

The Berea City Council met in a regular business session, Tuesday, December 16, 2025.
Mayor Bruce Fraley presiding.
A quorum being present, the meeting was called to order at 6:30 p.m.

WORK SESSION

Resolution #21-2025 Bluegrass Recovery Initiative Grant

COUNCIL PRESENT: John Payne, Katie Startzman, Teresa Scenters, Jerry Little, Steve Caudill,
Ronnie Terrill

COUNCIL ABSENT: Steve Davis, Cora Jane Wilson

OFFICIALS PRESENT: Jerry Gilbert, Shawn Sandlin, Robin Adams, Daniel Brindley, Donna Angel,
Amanda Haney, Jason Hays, Kevin Howard, Nancy Conley, Charlie Russell,
Robert Elam

INVOCATION: Teresa Scenters

PLEDGE OF ALLEGIANCE: Teresa Scenters

APPROVAL OF AGENDA

Caudill motioned; Scenters seconded motion to amend agenda to move Mayor’s Comments after Public Comment.

Voice Vote: All ayes Motion carried.

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

Voice Vote: All ayes Motion carried.

APPROVAL OF MINUTES - DECEMBER 2, 2025

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

Voice Vote: All ayes Motion carried.

PUBLIC COMMENTS

None

MAYOR’S REPORT / COMMENTS

- As a person who represents all of our citizens, on many Boards and Commissions, Mayor Fraley welcomed Leshia Hays. Hays had reached a milestone in her career of her 30th year as a real estate broker in the Commonwealth of Kentucky. Although recognition is normally outside of Berea, Hays stated she would love to be recognized inside of Berea with her friends, family, and fellow citizens as her witnesses in sharing the milestone. Mayor Fraley congratulated Hays and bestowed the ‘pin’ in recognition of her thirty years as a real estate broker.
- Thanked Berea Chamber of Commerce for a successful Christmas parade and tree lighting. Had never seen so many people out for a Christmas parade. Berea College worked with us to have a tree lighting in the College Square. Grateful for everyone involved.
- Thanked everyone involved with the recent Community Resource Forum. A lot of good information shared, ideas exchanged, and looked forward to doing that again in the coming year.

BEREA FOOD BANK PROCLAMATION

Mayor Fraley read Proclamation in entirety and presented to Tony Crachiolo, Executive Director, Berea Food Bank, Board Members, and volunteers.

Crachiolo stated it was an honor to be recognized by their longest and most faithful partner, City of Berea. For over twenty years, the City had stood by their side, providing them with a place to operate and took care of everything. The partnership was more than twenty percent of their current annual budget. The year had been incredibly stressed, the same as a lot of charitable organizations, and they did not have the added burden of how to pay some large bills. They were able to pour everything they had into helping people in need and that was the power of partnership. Everyone at the Berea Food Bank, BURR, the Frank Gay Fund, and Faith Community Outreach was a volunteer. On behalf of the Board of Directors and the volunteers, Crachiolo thanked the City of Berea for their partnership, making a tremendous difference for the people of Berea.

RESOLUTION #21-2025 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEREA, KENTUCKY, REGARDING PARTICIPATION IN THE BLUEGRASS RECOVERY INITIATIVE GRANT PROPOSAL WITH THE BLUEGRASS AREA DEVELOPMENT DISTRICT AND AUTHORIZING THE MAYOR TO EXECUTE THE DOCUMENTS NECESSARY TO PARTICIPATE IN SUCH GRANT AGREEMENT.

Corporate Counsel, Gilbert, read Resolution #21-2025 in entirety.

Caudill motioned; Payne seconded motion to approve and adopt Resolution #21-2025.

Voice Vote: All ayes 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. - 2ND READING

Corporate Counsel, Gilbert, read Ordinance #16-2025 by title summary.

Startzman motioned; Payne seconded motion to approve and adopt Ordinance #16-2025.

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

Nays - None

Motion carried.

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. - 2ND READING

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

Caudill motioned; Terrill seconded motion to approve and adopt Ordinance #17-2025.

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

Nays - None

Motion carried.

DEPARTMENT HEAD REPORTS

Amanda Haney, Administrator, Codes & Planning Department

The Codes & Planning Department had met with their Comprehensive Plan Consultants and set the next public meeting for Thursday, February 19th, 5:30 p.m. – 7:00 p.m., Berea Gallery & Event Center. The results had been published for both surveys, Youth and Public, and results could be viewed on the Comprehensive Plan website. Everyone invited. Although discussion would be about land use, there would be opportunity to present ideas and share likes/dislikes.

CITY ADMINISTRATOR'S REPORT

- Regarding Resolution #19-2025, Unifi Franchise Agreement, there was a question of a 20-year term being excessive. After a follow-up review of past agreements, there had been 20-year agreements in the past with 10-years the most common term. Upon review, the executed agreement was for a 10-year term. Section 3, of the agreement, included language stating “notwithstanding any other documentation to the contrary,” which confirmed the agreement was for 10 years only.
- The FY25 Financial Audit had been completed by RFH, PLLC. They were preparing to present their findings of the audit at the January 6th meeting.
- This week began a public education campaign through social media and newspaper articles to inform residents of the new 911 fee that would appear on bills beginning January 2026.
- As the final meeting of the year, wished each one a Merry Christmas and Happy New Year. Thankful for everyone’s service and partnership. His prayer was that God would continue to guide our decisions as we work together to move Berea forward in unity, wisdom, and service to others. Appreciated everyone and the opportunity he had been given this past year.

MAYOR'S REPORT / COMMENTS

- *Note:* Amended Agenda to move Mayor’s Comments after Public Comments, for the December 16th City Council meeting.

COUNCIL COMMENTS

Little Thanked City Administrator for the job he was doing and efforts in getting things done, a very important job. The Codes Department was doing a good job. Having a Project Coordinator was one of the most important things you could have on a project and Brian Reed was doing an excellent job. Everyone have a happy Christmas and New Year.

Caudill Appreciated the job the City had done in decorating the City, it has been the best. The tree lighting was great, a great idea and willingness to partner with Berea College. Always good to see so many kids enjoying the parade and having a good time. Hoped everyone has a wonderful Christmas and New Year. Although Christmas was a wonderful time of year, check on your neighbors, those around you, as it is not always the easiest time of year for some.

Terrill Asked about the bypass extension update.

Mayor Fraley stated, beginning as early as 2023, the City had proposed a bypass extension from Kentucky 21 to US 25 south of Berea. If this was done, it would be easy to have a fourth phase that would connect US 25 and I-75, creating a true bypass around Berea to end at Exit 77. Although there was unconditional support from elected representatives, it was going to take a study and time. We were able to get it on the six-year highway plan. Support letters would also be helpful.

Terrill wished everyone a Merry Christmas and Happy New Year.

Scenters Thanked everyone for coming tonight. Thanked Berea Food Bank Board of Directors and Berea Baptist's God's Provision Pantry for all they do. Congratulations to Lesha Hays. Thanked all Department Heads and every City employee for their hard work this past year, it does not go unnoticed. Merry Christmas to everyone.

Startzman Complimented Zinnia Hensley with the Berea Police Department for coordinating the Community Resource Forum last week. A great event, so many excellent service providers. Local media covered the event. Felt good to be a Berean. Grateful for Kent Gilbert emceeding the forum.

Payne Echoed gratitude for the Community Resource Forum. Thankful for the opportunities to share events of the holiday season. Wished everyone happiness through the holidays. If you have the opportunity to give this season, there are groups continuing to help people in need and all could use additional resources to continue their missions.

ADJOURNMENT

Caudill motioned; Payne seconded motion to adjourn at 7:06 p.m.

Voice Vote: All ayes Motion carried.

Mayor Bruce Fraley

City Clerk