

The Berea City Council met in a regular business session, Tuesday, November 18, 2025.
Mayor Bruce Fraley presiding.
A quorum being present, the meeting was called to order at 6:30 p.m.

WORK SESSION**AMI METERING**

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

- Water & Sewer AMI Equivalent Rate Ordinance Revision
- AMI Metering Term of Service
- Sewer Use Ordinance Revision – Low Pressure Force Mains

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, Daniel Brindley, Priscilla Bloom, Jason Hays, Michael Smith, Kevin Howard, Nancy Conley, Charlie Russell

INVOCATION: Jerry Little

PLEDGE OF ALLEGIANCE: Jerry Little

APPROVAL OF AGENDA

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

Voice Vote: All ayes Motion carried.

APPROVAL OF MINUTES - NOVEMBER 4, 2025 & NOVEMBER 12, 2025

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

Voice Vote: All ayes Motion carried.

PUBLIC COMMENTS

Kent Gilbert, Berea, Union Church

On behalf of many who benefit from the Food Bank, thanked the City for their social services budgetary support, and providing the building and electrical. The City had done a great job, in the last two weeks, in the face of extraordinary need. On behalf of the churches, thanked the City for reaching out, saying there was a need and there would be more needs as we moved into fall. Grateful for the opportunity that we could help Bereans help Bereans. Requested a citywide forum be made to educate ourselves with leaders from the social service agencies and arms of government to state what matters, what gaps were evident, and what good ideas the City Council and other governments could undertake for Bereans to help Bereans as we enter into uncertain times. Hoping we could work together.

Miriam (Mim) Pride, Berea, Human Rights Commission (HRC)

Noted it was very important to speak directly into the microphones for the purpose of all to hear.

Although there was a handicap ramp into the building, shared the issue of no door handicap access button to the City Annex. The doors at the top of ramp were heavy. Hoped the City would look into getting this fixed to make sure all citizens of Berea could participate in City Council meetings.

Peggy Coyne, Berea

Periodically sends e-mails to Council regarding issues she finds of concern with little or no response. If they are getting e-mails, they need to be checked, and responses sent to their constituents. Applauded the City and Council for their help with the Food Bank. Felt no citizen should be removed from a place unless they pose imminent harm to people around them. Shared an article with Council from the National Association of Counties which analyzed the impact of Federal Legislation on local communities. Hoped they would read and use it as guidance to plan for the future of Berea if there was a major emergency and FEMA was not there for them.

Stanley Kramer, Berea

Wondered if City Council had signed an Immigration and Customs Enforcement contract to authorize local law enforcement to perform certain federal immigration enforcement functions. If not, he thought it would be helpful for Council to have a conversation to decide how they might or might not receive them and if there might be a policy that the City would have.

Laura Manges, Berea

Thanked the City for posting the notice in the library for the special water meter fee meeting to pay for 911 dispatch services and for the food donations made to the Food Bank. Shared a Lexington Herald Leader article with Council regarding Medicaid cuts and risk of hospital closures.

CHI SAINT JOSEPH BEREA HOSPITAL UPDATE

John Yanes, President, Berea and London CHI Saint Joseph Hospitals, stated as the Berea College Hospital was established in 1898, there was no doubt that Berea Hospital was very much a part of the community and would continue to be part of the community. Berea Hospital was small but very powerful hospital. They were a part of Common Spirit Health, which was the largest faith-based not-for-profit organization in the nation. Berea Hospital was a five-star CMS hospital and had been recognized as the best place to work. Clinical distinctions included US News and The Lown Institute. Berea Hospital had an accredited sleep center, had installed a state-of-the-art nuclear medicine camera (\$350,000), installed 3D mammography, had one of the top MRI units within their system, completed an upgrade to the chiller system (\$450,000), completed a sprinkler fire suppression system (\$450,000), currently refurbishing space to accommodate more outpatient services, and had a swing bed program. As healthcare was always changing, they were trying to position Berea Hospital, London Hospital, and their market to serve future generations. Their investment in Berea Hospital to serve the community was significant and would continue.

Matt Grimshaw, Market President, CHI Saint Joseph/Common Spirit, commented on reports of hospitals in America which had the highest percentages of Medicaid patients, as two of theirs were on the list. He assured, looking across Kentucky, with community support, their quality scores, and community involvement, that if they could not make it in Berea, no one could make it in the future of healthcare. Given his deepest word, they were not even thinking that Saint Joseph Berea would not be here. It was rooted in who they were as Catholic healthcare, as faith-based healthcare that their mission compels them to serve. The sisters, their foundresses, who led the first hospital in Lexington, who are still involved in their ministry, was their why. That was their calling, their purpose. There would be challenges, however, they were very well positioned. They were looking to bring more services to Berea, London, and Mount Sterling and wanted to be there to serve the community and beyond for years to come. Thanked the City of Berea for their support.

RESOLUTION #18-2025 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEREA, KENTUCKY, APPROVING THE AGREEMENT BETWEEN THE COMMONWEALTH OF KENTUCKY TRANSPORTATION CABINET AND THE CITY OF BEREA FOR THE SCAFFOLD CANE TRAIL SHARED USE PATH, AND AUTHORIZING THE FINANCE DIRECTOR TO EXECUTE THE AGREEMENT.

Corporate Counsel, Gilbert, read Resolution #18-2025 in entirety.

Caudill motioned; Wilson seconded motion to approve and adopt Resolution #18-2025.

Voice Vote: All ayes Motion carried.

ORDINANCE #14-2025 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, REVISING THE PAY SCALE GRADE FOR PUBLIC WORKS CREW SUPERINTENDENT FROM GRADE 8 TO GRADE 9. - 1ST READING

Corporate Counsel, Gilbert, read Ordinance #14-2025 in entirety.

ORDINANCE #15-2025 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, DECLARING CERTAIN PROPERTY TO BE SURPLUS AND AUTHORIZING IT TO BE SOLD. - 1ST READING

Corporate Counsel, Gilbert, read Ordinance #15-2025 in entirety.

DEPARTMENT HEAD REPORTS

None

CITY ADMINISTRATOR'S REPORT

- Pickle Ball Courts grand opening was last week. Although the lighting was in place, they were waiting to get the sign in place to attach the electrical panels to the sign for usage.
- The Ellipse Street Project punch list was complete, the Allen Company had fixed a couple of issues on the list, and the project would be wrapped up within the next week.
- Pool Project would be completed within the next one to two weeks. Working on the final punch list items.
- A lot of projects were wrapping up, and a lot of good things were still to come.
- Continuing to work on sidewalks, leaves, brush, and Christmas lights throughout town.

MAYOR'S REPORT / COMMENTS

- Complimented Shawn Sandlin, City Administrator, and Brian Reed, Project Manager/Codes & Planning Department, for getting the Pickle Ball Project finished so quickly. Encouraged everyone to check out the Pickle Ball Courts.
- Credited Councilman John Payne, Tony Crachiolo (Berea Food Bank), Karen Linville, (Berea Baptist Church / God's Provision Food Pantry), and other volunteers for their assistance in the Food Drive due to government shutdown. The Food Drive was set up in the back entrance of City Hall, coordinated by Finance Director, Susan Helton. If you have not made donations and want to help, the Food Drive was a good way to help. The demand has increased within the past few weeks and would probably continue for a while longer.
- Congratulated Councilman John Payne on Kentucky League of Cities (KLC) Training, presented him with a Level 2, Excellence in City Government, Training Certificate and gift from KLC.
- Encouraged everyone to shop small on Small Business Saturday, the Saturday after Thanksgiving, for Christmas. Support our local businesses. Come out to the Mayor's Merry Mingling on Saturday as well.

COUNCIL COMMENTS

Wilson Thanked everyone for being there, it meant a lot, come back.

Terrill Thanked Mayor Fraley and Shawn Sandlin, City Administrator, for getting the Pickle Ball Courts in so quickly. The word needed to get out, advertise that Berea had a Pickle Ball Court, people would come.

Davis Congratulated John Payne. Appreciated the public coming out and those who spoke. Appreciated information sent to them as he was an accountant, it affects his clients and the citizens of Berea. Appreciated the dialogue, they were the reason Council was there.

Payne Thanked everyone for coming and sharing/sending information. Happy to see the Pickle Ball Court open. Broke down and bought his first racket set and pickle balls. A Parks Committee Meeting was scheduled for next Tuesday, November 25th, 5:30 p.m. Thanked Mayor Fraley for working with him and the food banks to work out the Food Drive. Online opportunity to directly support the Berea Food Bank could be found on their website under "support" through PayPal or donations were accepted at the Food Bank. They could do a lot with a little money. Wished everyone a great holiday season. Thank you.

Startzman Grateful for the people who came and shared public comments, for joining us and adding their comments, questions, and concerns. Appreciated getting e-mails as it also gave them more time to digest. Acknowledged there were additional conversations of ways to continue to support organizations that were providing food security as problems were longer term issues. As being on Council for six years, she had gained the understanding of conversations and educating themselves to affect and/or impact change. Council took the citizens' concerns seriously. Drive through Old Town, the lights look beautiful, bringing light to the darkness was meaningful, excited about how it was going to continue to evolve as we celebrate the season and make our town more beautiful. Kudos to the Tourism Department.

Scenters Good to see everyone out, appreciated them being there. The Saint Joseph group's information was excellent and appreciated hearing from them. As Terrill mentioned the Pickle Ball Courts going up so quickly, thought it was because when the City did something on their own, without grants, etc., they go to work. It's beginning to look a lot like Christmas and excited to see what Tourism and Public Works were doing. They were doing a great job. Also seeing lights and decoration going up on campus, businesses, and City Hall. When we work together, we can get so much done. Have a good Thanksgiving.

Little Although they do not all agree on the same things, people working together, being courteous and respectful to each other, speaking about their concerns, and being humble was very important for our City. Thank you.

Caudill Appreciated Mayor Fraley inviting community partners to City Council meetings. Felt they get so much more from updates and a great way to collaborate. Over the last six years there had been communication / collaboration with community stakeholders, and they had been able to accomplish and work through a lot of things. If you want to accomplish things with this group of people, the best thing to do is have conversations. Their contact information was on the website. There was not a person on Council who did not care deeply about the people of Berea, reach out to your Council Members. As Thanksgiving was coming up, watch out for your neighbors. Do not forget about donating to the Food Bank, the schools, etc. Think about ways you could give back.

ADJOURNMENT

Caudill motioned; Scenters seconded motion to adjourn at 7:40 p.m.

Voice Vote: All ayes Motion carried.

Mayor Bruce Fraley

City Clerk