

The Berea City Council met in a regular business session, Tuesday, July 7, 2026.
Mayor Bruce Fraley presiding.
A quorum being present, the meeting was called to order at 6:30 p.m.

WORK SESSION

Closed Work Session Per KRS 61.810(b)
5:30 PM - 6:20 PM EDT
4:30 PM - 5:20 PM CDT

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

COUNCIL ABSENT: None

OFFICIALS PRESENT: J.T. Gilbert, Shawn Sandlin, Robin Adams, Tommy Horn, Donna Angel,
Priscilla Bloom, Kevin Howard, Amanda Haney, Jason Hays, Charlie Russell

INVOCATION: Jerry Little

PLEDGE OF ALLEGIANCE: Jerry Little

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES - JUNE 16, 2026

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

PUBLIC COMMENTS

None

OLD TOWN FABRIC DAY PROCLAMATION

Mayor Fraley read proclamation in entirety and presented to Rebekah Johnson, Owner, Old Town Fabric.

Johnson thanked everyone and expressed her appreciation to the customers and community who had kept her business going for ten years.

STREET ACCEPTANCE - STONEY VIEW ESTATES, PHASE I,

Amanda Haney, Administrator, Codes Department, stated the developer, New Idea Construction & Homes, LLC, was nearing completion of Stoney View Estates, Phase I, and had requested acceptance of infrastructure into the City's Maintenance Program. Codes & Planning and Public Works had inspected the subdivision and found all infrastructure complete.

The street right-of-way for acceptance into City Maintenance consisted of the following:

Wyldwood Way - approximately 1,433 linear feet past Brook Cove (60' ROW width)

Whitley Way - approximately 910 linear feet (50' ROW width)

Middle Creek Way - approximately 878 linear feet past Brook Cove (50' ROW width)

South and East Detention areas, shown on final plat, had a recorded stormwater maintenance agreement to be maintained by the owner / developer, New Construction & Homes, LLC.

The total asset to the City was 3,221 linear feet street right-of-way which included sidewalks, curb, and gutter in the amount of \$1,360,050.

Berea Municipal Utilities had inspected and approved the following:

Approximately 2,991 linear feet of 8" PVC gravity sewer pipe and 11 newly installed manholes. A Capital Addition Value of \$282,415.

Caudill motioned: Little seconded motion to accept 3,221 LF of street right-of-way including sidewalks, curb, and gutter at Wyldwood Way, Middle Creek Way, and Whitley Way. The total asset to the City being \$1,360,050; and approximately 2,991 LF of 8" PVC gravity sewer pipe and 11 newly installed manholes for a total asset to the City in the amount of \$282,415. Detention ponds are to be maintained by New Idea Construction & Homes, LLC, in accordance with the recorded stormwater maintenance agreement.

Voice Vote: All ayes 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. - 2ND READING

Corporate Counsel, Gilbert, read Ordinance #10-2026 by title summary. Gilbert commented the amendment was required by the recent Kentucky General Assembly, amending KRS 100.348, per state law.

Little motioned; Barnett seconded motion to approve and adopt Ordinance #10-2026.

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

ORDINANCE #11-2026 AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, DECLARING CERTAIN PROPERTY TO BE SURPLUS AND AUTHORIZING IT TO BE SOLD. - 1ST READING

Corporate Counsel, Gilbert, read Ordinance #11-2026 in entirety.

DEPARTMENT HEAD REPORTS

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

As beginning the fiscal year, Howard shared the following updates for the Electric Division in-house tracking:

Power Outages

- | | | |
|-------------------------------|--------------------|---------------------|
| • FY 2026 - 71 power outages | Total Outage Hours | 70 hrs. 15 minutes |
| • FY 2025 - 137 power outages | Total Outage Hours | 218 hrs. 15 minutes |
| • FY 2024 - 136 power outages | Total Outage Hours | 191 hrs. |
| • FY 2023 - 159 power outages | Total Outage Hours | 277 hrs. |

Tree Trimming

- FY 2026 - 321 spans
- FY 2025 - 229 spans
- FY 2024 - 282 spans
- FY 2023 - 310 spans
- With the approved requested increase of the Tree Trimming budget line item, trimming hours were increased thus reducing future power outages.

FY 2026 Accomplishments

- National recognition through the American Public Power Association (APPA) in electric reliability.
- Successfully completed in-house inspections and asset inventory on all Rash Road Substation circuit breakers and circuits.
- Thermal imaging of the City's substations was completed.
- All streetlights had been converted to LED. More efficient LED lighting saves money on efficiency and energy loss for the utility and customers through rate design.
- Well underway with AMI metering changeouts. Currently, over 800 meters had been installed successfully. The goal was to be 100% complete by the end of the calendar year.
- Partnered with Tennessee Valley Public Power Association (TVPPA) and Kentucky City/Utility Partnership Organization to develop a lineman training yard in Central Kentucky. The lineman training yard was being constructed in Nicholasville and would host the first Apprenticeship Training in October.
- Partnered with TVPPA, City of Paris, and City of Nicholasville on a lineman training program that consisted of monthly onsite training at one of our facilities. Training was led by a TVPPA instructor and sites would be alternated each month.

FY 2027 Goals

- Perform inspections and asset inventory on the Oak Street Substation.
- Maintain Customer Average Interruption Duration Index (CAIDI) of less than 50 minutes.
- Maintain Average Service Availability Index (SAI) of 99.99% .
- Provide cyber security audit on all Supervisory Control and Data Acquisition (SCADA) systems on all City substations.
- Review and update ordinances pertaining to the Electric Division, i.e., design standards and cost share responsibilities for new construction and development.

FY 2027 Projects

- System-wide Reliability and Coordination Study and Improvement Plan
- AMI Metering
- Rash Road Substation 69KV Breaker and Buss Work Upgrade
- Oak Street 10MW Substation Transformer Replacement

New Outage Reporting Process

As of May 2026, now using Hometown Grid as outage hotline and monitoring service. Their goal of minimal changes to customers had been achieved. Customers could still use the same outage reporting hotline and numbers after hours and were prompted to select an outage reporting option during regular business hours. The change was in notifications to the utility with a call tree in place to notify line personnel. Customers could also opt for text updates and there was also an interactive outage map viewable through a link on their website.

CITY ADMINISTRATOR'S REPORT

- Shared a slide presentation on the Park Improvement Plan Project. Plans were to bring in additional tourism through sports, music, and theater. Other considerations included were an amphitheater, pavilion, food trucks location, T-ball field, multi-use area, etc.
- Trailhead Restrooms were open during the July 4th holiday and worked out well. Although the building was 95% complete and some small things to complete prior to the punch list, the City was able to utilize the building over the holiday weekend.
- The Berea 'Welcome' sign was underway. Should soon see an improvement and currently waiting on an encroachment permit for the electric.

MAYOR'S REPORT / COMMENTS

- Complimented Priscilla Bloom, Director, Parks & Recreation, and her staff for an outstanding July 4th event at the City Park. Also thanked all employees involved from other departments.
- Had received many compliments on the banners throughout the City honoring our veterans. Had received more positive comments on the project than anything the City had done in the ten years he had been involved in City government. Thanked all involved and compliments to everyone.
- Received many positive comments regarding the flowers throughout the City. Had really beautified our town. Kudos to the Tourism Commission, especially Shelley Wolfe who located such beautiful flowers.

COUNCIL COMMENTS

Startzman No comment.

Scenters Agreed with Mayor Fraley's comments, everything looked beautiful. As there was so much to do, did not know how Bloom and her staff did what they do and the frustrations they dealt with. Thanked Bloom and her staff.

Little Thanked the Parks Department for what they do and keeping everything looking good. Regarding street signs, if streets had a green street sign, the street was a City Street with City maintenance. If streets had a blue street sign, the street was a private street and not included in City maintenance.

Caudill Visit the Craft Festival this weekend, Friday, Saturday, or Sunday. Get yourself something and enjoy the pinnacles.

Poynter No comment.

Terrill Everyone needed to visit the Craft Festival. Due to the recent high temperatures, asked if the City provided cooling centers. If not, should we think about a place for people to go when it's hot?

Barnett Thanked Bloom for a great job. Great comments regarding the Craft Festival. Regarding the Veteran banners, enjoyed seeing pictures of those he knew from years ago. Thank you.

Payne Hoped everyone got a chance to support the Craft Festival. Thanked the sponsors for the Veteran banners throughout the town and all who served, a wonderful thing.

ADJOURNMENT

Payne motioned; Little seconded motion to adjourn at 7:34 p.m.

Voice Vote: All ayes Motion carried.

Mayor Bruce Fraley

City Clerk