

The Berea City Council met in a regular business session, Tuesday, September 2, 2025.

Mayor Bruce Fraley presiding.

A quorum being present, the meeting was called to order at 6:30 p.m.

WORK SESSION

5:45 PM – 6:10 PM

Ordinance #12-2025 Property Valuation Tax Rate

PUBLIC HEARING

6:20 PM – 6:30 PM

Ordinance #12-2025 Property Valuation Tax Rate

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

COUNCIL ABSENT: Katie Startzman

OFFICIALS PRESENT: Jerry Gilbert, Shawn Sandlin, Tommy Horn, Jason Hays, Susan Helton,
Kevin Howard, Nancy Conley, Charlie Russell

INVOCATION: Cora Jane Wilson

PLEDGE OF ALLEGIANCE: Ronnie Terrill

APPROVAL OF AGENDA

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

Voice Vote: All ayes Motion carried.

APPROVAL OF MINUTES - AUGUST 19, 2025

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

Voice Vote: All ayes Motion carried.

PUBLIC COMMENTS

Kathy Williams, Berea

In reference to her comment at the August 19th Council meeting regarding local healthcare facilities, a close friend's wife recently had an emergency, he took her to St. Joseph Hospital where she was then transported to St. Joseph Lexington. Williams stated this was a stark relief of how important our healthcare centers were. She wanted to express a thank you to Council for being receptive and to those who talked with her group after the last meeting.

Warren Powlison, Berea

Remind City Council that several churches had decided to have a city-wide prayer meeting tomorrow, Wednesday, at the Madison Southern High School football field. Always appreciated when churches worked together. Because a lot of people might show up, there may need to be a police presence, if only for traffic issues. Wanted to let everyone know that people were praying for the City, the safety and well-being of the City. He would be one of the prayers out there.

ORDINANCE #11-2025 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, REMOVING SYCAMORE STREET FROM CITY MAINTENANCE. - 2ND READING

Corporate Counsel, Gilbert, read Ordinance #11-2025 in entirety.

Little motioned; Payne seconded motion to approve and adopt Ordinance #11-2025.

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

Nays - None

Motion carried.

ORDINANCE #12-2025 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, PROVIDING FOR THE LEVY OF AD VALOREM TAXES FOR CITY PURPOSES UPON ALL PROPERTY, NOT OTHERWISE EXEMPT, IN THE CITY OF BEREA, KENTUCKY. - 2ND READING

Corporate Counsel, Gilbert, read Ordinance #12-2025 by summarizing.

Caudill motioned; Little seconded motion to approve and adopt Ordinance #12-2025.

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

Nays - None

Motion carried.

DEPARTMENT HEAD REPORTS**Kevin Howard, General Manager, Berea Municipal Utilities (BMU) - Electric Department****Current Projects**

- In the distribution system, completed three sections of the Copper to Aluminum Tap Line Upgrades - section of Cherry Road Court, small tap on Scaffold Cane Road, and Center Street. As part of their ongoing upgrades, their goal was to replace all aging copper overhead conductors with aluminum within the next three to four years.
- Achieved 100% replacement of all high-pressure sodium and mercury vapor streetlights in the City. The lighting upgrade consisted of approximately 1200 city streetlights replaced with more durable and energy efficient LED.
- Completed two of eight substation circuit system inspections. Every five years they go through the system inventory inspection of all infrastructure, which consisted of approximately 4300 poles, 80 miles of overhead line, and 15 miles of underground primary line. Their goal was to complete these in the current fiscal year. This helps to better assess capital and R&M needs as they move forward. On this inspection, they were also performing inventory on the communication attachments. There were deficiencies on the attachments and needed clean up on the pole and pole transfers. Deficiency lists were being sent to companies with an action list.
- Working on the Ellipse Street Shared Use Path Trail. Contractors would be working on the lighting upgrade, installing the conduit and pole boxes. BMU would be following them, pulling the wire, installing the poles and lights.
- In the final stages of selecting the next tree trimming right-of-way clearing contractor. Three bids were received, they were 95% sure of which direction they wanted to go. There had been a reduction in the per span rate and they were extremely pleased. Once selection was made, it would be a one-year contract with up to 4 one-year renewals.
- Adrian Isaacs, Electric Coordinator, had been working with Patterson and Dewar Engineering to issue a Request for Proposal (RFP) for the Oak Street substation transformer replacement. The existing transformer had been in service for 52 years and should be replaced soon. Delay had been due to the pandemic lead times, pricing, and availability. This was a two-phase project,

i.e., ordering, delivery, and connecting the transformer and issuing an RFP for the decommissioning and removal of existing transformer.

- Corporate Counsel had reviewed the contract with AMI metering and were ready for signatures. Hoped to have the final meeting with Tantalus, the provider, this week and were still in the pricing negotiations on a few line items. Then they would transition to water meter changeouts which would take an additional 12 to 18 months.
- Looking to do electric meter changeouts in-house. Although a large project, excited about both electric and water divisions, and the capabilities it was going to bring to billing flexibility and accuracy, outage management, and customer access to their accounts.

CITY ADMINISTRATOR'S REPORT

- Finance Director, Susan Helton, had closed out fiscal year 2025.
- Auditors would be on site next week. We should have a good report back to Council in October. Numbers looked good at this point.
- Street signs that have been marked with a blue "Private Drive" marker informs the public the street had been determined a private drive in lieu of a city street. City streets are maintained by the City, i.e., snow removal, etc., and allow those servicing our streets to know if the street is private or public.

MAYOR'S REPORT / COMMENTS

- Sponsored by the Berea Chamber of Commerce, reminder for the Spoonbread Festival, September 19th – September 21st. Invite family and friends.
- Noted there was a Public Hearing and two work sessions on Ordinance #12-2025, Ad Valorem Tax, which illustrated the importance of the ordinance. Complimented staff, Helton, and Sandlin on putting things in an understandable format. Complimented Council for their high level of professionalism and collaboration, respect for one another's opinions, working for the public good. Pleased to see the Council reach a consensus, which is sometimes difficult in a contentious society and the world we live in. Proud to work alongside all of them.

COUNCIL COMMENTS

Terrill Requested Berea College also trim trees and trim back stuff on sidewalks. Concerned about students walking out in front of cars.

Wilson Thanked everyone for coming, their comments, and all city staff. They all do a great job, and we do not always thank them. Appreciated everything they do. Spoonbread, you have got to try it, if you haven't. It's good. Have a great day.

Caudill No comment.

Little Regarding Council and Administration, from his heart, thanked Administration and Council for the work that was done on the Ad Valorem Tax. They came up with a consensus and held the same rate as last year. Thanked everyone involved.

Davis Glad to see the public, those who spoke and those who did not. Appreciated all city employees who were there. Enjoyed the work session where they worked together, cool to see that happen.

Payne Thanked everyone for coming out. It wasn't always easy talking about money. Glad they were able to come to a consensus today. They just had to make sure that the decisions they make serve the community and provide the services that our community needs.

Scenters Thanked everyone for showing up. Good to look out and see faces, including staff, and Danelle (Berea Chamber of Commerce). Thanked Williams for reminding them about her concerns. Coveted Mr. Powlison's prayers.

Council received an e-mail from Helton commending some of her staff who had been working on a special project. When we go through transitions and the public does not even know it or are barely aware, this showed the caliber of the employees in this city, from top to bottom, every department. Appreciated this as a citizen and from the Council seat. Thank you all.

ADJOURNMENT

Payne motioned; Caudill seconded motion to adjourn at 7:07 p.m.

Voice Vote: All ayes Motion carried.

Mayor Bruce Fraley

City Clerk