

**SPECIAL COUNCIL MEETING**

**APRIL 25, 2016**

The Board of Aldermen met in special session with Mayor Patrick Miller at City Hall, 206 North 16<sup>th</sup> Street, on Monday, April 25, 2016 at 5:30 p.m.

**Present:** Johnson, Ishmael, Brejnik, Williams, Miles

**Absent:** none

**Others Present:** Janelle Hagler, Jaunita Schroff, Cristine Stallings, Phil Conger, Stuart Johnson, Jacob Denum, Jeremy VanMeter, Zach Wilson, Brian Groom, Susan Legaard, Charlie Trump, Jonne Slemons, Dave Callaway, Casey Guernsey, Rick Smith, Cliff Addison, Lance Johns, Jan Johns, Cole Osborn, Dennis Easton, C.F. Rainey, Jack McCall, Theresa Henson, Dale Adkins, Charles Crabtree, Tony Nelson, Brenda Nelson, Cathy Smith, Bill King, Fred Kemp, Amber Hoyle, Michael Parkhurst, Lester Johns, Kris Hamilton, Jack Hodge, Caleb Guernsey, LeeAnn Miles, Kelly Pottorff, Glenn Dale Cox, John Meek, Patrick, Miller, Chad Smith, Randy Mann, Jonathan Meyer, and Heath Ledgerwood.

**Meeting Called To Order** Mayor Joseph Johnson called meeting to order at 5:30 p.m.

**Pledge of Allegiance** The meeting opened with the Pledge of Allegiance.

**Approve Agenda** Mayor Joseph Johnson called for a motion for approval or amending of the agenda.

Motion made by Alderman Randy Brejnik to approve the agenda as presented and seconded by Alderman Gene Ishmael.

Miles - Aye  
Brejnik - Aye

Williams – Aye  
Ishmael – Aye

**Discussion Held on South TIF / Dissolve or Continue** Mayor Joseph Johnson read some information about the TIF district. Mayor Joseph Johnson explained at the meeting that the TIF area helps developers with the gas, electric, sewer, and water infrastructures, engineering and purchase of supplies to complete the project. Mayor Joseph Johnson read steps that should be taken to have a TIF District. Mayor Joseph Johnson suggests dissolving the South TIF and dispersing the funds to the appropriate taxing entities, since there has not been any activity for several years. Mayor Joseph Johnson feels that the project cannot be completed properly before the South TIF expires. Alderman Steve Miles would like someone from the TIF Board to express their opinion about dissolving the South TIF. Jeremy VanMeter proceeded to explain how the TIF generates the funds. Jeremy explained that if your property is worth \$100.00 and you make improvements of \$1.00 then the only money that goes into the TIF is \$1.00. Alderman Steve Miles told everyone when he first got on the Council there was very little homes being built. Alderman Steve Miles said that the first year there was one house, and then the second year the school built a house and one year there was nothing built. Alderman Steve Miles said that no one wants to come to Bethany because there is no place to build a house. Alderman Steve Miles said that the road needs to

be developed so there will be some frontage to build homes in the residential areas and businesses in the commercial areas. Alderman Gene Ishmael replied that he read the TIF book and it refers to 37<sup>th</sup> Street. Alderman Randy Brejnik asked if BTC Bank closed 37<sup>th</sup> Street before they built the bank. Alderman Todd Williams said that eighteen months is plenty of time to build a road and does not matter the street name. Randy Mann said that Wal-Mart had agreed to give the street to the City. Administrator Janelle Hagler has talked to several of the land owners at no cost to the City. Cole Osborn said that the Phase II road was running East of John Deere and turns back East toward Wal-Mart. Jeremy VanMeter said that if a road was built it could open up property clear to Crestview. John Meek spoke on behalf of the Harrison County Community Hospital and he thinks the road needs to through. Mayor Joseph Johnson asked the taxing entities if they would like their money returned. John Meek, Harrison County Community Hospital, agreed to continue with the South TIF. C.F. Rainey, South Harrison School Board, agreed to continue with the TIF and would like to see the road built to open up more potential businesses and homes. Glenn Dale Cox, Harrison County Community Hospital, would like to see growth and new jobs and agrees to continue with South TIF. Jack Hodge, Harrison County Commissioner, agreed to continue South TIF. Dale Adkins, Bethany Township, agreed to complete South TIF. Bill King, Harrison County Senior Citizens, would like to end the South TIF since the seniors are also important and they need the money. There was no one to represent the Harrison County Health Department. Jacob Denum, NTA, said that the ambulance was a taxing entity until they started receiving the sales tax. Jacob commented that the ambulance agreed to continue with South TIF. Mayor Joseph Johnson said that the City had over \$200,000.00 and it could be used to help build a Fire Station and Community Center. Alderman Todd Williams added the Fire Department has \$250,000.00 from the sale to Dollar General to build a new Fire Station. Alderman Todd Williams said that the money was designated for the Fire Department and that is what it will go for. Jack McCall said that if the road is not built then it is certain that no one will come to Bethany. Administrator Janelle Hagler said that the plans for the TIF are not set in stone and that the community wanted the road to be built. Jeremy VanMeter commented that when the TIF attorney was present last time he stated that nothing was set in stone.

Motion was made by Alderman Gene Ishmael to bring the discussion to the table and seconded by Alderman Randy Brejnik.

Miles - Aye  
Brejnik - Aye

Williams – Aye  
Ishmael – Aye

Alderman Gene Ishmael would not like the Council to get into trouble with the State for not following the State Statutes. Alderman Todd Williams said he had read several statutes and would like everyone to look up for a fourth class city statutes on TIF procedures. Attorney Cristine Stallings commented that the TIF could not be extended. Attorney Cristine Stallings advises the Council to speak to the TIF attorney since she is not familiar with the TIF rules. Alderman Steve Miles wants to complete the road to start growth, so Bethany can bring more businesses to town and people can build homes. Alderman Todd Williams said that eighteen months is plenty of time to complete a road.

**Approve  
Continuation of  
South TIF**

**Motion made by Alderman Todd Williams to continue with the South TIF and seconded by Alderman Steve Miles.**

**Miles - Aye  
Brejnik - Aye**

**Williams – Aye  
Ishmael – Aye**

**Preliminary Plan  
for South TIF  
Given To  
Council**

**Alderman Todd Williams would like the TIF Board to report to Council with a final plan. Jeremy VanMeter said that there was a preliminary plan and Administrator Janelle Hagler had presented it to Council to review.**

**Mayor Joseph Johnson asked for a five minute break before continuing discussion on North TIF.**

**Motion made by Alderman Randy Brejnik to take a five minute break and seconded by Alderman Gene Ishmael.**

**Miles - Aye  
Brejnik - Aye**

**Williams – Aye  
Ishmael – Aye**

**Mayor Joseph Johnson brought the meeting back to order at 6:45 p.m. to discuss the North TIF.**

**Discussion Held  
on North TIF - No  
Decision Made  
At This Time**

**Mayor Joseph Johnson told everyone that he wanted the North TIF to be completed but there will not be enough funds to complete the road. Mayor Joseph Johnson said that the estimated cost could be around \$800,000.00. Alderman Todd Williams explained that some of the street bond money could be used to complete 39<sup>th</sup> Street and the taxes that are received from the bond will be used toward the street projects. Alderman Todd Williams said that he told the people that the street bond was going to be used to fix the streets in Bethany and that is what it will be used for. Alderman Todd Williams said that using some of the street bond and North TIF reimbursing the City that 39<sup>th</sup> Street will not cost the City a dime. Alderman Todd Williams did comment that the City might have to put some money in up front but will be reimbursed with the TIF money when it is collected. Tony Nelson said that he understands it now and that the people need to be educated. Rick Smith spoke up and said that there was a public meeting and the people that are concerned needed to attend, but there was only a handful that appeared. Randy Mann said that Mayor Joseph Johnson needs to look positive toward North TIF not negative. Dave Callaway presented a letter to the City requesting confirmation of support of the remaining tasks to the 39<sup>th</sup> Street Project. Mayor Joseph Johnson replied that he would review but there was no decision that needs to be made at this time.**

**Mayor Joseph Johnson asked for motion to adjourn.**

**Adjournment**

**Motion made by Alderman Todd Williams to adjourn at 6:50 p.m. and seconded by Alderman Randy Brejnik.**

**Miles - Aye  
Brejnik - Aye**

**Williams – Aye  
Ishmael – Aye**

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**Joseph S. Johnson, Mayor**

**ATTEST:**

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**Nita Schroff, City Clerk**