

AGENDA
BEREA CITY COUNCIL
BUSINESS MEETING
TUESDAY, AUGUST 3, 2021
COUNCIL CHAMBERS
304 CHESTNUT STREET
6:30 PM

The public is given an opportunity to speak to the City Council during public comment portion of the meeting. Any public comments exceeding three-minutes should be scheduled as a presentation through the Mayor's office and will be placed on the agenda. When recognized by the mayor, please go to the podium, state your name for the record. Comments should be business oriented and we ask for no inappropriate language or naming any person individually during your comments.

1. CALL TO ORDER
2. INVOCATION - Teresa Scenters
3. PLEDGE OF ALLEGIANCE - Teresa Scenters
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES - July 20, 2021 & July 27, 2021
6. PUBLIC COMMENTS
7. BID RECOMMENDATION - REPAIR / MAINTENANCE OF VARIOUS CITY STREETS - S. Sandlin
8. BID RECOMMENDATION - FY 2022 WATER & WASTEWATER TREATMENT PROCESS
CHEMICALS - K. Howard
9. UTILITIES UPDATE - K. Howard
10. ROOM IN THE INN - Jeanie Hogg
11. CODES & PLANNING DEPARTMENT EMPLOYEE INTRODUCTION - Amanda Haney
12. CITY STREETS - Jerry Little
13. **ORDINANCE #22-2021** - ZONING CLASSIFICATION FOR 171 HERNDON LANE - **2ND READING**
14. CITY ADMINISTRATOR'S REPORT - Shawn Sandlin
15. MAYOR'S COMMENTS
16. COUNCIL COMMENTS
17. ADJOURNMENT

"Any invocation that may be offered before the official start of the Council meeting shall be the voluntary offering of private citizen. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council, and the Council does not endorse the religious beliefs or views of this, or any other speaker."

The Berea City Council met in a regular session, Tuesday, July 20, 2021.

Mayor Bruce Fraley presiding.

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

COUNCIL PRESENT: Jim Davis, Teresa Scenters, John Payne, Jerry Little, Steve Caudill,
Ronnie Terrill

COUNCIL ABSENT: Katie Startzman, Cora Wilson

OFFICIALS PRESENT: Jerry Gilbert, David Gregory, Robin Adams, Daniel Brindley, Tommy Horn,
Shawn Sandlin, Donna Angel, Kevin Howard, Amanda Haney,
Priscilla Bloom, Aaron Boycan

INVOCATION: John Payne

PLEDGE OF ALLEGIANCE: John Payne

APPROVAL OF AGENDA:

Caudill motioned; Payne seconded motion to approve agenda.

Vote: All ayes

APPROVAL OF MINUTES: July 6, 2021

Davis motioned; Caudill seconded motion to approve minutes as amended.

Vote: All ayes

PUBLIC COMMENTS

Cheyenne Olson, Sustainable Berea, 201 Adams Street, invited Berea City Officials, Berea City Council, and the public to Sustainable Berea and the Berea Urban Farm's 15-year anniversary celebration, scheduled for Thursday, July 29th, 201 Adams Street, beginning at 5:30 p.m. Bring family and friends to find out what is happening on the farm, i.e., tours, music, awards, auction, etc. Sustainable Berea and the Berea Urban Farm continue to work with all Bereans to increase the community's strength and resilience.

TRAIL USAGE: SUMMER 2021 RESULTS – Dr. Louisa Summers, Professor, Berea College

Dr. Summers and students (research associates), Gage Cousineau and Osman Bin Aamr Abu Nasr, presented their summer research of the local trail usage.

The Pinnacles are one of Berea's top tourist attractions, in 2018 they were rated the number one hike in Kentucky Outdoor Magazine and have brought hikers from as far as Ireland. During 2020, with the assistance of QR Codes, surveys were completed. Since June of 2017, hiker infrared counters had been utilized with an average of just over 100,000 hikers. Since the COVID Pandemic, hiking had become more of a social event, as-well-as, an exercise venue. In 2021, spending had increased compared to previous years with the total economic impact estimated at \$1,081,904. 2021 was projected to see a 112.4% increase in economic revenue.

Ideas were shared of ways to get Berea back on the map, attracting hikers/visitors in the Boone Tavern square area, and ideas for Berea College.

Takeaways - The Pinnacles have over 100,000 users annually
- There were a greater number of day hikers from surrounding counties
- Visits to the Pinnacles were memorable even 40 years later and a highlight of visit(s)

- Forecasted expenditures were over 400% higher than last year
- The total economic impact was estimated to be over one million dollars
- Incentivize hiker area around food, targeting marketing and social media
- The Mountain Bike Trail was another economic opportunity for research

TOURISM EMPLOYEE INTRODUCTIONS - Donna Angel, Business & Tourism Development Director

Angel introduced new employees for Tourism.

Nancy Conley, promoted to the new Tourism Operations Manager.

Liz Todd, Program Manager, serving the Festival Learn Shops and all other workshops.

Sarah Stillwell, Media Manager, working on newsletters, media press releases, etc.

BEREA CRAFT FESTIVAL UPDATE - Donna Angel, Business & Tourism Development Director

An incredible Craft Festival this year with an estimated 8,200 visitors. Thanked all who attended and/or supported the festival, especially the grand opening ceremony. The festival reiterated the desire to be outdoors and be with people. Crafters were outstanding with top quality crafts and sales were high with all vendors. Visitors attended from at least thirty-two states, Kentucky being the number one state. Complimented the Public Works Department as they were top notch in their work. Thanked Berea College for the use of the Forestry Outreach Building allowing the artists a break area. Felt they had the best festival ever from the dollars, visitors, quality of work, compliments, etc. Berea's brand stands strong as the Folk Arts & Crafts Capital of Kentucky as Berea is well known, loved, and respected for all the arts and crafts for which we are honored.

BID OPENING – REPAIR / MAINTENANCE OF VARIOUS CITY STREETS – Mayor Fraley

Mayor Fraley opened bids. One bid received.

The Allen Company, Inc.	Lexington, KY	Received 7/16/21	\$ 187,773.04
Included: Jefferson Street (Ellipse Street – Broadway) & Mayde Road (Bypass – Mayde Spur Road)			

Submittals presented to Gregory, City Administrator, and Public Works Committee for review and recommendation.

BID OPENING – FY 2022 WATER & WASTEWATER TREATMENT PROCESS CHEMICALS –

Mayor Fraley

Mayor Fraley opened bids. Three bids received.

CedarChem, LLC	Cedartown, GA	Received 7/15/21	\$ 111,178.40
CITCO Water	Lexington, KY	Received 7/16/21	\$ 126,280.00
Univar Solutions USA, Inc.	Fairfield, OH	Received 7/14/21	\$ 9,640.00

Submittals presented to Kevin Howard, Berea Municipal Utilities Manager, for review and recommendation.

PROCLAMATION – RECOGNIZING MADISON COUNTY SPORTS HALL OF FAME – Mayor Fraley

Mayor Fraley read proclamation in entirety.

On behalf of the Madison County Fiscal Court, the City of Richmond, and the City of Berea government leaders, we jointly proclaimed our support and best wishes to the Madison County Sports Hall of Fame organization, its volunteer Board of Directors, and to the many deserving inductees who will be enshrined in this year's inaugural class and during the years and decades to come.

CHANGE ORDER #01 – David Gregory

Contractor underestimated material for chinking and staining the Russel Acton Folk Center due to a lot of unexpected voids/gaps that were discovered in the process of removing the chinking. The change order, in the amount of \$8,085.00, covered the cost of material only. No additional changes were anticipated. The completion date remained for July 30th.

Little motioned; Caudill seconded motion to approve Change Order #01 with a revised contract price in the amount of \$27,392.50.

ORDINANCE #22-2021 - AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, CHANGING THE ZONING CLASSIFICATION OF PROPERTY DESCRIBED AS 171 HERNDON LANE AND OWNED BY KASEY COX HERIN FROM R-1/PLANNED UNIT DEVELOPMENT (PUD) TO AGRICULTURE (A-1). - 1ST READING

Corporate Counsel, Gilbert, read Ordinance #22-2021 in entirety.

ORDINANCE #20-2021 - AN ORDINANCE UPDATING THE AUTHORIZED POSITIONS AND ASSIGNED GRADE - 2ND READING

Corporate Counsel, Gilbert, read Ordinance #20-2021 by summary.

Payne motioned; Caudill seconded motion to approve and adopt Ordinance #20-2021.

Roll Call Vote: All ayes

ORDINANCE #21-2021 - AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, AMENDING THE PERSONNEL POLICIES AND PROCEDURES, ORDINANCE #13-20, BY AMENDING ARTICLE XIX, SALARY RANGES. - 2ND READING

Corporate Counsel, Gilbert, read Ordinance #21-2021 in entirety.

Caudill motioned; Davis seconded motion to approve and adopt Ordinance #21-2021.

Roll Call Vote: All ayes

CITY ADMINSTRATOR'S REPORT – David Gregory

- Pavilion had the cupola in place, parking lot should be rolled out today in preparation for asphalt, shade tops were soon to be placed on the structures, parking lot stripped, and seeding and strawing the topsoil to be completed. A punch list was scheduled for July 28th with a substantial completion date of July 30th.
- Mountain Bike Trail project had several tons of Class I sand delivered and several tons of dirt had been put in place. He had been on the trails and had never seen anything like them. When completed, he felt they must be promoted as a regional and/or state attraction.
- Folk Center project was going well. Appreciated the approval of the change order as the materials had increased significantly since the bidding. Hopeful for a completion date of July 30th.
- Codes & Planning Department had been busy with planning reviews.
- Parks Department would be hosting the Swing for a Cure on Saturday, July 24th, with over twenty teams participating.
- City Pool would be closing on August 8th.
- Public Works Department continued to clear roadside mowing and brush pick-up this week.

- Finance Department would soon begin long-range financial planning and determine how to use the American Relief Plan Act (ARPA) funding. Additional guidance had been given to cities and having the Audit & Finance Committee begin dialogue would be the first step in the process. Anticipated several weeks for finalizing.
- Owsley Fork Dam was at 90% completion with anticipated completion in late fall / early spring.
- In closing, focused on employees.
Described employees using the term "Employees Count" and when adding the term "Leadership Matters," he believed there was a direct correlation in the two terms. When he talked about "Employees Count," he was referring to everyday workers (boots on the ground as they say in the military), the ones getting the job done. Those workers needed to be reassured that they were appreciated and recognized for their hard work. Leaders must continue to do these things and if done, our workers would put forth the maximum effort to get the job done efficiently and effectively.
Organizational alignment was one of the most important decisions a leader could make on being a successful organization. He believed as an organization, we have great department heads and their leadership mattered within the organization.
Using the example from the book, "Good to Great" by Jim Collins, the Organization was described as a "Bus." As leaders, we know the bus is moving and going forward and it is up to the leaders of an organization to make sure that they have the right people in the right seats on the bus.
Within the last two years, he was very confident the City of Berea had the right leaders within the organization in the right seats. He strongly believed the bus was moving forward in the right direction, but they must let the department heads do their job. Occasionally, he would have to steer the bus in the right direction, but very rarely. He wished all City employees the best in everything they do and knew the department heads would do the right thing. Their leadership had always mattered to him.
- Had enjoyed working with the Council. Although they may not have always agreed, they all showed one another respect and professionalism. This was greatly appreciated.
- He appreciated Mayor Fraley and his friendship. The last year, they both had to make hard decisions. It had been tough for all of us during the pandemic.

MAYOR'S REPORT / COMMENTS

- This was David Gregory's last City Council meeting as City Administrator, his last day would be July 30th. It had been nice being on the bus with him and considered him a personal friend. His tenure with the City, especially as a City Administrator, had improved our City and been good for the City as well as the citizens. He had always had the best interest, for the citizens and the City, at heart. Appreciated all the work he had done and being by his side during good and difficult times. Wished him well. No good-byes but "see ya later."
Appreciated his work with the Police Department, bringing it into a modern police force. Also, he had put his heart and soul into projects, especially the Mountain Bike Trail and Pavilion projects, managing on-site on a regular basis.
- Complimented the Tourism staff and everyone involved with the Craft Festival. A wonderful way to bounce back, showing people were ready to get out for activities. Received many compliments and appreciated all the work put into the festival.

COUNCIL COMMENTS

Payne The Berea Community School inclusive playground had their grand opening on July 19th. Nice to see these things coming into our community. Thanked those who spoke with good information, helping to move everything along. Thanked Gregory for his good work.

Little Thanked Gregory for his two years as City Administrator, enjoyed working with him, hoped the best for him. Gave the County Jail recognition for trash pick-up, along Highway 21, on July 21st.

Scenters Agreed with others' comments. Welcome and congratulations to the new Tourism positions, Donna has a stellar team. Excited for the Sports Hall of Fame.

Davis Thanked Dr. Summers and students for their work. Congratulations on the Craft Festival, an amazing number of people. L&N Days was scheduled for August 7th, L&N Depot at the Welcome Center, Artist Circle, 9:00 a.m. – 5:00 p.m., free admission. Kentucky Fried Chicken (KFC) had broken ground, we should have a KFC soon. Thanked Gregory for his two years as City Administrator, good luck on retirement, and he would enjoy it....trust him. Congratulations to the Sports Hall of Fame.

Terrill Bragged on Public Works for their work at the Craft Festival, i.e., trees trimmed, trash pick-up, etc. Good job. Great fair. Had been a pleasure working with Gregory even though he disagreed with him 90% of the time, which he usually did with everyone.....chuckles from audience.

Caudill Thanked Dr. Summers and students for their work and information. Keep the count going and continue looking for more opportunity. Thanked Cheyenne Olson for information regarding the Berea Urban Farm. The Craft Festival was exciting just to see Berea crazy busy the whole weekend. Thanked Gregory for his two years as City Administrator, had done an exceptional job as Administrator and Police Chief. Gregory had brought a fresh perspective to everything they did, making our City more efficient.

ADJOURNMENT

Payne motioned; Caudill seconded motion to adjourn at 8:01 p.m.

All ayes

Mayor Bruce Fraley

City Clerk

The Berea City Council met in a special called meeting, Tuesday, July 27, 2021.
Mayor Bruce Fraley presiding.
A quorum being present, the meeting was called to order at 5:00 p.m.

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

COUNCIL ABSENT: None

OFFICIALS PRESENT: David Gregory, Robin Adams, Daniel Brindley, Jennifer Renfro

REQUEST FOR MOTION TO ENTER INTO EXECUTIVE SESSION TO DISCUSS THE POTENTIAL APPOINTMENT OF AN INDIVIDUAL EMPLOYEE PER KRS 61.810(F)

Payne motioned; Wilson seconded motion to enter into Executive Session.
Vote: All ayes

REQUEST FOR MOTION TO EXIT EXECUTIVE SESSION AND RECONVENE TO REGULAR SESSION

Caudill motioned; Payne seconded motion to exit Executive Session and reconvene to Regular Session.
Vote: All ayes

City Council met in Executive Session to discuss the potential appointment of an individual employee per KRS 61.810(F). No decision was made in the Executive Session.

Davis motioned; Wilson seconded motion to approve the selection of Rosanne Beverly for the position of City Administrator, subject to and conditioned on the execution of a suitable Employment Contract Agreement.
Voice Vote: Motion carried 7 to 1.

Payne motioned; Startzman seconded motion to approve the appointment of Shawn Sandlin, Fire Chief, as Interim City Administrator until Rosanne Beverly began employment with the City.
Voice Vote: All ayes

ADJOURNMENT

Scenters motioned; Payne seconded motion to adjourn at 5:47 p.m.
All ayes

Mayor Bruce Fraley

City Clerk

ORDINANCE NO. 22 - 2021

AN ORDINANCE OF THE CITY OF BEREА, KENTUCKY, CHANGING THE ZONING CLASSIFICATION OF PROPERTY DESCRIBED AS 171 HERNDON LANE AND OWNED BY KASEY COX HEREIN FROM R-1/PLANNED UNIT DEVELOPMENT (PUD) TO AGRICULTURE (A-1)

The City Council of the City of Bereа, Kentucky, does ordain as follows:

Pursuant to the authority granted in KRS 100, and in Section 401.2 of the Land Management and Development Ordinance, and further pursuant to a hearing held on June 22, 2021, by the Bereа Planning Commission, wherein the Planning Commission found that the proposal for zoning map amendment from R-1/Planned Unit Development (PUD) to Agriculture (A-1) was appropriate based on specific factual findings, and said Planning Commission having recommended to the City Council that the requested map amendment be granted; therefore, the City Council adopts the findings of fact and recommendation of the Planning Commission and further, pursuant to KRS 100.211, the area as hereinafter described on Exhibit "A" hereto (19.71 acres) and being known and designated as 171 Herndon Lane, be and the same is reclassified to Agriculture (A-1) from R-1/Planned Unit Development (PUD).

FIRST READING: July 20, 2021.

SECOND READING & ENACTMENT: August 3, 2021.

CITY OF BEREА, KENTUCKY

Bruce Fraley, Mayor

Attest:

City Clerk

Published according to law on the 4 day of August, 2021.

PREPARED BY:

Corporation Counsel

CITY OF BEREHA, KENTUCKY
PLANNING COMMISSION

In Re: Application for Zone Change for
KASEY COX
171 Herndon Lane
Berea, KY 40403

REPORT WITH FINDINGS OF FACT AND RECOMMENDATION

This matter having been heard on June 22, 2021, at a public hearing before the Berea Planning Commission, and the Planning Commission having considered the proposal for zoning map amendment from R-1/Planned Unit Development (PUD) to Agriculture (A-1) made by Kasey Cox, and the records of the City of Berea, including the Comprehensive Plan, and the statements and testimony offered by the applicant, and members of the general public, and having further considered the application filed herein, and the records of the City Clerk; the Planning Commission makes the following Report:

1. That proper notification of the hearing was given pursuant to KRS 100.212, and §401.2 of the Land Management and Development Ordinance, by posting notice on the property for fourteen days consecutive days, by a public notice of the hearing published in the Berea Citizen, and by individual letters to adjoining property owners.

2. That the property is adjacent to property owned by the persons set out on Appendix A attached hereto.

3. A summary of the evidence and testimony presented by proponents of the proposed amendment is as follows:

a) The property is a 19.71 acre tract located on Herndon Lane; and it is within the corporate limits.

b) The reason for the requested map amendment is the property owner wishes to use it for agricultural purposes and to construct greenhouses on the property.

c) The property was originally given a classification of R-1/PUD as it was previously owned by Stoney Creek Development which developed the adjacent property as R-1/PUD. However, the property lies within a flood plan and cannot be developed as currently designated.

3. No one appeared in opposition to the proposed amendment.
4. The minutes of the Commission meeting further summarizing the testimony are attached.

Based on the foregoing, the Planning Commission makes the following FINDINGS OF FACT:

1. That proper notification of the hearing was given pursuant to KRS 100.212, and §401.2 of the Land Management and Development Ordinance, by posting notice on the property for fourteen days consecutive days, by a public notice of the hearing published in the Berea Citizen, and by individual letters to adjoining property owners.

2. That the Commission finds that the proposed zoning classification of Agriculture (A-1) is an appropriate classification for the property; and the existing zoning classification R-1/PUD is an inappropriate zoning classification, because and on the grounds that the subject property is not suitable for development as it lies within a flood plain.

RECOMMENDATION

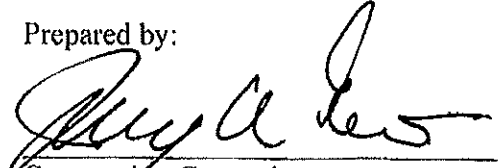
1. Based on the foregoing, the Planning Commission recommends to the City

Council that the classification of the property involved herein be changed from R-1/PUD to A-1
(Agriculture).

Dated: _____

By: _____
Chairman, City Planning
Commission

Prepared by:



Corporation Counsel