

The Berea City Council met in a regular business session, Tuesday, September 1, 2026.

Mayor Bruce Fraley presiding.

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

WORK SESSION

Resolution #05-2026 Bluegrass Area Development District (BGADD) Contract
for Professional Services / Kenway Street Extension

Resolution #06-2026 Hyster-Yale Kentucky Business Investment Program

COUNCIL PRESENT: Mike Barnett, John Payne, Katie Startzman, Teresa Scenters, Jerry Little,
Steve Caudill, Barry Poynter, Virgil Burnside

COUNCIL ABSENT: None

OFFICIALS PRESENT: Jerry Gilbert, Shawn Sandlin, Robin Adams, Tommy Horn, Kevin Howard,
Jason Hays, Susan Helton, Nancy Conley, Charlie Russell

INVOCATION: Katie Startzman

PLEDGE OF ALLEGIANCE: Teresa Scenters

APPROVAL OF AGENDA

Payne motioned; Caudill seconded motion to approve agenda as presented.

Voice Vote: All ayes Motion carried.

APPROVAL OF MINUTES - AUGUST 18, 2026

Scenters motioned; Poynter seconded motion to approve minutes as presented.

Voice Vote: All ayes Motion carried.

PUBLIC COMMENTS

None

STORMWATER

Little shared his concerns regarding stormwater drainage/run-off. After a flood several years ago, Public Works Department spent months cleaning up and clearing out major drainage waterways. This resulted in creating a map of major waterways and annual maintenance by the City. A lot of changes had taken place since that time and over time some things had fallen through the cracks. New development regulations had changed in that the developer or Homeowner Association (HOA) was responsible for some stormwater ponds and maintenance. Some property owners had gotten letters stating they were responsible for drainage that may be going through their property / regional drainage, i.e., multiple properties not just the water on their property. Although the last flood in the area was 15-16 years ago and due to the recent flooding, stormwater/drainage needed to be revisited. A Public Works Committee meeting had been scheduled for Wednesday, September 9th, 6:00 p.m., Randy Stone Community Room, City Hall, to discuss a policy regarding regional drainage and the new storm water changes. The Public Works Committee consisted of Jerry Little, Steve Caudill, John Payne, and Virgil Burnside. Also in attendance would be Mayor Fraley, City Administrator, Shawn Sandlin, Public Works Leaders, and GIS Department.

RESOLUTION #05-2026 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BERE, KENTUCKY, REGARDING THE EXECUTION OF CONTRACT BETWEEN THE CITY OF BERE AND BLUEGRASS AREA DEVELOPMENT DISTRICT ("BGADD") FOR PROFESSIONAL SERVICES RELATED TO THE KENWAY EXTENSION FOR COMMUNITY SAFETY AN MOBILITY.

Corporate Council, Gilbert, read Resolution #05-2026 in entirety.

Little motioned; Payne seconded motion to approve and adopt Resolution #05-2026.

Voice Vote: All ayes Motion carried.

RESOLUTION #07-2026 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BERE, KENTUCKY, RECOGNIZING AND HONORING RACHEL POYNTER FOR BEING NAMED THE KENTUCKY YOUTH SOCCER ASSOCIATION BOYS COMPETITIVE COACH OF THE YEAR.

Council Member, Caudill, read Resolution #07-2026 in entirety.

Caudill motioned; Little seconded motion to approve, adopt, and to present Resolution #07-2026 to Rachel Poynter.

Voice Vote: All ayes Motion carried.

ORDINANCE #12-2026 AN ORDINANCE OF THE CITY OF BERE, KENTUCKY, AMENDING ORDINANCE NO. 20-2024 AND ORDINANCE 07-2025, PROVIDING FOR THE APPROVAL OF THE FIRST AMENDMENT TO THE SOLID WASTE CONTRACT REGARDING OVERFILL CONTAINERS AND OVERFILL CHARGES TO CUSTOMERS. - 2ND READING

Ordinance #12-2026 was subject to a Work Session on August 18, 2026.

Corporate Counsel, Gilbert, read Ordinance #12-2026 by title summary.

Caudill motioned; Startzman seconded motion to approve and adopt Ordinance #12-2026.

Roll Call Vote: Ayes - Scenters, Startzman, Payne, Barnett, Little, Caudill, Poynter, Burnside

Nays - None

Motion carried.

ORDINANCE #14-2026 AN ORDINANCE OF THE CITY OF BERE, KENTUCKY, PROVIDING FOR THE LEVY OF AD VALOREM TAXES FOR CITY PURPOSES UPON ALL PROPERTY, NOT OTHERWISE EXEMPT, IN THE CITY OF BERE, KENTUCKY. - 2ND READING

Ordinance #14-2026 was subject to a Work Session on August 18, 2026.

Ordinance #14-2026 was subject to a Public Hearing, September 1, 2026, 6:20 pm/Eastern.

Corporate Counsel, Gilbert, read Ordinance #14-2026 by summarization.

Little motioned; Scenters seconded motion to approve and adopt Ordinance #14-2026.

Roll Call Vote: Ayes - Burnside, Poynter, Caudill, Little, Barnett, Payne, Startzman, Scenters

Nays - None

Motion carried.

DEPARTMENT HEAD REPORTS

Kevin Howard, General Manager, Berea Municipal Utilities (BMU), Water Division shared updates for the Water Division.

- Approximately 1200 Advanced Metering Infrastructure (AMI) Meters had been installed in the Homestead Subdivision, Neeley Street, Kara Drive, Miracle Street, Edgar Drive, Jason Circle, and Christmas Ridge. They were currently installing 100 – 120 meters per day. With 4200+

total meters to change-out, they were nearing 30% completion. Appreciated the water crews, electric crews, and finance/billing department (the metering division) as this was an incredible amount of up-front work.

- They were working with Southern Madison Water District on some of their meters that were compatible with BMU's system which enabled them to better track usage patterns and leak occurrences.
- Recently completed an update to their Water Division Asset Inventory and Emergency Response Plan, an extensive look into critical infrastructure on Risk & Resiliency and an Environmental Protection Agency (EPA) mandate of a five-year update under the America's Water Infrastructure Act (AWIA).
- The lakes were currently holding strong in regard to capacity and the time of year. Given the precipitation steadily received throughout the year, the City was in a very good position heading into what had historically been the driest portion of the calendar year.
- With their ongoing project of the Lead and Copper Rule Improvements (LCRI), also an EPA mandated program, to date they had completed 80 inspections of 371, on service connections on the utility and customer side of the meters. The inspections must be completed by November 1, 2027.
- Had made tremendous gains toward getting the Owsley Fork Project under construction. Kentucky Natural Resources Conservation Service (KY NRCS) had approved their 100% Design Submittal contingent on obtaining the proper final permits from Army Corp of Engineers (ACOE), Kentucky Division of Water (KYDOW) Dam Safety, Water Quality, and Floodplain Management. Although there had been delays throughout the project, most delays had resulted in cost savings on the overall project, i.e., approximately over two million dollars.

The only outstanding item with DOW Dam Safety was an update to their Emergency Action Plan for construction to control flooding risk during the relining of the emergency overflow pipe during construction, a simple acknowledgement of the risk and how they plan to minimize the risk of overflow flooding during the 2-3 day work period.

DOW Floodplain Management had been notified of the Federal Emergency Management Agency's (FEMA) concurrence with their Conditional Letter of Map Revision (CLOMR) Report, and their outstanding items were well underway.

Cemetery relocation was approximately one month away from completion. They had covered approximately 60% of the area and identified 105 graves with many of these already exhumed. Overall, they needed to work with the affected property owners to secure flowage easements, complete cemetery work, and revise their Construction Emergency Action Plan which would complete their known action items. They would then be ready to request construction funding and get the project out to bid.

CITY ADMINISTRATOR'S REPORT

- No report.

MAYOR'S REPORT / COMMENTS

- Reminded Council to invite their family and friends to the Spoonbread Festival, September 18th – September 20th. Hoped everyone would participate, invite people, and come see one of the City's signature events.

- Complimented Chamber of Commerce for hosting a first-class State of the City Address last Thursday at the Russel Acton Folk Center, with 117 attendees. Appreciated the Chamber and City Staff for making it a successful event.
- Shared Economic Development news of the addition of Astemo Americas Plant #2 at 1150 Mayde Road. The total project included 300,000 square feet of facility expansion, a \$379M invested by Astemo into the Berea facility, and an expectancy of creating 282 new high-tech jobs which was huge for our City. The project would be broken down into phases. Currently, there were 176 full-time employees at Plant #2. Today, the governor announced the first phase consisted of \$112M invested and 144 new jobs. The remaining investment would be spent over the near term. This was the largest private sector investment in Madison County in the last twenty years. This expansion will have a generational impact on our City, our children, and even our grandchildren. Thanked Astemo Americas for their investment in our community, a strong tribute to their management and staff that they chose the Berea facility to expand. This also qualified for enhanced incentives from the state due to the size and investment, therefore there was no local contribution or incentive required on our part, the state took care of everything. More plans were to be announced and this also coupled expansion at Astemo's number one plant, which is almost complete. We are seeing them grow and thrive and they chose Berea, which speaks well for our citizens, city staff, and those who want to come to Berea to do business.

COUNCIL COMMENTS

Scenters No comment.

Startzman Thanked Mayor Fraley for inviting Council to attend today's announcement. Felt like the best episode of 'How It's Made.' Not thinking about the high-tech work happening there, was grateful for their leadership and staff building super specialized components for hybrid electric vehicles. Excited to see more of that kind of investment in our City and State.

Payne Thankful for the opportunity to see the presentation at Astemo. Surreal to see a building that he worked in twenty-eight years ago that had gone from vacuum motors to large hybrid motors. The manufacturing details were on a scale that did not compare.

Barnett No comment.

Little No comment.

Caudill Hoped our people realized the magnitude of the announcements; the money and investment was huge. The number of jobs being added was equivalent to getting entirely new facilities. The commitment of companies already in our town, like being here, like our workforce, and want to stay says a lot about the City having massive expansions. Hoped people recognized this as we were fortunate and have a lot of success, a testament to the people and the community. Proud of the work they had done as a City government and would continue to do.

Poynter Thanked Mayor Fraley for the announcement and appreciated the role he had played in this work. As an extent of bringing jobs to Berea, wanted them, as a Council, to be ready to do infrastructural improvements or whatever they need to do to help make this still the best place to live and the best place to bring a new enterprise, etc. Wanted the infrastructure to always be ready, willing, and able to accommodate new housing, partners, etc. Kudos to Mayor Fraley.

Burnside Thanked Little for bringing up the drainage as it was another important part of infrastructure, as well as how your Public Works keep your streets, roads, drainage, etc. You do not pay attention to them until you have flooding or ice and then show concern. They need to work on those as a constant. Hoped the Public Works would also come to the table in the discussion(s) as the Public Works Committee meets. It was an ongoing thing given Berea's topography. A wonderful announcement today and appreciated all the work of Mayor Fraley and others. Reminded everyone, the staples of our community were also our small businesses, and we should not forget them and find ways to promote, encourage, and support them as well. Hoped we kept that in mind, moving forward, while we looked at the big things. Let us look at folks who grounded us here.

ADJOURNMENT

Caudill motioned; Payne seconded motion to adjourn at 7:15 p.m.

Voice Vote: All ayes Motion carried.

Mayor Bruce Fraley

City Clerk