

The Berea City Council met in regular session, Tuesday, December 3, 2024.  
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, Jerry Little, Steve Caudill,  
Cora Jane Wilson, Ronnie Terrill

**COUNCIL ABSENT:** David Rowlette

**OFFICIALS PRESENT:** Jerry Gilbert, Rose Beverly, Robin Adams, Daniel Brindley, Donna Angel,  
Priscilla Bloom, Roy Curtis, Amanda Haney, Jason Hays, Kevin Howard,  
Shawn Sandlin, Dani Gift, Robert Elam

**INVOCATION:** Katie Startzman

**PLEDGE OF ALLEGIANCE:** Jim Davis

**APPROVAL OF AGENDA**

Little motioned; Startzman seconded motion to approve agenda as presented.  
Voice Vote: All ayes Moton carried.

**APPROVAL OF MINUTES - NOVEMBER 19, 2024**

Caudill motioned; Terrill seconded motion to approve minutes as presented.  
Voice Vote: All ayes Motion carried.

**TILLIE MEMORIAL DOG PARK URBAN CONSERVATION AWARD**

James (Jimmy) Marcum, Education Liaison, Madison County Conservation District, stated it was an honor to recognize the City and shared a video presentation of the Tillie Memorial Dog Park area in Berea. The Madison County Conservation District provided educational technical assistance to urban and rural areas of Madison County. The Conservation District began presenting the award fifteen years ago and awarded every two years. On behalf of the Madison County Conservation District, recognizing the Tillie Dog Park, Marcum presented the Urban Conservation Award to Robert Elam, Berea Tourism. As this was a collaborative project, Mayor Fraley, thanked all involved.

**CENTRAL PARK, BLOCK 2, QUEENSBOROUGH STREET ACCEPTANCE**

Amanda Haney, Administrator, Codes and Planning Office, requested acceptance by City Council of Queensborough Street into City Maintenance. Codes & Planning and Public Works had inspected Central Park, Block 2, consisting of 1000 Linear Feet (LF) of road at Queensborough Street. All deficiencies had been corrected, with the exception of gutter replacement at 3005 & 3013, which would be replaced by the developer when the failure caused issues with the residents accessing the apartment units. Development was owned by KJC Properties, Jared Carpenter, and not anticipated to be sold. Mr. Carpenter agreed to the terms of street acceptance with contingency that he would have the responsibility of relacing the gutter. Street acceptance was for curbs, gutters, roads, sidewalks, stormwater piping and infrastructure, excluding any retention / detention ponds. Total asset to the City was \$400,000.00 which consisted of 1000 LF from back of sidewalk to back of sidewalk on Queensborough Street.

Berea Municipal Utilities (BMU) had inspected and approved approximately 545 LF of 8" PVC gravity sewer pipe and 3 newly installed manholes related to Queensborough Street, Block 2, Development.

BMU requested City Council acceptance of the additional sewer infrastructure into our collection system and maintenance program. Total asset value to the City was \$58,135.00.

Little motioned; Wilson seconded motion to approve and accept 1000 LF of streets at Central Park, Block 2, Queensborough Street. The City would accept all infrastructure in the public right-of-way (from back of sidewalk to back of sidewalk) for a total asset to the City for the street of \$400,000.00; and approximately 545 LF of 8” PVC gravity sewer pipe and 3 newly installed manholes for a total asset to the City in the amount of \$58,135.00. This excluded maintenance retention / detention ponds. The current property owner, KJC Properties, was responsible for gutter replacement when failure causes access issues to the buildings located at 3005 & 3013 Queensborough Street.

Voice Vote: All ayes Motioned carried.

**MUNICIPAL ORDER #04-2024 A MUNICIPAL ORDER OF THE CITY OF BEREA, KENTUCKY, AMENDING THE CITY PERSONNEL POLICIES TO PROHIBIT THE USE OF MEDICAL CANNABIS BY CITY EMPLOYEES.**

Corporate Counsel, Gilbert, read Ordinance #04-2024 in entirety.

Little motioned; Wilson seconded motion to approve and adopt Municipal Order #04-2024.

Voice Vote: Ayes - 6 Nays - 1 Motioned carried.

**RESOLUTION #16-2024 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEREA, KENTUCKY, REGARDING AND APPROVING AN ECONOMIC DEVELOPMENT PARTNERSHIP PURSUANT TO KRS 154.050 ET SEQ, WITH THE FISCAL COURT OF MADISON COUNTY, KENTUCKY; THE FISCAL COURT OF SCOTT COUNTY, KENTUCKY; AND THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT; AUTHORIZING THE MAYOR TO REPRESENT THE CITY OF BEREA IN ALL MATTERS RELATING TO THE DEVELOPMENT OF A JOINT INDUSTRIAL DEVELOPMENT PARK IN CONJUNCTION WITH ITS PARTNERS REFERECED HEREIN.**

Corporate Counsel, Gilbert, read Resolution in entirety.

Davis motioned; Caudill seconded motion to approve and adopt Resolution #16-2024.

Voice Vote: All ayes Motion carried.

**ORDINANCE #24-2024 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, CHANGING THE ZONING CLASSIFICATION OF PROPERTY DESCRIBED HEREIN AND REFERRED TO AS 1035 PEGGY FLATS ROAD AND OWNED BY LESTER STEWART FROM AGRICULTURE (A) TO SINGLE FAMILY RESIDENTIAL (R-1) - 1<sup>ST</sup> READING**

Corporate Counsel, Gilbert, read Ordinance #24-2024 in entirety.

**DEPARTMENT HEAD REPORTS**

**Roy Curtis, Director, Public Works**

Curtis shared the following projects:

**Completed Projects**

- Mowing finished until spring.
- Hidden Creek drainage project was complete. Would need to return to replace culverts.
- Repairing and installing Christmas decorations was finished.
- Equipment was ready for upcoming snow events.

**Current Projects**

- Leaf and brush pick up
- Cutting back roadsides with boom tractor
- Trimming and removing trees from rights-of-way
- Drainage easement from Rose Street to Pinnacle Street
- Street and drainage repairs
- Building maintenance and housekeeping
- Sign maintenance and repair
- Vehicle and Equipment repair and maintenance
- Shooting range, as time and weather permits

**Future Projects**

- Curb, gutter, and sidewalk repairs

**PUBLIC COMMENTS****Tom Botkin, Berea, Magistrate District 4, Madison County**

Thanked Council for passing Resolution 16-2024. Credited Mayor Fraley and Juge Taylor for the vision and work done on the Multi-County Industrial Development Project. As a representative of Madison County, the County Government thanked them.

Shared that Roy Curtis was way too humble. If called with an issue, if possible, Curtis would have it taken care of within two or three days. Certainly appreciated.

When walking to the soccer field, had noticed how nice the Tillie Dog Park looked and seemed there was always someone there. Appreciated Angel's submission for the Tillie Memorial Dog Park Conservation Award. Pleased with the way things were going for Berea, and it looked like a place where you would want to live.

**CITY ADMINISTRATOR'S REPORT**

- Pool Project was underway. The goal was to be completed in time to open as usual.
- Metal streetlights at the roundabout were being installed and a damaged light had been repaired.
- Announced her resignation with her last day as January 15, 2025. Was grateful to work in the community and the opportunity to build relationships with City Council, Mayor, Staff, and community members. Had learned so much as everyone had embraced her and helped her become part of the community. Berea had the best departments and people working for the City. Was grateful and proud to have been part of such a beautiful community. Hoped everyone knew what a beautiful and special place Berea was. Berea had visions and breaking barriers all the time. Thankful to be given the opportunity to work with everyone.

**MAYOR'S REPORT / COMMENTS**

- Hated to see Beverly go due to their friendship and professional relationship. Always wished her well as she moved forward. Her efforts and ability to lead and manage had improved the quality of life for the citizens of Berea, which was what she was brought here to do.
- The Regionalism Project was for moving forward and it does take more than one person. It shows the partnership strength between Madison County Fiscal Court, Scott County, Lexington-Fayette County Government and the City of Berea as they had been working on the project for nearly two years. Also acknowledged the vision of the Council, they saw the project as something good for the City of Berea and its citizens. Pleased for the intent of the partners for the first project to be in the City of Berea and proud to be part of the Regional Team.

Felt one of the reasons for a shared vision was communication. If they communicate, they could do anything. Commended Council for being part of the vision. Also acknowledged the support and encouragement received from the state and Congressman Andy Barr's Office as there was seed funding that would go into the project. Looking forward to getting it started and creating jobs.

- Acknowledged the passing of Berea's first fulltime paid firefighter, Hobert Halcomb. Halcomb was hired by the City in 1966. Condolences to his family.
- Complimented Dani Gift and the Tourism Department for their work on the Mayor's Merry Mingling event. An event that required a lot of collaboration. Thanked all involved.

### **COUNCIL COMMENTS**

**Davis** Medical Cannabis was similar to the alcohol issue, as going into it was new and it would change. As he thought it was a good idea, thanked Mayor Fraley and Judge Taylor on the collaboration with the Madison, Lexington-Fayette, and Scott Counties on the Regional Industrial Park. Berea came out as the winner, they were the host of the community, therefore got a bigger piece of the pie. Thank you to Rose Beverly.

**Scenters** Thanked Mayor Fraley for being tenacious regarding the Regionalism Project and that it would be good for the region. Beverly had been an asset to the City, wished her the very best as she moved forward.

**Startzman** Grateful to have learned from and worked with Beverly. Sad she was leaving.

**Little** Wished Beverly well on her new adventure. Regarding transparency, in the beginning the new year, he would like to see all Work Sessions televised. Thanked everyone for coming.

**Caudill** Beverly had been a great asset to the City, worked through a lot of issues and problems, and found solutions. Respected the work she put in, had done an exceptional job. Although she would be sorely missed, glad she had a great opportunity.

Proud of regional process, had been comforting that we were not out of land. Upon approval of Resolution #16-2024, commended Mayor Fraley on his vision and understanding of Economic Development for the future.

Come to the Christmas Parade on Saturday night, December 7<sup>th</sup>!

**Wilson** Thanked everyone for being at tonight's meeting. Congratulations on the Tillie Memorial Dog Park Conservation Award and to Donna Angel for the submission. Dani, Christmas decorations looked wonderful. Thanked Mayor Fraley for his vision and the entities involved, supporting one another, as it meant jobs for Berea. Thanked Beverly for a job well done and wished her the best. Wanted to visit her in the Lone Star state.

**Terrill** When Beverly first came, he loaded her up in his truck showing her all around Berea, and for some reason she was happy to get back! Asked if he could take her for one last drive, going in reverse. Going to miss her.

### **ADJOURNMENT**

Caudill motioned; Little seconded motion to adjourn at 7:36 p.m.

Voice Vote: All ayes      Motion carried.

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Mayor Bruce Fraley

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City Clerk