

The Berea City Council met in regular session, Tuesday, March 4, 2025.
Mayor Bruce Fraley presiding.
A quorum being present, the meeting was called to order at 6:30 p.m.

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, Shawn Sandlin, Robin Adams, Tommy Horn, Donna Angel,
Priscilla Bloom, Amanda Haney, Jason Hays, Susan Helton, Kevin Howard,
Charlie Russell, Derek Abney, Waylon Clemmons

INVOCATION: John Payne

PLEDGE OF ALLEGIANCE: John Payne

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES - FEBRUARY 18, 2025

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

CHILDREN'S CHAMPIONS PROCLAMATION

Mayor Fraley read proclamation in entirety, recognizing the month of March 2024 as Children's Champions of Madison County Month in Berea, Kentucky, and presented to Phillis Adams, President, Children's Champions of Madison County (CCMC) and David Olinger, Berea Kiwanis Club.

Adams thanked local officials for their continued interest and promoting the project. As leaders in the community, they helped others in the community know the importance of keeping children safe, helping them be successful, and have good environments to live in. Adams also shared additional CCMC events during the month of March and the 2025 winning billboard design, "Be a Children's Champion and Shine Like a Star," by Danielle Martin, Daniel Boone Elementary School.

Olinger noted the Berea and Richmond Kiwanis clubs had worked with Adams for several years on Children's Champions and appreciated the great support provided by the communities for the youth throughout Madison County.

MUNICIPAL ORDER #02-2025 TO PROVIDE GUIDANCE TO ENSURE THAT THE LEGISLATIVE BODY MEETINGS OF THE CITY OF BEREA MAINTAINS ORDER AND COMPLETES THE BUSINESS AT HAND IN A PROFESSIONAL, SUCCESSFUL, AND CONSTRUCTIVE MANNER. THE FOLLOWING RULES ARE ADOPTED AND BECOME EFFECTIVE UPON APPROVAL. THIS MUNICIPAL ORDER REVISES AND AMENDS MUNICIPAL ORDER 032-2023 AS SET OUT HEREAFTER.

Corporate Counsel, Gilbert, read Municipal Order #02-2025 by summary, noting changes.

Payne motioned; Davis seconded motion to approve and adopt Municipal Order #02-2025.

Following comments and brief discussion,

Caudill motioned; Payne seconded motion to amend Municipal Order in Section II. Agenda, C(f) and Section V. Standing Rules, B, to read "Public Comment(s) will follow approval of minutes on all City Council agendas."

Roll Call Vote: Ayes - Caudill, Startzman, Payne, Davis

Nays - Terrill, Wilson, Little, Scenters

Without majority vote, motion defeated.

Mayor requested Council come to a consensus.

Following a second discussion, returned to the original motion as follows:

Payne motioned; Davis seconded motion to approve and adopt Municipal Order #02-2025.

Roll Call Vote: Ayes - Caudill, Startzman, Payne, Davis

Nays - Terrill, Wilson, Little, Scenters

Without majority vote, motion defeated to approve and adopt Municipal Order #02-2025.

RESOLUTION #05-2025 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEREA, KENTUCKY ADOPTING AND APPROVING THE EXECUTION OF A SECOND AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING FOR THE CENTRAL KENTUCKY REGIONAL AIRPORT SEWER AND WATER IMPROVEMENTS BETWEEN MADISON COUNTY AIRPORT BOARD INC., CITY OF RICHMOND, KENTUCKY, MADISON COUNTY FISCAL COURT, CITY OF BEREA AND EASTERN KENTUCKY UNIVERSITY.

Corporate Counsel, Gilbert, read Resolution #05-2025 by title summary.

Mayor Fraley shared background regarding receiving the Appalachian Regional Commission (ARC) Grant. The ARC Grant was \$1,024,000. The initial estimate required a loan from the Kentucky Infrastructure Authority of \$256,000, which was approved. On the Memo of Understanding and Interlocal Agreements, the City of Berea applied for the loan on behalf of other entities involved, along with Eastern Kentucky University, to guarantee the loan. Request for Proposals (RFPs) were submitted with project awarded to Chasteen Enterprises for \$1,487,236. Therefore, the Kentucky Infrastructure Authority loan amount would reflect the difference between the initial estimate and the actual project cost awarded. As the contract had been awarded, other involved entities were requested to follow suit.

Little motioned; Terrill seconded motion to approve and adopt Resolution #05-2025.

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

Nays - None

Motion carried.

ORDINANCE #02-2025 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, AMENDING THE 2024-2025 FISCAL YEAR BUDGET FOR THE CITY OF BEREA, ORDINANCE #13-2024 REVENUES AND EXPENDITURES. - 2ND READING

Corporate Counsel, Gilbert, read Ordinance #02-2025 in entirety.

Upon recommendation by the Audit & Finance Committee, Caudill motioned to approve and adopt Ordinance #02-2025.

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

Nays - Terrill

Motion carried.

ORDINANCE #03-2025 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, CHANGING THE ZONING CLASSIFICATION OF PROPERTY DESCRIBED HEREIN AND REFERRED TO AS 599 RICHMOND ROAD NORTH AND OWNED BY JERRY LITTLE FROM R-3 (MULTI-FAMILY RESIDENTIAL) TO B-2 (MAJOR BUSINESS DISTRICT). - 2ND READING

Corporate Counsel, Gilbert, read Ordinance #03-2025 in entirety.

Caudill motioned; Wilson seconded motion to approve and adopt Ordinance #03-2025.

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

Nays - None

Abstention - Little

Motion carried.

DEPARTMENT HEAD REPORTS

Kevin Howard, General Manager, Berea Municipal Utilities (BMU)

Current Project Updates

- In the process of finalizing vendor selection for Electric & Water Advanced Metering Infrastructure (AMI) Metering Project, finalizing contracts within the next month, and ready to move forward with Phase I. They were excited about the project and felt it would bring significant improvements to their billing, meter reading, and customer support processes once full implementation was achieved.
- Finalizing the Electric Cost of Service and Rate Class Review with UFS Consulting. A thorough process with implementation of new rates scheduled for May/June billing period with the first billing due July 10th.
As part of the process, they needed to revise the current Net Metering Ordinance. City Council would be requested to approve / adopt a revised ordinance that addressed current and all installations moving forward.
- Cleaner Water Round One: Brushy Fork Sewer Shed Rehabilitation
Currently seeing design finalized. This project would address one of the sewer sheds that had significant I&I (inflow and infiltration) issues. Bidding, contracts, and construction would begin in the upcoming fiscal year with anticipated close out in FY27. Opinion cost would be just above \$1M with a Cleaner Water Grant which would cover \$588,571 of the expense.
- Cleaner Water Round Two: Highway 595 Pump Station and Force Main Upgrade
In the final stages of design with a bid date and construction start anticipated early FY26 with closeout anticipated early FY27. This project addressed the recent increase in sewer flow and planning for future development in and around the Exit 77 area. Opinion cost was within the range of \$2.3M - \$2.4M and partially funded with a Cleaner Water Grant of \$958,126.
- There was significant progress toward final approval for construction of the Owsley Fork Project. Recently notified by Kentucky Natural Resources Conservation Service (NRCS) that the final design documents were needed to get everything submitted to the National Design Center. Documents were delivered and approval would clear the City to begin performing some of the in-house requirements. They had also recently met with the Kentucky Division of Water (DOW) Dam Safety Branch to discuss the next steps in obtaining their approval. Some Federal Emergency Management Agency (FEMA) Floodplain Requirements needed to be cleared up. An estimate had been obtained on timelines and cost of report and would proceed as soon as they have the final NRCS approval.

- The Wastewater Treatment Plant (WWTP) and the Water Treatment Plant (WTP) were recently nominated for the Kentucky Water and Wastewater Operators Association (KWWOA) Treatment Plant of the Year Award. Wished both plants good luck.
Josh Gabbard was recently elected as Vice President of the KWWOA North Central Chapter. Congratulations to Josh.
Howard was pleased that Gabbard's hard work and the professionalism and dedication of staff were recognized through these nominations and elections.
- Gabbard had also been busy with the 2024 Consumer Confidence Report (CCR). Notices went to the City's customers through mailed bills last week. The link was now active as a way to view the Water Quality Report.

Charlie Russell, Assistant / Acting Fire Chief, Berea Fire Department**Valor & Service Recognitions**

- Waylon Clemmons' promotion to Lieutenant.
- Presented Derek Abney with a Certificate of Appreciation for his heroic efforts at an injury accident on Paint Lick Road. Although off duty, Abney was close and responded to the area finding an automobile on fire with the motorist injured and trapped inside. Abney's quick action put out the fire saving the driver until assistance could arrive to extricate the driver. Derek's selfless and heroic action saved a life.
- Station 1 received a citizen call thanking firefighters Brian Hargis & Adam Coomes for their quick response to a fatality accident on Mayde Road.
- Russell thanked the City Firefighters and Berea Volunteer Fire & Rescue who played a vital role in emergency response in Berea. Gave a shout out to all the guys and gals in the Fire Department, they had a top-notch team.

PUBLIC COMMENTS

Charle Samarin, Berea, expressed concern regarding limited lighting for parking on North Broadway for safety. Appreciated that the lighting had already been looked into.

Alysia Mora, Berea, noted it was difficult to attend City Council meetings regularly. Encouraged Council to come to a consensus making it more accessible for people to be engaged.

CITY ADMINISTRATOR'S REPORT

- The City had been approved to move forward with the Ellipse Street Shared Use Path Project. Request for Proposals (RFP) would go out this week and run for four weeks. Bids were scheduled to be opened Monday, March 31st, 2:00 p.m. Thanked Shane Tucker, Kentucky Transportation Cabinet District 7 and Frank Pruitt, Banks Engineering, for assistance in getting the project moving.
- Wooden light poles at the roundabout on HWY 1016 and HWY 956 were being changed out to new steel poles, with completion date scheduled for Friday, March 7th.
- Microsoft had pushed out an update causing the Mail App devices to not work until a password was re-entered. If Council had not done this, and if needed, the IT Department could help.
- The previous Ordinance for the waste collection contract was awarded to Waste Connections for five years with the option of extending the contract twice for two-year intervals. The contract was executed to its maximum length of nine years. This forced the City to re-bid the waste collection service, allowing other companies to bid the service competitively.

While formulating the new RFP, companies contacted encouraged the City to standardize the can to allow their trucks to utilize a mechanical arm to pick up the can and dump it into the hopper with less damage to privately owned cans.

The three following bid proposals were received:

- ❖ Waste Connections \$17.20/month
 \$13.50/month for Senior Rate
- ❖ Rumpke \$23.00/month with No Senior Citizen Rate
- ❖ Waste Management \$29.16/month with No Senior Citizen Rate

The new Ordinance awarded to Waste Connections also provided a 5-year contract with the option to extend two additional two-year terms, a maximum of nine years.

Although Sandlin understood the rate increase was concerning, locking in the rate with a Senior Citizen Discount of \$13.50/month was something the City had never done and would be a balanced forward-thinking decision considering increases that were likely to come in the future.

MAYOR'S REPORT / COMMENTS

- Acknowledged Phillis Adams with Children's Champions sharing one of their goals was to prevent drug and alcohol abuse. A noble goal he felt had made a difference in preventing drug and alcohol abuse.
- Thanked Susan Helton, Finance Director, Shawn Sandlin, City Administrator, Department Heads, and all involved in the budget process. Everyone did a fantastic job.
- Commended Kevin Howard on his report. An experienced, confident, professional manager and leader. Appreciated all he did for the City of Berea and the people. Acknowledged and gave credit to Kevin and his entire team.

COUNCIL COMMENTS

Davis Thanked everyone for their comments. Appreciated Mayor Fraley's process and optimism regarding tonight's legislative matter. Have a good evening.

Payne Thanked everyone for coming out. Felt that it would be overwhelmingly unanimous that the public would like to make comments before City business was concluded. For those who would like to speak otherwise, they could request to be added to the agenda, the same as other presenters.

Startzman Complimented the Codes & Planning Department for their new permitting platform. She had used the platform for a project and thought it was prompt and elegant. Grateful for Haney and the leadership within her department.

Scenters No comment.

Little Regarding citizens' knowledge of City business, would like to see all Work Sessions televised in Council Chambers for those who were unable to attend.

Caudill Work on the amended budget was exceptional as this was the cleanest, easiest, and quickest amended budget they had ever gone through. A product of careful planning and being responsible as a City. Kudos to all involved, the work did not go unnoticed. Reminded everyone of Abilene Prevett's presentation regarding DanceBlue and their recent event / fundraiser. Noted that DanceBlue had raised \$20,464 which was a record for any Middle School or Elementary School.

Wilson Thanked everyone who came tonight. Congratulations to the Fire Department. Kevin, keep up the good work and working on getting Owsley Fork completed. Thanked all Department Heads for the work they do.

Terrill As nothing had been done on the Roselawn Extension Project this year, he would continue to vote "NO" on any budget until something was added to the budget for the project.

ADJOURNMENT

Caudill motioned; Payne seconded motion to adjourn at 8:07 p.m.

Voice Vote: All ayes Motion carried.

Mayor Bruce Fraley

City Clerk