

The Berea City Council met in a regular business session, Tuesday, March 17, 2026.

Mayor Bruce Fraley presiding.

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

COUNCIL PRESENT: Steve Davis, John Payne, Katie Startzman, Jerry Little, Steve Caudill,
Barry Poynter, Ronnie Terrill

COUNCIL ABSENT: Teresa Scenters

OFFICIALS PRESENT: Jerry Gilbert, Shawn Sandlin, Robin Adams, Tommy Horn, Priscilla Bloom,
Jason Hays, Kevin Howard, Amanda Haney

INVOCATION: John Payne

PLEDGE OF ALLEGIANCE: John Payne

APPROVAL OF AGENDA

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

Voice Vote: All ayes Motion carried.

APPROVAL OF MINUTES - MARCH 3, 2026

Poynter motioned; Davis seconded motion to approve minutes as presented.

Voice Vote: All ayes Motion carried.

PUBLIC COMMENTS

None

HOPE'S WINGS

Jennifer Lainhart, Executive Director, Hope's Wings, shared it was once again time for their annual fundraiser, Jail & Bail. This year they would be 'arresting' Mayor Fraley along with Police Chief, Jason Hays. Please help bail them out! The Jail & Bail fundraiser was important for the shelter as the donations covered their emergency shelter services. Although they receive federal grants, i.e., from the Office of Violence Against Women and one from the Cabinet of Health & Family Services, most of the grants went toward programs in their domestic violence high-risk team and do not cover emergency shelter costs.

As the federal grants had decreased in funding, this was approximately \$100,000 per year for their emergency shelter services. Fundraisers such as Jail & Bail went 100% to their emergency shelter. Community support was always appreciated as monthly operating cost was approximately \$32,000, which was difficult to come up with since they do not charge for services. Nothing goes unnoticed and every donation counts. They work hard to make sure people living in the community, in homes where abuse is happening, have a place to take their kids. They could not do it without the community and appreciate all efforts in giving.

BOARD OF ADJUSTMENTS APPOINTMENT

Mayor Fraley requested City Council approval of the reappointment of David Wallace to the Board of Adjustments to serve a four-year term.

Caudill motioned; Terrill seconded motion to approve reappointment of David Wallace to the Board of Adjustments to serve a four-year term.

Voice Vote: All ayes Motioned carried.

MUNICIPAL ORDER #02-2026 APPOINTMENT TO MADISON COUNTY EMS BOARD

Mayor Fraley read Municipal Order #02-2026 in entirety.

Payne motioned; Terrill seconded motion to approve reappointment of Lesha Hays to a two-year term on the Madison County EMS Board, to expire on March 15, 2028.

Voice Vote: All ayes Motion carried.

ORDINANCE #04-2026 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, CHANGING THE ZONING CLASSIFICATION OF PROPERTY DESCRIBED HEREIN AND REFERRED TO AS 120 MAYDE ROAD AND OWNED BY BEREA INTERCHANGE DEVELOPMENT CORP. FROM I-2 (INDUSTRIAL PARK) AND B-4 (INTERCHANGE BUSINESS) TO B-4 (INTERCHANGE BUSINESS).
- 1ST READING

Corporate Counsel, Gilbert, read Ordinance #04-2026 in entirety.

Attorney, Preston Worley, representing Berea Interchange Development Corp., stated requested Zoning of B-4 was a general interchange business zone and would coincide with what was already along that corridor. As the use is not generally mentioned, he had been given authorized to share that the Development Corporation of Berea College would hopefully sell the property to Walmart. Walmart was seeking to relocate, putting a new super center on this site, accommodating more customer base and more employment.

ORDINANCE #05-2026 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, CHANGING THE ZONING CLASSIFICATION OF PROPERTY DISCRIBED HEREIN AND REFERRED TO AS 288 MT. VERNON ROAD AND OWNED BY TERRY L. WILSON AND JAMES E. TODD WILSON FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO B-2 (MAJOR BUSINESS DISTRICT). - 1ST READING

Corporate Counsel, Gilbert, read Ordinance #05-2026 in entirety.

DEPARTMENT HEAD REPORTS

None

CITY ADMINISTRATOR'S REPORT

- Department Head written reports had been sent out.
- Asked about the Berea Pool timeline, Sandlin shared, as a result of construction, plans were to start up approximately three to four weeks early this year, only to make sure the pool was operational and 100% completed.

MAYOR'S REPORT / COMMENTS

- After reading the Department Head written reports, noted that all departments, department heads, and employees were focused on serving the citizens of our City. Unbelievable of how much activity was currently in process, i.e., what had been completed, what had been planned, and all for the greater of the City and the citizens. Staff and department heads were committed to improving the quality of life for all Bereans. Appreciated all they do.
- St. Joseph Berea Hospital received designation as one of the best places to work in Kentucky. A tribute to their employees and showed St. Joseph Berea was a valuable asset to our City, citizens, and surrounding counties.

COUNCIL COMMENTS

Davis No comment.

Terrill Requested a Parks Committee meeting for updates.

Poynter No comment.

Caudill No comment.

Little No comment.

Startzman Agreed a lot of detail was in the Department Head written report. Exciting to see things happening with the Owsley Fork Dam Project. Felt like it was a busy time for the departments, appreciated the care put into the reports. Thank you.

Payne Happy St. Patrick's Day.

ADJOURNMENT

Caudill motioned; Little seconded motion to adjourn at 7:00 p.m.

Voice Vote: All ayes Motion carried.

Mayor Bruce Fraley

City Clerk