

The regular meeting of the Bromley Council began at 6:30 p.m. with a pledge to the flag.

Officers answering to roll call: Gail Smith, Tim Wartman, Dixie Meyer, Mayor Jobe, Charlie Foulks, Nancy Kienker and Bob France. All members are present.

The minutes from the June Council meeting and those from the special meeting (June 16, 2016) were approved on a motion made by Smith with a second by Foulks. Roll call: all aye. The motion carried.

THESE MINUTES ARE TAKEN FROM THE TAPE RECORDER (JULY 6, 2016), AVAILABLE IN THE OFFICE FOR REVIEW.

CITIZEN REPORT

Dustin Reynolds (607-5 Bromley/Crescent Springs Road and owner of this property since 2004) and Jake Cook (607-13 Bromley/Crescent Springs Road) are present to discuss letters that they received from Attorney Vocke in regards to delinquent tax bills. They claim to have not received the tax bills in question. Mr. Cook claims that he does not own his trailer and that it was abandoned by the owner several years ago. He believes that Howard Gaiser took over the ownership of his trailer after it became abandoned. Mr. Reynolds was under the assumption that, when he paid his County taxes, all taxes on the trailer were being paid.

Attorney Vocke sent delinquent notices to the owners in question using the City's address log which shows a 41017 zip code for these residents. Parties have received the letter from the Attorney but have stated that tax bills have not been received (Smith found this to be odd and wondered how ten years worth of tax bills had gone missing). Meyer wondered when the zip code change was made (from 41016 to 41017) and stated that she has had mail returned due to this change. The office has not had any mail returned due to this change from the trailer park residents. Current year tax bills will be sent to them by certified mail.

Attorney Vocke suggested that Mr. Reynolds approach Council requesting a reduction in his delinquent taxes. Mr. Reynolds asks that his delinquent tax bills, prior to 2010, be forgiven as he claims not to have received those bills. He would then owe a \$163.72 balance (he has made a good-faith payment to Attorney Vocke in the amount of \$300.00) if his request is granted.

Smith moves that Mr. Reynold's current tax bill be paid in full and that \$163.72 be paid (along with the \$300.00 collected by our Attorney) therefore paying off prior debt. Meyer seconds. Roll call: all aye. The motion carried.

Larry Hamant was told that trailer taxes are based on the value of each individual trailer using PVA assessments.

BUILDING INSPECTION REPORT

Schutzman reports that all complaints have been addressed by the Code Enforcement Board (CEB). Marco Sansone is the newest member of the CEB.

No other action was taken tonight as Schutzman will be inspecting all rental properties (apartment buildings will be inspected first). These inspections should run from July through September. Landlords are responsible for notifying the City when there is a change of tenant. Inspections are to be made with each tenant change. Some rental properties change tenants, per Schutzman, two to three times a year and the City is not being notified of the changes (these specifications are clearly stated on all rental licenses). Landlords will be cited, in the future, if a tenant transfer takes place and the City is not notified. There is a \$5.00 fee which Schutzman would like to see increased. An ordinance update will be

required. There are several other issues that Schutzman would like to see addressed. He will speak to the Attorney and all changes can be made at one time.

Section 8 housing inspections, per Schutzman, are more in-depth inspections. He currently does not do Section 8 inspections (although he is qualified to do them). City inspections center more on the interior of the property while Section 8 inspections can even require that the exterior of a property be painted. Schutzman would like to see building permit fees reinstated. These fees were waived in 1997 following the flood. Building permits are still, at present, required but no fee is charged. This has become an issue, especially in regards to rental property, because the owners of some of the rental properties do not obtain a permit as no fee is involved. Schutzman suggests that a fee of \$.17 to \$.19 per square foot be considered as a building permit fee and, if work begins without a permit, the fee is doubled. Smith moves that a building permit fee be adopted in the amount of \$.18 per square foot, but postponed this motion until next month in order to review the figures presented that are to be presented by Schutzman. His breakdown on this information will be more detailed and spelled out in terms more specific to Bromley (as opposed to State and County figures as distributed to the Mayor and Council for review). Meyer does not feel that we should charge higher building permit fees for businesses as we want to encourage businesses to remain in the City. The Mayor informed her that a higher fee is charged for businesses because everything becomes more involved when a business is concerned. The City is not charging fees to make money but only to cover costs.

In a prior instance, per Foulks, a fence became a dispute and it turned out that the fence had to be removed. Schutzman stated that if this happens again and no survey was done it becomes the property owner's responsibility, not the city's.

This matter was discussed at length.

Following this discussion it was decided that Schutzman would provide a list of building permit fees prior to the August Council meeting so that a decision can be made at that time.

The next matter to discuss is the Main Street Project. The Mayor is waiting on Duke Energy for their final drawing and contract. Other issues, per Schutzman, pertain to the engineer and Resolutions that have to be approved and sent to the State. Anything that we do has to be concurrent with and approved by the State. Trees are being marked in orange. There are arguments between Duke Energy and Cincinnati Bell over responsibility of some poles. A Cincinnati Bell supervisor came down and marked some trees. There is the starting process of putting up the new lights as soon as Duke Energy has the blueprints. Schutzman is working on recovery of the \$35,000.00 that the City paid for on 509 Main Street (the deed for this property is in the office). This is a gray area now due to several issues. The Mayor stated that we were allotted a three-year period to finish this project.

SEE ATTACHMENT "A" REGARDING QUESTIONS FROM DIXIE MEYER TO SCHUTZMAN ABOUT PROPERTIES WITHIN THE FLOODPLAIN

POLICE REPORT

This report is available in the office for review (both monthly and fiscal year reports).

The Chief stated that, since 2012, there has been a steady increase in calls each year. There was a decrease this year. He feels that house checks make a big difference in the number of calls and mileage has increased for this reason also.

FIRE DEPARTMENT REPORT

This report is available in the office for review.

The Mayor received the report from Crescent Springs today.

HALL COMMITTEE REPORT

The Mayor will report to Foulks in regards to roof replacement. \$8,000.00 was the cheapest bid.

ROAD AND LIGHT REPORT

Schutzman has heard nothing from Carlisle in regards to sidewalk and curb replacement on their property at East Oak Street. Schutzman will send a certified letter to Carlisle tomorrow due to the cost involved to do the repair work.

France has received no proof of a handicap from the residents at 309 Boone so the matter will not be pursued at this time.

France will check an area at the intersection of Boone and Rohman in regards to a hole that will need to be filled. It looks like the stop sign is being undermined.

The Public Works Department was asked to paint the entry signs.

Meyer suggests that TANK be asked to install a weather shelter on East Oak after the sidewalk and curb work is completed.

ATTORNEY REPORT

The Attorney has informed the park security camera company to stop harassing the Clerk. He is pursuing this matter and has asked that the office personnel be left out of the situation.

The Attorney read Ordinance 6-1-16 for the second time. This ordinance leaves the handicapped parking fees up to the discretion of the Road and Light Committee Chairperson (fee changed from \$100). Smith moves to accept this ordinance reading. Meyer seconds. Roll call: all aye. The motion carried.

The Attorney stated that the sale of the 214 Pleasant Street property was confirmed yesterday. The deed has not been issued at this time. The Attorney would like to meet with Schutzman and the Mayor to come up with a game plan regarding this property. The Attorney would also like to meet with Schutzman about a list of properties. He was unaware that 217 Boone Street had been added to this list. Smith should have a list regarding foreclosures ready for the Attorney by next week. The Judge can order that properties from this list be vacated until repairs are done and proper licensing is obtained. The title to the Wolfe property has been obtained. Schutzman has been in contact with Duke Energy. There are septic, electric, etc. issues at this 509 Main Street location.

Kienker reported that people have moved into the 301 Main Street property. The Attorney will file a motion for a hearing with the Court in regards to this property. The owner can ignore the City but not the Court.

The Attorney will prepare and send to the State the letter from the City in regards to the HB413 funding. The Attorney would like to attend a workshop and/or seminar in regards to taxes and lien collections. Schutzman would like to attend also.

MAYOR REPORT

The Mayor would like to meet with France in regards to the plow contract. He feels that the terms of the three-year contract are not being met. The Mayor has heard that Shane Hamant may be selling his business and has taken another job that might involve a conflict of interest with the City.

WAYS AND MEANS REPORT

Smith reports expenditures in the amount of \$136,000.00 which include the purchase of 509 Main Street (\$35,000.00) and the Woods' property on Pike Street (\$65,000.00).

Smith asks that spending be held off until the Main Street project gets underway.

The purchase of the Bobcat may be allowed as it is a budgeted item. Smith explained that trees, playground equipment and mulch were also budgeted items that were approved by Council. Meyer, Foulks and Kienker all thought that all of the above were matters that were to be discussed at a later date and then decided upon after the discussion period. Foulks stated that by the time the Bobcat is purchased, insurance increases were paid, etc. it would be 35 years before it was paid off. We need to look into the matter first. Foulks also feels that this type of equipment will be used by someone that should not be using it. This usually happens. Kienker wanted to present Council with the idea of purchasing a used Bobcat. The Mayor felt that this would be buying someone else's problems. France asked how much we have spent in rental fees for a Bobcat. We may want to look at rentals first. He doesn't have a problem but would like to be able to justify such a purchase. Smith stated that the Bobcat can be used to remove the high snow that gets piled up and also can be used to sweep the streets. The Mayor feels that we could have bought the piece of equipment for what we have spent in rental fees in the past.

PARK AND PLAYGROUND REPORT

The Mayor will meet with Wartman in regards to this committee.

LICENSE/NEWSLETTER/WEBSITE

Cincinnati Bell should be here tomorrow to fix a problem, on their side, of the website.

INSURANCE AND GRANTS

Kienker reports that the increase in annual premiums for the Bobcat would be \$400.00.

Smith asked the Kienker get premium increases for coverage of seasonal help (three persons who will be considered temporary employees) in regards to the Main Street Project.

Smith moves to accept all committee reports. Meyer seconds. Roll call: all aye. The motion carried.

OLD BUSINESS/NEW BUSINESS/ COMMUNICATIONS

None

BILLS

Smith moves to pay the bills. Foulks seconds. Roll call: all aye. The motion carried.

Smith moves to adjourn. Meyer seconds. The meeting adjourned at 8:00 p.m.

MAYOR _____ CLERK _____

