

The Berea City Council met in a regular business session, Tuesday, June 16, 2026.
Mayor Bruce Fraley presiding.
A quorum being present, the meeting was called to order at 6:30 p.m.

WORK SESSION

5:45 PM – 6:15 PM EDT

4:45 PM – 5:15 PM CDT

Land Management & Development Ordinance Update
Qualified Manufactured Homes

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

COUNCIL ABSENT: None

OFFICIALS PRESENT: Jerry Gilbert, Shawn Sandlin, Robin Adams, Daniel Brindley, Kevin Howard,
Amanda Haney, Jason Hays, Susan Helton, Nancy Conley, Charlie Russell

INVOCATION: Steve Caudill

PLEDGE OF ALLEGIANCE: Steve Caudill

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES - JUNE 2, 2026

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

PUBLIC COMMENTS

None

**ORDINANCE #06-2026 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, ADOPTING A
SUPPLEMENT TO THE CODE OF ORDINANCES OF THE CITY OF BEREA, KENTUCKY. -**

2ND READING

Corporate Counsel, Gilbert, read Ordinance #06-2026 by title summary.

Caudill motioned; Payne seconded motion to approve and adopt Ordinance #06-2026.

Roll Call Vote Ayes - Payne, Barnett, Terrill, Poynter, Caudill, Little, Scenters, Startzman
Nays - None
Motion carried.

**ORDINANCE #07-2026 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, ADOPTING THE
ANNUAL BUDGET FOR THE FISCAL PERIOD JULY 1, 2026 THROUGH JUNE 30, 2027, BY
ESTIMATING REVENUES AND RESOURCES AND APPROPRIATING FUNDS FOR THE
OPERATION OF CITY GOVERNMENT AND PROVIDING FOR A LONG-RANGE CAPITAL
IMPROVEMENT PROJECT AND PUBLIC FACILITIES IMPROVEMENT PROGRAM BUDGET AND
PLAN. - 2ND READING**

Corporate Counsel, Gilbert, read Ordinance #07-2026 by summary.

Upon recommendation by the Audit & Finance Committee, Caudill motioned to approve and adopt Ordinance #07-2026.

Roll Call Vote Ayes - Startzman, Scenters, Little, Caudill, Poynter, Terrill, Barnett, Payne
 Nays - None
 Motion carried.

ORDINANCE #08-2026 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, REVISING THE AUTHORIZED POSITIONS’ ASSIGNED PAY GRADE AND PAY SCALE TO INCLUDE FOUR PERCENT (4%) COST OF LIVING ADJUSTMENT (COLA) AND TO CREATE SEPARATE HAZARDOUS DUTY PAY SCALES FOR THE POLICE DEPARTMENT AND FIRE DEPARTMENT. – 2ND READING

Corporate Counsel, Gilbert, read Ordinance #08-2026 by title summary.

Scenters motioned; Poynter seconded motion to approve and adopt Ordinance #08-2026.

Roll Call Vote Ayes - Payne, Barnett, Terrill, Poynter, Caudill, Little, Scenters, Startzman
 Nays - None
 Motion carried.

ORDINANCE #09-2026 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, AMENDING THE PERSONNEL POLICIES AND PROCEDURES, BY AMENDING THE PROVISIONS FOR SEASONAL AND PART-TIME PAY AND ELIMINATING THE POLICE AND FIRE UNIFORM ALLOWANCE. - 2ND READING

Corporate Counsel, Gilbert, read Ordinance #09-2026 by title summary.

Caudill motioned; Payne seconded motion to approve and adopt Ordinance #09-2026.

Roll Call Vote Ayes - Startzman, Scenters, Little, Caudill, Poynter, Terrill, Barnett, Payne
 Nays - None
 Motion carried.

ORDINANCE #10-2026 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, AMENDING THE LAND MANAGEMENT AND DEVELOPMENT ORDINANCE BY PROVIDING FOR THE INCLUSION OF QUALIFIED MANUFACTURED HOMES AS A PERMITTED USE IN ALL RESIDENTIAL DISTRICTS. - 1ST READING

Corporate Counsel, Gilbert, read Ordinance #10-2026 in entirety.

DEPARTMENT HEAD REPORTS

Amanda Haney, Administrator, Codes & Planning Department

For those who were unable to attend the Planning Commission Work Session regarding Manufactured Homes, Haney confirmed date of May 12, 2026 for those who would like to watch video of Work Session online. The Executive Director of the Kentucky Manufactured Housing Institute was also present to speak on the topic of Manufactured Housing.

Planning Commission’s public hearing, which also included discussion of Manufactured Housing, was held on June 9, 2026 and the video was also available online.

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

Howard requested overage approval for budget line-item #200-9300-54630, Laboratory Analysis (Sewer), for an additional \$12,000 for a total of \$82,000.

Request was needed to capture additional fees associated with the industrial sewer customers. The pretreatment program used a third-party consultant to collect monthly, quarterly, and annual effluent sampling for industrial clients. Rising lab costs had contributed to overage as well as additional sampling for non-compliance.

All lab supply costs associated with the Wastewater Treatment Plant (WWTP) State Certified Testing Facility was also included in this line-item.

Note that all pretreatment costs were paid by BMU; however, costs were passed on to industrial customers and returned in revenue line-item #200-9300-43320, Pretreatment Reimbursement.

Caudill motioned; Little seconded motion to approve overage for line item #200-9300-54630, Laboratory Analysis (Sewer), for an additional \$12,000 for a total of \$82,000.

Voice Vote: All ayes Motion carried.

CITY ADMINISTRATOR'S REPORT

- Department Head Written Reports were sent out today.
- A presentation was scheduled for the next City Council meeting regarding Park Improvement Plans, along with the park intended for Stoney Creek.

MAYOR'S REPORT / COMMENTS

- Shared events from the past weekend, i.e., L&N Day at the Train Station with over 500 visitors, Berea Volunteer Fire & Rescue Car Show with over 60 cars, and the Human Rights Commission's Juneteenth Celebration. Thanked everyone who planned and organized events.
- Reminded everyone of the July 4th event / activities at the Park. As it was America's 250th year of the founding of America and the Declaration of Independence, extra events/activities had been planned.
- Felt this may have been one of the smoothest budgets they had gone through. Observing the Council and all departments working together on budget submissions, recommendations, changes, etc. was a work of art. The best example of team effort. The budget was the number one thing the Council controls, ensuring the citizens' money was being spent the right way on services that benefit the people. The budget reflected the City's priorities as a City in which he was proud to be a part of. Thanked everyone involved.

COUNCIL COMMENTS

Payne L&N Day went well, heard lots of great things. Thanked Sandlin for reminder regarding the Parks & Recreation's post for July 4th.

Barnett No comment.

Terrill Asked if the Trailhead Restroom Building was going to be completed before July 4th and if the grand opening would be the same day. City Administrator, Sandlin, stated although the building would be usable on July 4th, the grand opening would be later.

Poynter No comment.

Caudill The weekend events went really well. The Juneteenth celebration was well attended and organized. Of several city budgets in which he had been a part of, Council had always valued the employee salary line making sure to acknowledge the people who do the work of our City. Regarding other arguments, stress, should we or shouldn't we, this budget seemed to have had the smallest changes of past years. Thought this was a product of administration, department heads, and

employees being diligent and thinking about what was needed for our City to be successful. Commended all involved as this budget was super smooth.

Little No comment.

Scenters No comment.

Startzman No comment.

ADJOURNMENT

Caudill motioned; Payne seconded motion to adjourn at 6:57 p.m.

Voice Vote: All ayes Motion carried.

Mayor Bruce Fraley

City Clerk