**BEREA CITY COUNCIL \_ \_\_\_\_\_\_ \_ \_ REGULAR MEETING \_\_\_\_\_\_\_\_\_\_\_\_\_ AUGUST 6, 2024**

The Berea City Council met in regular session, Tuesday, August 6, 2024.

Mayor Bruce Fraley presiding.

A quorum being present, the meeting was called to order at 6:34 p.m.

WORK SESSION

5:45PM – 6:25PM

Property Valuation Tax Rate - Susan Helton, Finance Director

Financial Incentives – Hitachi Astemo Expansion - Lucas Witt

Ordinance #19-2024 Tourism Revisions - Mayor Fraley

**COUNCIL PRESENT:** Jim Davis, Katie Startzman, Jerry Little, Steve Caudill, Cora Jane Wilson,

Ronnie Terrill

**COUNCIL ABSENT:** Teresa Scenters, David Rowlette

**OFFICIALS PRESENT:** Jerry Gilbert, Rose Beverly, Robin Adams, Daniel Brindley, Donna Angel,

Priscilla Bloom, Amanda Haney, Aaron Boycan, Susan Helton,

Kevin Howard, Shawn Sandlin

**INVOCATION:** Katie Startzman

**PLEDGE OF ALLEGIANCE:** Jim Davis

**APPROVAL OF AGENDA**

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

Voice Vote: All ayes Moton carried.

**APPROVAL OF MINUTES - JULY 16, 2024**

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

Voice Vote: All ayes Motion carried.

**A YEAR IN REVIEW & IDEAS FOR FUTURE PARTNERHIP**

**Dr. Cheryl Nixon, President, Berea College**

Nixon recently completed her first year as Berea College President and expressed how fantastic it was to be at Berea and loved being a part of the community. Nixon shared updates regarding Berea College, was excited to look ahead with the City of Berea, and thanked everyone for supporting Berea College’s faculty, staff, and students.

During her first year at Berea College, Nixon focused on a listening tour of Berea’s campus, shifted to a strategic plan in the Spring with plans to present a draft by this upcoming Fall, and strengthening student experience.

In the upcoming year and/or future, Nixon’s plans were to consider a strategic partnership with the City of Berea, i.e., the natural outdoors, the Forestry Outreach Center, rebuilding the Indian Fort amphitheater, student internships, hosting incubator spaces, educational missions, joint community efforts, and events with Tourism.

Continuing to think about the future, Nixon suggested ways to consider supporting Berea development as an arts center with joint development of a performing arts center, a crafts demonstration center, a musical venue, etc.

By working together, Nixon wanted to create a community that was vibrant, supportive, and full of opportunities. Not only for students but also for the residents of Berea.

**BEREA CITY COUNCIL \_ \_\_\_\_\_\_ \_ \_ REGULAR MEETING \_\_\_\_\_\_\_\_\_\_\_\_\_ AUGUST 6, 2024**

**RESOLUTION #07-2024 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEREA, KENTUCKY, APPROVING THE GRANTING OF LOCAL INCENTIVES TO HITACHI ASTEMO AMERICAS, INC., AND ANY SUBSEQUENT ASSIGNEES OR APPROVED AFFILIATES THEREOF PURSUANT TO KRS CHAPTER 154, SUBCHAPTER 32.**

Corporate Counsel, Gibert, read Resolution #07-2024 by summary.

Davis motioned; Caudill seconded motion to approve and adopt Resolution #07-2024.

Voice Vote: All ayes Motion carried.

**ORDINANCE #15-2024 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, PROVIDING THAT THE LAND MANAGEMENT AND DEVELOPMENT ORDINANCE OF THE CITY OF BEREA, KENTUCKY, ORDINANCE NO. 18-2004, AS AMENDED, BE AMENDED BY AMENDING CERTAIN SECTIONS AND DELETING CERTAIN SECTIONS OF THE COMPREHENSIVE LAND DEVELOPMENT ORDINANCE - 2ND READING**

Corporate Counsel, Gilbert, read Ordinance #15-2024 in entirety.

Little motioned; Caudill seconded motion to amend the Land Management & Development Ordinance, Section 406.6, Allowable Land Uses and Article 6 definitions, to change the requirement for a Travel Center from a minimum lot size of 15 acres to a minimum lot size of 5 acres and add language that parking for over 6 hours and parking of inoperable vehicles of any kind in Travel Centers is prohibited.

And add an allowable land use of Truck Service Centers in Section 406.6 as conditionally permitted in B-4, I-1, and I-2 Zones, on parcels with a minimum lot size of 15 acres. Language shall be added that parking over 12 hours and parking of inoperable vehicles of any kind are prohibited at Truck Service Centers.

Penalties for violations of any of these regulations will result in a fine in accordance with the currently adopted fine schedule of $100 for first offense, $300 for second offense, and $500 for third or more offenses assessed to the property owner.

Voice Vote: All ayes Motion carried.

Little motioned; Caudill seconded motion to approve and adopt Ordinance #15-2024 as amended.

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

Nays - None

Motioned carried.

**ORDINANCE #16-2024 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, CHANGING THE ZONING CLASSIFICATION OF PROPERTY OWNED BY KJC PROPERTIES, LLC DESCRIBED HEREIN AND REFERRED TO AS 2347, 2351, & 2357 MENELAUS ROAD FROM R-1 TO R-1A; A PORTION OF PARCEL ID #0060-0000-0046-E FROM I-2 TO R-1A; AND A PORTION OF PARCEL ID #0060-000-0046-E FROM I-2 TO B-2 - 2ND READING**

Corporate Counsel, Gilbert, read Ordinance #16-2024 by summary.

Caudill motioned; Little seconded motion to approve and accept the Zone Change and Findings of Fact of the Planning Commission.

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

Nays - None

Motioned carried.

**BEREA CITY COUNCIL \_ \_\_\_\_\_\_ \_ \_ REGULAR MEETING \_\_\_\_\_\_\_\_\_\_\_\_\_ AUGUST 6, 2024**

**ORDINANCE #17-2024 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, DECLARING CERTAIN PROPERTY TO BE SURPLUS AND AUTHORIZING IT TO BE SOLD. - 1ST READING**

Corporate Counsel, Gilbert, read Ordinance #17-2024 in entirety.

**ORDINANCE #18-2024 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, PROVIDING FOR THE LEVY OF AD VALOREM TAXES FOR CITY PURPOSES UPON ALL PROPERTY, NOT OTHERWISE EXEMPT, IN THE CITY OF BEREA, KENTUCKY. - 1ST READING**

Corporate Counsel, Gilbert, read Ordinance #18-2024 in entirety.

**ORDINANCE #19-2024 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, AMENDING THE CODE OF ORDINANCES OF THE CITY OF BEREA, KENTUCKY, BY REVISING SECTION 22.800, PROVIDING FOR THE SEPARATION OF THE BUSINESS DEVELOPMENT DEPARTMENT FROM THE DEPARTMENT OF TOURISM. - 1ST READING**

Corporate Counsel, Gilbert, read Ordinance #19-2024 in entirety.

**DEPARTMENT HEAD REPORTS**

**Priscilla Bloom, Director, Parks Department**

Bloom shared the following updates / highlights for the summer and upcoming programs in August:

* The pool closes on Sunday, August 11th. Pool attendance increased from 2023 from 16,800 to 18,500 for 2024.
* The Berea Pool began accepting credit cards in July. Thanked all involved.
* Community programming included weekly Aqua Zumba classes (84 in attendance), 2 Dive-In movies, 6 Family Swims, a Back-to-School Bash, 6 weeks of swim lessons, and Berea Dolphins had four successful home meets.
* For close out of the pool, Monday would be the 6th annual Pooch Poolooza, a free dog swim. A popular event which includes the collection of non-monetary donations for the Madison County Animal Shelter, i.e., dog/cat food, treats, blankets, cat litter, toys, etc. The shelter was always appreciative of these much-needed items.
* August 19th - Special Olympics of Kentucky (SOKY) Family Game Night, working with Richmond Parks.
* August 30th - Murder Mystery
* August 31st - Partnering with local artist, Heather Dent, for a Fairy Workshop.
* Soccer and youth football games had begun.
* Youth League softball / baseball season would begin in September.
* The weekend tournament schedule was completely full with the last game for the year scheduled for October 26th.

The Parks Maintenance Crew was busy maintaining the athletic fields for the youth leagues and Berea Community School. The crew would soon begin working on a punch list for the pool, once it closes, and then begin getting the parks ready for the Spoonbread Festival.

As always, everyone can follow Parks on Facebook and Instagram for Park events.

**Amanda Hamey, Administrator, Codes & Planning Department**

Haney expressed appreciation for the adoption of the Land Management & Development Ordinance (LMDO). Was happy to see Council members in attendance during the earlier meetings with the Planning Commission and how many of them followed the lengthy approval process. As the process

involved important decisions, she thought they had come up with a very comprehensive and current set of regulations.

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**PUBLIC COMMENTS**

None

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

* As State contracts for vehicle purchases were no longer valid for cities in Kentucky, all cities would have to put out a Request for Proposal (RFP) for vehicles over $40,000. Due to this change, the Police Department put out an RFP and accepted bids for four Police vehicles (Dodge Durangos), for the total amount of $172,707.00, from Don Franklin Auto.
* Working on the final details of an RFP for the pool project which should be going out within the next two weeks.
* Three bids were received for the Waste Collection RFP, i.e., Waste Management, Rumpke, and Waste Connections. Once reviewed, a report would be shared with the Council.

**MAYOR’S REPORT / COMMENTS**

* Shared the following upcoming Festivals:
* 15th Berea Celtic Fest & Gathering, August 15th – August 18th, 2024

Search Berea Celtic Fest for information and activities.

Encouraged everyone to support the Festival.

* Spoonbread Festival, a Chamber of Commerce signature event.

September 20th – September 22nd, 2024

Invite family and friends to attend and celebrate with Berea.

**COUNCIL COMMENTS**

**Terrill** No comment.

**Wilson** Appreciated everyone coming. Thanked Dr. Nixon for her comments. Hoped transparency could be practiced more, as we need to be transparent when doing anything. For the voters and citizens, we need to be transparent.

**Little** Thanked Dr. Nixon for her report. If we all worked together and communicate with each other, on all sides, there is not much we cannot get worked out. Whether you agree or disagree, if everyone has a voice, most of the time you can get things worked out. Thanked everyone for coming.

**Startzman** No comment.

**Davis** Thanked Dr. Nixon for attending and her ideas, good report. Thanked Bloom for the work to be done on the swimming pool this winter and getting the score boards fixed.

**ADJOURNMENT**

Wilson motioned; Little seconded motion to adjourn at 7:44 p.m.

Voice Vote: All ayes Motion carried.

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Mayor Bruce Fraley

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City Clerk