**BEREA CITY COUNCIL \_\_\_\_\_\_\_\_ REGULAR MEETING \_\_\_\_\_ \_\_\_\_\_ DECEMBER 20, 2022**

The Berea City Council met in regular session, Tuesday, December 20, 2022.

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, Katie Startzman, John Payne, Jerry Little,

Steve Caudill, Cora Wilson, Ronnie Terrill

**COUNCIL ABSENT:** None

**OFFICIALS PRESENT:** Rose Beverly, Robin Adams, Daniel Brindley, Tommy Horn, Roy Curtis

**OFFICIALS ABSENT:** Jerry Gilbert

**INVOCATION:** Cora Wilson

**PLEDGE OF ALLEGIANCE:** Ronnie Terrill

**APPROVAL OF AGENDA**

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

Voice Vote: All ayes

**APPROVAL OF MINUTES - DECEMBER 6, 2022**

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

Voice Vote: All ayes

**PUBLIC COMMENTS**

Eleanor Workman, Berea

Felt guidelines for public comments were right on the mark and did not need to be improved.

Requested consideration for questions only, from the citizens, to be included in Work Sessions.

**ECONOMIC DEVELOPMENT UPDATE**

Lucas Witt, MWM Consulting, presented a slide presentation with updates on Economic Development within Berea.

Of industry market activity in Kentucky over the past two years, requests were largely for square footage for existing buildings or acreage for greenfield sites. Industrial projects were being delayed due to lack of industrial sites. National site selection consultants suggest communities that have invested in site readiness initiatives have an advantage and are more well-positioned to compete for projects.

Industry clusters within cities/counties were used to assist in positioning/attracting industries in the community from a workforce perspective.

Land transactions consisted of the acquisition of the 21-acre Mayde Road Industrial Site, purchased by the Berea Industrial Authority (BIDA), and 1601 Farristown Industrial Drive sold by BIDA to a local developer, MP Kelly, for the construction of a spec building/industrial warehouse for leasing.

The Berea Business and Technology Park, currently undeveloped vacant land, had been funded by Product Development Initiative (PDI) Funding through Kentucky’s PDI Program with a $500,000 grant request (1:1 match program). Target date, for construction of a 150,000 sq. ft. build-ready pad, was Q2 2023 with completion date of September 2023.

By using the Economic Resiliency Plan, the Bluegrass Army Depot’s Chemical Demilitarization Mission Operations Phase would be concluding end of 2023 and during the Closure Phase the availability of a

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highly skilled and trained workforce would increase. A study would be used as a recruitment tool for new industry considering locating and/or expanding within the area.

**CODE ENFORCEMENT BOARD APPOINTMENT**

Mayor Fraley requested Council approval for a Code Enforcement Board appointment of Rebecca McClure Isaacs, as an alternate, for a three-year term to expire on December 20, 2025.

Scenters motioned; Payne seconded motion to approve appointment of Rebecca McClure Isaacs to the Code Enforcement Board, for a three-year term, to expire on December 20, 2025.

Voice Vote: All ayes

**SPECIAL RECOGNITION -** Berea Housing Authority

Mayor Fraley recognized Doris Wyatt, Executive Director, Berea Housing Authority, who was retiring after 35-years of service. On behalf of the City Council, City of Berea, and the Housing Authority Board, Mayor Fraley presented Wyatt with a Public Service Excellence Award upon her retirement and thanked her for her service.

Wyatt addressed the Council stating she could not have done the job without the support of the City and the community and hoped she had made a difference in people’s lives over the years. During her service with the Housing Authority, she had worked with families, local government, county government, Federal government, three Mayors, city employees, City Council Members, and the news media. Wyatt had helped move 870 families into public housing over the past thirty-five years. Wyatt thanked her family for their support stating she may be the only Executive Director who flies to meetings in a private plane, as her husband, George, was a pilot. And she may be the only Executive Director who roller skates after work to relieve stress, as her family owned the local roller rink. Thanked everyone for the kindness they have shown, left knowing good support would be given to the next Executive Director, and had high expectations for the community.

**DEPARTMENT HEAD REPORTS**

**Roy Curtis, Director, Public Works Department**

Curtis discussed and shared the following projects:

**Finished Projects** included painting of yellow lines on Prince Royal Drive, gravel added to turnabouts on Reed Hill and Baldwin Street, maintenance on breakroom floor & water heater at Berea Municipal Utilities (BMU) building, snow route training & snow truck preparation, cleaning of creeks, storm drains, & ditch on Harrison Road, tree cutting on 25N, HWY 1016, and Johnson Road, fence repair on Johnson Road, and setting up for Christmas parade.

**Current Projects** included continuation of brush and leaf pick up, continuation of blacktop and concrete repairs, preparation for predicted upcoming weather, and the Rose Street drainage project.

**Future Projects** included Johnson Road drainage, street striping, stump grinding, and removal of Christmas lights and decorations.

Normal work activities would continue. The street sweeper and hot box had been down for repairs with repairs being delayed due to the delay in receiving parts from supply chain issues.

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**CITY ADMINISTRATOR’S REPORT -** Rose Beverly

* The Financial Analysis and Wage & Compensation studies were almost complete. Plans were to present the Wage & Compensation study in January 2023 and the Financial Analysis by February 2023.
* In the process of working on the amended budget. Budget amendments would be minimal compared to last year’s amendments due to the unknowns that came along with budgeting during the COVID virus.

**MAYOR’S REPORT / COMMENTS**

* Reminded everyone of the following holiday schedule for City Offices:

Christmas Closed Friday & Monday, December 23rd and 26th

New Year’s Closed Friday & Monday, December 30th and January 2nd

* Thanked Lucas Witt, MWM Consulting, for the Economic Development Update. The relationship with him and his company had been very productive. The past four years were only the beginning with more to come. Mayor Fraley was confident that Berea would continue to see great Economic Development news over the next several years. Was excited of where we were as he felt Berea was well on its way of achieving the vision of younger people choosing to stay in Berea. The number of jobs, types of jobs, and wages were increasing. What Berea was doing today would impact future generations. Thanked the Council for their support of the Economic Development Initiatives. He was very proud of Berea as a leading Economic Development Specialist in Central Kentucky had called Berea, Kentucky ‘best in class’ when it came to Economic Development. Along with industrial and large businesses, Business Development included small business, local business, growing existing businesses, and attracted commercial businesses.
* Reminded newly elected City Council Members to attend the Oath of Office Ceremony scheduled for Thursday, December 22nd, 6:00 p.m., Council Chambers.
* Merry Christmas, happy holidays, and a happy New Year to everyone.

**COUNCIL COMMENTS**

**Davis** Thanked John Payne for his service on the Council. Thanked Doris Wyattfor her service to the community. Thanked Curtis and his department for the work they do. Thanked Witt for his work with the City. Keep safe and warm during the next few days. Hoped everyone would have a Merry Christmas and Happy New Year.

**Scenters** Agreed with Davis’s comments.

**Startzman** Thanked Witt for coming, enjoyed the national trend information, and it felt like an exciting time for Berea.

**Terrill** Agreed with Davis’s comments. Wished everyone a Merry Christmas and Happy New Year.

**Wilson** Agreed with Davis’s comments. Thanked John Payne for his service. Thanked and appreciated Wyatt for her service as it took a special person to make the Housing Authority what it was today. Thanked Witt, just keep bringing business to Berea. Merry Christmas, have a great New Year, and be safe.

**Caudill** Thanked Wyatt for her amazing work for the past thirty-five years. Thanked Payne for his work on Council and he should be proud of his work on Council for the last four years. Congratulations to Rose on her new title of “Grandma.” Watch out for neighbors over the holidays. Although Christmas

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was a wonderful and great time to celebrate, it wasn’t always easy for everyone. Thanked Witt for his continued work, 2022 was a good year, 2023 was going to be a better year. Work done now was for generations ahead, we have made a lot of great progress in the City, was proud of our town. Everyone have a safe and Merry Christmas, stay warm.

**Little** Echoed Caudill’s comments. Merry Christmas and Happy New Year.

**Payne** Thanked the citizens of Berea for the opportunity to serve on Council, had enjoyed the experience, and would continue a path of service. Hoped to see everyone at the Madison County Public Library. Wished everyone happy holidays, safe travels, and take every opportunity to spend time with family and friends.

**ADJOURNMENT**

Payne motioned; Caudill seconded motion to adjourn at 7:22 p.m.

Voice Vote: All ayes

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Mayor Bruce Fraley

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City Clerk