**BEREA CITY COUNCIL \_\_\_\_ \_\_ REGULAR MEETING \_ \_\_\_ \_\_\_\_\_JULY 20, 2021**

The Berea City Council met in a regular session, Tuesday, July 20, 2021.

Mayor Bruce Fraley presiding.

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

**COUNCIL PRESENT:** Jim Davis, Teresa Scenters, John Payne, Jerry Little, Steve Caudill,

Ronnie Terrill

**COUNCIL ABSENT:** Katie Startzman, Cora Wilson

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

Shawn Sandlin, Donna Angel, Kevin Howard, Amanda Haney,

Priscilla Bloom, Aaron Boycan

**INVOCATION:** John Payne

**PLEDGE OF ALLEGIANCE:** John Payne

**APPROVAL OF AGENDA:**

Caudill motioned; Payne seconded motion to approve agenda.

Vote: All ayes

**APPROVAL OF MINUTES: July 6, 2021**

Davis motioned; Caudill seconded motion to approve minutes as amended.

Vote: All ayes

**PUBLIC COMMENTS**

Cheyenne Olson, Sustainable Berea, 201 Adams Street, invited Berea City Officials, Berea City Council, and the public to Sustainable Berea and the Berea Urban Farm’s 15-year anniversary celebration, scheduled for Thursday, July 29th, 201 Adams Street, beginning at 5:30 p.m. Bring family and friends to find out what is happening on the farm, i.e., tours, music, awards, auction, etc. Sustainable Berea and the Berea Urban Farm continue to work with all Bereans to increase the community’s strength and resilience.

**TRAIL USAGE: SUMMER 2021 RESULTS –** Dr. Louisa Summers, Professor, Berea College

Dr. Summers and students (research associates), Gage Cousineau and Osman Bin Aamr Abu Nasr, presented their summer research of the local trail usage.

The Pinnacles are one of Berea’s top tourist attractions, in 2018 they were rated the number one hike in Kentucky Outdoor Magazine and have brought hikers from as far as Ireland. During 2020, with the assistance of QR Codes, surveys were completed. Since June of 2017, hiker infrared counters had been utilized with an average of just over 100,000 hikers. Since the COVID Pandemic, hiking had become more of a social event, as-well-as, an exercise venue. In 2021, spending had increased compared to previous years with the total economic impact estimated at $1,081,904. 2021 was projected to see a 112.4% increase in economic revenue.

Ideas were shared of ways to get Berea back on the map, attracting hikers/visitors in the Boone Tavern square area, and ideas for Berea College.

Takeaways - The Pinnacles have over 100,000 users annually

* There were a greater number of day hikers from surrounding counties
* Visits to the Pinnacles were memorable even 40 years later and a highlight of visit(s)

**BEREA CITY COUNCIL \_\_\_\_ \_\_ REGULAR MEETING \_ \_\_\_ \_\_\_\_\_JULY 20, 2021**

* Forecasted expenditures were over 400% higher than last year
* The total economic impact was estimated to be over one million dollars
* Incentivize hiker area around food, targeting marketing and social media
* The Mountain Bike Trail was another economic opportunity for research

**TOURISM EMPLOYEE INTRODUCTIONS -** Donna Angel, Business & Tourism Development Director

Angel introduced new employees for Tourism.

Nancy Conley, promoted to the new Tourism Operations Manager.

Liz Todd, Program Manager, serving the Festival Learn Shops and all other workshops.

Sarah Stillwell, Media Manager, working on newsletters, media press releases, etc.

**BEREA CRAFT FESTIVAL UPDATE -** Donna Angel, Business & Tourism Development Director

An incredible Craft Festival this year with an estimated 8,200 visitors. Thanked all who attended and/or supported the festival, especially the grand opening ceremony. The festival reiterated the desire to be outdoors and be with people. Crafters were outstanding with top quality crafts and sales were high with all vendors. Visitors attended from at least thirty-two states, Kentucky being the number one state. Complimented the Public Works Department as they were top notch in their work.

Thanked Berea College for the use of the Forestry Outreach Building allowing the artists a break area. Felt they had the best festival ever from the dollars, visitors, quality of work, compliments, etc. Berea’s brand stands strong as the Folk Arts & Crafts Capital of Kentucky as Berea is well known, loved, and respected for all the arts and crafts for which we are honored.

**BID OPENING – REPAIR / MAINTENANCE OF VARIOUS CITY STREETS –** Mayor Fraley

Mayor Fraley opened bids. One bid received.

The Allen Company, Inc. Lexington, KY Received 7/16/21 $ 187,773.04

Included: Jefferson Street (Ellipse Street – Broadway) & Mayde Road (Bypass – Mayde Spur Road)

Submittals presented to Gregory, City Administrator, and Public Works Committee for review and recommendation.

**BID OPENING – FY 2022 WATER & WASTEWATER TREATMENT PROCESS CHEMICALS –** Mayor Fraley

Mayor Fraley opened bids. Three bids received.

CedarChem, LLC Cedartown, GA Received 7/15/21 $ 111,178.40

CITCO Water Lexington, KY Received 7/16/21 $ 126,280.00

Univar Solutions USA, Inc. Fairfield, OH Received 7/14/21 $ 9,640.00

Submittals presented to Kevin Howard, Berea Municipal Utilities Manager, for review and recommendation.

**PROCLAMATION – RECOGNIZING MADISON COUNTY SPORTS HALL OF FAME –** Mayor Fraley

Mayor Fraley read proclamation in entirety.

On behalf of the Madison County Fiscal Court, the City of Richmond, and the City of Berea government leaders, we jointly proclaimed our support and best wishes to the Madison County Sports Hall of Fame organization, its volunteer Board of Directors, and to the many deserving inductees who will be enshrined in this year’s inaugural class and during the years and decades to come.

**BEREA CITY COUNCIL \_\_\_\_ \_\_ REGULAR MEETING \_ \_\_\_ \_\_\_\_\_JULY 20, 2021**

**CHANGE ORDER #01 –** David Gregory

Contractor underestimated material for chinking and staining the Russel Acton Folk Center due to a lot of unexpected voids/gaps that were discovered in the process of removing the chinking. The change order, in the amount of $8,085.00, covered the cost of material only. No additional changes were anticipated. The completion date remained for July 30th.

Little motioned; Caudill seconded motion to approve Change Order #01 with a revised contract price in the amount of $27,392.50.

Voice Vote: All ayes

**ORDINANCE #22-2021 - AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, CHANGING THE ZONING CLASSIFICATION OF PROPERTY DESCRIBED AS 171 HERNDON LANE AND OWNED BY KASEY COX HERIN FROM R-1/PLANNED UNIT DEVELOOMENT (PUD) TO AGRICULTURE (A-1). - 1ST READING**

Corporate Counsel, Gilbert, read Ordinance #22-2021 in entirety.

**ORDINANCE #20-2021 - AN ORDINANCE UPDATING THE AUTHORIZED POSITIONS AND ASSIGNED GRADE - 2ND READING**

Corporate Counsel, Gilbert, read Ordinance #20-2021 by summary.

Payne motioned; Caudill seconded motion to approve and adopt Ordinance #20-2021.

Roll Call Vote: All ayes

**ORDINANCE #21-2021 - AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, AMENDING THE PERSONNEL POLICIES AND PROCEDURES, ORDINANCE #13-20, BY AMENDING ARTICLE XIX, SALARY RANGES. - 2ND READING**

Corporate Counsel, Gilbert, read Ordinance #21-2021 in entirety.

Caudill motioned; Davis seconded motion to approve and adopt Ordinance #21-2021.

Roll Call Vote: All ayes

**CITY ADMINSTRATOR’S REPORT –** David Gregory

* Pavilion had the cupola in place, parking lot should be rolled out today in preparation for asphalt, shade tops were soon to be placed on the structures, parking lot stripped, and seeding and strawing the topsoil to be completed. A punch list was scheduled for July 28th with a substantial completion date of July 30th.
* Mountain Bike Trail project had several tons of Class I sand delivered and several tons of dirt had been put in place. He had been on the trails and had never seen anything like them. When completed, he felt they must be promoted as a regional and/or state attraction.
* Folk Center project was going well. Appreciated the approval of the change order as the materials had increased significantly since the bidding. Hopeful for a completion date of July 30th.
* Codes & Planning Department had been busy with planning reviews.
* Parks Department would be hosting the Swing for a Cure on Saturday, July 24th, with over twenty teams participating.
* City Pool would be closing on August 8th.
* Public Works Department continued to clear roadside mowing and brush pick-up this week.

**BEREA CITY COUNCIL \_\_\_\_ \_\_ REGULAR MEETING \_ \_\_\_ \_\_\_\_\_JULY 20, 2021**

* Finance Department would soon begin long-range financial planning and determine how to use the American Relief Plan Act (ARPA) funding. Additional guidance had been given to cities and having the Audit & Finance Committee begin dialogue would be the first step in the process. Anticipated several weeks for finalizing.
* Owsley Fork Dam was at 90% completion with anticipated completion in late fall / early spring.
* In closing, focused on employees.

Described employees using the term “Employees Count” and when adding the term “Leadership Matters,” he believed there was a direct correlation in the two terms. When he talked about “Employees Count,” he was referring to everyday workers (boots on the ground as they say in the military), the ones getting the job done. Those workers needed to be reassured that they were appreciated and recognized for their hard work. Leaders must continue to do these things and if done, our workers would put forth the maximum effort to get the job done efficiently and effectively.

Organizational alignment was one of the most important decisions a leader could make on being a successful organization. He believed as an organization, we have great department heads and their leadership mattered within the organization.

Using the example from the book, “Good to Great” by Jim Collins, the Organization was described as a “Bus.” As leaders, we know the bus is moving and going forward and it is up to the leaders of an organization to make sure that they have the right people in the right seats on the bus.

Within the last two years, he was very confident the City of Berea had the right leaders within the organization in the right seats. He strongly believed the bus was moving forward in the right direction, but they must let the department heads do their job. Occasionally, he would have to steer the bus in the right direction, but very rarely. He wished all City employees the best in everything they do and knew the department heads would do the right thing. Their leadership had always mattered to him.

* Had enjoyed working with the Council. Although they may not have always agreed, they all showed one another respect and professionalism. This was greatly appreciated.
* He appreciated Mayor Fraley and his friendship. The last year, they both had to make hard decisions. It had been tough for all of us during the pandemic.

**MAYOR’S REPORT / COMMENTS**

* This was David Gregory’s last City Council meeting as City Administrator, his last day would be July 30th. It had been nice being on the bus with him and considered him a personal friend.

His tenure with the City, especially as a City Administrator, had improved our City and been good for the City as well as the citizens. He had always had the best interest, for the citizens and the City, at heart. Appreciated all the work he had done and being by his side during good and difficult times. Wished him well. No good-byes but “see ya later.”

Appreciated his work with the Police Department, bringing it into a modern police force.

Also, he had put his heart and soul into projects, especially the Mountain Bike Trail and Pavilion projects, managing on-site on a regular basis.

* Complimented the Tourism staff and everyone involved with the Craft Festival. A wonderful way to bounce back, showing people were ready to get out for activities. Received many compliments and appreciated all the work put into the festival.

**BEREA CITY COUNCIL \_\_\_\_ \_\_ REGULAR MEETING \_ \_\_\_ \_\_\_\_\_JULY 20, 2021**

**COUNCIL COMMENTS**

**Payne** The Berea Community School inclusive playground had their grand opening on July 19th. Nice to see these things coming into our community. Thanked those who spoke with good information, helping to move everything along. Thanked Gregory for his good work.

**Little** Thanked Gregory for his two years as City Administrator, enjoyed working with him, hoped the best for him. Gave the County Jail recognition for trash pick-up, along Highway 21, on July 21st.

**Scenters** Agreed with others’ comments. Welcome and congratulations to the new Tourism positions, Donna has a stellar team. Excited for the Sports Hall of Fame.

**Davis** Thanked Dr. Summers and students for their work. Congratulations on the Craft Festival, an amazing number of people. L&N Days was scheduled for August 7th, L&N Depot at the Welcome Center, Artist Circle, 9:00 a.m. – 5:00 p.m., free admission. Kentucky Fried Chicken (KFC) had broken ground, we should have a KFC soon. Thanked Gregory for his two years as City Administrator, good luck on retirement, and he would enjoy it…..trust him. Congratulations to the Sports Hall of Fame.

**Terrill** Bragged on Public Works for their work at the Craft Festival, i.e., trees trimmed, trash pick-up, etc. Good job. Great fair. Had been a pleasure working with Gregory even though he disagreed with him 90% of the time, which he usually did with everyone……chuckles from audience.

**Caudill** Thanked Dr. Summers and students for their work and information. Keep the count going and continue looking for more opportunity. Thanked Cheyenne Olson for information regarding the Berea Urban Farm. The Craft Festival was exciting just to see Berea crazy busy the whole weekend. Thanked Gregory for his two years as City Administrator, had done an exceptional job as Administrator and Police Chief. Gregory had brought a fresh perspective to everything they did, making our City more efficient.

**ADJOURNMENT**

Payne motioned; Caudill seconded motion to adjourn at 8:01 p.m.

All ayes

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Mayor Bruce Fraley

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

City Clerk