

Brookville City Council
Regular Meeting
June 6, 2023

The Regular Meeting of the Brookville City Council was called to order by Mayor Letner at 7:30 p.m. on June 6, 2023. The meeting was held in the City Council Chambers and virtually using the Cisco Webex application. The Pledge of Allegiance was recited. Members Crane, Fowler, Schreier, Wilder and Zimmerlin; Manager Keaton, Finance Director Brandt, Law Director Stephan, Fire Chief Fletcher, Police Chief Jerome and Clerk Duncan were present. Member Requarth was absent.

Roll Call by Clerk Duncan.

Manager Keaton requested the addition of the Brookville Retail and Industrial Campus, Section Four, Subdivision Record Plan to the Agenda, under New Business.

Motion by Fowler, second by Zimmerlin to adopt the Agenda with an addition. All yeas, motion carried.

Motion by Zimmerlin, second by Fowler to approve the May 16, 2023 Regular Meeting Minutes. Zimmerlin yea, Fowler yea, Schreier abstain, Wilder yea, Crane yea and Letner yea. Motion carried with five yeas and one abstention.

Mayor Letner recognized Fibre Glast Developments for their economic role within the City of Brookville.

Michelle Bonnett and Rod Miatti, of Fibre Glast Developments, gave a short presentation on the operations of the company, which distributes and sells fiberglass, Kevlar, carbon fiber epoxies and resins all over the globe. Fibre Glast was started and owned by a woman, until two years ago, when it was purchased by women in an investment group, to keep a woman-owned small business. Fibre Glast customers are from the hobbyist to NASA, and everyone in between. Their products are used in aerospace, automotive, marine, power generation, proto-typing, modeling, and a myriad of other applications. Fibre Glast is a proud sponsor of the USA Luge Team, SAE International, Formula Hybrid, Spaceport America, Street Bandito, and Electric Supercar.

Fire Chief Fletcher commented that Fibre Glast is in a modern, suppressed building and are proactive in working with the Fire Department to make sure their employees and Brookville residents are safe.

Manager Keaton thanked the Class of 2023 and the Brookville Alumni Association for participating in the Serve Brookville event last month. Participants were able to assist with staining the interior of the Castle Playground, painting the swing set frames in Golden Gate Park, painting the gates and the open-air shelter in Westbrook Park, and placing mulch in Westbrook Park. All of their hard work was greatly appreciated.

Manager Keaton thanked Barry Goforth and the VFW Post #3288 for bringing their military banner project to the city. We have received an incredible number of compliments on this project. Manager Keaton also thanked the Service Department employees who worked tirelessly with the VFW to install the brackets and the banners for this project, and AES for allowing this project to move forward.

Manager Keaton reported we recently completed our first-year requirements for the AARP Grant, which included an Assessment of our first year, and our Developing Brookville's Blueprint - Planning for the Future survey. Both the Assessment and survey results were provided to The Dayton Foundation, along with a request to process payment for the second half of our grant funding.

Manager Keaton advised we received notification from the Ohio Division of Liquor Control that El Bronco Mexican Restaurant 2, Inc., at 485 Arlington Road, has requested a new D5 liquor permit. City Council has the ability to request a hearing on the advisability of issuing that permit, or Council can choose to not request a hearing. Manager Keaton recommended Council waive the right to a hearing.

Motion by Schreier, second by Fowler to waive the right to a hearing on the D5 liquor permit application for El Bronco Mexican Restaurant 2, Inc., at 485 Arlington Road. All yeas, motion carried.

Manager Keaton requested Council authorization on Change Order #4 on the Main Street Waterline Replacement Project at a decrease of \$4,268. Change Order #4 is an adjustment to quantities used for the project. The amended Contract price with Change Order #1, #2, and #3 was \$357,445.36, with Change Order #4 the new and final Contract price is \$353,177.36. The Main Street project is now completed.

Motion by Zimmerlin, second by Fowler to approve Change Order #4 on the Main Street Waterline Replacement Project, which decreases the total project cost from \$357,445.36 to \$353,177.36. All yeas, motion carried.

Manager Keaton requested Council adopt proposed Resolution No. 23-19, that is on the Agenda this evening. Resolution No. 23-19 approves the Plan of Operation and Governance for the Miami Valley Communications Council Electric and Natural Gas Aggregation Program, and Council hereby joins MVCC to act jointly with other member and affiliate political subdivisions for the acquisition and aggregation of electric and natural gas supply.

Motion by Wilder, second by Fowler to read proposed Resolution No. 23-19. All yeas, motion carried.

Motion by Zimmerlin, second by Wilder to accept the first reading, dispense with the second and third reading and adopt Resolution No. 23-19, entitled "A RESOLUTION APPROVING THE PLAN OF OPERATION AND GOVERNANCE FOR THE MIAMI VALLEY COMMUNICATIONS COUNCIL ELECTRIC AND NATURAL GAS AGGREGATION PROGRAM, FOR THE PURPOSE OF JOINTLY ESTABLISHING AND IMPLEMENTING AN ELECTRIC AND NATURAL GAS PROGRAM FOR THE CITY OF BROOKVILLE, OHIO, AND DECLARING IT AN EMERGENCY." All yeas, motion carried.

Manager Keaton advised with the approval of Resolution No. 23-19, each participating community shall appoint one Delegate to MVCC's governing body. The Delegate must be a City Manager, a Department Director, or an elected official. Manager Keaton requested Council designate the City Manager as the Delegate for the City of Brookville.

Motion by Zimmerlin, second by Fowler to designate City Manager Keaton as the Miami Valley Communications Council Delegate for the City of Brookville. All yeas, motion carried.

Manager Keaton reported we have hired a new part-time Zoning Enforcement Officer, Jim Lawson, who began working for us yesterday. Mr. Lawson has previous experience as a Zoning Enforcement Officer for the City of West Carrollton.

Manager Keaton advised she received word from Ohio EPA that our Equipment Grant to purchase a Valve Exerciser, which we submitted in January, was not selected for funding. We will reapply for this grant with the next round of funding.

Manager Keaton reported we are finalizing engineering on the CDBG Golden Gate Park and Westbrook Park Handicapped Access Project. We hope to begin that project within the next couple of months. We are also wrapping up engineering on the OPWC Hay Avenue Roadway Reconstruction Project, Phase II Project.

Member Zimmerlin inquired if the City will be addressing any of the comments on the recent community survey? He saw a lot of misinformation in the feedback and would love to see it addressed.

Manager Keaton replied she can look over the comments and address them in a future Council report.

Finance Director Brandt presented the May 31, 2023 Fund Balance Report.

Motion Schreier, second by Fowler to approve the May 31, 2023 Fund Balance Report as presented. All yeas, motion carried.

Finance Director Brandt reported we received our health insurance renewal rates from Anthem and with some negotiation, Anthem is allowing us to renew our current dual health insurances plans with a 4% increase. The City funds 85% of the monthly health insurance premium with the employee contributing 15% of the monthly premium. Our Superior Dental renewal came in with an 18.9% increase. Anthem Dental came in with a 2.5% decrease and includes a 2-year rate guarantee. Anthem Dental also comes with a bundling discount. If we carry both health and dental insurance through them, our health premiums will also drop 1.5%. The City funds 100% of dental insurance. Vision insurance is not up for renewal, but Anthem has given us an option to move to their vision insurance at a 20.04% decrease with a 3-year rate guarantee. If we move to Anthem Vision, we also will receive a .5% decrease in our health insurance renewal. This renewal with Anthem Vision does require at least 16 employees to sign up for the insurance. If we do not have interest of at least 16 applicable employees, our insurance will remain with EyeMed. Vision insurance is paid 100% by employees. Life insurance is not up for renewal this year. Finance Director Brandt requested Council approve the renewal under the Anthem Blue Access 2023 HSA Option E2 health insurance plan with the RX-T8 prescription plan, which allows the City to offer dual health insurance plans, with the employee contributing 15% and the employer contributing 85% of the monthly rate. The City will contribute \$1,000 for each single employee and \$2,000 for an employee and dependent contract under the Blue Access guarantee HSA plan; and to renew our dental insurance with Anthem Dental with a two-year rate guarantee paid 100% by the employer; renew our vision insurance with Anthem with a 3-year rate guarantee paid 100% by employee.

Motion by Zimmerlin, second by Fowler to renew our employee health insurance plan with Anthem Blue Access 2023 HSA Option E2, with the RX-T8 prescription plan, which allows the City to offer dual health insurance plans, with the employee contributing 15% and the employer contributing 85% of the monthly rate and the City contributing \$1,000 for each single employee and \$2,000 for an employee and dependent contract under the Blue Access guarantee HSA plan; and to renew our dental insurance with Anthem Dental with a two-year rate guarantee paid 100% by the employer; renew our vision insurance with Anthem with a 3-year rate guarantee paid 100% by employee. All yeas, motion carried.

Finance Director Brandt requested Council approval to renew our Commercial Property, Automobile and Liability Insurance coverage through The Ohio Plan on July 1 for a one-year period. The renewal premium came in at \$86,844, which is a \$115 decrease over our expiring policy. Our risk insurance includes Property, Liability, Automobile, Equipment Breakdown, Special property, Computer, Crime, Malicious Assailant, Cyber and Terrorism coverages. Our property values increased \$2,085,723, special scheduled equipment values increased \$136,672 and computer equipment values increased \$16,908.

Motion by Fowler, second by Schreier to renew our Commercial Property, Automobile and Liability Insurance coverage through The Ohio Plan for a one-year period, beginning July 1, with an annual cost of \$86,844. All yeas, motion carried.

Fire Chief Fletcher presented the May operations report, prepared by Captain Ferguson. May was a busy month, and the Fire Department is within four calls of this same time last year. Fire Chief Fletcher commented that Captain Ferguson has done an outstanding job during his absence over

the past nine weeks. Captain Ferguson has proven himself and will be retaining some of these administrative duties.

Law Director Stephan reported General Motors, LLC has presented a proposed expansion of the DMAX facility located on W. Campus Boulevard. A Site Development Plan for the project was presented to Planning Commission at its May 18 meeting and Planning Commission approved the Site Plan for the project. A copy of the approved Site Plan is submitted to City Council with this memorandum. The Site Plan provides for a 1.1 million square feet expansion of the existing 251,000 sq. ft. DMAX facility. The expansion of the facility will require significant public infrastructure improvements including relocation of certain utilities, and extension of West Campus Boulevard within a new public right of way. There are several items before City Council for approval related to the project. Proposed Ordinance 2023-09 will vacate a portion of West Campus Boulevard. The area of West Campus Boulevard being vacated is depicted on Exhibit B attached to the Ordinance. This street vacation will permit the expansion of the facility into the area of this vacated street.

Law Director Stephan reported the Brookville Retail and Industrial Campus, Section 4 Subdivision Record Plan is also before City Council for approval. Planning Commission approved this Subdivision Record Plan at its May 18 meeting. The Subdivision Record Plan establishes a new public right of way from West Campus Boulevard to the south boundary of the General Motors property, and creates two new lots owned by General Motors, LLC., one lot on each side of the new street right of way. This Subdivision Record Plan accommodates the size of the proposed General Motors DMAX facility as set forth in the Site Plan approved by Planning Commission. It is requested that City Council would approve proposed Ordinance No. 2023-09 vacating a portion of West Campus Boulevard, and the Brookville Retail and Industrial Campus, Section 4, Subdivision Record Plan.

Motion by Zimmerlin, second by Wilder to read proposed Ordinance No. 2023-09. All yeas, motion carried.

Motion by Fowler, second by Schreier to accept the first reading, dispense with the second and third reading, and adopt Ordinance No. 2023-09 entitled "AN ORDINANCE VACATING A PORTION OF WEST CAMPUS BOULEVARD IN THE CITY OF BROOKVILLE, OHIO AND DECLARING IT AN EMERGENCY." All yeas, motion carried.

Motion by Zimmerlin, second by Fowler to approve the Brookville Retail and Industrial Campus, Section 4 Subdivision Record Plan as presented. All yeas, motion carried.

Mayor Letner reported he had the honor of being a judge at the Corvette Club Car Show last weekend. Mayor Letner thanked the Optimist Club for their flag program, stating they make the city look beautiful.

Motion by Schreier, second by Wilder to read proposed Resolution Nos. 23-09, 23-10, 23-11, 23-12, 23-13, 23-14, 23-15 and 23-16. All yeas, motion carried.

Motion by Zimmerlin, second by Fowler to accept Resolution No. 23-09 entitled "A RESOLUTION ESTABLISHING A NEW WAGE SCALE FOR FULL-TIME HOURLY EMPLOYEES; Resolution 23-10 entitled "A RESOLUTION ESTABLISHING A NEW WAGE SCALE FOR SEASONAL AND/OR TEMPORARY, AND PERMANENT PART-TIME HOURLY EMPLOYEES; Resolution No. 23-11 entitled A RESOLUTION ESTABLISHING THE COMPENSATION OF THE CLERK OF COUNCIL; Resolution No. 23-12 entitled "A RESOLUTION ESTABLISHING THE COMPENSATION OF THE CITY MANAGER"; Resolution No. 23-13 entitled "A RESOLUTION ESTABLISHING THE COMPENSATION OF THE LAW DIRECTOR"; Resolution No. 23-14 entitled "A RESOLUTION ESTABLISHING THE COMPENSATION OF THE DIRECTOR OF FINANCE"; Resolution No. 23-15 entitled "A RESOLUTION ESTABLISHING THE COMPENSATION OF THE DIRECTOR OF FIRE" and Resolution No. 23-16 entitled "A RESOLUTION ESTABLISHING THE COMPENSATION OF THE CHIEF OF POLICE" All yeas, motion carried.

Member Fowler, Park Liaison, had no report.

Member Schreier, Planning Commission Liaison, reported Planning Commission reviewed and approved the Site Development Plan for GM, LLC Facility and the Brookville Retail Industrial Campus, Section 4, Subdivision Record Plan at their last meeting.

Damian Kristof, Branch Manager of Dayton Metro Library, reported the upcoming Block Party and Craft Fair at the library has over 60 booths registered and four food trucks. Mr. Kristof asked that attendees leave the parking spaces at the library open for people with mobility issues. Mr. Kristof encouraged the community to attend the event on June 17 from 10 a.m. until 4:00 p.m.

Motion by Zimmerlin, second by Wilder to go into Executive Session per O.R.C. 121.22 (G)(8)(a) to consider a request for Economic Development assistance that involves infrastructure improvements for an Economic Development project. All yeas, motion carried.

Motion by Fowler, second by Zimmerlin to go back into Regular Session. All yeas, motion carried.

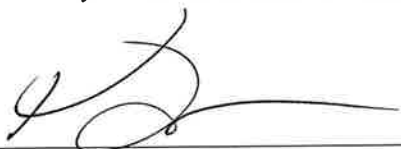
Law Director Stephan called for a motion to approve an Incentive Agreement with General Motors, LLC and authorizing the City Manager to execute that Agreement.

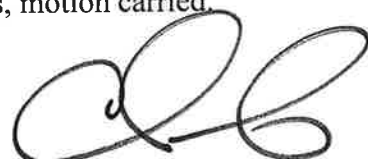
Motion by Schreier, second by Fowler to approve an Incentive Agreement with General Motors, LLC and authorizing the City Manager to execute that Agreement. All yeas, motion carried.

Law Director Stephan called for a motion to approve a Development Agreement with General Motors, LLC and authorizing the City Manager to execute that Agreement.

Motion by Zimmerlin, second by Fowler to approve a Development Agreement with General Motors, LLC and authorizing the City Manager to execute that Agreement. All yeas, motion carried.

Motion by Fowler, second by Zimmerlin to adjourn. All yeas, motion carried.



Kimberly Duncan, Clerk

Charles Letner, Mayor