**BEREA CITY COUNCIL \_ \_\_\_\_\_ \_ REGULAR MEETING \_\_\_\_\_ \_\_\_\_\_\_ FEBRUARY 20, 2024**

The Berea City Council met in regular session, Tuesday, February 20, 2024.

Mayor Bruce Fraley presiding.

A quorum being present, the meeting was called to order at 6:31 p.m.

WORK SESSION

5:30 PM – 6:15 PM

ORDINANCE #08-2024 AMENDED BUDGET

**COUNCIL PRESENT:** Jim Davis, Teresa Scenters, Katie Startzman, Jerry Little, Steve Caudill,

Cora Jane Wilson, Ronnie Terrill

**COUNCIL ABSENT:** David Rowlette

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

Priscilla Bloom, Jason Hays, Susan Helton, Brian Reed

**INVOCATION:** Steve Caudill

**PLEDGE OF ALLEGIANCE:** Steve Caudill

**APPROVAL OF AGENDA**

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

Voice Vote: All ayes

**APPROVAL OF MINUTES - FEBRUARY 6, 2024**

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

Voice Vote: All ayes

**HABITAT FOR HUMANITY**

Amanda Dube’, Executive Director, Habitat for Humanity, shared Habitat’s mission in bringing people together to build homes, communities, and hope, in a world where everyone has a decent place to live. As this is a large undertaking, they cannot do it alone. In working with individuals, businesses, churches, schools, and other community organizations who invest their time and resources, they create a brighter future for local families by helping them build or improve a place they call home.

Habitat homeowners help build their homes, alongside volunteers, and work with Habitat to create an affordable mortgage payment. With Habitat’s support, the homeowners achieve the strength, stability, and independence they need to build a better life for themselves and for their families.

Habitat’s most difficult problem was land acquisition. Moving forward, they would love to converse with the City of Berea regarding a partnership to empower the lives of families in Berea.

**MUNICIPAL ORDER #01-2024 APPOINTMENT TO MADISON COUNTY EMS BOARD**

Corporate Counsel, Gilbert, read Municipal Order #01-2024 in entirety.

Caudill motioned; Scenters seconded motion to appointment Lesha Hays to a two-year term on the Madison County EMS Board, expiring on March 15, 2026.

Voice Vote: All ayes Motion carried.

**BEREA CITY COUNCIL \_ \_\_\_\_\_ \_ REGULAR MEETING \_\_\_\_\_ \_\_\_\_\_\_ FEBRUARY 20, 2024**

**RESOLUTION #03-2024 A RESOLUTION ADOPTING AND APPROVING THE EXECUTION OF AN AMENDMENT TO THE AGREEMENT DATED DECEMBER 20, 2019, BETWEEN THE CITY OF BEREA, KENTUCKY AND THE COMONWEALTH OF KENTUCKY TRANSPORTATION CABINET,**

**DEPARTMENT OF HIGHWAYS, AMENDING THE BUDGET AND SCOPE OF WORK AGREEMENT AND THE PROJECT END DATE FOR THE ELLIPSE STREET SHARED USE PATH PROJECT.**

Corporate Counsel, Gilbert, read Resolution #03-2024 by summary, noting the project end date was extended to June 30, 2026.

Davis motioned; Startzman seconded motion to approve and adopt Resolution #03-2024.

Voice Vote: All ayes Motion carried.

**ORDINANCE #05-2024 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, CHANGING THE ZONING CLASSIFICATION OF PROPERTY DESCRIBED HEREIN AND REFERRED TO AS 688 SCAFFOLD CANE ROAD AND OWNED BY MICHAEL W. KING FROM B-1 (MINOR BUSINESS DISTRICT) TO B-2 (MAJOR BUSINESS DISTRICT). - 2ND READING**

Corporate Counsel, Gilbert, read Ordinance #05-2024 in entirety. Based on Findings of Fact, Zone Change was recommended for approval by the City of Berea Planning & Zoning Commission.

Caudill motioned; Terrill seconded to approve and accept recommendation of the Berea Planning & Zoning Commission of Zone Change Classification for 688 Scaffold Cane Road from B-1 (Minor Business District) to B-2 (Major Business District).

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

Nays - Wilson, Scenters, Davis

Motioned carried.

**ORDINANCE #06-2024 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY VACATING AND CLOSING A CERTAIN PLATTED RIGHT-OF-WAY WITHIN THE CITY OF BEREA, KENTUCKY, KNOWN AS OAK STREET ALLEY. - 2ND READING**

Corporate Counsel, Gilbert, read Ordinance #06-2024 by summary.

Startzman motioned; Scenters seconded motion to approve and adopt Ordinance #06-2024.

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

Nays - None

Motion carried.

**ORDINANCE #07-2024 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, VACATING AND CLOSING A CERTAIN PLATTED RIGHT-OF-WAY WITHIN THE CITY OF BEREA, KENTUCKY, PROVIDING ACCESS TO AND FROM NEELY STREET. - 2ND READING**

Corporate Counsel, Gilbert, read Ordinance #07-2024 by summary.

Caudill motioned; Terrill seconded motion to approve and adopt Ordinance #07-2024.

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

Nays - None

Motion carried.

**BEREA CITY COUNCIL \_ \_\_\_\_\_ \_ REGULAR MEETING \_\_\_\_\_ \_\_\_\_\_\_ FEBRUARY 20, 2024**

**ORDINANCE #08-2024 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, AMENDING THE 2023-2024 FISCAL YEAR BUDGET FOR THE CITY OF BEREA, ORDINANCE #04-2023 REVENUES AND EXPENDITURES. - 1ST READING**

Corporate Counsel, Gilbert, read Ordinance #08-2024 in entirety.

**DEPARTMENT HEAD REPORTS**

**Brian Reed, Assistant Administrator, Codes & Planning Department**

Reed shared an update on OpenGov, the online permitting and transparency portal, stating since going live on July 5, 2023, the Codes & Planning Office had processed over 949 applications and taken in over $230,000 in revenue without any major issues. Applications included all permitting, code violations, business license applications, contractor registrations, and utility billing sign ups. The issue time had been cut in half for permits / approvals. They felt it had been a success for all involved departments.

Current / Ongong Projects

Berea College Computer, Media, & IT Building (CMIT).

Motor Wheel addition and paint booth fit-up.

Hitachi renovation of over 100 thousand sf of existing plant.

Beaumont addition of large storage facility with the first phase complete.

Currently in the process of updating the Land Management & Development Ordinance (LMDO).

Beaumont’s Harvest Commons apartment complex was wrapping up.

Oak Street townhomes had begun construction.

Upcoming Projects

Starbucks

Two additional storage facilities

Replacement of Edwards Building at Berea College

Construction of 58 new homes at Stoney Creek (Brook Cove & Stillwater Drive)

Construction of a 112-unit apartment complex at Stoney Creek

Preliminary plat for 102 single family lots at Stoney Creek

GIS

New Stormwater Design Manual had been approved.

Published a new interactive zoning map to provide self-service access to the public.

An audit with the Division of Water was scheduled in April for the MS4 Program and a FEMA audit was scheduled in May.

Received a Litter Abatement Grant through the Energy & Environment Cabinet to reimburse the City for the Trash for Cash Program. The Trash for Cash Program was now available, and non-profits could sign up on OpenGov. Groups could be paid $100/mile to pick up litter (up to 10 miles) in turn helping groups raise funds and, at the same time, help keep the City cleaner.

**PUBLIC COMMENTS**

None

**BEREA CITY COUNCIL \_ \_\_\_\_\_ \_ REGULAR MEETING \_\_\_\_\_ \_\_\_\_\_\_ FEBRUARY 20, 2024**

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

* As a Request for Proposal (RFP) had been sent out and three bids received for Audit Services, bids were opened on February 20th. Bids were received from Shad Allen, CPA, PLLC, Richmond, KY, Baldwin CPAs, Richmond, KY and RFH CPAs, Lexington, KY. An Audit & Finance Committee Meeting was scheduled for March 1, 2024, to interview candidates.
* February Department Head Written Council Report would be sent out February 22nd.
* As several RFPs would be going out, hoped to soon have substantial news within the next couple of weeks.
* Hoping to soon receive news from the Land & Water Conservation Grant for the pool.
* As Brian Reed was the Project Manager for the Tolle Building renovation, he was also now helping with all the City construction projects. Grateful and excited for Brian’s involvement as he was creative, finding ways to save financially, and dividends were already beginning to pay off. Thank you to Haney for allowing Brian to help.

**MAYOR’S REPORT / COMMENTS**

* As tonight was the 1ST Reading of the Amended Budget Ordinance, the level of planning, detail, and transparency with the Council and the public over the last six months was incredible. Complimented Beverly and Helton on their leadership, along with the Department Heads, on planning, executing, and managing the budget process. There was a definite fiscal conservative approach within all departments. Complimented all involved.

**COUNCIL COMMENTS**

**Terrill** No comment.

**Wilson** No comment.

**Caudill** No comment.

**Davis** Clarified his “no” vote regarding the Scaffold Cane Zone Change, commending the Planning & Zoning Commission for their work, however, a liquor store was being proposed with the location being in the middle of a residential area. Police Chief Hays had mentioned, in a previous meeting, that all other liquor stores were in commercial districts. Thus, the proposed Zone Change being in a residential area was the reason for his “no” vote. Encouraged citizens to attend Planning & Zoning Commission meetings and voice their opinions when there was a Zone Change in their neighborhood.

Had visited fellow Councilman, Rowlette. Although he was better, he had a long way to go. Remember him in your prayers and thoughts. If anyone got the chance to stop by to say “hello,” was sure Rowlette would appreciate it.

**Scenters** Regarding her “no” vote on the Scaffold Cane Zone Change, she also agreed with Davis on the residential area, had concerns about the condition of Scaffold Cane Road, and the store being very close to campus. Felt they should have had a hearing to hear more from the general public.

**Startzman** No comment.

**ADJOURNMENT**

Caudill motioned; Scenters seconded motion to adjourn at 7:08 p.m.

Voice Vote: All ayes

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Mayor Bruce Fraley \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

City Clerk