

The Berea City Council met in regular session, Tuesday, April 1, 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, Ronnie Terrill

COUNCIL ABSENT: Cora Jane Wilson

OFFICIALS PRESENT: Jerry Gilbert, Robin Adams, Daniel Brindley, Priscilla Bloom, Roy Curtis,
Amanda Haney, Jason Hays, Susan Helton, Dani Gift

INVOCATION: Katie Startzman

PLEDGE OF ALLEGIANCE: Teresa Scenters

APPROVAL OF AGENDA

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

Voice Vote: All ayes Motion carried.

APPROVAL OF MINUTES - MARCH 18, 2025

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

Voice Vote: All ayes Motion carried.

PUBLIC COMMENTS

Eleanor Workman, Berea, commented she was glad to hear that Public Comments had been moved up on the agenda. Requested comment time limit to be increased to four minutes and that clerk sets a timer.

Randy Dickson, Berea, commented on community uses in an industrial park area. An industrial zone area was meant to accommodate light industrial and large-scale heavy industries. Felt this did not mix well with community uses, i.e., libraries, open spaces & trails, bike parks, and recreational facilities. A zone change amendment mentioned making these conditional spaces. Seemed it would be more appropriate to rezone areas instead of trying to include community services.

AUTISM AWARENESS AND ACCEPTANCE MONTH PROCLAMATION

Mayor Fraley read Proclamation in entirety and presented to Kent Hensley, Keelan Hensley, and Kham Hensley.

Kent Hensley shared his son was diagnosed with autism just prior to the age of two and now eight. He and Keelan found their purpose of giving back to the community families with autism and founded Kham's Klub. They were on a mission to elevate and empower families with autism. They work to accelerate the diagnosis, on intervention services (coaching & counseling), and provide community support through events and fundraisers. They push for awareness, acceptance, and exclusivity. More information could be found on khamsklub.org and on social media.

NATIONAL DOCTORS' DAY PROCLAMATION

Mayor Fraley read Proclamation in entirety and presented to Dr. Daniel Gaspar, MD, Chief of Staff, and Jackie Maynard, St. Joseph Berea Hospital.

Gaspar shared that from a young age, he had aspired to become a physician. To heal and serve with compassion, making a meaningful difference in people's lives. Berea was more than just a City, it was a family. At Berea Hospital he had the privilege of working alongside an exceptional team of pharmacists, nurses, therapists, and technicians. Thanked the City and Council for an incredible honor.

HOPE'S WINGS

Jennifer Lainhart, Executive Director, Hope's Wings, reminded everyone it was time for the Jail & Bail fundraiser, one of their best fundraisers. Hope's Wings was Madison County's Domestic Violence Program. Fundraising was more important than ever this year as their two major Federal support grants had been frozen. Hope's Wings was not a state funded shelter and belonged to the citizens of Berea and Richmond. Appreciates the community's support and the support of Mayor Fraley encouraging everyone to give to a worthy cause.

MUNICIPAL ORDER #03-2025 A MUNICIPAL ORDER OF THE CITY OF BEREA, KENTUCKY, ADOPTING NEW FINANCIAL POLICIES AND PROCEDURES.

Corporate Counsel, Gilbert, read Municipal Order in entirety.

On behalf of the Audit & Finance Committee, Caudill motioned to approve and adopt Municipal Order #03-2025.

Voice Vote: All ayes Motioned carried.

RESOLUTION #06-2025 A RESOLUTION OF THE CITY OF BEREA, KENTUCKY, PROVIDING FOR THE CITY TO ACT AS THE SPONSOR FOR THE KENTUCKY LEAGUE OF CITIES REVERSE SALT AUCTION AND AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS.

Corporate Counsel, Gilbert, read Resolution in entirety.

Mayor Fraley stated Resolution #06-2025 was subject of a Work Session on Tuesday, March 18, 2025.

Scenters motioned; Little seconded motion to approve and adopt Resolution #06-2025.

Voice Vote: All ayes Motion carried.

ORDINANCE #04-2025 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, REVISING THE AUTHORIZED POSITIONS' ASSIGNED PAY GRADE AND PAY SCALE BY CONFORMING THE TITLES TO CURRENT ORGANIZATION OF THE CITY, PURSUANT TO THE SEPARATION OF THE BUSINESS DEVELOPMENT DEPARTMENT FROM THE DEPARTMENT OF TOURISM - 2ND READING

Corporate Counsel, Gilbert, read Ordinance #04-2025 by title summary.

Mayor Fraley stated Ordinance #04-2025 was subject to a Work Session on Monday, March 17, 2025.

Startzman motioned; Payne seconded motion to approve and adopt Ordinance #04-2025.

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

Nays - None

Motion carried.

ORDINANCE #05-2025 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, ADOPTING A SUPPLEMENT TO THE CODE OF ORDINANCES OF THE CITY OF BEREA, KENTUCKY. - 1ST READING

Corporate Counsel, Gilbert, read Ordinance #05-2025 by summarizing.

ORDINANCE #06-2025 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, REVISING THE TEXT OF SECTION 406.6-ALLOWABLE LAND USES OF THE LAND MANAGEMENT & DEVELOPMENT ORDINANCE TO ADD COMMUNITY USES AS CONDITIONALLY PERMITTED IN AN I-2 (INDUSTRIAL PARK DISTRICT) ZONE; TO ADD LIGHT MANUFACTURING AS PERMITTED USE IN AN I-2 (INDUSTRIAL PARK DISTRICT) ZONE; AND TO ADD LIGHT WAREHOUSEING AS A PERMITTED USE IN AN I-2 (INDUSTRIAL PARK DISTRICT) ZONE. - 1ST READING

Corporate Counsel, Gilbert, read Ordinance #06-2025 in entirety.

DEPARTMENT HEAD REPORTS**Susan Helton, Director, Finance Department**

Expressed gratitude on the adoption of the Financial Policies (Municipal Order #03-2025), as it would help the City for years to come in guiding financial decisions.

Current Projects

- The past few months, the Finance Department had been working on the electrical rate study. Heather Powell, Billing & Collections Supervisor, had been involved, providing years of billing data. Her depth of knowledge, i.e., customer base, rate structure, leadership, etc., was of great value to the City.
- Powell and her team were also going to be instrumental in the implementation of the AMI (Advanced Metering Infrastructure) Metering Program. They had been working with Howard, General Manager, Berea Municipal Utilities (BMU), and his team. Thanked Howard for allowing them to be part of the process.
- As it was tax season, net profit returns were coming in. For 2025, the Federal & State had extended deadlines from April 15th until November 3rd. Thus far, the City had not seemed to be affected by this, returns continued to come in. As the City was conservative in budgeting net profits, she did not feel it would affect the City's budget.

Future Projects

- Diligently working on the Fiscal Year 2026 Budget. Department Heads had submitted proposed Capital Budgets and currently working on Operating Budgets. Goal was to have final draft sent out to City Council by May 20th with a Budget Work Session scheduled with Council on May 27th.
- End of Year 2025 was three months away. The City was financially looking strong. At the end of February, General Fund Revenue was up, approximately 56% of Non-Capital Budget had been expended. The Capital Budget was approximately 90% unexpended.
- Annual American Rescue Plan Act (ARPA) Spending Report was due at the end of April. As of December 2024, all funds had been obligated with the remaining funds applied toward the Pool Project. Expenditures were required to be completed by December 2026.
- Alcohol Licenses were due for renewal on May 1st.
- Property Valuations would be coming in during late summer. Rates would be set in August.

Priscilla Bloom, Director, Parks Department

Partnering with several local organizations, Bloom shared an Autism Sensory Day Event scheduled for April 19th at the Russel Acton Folk Center.

CITY ADMINISTRATOR'S REPORT

- No report.

MAYOR'S REPORT / COMMENTS

- On behalf of the entire Berea City Government Family, expressed our most sincere condolences to City Administrator, Shawn Sandlin, and the entire Sandlin family on the passing of Doug Sandlin, Shawn Sandlin's dad. Doug Sandlin was a retired Battalion Chief with many years of service to the City. A quality guy, a gentleman, and would be greatly missed by his family and all City employees.

COUNCIL COMMENTS

Terrill No comment.

Caudill No comment.

Little No comment.

Scenters No comment.

Startzman Thought the Reverse Salt Auction was a good thing and would save the City money. Thanked Mayor Fraley and Kevin Howard for their involvement and strong relationship with Kentucky League of Cities (KLC).

Payne The Parks Committee met and established the regular meeting schedule for the fourth Tuesday of each month. If there was no business to be dealt with on a given month, the meeting would be canceled. On the way to Berea this evening, had driven down Lancaster Road noticing Richmond had begun their weekly "Tasty Tuesday" event. Loved seeing when a community comes together. Hoped Berea got to do a lot more of this in the coming months and years.

Davis No comment.

ADJOURNMENT

Caudill motioned; Payne seconded motion to adjourn at 7:17 p.m.

Voice Vote: All ayes Motion carried.

Mayor Bruce Fraley

City Clerk