded with things that are twisted around for what seems to be political reasons. He stated Staff only wants to get the correct information out to the community.

Ms. wilder suggested a mailing of some sort.

Manager Burkholder stated that is the reason he asked the Fire Chief to present information again tonight on the Fire Levy because a different crowd would be here, it isn't always the same audience.

Member Kirklin stated from a communication standpoint there isn't just one avenue stream we can use to make sure every single person gets all of the information. She suggested if anyone knows of a group of folks who do not have access to a computer to read the Meeting Minutes and would want, please write down their information and if there could be one person to help each group of those people. She stated we need to work together as a team, not just council but citizens too. She stated folks need to partner to identify who needs the information and how can

we get it to them. She suggested looking for solutions and move forward, we have to work together and need to work together to get it done. She stated we have to recognize where things went sideways, correct it and move on.

Member Cantrell suggested it would be nice if one representative from each of the service groups could be present at each Council Meeting so they can learn what is going on with the City as a whole and then channel back to their group.

Member Kirklin suggested a representative from each neighborhood could even take turns coming to Meetings and then share with their neighbors.

Member Kirklin stated there are people coming regularly who never used to. She asked those who come regularly to think about what a better understanding they now have. She stated there is a difference in the level of understanding for those that come to Meetings or read Minutes than those who do not. She stated we cannot close the gaps if we don't understand them.

Bonnie Cordes, Park Board Member, asked if it would be possible for minutes of Meetings to posted in the Brookville Star? She stated that would help those that do not have access to the computer and could help to connect with more people.

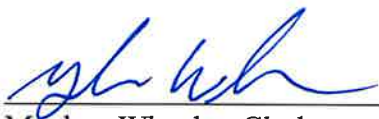
Member Cantrell stated someone recently interviewed the City from the New Yorker and complimented Brookville for still having a local newspaper.

Motion by Cantrell, second by Kirklin to to enter into Executive Session per ORC 121.22(G)(1) to consider the employment of a public official.

Manager Burkholder stated no action will be taken. He requested the Finance Director and Police Chief join in Executive Session.

Motion by Zimmerlin, second by Letner to enter back into Regular Session. All yeas, motion carried.

Motion by Schreier, second by Letner to adjourn. All yeas, motion carried.



Meghan Wheeler, Clerk



David E. Seagraves, Mayor