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

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

Mayor Bruce Fraley presiding.

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

WORK SESSION

5:45PM – 6:15PM

Solid Waste RFP Responses - Rose Beverly, City Administrator

PUBLIC HEARING

6:25PM – 6:30PM

Property Valuation Tax Rate - Susan Helton, Finance Director

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

 Ronnie Terrill

**COUNCIL ABSENT:** David Rowlette

**OFFICIALS PRESENT:** Jerry Gilbert, Rose Beverly, Tommy Horn, Donna Angel, Priscilla Bloom,

Jason Hays, Susan Helton, Kevin Howard, Shawn Sandlin

**INVOCATION:** Cora Jane Wilson

**PLEDGE OF ALLEGIANCE:** Ronnie Terrill

**APPROVAL OF AGENDA**

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

Voice Vote: All ayes Moton carried.

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

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

Voice Vote: All ayes Motion carried.

**CHEMICAL WEAPONS DISPOSAL UPDATE**

**Craig Williams, Program Director, Kentucky Environmental Foundation**

Williams stated all chemical weapons had been safely disposed of at the Bluegrass Army Depot.

The Bluegrass Chemical Agent Pilot Plan closure phase was currently in disposal of the main plant or identification for recovery/reuse by some other aspect of the Bluegrass Depot’s mission. Areas identified for recovery/reuse were being cleaned and monitored to confirm no agent vapors remained.

The accident rating for the operation had been extraordinary with no agent related injuries over the

3½ years of operation and without a lost-time accident within five years.

Currently, 1,260 employees remained with 50% being local hires. Through July of 2024, over $240M had been spent on Kentucky companies, almost $2M within the Blue Grass Area Development District (BGADD), and $1.355B in payroll paid.

For reuse/removal, any infrastructure that came into contact with chemical agent during the processing would be demolished. Some non-contaminated buildings would remain at BGADD’s discretion. Utilities would remain for BGADD’s continuing and/or new missions.

Of the fourteen opportunities of BGADD’s Feasibility Study identified for future operations, the opportunities given the highest favorability rankings were Production of Metal Shipping Containers, Production of Critical Chemicals, Security Guard Academy, and other preliminary items currently in discussion.

Williams shared a schedule, once all actions were completed and permits fulfilled, with an estimated closure date in August of 2027.

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**BEREA CHAMBER OF COMMERCE UPDATE**

**Danelle Valentour, Executive Director**

Ethan Lake, Loan Officer, Whitaker Bank, serving as President Elect for the Berea Chamber of Commerce, discussed the importance of the Chamber as they advocate and promote the business community in Berea. Lake introduced the Chamber’s new Executive Director, Danelle Valentour.

Valentour, with a background in Marketing, was excited to bring innovative strategies to support Berea’s businesses and economic growth. She looked forward to fostering a strong relationship between the Chamber and the City Council. The Chamber would be hosting a Meet & Greet at Churchill’s on August 29th, 6:00 p.m., inviting all who were running for City Council and the public. Encouraged everyone to attend ribbon cuttings. Chamber Member meetings were held every third Thursday of each month.

The Chamber would be hosting the Spoonbread Festival, scheduled for the third weekend of September.

**RESOLUTION #08-2024 RESOLUTION OF THE CITY OF BEREA ACCEPTING THE GRANT, APPROVING THE GRANT ASSISTANCE AGREEMENT, AUTHORIZING THE AMENDMENT OF CITY OF BEREA’S ANNUAL BUDGET, AND AUTHORIZING A REPRESENTATIVE TO SIGN ALL RELATED DOCUMENTS.**

Corporate Counsel, Gilbert, read Resolution #08-2024 by title summary.

Howard, General Manager, Berea Municipal Utilities (BMU), explained the Cleaner Water Grant, Round One, from the 2021-2022 American Recue Plan Act (ARPA) funding, was for the Brushy Fork Sewer Shed. Round two would be used for the upgrade of the Highway 595 Pump Station, Walnut Meadow Road. Grant funds must be spent by December 31, 2026.

The Resolution allows the Mayor to enter into the agreement, to sign on behalf of the City, and BMU to put out a Request for Proposal (RFP). The City spends the existing funds within Utilities and would be reimbursed by the State. The design was currently being finalized.

Caudill motioned; Davis seconded motion to approve and adopt Resolution #08-2024.

Voice Vote: All ayes Motion carried.

**ORDINANCE #17-2024 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, DECLARING CERTAIN PROPERTY TO BE SURPLUS AND AUTHORIZING IT TO BE SOLD. - 2ND READING**

Corporate Counsel, Gilbert, read Ordinance #17-2024 by title summary.

Caudill motioned; Little seconded motion to approve and adopt Ordinance #17-2024.

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

 Nays - None

 Motion carried.

**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. - 2ND READING**

Corporate Counsel, Gilbert, read Ordinance #18-2024 by summarizing.

Caudill motioned; Scenters seconded motion to approve an adopt Ordinance #18-2024.

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

 Nays - None

 Motion carried.

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**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. - 2ND READING**

Corporate Counsel, Gilbert, read Ordinance #19-2024 by summary title.

Scenters felt Ordinance #19-2024 was rushed and would have appreciated hearing any thoughts from the Tourism Commission. Startzman asked why Ordinance did not include language about Business Development. Mayor Fraley explained prior to the 2020 Ordinance, there was no specific Ordinance related to Business Development as it was a position filled by the Mayor and Council. Wilson commented she was not opposed to the separation of the two departments, although she wished Tourism and Council had been more involved. Mayor Fraley also explained the Ordinance did not change any existing positions.

Caudill motioned; Terrill seconded motion to approve and adopt Ordinance #19-2024.

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

 Nays - Scenters, Wilson

 Motion carried.

**DEPARTMENT HEAD REPORTS**

**Donna Angel, Director, Business & Tourism Development**

Business Development

* Year-to-date, in Berea, there were 30 new businesses, 6 closures with 4 new leases in place.
* New homes were continuing to be built in Berea. Per the Kentucky Housing Corporation, within five years, due to the growth expected, Kentucky would be 500,000 homes short. This, in turn, could cause an issue with industry recruitment.
* Recognized local contractors/builders in finding ways to reduce the cost of homes as the average family household income was at $68,779.
* The downsizing to smaller homes had led to the need for more storage buildings.
* New jobs anticipated for 2024-2025 included Motor Wheel with a goal of 180, Hitachi-Astemo adding 55 for 2024, Hitachi Electric adding 50, and Kentucky Steel and KI USA would be adding staffing due to new product lines and contracts.
* Per the Lane Report, industry in Kentucky remained aggressive for future large prospects which gave Berea encouragement for prospects looking for new production facilities, distribution centers, or suppliers being located closer to the actual industry contractors for quicker delivery of products needed to meet production deadlines.
* Due to the updated Land Management and Development Ordinance, Berea can now assist the industry trucking situations with additional truck and/or fueling centers.
* Hitachi-Astemo had added an onsite medical clinic, Evergreen, for their employees and immediate family.
* The State Workforce continued to be aggressive on ways to recruit and retain employees for the future through our educational systems.
* Working with Bechtel Parsons, BGADD, and Career Centers regarding retaining future laid off workers throughout the community in Madison County.
* The monthly Human Resources Industrial Managers Lunch & Learn Series, began this year at City Hall, continued to be successful.

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Tourism

* Year-to-date, the Welcome Center welcomed 10,338 visitors, had 14 motorcoach buses, mailed 120,000 brochures to six other states, mailed 50,000 brochures within the state, and 11 day trips from surrounding counties.
* Berea Tourism Commission welcomed new Commissioner, Donna Brewer, Boone Tavern Hotel.
* As Terry and Jerilu Fields, Top-Drawer Gallery, retired and sold their business, welcomed new owners, Steve and Heather Johnson.
* Angel and Tourism Staff attended a Kentucky State Tourism Orientation Organizational Program with all receiving certifications.
* With growing each year, the third year of the Chestnut Street Pavilion Summer Concert Series had been great.
* Madison Southern High School Band would be presenting a special performance for Berea Tourism in November.
* Year-to-date projects wrapped up included L&N Days, Berea Craft Festival, and the Celtic Festival.

The next group of events included the Spoonbread Festival, Kentucky Guild Fair, Make It, Take It, Give It classes, Shop Small Saturday, and Mayor’s Merry Mingling.

* Local glassblower, Michelle Weston, had retired and moving to New Zealand. Mr. & Mrs. West Moody would be welcomed and will be continuing glassblowing.

**PUBLIC COMMENTS**

None

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

* A Request for Proposal (RFP) for the pool would go out in next week’s newspaper.
* Resurfacing of the basketball court was scheduled to begin next week.
* Bids came in for the Waste Collection RFP. Residential services of a 95-gallon tote pick up, one time per week (base price) came in as Rumpke at $23.00, Waste Connections at $17.20, and Waste Management at $29.16. The current base rate with Waste Connections was $11.20. A Work Session had been held to discuss bids. A decision would be made and presented to Council.

**MAYOR’S REPORT / COMMENTS**

* Berea was presented with an opportunity to work with Berea College on a new Pickleball Complex at the old US Forestry Building location on Kentucky Highway 21 / Big Hill Road.

With future discussion(s), the opportunity would be considered.

* Terrill reminded Mayor Fraley of a possible mural of Berea’s history to be painted on the back wall at the forestry location. Mayor stated the mural had been discussed with Berea College.

**COUNCIL COMMENTS**

**Terrill** The round-about was done and ready for the metal poles. No news on when the poles would arrive. Hopefully soon.

**Wilson** Thanked everyone for coming, the Chamber, and guests. Have a great night.

**Caudill** No comment.

**Little** Surplus Sale was online at [www.govdeals.com/bereakyauction](http://www.govdeals.com/bereakyauction). Thanked everyone for coming.

**Startzman** Thanked Chamber of Commerce for joining Council meeting and organizing the Meet & Greet with the Council Candidates.

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**Scenters** Grateful for Susan Helton’s work and that they were able to reduce the tax rate. Thanked Kevin Howard and his crew for their promptness on the power outage last week with power back on in about an hour. A phenomenal job and appreciated. Welcomed Danelle Valentour. Thanked every member and Board of the Chamber and the Tourism Commission. Thanked Donna Angel for all she does. Have a good week.

**Davis** Thanked Craig Williams for forty years of work and keeping us informed. Thank Donna Angel for all of her effort, looking forward to more.Thanked Danalle Valentour for coming. Welcome to the Chamber.

**ADJOURNMENT**

Caudill motioned; Wilson seconded motion to adjourn at 7:46 p.m.

Voice Vote: All ayes Motion carried.

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Mayor Bruce Fraley

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 City Clerk