**BEREA CITY COUNCIL \_\_\_ \_\_ \_\_ REGULAR MEETING \_ \_\_\_\_\_\_ \_\_ MARCH 1, 2022**

The Berea City Council met in a regular session, Tuesday, March 1, 2022.

Mayor Bruce Fraley presiding.

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

**COUNCIL PRESENT:** Jim Davis, Katie Startzman, Teresa Scenters, John Payne, Jerry Little,

Steve Caudill, Ronnie Terrill

**COUNCIL ABSENT:** Cora Wilson

**OFFICIALS PRESENT:** Jerry Gilbert, Rose Beverly, Robin Adams, Tommy Horn, Donna Angel,

Priscilla Bloom, Jason Hays, Amanda Haney, Kevin Howard

**OFFICIALS ABSENT:** None

**INVOCATION:** John Payne

**PLEDGE OF ALLEGIANCE:** John Payne

**APPROVAL OF AGENDA**

Davis motioned; Startzman seconded motion to approve agenda as presented.

Vote: All ayes

**APPROVAL OF MINUTES - February 15, 2022**

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

Vote: All ayes

**PUBLIC COMMENTS**

None

**CHILDREN’S CHAMPIONS OF MADISON COUNTY PROCLAMATION -** Mayor Fraley

Mayor Fraley read proclamation in its entirety recognizing the month of March 2022 as Children’s Champions of Madison County Month in Berea, Kentucky.

Phillis Adams thanked the City for helping to promote positivity for children. All adults could help children in positive ways, even public/elected officials could assist in taking care of social workers, law enforcement, etc. as these professionals also help children become more successful. This year’s annual billboard design theme was ‘Rise Up & Shine,’ the drawing chosen belonged to Kylee Barney, fourth grade, White Hall Elementary. All support given throughout the years was appreciated.

**CENTRAL KENTUCKY REGIONAL AIRPORT -** George Wyatt

Wyatt, Central Kentucky Regional Airport Board Chair, gave an annual update on the airport as of January 2022. As of 2018, the $1.7 million Phase II north ramp expansion had been completed, the Board continued to work with Eastern Kentucky University (EKU) on final plans for the Phase II expansion, the $1.3 million 30-space T-hangar project and ramp was completed in October of 2020, in 2021 an application had been submitted to the Department for Local Government for an ARC Grant & a KIA loan to cover the $1.4 million water/sewer project, in 2021 EKU was made a full partner in airport ownership, and in 2022 the airport received grants of $1.3 million from KDA to update airport lighting, $1.4 million from ARC & KIA for the water/sewer upgrade, and EKU budgeted

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$5 million for a new Terminal Building. Completion of the 30-space T-hangar project had generated approximately $80,000 in additional yearly revenue for the Board for capital improvements, operations, and debt service. The EKU student and EKU aviation program economic impact to Madison County was estimated at over $5 million annually. The economic impact area supported by the airport had over $2 billion in retail sales and 14,000 manufacturing jobs.

**CITY ADMINISTRATOR’S REPORT -** R. Beverly

* Beverly provided each Council Member with a copy of the Amended Budget for their review. A Work Session would be scheduled for the Audit & Finance Committee on March 15th, prior to the City Council meeting. The first reading of the Ordinance for the Amended Budget would also be at the March 15th Council meeting.
* The Parks Department was accepting applications for all pool staff. Pay rates had been increased. Anyone interested could view the Parks Facebook page, City of Berea’s website, or call the Parks Office for information.
* Following a recent Codes Department Development Review Team meeting, the engineer reached out to express, “As an Engineer, who worked in multiple small and large cities around central Kentucky, your system for Development Plan Review is fantastic. It is quick and efficient, being able to get many of the interested parties on the Zoom meeting is EXTREMELY helpful.”
* Berea Municipal Utilities’ final programming was taking place with the Supervisory Control and Data Acquisition (SCADA) project at the Water Treatment Plant. All equipment had been delivered and installed. Although there would be a 2-4 week delay on the anticipated completion date (due to supply chain issues), they would be on budget with no additional project costs.

The 2021 average daily flow at the Wastewater Treatment Plant (WWTP) had dropped for the third consecutive year. This was a good indication that their continued Infiltration & Inflow (I&I) reduction efforts were improving the collections system, which in turn, offsets the cost of projects with less cost in treatment and operations at the WWTP.

* Tourism extended a ‘thank you’ to those who came out, along with the Kentucky Mountain Bike Association (KYMBA) Members, for the clean-up project at the Silver Creek Mountain Bike Trail.
* Lee Cruse and Hayley Harmon (Lee & Hayley Show) were on site today at the Mountain Bike Trail for film sites they would use in their upcoming show at the SEC games in Florida.
* Per Business Development, several businesses were preparing to open In Berea, i.e., En-Route Boutique, Market 60 Boutique, and Hopscotch Home Company.

**MAYOR’S REPORT / COMMENTS**

* The Sister City Exchange Program, with Hokuto City, Japan, had suffered during the COVID Pandemic. As the Madison County International Committee (MCIC) had continued contact with Japan, Mayor Fraley shared a letter from Hokuto City, Japan sent to the MCIC which underscored the importance and value of our relationship with our Sister City, Hokuto City. The letter expressed gratitude for the cooperation and support for the International Exchange Program. They looked forward to the exchange program continuing to grow after the pandemic situation was under control. Heartfelt sympathy was also expressed to the victims, volunteers, government officials, and first responders of the devastating storms of Western Kentucky in December of 2021.

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* The Kentucky Society Children of the American Revolution’s 87th State Conference was scheduled to be held in Berea, late March. As the Tourism Commission had worked on increasing conferences and conventions in Berea, he looked forward to seeing them increase in Berea.
* Berea had submitted a proposal for the 87-acre Industrial Park expansion with the Kentucky Product Development Initiative (PDI) Program, sponsored by the Kentucky Department of Economic Development. Berea was one of nine cities recommended for funding with plans to create a build-ready site, on lot 7 of the Industrial Park Expansion, to attract new industries.

**COUNCIL COMMENTS**

**Startzman** No comment.

**Little** No comment.

**Ronnie Terrill** asked if the state was going to build a road from the Industrial Park to Mayde Road as the bridge through the area had been closed. Mayor Fraley stated he had proposed to the Transportation Department’s District 7 to construct a road, in lieu of replacing the bridge, rerouting Highway 1983. Thanked Scott Shepherd, with Madison County, and the County Jail in helping to get trash picked up on Highway 25.

**Davis** Echoed Terrill’s comments on trash clean-up for Highway 25. Also thanked the group that cleaned up the bypass and that area of Highway 25. Complimented Tourism’s television advertisement highlighting the Pinnacles, kayaking at Owsley Fork, and the Bike Trail; very well done.

**Scenters** Thanked Phillis Adams, Children’s Champions of Madison County, and George Wyatt, Central Kentucky Regional Airport, for their reports. Appreciated Phillis and her work as she had done a wonderful job with our children for many years. Thanked the citizens for attendance, good to see people get involved. Appreciated the citizens’ input regarding the Zone Change appeal.

**Payne** Echoed Council Member Scenters’ comments.

**Caudill** Thanked City Administrator, Beverly, for mentioning the KYMBA event as it highlighted the importance of partnerships. Great commercial from Tourism, the best commercial he had seen come out of Berea for a very long time, extremely well done. Appreciated the airport’s work as what they do was very important and benefited all. The impact that the airport had on all the surrounding communities and/or economy was immeasurable.

**ZONE CHANGE APPEAL HEARING - 104 JOHN STREET -** Jerry Gilbert

Corporate Counsel, Gilbert, stated the hearing was for the City Council’s consideration of an appeal for the recommendations from a denial, of the Planning & Zoning Commission, of an application for a Zone Change for 104 John Street, amending the zoning classification from R-1 (Single Family Residential) to B-2 (Major Business District), on January 25, 2022. The property was a town lot, approximately 0.33 acres. The future land use element of the adopted Comprehensive Plan designates the property for residential use. After testimony, the Planning Commission found the proposed map amendment was not in agreement with the Comprehensive Plan, there was insufficient evidence to find the existing zoning classification was inappropriate and the proposed classification was appropriate, and there was insufficient evidence to find there had been major changes of an economic, physical, or social nature within the area since the most recent adoption of the Comprehensive Plan in October 2020. The Planning Commission’s recommendation to City Council was to not change the zoning classification. The applicant had filed an appeal to the City Council of the Planning Commission’s recommendation. At the previous meeting, the City Council elected to hold an argument type hearing to review the recommendation and the record made before the

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Planning Commission and make its own adjudicative facts, which may differ from those of the Planning Commission. The application for a zone change and a Findings of Fact & Recommendations of the Planning Commission had been provided to Council Members, and a video record of the hearing had been made available for viewing for all involved. The property had been sold from the Great Commission Church Inc. to Mr. Robert Bryant who was pursuing the appeal.

Bryant stated he had applied for the zone change on the basis, from KRS 100.212, that the original zoning for the property was inappropriate and the proposed zoning was more appropriate for the neighborhood. The structure on the property had been a church which had been grandfathered in, was a 5,254 sq. ft. building, and had never been used for residential. The property was purchased with hopes to change the property from R-1 (Single Family Residential) to B-2 (Major Business District) for event space and professional offices. There were no attributes of the building for it to function as residential. The building had features of a commercial building with 28 parking spaces. The B-2 zoning classification allowed for the development of shopping-type commercial activities.

Council Members and citizens expressed their support and/or opposition to Bryant’s appeal.

Terrill motioned; Little seconded motion to call the question.

Roll Call Vote: Ayes - Davis, Terrill

Nays - Scenters, Startzman, Caudill, Payne, Little

Motion failed 5 to 2

Scenters motioned; Little seconded motion to call the question, returning to original motion.

Voice Vote: All ayes

Caudill motioned; Little seconded motion to approve proposed Zone Change, for 104 John Street, from R-1 (Single Family Residential) to B-2 (Major Business District) as the current zoning classification was inappropriate and the proposed zoning classification was more appropriate.

Roll Call Vote: Ayes - Startzman, Little, Terrill, Davis, Scenters, Caudill

Nays - Payne

Motion carried 6 to 1

**ADJOURNMENT**

Little motioned; Scenters seconded motion to adjourn at 8:00 p.m.

All ayes

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Mayor Bruce Fraley

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City Clerk