

The Berea City Council met in regular session, Tuesday, January 7, 2025.

Mayor Bruce Fraley presiding.

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

WORK SESSION

5:45 PM – 6:20 PM

Council Committees

Citizen Engagement & Information Sharing

COUNCIL PRESENT: Steve Davis, John Payne, Katie Startzman, Teresa Scenters, Jerry Little, Steve Caudill, Cora Jane Wilson, Ronnie Terrill

COUNCIL ABSENT: None

OFFICIALS PRESENT: Jerry Gilbert, Rose Beverly, Robin Adams, Daniel Brindley, Donna Angel, Jason Hays, Kevin Howard, Charlie Russell, Dani Gift

INVOCATION: Cora Jane Wilson

PLEDGE OF ALLEGIANCE: Cora Jane Wilson

APPROVAL OF AGENDA

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

Voice Vote: All ayes Motion carried.

APPROVAL OF MINUTES - DECEMBER 17, 2024

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

Voice Vote: All ayes Motion carried.

ROLLER SKATING MONTH IN BEREA PROCLAMATION

Mayor Fraley read Proclamation and presented to George & Doris Wyatt, owners, Berea Club Arena Skating Rink, celebrating the arena's 65th Anniversary. The Club Arena Skating Rink was founded in 1960 by Charlie & Polly Wyatt.

George Wyatt thanked Mayor and Council for recognition and support and honored to receive the Proclamation. They hoped that they had provided wholesome family entertainment for sixty-five years and planned to continue for many more years.

FINCASTLE SUBDIVISION, PHASE I, PATRIOT TRAIL, STREET ACCEPTANCE

As Amanda Haney, Administrator, Codes & Planning Office, was unable to attend, Beverly presented Street Acceptance for Fincastle Subdivision, Phase I, Patriot Trail.

Public Works had inspected Fincastle Subdivision, Phase 1, consisting of approximately 3,440 LF of road at Patriot Trail for acceptance into City Maintenance. All infrastructure was complete and deficiencies had been corrected. Requested acceptance by City Council for city right of way including curbs, gutters, roads, sidewalks, stormwater piping and infrastructure, excluding any retention / detention ponds. The detention pond, as described as lot 51 on the recorded final plat, was to be maintained by the owner / developer, Les Stewart, by a recorded stormwater maintenance agreement. Maintenance agreement would be transferred to any landowner successors.

Total asset to the City was 3440 linear feet of street from back of sidewalk to back of sidewalk on Patriot Trail, in the amount of \$1,376,000.00

Caudill motioned; Wilson seconded motion to accept 3440 linear feet of street right of way at Patriot Trail in Fincastle Subdivision. 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 of \$1,376,000.00. This excludes maintenance of detention / retention ponds.

Voice Vote: All ayes Motion carried.

RESOLUTION #01-2025 A RESOLUTION ADOPTING AND APPROVING THE EXECUTION OF AN AMENDED AGREEMENT BETWEEN THE CITY OF BEREA, KENTUCKY AND THE COMMONWEALTH OF KENTUCKY, TRANSPORTATION CABINET, DEPARTMENT OF HIGHWAYS FOR THE ELLIPSE STREET SHARED USE PATH PROJECT.

Corporate Counsel, Gilbert, read Resolution #01-2025 in entirety.

Scenters motioned; Payne seconded motion to approve and adopt Resolution #01-2025.

Voice Vote: All ayes Motion carried.

DEPARTMENT HEAD REPORTS

Donna Angel, Director, Business Development

Angel shared **2024** Partnerships & Collaborations with the City, 2024 Annual Memberships, and review of Small Business & Industry as follows:

2024 Small Business

- 44 New Businesses w/ 6 closures. Two of the closures re-opened immediately under new ownership. (Wildflowers & Glass Blowers)
- Nine Small Business Classes were offered to the local businesses for retention & expansion purposes.
- Although we need Corporate Businesses, as they do a lot for the community, small businesses are also needed.
- Nine food related business openings.

2024 Industry Updates

- Employment increases of 500 employees added last year.
- Vitro was expanding facility services & employees along with a railway/spur extension.
- Motor Wheel had restructured product line changes with very minimal staff.
- EQI had an expansion of 40,000 Sq. Ft. for a robotic paint booth.
- New Industrial Park had land waiting to be sold with 2 inquiries on hold.
- Middletown Metal Works had recent changes for additional welding space.
- Beautification Program & Adopt a Sidewalk Plan for the Industrial Park was in process among the Park Industries.

Angel shared the following for **2025**:

2025 Future Partnerships

- Awesome Inc. Partnership with local schools by adding miscellaneous Coding Classes.
- Berea College Business Entrepreneur Classes with student participation.
- Berea College Business Development Director monthly meetings.

- Ignite South would continue to partner with local factories on any welding classes required for their new hires or electrical work.
- Small Business classes (8) will be offered to the community through partnerships.
- Berea Community High School Student Mentoring placement with existing small business owners.
- Continue to Host individual compatible business groups with new business recruits.

2025 Top Recruitment Focus

- Lumber Company with Retail Store
- Grocery Store
- Family-Style Steak House
- New Hotel
- Employment Recruitment for our Industry
- Corporate Restaurant

2025 Changes Expected Across the Nation for Economic Growth

- Prepare to brace for a nationwide shuffle of Corporate Headquarters that are evaluating their footprint, expanding their production & distribution centers across the US. We are currently seeing this here at home with Hyster-Yale bringing suppliers closer to home. EQI, Vitro, Kentucky Steel, and Motor Wheel are all moving and consolidating locations in other states as they restructure more efficient cost moves for the changing environment footprints.
- Housing Development was anticipated to explode due to the already existing shortage of housing across the state, but with the move of the corporate and industrial movement across our state, more homes were becoming a pent-up demand. Recently, City of Winchester commissioners approved moving in a newly designed modeled manufactured Mobile Home Display to show as an alternative to building to speed the process for availability and lower cost of a purchase.

PUBLIC COMMENTS

None

CITY ADMINISTRATOR'S REPORT

- As this was Beverly's last Council Meeting and report with the City of Berea, was thankful and grateful to have been able to work with everyone. The City had an amazing staff, grateful for the hospitality she had received from the staff, Council, and community members.
- Requested approval of an overage request for new budget line item #010-2005-55134, Alcohol Abatement. As a new line item, no amount had been budgeted. The overage was in the amount of \$20,000 for the purchase of Preliminary Breath Tests (PBT) and business cards for officers. Changes would be shown in the Amended Budget.

Caudill clarified this was offsetting revenue by funds taken in from alcohol licenses, etc. and required to be used for specific items.

Caudill motioned; Terrill seconded motion to approve overage for new budget line item #010-2005-55134, Alcohol Abatement, in the amount of \$20,000.

Voice Vote: All ayes Motion carried.

- The winter storm had minimal impact on the electric system. Outages were reported in the areas of Lorraine Court, Fairway Drive, Bob-O-Link Drive, Meadowlark Drive, and near Exit 76. At the peak of outages, there were approximately fifty customers without service.
- Berea Municipal Utilities (BMU) requested customers to be cognizant of extreme cold weather over the next few days. They requested customer to make efforts to reduce electrical usage from 7:00 a.m. – 10:00 a.m. on Wednesday and Thursday mornings. This would help lower the risk of overload on the transmission system that feeds Berea and help customers save on their monthly bill. Energy saving tips for customers had been posted on Facebook.
- With the recent few weeks of precipitation, lake levels had drastically improved. Owsley Fork was currently down 4 ft. below normal capacity and Cowbell & B-Lake were each down 1.5 ft. below normal capacity. The current supply of was at 215 days with current usage levels. The threshold of 200+ days had not been reached since late July of 2024. When all lakes were at full capacity, there was approximately 290 days of supply, depending on daily demand.
- Grateful for Public Works keeping our streets safe, they had done an outstanding job clearing roads. Many compliments were received from the public on how great our roads looked. Thanked Public Works for their hard work, dedication, and care for the community.
- Currently, the amended budget looked clean with minimal changes. Not adding a lot, only some expenses from revenue projects, in which some would be taken care of from grants. Staff were careful with their money knowing that we were using public funds.

MAYOR'S REPORT / COMMENTS

- Regarding the recent snow event, many compliments were received from the public on how quickly and efficiently the roads had been cleared. Showed their dedication, hats off to Public Works. Shout out to Berea Police Department in reporting road conditions to Roy Curtis, Director, Public Works, the Fire Department / First Responders which were always ready to respond, BMU / Lineman out in the weather putting things back in order, Waste Water Treatment Plant Operators & Water Treatment Plant Operators as they were there regardless of the weather, and those working behind the scene. Shows the quality, care, and team effort of City staff.
- Thanked Beverly, acknowledged her service to the City. Grateful for everything she had done for the City, elected officials, and staff. Will miss her.

COUNCIL COMMENTS

Davis Thanked Council for the Work Session regarding committees, transparency, and citizen engagement. Echoed Beverly's and Mayor's comments regarding Public Works and First Responders as he had heard nothing but wonderful comments. Thanked Angel for her report. Although it had been brief, appreciated the opportunity to work with Beverly.

Payne Concurred with Mayor Fraley's and Davis's comments regarding Public Works, thanked them for getting us through the first snow of the year. Thanked George & Doris Wyatt for their generational investments in recreation in our community and not to be discounted.

Startzman Excited to hear and thankful for Angel's report. Grateful for Beverly's tenure with the City, her leadership, and vision. Excited to work with Payne and Davis.

Scenters Welcomed Davis and Payne. Appreciated Angel's report. Everyone had glowed about the City workers, we should be proud of them. Grateful they were ready, had done a fabulous job. Also proud of the County and the State. Remarkable that George & Doris Wyatt owned the oldest, continuously owned family business in town...keep on skating!

Terrill Thanked Utilities for keeping the lights on, and Water for water problems, as they were always there. Going to miss Rose, she had taught him what “no” meant.

Wilson Welcomed Davis. Welcomed back Payne. Thanked and appreciated BMU, she had heard a lot of good comments on how appreciative the public had been. Thanked Public Works for a job well done, streets were great, and everyone was bragging on the main roads. County and State had also done a fabulous job on the roads. Thanked Angel for her detailed report. Thanked George & Doris Wyatt for being there over the past years.

Caudill Thanked George & Doris Wyatt for their continuous presence in the community and support for the City. Road Crews had done a fantastic job. Utilities had done an exceptional job of managing and planning over the years in preparation for unexpected emergencies. Enjoyed working with Beverly, appreciated the work she had done, she would be greatly missed.

Little Thanked George & Doris Wyatt, 65 years of a good, clean family business was no longer heard of. BMU and Public Works had done a good job through the winter storm. Welcomed Davis and Payne. Hoped the best for Beverly.

ADJOURNMENT

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

Voice Vote: All ayes Motion carried.

Mayor Bruce Fraley

City Clerk