

The Berea City Council met in regular session, Tuesday, April 15, 2025.  
Mayor Bruce Fraley presiding.  
A quorum being present, the meeting was called to order at 6:31 p.m.

**WORK SESSION**

6:00 PM - 6:20 PM

Resolution #07-2025 Kenway Extension Grant Support  
Resolution #08-2025 Central Kentucky Business Park Authority (CKBPA) Funding

**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, Matthew Thomas, Donna Angel,  
Priscilla Bloom, Amanda Haney, Jason Hays, Charlie Russell, Dani Gift

**INVOCATION:** Cora Jane Wilson

**PLEDGE OF ALLEGIANCE:** Ronnie Terrill

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES - APRIL 1, 2025**

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

**PUBLIC COMMENTS**

None

**PREVENT CHILD ABUSE MONTH PROCLAMATION**

Mayor Fraley read Proclamation and presented to Victoria Bengé, Executive Director, Court Appointed Special Advocates (CASA) of the Wilderness Trail.

Bengé shared that CASA advocated on behalf of abused and neglected children in Madison, Clark, Estill, Lee, and Owsley Counties. In 2024, Madison County alone had 313 abused and neglected children. Kentucky was fourteenth in the nation for child abuse. Encouraged everyone to step up for these kids, they need us. They are our future. Thanked Council for their support and recognition.

**NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK PROCLAMATION**

Mayor Fraley read Proclamation and presented to Wendy Lynch, Director, Madison County Emergency Communications Center, and staff.

Lynch shared they were the heroes behind the headsets. The men and women of Madison County serve well, train hard, are their best on people's worst day, and take pride in being the calm voice when callers and first responders need someone. Thanked Council and appreciated the honor.

**SPECIAL NEEDS GALA 2025**

Nicole Ingold thanked Mayor Fraley, Council, and City Officials' inclusion and choosing to serve their community. Thankful for all they do for the community and honored to serve along with them. As the Fourth Annual Special Needs Gala was scheduled for May 2<sup>nd</sup>, Russel Acton Folk Center, Ingold shared that it was a targeted event for students with moderate to severe disabilities (MSD). A safe environment was created for them with all their modifications in mind. She cosponsors with Berea Parks & Recreation Department, Berea Tourism, and the Berea Police Department, advocating for the community to know, accept, and understand MSD. All were welcome to come join and mingle with this most vulnerable population so that they would be understood.

**JOBS FOR AMERICA'S GRADUATES (JAG)**

Delaney Lemaster, freshman, Berea Community High School, represented her school as Vice President of Career & Development and Vice President for Central Region Kentucky. JAG was a 501C non-profit organization that helps middle and high school students excel in college and career settings, teaching by project-based learning, career exploration, and trauma informed care. Due to Berea Community School's unfortunate financial crisis, they may lose a life-changing program for students. Through her own hardships and setbacks, JAG gave her the opportunity to develop her skills to become an important part of her school, community, and state. Advocating for JAG, staff, community partners, and students were in a planning process with Berea Independent School to create a concert to help save the JAG program. The event was scheduled for May 2<sup>nd</sup>, Union Church. Hoping the City of Berea would support the school and program. An investment in JAG was also an investment in the future of the City of Berea.

**ZONING ADJUSTMENT BOARD APPOINTMENT**

Mayor Fraley requested Council approval of the appointment of Andrew Gardner to the Zoning Adjustment Board to serve a four-year term.

Little motioned; Caudill seconded motion to approve appointment of Andrew Garder to the Zoning Adjustment Board to serve a four-year term.

Voice Vote: All ayes      Motion carried.

**ETHICS BOARD APPOINTMENT**

Mayor Fraley requested Council approval of the reappointment of Peggy Baker to the Ethics Board to serve a three-year term.

Davis motioned; Payne seconded motion to approve reappointment of Peggy Baker to the Ethics Board to serve a three-year term.

Voice Vote: All ayes      Motion carried.

**ETHICS BOARD APPOINTMENT**

Mayor Fraley requested Council approval of the reappointment of Diane Kerby, as an alternate, to the Ethics Board to serve a one-year term.

Payne motioned; Scenters seconded motion to approve reappointment of Diane Kerby, as an alternate, to the Ethics Board to serve a one-year term.

Voice Vote: All ayes      Motion carried.

**RESOLUTION #07-2025 A RESOLUTION OF THE CITY OF BERE, KENTUCKY IN SUPPORT OF A GRANT APPLICATION TO THE HUD COMMUNITY DEVELOPMENT FUND – EDI FOR KENWAY EXTENSION FOR COMMUNITY SAFETY AND MOBILITY, TO BE MADE THROUGH THE OFFICE OF CONGRESSMAN ANDY BARR.**

Corporate Counsel, Gilbert, read Resolution #07-2025 in entirety.

Terrill motioned; Caudill seconded motion to approve and adopt Resolution #07-2025.

Voice Vote: All ayes Motion carried.

**RESOLUTION #08-2025 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BERE, KENTUCKY, REGARDING APPLYING FOR COMMUNITY PROJECT FUNDING ECONOMIC DEVELOPMENT PARTNERSHIP WITH SCOTT COUNTY, MADISON COUNTY, AND THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT; AND AUTHORIZING THE MAYOR TO REPRESENT THE CITY OF BERE IN APPLYING FOR SAID FUNDING.**

Corporate Counsel, Gilbert, read Resolution #08-2025 by title summary.

Caudill motioned; Startzman seconded motion to approve and adopt Resolution #08-2025.

Voice Vote: All ayes Motioned carried.

**ORDINANCE #05-2025 AN ORDINANCE OF THE CITY OF BERE, KENTUCKY, ADOPTING A SUPPLEMENT TO THE CODE OF ORDINANCES OF THE CITY OF BERE, KENTUCKY. - 2<sup>ND</sup> READING**

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

Caudill motioned; Wilson seconded motion to approve and adopt Ordinance #05-2025.

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

Nays - None

Motion carried.

**ORDINANCE #06-2025 AN ORDINANCE OF THE CITY OF BERE, 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. - 2<sup>ND</sup> READING**

Corporate Counsel, Gilbert, read Ordinance #06-2025 by title summary.

Caudill motioned; Terrill seconded motion to approve and adopt Ordinance #06-2025.

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

Nays - None

Motion carried.

**DEPARTMENT HEAD REPORTS**

**Amanda Haney, Administrator, Codes & Planning Department**

Haney shared the following:

**Current Projects**

- White House Clinic Expansion of Parking Lot and a Bus Garage
- Ridgewood Villas; 42-Unit Townhouse Development
- Auto Zone, Richmond Road

- EQI Expansion, Industrial Park
- Edwards Building, Berea College

**Staff Updates**

- Brian Reed, Building Codes Manager, passed the Commercial Plumbing Inspector's test. Although their office does not do plumbing inspections, it is a required test for the Master Code Official.
- Bryan Maniscalco, Building & Mechanical Inspector, received his Level 3 Certification for Mechanical and Building Plan Review and Inspection; the highest level recognized by the State of Kentucky.
- Matthew Thomas, GIS Technician, received his Certified Floodplain Manager's Certification.
- Jeff Harness, Electrical Inspector, and Melissa Isaacs, Permit Tech & Administrative Assistant, always step up in the busy months to take care of inspections and calls and continue to educate themselves.

**MS4 Program**

- Matthew Thomas had completed the Stormwater Mapping Project, required by the Kentucky Division of Water (DOW), and submitted their annual report to the DOW.

**Stormwater**

- Regarding the City's Stormwater Management Program, following the mega rain event, she had received pictures of a full detention area and a phone call from builders who had built in a floodplain with all proper permits, required elevation, etc., and houses were dry. It was nice to have some affirmation that what they were doing was working.

**Other**

- Currently working on 105 open permits for Single Family Dwellings (SFD) under construction and 15 active commercial projects.
- Had signed a contract with EHI Consultants for the 2025 Comprehensive Plan and were starting to kick off the project. The planning would be a 10 - 20 year outlook for various elements for the City of Berea. The plan drives land use decisions which in turn, will drive economic development, discusses historic and cultural resources, community facilities & services, transportation, trails, housing, etc.

As they want to hear from everyone, there would be several opportunities for public input with the first opportunity scheduled for the evening of May 15<sup>th</sup>, Berea Gallery and Event Center. There would also be a website created for the project to gather public input in various ways.

**CITY ADMINISTRATOR'S REPORT**

- Recognized Haney and staff, and all Department Heads, thanking them for their professionalism on a day-to-day basis. They have all stepped up to engage with him in their perspective departments.
- Thanked citizens for attending and being engaged. Seeing their support was inspiring.
- The Ellipse Street Project continued to move forward. The only proposal received was from The Allen Company, with a cost at \$393,300.11, which was below the City's estimate. Working on final approval within the next two weeks.
- Only one Street Resurfacing Proposal was received from The Allen Company, with a cost at \$504,189.30, which was approximately 3.15 miles of streets.

- The Shooting Range Project was coming to an end. The parking lot was complete, buildings would be moved this week by a private contractor, and an electrical contractor would be completing the electrical work.
- Public Works would be moving on to Bridge Avenue to complete a drainage issue, redoing several feet of curb and gutter.
- Although it had been a great week, Sandlin shared the unfortunate news that, after an update meeting with contractors and engineers regarding the pool project, the pool would not be completed this pool season. Mainly due to weather and supply issues. Bloom, Director, Parks Department, had put together summer plans which included opening the splash pad with free admission and other free events which included water play with the Fire Department, arts & crafts, outdoor games, nature, fun food making events, sporting events, science events, gaming and technology, music events, outdoor movies, etc.

### **MAYOR'S REPORT / COMMENTS**

- Although very disappointed the pool was not going to open, acknowledged the pool was over thirty years old. Encouraged everyone to consider long-term, i.e., the next thirty years. Safety was the highest priority. Complimented Sandlin and Bloom for immediately looking at ways to open the splash pad and creating other activities.
- Acknowledge Board Members and others in attendance, appreciated their work on behalf of the people and the City.

### **COUNCIL COMMENTS**

**Scenters** Thanked everyone for coming. Spring Clean-Up scheduled for next week, April 21<sup>st</sup> – 25<sup>th</sup>.  
**Startzman** Great to see so many in attendance. Thanked everyone for coming. Although disappointed for the reason, impressed with Delaney Lemaster's presentation and vision. Excited there was a way to support their work and other programs. Highlighted the Small Business Startup Workshop hosted by Donna Angel, Director, Business Development, scheduled for Thursday, April 17<sup>th</sup>. Thank you to Angel.

**Payne** The next Parks Committee meeting was scheduled for Tuesday, April 22<sup>nd</sup>. Thanked the Parks and Public Works Departments for an amazing job cleaning up the dog park after the flooding.

**Davis** Echoed Startzman's comments regarding Donna Angel's event for Business Development. Appreciated everyone for coming, good to see a large crowd. Recognized the importance of supporting organizations through Proclamations and Resolutions. Support the Special Needs Gala. Support JAG - big goal of raising \$47,000; received \$10,000 with \$37,000 to go.

**Little** As mowing season begins, grass on the streets was very dangerous, especially for cyclists, and also washes down the storm drains, crusting over the drains causing flooding. If everyone would mow away from the streets, keeping grass off streets and out of drains, it would be safer for everyone and less maintenance. For Spring Clean-Up, keep things out of curbs, gutters, and drains as to not stop them up.

**Caudill** Tonight's presentations were incredibly good. Thanked those stepping up to serve on Boards as the Boards were necessary and important for the different things the City does.

**Wilson** Thanked everyone for coming. Thanked the presenters. The Special Needs Gala was a great thing. Donate and support JAG. Thanked those serving on the Boards.

**Terrill** Thanked the Public Works for cleaning up the trees after the flooding, did a good job, and Berea Municipal Utilities (BMU) for keeping the lights on. Agreed with all Council comments.

**ADJOURNMENT**

Davis motioned; Payne seconded motion to adjourn at 7:41p.m.

Voice Vote: All ayes      Motion carried.

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Mayor Bruce Fraley

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City Clerk