

The Berea City Council met in a regular business session, Tuesday, December 2, 2025.
Mayor Bruce Fraley presiding.
A quorum being present, the meeting was called to order at 6:32 p.m.

WORK SESSION

- Spoonbread Expansion
- Berea Food Bank and God's Provision Pantry Discussion

COUNCIL PRESENT: John Payne, Katie Startzman, Teresa Scenters, Jerry Little, Cora Jane Wilson, Ronnie Terrill

COUNCIL ABSENT: Steve Davis, Steve Caudill

OFFICIALS PRESENT: Jerry Gilbert, Shawn Sandlin, Robin Adams, Tommy Horn, Donna Angel, Priscilla Bloom, Amanda Haney, Jason Hays, Casey Botkin, Kevin Howard, Nancy Conley, Charlie Russell

INVOCATION: John Payne

PLEDGE OF ALLEGIANCE: John Payne

APPROVAL OF AGENDA

Little motioned; Startzman seconded motion to amend agenda to add Resolution #20-2025.
Voice Vote: All ayes Motion carried.

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

APPROVAL OF MINUTES - NOVEMBER 18, 2025

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

PUBLIC COMMENTS

Laura Manges, Berea

Expressed concerns of Berea Saint Joseph Hospital's continued financing regarding new equipment and services provided, insurance premiums, and would Council consider a city-wide forum to share ideas of working together.

MADISON COUNTY INTERNATIONAL COMMITTEE UPDATE

Kent Gilbert, President, Madison County International Committee (MCIC) , shared an update regarding the 2025 Madison County Sister Region Partnership with Hokuto, Japan. The Committee was formed in 1988, as a steward for Paul Rusch's vision for promoting international peace and friendship. Gilbert shared history of the partnership, photos, experiences, and activities of the 2025 Delegation Trip to Hokuto, Japan.

Valerie Henderson, 2025 Delegation, shared information regarding plans for a future 'Artist to Artist Delegation' between Berea / Madison County and Hokuto City, collaborating and exchanging ideas.

Maranda Weckman, 2025 Delegation, shared the MCIC Delegation trip had been a priceless experience as she was able to make stronger connections with fellow Madison County delegates, previous Hokuto City delegates, and make new friendships. Even with a difference in language, we were similar to one another in many ways, i.e., gratitude, humor, kindness, justice, joy, and more.

ENRICH ONE-STOP

Daniel Kirstein, Co-founder, Enrich, Richmond, Kentucky, shared that in search of a way to give back to the community, he and his wife began Enrich / One-Stop of Madison County in 2020. Through a series of community meetings, discussions consisted of what's working, not working, and what could we do better. Although no one had the golden key, a common tune was the need for a one-stop resource/referral hub where people could get intentional, meaningful care connected with community resources. Resources and opportunities included Health & Wellness, Housing Support, Employment & Workforce, Education & Skills, Family & Child Support, Legal & Advocacy, Basic Needs Assistance, Financial Services, Community Engagement, and Specialized Services. Everyone's support meant a lot, it took an entire community to make this work. Future plans were to open a location in Berea.

RESOLUTION #19-2025 A RESOLUTION OF THE CITY OF BEREA, KENTUCKY, GRANTING UNTO KINETIC ABS KY LLC ITS SUCCESSORS AND ASSIGNS, THE RIGHT, FRANCHISE, AND PRIVILEGE FOR A PERIOD OF TWENTY YEARS, FROM DECEMBER 31, 2025, TO ACQUIRE, CONSTRUCT AND MAINTAIN IN THE CITY OF BEREA, KENTUCKY, THE NECESSARY FACILITIES FOR THE OPERATION AND MAINTENANCE OF A TELEPHONE AND COMMUNICATIONS SERVICES SYSTEM FOR PUBLIC AND PRIVATE USE, AND TO USE AND OCCUPY THE PUBLIC STREETS, HIGHWAYS, AVENUES, ALLEYS, BRIDGES, AND PUBLIC PLACES FOR SUCH PURPOSES, AND PRESCRIBING THE TERMS AND CONDITIONS THEREOF.

Corporate Counsel, Gilbert, read Resolution #19-2025 by title summary.

Startzman motioned; Little seconded motion to approve and adopt Resolution #19-2025.

Voice Vote: All ayes Motioned carried.

RESOLUTION #20-2025 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEREA, KENTUCKY, APPROVING THE GRANT OF \$2,500 TO GOD'S PROVISION FOOD PANTRY, AND A GRANT OF \$2,500 TO THE BEREA FOOD BANK, FOR THE PURPOSE OF DEFRAYING EXPENSES OF THE CHARITIES DUE TO THE GAP IN SUPPLEMENTAL NUTRITION ASSISTANCE PROGRAM (SNAP) PAYMENTS DUE TO THE RECENT FEDERAL GOVERNMENT SHUTDOWN; DETERMINING THAT SUCH PAYMENTS CONSTITUTE A PUBLIC PURPOSE AND ARE SUBJECT TO APPROPRIATE CONNECTION AND CONTROL TESTS; AND APPROVING MEMORANDA OF UNDERSTANDING WITH EACH SUCH CHARITY.

Corporate Counsel, Gilbert, read Resolution #20-2025 in entirety.

Wilson motioned; Payne seconded motion to approve and adopt Resolution #20-2025.

Voice Vote: All ayes Motioned 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. - 2ND READING

Corporate Counsel, Gilbert, read Ordinance #14-2025 by title summary.

Terrill motioned; Little seconded motion to approve and adopt Ordinance #14-2025.

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

Nays - None

Motioned carried.

ORDINANCE #15-2025 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, DECLARING CERTAIN PROPERTY TO BE SURPLUS AND AUTHORIZING IT TO BE SOLD. - 2ND READING

Corporate Counsel, Gilbert, read Ordinance #15-2025 by title summary.

Scenters motioned; Payne seconded motion to approve and adopt Ordinance #15-2025.

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

Nays - None

Motion carried.

ORDINANCE #16-2025 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, ADDING SECTION 31.023 TO THE BEREA CITY CODE PROVIDING FOR THE ESTABLISHMENT OF ADVANCED METERING INFRASTRUCTURE AS A CONDITION OF UTILITY SERVICE KPROVIDED BY BEREA MUNICIPAL UTILITIES. - 1ST READING

Corporate Counsel, Gilbert, read Ordinance #16-2025 in entirety.

ORDINANCE #17-2025 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, REVISING SECTION 32.103 OF THE BEREA CITY CODE TO AMEND THE BEREA MUNICIPAL UTILITIES WATER RATE SCHEDULE FOR WATER SUPPLY SERVICE; TO REVISE SECTION 31.383 OF THE BEREA CITY CODE TO AMEND THE SEWER RATES SCHEDULE FOR SEWER SERVICE; AND TO ADD SECTION 31.335 TO THE BEREA CITY CODE PROVIDING FOR REGULATIONS FOR LOW PRESSURE FORCE MAINS. - 1ST READING

Corporate Counsel, Gilbert, read Ordinance #17-2025 by title summary.

DEPARTMENT HEAD REPORTS

Amanda Haney, Administrator, Codes & Planning Department

As she would be celebrating a 15-year milestone as a city employee, she felt a deeply rooted connection to Berea when she began working at the City. Her Dad went to Berea College, worked at Boone Tavern for his student labor hours, and two aunts graduated here. All current council members were different, with the exception of Jerry Little, and Mayor was different. She and Little quickly formed a good working relationship as they both valued hard work and were get it done kind of people. She had found this community was full of hardworking, driven people who loved their community and proud to be a part of it. It takes all the community, i.e., the council, dedicated department heads, city staff, her Codes Office staff, business owners, industry, Berea College, and community members who were willing to grow. Thankful to be a part of this community.

Noting there had been a lot of construction everywhere, her office of six, had reviewed, permitted, and inspected over \$106 million worth of building construction in the last two years. This did not include infrastructure, sewers, or waters, only building construction. They were bringing in new record numbers of permits, and it took a community to do that. They work with some of the hardest working home

builders, contractors, electricians, HVAC contractors, local land surveyors, civil engineers, architects, persistent and extra persistent developers, which were some of the finest, hardest working people she knew, and it took them all. Proud to work for a City who cares about the people and works hard to make sure we have everything we need from pickle ball courts, shared use paths, land for industrial expansion, etc.

At a recent Kentucky Transportation Cabinet (KYTC) meeting update, the Mayde Road Extension Project would be let in February. The City would soon see the result of six years of work from the Mayor and staff and that diligence had gone into expanding our community.

Wanted to commit in the coming year to improving their office efficiency and information availability. Thanked both, the Mayor and City Administrator, looked forward to continuing the hard work and support of their vision.

CITY ADMINISTRATOR'S REPORT

- An honor to work with Haney, her staff, and their professionalism.
- An employee appreciation lunch was held today. It was great to have the opportunity to speak with the employees outside of their daily work and honored to work with all of them.
- Thanked Dan Kirstein and his team at Enrich. Working with him and hearing his vision, detail, and driven focus on his mission was truly eye-opening. A great work and appreciated work.
- Thanked Kent Gilbert and the Madison County International Committee for the work they do. As he was able to take part in the 2019 Delegation, it was a great opportunity to represent the City in Japan, see their culture, and how they operate.
- Thankful for the season and this time of year.

MAYOR'S REPORT / COMMENTS

- Regarding the Comprehensive Plan, noted it was a process which takes place every five years. Reflecting on the past, remembered the Codes & Planning Office always wanted feedback and seemed there was never enough. You could never get enough. As they were coming to the end of the current update, there was still time for input and review. Haney stated a public survey had been out for quite some time with approximately five hundred responses. They had been able to connect with approximately three hundred people through the Spoonbread Festival and other events. Although there would be a couple more opportunities for public outreach, no dates had been set. Information was on Berea website with a link to the Comprehensive Plan which would provide information about meetings, a copy of the survey, etc.
- A Community Resource Forum was scheduled for December 8th, 6:30 p.m., Russel Acton Folk Center, Bereans helping Bereans. The forum would include local human service providers who would share short presentations on their organization(s), i.e., who they were, what they do, how they could help, and how to get more information, and an interactive discussion for questions and other community partners.

COUNCIL COMMENTS

Startzman Looking forward to attending the Community Resource Forum. Admired Kirstein and the Enrich crew, grateful for the work they were doing.

Payne Thanked everyone for coming, Gilbert for the Hokuto update, and Enrich for coming and explaining their services. Wished everyone a good week. Christmas parade was Saturday, hoped everyone would come. Music at Union Church was Saturday. Tree lighting ceremony in front of Boone Tavern as the parade concluded, approximately 7:00 p.m.

Terrill Asked if tree at the triangle would have lights by the parade. City was really looking nice, especially by the park. Could not believe how pretty it was for this time of year.

Wilson Thanked everyone for coming and those who spoke. The Park looked great, they drive by twice a day and see something new, everyone needed to go and walk through.

Little Thanked everyone for this evening's good meeting and information, really appreciated it. Have a good holiday.

Scenters Agreed with everyone's comments. Made her feel good this evening to hear from all of the people who were being the hands and feet of Jesus. Thanked the community.

ADJOURNMENT

Wilson motioned; Terrill seconded motion to adjourn at 8:03 p.m.

Voice Vote: All ayes Motion carried.

Mayor Bruce Fraley

City Clerk