**BEREA CITY COUNCIL \_\_\_ SPECIAL CALLED MEETING \_\_ \_\_\_ OCTOBER 20, 2020**

The Berea City Council met in a special called meeting via videoconference, Tuesday, October 20, 2020.

Mayor Bruce Fraley presiding.

A quorum being present, the meeting was called to order at 6:30 p.m.

A WORK SESSION WAS HELD AT 5:30 PM TO DISCUSS

AUDIT

OPEN RECORDS

**COUNCIL PRESENT:** Jim Davis, David Rowlette, John Payne, Emily LaDouceur, Jerry Little,

 Steve Caudill, Cora Wilson, Ronnie Terrill

**OFFICIALS PRESENT:** Jerry Gilbert, David Gregory, Robin Adams, Daniel Brindley,

 Donna Angel, Amanda Haney, Susan Meeks, Kevin Howard,

 Priscilla Bloom

**VISITORS PRESENT:** Simon Mortimer, Executive, Hitachi Automotive Electric Motor Systems, Ltd.; Lucas Witt, Cabinet for Economic Development; Drew Ulmer, Baldwin CPA’s; Myron Fisher, Baldwin CPA’s; Phil Schilffarth, Civic Architect, Brandstetter Carroll, Inc.; J. Schuster, Brandstetter Carroll, Inc.; Amy Williams, Taylor, Siefker, Williams Design Group

**INVOCATION:** Cora Jane Wilson

**PLEDGE OF ALLEGIANCE:** Cora Jane Wilson

**APPROVAL OF AGENDA:**

Davis motioned; Caudill seconded motion to approve agenda.

Roll Call Vote: All ayes.

**APPROVAL OF MINUTES: October 6, 2020**

Caudill motioned; Wilson seconded motion to approve minutes as presented.

Roll Call Vote: All ayes

**PUBLIC COMMENTS -** D. Gregory

None

**ECONOMIC DEVELOPMENT UPDATE -** Mayor Fraley, Simon Mortimer

Mortimer presented a slide presentation giving a brief overview of Hitachi Automotive Electric Motor Systems America, Inc. coming to Berea, with the parent company located in Ibaraki, Japan and founded in 2017. The original company had gone through many changes since founded in 1910. Capital investment was 3M dollars with the parent company at 100% investment. Business included the development, manufacturing, and sales of electric vehicle motors.

Hiring plans are to eventually bring up to 175 employees to the Berea location and begin mass production by July / August 2022. The production process was extremely automated, and they were looking forward to recruiting and expanding in the Berea area.

LaDouceur asked Mortimer if he thought it was fair that corporations received tax incentives while small businesses were seeing losses and closings during the pandemic.

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Mortimer stated he could not speak for the corporate financial situation, only their own, and there would not be any revenue until 2023.

Mayor Fraley and several Council Members welcomed the company to Berea, commented they were excited to see a high-tech facility and the opportunity for employment coming to Berea.

Witt commented this was a significant project as the state of Kentucky was heavily invested in the automotive industry, diversified Berea, created a strong community partner, was extremely high-quality technology, and would share in future revenue.

**INDEPENDENT AUDITOR’S REPORT -** Baldwin CPA’s

During a Work Session prior to the City Council meeting, Drew Ulmer, Audit Manager, and Myron Fisher with Baldwin CPA’s presented an overview of the results of the City’s 2020 fiscal year audit. No issues were found according to government standards and/or federal compliance providing a clean audit opinion.

Despite obstacles presented in 2020, the City ended the year in very strong financial condition.

Caudill motioned; Davis seconded motion to approve the 2020 audit report.

Roll Call Vote: All ayes.

**PROPOSAL OPENING – ELECTRICAL & PLUMBING CONTRACTORS -** Mayor Fraley

Mayor Fraley opened proposals. Four proposals received.

* **D&B Electric** Berea, KY Received 10/09/20

**Electric**

Master $65.00 / hr.

Journeyman $65.00 / hr.

Labor $55.00 / hr.

* **Stamper Electric Co.** Winchester, KY Received 10/19/20

**Electric**

Master $75.00 / hr.

Journeyman $0

Labor $45.00 / hr.

* **Arrow Electric, Inc.** Louisville, KY Received 10/20/20

**Electric**

Master $70.00 / hr.

Journeyman $65.00 / hr.

Labor $50.00 / hr.

* **G.T. Construction** Berea, KY Received 10/15/20

**Electric** **Plumbing**

Master $54.00 / hr. $55.00 / hr.

Journeyman $38.50 / hr. $37.50 / hr.

Labor $33.00 / hr. $33.00 / hr.

 Proposals were referred to City Administrator, Gregory, for review and recommendation to City Council.

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**MULTI-USE PAVILION BID RECOMMENDATION -** D. Gregory

Gregory stated with careful consideration, background investigation, and consultation with Brandstetter Carroll, Inc., the lowest bid, OMNI Commercial, LLC, was recommended for the multi-purpose pavilion project with a total bid amount of $565,400.

Schilffarth, Brandstetter Carroll, Inc., stated the time frame for the project was 190 days from notice of the bid award, looking at April of 2021 for completion.

Mayor Fraley clarified funding for the pavilion, stating $250,000 would be provided from a state grant, the Governor’s Office of Agricultural Policy, $100,000 would be provided from the United States Department of Agriculture, Rural Development, and the balance would be provided by the tourism fund.

Little motioned; LaDouceur seconded motion to approve recommendation of OMNI Commercial, LLC for the multi-use pavilion project.

Roll Call Vote: All ayes.

**COMPREHENSIVE PLAN PRESENTATION -** Taylor, Siefker, Williams Design Group

Amy Williams presented an overview of the City’s Comprehensive Plan update, explaining the Process, Plan Organization, Vision Statement & Goals, Plan Priorities, and the Next Steps. The update involved a three-step process of Existing Conditions & Plan Evaluation, Strategic Planning, and Implementation Strategies. Overall, the updated plan was similar to the previous Comprehensive Plan, i.e. a vision statement, goals & objectives, elements, housing, historical & cultural resources, economic development, environment, and implementation strategies.

Haney appreciated the work Taylor, Siefker, Williams did for our community, glad to have them working in surrounding counties. She also appreciated the steering committee’s involvement, the Planning Commission, the public’s input, and the City Council’s time. According to KRS Statutes, an update of the Comprehensive Plan was required every five years and plans were to do quarterly or bi-annual updates, making sure the document was used and not placed on a shelf.

**COMPREHENSIVE PLAN – ADOPTION OF GOALS & OBJECTIVES -** A. Haney

Caudill motioned; LaDouceur seconded motion to approve and adopt the Comprehensive Plan Goals & Objectives

Roll Call Vote: All ayes.

**RESOLUTION #13-20 ECONOMIC DEVELOPMENT PROJECT INCENTIVE**

Corporate Counsel, Gilbert, read Ordinance #13-20 in its entirety.

Davis motioned; Caudill seconded motion to approve and adopt Resolution #13-20.

Roll Call Vote: Ayes - Terrill, Wilson, Caudill, Little, Payne, Rowlette, Davis

 Nays - LaDouceur

 Motion carried 7 to 1.

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**ORDINANCE #18-20 RULES & REGULATIONS FOR OPEN RECORDS – 1ST READING**

Having been subject to a Work Session prior the Business Session, Corporate Counsel, Gilbert, read Ordinance #18-20 by summary.

Brief discussion for clarification of legal holidays to be included in the ordinance.

**DISCUSSION OF NOVEMBER 3, 2020 MEETING -** D. Gregory

Gregory stated it had been customary to not have a City Council Meeting on Election evening. Recommended to reschedule the November 3, 2020 City Council Meeting to a special called meeting on November 10th.

Caudill motioned; LaDouceur seconded motion to reschedule the November 3, 2020 regular scheduled City Council Meeting to a special called meeting on November 10th due to November 3rd being Election Day.

Roll Call Vote: All ayes.

**CITY ADMINISTRATOR’S REPORT -** D. Gregory

* Appreciated Baldwin CPA’s, Susan Meeks and her staff, and departments working together on the annual audit. A total team effort.
* Public Works were planning to begin regular fall leaf collection on November 16th. Place leaves on the grass between the sidewalk and the curb. This would also be the same week as brush collection for November.
* Sent out a Request For Qualifications (RFQ) for an experienced engineering consultant to provide engineering services on an ‘as-needed’ basis. The last date for this was in 2017 and was scheduled to be re-bid. Advertised in the Berea Citizen, the City’s website, and FaceBook.
* Currently working on an RFP for Aquatic Facility Staffing, Management, and Maintenance for the Berea Pool and Splash Pad to begin in spring of 2021. The bidding would be for staffing, management, and maintenance for the pool and splash pad. The bidder would supply all chemicals and run and/or maintain the facility from spring to fall. Looking at this for a cost analysis to consider outsourcing.
* The Utilities Department had been working with Doppler Call Center for emergency outages and after hour call relieving 911 of those calls.
* The final additions to the plans and bid documents had been added to O’Donnell, Bluebird, and Bridge Avenues sewer improvement project. In an effort to take advantage of the price points, the bid project would also include the Cherry Road & Chestnut Court storm drainage and sewer line replacement projects, and Phase II of the Holly Hill sewer collection system upgrade. Plans were to advertise in November with construction to begin at the end of 2020.
* Received a notification from the Governor’s Office regarding the Utility Announcement of Suspension and Disconnection of Services banned which had been in place since May of 2020. Currently, staff was evaluating how the process was going to effect BMU customers.
* The Chamber of Commerce was working with the City of Berea, Berea Parks & Recreation, Berea Tourism, and the Berea Police Department on a drive-thru Halloween Balloon glow for Saturday, October 31st, 7-9 p.m. Thirteen balloons were scheduled to be throughout Berea and 18 booths (providing candy) inside the parking lot at Berea Community School. A good event and a way to provide safe trick-or-treating for the City.

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**MAYOR’S REPORT / COMMENTS**

* Reiterated the importance of Hitachi Automotive Electric Motor Systems America, Inc. choosing Berea, KY to be their home for their initial operations in the United States. An advanced manufacturing operation that would have approximately 175 high-tech, well-paying jobs. Happy to have then here as a corporate partner. An official press release would be out soon.
* Gave a shout out to Middletown Metal Works on their expansion of a new 20,000 sq. ft. building on Mayde Road. A homegrown industry from the Hillard family with approximately 100 employees. Congratulations to the Hillard family and thank you to them for being a vital part of our local economy.
* Was recently notified that the Booneway Yard Sale, first Friday & Saturday of October, was going to be an annual event going from Corbin into Georgetown and Grant County.

**COUNCIL COMMENTS**

**Davis** reiterated the welcoming of Hitachi Automotive Electric Motor Systems America, Inc., a great day for our City, our citizens, and the future of our City. Thanked those who worked on this project. Thanked Amy Williams and Amanda Haney for their work on the Comprehensive Plan. Thanked Baldwin CPA’s for a clean audit report. Be safe, support local businesses

**Rowlette** congratulated the new partnership with Hitachi. Congratulated the Hillard family as a small business owner in hopes it continues to expand.

**Payne** echoed Davis’ comments. As the Kentucky numbers continue to escalate with COVID-19, reminded everyone the importance of following the CDC’s recommended guidelines. It is going to take an effort of all citizens coming together to get through the pandemic. Have a safe and happy Halloween.

**LaDouceur** agreed with Payne, as COVID-19 numbers continue to escalate, to follow protocol. As it has never been so easy to vote, make sure you have made a plan to vote. For information visit voteky.com.

**Little** was dissatisfied with the voting process as the early voting ballots did not include all City Council Candidates on the first page and was very unfair as two candidates were not shown and/or left off. If “MORE” was not chosen, all candidates did not get a fair vote.

**Caudill** recognized and gave appreciation kudos to those currently running the City. Was excited with the Comprehensive Plan as it included things which could move Berea forward. Thanked Simon Mortimer for his Hitachi presentation and saw this as an opportunity coming to our City which would affect our grandchildren and was not just about us. It was exciting to see the hard work that has taken place over the last several years which would have a generational impact.

**Wilson** echoed others’ comments in welcoming Hitachi as it was their children’s future. Congratulated the Hillard family on their expansion. Everyone stay safe.

**Terrill** appreciated Hitachi coming to Berea and the whole team involved in getting them to Berea. Good luck, he was happy and felt like the citizens of Berea would be happy.

**Mayor Fraley** There’s more to come!

**ADJOURNMENT**

Terrill motioned; Wilson seconded motion to adjourn at 8:01 p.m.

All ayes.

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Mayor Bruce Fraley

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 City Clerk