

THE PARK HILLS CITY COUNCIL HELD A BUSINESS MEETING ON MONDAY, JANUARY 11, 2016 AT 7:00 P.M. AT THE COVINGTON CATHOLIC ALUMNI CENTER, 1550 DIXIE HIGHWAY, WITH MAYOR MATT MATTONE PRESIDING. COUNCILMEMBERS PRESENT: GREG CLAYPOLE, PAMELA SPOOR, STEVE ELKINS, KATHY ZEMBRODT AND MONTY O'HARA
ABSENT: SKIP FANGMAN
ALSO PRESENT: CITY ATTORNEY, TODD MCMURTRY AND CITY ENGINEER, JAY BAYER

Mr. O'Hara began the meeting with prayer

Call to Order

Pledge of Allegiance

Roll Call

Motion to approve the December 14, 2015 meeting minutes was made by Ms. Spoor; second by Mr. Elkins. Roll call: all ayes

I. Petitioners

A. Mr. Jack Gaitlin, an attorney in Ft. Mitchell and also city attorney for Erlanger and Independence, was present at the meeting to discuss SD1 litigation. He gave Mayor and Council a brief overview of what the lawsuit would entail. Up until 2013, SD1 maintained the lateral lines in the right of way and repaired all the damage done to the street during the repair. In the last year, or two, SD1 created a pool of \$600,000 that cities could use to make the repairs. Covington received the bulk of the pool; \$440,000. The rest was to be split between the remaining participating cities. The position of Erlanger and Independence is that when cities were taken out of the 'sewer business' and ownership went to SD1; SD1 should be responsible for the repairs. Mr. Gaitlin is asking other cities to join Erlanger and Independence in the lawsuit to show a unified front. The firm of Freund, Freeze & Arnold would cap each city's fee based on population; Park Hills' portion would come to \$1,250.00. Attorney McMurtry added that if the suit is appealed, the fees could be readdressed. Ms. Spoor likes the idea as she believes homeowners should not be responsible for the costs of repairs and maintenance. Mr. Gaitlin stated the main goal of the lawsuit is to make sure cities and states are not on the hook for repairs; Ms. Spoor wants to make sure the same is true for property owners. The Resolution will be voted on later in the meeting.

B. Mr. John Chamberlin, VanGorder & Walker, was present at the meeting to present the 2014-2015 annual audit. A copy of the draft audit is attached.

C. Mr. Brian Aylor, 1428 Amsterdam Road, was present at the meeting to discuss his situation with SD1. He states in 2011, water began pooling in front of his home. He contacted SD1 in March of 2013 and was told there was a break in the sewer line and the cost to repair would run about \$3,000. In August of that year, a camera was used to view the line; the camera man said it didn't look that bad and for Mr. Aylor not to worry about it. Mr. Aylor, however, saw the hole in the pipe and worried he would be responsible for the cost of repair. SD1 recently did some line repair on Amsterdam Road and while they had the street dug up, they went ahead and made the repairs to Mr. Aylor's line. He thanked Mr. VonHandorf, Mr. Fangman and Mr. Claypole for helping with this matter.

He went on to say, he came to the meeting to make sure this didn't happen to anyone else where they would be responsible for the cost of repair and fixing the street back to its prior condition. He is very much in favor of the SD1 lawsuit.

D. Ms. Dixie Meyer, owner of apartment buildings on Elberta Circle and Far Hills Lane, was present at the meeting to discuss snow removal. Ms. Meyers states the city has been clearing the snow in front of her buildings since she purchased them about 2 ½ years ago. She provided photos of the snow plow truck which was taken by her security cameras during several of last years' snow days. She went on to say, during this last snow and the first of the season, her streets were not plowed. She asked why they weren't plowed this time when they always were in the past. Attorney McMurtry stated they may have been plowed in the past but that the city was under no obligation to clear her lot. He went on to say the area in front of her buildings is more of a parking lot and public passing than a street. It has never been accepted by the city; therefore, the city has no responsibility to maintain it in any way. Mr. Meyers stated she believes the city does what is convenient for them at the time and will see the city in court.

II. Second Reading; Ordinance No. 10, 2015 amending the 2015-2016 Budget was read in summary by Attorney McMurtry. Motion to adopt Ordinance was made by Ms. Spoor; second by Ms. Zembrodt. Roll call: all ayes

III. Second Reading; Ordinance No. 11, 2015 adopting the 2012 Property Maintenance Code was read in summary by Attorney McMurtry. Motion to adopt Ordinance was made by Mr. Elkins; second by Mr. Claypole. Roll call: all ayes

IV. First Reading; Ordinance No. 1, 2016 expensing funds from the Tree Board was read in summary by Attorney McMurtry.

V. First Reading; Ordinance No. 2, 2016; Nuisance Ordinance was read in summary by Attorney McMurtry.

VI. First Reading; Ordinance No. 3, 2016; Ordinance Codification was read in summary by Attorney McMurtry

VII. First Reading; Ordinance No. 4, 2016; Ordinance Codification Supplement was read in summary by Attorney McMurtry

VIII. First Reading; Ordinance No. 5, 2016; Parking Pad Regulations was tabled

IX. Resolution No. 1, 2016; SD1 Lawsuit was read by Attorney McMurtry. Motion to accept Resolution was made by Mr. Elkins; second by Ms. Spoor. Roll call: all ayes

X. Resolution No. 2, 2016 extending the Bromley Contract until 2020 was read by Attorney McMurtry. Motion to accept Resolution was made by Mr. O'Hara; second by Ms. Spoor. Roll call: all ayes

XI. Municipal Order No. 1, 2016 appointing Representatives to the Planning & Development Services was read by Attorney McMurtry. Motion to accept Order was made by Mr. O'Hara; second by Ms. Zembrodt. Roll call: all ayes

XII. Resolution No. 3, 2016 opposing fee increases by the Kenton County Planning Commission was read by Attorney McMurtry. Motion to accept Resolution was made by Ms. Zembrodt; second by Ms. Spoor. Roll call: all ayes

Resolutions No. 3 and 4, 2016 pertaining to the SD1 agreement went without motion.

XIII. Department Reports

Due to the forecast of snow this evening, Mr. VonHandorf went next with his report. He thanked Mayor and Council for another month.

SD1 has finished their work at the north end of Amsterdam Road.

The work at the other end of Amsterdam is running slightly behind schedule.

Flaggers will be used on Sleepy Hollow for about two weeks. Work is set to begin in about two weeks.

A handrail at a residence is the only item left on the Alhambra, Coram and Harriet project punch list.

The existing Devou Clubhouse will be demolished in the next few days. Orange signs have been placed in the city; Montague Road will be used as an access road for the project.

Mr. VonHandorf thanked assistant city clerk, Ms. Frances "Pete" Cann, for everything she has done for him since he began working for the city. Ms. Cann is retiring at the end of the week.

A. Public Works Department

Due to the length of the meeting, Mr. Dick Lange moved up on the agenda with his TBNK report.

He stated the non-compliance issues between Time Warner Cable and the TBNK have been resolved.

The TBNK is making cities aware of ON DEMAND web streaming and asking cities to add a link to their websites.

The Board will be voting on upcoming officers for 2016.

B. Police Department

Mr. O'Hara asked why there were so many traffic stops in Ft. Wright. Chief Stanley said he would look into.

Chief Stanley stated that at the end of the new contract, his department will have served 7 years as law enforcement for the City of Bromley. He says the arrangement has been working out well for both cities.

Chief Stanley requested the use of his reserve fund to purchase new badges and pins to commemorate the department's 90th anniversary. With the amended budget being read earlier, the funds are available for use.

Major cases include:

Theft:

Victim states that an unknown person removed a dirt bike from the rear of his truck

Assault:

Victim stated she was assaulted and it was determined during the investigation she was not taking her medicine and was transported to the hospital for treatment. No assault

Possession of a controlled substance:

Subject was located with marijuana and cited to court.

Unauthorized use of motor vehicle:

Victim stated that she lent her car and the person refuses to return the vehicle. Victim was advised how to file charges.

Theft by deception:

Victim stated that an appliance repair person charged her card for services not rendered. Investigation revealed that it was a scheduling conflict and the victim has been advised how to dispute the charges for reimbursement.

Theft from vehicles:

Several vehicles had been gone through and items taken. Mostly change. Detective Webster has issued several emails and has posted this on Facebook advising residents **NOT** to leave valuables in their vehicles. This issue is occurring throughout the tristate. No Suspects

C. Fire Department

A total of 36 calls for service were received during the month of December.

The department welcomed our newest member; Jared Dornheggen. He will be attending the Kenton County Recruit class in February.

Narcan training was completed for all F.D. and EMT personnel. Equipment was placed on both first out vehicles.

P.H.F.D. responded to assist Covington units at the recent fire in the Panorama residential high rise building.

Chief Rigney added that the streets in the apartments were never plowed. He stated that sometimes the emergency vehicles would slide during runs there. He also said the potholes in that area are damaging to the vehicles.

Attorney McMurtry used the Chief's statement to ask if Council would like to have him re-read the Nuisance Ordinance as an Emergency Ordinance. This would make it possible to address these types of situations sooner. Ordinance No. 2, 2016, sponsored by Ms. Spoor, was re-read, in summary, by Attorney McMurtry as an Emergency Ordinance. Motion to adopt Ordinance was made by Ms. Spoor; second by Mr. Claypole. Roll call: all ayes

D. City Engineer

Dixie Highway Sidewalk:

The lights have been tested and are in use. Paul Michels and Sons has completed the remaining punchlist items. A recommendation has been provided for final payment for the project.

Coram, Harriet and Alhambra:

Straight Edge has completed the final punch list items. A retainer is being held for minor final restoration.

Altavia Avenue:

A street meeting was held on November 23rd with the residents to review the project. The Infrastructure Committee has met several times since to discuss the residents' input from the meeting. A second street meeting is planned for January 25th. The NKWD approved their 2016 budget in November and approved a contract with Bayer Becker to design a replacement water main in conjunction with the street project.

Ms. Spoor stated she doesn't want to see Mr. Russo's landscaping disturbed. Mr. Bayer does not see a reason it would be.

Aberdeen Reconstruction:

The field surveying of the project area is primarily complete. Conceptual plans are being prepared for review by the Infrastructure Committee. The NKWD approved their 2016 budget in November including a water main replacement project in conjunction with the street project.

E. Finance Department

Motion to approve the financial reports for the month of December was made by Ms. Spoor; second by Ms. Zembrodt. Roll call: all ayes

Motion to pay the Road Fund Invoices in the amount of \$91,443.54 was made by Ms. Spoor; second by Ms. Zembrodt. Roll call: all ayes

XIV. Committee Discussions

A. Infrastructure and Public Works – Skip Fangman – Not present

Ms. Zembrodt will act as chair until Mr. Fangman returns.

Most items were covered under the engineer's report

A meeting is scheduled for Monday, January 25th at 6:30 p.m. at the Griffin Center to discuss the Altavia Avenue project.

B. Economic Development – Monty O'Hara – No report

C. Communications Committee – Steve Elkins – No report

Mr. Elkins would like to schedule a meeting also on January 25th beginning at 6:00 p.m.

D. Parks, Beautification and Recreation Committee – Pamela Spoor

Ms. Spoor thanked Ms. Carol Hornbeck who left a very generous \$5,000 gift to the Park Hills Garden Club.

E. Historic Preservation Committee – Pamela Spoor – No report

Ms. Spoor received an invoice from History in Your Own Backyard for the historic video. It will be paid out of the Historic Preservation Reserve Fund.

F. Personnel Committee – Skip Fangman – Not present

NDADD is meeting with the city clerk next week to go over the personnel policy changes.

G. Mayor's Group Report

The next meeting is scheduled for Saturday, January 16th at 9:00 a.m. at Lakeside Park

H. Mayor's Update - None

XV. Old Business

Ms. Zembrodt stated the 4th Monday of each month was earmarked for Committee or Council meetings.

Mr. Claypole stated the lights on Dixie Highway are on and the banners have been hung.

XVI. New Business - None

XVII. Delegations

A. Fix the Dixie – Mayor Matt Mattone – No report

B. Municipal Government League – Monty O'Hara – No report

C. Planning and Development Services of Kenton County – Mayor Matt Mattone

Will be voting on the advisory board on January 28th

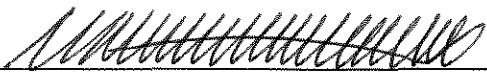
D. Telecommunications Board of N. KY – Dick Lange

Given earlier in the meeting

A. Northern KY Area Development District – Kathy Zembrodt – No report

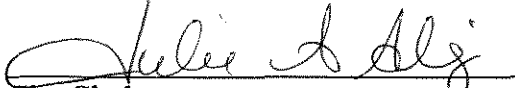
F. Code Enforcement Board – David Gray – Not present at the meeting

9:51 Motion to adjourn from business meeting was made by Mr. Elkins; second by Ms. Spoor



Mayor, Matt Mattone

ATTEST:



City Clerk

THE PARK HILLS CITY COUNCIL HELD A BUSINESS MEETING ON MONDAY, FEBRUARY 8, 2016 AT 7:00 P.M. AT THE COVINGTON CATHOLIC ALUMNI CENTER, 1550 DIXIE HIGHWAY, WITH MAYOR MATT MATTONE PRESIDING. COUNCILMEMBERS PRESENT: GREG CLAYPOLE, PAMELA SPOOR, STEVE ELKINS, KATHY ZEMBRODT AND MONTY O'HARA
ABSENT: SKIP FANGMAN
ALSO PRESENT: CITY ATTORNEY, TODD MCMURTRY AND CITY ENGINEER, JAY BAYER

Mr. O'Hara began the meeting with prayer

Call to Order

Pledge of Allegiance

Roll Call

Motion to approve the January 11, 2016 meeting minutes was made by Ms. Spoor; second by Mr. Claypole. Roll call: all ayes

I. Petitioners

A. Mr. Joe Meyer, representing the Northern KY United Group, was present at the meeting to ask Council's support for the Cincy Eastern Bypass study. Mr. Meyer passed out a handout regarding the study along with a copy of the Kentucky Transportation Cabinet's budget. He would like the city to pass a Resolution of support to be sent to the Governor. He went on to say, the current plans do not address the congestion problems that exist. He states his group is looking at diversion routes to ease the congestion and also provide access to open land for economic development along the bypass. He says, even though the bypass route is 62 miles long, it will still save drivers 44-48 minutes of travel time. The cost of the bypass is estimated to be less than \$1.5 billion; much less than the current plan according to Mr. Meyer. The Transportation Cabinet's budget shows \$2 million set aside for studies. He states the study is federally funded. He says some money will go to the bridge's maintenance and also to make signage improvements. Mayor Mattone stated Council would discuss and have the Resolution on next month's agenda for voting. Mr. Meyer thanked the Mayor and Council for their time.

B. Ms. Dixie Meyer was present at the meeting to ask about the recently passed Nuisance Ordinance. Attorney McMurtry advised Ms. Meyer to send her questions via email to him as Council and Mayor were instructed not to respond. Ms. Meyer asked where the Ordinance was published. The clerk replied that it was published, in summary, in the Enquirer. She stated she believes Park Hills is an anti-rental city and that she would submit her questions as instructed.

C. Ms. Vickie McAtee, Altavia Avenue resident, was present at the meeting to discuss the Altavia road project. She sent a letter via email to the Mayor and Council stating her disappointment in how some meetings were held without all of the residents' knowledge. She is also upset because the new plans call for parking pads on some of the properties that never had them. She said she does not want a parking pad and asked if Council/Infrastructure Committee would reconsider.

Mr. O'Hara responded by saying different streets have different needs and the need was to create more parking on Altavia. He stated, after looking at cost and need, the current plan was the best they came up with to solve the issues and still make the street look good. Mayor Mattone responded saying all the meetings were open to the public and all residents of Altavia were encouraged to attend. Ms. Zembrodt stated the plans were changed since the last Infrastructure Meeting and some of the pads were taken off of the design. Ms. McAtee thanked the Mayor and Council for their time and consideration.

D. Mr. David Russo, also an Atavia Avenue resident, was present at the meeting to let the city know how much he appreciated all the work that went into the street project planning. He believes the city has done a good job trying to accommodate all the residents.

E. Mr. Donnie Dornheggen, 1028 Altavia Avenue, was also present at the meeting to discuss the Altavia project. Mr. Dornheggen believes some of the residents who originally complained were appeased but others weren't. He is upset about the fact that the sidewalk in front of his home will go away. He will soon have two small children and worries about them crossing the street to get to the sidewalk. He doesn't think it's fair that some residents received what they wanted while others didn't. Mayor Mattone replied that the main issues were safety and parking and the plans were done to make sure residents had both. He, along with Ms. Zembrodt, emphasized that no resident's desires were put before others.

F. Another Altavia resident, who didn't give her name, was also there to voice her opinion regarding the street project. She also appreciates the hard work of planning the street project. She wondered how the decision was made on which side to have the sidewalk. She went on to say, she doesn't have a driveway and wanted to keep her parking pad emphasizing the fact that those who spoke up first did not all get what they wanted. She believes the design was done fairly with all the residents in mind.

G. Mr. Daniel Wachs was present at the meeting to ask the Mayor and Council to weigh all options regarding the Cincy Eastern Bypass study talked about earlier in the meeting. He asked that the city consider how it will affect Park Hills. Mayor Mattone replied that he would like to have OKI give its opinion and that he would like to hear from both sides.

H. Mr. Rob McAtee, Altavia resident, stated his property will not change due to the upcoming Atavia road project. However, he would like to see the existing sidewalk stay where it is and also expressed concern that once the street is widened and the sidewalk goes in, some residents will have a very small front yard.

I. Ms. Davis, 1036 Altavia, also expressed her desire to not have a parking pad in front of her home.

II. Second Reading; Ordinance No. 1, 2016 replenishing the General Reserve Fund with Tree Board Reserve funds for a previously paid invoice was read in summary by Attorney McMurtry. Motion to adopt Ordinance was made by Ms. Spoor; second by Ms. Zembrodt. Roll call: all ayes

III. Second Reading; Ordinance No. 3, 2016 regarding the Ordinance codification was read in summary by Attorney McMurtry. Motion to adopt Ordinance was made by Mr. O'Hara; second by Mr. Claypole. Roll call: all ayes

IV. Second Reading; Ordinance No. 4, 2016 regarding the Ordinance codification supplement was read in summary by Attorney McMurtry. Motion to adopt Ordinance was made by Ms. Spoor; second by Mr. Elkins. Roll call: all ayes

V. First Reading; Ordinance No. 6, 2016 separating the Code Enforcement Board from the Nuisance Board was read in summary by Attorney McMurtry. Mr. David Gray, the city's Joint Code Enforcement Board Representative, commented on the Ordinance. He states that the Code Enforcement Board is going nowhere; nothing ever seems to get done. He wonders if the city could just have one board to address problems in the city. He believes the city is wasting time and money with the CEB since items on the agenda never seem to get resolved. Attorney McMurtry stated the city did sign an agreement and that we pay a fee to the PDS, although we can withdraw anytime. He stated he will discuss the situation with Kenton County Attorney, Gary Edmondson.

VI. Municipal Order No. 2, 2016 appointing Representatives to the Planning and Development Services of Kenton County (O'Hara/Spoor – Alternate) was read by Attorney McMurtry. Motion to accept Order was made by Mr. Claypole; second by Ms. Zembrodt. Roll call: all ayes

VII. Resolution No. 4, 2016 extending EMS contract with the City of Ft. Wright was read by Attorney McMurtry. Motion to accept Resolution was made by Ms. Zembrodt; second by Ms. Spoor. Roll call: all ayes.
The cost of the service was increased by \$2,400.00 per year.

VIII. Department Reports

A. Police Department

Chief Stanley is now back to full duty.

Ms. Spoor inquired about the fatal accident on Dixie Highway over the weekend in which a pedestrian was struck and killed. The Chief stated Kenton County is handling the investigation and that it doesn't seem to be speed related. The Chief passed out his report to Mayor and Council.

Theft from vehicles:

Numerous vehicles were gone through. No items of value were taken; mainly change and cigarettes.

Non-criminal death:

Victim was found non-responsive and investigation revealed that she had overdosed.

Criminal mischief:

Victim stated that her ex-boyfriend keyed her vehicle.

Theft from residence:

Victim stated that his roommate took 2 guns and electronics. The items were taken and pawned. The items were located and recovered. The suspect was interviewed and he confessed. He was charged with the theft and also being a convicted felon.

B. Fire Department

A total of 46 calls for service were received during the month of January. Firefighters Mike Goodridge and Jeff Hatter were recognized at the Annual NKFA Awards Banquet for their life saving actions last February. Congratualtions to both! Crews conducted joint training with the Covington F.D. at the old Devou Clubhouse. Crews are busy checking frozen fire hydrants; please report any that are seen leaking. Chief Rigney also included his yearly report for the Mayor and Council's review. A meeting will be scheduled with the Mayor, Fire Chief and Covington to discuss the access road leading up to Audubon Road. There was talk of eliminating the road with the building of the new Devou Clubhouse. Chief Rigney wants the road to remain there in case the hydrant at the top of Audubon is needed. The road would not be accessible for public use; only for emergencies. Attorney McMurtry also stated there are procedures that need to be taken to close a road.

C. Public Works Department

Mr. VonHandorf thanked Mayor and Council for another month. Mr. VonHandorf stated he was able to fabricate the salt brine spreader for both the little, and big, truck for less than \$800.00. (Same unit, just interchangeable) He feels pretreating with the salt brine is great; it stays where you put it. During the wait, he was able to go home and get a good nap in! SD1's sub is getting very close to finishing up on Amsterdam Road; just some restoration to do. The traffic lights will be going away, if not already gone. Still have point repair on Sleepy Hollow Road below Finke's Market. The residents on Aberdeen are eager for their street improvements to begin; Jay can fill everyone in later. Altavia Avenue is a little different story. It is a much bigger project with only one way in and one way out. He believes Mr. Bayer is in agreement that this is a difficult project. It won't be long and it will be parade season and spring! Mr. VonHandorf stated the person responsible for damage to Trolley Park with their vehicle will pay for repairs. Ms. Spoor asked what will happen with the planter on the corner of Sleepy Hollow Road and Amsterdam Road. The area above the planter has been seeded for grass, not sure who will maintain it; Mr. VonHandorf will check into. Ms. Spoor asked Mr. VonHandorf if he was able to get the numbers for a walking/biking path from Trolley Park to the Gateway College entrance. Mr. VonHandorf stated the 800 foot path from the park to the college at 4' wide would cost \$13,000. He also said a

walkway from Trolley Park to the first driveway on North Arlington would be 300 feet.

D. City Engineer

Altavia Reconstruction Project:

A second street meeting was held on January 25th with the residents to review the project. The Infrastructure Committee met on January 29th to discuss the residents' input from the meeting. A plan recommended by the Infrastructure Committee is being provided to Council along with the Engineer's report. A meeting was held with SD1 on February 3rd to discuss the latest plan and request a 50/50 match of funding for storm water improvements.

A discussion took place regarding how the sidewalk and street widening would take out most of the front yard from the 4 to 5 homes at the beginning of the street. Mr. Bayer stated perhaps the sidewalk could be refigured to minimize this problem.

Aberdeen Reconstruction Project:

Conceptual plans were reviewed with the Infrastructure Committee on January 29th. The NKWD approved their 2016 budget in November including a water main replacement project in conjunction with the street project. A meeting was held with SD1 on February 3rd to discuss the latest plan and request a 50/50 match of funding for storm water improvements and request the sanitary laterals locations be provided. The Infrastructure Committee should be able to schedule a meeting toward the end of March.

Mr. Bayer stated he would meet with Mr. Rick Davis of Covington to discuss the Devou Clubhouse access and water run-off control.

Ms. Zembrodt made a motion to approve the design plans by Bayer Becker in regards to the Altavia Avenue road project and put the project out for bid. Second by Ms. Spoor (Some items may be subject to change including a few minor changes in the beginning of the sidewalk) Roll call: Ms. Zembrodt; aye, Mr. Claypole; aye, Ms. Spoor; aye, Mr. Elkins; nay, Monty O'Hara; aye. Motion passed

E. Finance Department

Motion to approve the financial reports for the month of January was made by Ms. Zembrodt; second by Ms. Spoor. Roll call: all ayes

Motion to pay the Road Fund Invoices in the amount of \$19,523.75 and the Municipal Road Aid Invoices in the amount of \$486.16 was made by Ms. Spoor; second by Ms. Zembrodt. Roll call: all ayes

IX. Committee Discussions

A. Infrastructure and Public Works – Skip Fangman – Not present

Ms. Zembrodt will act as chair in Mr. Fangman's absence.

Ms. Zembrodt stated she received an estimate from Reigler for a mill and overlay at the end of St. Joseph Lane; \$17,700. She has not heard back from Michel's. Locust Street would cost approximately \$15,100. Discussion took place about compiling a list of all the streets that need a mill and overlay and see about getting a bulk rate. This will be discussed at the next Infrastructure Committee meeting.

B. Economic Development – Monty O’Hara – No report

C. Communications Committee – Steve Elkins – No report

Mr. Elkins was unable to make the last scheduled meeting; a meeting has been rescheduled for Monday, February 22nd at 6:00 p.m. at the Griffin Center.

D. Parks, Beautification and Recreation Committee – Pamela Spoor – No report

E. Historic Preservation Committee – Pamela Spoor – No report

F. Personnel Committee – Skip Fangman – Not present

Mayor Mattone stated the NKADD sent over the finished draft of the new Park Hills Personnel Policy. He will forward to Council for review. Attorney McMurtry will send the Mayor the procedures that must be followed for adoption of a Personnel Policy.

G. Mayor’s Group Report

The next meeting is scheduled for Saturday, February 20th at 9:00 a.m. at the City of Covington. Last meetings’ discussion centered on the rate increase for KCPC and the needle exchange proposal.

H. Mayor’s Update - None

X. Old Business

Mayor Mattone would like to have someone come to a future Council meeting to discuss the proposed needle exchange program.

XI. New Business

An email was received from Notre Dame Academy asking if some of the student’s drug free banners could be displayed by the city. Council had no objections to hanging the banners at the city building and at an upcoming Council meeting.

XII. Delegations

A. Fix the Dixie – Mayor Matt Mattone – No report

B. Municipal Government League – Monty O’Hara – No report

C. Planning and Development Services of Kenton County – Mayor Matt Mattone
– No report

D. Telecommunications Board of N. KY – Dick Lange

Mr. Lange stated it had been a quiet month. Election results are in: Director, John Hammons; Vice Director, Michael Vassi; Treasurer, Michael Stoeckle; Secretary, our own Richard Lange.

Audit is coming up and also discussion regarding some new programming.

A. Northern KY Area Development District – Kathy Zembrodt – No report

F. Code Enforcement Board – David Gray

Mr. Gray once again voiced his concern about moving forward with problem properties. Attorney McMurtry will look into.


Mayor Mattone would like to schedule a Caucus Meeting for Monday, February 22nd at 7:00 p.m. at the Griffin Center. Agenda to be provided at a later date.

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Before adjourning, Ms. Spoor once more emphasized the importance of lighting when planning road projects.

9:48 Motion to adjourn from business meeting was made by Mr. Elkins


Mayor, Matt Mattone

ATTEST:

City Clerk

THE PARK HILLS CITY COUNCIL HELD A SPECIAL MEETING ON MONDAY, FEBRUARY 22, 2016 AT 7:00 P.M. AT THE COVINGTON CATHOLIC GRIFFIN/ALUMNI CENTER, 1550 DIXIE HIGHWAY, WITH MAYOR MATT MATTONE PRESIDING. COUNCILMEMBERS PRESENT: GREG CLAYPOLE, PAMELA SPOOR, STEVE ELKINS, MONTY O'HARA AND KATHY ZEMBRODT ALSO PRESENT: CITY ATTORNEY, TODD MCMURTRY AND CITY ENGINEER, JAY BAYER
ABSENT: SKIP FANGMAN

Mr. O'Hara began the meeting with prayer.

Call to Order

Pledge of Allegiance

Roll Call

I. Mr. Frank Warnock and Larry Klein, both representing the City of Covington, were present at the meeting to discuss the Gateway Memorandum of Understanding between Covington and Park Hills. Mr. Warnock stated a Market Study of the property would help ensure the best use of the property for both cities. He stated the City of Covington has pledged \$50,000 towards the study and that Park Hills is not obligated to fund the study unless they want to. He went on to say, the state of Kentucky has agreed to reimburse each city, up to \$50,000, for any money fronted for the study upon the sale of the property. Ms. Spoor is concerned that the interest in Covington may not be the same desire of Park Hills. Mr. Warnock responded that he doesn't know what the best fit for each city is but believes the study would help the two cities work together to achieve a mutual agreement. He stated neither city is bound by the study and that both cities have the power to veto.

Ms. Spoor asked if the parcels would remain united; Mr. Warnock believes they would. Asked about the timeline, Mr. Warnock said the state would like to list the property as soon as possible. Mr. O'Hara would like part of the study to focus on access to and from the property.

Covington has already approved the study. Once Park Hills signs the agreement, a Request for Proposals will go out. Both cities will form a committee to consult. The MOU will be on March meeting agenda for vote.

II. Stephanie and Emily from the Health Department were present at the meeting to discuss the Kenton County Syringe Access Exchange Program. Stephanie stated the main reason for the program is to stop the spread of infectious diseases; mainly, Hepatitis C and B and HIV. She gave the Mayor and Council handouts showing statistics regarding these diseases and how the program could help. She also stated that the exchange may encourage users to seek counseling.

She went on to say, first responders are at risk of needle sticks when responding to a call. She stated the number of these incidents was reduced by 2/3 after the implementation of the program. She went on to say the cost of treating these infectious diseases is very expensive and reducing the spread will save money. The exchange program would operate through health centers in Covington, Newport and Florence and has been approved by the Board of Health. The centers could also offer pregnancy and disease

testing, offer vaccines, help people enroll in health care and counseling. She says research shows these programs work and do not encourage more using or new users. Also, there was no increase in crime in areas where these programs are in place. Stephanie stated that the passing of a Resolution shows the city's support of the program; it doesn't mean that a needle exchange program would be placed in Park Hills. The Resolution will be added to the March agenda for vote.

III. Mr. Frank Busofsky, TANK, was present at the meeting to discuss a new bus shelter at St. Joseph and Dixie Highway. TANK would provide the shelter; the city would be responsible for pouring the concrete pad. Mr. Busofsky stated TANK would like to have 15 minute frequencies through Park Hills within the next 5 years. He said the new shelters are larger, lit and will have the city's emblem embossed on them. Questions arose regarding the location and city's right of ways. These issues will be looked into. The cost for the regular sized shelter's pad would run \$1,200.00; the large pad would be \$3,500.00. If Mr. VonHandorf poured the pad, it could cut down on the cost. Mr. Busofsky stated the large shelter is valued at \$11,000.00. Mayor Mattone stated he anticipates Council having a decision by the next meeting.

IV. Ms. Molly Olexia was present at the meeting to bring her water run off issues to Council's attention. She showed Council a video from her computer showing the rush of water after a rain. The water is seen flowing through the backyard, over the retaining wall and out to the driveway. It then continues down the street. The amount of water is of concern. Mr. VonHandorf and Mr. Claypole will inspect the site tomorrow and try to determine where the problem is originating. Ms. Olexia stated she has had numerous emails with SD1 and they do not know what the reason is for the run off. They stated to Jay they would work with the city on a 50/50 match to put in a new drainage system. A decision on this needs to be made soon as SD1's board meets in early March. Ms. Olexia stated she would send the city clerk her email thread with SD1 to be forwarded to the Mayor and Council.

V. Chief Rigney was present at the meeting to discuss the possible closure of an access road to Audubon due to the construction of the new Devou Clubhouse. Chief Rigney stated the project manager he spoke with told him the road would be taken out. The Chief said in the late 80's, a gate was put up to keep traffic out but that the Fire Department had access in case of emergencies. The existing hydrants in the area at that time didn't have sufficient water pressure to handle a fire. A new water line was run to a new hydrant placed on upper Audubon Road. The Chief is concerned that by removing the road, the trucks will not have easy access to that hydrant. After meeting with Covington officials, it seems they are still in favor of removing the road. Mayor Mattone suggested Mr. Bayer come up with two design options and cost, which can be presented to Covington for consideration.

VI. David and Nancy Schlothauer, Cleveland residents, were present at the meeting to address Council with their concerns regarding the latest Board of Adjustment meeting. The meeting was held on Thursday, February 18th to discuss the addition of a home on

the existing property at 1102 Park Drive. The owner of that property presented an application to the PDS to have a single family home built on the property. The matter was held before the BOA and they voted 2-1 in favor of the construction. Mr. Schlothauer believes proper notification wasn't given to all the adjacent properties and that the amount of footage given was not correct. Attorney McMurtry stated there may be nothing the city can do but will have to see the Board's decision first. He went on to say, if the easement footage was incorrect, the application may need to be resubmitted. The clerk will look to see if the board's decision has been sent and then forward to the attorney for review. Otherwise, Mr. McMurtry stated he cannot advise on the situation. Ms. Newton had resigned from the Board of Adjustment after their last meeting but stated she would stay on to see this particular case through.

VII. Mr. Joe Hayes would like to make a presentation at the next Council meeting to discuss improvements to Covington Catholic's stadium and parking concerns. They are asking if it would be considered to change the length of each space from 20' to 18' or 19'.

VIII. Attorney McMurtry stated the personnel policy draft sent by the NKADD will be reviewed by his father who specialized in employee law. The Mayor can then present the policy for Council's approval. All department heads will be given a copy of the draft for review.

IX. Ms. Zembrodt asked that everyone begin thinking about the upcoming budget.

9:40 Enter executive session

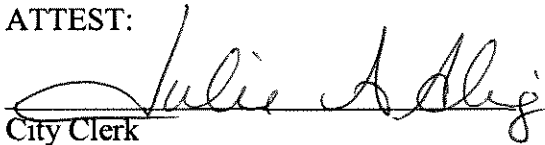
9:57 Motion to exit executive session was made by Mr. Elkins; second by Ms. Spoor

9:58 Motion to adjourn from Special Meeting made by Ms. Spoor



Mayor, Matt Mattone

ATTEST:


City Clerk

THE PARK HILLS CITY COUNCIL HELD A BUSINESS MEETING ON MONDAY, MARCH 14, 2016 AT 7:00 P.M. AT THE COVINGTON CATHOLIC ALUMNI CENTER, 1550 DIXIE HIGHWAY, WITH MAYOR MATT MATTONE PRESIDING. COUNCILMEMBERS PRESENT: GREG CLAYPOLE, PAMELA SPOOR, KATHY ZEMBRODT AND MONTY O'HARA
ABSENT: SKIP FANGMAN AND STEVE ELKINS
ALSO PRESENT: CITY ATTORNEY, TODD MCMURTRY

Mr. O'Hara began the meeting with prayer

Call to Order

Pledge of Allegiance

Roll Call

Motion to approve the February 8 and February 22, 2016 meeting minutes was made by Mr. Claypole; second by Ms. Spoor. Roll call: all ayes

I. Petitioners

A. Ms. Emi Randall, PDS, was present at the meeting to explain the countywide vacant property registration Ordinance. The Ordinance would require owners of foreclosed and vacant properties in Kenton County to register the property with the County. Ms. Randall stated there are over 500 vacant/foreclosed properties in Kenton County. Registration, she explained, would make it easier to address problems. A local contact would be named and the PDS would administer. She is asking cities in Kenton County to pass a Resolution supporting the Ordinance or send a letter of support to the Kenton County Fiscal Court. There is no cost to the city, only a fee to the registrant. The Resolution will be read later in the meeting.

B. Mr. Robert Schoborg, 1053 Jackson Road, was present at the meeting to discuss his plans to put an addition on his home. After going back and forth with the PDS; initially told his plans were approved and then informed he would have to have a Board of Adjustment meeting, he came to Council for help. His adjoining neighbors signed papers stating they had no problem with the proposed addition. The current zoning regulation states new construction requires a 35' setback; many properties in Park Hills do not have that much space. The Mayor and Council would like to look at ways to address new construction issues quickly and also find a long term solution. Attorney McMurtry spoke with Dennis Gordon on the issue. With the advice of Kenton County Attorney, Gary Edmondson, it was decided to suspend PDS's role in the administration and enforcement of those provisions in the Park Hills Zoning Ordinance related to requirements for infill development and the redevelopment and expansion of homes within the City's corporate limit for a period of six months.

Motion to amend the agenda to put Ordinance No. 8, 2016 next on the agenda for emergency reading was made by Ms. Zembrodt; second by Ms. Spoor. Roll Call: all ayes
Ordinance No. 8, 2016 was read by Attorney McMurtry. Motion to adopt the Ordinance was made by Ms. Spoor; second by Mr. Claypole. Roll Call: all ayes

Motion to pass a Resolution to accept the plans rendered by Robert Schoborg as presented to the city clerk was made by Mr. Spoor; second by Mr. O'Hara. Roll Call: all ayes

C. Mr. Mark Koenig, St. Joseph Lane resident, was present at the meeting to discuss the proposed new location of the bus shelter at the Dixie Highway and St. Joseph Lane intersection. Mr. Koenig noticed "caution" tape and inquired into its meaning. Mr. VonHandorf met Mr. Koenig at the site and explained the tape was there to give an idea of where a new bus shelter would be located. Mr. Koenig believes moving the shelter to the other side will create more problems. He stated there have been at least three cars that have went through the proposed area since he has lived on the street. He doesn't recall any accidents where the shelter currently sits. He went on to say, the fatal accident that happened several weeks ago had nothing to do with the location of the shelter. The new location would also put the shelter within 15 feet of Mr. Lux's bedroom and bathroom windows which would be disturbing to the homeowner. Ms. Spoor agreed with Mr. Koenig and believes the new shelter should be erected where the current shelter sits. Council agreed to leave the location the same.

Mayor Mattone asked to read Resolutions 9 and 10, 2016 next so that the officers and their families would not have to remain at the meeting until their place on the agenda came.

Resolution No. 9, 2016 promoting Sergeant Webster to Lieutenant was read by Attorney McMurtry. Motion to accept Resolution was made by Ms. Zembrodt; second by Ms. Spoor. Roll Call: all ayes

Resolution No. 10, 2016 promoting Mark McClure from part time to full time officer was read by Attorney McMurtry. Motion to accept Resolution was made by Ms. Spoor; second by Ms. Zembrodt. Roll Call: all ayes

II. Second Reading; Ordinance No. 6, 2016 separating the Code Enforcement Board from the Nuisance Board was read in summary by Attorney McMurtry. Motion to adopt Ordinance was made by Ms. Spoor; second by Mr. Claypole. Roll call: all ayes

III. First Reading; Ordinance No. 7, 2016 updating the city's Personnel Policies was read in summary by Attorney McMurtry

IV. Resolution No. 5, 2016 authorizing the Mayor to execute a Memorandum of Understanding between the City of Covington, the City of Park Hills and the Community and Technical College System was read in summary by Attorney McMurtry. Motion to accept Resolution was made by Ms. Spoor; second by Mr. Claypole. Roll call: all ayes Ms. Spoor wanted to emphasize the city is under no obligation to expense funds for the study.

V. Resolution No. 6, 2016 approving an Interlocal Agreement regarding the bond program between the City and the Diocese of Covington was read in summary by Attorney McMurtry. Attorney McMurtry stated he consulted with a bond attorney and stated the Resolution is standard and authorized by law. It allows the Diocese to issue bonds which in turn is helpful to Covington Catholic High School. It has no impact on the city. Motion to accept Resolution was made by Ms. Spoor; second by Mr. Claypole. Roll Call: all ayes

VI. Resolution No. 7, 2016 supporting a Syringe Access Exchange Program was read in summary by Attorney McMurtry. Motion to accept Resolution was made by Mr. O'Hara; second by Ms. Spoor. Roll call: all ayes

VII. Resolution No. 8, 2016 supporting the adoption of a countywide vacant foreclosed properties registration Ordinance was read in summary by Attorney McMurtry. Motion to accept Resolution was made by Ms. Spoor; second by Ms. Zembrodt. Roll call: all ayes Ms. Spoor asked if the properties would be published and furnished to the city clerk. Ms. Emi Randall replied they would.

VIII. Executive Order No. 2, 2016 appointing co-chairs and members to the Infrastructure Committee was read by Attorney McMurtry

IX. Executive Order No. 3, 2016 appointing co-chairs and members to the Economic Development Committee was read by Attorney McMurtry

X. Executive Order No. 4, 2016 appointing co-chairs and members to the Communications Committee was read by Attorney McMurtry.

XI. Executive Order No. 5, 2016 appointing co-chairs and members to the Parks, Beautification and Recreation Committee was read by Attorney McMurtry

XII. Executive Order No. 6, 2016 appointing co-chairs and members to the Historic Preservation Committee was read by Attorney McMurtry

XIII. Executive Order No. 7, 2016 appointing co-chairs and members to the Personnel Committee was read by Attorney McMurtry

XIV. Executive Order No. 8, 2016 appointing co-chairs and members to the Public Safety Committee was read by Attorney McMurtry

XV. Executive Order No. 9, 2016 appointing co-chairs and members to the Financial Oversight Committee was read by Attorney McMurtry

Ms. Spoor asked to go on record as saying she is very upset that Ms. Zembrodt was not appointed to chair the Infrastructure Committee. Ms. Zembrodt had expressed explicit interest in continuing to chair this committee in Mr. Fangman's absence. Ms. Spoor feels

that Ms. Zembrodt always went the extra mile and has sat on the Infrastructure Committee for years. She, along with Ms. Spoor, worked very hard to get the bond issue done to complete the street projects. She feels her reward for all her hard work is not getting the chairmanship. Although she has nothing against Mr. O'Hara, she is unhappy with the Mayor's decision. Ms. Zembrodt also stated she has nothing against Mr. O'Hara, or his ability, but she feels it is discrimination of sorts.

Mayor Mattone replied that he believes Ms. Zembrodt has tight time commitments and that he made his appointments based on time availability and expertise.

Ms. Spoor asked Attorney McMurtry how, since some of the individuals appointed are non-elected, the committees will work. Mr. McMurtry stated that elected and non-elected individuals can sit on committees. The non-elected members can only make recommendations to Council as they are not able to vote.

Ms. Spoor stated she is not comfortable with non-elected officials with regard to financial matters. She believes there may be confidentiality issues. Mr. McMurtry reminded her that only Council has authority over the budget. Ms. Zembrodt wondered what standards these members are held to as they never took an oath of office. She does not like the idea that they may discuss financial issues outside of the meetings. Mr. McMurtry stated all matters are of public record but that they can emphasize discretion.

Mayor Mattone asked Mr. Lange to come forward early to give his TBNK report. Mr. Lange did not have much to report. The Crestview Hills store is closing since they no longer need the space or has a large staff. They will be looking for a new, smaller location.

Mr. David Gray stated he had nothing new to report for the Code Enforcement Board. The property at 1010 Amsterdam will be on next month's agenda.

XVI. Department Reports

A. Police Department

Theft:

Victim had several firearms and personal property taken. Detective Webster was able to retrieve the stolen property. Suspect confessed and was arrested

Burglary:

Victim stated that an unknown person took items from her apartment. No suspects.

Recovery of Stolen Vehicle:

Vehicle which was reported stolen in Florence was located and returned to the owner.

Non-Criminal Death:

Victim who had health issues was located and the family was notified

Chief Stanley had several pictures in his report showing where he would like to install cameras on light poles in Trolley Park. The cameras would record video to the police department on a 24 hour loop. The posts would have light to add security. The cost would be around \$4,000. Ms. Zembrodt made a motion to expense up to \$5,000, out of the vehicle fee fund, to purchase the light posts and cameras; second by Ms. Spoor. Roll Call: all ayes

B. Fire Department

A total of 39 calls for service were received during the month of February. Chief Rigney met with Covington officials regarding the fire department's access at Audubon Road. He is still waiting to hear from Jay regarding design plans. The department welcomed its newest member, Mark Guttridge of Exter Drive. The Park Hills F.D. is hosting the monthly Kenton County Fire Chiefs Association Meeting on March 17th at the Gardens. Chief Rigney stated two vehicles, the fire truck and the Chief's vehicle are equipped with I Pads that are connected to wireless mi-fi devices. This allows emergency responders to get information for emergency calls in their vehicles before they arrive.

C. Public Works Department

Mr. VonHandorf thanked Mayor and Council for another month. The SD1 projects are finished for now. The north end of Amsterdam is just being cleaned up and improved. Nothing is being put there; just putting the rumors to rest. The snow season has to be over; the signs are already down! Now, on to mulching and mowing. With the spring cleanup comes yard debris. Please call if you have a problem getting rid of this debris. We have the vacuum for leaves; the sticks are something I am working on. Definitely do not dump on city property (the right of way or Trolley tracks) as I am working on improving these areas. Thanks for your help and support. Street projects are coming up soon; Aberdeen should be OK. Altavia; let's just say we are going to need a lot of patience and cooperation please! The Memorial Day Parade is in full planning mode; just a little reminder. The bus stop on Dixie Highway and St. Joseph is in the planning of upgrade and improvement.

D. City Engineer

Altavia Reconstruction Project

A submittal was made to SD1 for a 50/50 match for storm improvements for the project. The item is on the agenda for the March 15 SD1 board meeting. Bayer Becker is working with the Northern Kentucky Water District to bid the water main portion of the project for their April 21 Board approval. The tentative schedule would have water main work start in May. Bayer Becker is also working with SD1 and Duke. The tentative schedule for the street work would be advertise for bids in April, open bids for the May Council meeting approval and coordinate work with the water main.

Aberdeen Reconstruction Project

A street meeting was held on 3/9/2016 with the residents along Aberdeen Road. The Park Hills Infrastructure committee is recommending that a sidewalk on one side of the street be constructed with the project. The street is proposed to become one way in the uphill direction. A submittal was made to SD1 for a 50/50 match for storm improvements for the project. The item is also on the agenda for the March 15 SD1 board meeting. Bayer Becker is working with the Northern Kentucky Water District, SD1 and Duke on the

details of the project. The tentative schedule is for the water main work to begin in June followed by the street work in July.

Projects in Conceptual Phase

1208 Audubon Road Storm Sewer Project

The city has been notified by the residents at 1208 Audubon Road of increased storm water runoff occurring within their property. The city has had preliminary discussions with SD1. Based on discussion at the March 1, 2106 Park Hills Infrastructure meeting, the city has submitted to SD1 for a possible 50/50 match for a storm water project to improve the condition.

E. Finance Department

Motion to approve the financial reports for the month of February was made by Ms. Zembrodt; second by Ms. Spoor. Roll call: all ayes

Motion to pay the Road Fund Invoices in the amount of \$14,998.50 and the Municipal Road Aid Invoices in the amount of \$4,162.14 was made by Ms. Zembrodt; second by Ms. Spoor. Roll call: all ayes

XVII. Committee Discussions

A. Infrastructure and Public Works – Skip Fangman – Not present

Ms. Zembrodt will act as chair in Mr. Fangman's absence.

Covered under Engineer's report

B. Economic Development – Monty O'Hara – No report

C. Communications Committee – Steve Elkins – No report – Not present

D. Parks, Beautification and Recreation Committee – Pamela Spoor

Ms. Spoor stated the tulips have been planted and the deer repellent put down. Ms. Spoor stated she would really like to get working on the walking trail. Mr. VonHandorf stated the cost would be \$22.00 per foot. Mr. Claypole stated he is working on getting the little library started in the park and Ms. Spoor added she would like to finish the hillside by Hamilton Road.

E. Historic Preservation Committee – Pamela Spoor

Ms. Spoor stated she was contacted by Mr. Glassmeyer and that he is ready to begin filming historic sites in the city. She asks if anyone has any recommendations, to please forward them to her.

F. Personnel Committee – Skip Fangman – No report - Not present

G. Mayor's Group Report

The next meeting is scheduled for Saturday, March 19th at the City of Ft. Wright.

H. Mayor's Update - None

XVIII. Old Business

Council stated they are fine with Covington Catholic's wish to reduce the depth of their parking spaces from 20' to 18-19'

XIX. New Business

Ms. Zembrodt stated she received a call from Ms. Patty Sheehan regarding a re-dedication in Devou Park near Prisoner's Lake. A section is named after her father, Gus Sheehan. If anyone wishes to attend, it will be held from 4:00-4:30 p.m. on Friday, March 18th.

XX. Delegations


- A. Fix the Dixie – Mayor Matt Mattone – No report
- B. Municipal Government League – Monty O'Hara – No report
- C. Planning and Development Services of Kenton County – Mayor Matt Mattone – No report
- D. Telecommunications Board of N. KY – Dick Lange
Given earlier in the meeting.
- A. Northern KY Area Development District – Kathy Zembrodt – No report
- F. Code Enforcement Board – David Gray
Given earlier in the meeting.

8:49 Motion to enter into executive session to discuss pending or threatened litigation was made by Ms. Spoor; second by Mr. Claypole

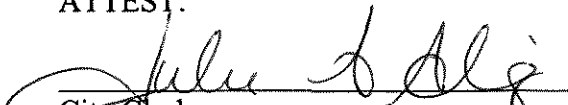
9:02 Motion to resume regular meeting was made by Ms. Zembrodt; second by Ms. Spoor.

After discussion in closed session, Ms. Spoor made a motion to accept and authorize the proposed settlement of \$100,000. Per the settlement, the defendant, Hukill, Hazlett and Harrington, has agreed to pay the City of Park Hills for its negligent failure to procure adequate liability coverage to the City of Park Hills; second by Mr. O'Hara. Roll Call: all ayes

9:04 Motion to adjourn from business meeting was made by Mr. O'Hara


Mayor, Matt Mattone

ATTEST:


City Clerk

THE PARK HILLS CITY COUNCIL HELD A BUSINESS MEETING ON MONDAY, APRIL 11, 2016 AT 7:00 P.M. AT THE COVINGTON CATHOLIC ALUMNI CENTER, 1550 DIXIE HIGHWAY, WITH MAYOR MATT MATTONE PRESIDING. COUNCILMEMBERS PRESENT: GREG CLAYPOLE, PAMELA SPOOR, KATHY ZEMBRODT, STEVE ELKINS AND MONTY O'HARA
ABSENT: SKIP FANGMAN
ALSO PRESENT: CITY ATTORNEY, TODD MCMURTRY AND CITY ENGINEER, JAY BAYER

Mr. O'Hara began the meeting with prayer

Call to Order

Pledge of Allegiance

Roll Call

Motion to approve the March 14, 2016 meeting minutes was made by Mr. O'Hara; second by Mr. Claypole. Roll call: all ayes

I. Petitioners – None

II. Second Reading; Ordinance No. 16, 2015 scheduling quarterly Caucus Meetings was read in summary by Attorney McMurtry. Motion to adopt Ordinance was made by Mr. O'Hara; second by Mr. Elkins. Roll Call: all ayes

III. Second Reading; Ordinance No. 7, 2016 adopting Personnel Policies was tabled until Council has a chance to review.

IV. Resolution No. 11, 2016 appointing Jack Prater to Sergeant was read by Attorney McMurtry. Motion to accept Resolution was made by Mr. Elkins; second by Ms. Spoor. Roll Call: all ayes

V. Department Reports

A. Police Department

Chief Stanley stated the first item on his report could be discussed in private after the Council meeting due to its sensitive nature and ongoing investigation.

Criminal Mischief:

Victim states that several juveniles came onto his property and damaged his fish pond. The juveniles were located and their parents were advised.

Domestic Violence:

Victim was assaulted by her boyfriend and from the investigation he was located and arrested.

Theft:

Victim states that a known subject took a valuable belt from him. Victim was advised how to follow up on investigation.

Non-Criminal Death:

Resident was found non responsive. From investigation it is believed to be health related. Family was notified.
Chief Stanley stated as soon as the weather clears, the counter will be put up.

B. Fire Department

A total of 39 calls for service were received during the month of March.
The department assisted Covington Fire Dept. at the scene of a large fire in the downtown area.

Replaced heavy duty washer used for decontamination.

The following individuals were recognized during the month of March for outstanding dedication and years of service to the Park Hills Fire Department:

Ray Knochelman – 74 Years of service

Tom Sorrell – 55 Years of Service

Roy Ottino – 25 Years of Service

Josh Davis – 5 Years of Service

Ms. Spoor commended the members on their many years of service. Chief Rigney stated the men were recognized at the annual recognition dinner although Mr. Knochelman and Mr. Sorrell were, unfortunately, unable to attend. Ms. Spoor would like to see them recognized by the city as well.

Chief Rigney stated the annual hydrant flushing is coming up soon and details will be posted on the website.

C. Public Works Department

Mr. VonHandorf thanked Mayor and Council for another month.

He stated the group working on the Altavia Avenue trees would like to begin on May 3rd. Parking on the street and pads may have some restrictions.

Still in the process of updating the bus shelters.

Mr. VonHandorf asked that people not dump anything on the trolley tracks. The Parks and Recreation Committee met and put together a plan for the bike/walking trail in that area. He reached out to Duke Energy to make sure they will be able to service the area if need be. They seemed eager to help. A thickness of 8" vs the 4" will be needed.

The parade is coming soon.

Mayor Mattone asked if the city is notified about upcoming utility work in the city. Mr. Elkins stated the utility company notified him on the same day they began work. The Mayor would like them to contact the city 3 – 5 days prior to work beginning.

The estimate for the Altavia Avenue tree removal from Lefke was passed out to Council. Attorney McMurtry stated no vote is needed if the money is in the budget.

Ms. Spoor commented on the large pothole on Amsterdam Road near Sleepy Hollow. Mr. VonHandorf stated he is aware of it and will contact SD1 to fix it. Ms. Spoor went on to thank Mr. VonHandorf for keeping the storm drains clean through all the rain; also, she likes the new uniform shirt he was wearing.

Ms. Zembrodt asked if there was any new information regarding the crack sealing of streets. Mr. VonHandorf replied it is still early in the season but will keep on it; he and Mr. Claypole did a tour of the streets in need of sealing.

Mr. Greg Johnson, Lawton resident, was present at the meeting. He asked what the bike/walking path plans near the trolley lines were and if there will be a meeting discussing them. Mayor Mattone stated the plans are in the early stages; just looking into right now. Mr. Johnson went on to say some residents oppose the trail near the trolley line as it imposes on their properties. He doesn't necessarily see the need for a trail when Park Hills is so close to the trails in Devou Park. Mr. Claypole stated he would certainly think residents will be notified and be able to attend a meeting. Mr. Jason Reser was also in attendance and explained the plan is in its early phase. Further action would be based on further phases. The city is working with Human Nature which has done some work in Park Hills and other local parks. Mayor Mattone stated a meeting was held last year to discuss the plans and that he foresees the opportunity for plenty of public discussion. He encouraged Mr. Johnson to please join. Ms. Spoor emphasized that nothing, while she is still a member of Council, would be done without residents being informed and engaged.

D. City Engineer
Altavia Reconstruction Project

A submittal was made to SD1 for a 50/50 match for storm improvements for the project. The request was approved at the March 15th, SD1 board meeting. An agreement for the 50/50 match has been sent to the city for approval. A water main improvement project for Altavia was bid through Northern Kentucky Water District. The low bidder was Rose Excavating and Development Inc. and will go to the April 21st board meeting for consideration. The city is proposing a bid opening on May 6th at 11:00 for the roadway project for consideration at the May 9th Council meeting. The schedule would have water main and Duke Energy work to start in early May followed by the roadway work.

Aberdeen Reconstruction Project

A submittal was made to SD1 for a 50/50 match for storm improvements for the project. The request was approved at the March 15th, SD1 board meeting. An agreement for the 50/50 match has been sent to the city for approval. A water main improvement project for Aberdeen will have a bid opening on May 5th through Northern Kentucky Water District. The bids will be presented to the Board on May 19th for consideration. The city is proposing to bid the roadway project for consideration at the June 13th Council meeting. The schedule would have the water main and Duke Energy work start in early June followed by the roadway work.

Projects in Conceptual Phase

1208 Audubon Road Storm Sewer Project

The city has been notified by the residents at 1208 Audubon Road of increased storm water runoff occurring within their property. The city has had preliminary discussions with SD1. Based on discussion at the March 1, 2106 Park Hills Infrastructure meeting, the city has submitted to SD1 for a possible 50/50 match for a storm water project to improve the condition. The request was approved at the March 15th, SD1 board meeting. An agreement for the 50/50 match has been sent to the city for approval.

Business Meeting

April 11, 2016

Page 4

Mayor Mattone stated he would like to attend the upcoming SD1 board meeting to try to negotiate additional revenues for the road projects. After discussion, it was decided by Council to negotiate the 50/50 on the Audubon project only. Motion to accept the 50/50 SD1 reimbursement on the Altavia and Aberdeen projects was made by Ms. Zembrodt; second by Mr. Claypole. Roll call: all ayes

Mr. Bayer stated he went over the tree proposal and terms from Lefke. He would like some of the terms reworded; including notifying residents of work, driveway issues, underground utilities and lawn damage. Other bids for the work were submitted by Jim Partin and Tommy's Tree Service. Partin's bid came in around \$14,000; Tommy's around \$30,000 as he would need to rent equipment to do the job. Ms. Zembrodt feels if Lefke does not want to negotiate the language, the city go with Partin. Attorney McMurtry asked that the other 2 bids be sent to him for review. Mr. Claypole made a motion to authorize the Mayor to enter into a removal contract with Lemke or Partin with terms that are suitable to the city; second by Ms. Zembrodt. Roll call: all ayes

Mr. Claypole asked if the sidewalk from North Arlington to Reality Tuesday Café on Dixie was under warranty. He stated parts of the sidewalk are failing. Mr. Bayer stated he would look into it. Ms. Spoor asked the same question regarding the large cracks in South Arlington. Mr. Bayer stated he would look into that warranty as well.

Ms. Spoor again reminded that SD1 be contacted to repair the large pothole on Amsterdam Road near Sleepy Hollow. Mr. VonHandorf will contact them.

E. Finance Department

Motion to approve the financial reports for the month of March was made by Ms. Spoor; second by Ms. Zembrodt. Roll call: all ayes

Motion to pay the Road Fund Invoices in the amount of \$17,939.85, the Municipal Road Aid Invoice in the amount of \$79.92 and the Vehicle Fee invoices in the amount of \$1,027.00 was made by Ms. Spoor; second by Ms. Zembrodt. Roll call: all ayes

VI. Committee Discussions

A. Infrastructure and Public Works – Mr. O'Hara

Mr. O'Hara stated he would like to discuss changes to 1048 Altavia due to the upcoming road project with Mr. Bayer.

B. Economic Development – Greg Claypole

Mr. Claypole asked the Mayor what the Economic Develop Committee entails. Right now, he is looking into more lighting near Covington Catholic. Mayor Mattone replied the committee should look into new ways of developing, and marketing, the city. He stated he would help chair the committee with Mr. Claypole.

C. Communications Committee – Steve Elkins

Mr. Elkins stated he will email the committee members to schedule a meeting; also looking into improving the city's website.

D. Parks, Beautification and Recreation Committee – Pamela Spoor

Ms. Spoor stated the committee met on April 6th and had a nice meeting; she thanked those who attended. Public spaces were reviewed and divided up for maintenance. There was also discussion regarding opportunities for entertainment in Trolley Park.

Mr. Jason Reser gave a brief update on the bike/walking trail plans. He stated the process was started last year and a meeting was held in September with stakeholders; Council also assigned members to the project. So far, \$1,750 has been spent with \$10,750 to be the final cost to finish the planning process for the city. He spoke with Human Nature and a grant writer who are working hand in hand for a full plan. He would like to see more detail for both sides of Dixie Highway and have the project stop at the city's borders. He would like to look for ways to fund the project over the next several years; including grants. He would like to start the project soon with May, June and July used for planning, meetings and applying for grants. He stated Ft. Mitchell voiced an interest in looking to incorporate a connecting trail to Park Hills. Ms. Spoor questioned the two Executive Orders passed out before the meeting which would separate the Parks, Beautification and Recreation Committee into two separate committees. One committee would focus on the upkeep and maintenance of green space while the others' sole focus would be the trail. Mayor Mattone stated additional plans are in the works and that the Orders would not be read this evening. Mr. Johnson added that if the city is putting up money for a study of the trail, it should meet with homeowners to discuss. Mr. Reser stated he would like to move forward and have the community involved. Ms. Spoor relayed to Mr. Johnson that most of the path discussion focused on the area from Trolley Park down Amsterdam Road. This plan involves Covington and Ms. Spoor stated they have shown a willingness to cooperate.

E. Historic Preservation Committee – Pamela Spoor – No report

F. Personnel Committee – Steve Elkins – No report

G. Public Safety Committee – Chief Rigney, Chief Stanley and Dan VonHandorf
– No report

H. Financial Oversight Committee – Kathy Zembrodt

A meeting is scheduled for Thursday, April 14th at 12:30 p.m. at the city building.

G. Mayor's Group Report

Next meeting is scheduled for Saturday, April 16th at 9:00 a.m. at the City of Edgewood

H. Mayor's Update - None

VII. Old Business

Mr. Claypole stated he has been working on acquiring a sign for the city. He forwarded a bid to Council of about \$13,000 for a 2015 sign and would like to move forward with the purchase. Mr. Claypole believes the south bound side of Dixie just before North Arlington would be a good location. Further discussion followed regarding where the sign would be placed and landscaping around it. Mr. Claypole motioned for a Resolution asking for Council's support for up to \$18,500 from the Vehicle Fee Fund for the purchase of the sign and the cost of landscaping; second by Ms. Spoor. Roll call: Ms. Zembrodt; aye, Mr. Claypole; aye, Ms. Spoor; aye, Mr. Elkins; abstain, Mr. O'Hara; aye. Motion carried. Mr. Claypole asked if he could call the person and purchase the sign. Ms. Spoor would like to discuss it at the Financial Oversight meeting to be put in the 2016-

2017 budget but that it is the consensus of Council to approve the purchase of the sign for the upcoming budget.

Ms. Spoor asked Mayor Mattone if there was any update regarding the potential grant for the Dixie Highway sidewalk. The Mayor stated that our grant application was not accepted at this time. Further discussion followed regarding sidewalks.

VIII. New Business

The Rumpke trash/recycling contract is due to expire June 30th and needs to go out for bid. Attorney McMurtry stated he knows an attorney from Covington who may be able to help the city negotiate a contract while saving a considerable amount of money.

Information will be sent to the attorney for review.

Mr. Skip Fangman's resignation was addressed by Attorney McMurtry. Mr. Fangman's Power of Attorney emailed a resignation letter to the city clerk who then forwarded it to the Mayor and Council. The statute states that incapacity is the reason for removal; a POA's attempt to render a resignation is non-effective. The issue falls upon Council. Council may hold a hearing to remove Mr. Fangman from office or do nothing. If Council wishes to hold a hearing, the decision must be unanimous for removal from office. Once removed, a majority vote will replace with someone else. Mayor Mattone, the attorney stated, is in favor of giving the vacant seat to the next highest vote getter which would be Mr. Jason Reser. Mr. Fangman's estate, however, states it would like for Mr. Don Catchen to fill the vacancy. Council is not bound by either of these options. Council may do whatever it wants after a hearing and unanimous vote to remove. If they decide to not have a hearing to remove, Mr. Fangman will remain until the end of his term.

Ms. Spoor addressed those in attendance and those who may watch the meeting. She wants the public to know how much Skip and Millie Fangman did, and do, for the city. Mr. Fangman served as Mayor and was a past member of Council before his present term. He hired the first Public Works person and was responsible for the building of the Public Works garage. Both Skip and Millie founded Trolley Park and have spent countless hours maintaining it. They also founded the Garden Club and started the city's Senior Center. Ms. Spoor believes gratitude is important. Mr. Claypole agreed and stated he has known the Fangmans for many years and they have done so much to make Park Hills Park Hills.

Attorney McMurtry stated the city settled its case with HHH Insurance and the judge signed the dismissal. A hearing was held regarding the street nuisance; an independent attorney was hired to preside and the defendants had their own attorneys present at the meeting. The final order is appealable to the circuit court with results coming in around 30 days.

Attorney McMurtry and Mayor Mattone met with Attorney Gary Edmondson and PDS regarding code enforcement. The hope is that the PDS's code enforcement can feather in with the city's to make enforcement easier for cities. Our liens would take priority and would ensure a more effective process.

IX. Delegations

A. Fix the Dixie – Mayor Matt Mattone – No report

B. Municipal Government League – Monty O'Hara

Mr. O'Hara will send out the next meeting announcement. He went on to say, he met with the joint health insurance board; cost of health insurance for employees will go up 6% for the next fiscal year. Mr. O'Hara explained the joint health program to Mayor and Council and said it is going well.

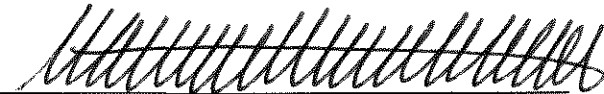
C. Planning and Development Services of Kenton County – Mayor Matt Mattone
– No report

D. Telecommunications Board of N. KY – Dick Lange – Not present

A. Northern KY Area Development District – Kathy Zembrodt – No report

F. Code Enforcement Board – David Gray – Not present

9:13 Motion to adjourn from business meeting was made by Ms. Zembrodt


Mayor, Matt Mattone

ATTEST:)


City Clerk

THE PARK HILLS CITY COUNCIL HELD A CAUCUS MEETING ON MONDAY, APRIL 25, 2016 AT 7:00 P.M. AT THE PARK HILLS FIRE DEPARTMENT, 1106 AMSTERDAM ROAD WITH MAYOR MATT MATTONE PRESIDING.
COUNCILMEMBERS PRESENT: MONTY O'HARA, GREG CLAYPOLE AND KATHY ZEMBRODT
ABSENT: PAM SPOOR, STEVE ELKINS AND SKIP FANGMAN
ALSO PRESENT: KYLE WINSLOW (SITTING IN FOR CITY ATTORNEY TODD MCMURTRY)

Mr. O'Hara began the meeting with prayer

Call to Order

Pledge of Allegiance

Roll Call

I. Petitioners

A. Mr. Brian Dehner, Edgewood City Manager, was present at the meeting to discuss the OpenGov program with a slideshow presentation. OpenGov allows government agencies to provide transparency to residents concerning financial and departmental data. He explained it took Edgewood about three months to set up the program at a cost of around \$4,000 per year and an initial set up fee of \$1,500. Residents can go online to look at an array of city activities including financials, fire/EMT and police runs, speed counters, etc. The Mayor asked that Council consider purchasing the program. In the future, Mr. Dehner stated he would like other local municipalities to join so that residents can make comparisons with other cities. The Mayor and Council thanked Mr. Dehner for taking the time to attend the meeting.

B. Mr. Christian Dennery was present at the meeting to talk about the city's upcoming waste contract. The city's contract with Rumpke will expire on June 30th of this year and will go out to bid. Mr. Dennery stated he has negotiated for other cities to secure the lowest bids. He says the bids can be very complex and contain a lot of data to sift through. He works to get as many services as possible for the lowest cost to residents/city. He went on to say, adding commercial and multifamily homes can render more competitive prices. He discussed his rate of \$75 per hour and that we could extend our current contract with Rumpke for a few months until the renewal bids come in. The Mayor and Council thanked Mr. Dennery for attending the meeting and stated that they would get back with him after discussion.

II. Road Project Update/letter from Ms. Finke on Audubon

Mr. O'Hara stated the bids for the Altavia Avenue project are due by Friday, May 6th and the results will be available for the next Council meeting on May 9th. Ms. Finke, an Altavia Avenue resident, sent a letter to the Mayor and Council stating she did not want a parking pad in front of her home. Mr. O'Hara stated that minor changes can be made as the work progresses. Ms. Zembrodt went on to say this could address Ms. Finke's

concerns. Mayor Mattone inquired about the tree removal contract and if the terms were clarified in Lefke's contract. Mr. Winslow stated Lefke's contract says they would only be liable for damage in the right of way. Ms. Zembrodt feels it would be worth the extra money to award the contract to Partin to make sure the city is not liable for any damage. Mr. Winslow feels confident that Lefke will work closely with Mr. VonHandorf on each property to ensure a safe project. Mr. VonHandorf stated if he sees workers doing anything that could possibly cause damage, he would shut the work down. The contract didn't include stump removal; this will be bid separately.

III. Altavia and Amsterdam Green Space

The city owns the small portion of green space at the corner of Altavia and Amsterdam. Ms. Spoor met with several of the residents in that area to discuss improvements to the corner and maintaining its upkeep. She would like to clear the area and fill with native/hardy plants that require little care. She would like the rocks reset, repair the fence, add lighting and maybe add a bench. The Mayor inquired about the cost and also if the city should have some kind of a maintenance agreement with regards to the upkeep. Mr. O'Hara stated he spoke with Ms. Spoor and they decided it would be premature to get any pricing for plants, rocks or the bench until after the road project is completed. Mr. Claypole stated he has not yet received the bids to clean up the area and repair the fence. Mr. Doug Millay, owner of the new Altavia home on the corner, stated he spoke with Ms. Spoor about the project. He stated she had very good ideas and that he, and several of his neighbors, agreed to maintain the area without issue. Mayor Mattone stated he would like to have some kind of document in place regarding the maintenance of all the city's green spaces.

IV. Trees

Mr. VonHandorf compiled a list of dead, dying and/or diseased trees in the city's right of way that need to come down. Letters have been sent to the property owners.

V. Path and Pedestrian Walks Study

Mr. Jason Reser was present at the meeting stating the study was discussed at the past Business Meeting. Mr. Johnson, Lawton Road, voiced his concern about the placement of the path near his home. Mayor Mattone replied there were no concrete plans at the moment regarding the pathway and that no funds have been allocated. Mr. Reser explained they were identifying opportunities in Park Hills and other cities to connect through pathways.

Mr. Mark Cooper, Audubon residents, stated he is very against any trail abutting his property. He brought along a signature sheet with about 30 signatures opposing the trail along the old trolley line. He states it would encroach on their privacy and sense of security. Other residents of Audubon and Lawton were in attendance to voice their concerns and oppose the pathway. They would like the area left in its natural state with no gravel or pavement of any kind. Mr. Reser stated they haven't got that far in the study

and that the area in question is not in anyone's back yard and that it is city property. Mayor Mattone stated there was a meeting held regarding the pathway in the fall and that there has been nothing done further. All residents will be informed of any future plans. Mr. Johnson asked if the city was looking to purchase property at the end of Altavia Avenue for the pathway. The Mayor stated the only reason 1087 Altavia Avenue was added to the agenda was his concern about high traffic on the new road going to and from the sight where a large development may occur. The gentleman that owns the property behind Altavia is looking to possibly develop the area and add up to 20 new homes there. Councilpersons Claypole, O'Hara and Zembrodt did not think it would be an issue.

VI. Council Vacancy

As of now, Council hasn't taken any steps to remove or replace Mr. Fangman. The Mayor explained the removal and replacement procedure to those in attendance.

VII. Infill Development/Historic Buildings and Districts

Mayor Mattone stated a meeting will be held at the PDS this Thursday. The meeting will address new developments that require large setbacks that many homes in Park Hills do not have. The city's BOA has been suspended for six months so that these issues can be reviewed; possibly amending the current zoning regulations for responsible development.

VIII. SD1 50/50 Match

Mayor Mattone stated he approached SD1 to see if the city could receive more than a 50% match from SD1 for the Altavia, Aberdeen and Audubon projects. Unfortunately, 50% is all they would match.

9:06 Motion to adjourn from Caucus Meeting



Mayor, Matt Mattone

ATTEST:



City Clerk

THE PARK HILLS CITY COUNCIL HELD A BUSINESS MEETING ON MONDAY, MAY 9, 2016 AT 7:00 P.M. AT THE COVINGTON CATHOLIC ALUMNI CENTER, 1550 DIXIE HIGHWAY, WITH MAYOR MATT MATTONE PRESIDING. COUNCILMEMBERS PRESENT: GREG CLAYPOLE, PAMELA SPOOR, KATHY ZEMBRODT, STEVE ELKINS AND MONTY O'HARA
ABSENT: SKIP FANGMAN
ALSO PRESENT: CITY ATTORNEY, TODD MCMURTRY AND CITY ENGINEER, JAY BAYER

Mr. O'Hara began the meeting with prayer

Call to Order

Pledge of Allegiance

Roll Call

Motion to approve the April 11, 2016 (with changes on page 4: lighting at CCH, not Gateway and adding that the Mayor will help Mr. Claypole in chairing the Economic Development Committee) and the April 25, 2016 Caucus Meeting minutes was made by Mr. Claypole; second by Ms. Spoor Roll call: all ayes

I. Petitioners

A. Senator Chris McDaniel was present at the meeting to give Mayor and Council a legislative update. The Senator briefly went over several Senate and House Bills.

B. Mr. Rob Hans, KYTC District 6, was present at the meeting to give a slideshow presentation of plans regarding the replacement/maintenance of the Brent Spence Bridge. He started by going over the history of the project.

Key purposes of the study are:

- Improve safety
- Improve traffic flow
- Correct geometric deficiencies
- Maintain connections to key regional and national transportation corridors

Study Area:

- Project length – 7.8 miles
- 2.7 billion in construction costs
- Safety concerns
- Functionally obsolete
- 172,000 vehicles per day
- \$417 billion in freight comes through
- Connects 10 states

Mr. Hans then went over the preferred alternative configuration in Kentucky and Covington and several alternatives. He went over several bridge designs and the preferred alternative configuration in Ohio. He described how some of the interchanges may affect Dixie Highway and Kyles Lane.

He stated, right now, the maintenance of the bridge is being looked at as opposed to total replacement. The Eastern Bypass study is also being looked at.

Discussion followed regarding tolls and the possible elimination of some property on Scenic Drive.

C. Mr. Greg Johnson, Lawton Road resident of 37 years, was present at the meeting to ask that he go on record as adamantly opposing of any type of bike trail near his home. He states that other residents feel the same and has obtained about 48 signatures. He feels a trail along the old Trolley Line behind his home would jeopardize the safety, tranquility and privacy of those who live there. He went on to say, he opposes any monies being spent regarding a trail.

Mr. O'Hara stated the trail started out as a walking/biking trail to go from Trolley Park down Amsterdam Road and to repair the existing paths throughout the city. He went on to say, he believes the area along the Trolley Line doesn't really connect to anything and is not a high priority; also that Council has no hidden agenda in regards to a trail.

Ms. Zembrodt stated that there was an invoice paid last fall to Human Nature regarding a study for a trail/path. The study will be posted to the city's website under the Parks/Beautification Committee. Mr. O'Hara stated that studies are needed when applying for grants.

Mr. Mark Cooper, Audubon resident, was also present at the meeting to also voice his opposition. He doesn't understand the urgency of connecting Park Hills to the existing trails in neighboring Devou Park. He also stated that Mr. Jason Reser said stakeholders are ready to move forward with the trails and believes there is a conflict of interest in regards to Mr. Reser owning a bike shop. Attorney Todd McMurtry assured him there is no conflict of interest in this matter.

D. Mr. Jim Hornsby was not present to petition regarding the tree removal on Altavia.

II. Second Reading; Ordinance No. 7, 2016 with regard to the city's Personnel Policies was tabled

III. First Reading; Ordinance No. 9, 2016 amending the 2015-2016 budget was read in summary by Attorney McMurtry

IV. Attorney McMurtry went over the subject of a Request for Proposals for the Gateway Hilltop Campus Land Use and Market Study. Covington submitted a Memorandum of Understanding regarding Gateway. The purpose is to create a concept plan for the Gateway area. It would be used to present to developers. Mr. McMurtry stated he reviewed the documents and that it is fairly standard and that it would provide both Covington and Park Hills with a planning process. Ms. Spoor wanted to reiterate that there is no cost to the city. Mr. McMurtry stated that is correct. Motion to sign was made by Ms. Spoor; second by Mr. Claypole. Roll Call: all ayes

V. Department Reports

A. Fire Department

The police report will take place later in the meeting.

A total of 43 calls for service were received during the month of April. Crews completed annual spring hydrant flushing in the residential areas. Several members attended SAVE classes, along with law enforcement and other safety officials. Classes were held regionally at various locations. Mr. Claypole asked Chief Rigney if the fire department was still willing to donate \$5,000 towards the purchase of a digital sign. Chief Rigney stated they would.

B. Public Works

Mr. VonHandorf thanked Mayor and Council for another month. He passed out to Mayor and Council the cost given by Michels to do the crack sealing throughout the city where needed. The cost came in at \$17,660.00. Ms. Zembrodt asked if Irish Rose Lane was on the list. Mr. VonHandorf stated it was.

He stated it is a busy season and added that the parade is only 21 days away.

Cincinnati Bell is running fiber optics through parts of the city.

Duke will be rewiring and adding new poles on Dixie and Amsterdam.

Tree work will begin on Altavia tomorrow; the Aberdeen project will begin soon.

Some repairs need to be made on the steps behind the church (across from the city building).

The inbound bus stop is now about 90% complete; the outbound needed to be rescheduled. Mr. VonHandorf thanked his son, and Mr. Claypole, for their help in pouring the concrete for the stops.

A mill and overlay will take place on Amsterdam near the VFW.

Thank you to residents who are taking care of their tree issues.

The trolley tracks need to be cleared out and he asked that no one dump there.

The pothole on Amsterdam, near Sleepy Hollow, will be fixed tomorrow.

Mr. Claypole pointed out that Old State Road was not on Michels list of streets with regards to the crack sealing. Mr. VonHandorf stated that it should, and will be, included.

Mr. Claypole asked to go on record as saying that any work he does throughout the city is strictly volunteer. He has never been compensated for any work and does it to give back to the city.

Motion to move forward with the crack sealing was made by Ms. Zembrodt; second by Mr. Elkins. Roll call: all ayes

Mr. Phil Ryan, in attendance, thanked Mr. VonHandorf for handling a tree issue that come up on Cleveland Avenue with regards to a new home being built.

C. City Engineer

Mr. Bayer passed out the bid results for the Altavia Avenue road project.

Fred A. Nemann Co. was the low bid coming in at \$545,041.50; colored cement off-street parking pads would be an extra \$7,440.00. SD1 will be reimbursing the city 50% of the storm items totaling \$44,246.00. Council agreed to change the pattern/texture to differentiate it from the street instead of using colored concrete. Mr. Bayer recommends Nemann's bid. Motion to move forward with the Altavia project by accepting Fred A. Nemann's bid was made by Mr. O'Hara; second by Ms. Zembrodt. Roll call: all ayes

Projects in Design Phase:

Altavia Reconstruction Project

Business Meeting

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A submittal was made to SD1 for a 50/50 match for storm improvements for the project. The request was approved at the March 15, SD1 board meeting. The city will need to sign the agreement in order to receive the 50/50 matching funds for the storm water portion of the project. A water main improvement project for Northern Kentucky Water District will be constructed by Rose Excavating and Development Inc. Work is to begin May 23rd. The city is proposing a bid opening on May 6 at 11:00 for the roadway project for consideration at the May 9 council meeting. Duke Energy work to start in early May followed by the roadway work.

Aberdeen Reconstruction Project

A submittal was made to SD1 for a 50/50 match for storm improvements for the project. The request was approved at the March 15, SD1 board meeting. The city will need to sign the agreement in order to receive the 50/50 matching funds for the storm water portion of the project. A water main improvement project for Aberdeen had a bid opening on May 5 through Northern Kentucky Water District. The low bidder was Gemmer and Sons. The bids will be presented to their Board on May 19 for consideration. The city is proposing to bid the roadway project for consideration at the June 13 council meeting. The schedule would have the water main and Duke Energy work start in early June followed by the roadway work.

Projects in Conceptual Phase:

1208 Audubon Road Storm Sewer Project

The city has been notified by the residents at 1208 Audubon Road of increased storm water runoff occurring within their property. The city has had several meetings with SD1 to discuss the project and possible funding options. The 50/50 match request was approved at the March 15, SD1 board meeting.

Ms. Spoor stated she would like to see the corner of Altavia and Amsterdam cleaned up immediately. Mr. Banks came in with the low bid of \$880.00. Motion to accept the bid and begin cleanup to be paid out of the Vehicle Fee Fund was made by Mr. O'Hara; second by Ms. Spoor. Roll call: all ayes

Ms. Spoor stated modifications to the road will be addressed after the road project is complete.

Mr. Claypole asked if the failing parts of the Dixie Highway had been brought to the attention of the contractor. Mr. Bayer and Mr. VonHandorf will contact Michels regarding the sidewalk.

D. Police Department

Sexual Assault:

Victim stated that a subject known to her had sexual contact. From the investigation, it was determined that the incident did not occur in Park Hills. The CAO was notified of the finding from the investigation.

Theft of Identification:

Victim stated that an unknown person filed a fraudulent tax return in her name. Victim had already contacted the IRS.

Criminal Mischief:

Victim stated that neighborhood kids damaged his fish pond. The juveniles were identified and their parents were advised.

Chief Stanley passed out handouts showing his upcoming budget request as well as the cost per officer in his department, including himself. He stated in January, (Covington Catholic High School) CCH approached him about the subject of a School Resource Officer (SRO). CCH stated they would contribute \$10,000 per year toward the SRO. Chief Stanley does not believe that is enough to cover the cost. Meanwhile, the state passed SB 206 which allows police departments throughout the state to rehire retired officers and avoid having to pay into the pension program or reimburse the state for their health insurance costs. Chief Stanley states that his department (as soon as the bill is signed) is set to save \$64,000 below his current budget next year. He went on to say, with the savings, his department may be able to provide CCH with a SRO (as long as they do not exceed 99 hours per month) and give substantial raises to his officers to be more in line to what other cities pay their police department personnel. If the city were to provide the school with a SRO, the officer would sign a one year contract to that effect. He stated the average years of experience for his officers are 19 years. Discussion followed regarding the Chief's wishes. The Chief will sit down with some members of Council to go over his budget.

Ms. Spoor wanted to publicly thank the Chief and his department for all they do and commend them on the great job they also do for Bromley.

E. Finance Department

Motion to approve the financial reports for the month of April was made by Ms. Spoor; second by Ms. Zembrodt. Roll call: all ayes

Motion to pay the Road Fund Invoices in the amount of \$6,741.64 and the Municipal Road Aid Invoices in the amount of \$4,298.05 was made by Ms. Spoor; second by Ms. Zembrodt. Roll call: all ayes

VI. Committee Discussions

A. Infrastructure and Public Works – Mr. O'Hara

A meeting was held on May 5th:

1. Altavia is almost ready to start. The apparent contractor is Fred Nemann Co. with a low bid of \$552,481.50.
2. A meeting of the committee will be scheduled sometime in the next week or two prior to the preconstruction meeting.
3. Mr. O'Hara will reach out to Ms. Lynn Keltz regarding the apron of her drive to lay out the scope of the work. He will also reach out to the folks on Alhambra regarding the handrail and the scope of what the city's responsibility will be.
4. Aberdeen should be ready to bid soon. There was an informal request to move the sidewalk to the opposite side of the street. The request can be formally discussed at a meeting. However, an initial inquiry shows that the cost to change this could be significant. Several trees would be lost and because it would require building up the north side grades to achieve proper drainage. This would cause issues with driveway pitches. In short; there seems to be significant reasons to proceed as originally planned.

B. Economic Development – Greg Claypole

Mr. Claypole stated he spoke with CCH regarding the lights; he will get some numbers together.

C. Communications Committee – Steve Elkins

Mr. Elkins he was unable to attend the last meeting. He is looking to get a small newsletter out this week. The website was discussed.

D. Parks, Beautification and Recreation Committee – Pamela Spoor

Ms. Spoor stated the committee met and the minutes are posted online. Getting the park ready for the parade.

E. Historic Preservation Committee – Pamela Spoor

Ms. Spoor stated she, Mayor Mattone, Patty Kestner and Phil Ryan met with the PDS to discuss Infrastructure Infill Regulations and how they affect new construction in the city. Ms. Spoor stated the city had paid for a part in a historic video project with 'History in Your Backyard'. There will be two short films on historical areas in the city; they will be added to the website. The first will be on May 21st at the home of Dr. Sugarman at 10:00 a.m. The video will last about 45 minutes.

F. Personnel Committee – Steve Elkins – No report

G. Public Safety Committee – Chief Rigney, Chief Stanley and Dan VonHandorf – No report

H. Financial Oversight Committee – Kathy Zembrodt

Minutes from the last meeting have been posted to the website.

Ms. Zembrodt stated she had recommended the proposed budget be ready for first reading tonight but some changes were made. Now a special meeting will have to take place in order to pass the budget. Ms. Zembrodt reminded Council if it doesn't pass before July 1st, the current budget will stay in place. Mayor Mattone would like to have the Financial Oversight Committee review the budget before its passage. Ms. Spoor stated a meeting was scheduled previously with only her, Ms. Zembrodt and the Mayor in attendance. Ms. Zembrodt stated several of the committee members reacted positively to the proposed budget that was emailed to them. The Mayor would like the special meeting to be televised. Ms. Spoor asked the Attorney if a matter is put in the budget and the budget is passed, is the Mayor able to spend the money. Mr. McMurtry replied that as long as it is under procurement, he is able to spend it.

G. Mayor's Group Report

Next meeting is scheduled for Saturday, May 21st at 9:00 a.m. at the City of Erlanger

H. Mayor's Update - None

VII. Old Business

The digital sign was discussed. Mr. Claypole stated that at the last meeting, Council voted to expend the funds for the sign out of the Vehicle Fee Fund in the 2016-2017 fiscal year. He stated he is looking into funding options; some businesses seemed interested in making a contribution (advertisements for businesses are not allowed on the

Business Meeting

May 9, 2016

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digital sign). Mr. Claypole would like to be assured he is able to tell the seller that the city will for sure purchase the sign. Mayor Mattone stated he thought the city would get three bids and proceed next year. Mr. Claypole stated he had already received three bids. Attorney McMurtry explained if the money wasn't set to be expensed this fiscal year, the Mayor does not have to authorize funding. Ms. Zembrodt stated to Mr. McMurtry that there was money set aside from the Vehicle Fee Fund. Mr. Claypole stated with the Fire Department's \$5,000 contribution, the sign would cost the city just a little over \$7,000.

VIII. New Business

Attorney McMurtry explained how the compensating tax rate worked. Ms. Spoor also brought some information regarding this and stated she would send the information out to Council.

IX. Delegations


- A. Fix the Dixie – Mayor Matt Mattone – No report
- B. Municipal Government League – Monty O'Hara
- C. Planning and Development Services of Kenton County – Mayor Matt Mattone – No report
- D. Telecommunications Board of N. KY – Dick Lange – Not present
- A. Northern KY Area Development District – Kathy Zembrodt – No report
- F. Code Enforcement Board – David Gray

Mr. Gray stated last month, 1010 Amsterdam Road was issued 2 Final Orders with regards to six items. They have been assessed a fine in the amount of \$6,400. 1216 Elberta Circle was fined \$400 for window and rubbish issues. Another meeting will be held on Thursday; another \$6,400 fine will be added to the existing fine for 1010 Amsterdam since they have not contested.

A Covington resident, Chad, was present at the meeting. He states he, and others, have worked hard to clean up the Lewis Street area and is concerned with the storage area behind the VFW. Mr. VonHandorf explained the area is owned by the city and SD1 did some tree work. The wood had been put there for the time being. He went on to say he is working on cleaning the area up. Chad thanked Mr. VonHandorf for getting it cleared out.

Ms. Spoor asked the status of the lights and cameras to be installed in, and near, Trolley Park. Chief Stanley stated he received one quote for \$27,300 from Seco and that they would take care of everything needed. He is still waiting for another proposal. Ms. Spoor added that she would like to see it included in the upcoming budget.

10:33 Motion to adjourn from business meeting was made by Mr. Claypole


Mayor, Matt Mattone

ATTEST:


City Clerk

THE PARK HILLS CITY COUNCIL HELD A SPECIAL MEETING ON MONDAY,
MAY 23, 2016 AT 7:00 P.M. AT THE COVINGTON CATHOLIC GRIFFIN/ALUMNI
CENTER, 1550 DIXIE HIGHWAY, WITH MAYOR MATT MATTONE PRESIDING.
COUNCILMEMBERS PRESENT: GREG CLAYPOLE, PAMELA SPOOR, MONTY
O'HARA AND KATHY ZEMBRODT
ALSO PRESENT: CITY ATTORNEY, TODD MCMURTRY
ABSENT: SKIP FANGMAN AND STEVE ELKINS

Mr. O'Hara began the meeting with prayer.

Call to Order


Pledge of Allegiance

Roll Call

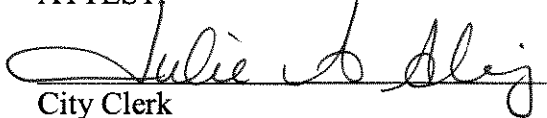
I. First Reading; Ordinance No. 8, 2016; proposed 2016-2017 budget was read in
summary by Attorney Todd McMurtry.

Ms. Spoor suggested the mill and overlay expense of \$35,000 and the crack sealing
expense of \$25,000 be moved from the Municipal Road Aid Fund into the Road Tax
Fund.

6:45 Motion to adjourn from Special Meeting


Mayor, Matt Mattone

ATTEST:


City Clerk

THE PARK HILLS CITY COUNCIL HELD A BUSINESS MEETING ON MONDAY, JUNE 13, 2016 AT 7:00 P.M. AT THE COVINGTON CATHOLIC ALUMNI CENTER, 1550 DIXIE HIGHWAY, WITH MAYOR MATT MATTONE PRESIDING.

COUNCILMEMBERS PRESENT: GREG CLAYPOLE, PAMELA SPOOR, KATHY ZEMBRODT, STEVE ELKINS AND MONTY O'HARA

ABSENT: SKIP FANGMAN

ALSO PRESENT: CITY ATTORNEY, TODD MCMURTRY AND CITY ENGINEER, JAY BAYER

Mr. O'Hara began the meeting with prayer

Call to Order

Pledge of Allegiance

Meeting began with petitioners due to lack of quorum.

A. Mr. Bob Johnson, Aberdeen Road, was present at the meeting to voice concerns from several Aberdeen residents. Mr. Johnson stated many residents believed that after the first meeting, more meetings would be scheduled to discuss plans for the street. He went on to say, most of the residents do not want a sidewalk on either side of the street and would like it eliminated from the project. Mr. O'Hara stated it could certainly be taken under advisement but that residents should think long and hard about eliminating the sidewalk. He stated there are safety issues to be considered and residents should think beyond their personal property for children's safety. He stated one meeting is standard; several were held for Altavia Avenue due to special parking concerns. He believes another meeting could be held for Aberdeen as well. Some residents are concerned about losing footage in front of their homes. Others believe most of the foot traffic is on Old State Road. Mr. O'Hara stated at the time of the Old State project, he was in favor of adding a sidewalk there also. Mayor Mattone stated a sidewalk is being added to Altavia for the same safety reasons; children walking to school, strollers, etc. He stated he understands residents' concerns but believes these changes are necessary for the future residents of the city to have safe pedestrian access. Mr. Johnson also emphasized the fact that the street will become one way and would add in the safety of pedestrians even without a sidewalk.

Mr. Bayer added that the opening of bids was delayed for two weeks after the Water District found the combined sewer was 20' off in its perceived location and would create too many change orders. It was then decided to move the sidewalk to the other side of the street than originally planned so that it wouldn't interfere with the existing gas line. Ms. Spoor asked if there was lighting on the street. Ms. Zembrodt stated there is a couple already on the street. Ms. Spoor suggested converting them to the decorative LED lights similar to the new ones on Dixie Highway. Mr. Bayer will inform the contractors that another meeting will take place before bid openings. A public meeting was scheduled for Tuesday, June 21st at 7 p.m. at the Griffin Center to further discuss the Aberdeen project. Mr. VonHandorf will hand deliver flyers to residents informing them of the upcoming meeting.

B. Mr. Karl Oberjohn was present at the meeting to discuss a bike/walking trail in the city. He stated he knows flyers were sent out to residents by a current city homeowner opposing the trail or any studies for one. He also knows many of the individuals who

signed the petition to oppose the trails. He stated he understands why some may be opposed but he believes a biking/walking trail would be a good thing for the city. He went on to give several reasons why the trail would be good for the city and that an attractive barrier done with landscaping could preserve the privacy of the residents. He went on to say, part of a trail along the old Trolley line would run right by the police station. Whether for or against, Mr. Oberjohn suggested the city do its own study and would like residents to get involved in the discussion in a respectful manner.

C. NKU students Bryan Dell and David Lumsden were present at the meeting regarding volunteerism in the city. They, along with four other classmates, chose Park Hills to do their volunteering report paper on. They will work mainly with the Park Hills Garden Club and encourage more residents to get involved in their city through volunteering. Ms. Spoor, who stated she is a huge supporter of volunteerism, thanked them for choosing Park Hills and believes our residents do love their city and are truly grateful for their volunteers as they often stop to say 'thank you' to her when she is working in the park or around the city. Mayor Mattone invited them back to the August Council Meeting for an update. Mr. Lumsden stated he hopes residents will see a difference by then!

Roll Call (Business meeting begins with quorum)

Motion to approve the May 9, 2016 Meeting minutes was made by Mr. Claypole; second by Ms. Zembrodt Roll call: all ayes

I. Petitioners
Earlier in meeting.

II. Second Reading; Ordinance No. 8, 2016; proposed 2016-2017 proposed budget was read in summary by Attorney McMurtry. Motion to adopt Ordinance was made Mr. O'Hara; second by Ms. Zembrodt. Roll call: all ayes

III. Second Reading; Ordinance No. 9, 2016 amending the 2015-2016 budget was read in summary by Attorney McMurtry. Motion to adopt Ordinance was made by Ms. Zembrodt; second by Mr. Claypole. Roll call: all ayes

IV. Resolution No. 12, 2016; agreement with KOHS for grant application. The Resolution allows for the Fire Department to apply for matching grants. Motion to accept Resolution was made by Mr. Claypole; second by Mr. Elkins. Roll call: all ayes

V. Department Reports

A. Police Department

Assault: Victim got into a verbal argument which turned physical of traffic issues. Victim was not injured and was advised on how to file charges.

Theft: Victim left his computers in his vehicle and an unknown person gained entry and took them.

Theft: Victim left her purse in her vehicle and an unknown person gained entry and removed it.

Assault/Shooting: A victim was injured when a subject shot at her vehicle. Investigation is still ongoing. The incident began in a different city and ended in Park Hills.

B. Fire Department

A total of 37 calls for service were received during the month of May.

Chief Rigney would like to give special recognition to Jared Dornheggen who successfully graduated from the County Fire Recruit School. The three month program included some 167 hours of training and classes. In addition to the department's weekly meetings, he also attended classes/training two nights a week and weekends.

Congratulations Jared!

Annual inspections of businesses and multi-family buildings will begin in June.

Chief Rigney stated some training has been going on in the old Gateway School. The department has a key box to help secure the building; he believes the building is set for demolition later in the year.

Mr. Claypole asked if \$5,000 was the amount the fire department is going to contribute to the purchase of a digital sign. Chief Rigney stated they would donate \$5,000 and may occasionally use the sign for department announcements.

C. Public Works

Mr. VonHandorf thanked Mayor and Council for another month.

The parade was a success; Mr. VonHandorf thanked all those who helped out and those in attendance.

The water main is in on Altavia but they still need to do service to the residents.

Apologies for the inconvenience to both Altavia and Aberdeen residents; there will be ongoing delays and lots of dust during both projects.

The bus stop padding is finished; waiting on TANK to install the shelter.

Some crack sealing has been done.

There are still lots of tree issues.

Duke commented that many of the power outages are due to bamboo; they discourage planting as it becomes hard to contain.

Mr. VonHandorf once again reminded residents not to put grass clippings or yard debris into the street as it enters the sewer system.

Mr. O'Hara commented on the crack sealing saying it looks as if the cracks are not completely sealed. Mr. VonHandorf stated if it is filled too high, the snow plow can pull it out. He said he would look into having them fill it a bit more.

Ms. Zembrodt asked if Mr. VonHandorf would call TANK to find out what the holdup is on the bus shelter. Mayor Mattone commented we are ahead of schedule. Ms. Spoor would just like to inquire on when we can expect it. She went on to say; if you do want to plant bamboo, plant in a sealed container as it spreads very quickly and is hard to get rid of.

Letters have been sent to several residents regarding dead or dying trees that need to be removed.

Mr. Claypole relayed to Council that an email was sent from one of the residents thanking Mr. VonHandorf for his hard work and long hours.

D. City Engineer

Projects in Design/Construction Phase:

Altavia Reconstruction

The city has signed the agreement in order to receive the 50/50 matching funds for the storm water portion of the project. A copy was sent to SD1 for their signature.

A water main improvement project for Northern Kentucky Water District is under construction. Rose Excavating and Development Inc. is building the improvements.

Duke Energy work is also under way.

A pre-construction meeting is being scheduled with Fred A Nemann Company to begin the road improvements.

Aberdeen Reconstruction

The city has signed the agreement in order to receive the 50/50 matching funds for the storm water portion of the project. A copy was sent to SD1 for their signature.

The water main improvement project for Aberdeen for Northern Kentucky Water District has begun. The contractor is Gemmer and Sons.

The city has advertised for the project initially to open bids for the roadway project on June 13. Due significant change in the location of existing utilities the new bid opening date will be 11:00 a.m. on June 27.

Projects in Conceptual Phase:

1208 Audubon Road Storm Sewer Project

The city has signed the agreement in order to receive the 50/50 matching funds for the storm water portion of the project. A copy was sent to SD1 for their signature.

The Park Hills Infrastructure Committee asked the city engineer to seek input from the Northern Kentucky Water District for possible replacement of the water main in conjunction with the storm project.

E. Finance Department

Motion to approve the financial reports for the month of May was made by Ms. Spoor; second by Ms. Zembrodt. Roll call: all ayes

Council questioned the \$3,500 payment to SD1 for the 50/50 match for work done in the vicinity of 1428 Amsterdam Road. Ms. Zembrodt made a motion to not pay the SD1 invoice until further notice; pay the remaining Road Fund invoices in the amount of \$9,141.65; second by Ms. Spoor. Roll call: all ayes

Motion to pay the Municipal Road Aid Invoice to Ideal Supplies in the amount of \$1,134.11 was made by Ms. Spoor; second by Ms. Zembrodt. Roll call: all ayes

Ms. Spoor asked Council to consider taking \$100,000 from the carry over money from the budget to pay down the debt owed by the city for the city building renovation.

VI. Committee Discussions

A. Infrastructure and Public Works – Mr. O'Hara

Mr. O'Hara would like to schedule a meeting before the public meeting on June 21st to discuss the Aberdeen Road project. A meeting was scheduled for Friday, June 17th at 2:00 p.m. at Mr. Bayer's office.

B. Economic Development – Greg Claypole

Mr. Claypole has tendered his resignation as chair to the Economic Development Committee so he can devote more time and resources to the other committees he sits on.

C. Communications Committee – Steve Elkins

Mr. Elkins thanked the city clerk in helping to get the spring newsletter out. He would like to begin working on a fall newsletter soon. He is also looking into ways to improve the city's website.

D. Parks, Beautification and Recreation Committee – Pamela Spoor

Ms. Spoor thanked Mr. VonHandorf, Ms. Debbie Newton and Mrs. Missy Catchen for all their work in getting the park ready for the parade. She went on to thank the Civic Association, Mr. Brent Collins, Mr. Greg Johnson and Mr. Phil Ryan for their participation.

E. Historic Preservation Committee – Pamela Spoor

Ms. Spoor reported two videos regarding historic structures in the city were made. The first one was done at the home of Dr. Sugarman and has been posted online and on facebook. You can also check it out through 'History in Your Own Backyard'. She states they did a great job on the video and encourages everyone to view it. The next video, concentrating on the streetcars and growth of Park Hills, will be out in two weeks. Ms. Spoor said she, along with Ms. Patty Kestner and Doug Waggoner, are gathering information on infill development within the city.

After several more positive comments regarding a trail in Park Hills, Ms. Spoor explained her idea of a trail connecting Trolley Park to the Lewisburg area in Covington. She stated a meeting should be held to discuss priority issues and residents' concerns.

F. Personnel Committee – Steve Elkins – No report

G. Public Safety Committee – Chief Rigney, Chief Stanley and Dan VonHandorf
– No report

H. Financial Oversight Committee – Kathy Zembrodt

Minutes from the last meeting have been posted to the website.

I. Mayor's Group Report

Next meeting is scheduled for Saturday, June 18th at 9:00 a.m. at the City of Crescent Springs. Senator McDaniel was present at the May meeting.

H. Mayor's Update

The Gateway Campus went out to bid. Mayor Mattone would like to look into text amendments regarding zoning pertaining to the property. Ms. Spoor doesn't want to see the zoning become less restrictive and would like to see Old State Road closed at the property's entrance. Attorney McMurtry stated he would look into the process to close that portion of the road.

VII. Old Business

Discussion took place regarding the OpenGov contract. The contract is for a three year term totaling \$10,500.00. Ms. Spoor stated she would like to see the cost of a one, or two, year contract to see if residents will use the software. The city clerk will look into getting the cost of both a one year and two year contract.

VIII. New Business

A. Motion to approve Rumpke as the low bidder for trash/recycling removal and for them to provide service was made by Ms. Zembrodt; second by Mr. Claypole. Roll call: all ayes

B. Motion to approve the auditor contract from VanGorder, Walker & Co. was made by Mr. O'Hara; second by Ms. Spoor. Roll call: all ayes
Ms. Spoor asked Mayor and Council to give thought to a new meeting location as the current location is set to be taken down. Mayor Mattone stated he has been talking with NDA, among others, for a possible meeting location.

IX. Delegations

A. Fix the Dixie – Mayor Matt Mattone – No report

B. Municipal Government League – Monty O'Hara

Along with a legislative update by Senator McDaniel, a presentation of Northern KY road projects was given which Mr. O'Hara stated he found very interesting. Mayor Mattone stated cities in Kentucky are seeing the benefits of Senator McDaniel in Frankfort and feels he represents us well. He encouraged people to thank him.

C. Planning and Development Services of Kenton County – Mayor Matt Mattone – No report

The next meeting will take place on June 16th

D. Telecommunications Board of N. KY – Dick Lange

Mr. Lange stated the Department of Justice has approved the TWC and Charter purchase. The franchise renewal committee has been meeting with TWC on negotiations without much success. They have had 13 extensions making the Board impatient.

Working groups were formed to study locations for Wi-Fi (mini cell towers) in the city.

The next meeting will be this Wednesday.

A new show, Kenton County Today regarding government issues, will have its first taping in late July.

Mr. Lange encouraged Ms. Spoor to contact the TBNK for use of their facility in regards to the historic videos. Ms. Spoor thanked him and said she may look into it.

A. Northern KY Area Development District – Kathy Zembrodt – No report

F. Code Enforcement Board – David Gray – No report

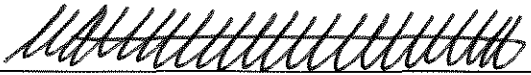
Mr. O'Hara asked Mr. Claypole about the status of the digital sign. Mr. Claypole stated it was at a standstill right now and wasn't sure how to proceed. A discussion took place regarding the placement of the sign and the final work needed to complete the sign.

Attorney McMurtry explained if Mr. Claypole is able to have the sign ready for the amount budgeted, he could move forward. Mr. Claypole stated he will get some prices for the electrical work.

Business Meeting
June 13, 2016
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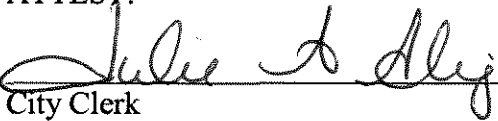
Mayor Mattone thanked everyone on the Financial Oversight Committee for all their work on creating a sound budget.

9:51 Motion to adjourn from business meeting was made by Mr. O'Hara



Mayor, Matt Mattone

ATTEST:



City Clerk

THE PARK HILLS CITY COUNCIL HELD A SPECIAL MEETING ON TUESDAY, JUNE 21, 2016 AT 6:30 P.M. AT THE COVINGTON CATHOLIC GRIFFIN/ALUMNI CENTER, 1550 DIXIE HIGHWAY, WITH MAYOR MATT MATTONE PRESIDING. COUNCILMEMBERS PRESENT: GREG CLAYPOLE, PAMELA SPOOR, MONTY O'HARA AND KATHY ZEMBRODT
ABSENT: SKIP FANGMAN AND STEVE ELKINS

Call to Order


Pledge of Allegiance

Roll Call

I. Discussion took place regarding the closing of Old State Road near the entrance of the old Park Hills school property. Motion to close that portion of the road was made by Ms. Spoor; second by Mr. Claypole. Roll call: all ayes
Ms. Spoor stated KRS statute requires a 60 day notice to the owner and surrounding properties of the closure.

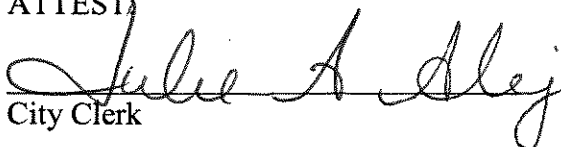
II. Discussion took place regarding a text/map amendment of the old Park Hills school property. Mayor Mattone stated he met with Covington and the PDS. He stated they, along with Attorney McMurtry, recommend changing the zoning to PUD. Mayor Mattone went on to say that by changing the current zoning to a PUD enables the city to work with Covington. Mr. O'Hara and Ms. Spoor stated they would rather wait to see what goes into the property first. Mayor Mattone informed Council that there is a June 28th deadline to submit for changes for their July meeting.
Mr. Bayer explained if the city puts in a PUD overlay, the zoning stays the same and the applicant will have to go to the PDS for a zoning change. The city can withdraw if it likes; the PUD gives a written agreement on what the city wants.
Ms. Spoor made a motion to amend the text and map amendment to permit a PUD overlay on the property at the end of old state (the old Park Hills School currently owned by the state) The city will proactively send a letter to adjoining properties stating why it is doing this; second by Mr. Claypole. Roll call: all ayes

6:49 Motion to adjourn from Special Meeting made by Ms. Zembrodt



Mayor, Matt Mattone

ATTEST



City Clerk

THE PARK HILLS CITY COUNCIL HELD A BUSINESS MEETING ON MONDAY, JULY 11, 2016 AT 7:00 P.M. AT THE COVINGTON CATHOLIC ALUMNI CENTER, 1550 DIXIE HIGHWAY, WITH MAYOR MATT MATTONE PRESIDING.

COUNCILMEMBERS PRESENT: PAMELA SPOOR, KATHY ZEMBRODT, STEVE ELKINS AND MONTY O'HARA

ABSENT: GREG CLAYPOLE

ALSO PRESENT: CITY ATTORNEY, TODD MCMURTRY AND CITY ENGINEER, JAY BAYER

Mr. O'Hara began the meeting with prayer and asked for a moment of silence to reflect on Councilman Skip Fangman who passed away on July 3rd. Mr. O'Hara remembers Mr. Fangman as always welcoming to new residents. Ms. Zembrodt gave her recollection of Mr. Fangman as a family man who served his city and his church. Ms. Spoor thanked Mr. O'Hara for the moment of silence to reflect on Mr. Fangman. She remembers the Fangman's as caring deeply for the city. Mr. Fangman was instrumental in building the public works building, establishing Trolley Park, creating the Civic Association and Garden Club. The Fangman's also started the Senior Center in Park Hills. She says the city is lucky to have had him! Mr. Elkins said the city will feel a large vacuum with Mr. Fangman's passing and he will be greatly missed. He went on to say the Fangman's welcomed his family when they moved to the city. Mayor Mattone also said Mr. Fangman will be greatly missed as he was a great asset to the city. He doesn't want to discuss Mr. Fangman's replacement this evening; only to pause and reflect on Mr. Fangman's life.

Attorney McMurtry wanted to explain briefly the process for replacement. He stated that Council has full authority to choose a replacement by majority vote. There are no regulations or limitations on choosing a replacement. A Special Meeting must be held within 30 days of Mr. Fangman's passing and the meeting must be noticed. If Council does not take action within 30 days, the Governor will appoint a replacement. Mayor Mattone stated the meeting may also be taped by TBNK. Attorney McMurtry went on to say Council may discuss one on one but that there be no discussion as a quorum.

Call to Order

Pledge of Allegiance

Motion to approve the June 13 and June 21, 2016 Meeting minutes was made by Ms. Zembrodt; second by Mr. Elkins Roll call: all ayes

I. Petitioners - None

II. Emergency Reading; Ordinance No. 11, 2016 regarding the Rumpke trash contract was read in summary by Attorney McMurtry. Motion to adopt Ordinance was made by Mr. O'Hara; second by Ms. Spoor. Roll call: all ayes

III. Resolution No. 13, 2016 allowing the Mayor to sign Rumpke contract was read by Attorney McMurtry. Motion to accept Resolution was made by Mr. O'Hara; second by Mr. Elkins. Roll call: all ayes

IV. First Reading; Ordinance No. 12, 2016; 2016 Tax Rate was read in summary by Attorney McMurtry.

Business Meeting

July 11, 2016

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V. Department Reports

A. Police Department

Chief Stanley was not present at the meeting. The Chief passed out his yearend report to Mayor and Council prior to the meeting. Any questions may be addressed to the Chief.

B. Fire Department

A total of 44 calls for service were received during the month of June. Crews responded to 6 additional calls related to heavy storms in the area on the evening of June 15th. The firehouse and city building were on emergency generator power for approximately 10 hours.

The department received five new applicants from the latest Recruitment Drive. Applicants are being processed and evaluated for the start of training. This will bring the number of members to about 23 with the average in past years as 17 to 18.

Ms. Spoor relayed to Chief Rigney that she spotted a bobcat in her yard; for them to be aware.

C. Public Works

Mr. VonHandorf thanked Mayor and Council for another month.

The water portion of the Altavia and Aberdeen road projects is complete. Another Altavia preconstruction meeting was held on Thursday.

The Aberdeen bids were opened this morning and will be addressed by Mr. Bayer during his engineer's report.

SD1 did some work on the steps behind the church across from the city building.

The bus stop is complete.

Some crack sealing has been completed.

The Infrastructure Committee discussed mill and overlay of Locust Street and part of St. Joseph Lane. Two estimates were received; waiting on one more. Mr. VonHandorf stated he hopes to have the Water District do work on Locust at the same time as the mill and overlay.

Mr. VonHandorf thanked residents for addressing their tree problems.

The lot on Amsterdam Road behind the VFW is being cleaned up.

Ms. Zembrodt stated the Locust work has been a long time coming and would like to see it done soon.

Ms. Spoor asked that the corner of Altavia and Amsterdam have mulch put down for now and then re-address in the fall. Mr. VonHandorf stated Covington has surplus of mulch we could use at no cost.

Mayor Mattone stated the bus stop doesn't look complete. Mr. VonHandorf will contact TANK to see if there is another piece. Ms. Spoor commented that the wall behind the stop looks good.

D. City Engineer

Projects in Design/Construction Phase

Altavia Reconstruction Project 14K005-002

The water main improvement project for Northern Kentucky Water District is nearing completion by Rose Excavating and Development Inc.

A preconstruction meeting was held on June 29th with Fred A Nemann Company to coordinate the road improvements portion of the project. They plan to begin construction of the storm water infrastructure next week.

Aberdeen Reconstruction Project 15-0062

The water main improvement project for Aberdeen for Northern Kentucky Water District is being constructed by Gemmer and Sons and nearing completion.

A second street meeting was held on June 21st with the residents to discuss the project. Based on input from the meeting, the city has updated the plans to move the sidewalk to the south west side of the street. Bids will be opened on 7/11/16 at 11:00 and tabulated for consideration by the city.

Projects in Conceptual Phase

1208 Audubon Road Storm Sewer Project

The Park Hills Infrastructure Committee asked the city engineer to seek input from the Northern Kentucky Water District for possible replacement of the water main in conjunction with the storm project. Based on a 7/1/2016 email, the water district concluded that the replacement of the main within our tentative project limits is not warranted at this time.

Mr. Bayer passed out the Aberdeen Road bid results. Paul Michels was the low bidder at \$357,893.35; total less the SD1 portion was \$314,143.85. Mr. Bayer stated Paul Michels has done previous work for the city and feels comfortable recommending them for the job and that they can begin in 3-4 weeks. Motion to accept Paul Michels bid was made by Mr. O'Hara; second by Ms. Zembrodt. Roll call: all ayes

Ms. Spoor asked if the one-way should be implemented now or after the project completion. Mr. Bayer stated he believes it would be best to wait until the work is completed.

E. Finance Department

June financials will be finalized and voted on at the August Council meeting.

Ms. Zembrodt made a motion to move \$60,000 from the city's general fund into the reserve fund; second by Ms. Spoor adding that the money in the reserve fund is readily available to the city for immediate use and is being moved to mentally assess the city's position. Roll call: all ayes

Motion to pay the Road Tax invoices in the amount of \$18,567.50; Municipal Road Aid invoice in the amount of \$1,687.50 and the Vehicle Fee Fund invoice in the amount of \$561.00 was made by Ms. Zembrodt; second by Ms. Spoor. Roll call: all ayes

Ms. Zembrodt stated she, along with the city clerk, met with Crawford Insurance regarding some of the city's insurance coverage including dental, STD and LTD, vision and life. The coverage would remain essentially the same but with significant savings. The health coverage would not be affected. Motion to switch coverage of these insurances to KLC was made by Ms. Spoor; second by Ms. Zembrodt. Roll call: all ayes
Attorney McMurtry stated the city should ask Crawford to provide an evaluation of what coverage the city wants and what it is being provided.

VI. Committee Discussions

A. Infrastructure and Public Works – Mr. O'Hara
Covered earlier in the meeting.

Ms. Spoor asked that the committee look at Breckenridge Road as it is in need of some work.

B. Mayor's Group Report
Next meeting is scheduled for Saturday, July 16th at 9:00 a.m. in Ludlow.

VII. Old Business

Attorney McMurtry stated the bid for the Gateway property of \$3 million did not meet the appraised value and was rejected. Right now, the property is in limbo. The city applied to take an overlay and apply it to the old school property. The city met with Covington and the shared plans seem to be consistent with the zoning already in place. Mayor Mattone stated another meeting will take place tomorrow to look at the overlay. Mr. Adam McNeely, a Hamilton resident, stated he received a letter addressing the zone change and asked for clarification. Attorney McMurtry explained the current zoning is residential. The city's Code of Ordinances has provisions to give an overlay which gives the city rights over developers to put in what it wants. It is beneficial to the city to as it gives the city the opportunity to approve or disapprove plans. Ms. Spoor added it will be protective of the city's aesthetics, traffic issues and keep consistent with the character of Park Hills.

VIII. New Business

Ms. Spoor stated the church across the street from the city building was purchased by the Catholic Order of Missionaries of St. John the Baptist. She stated she once served on their board but is no longer a board member. She asked that any questions regarding the church be addressed to Father Shannon Collins or Bishop Foys. Ms. Spoor stated she received emails regarding her involvement with the church. She went on to say she will attend the church as a member and nothing else. She addressed some of the concerns of adding a grotto to the church grounds. She reminded everyone that many Catholic churches and schools have grottos including Covington Catholic, Notre Dame Academy and St. Agnes.

Ms. Spoor asked if there was any information regarding the un-kept property at 1028 Amsterdam Road. The city clerk stated she spoke with the previous owner's daughter who said she turned the property over to PNC bank. The clerk has a message into the bank for more information.

Ms. Spoor asked how traffic will be handled concerning the new home going in on Cleveland Avenue. She is worried that someone may get hurt when crossing. Mr. VonHandorf stated he would keep an eye on the situation.

Ms. Dean, Old State Road, was present at the meeting with questions about the bike trail postcard she received and the future grotto at the church. Ms. Spoor stated the city has a website that announces all the city's meetings along with the minutes of those meetings. Mr. O'Hara stated the bike trail postcard was sent by a resident and not from the city. He added the grotto would be a 3-4' cut into the hillside which should not create any problems. Attorney McMurtry added that any cut into the hillside must be pursuant to code, construction issues and have a permit from the PDS.

Ms. Mafia, Rose Circle, asked about the parking situation for the new church as she saw it directed people to park on Rose Circle. Ms. Spoor stated the overflow would be for the church's first mass and would probably diminish after that. She went on to say the congregation that was there before became too large for that location and moved to a bigger space. She again directed any other questions to Father Shannon or Bishop Foys. Ms. Spoor stated she purchased the duplex next to the church to lease to the priests. Attorney McMurtry reminded those in attendance that there is nothing illegal with Ms. Spoor's involvement with her church and that there is no conflict whatsoever.

IX. Delegations

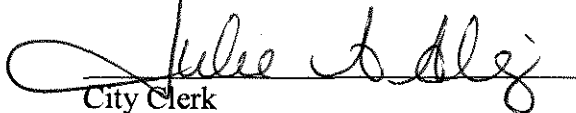
- A. Telecommunications Board of N. KY – Dick Lange – Not present
- B. Code Enforcement Board – David Gray – Not present

8:19 Motion to adjourn from business meeting was made by Ms. Zembrodt



Mayor, Matt Mattone

ATTEST:



City Clerk

THE PARK HILLS CITY COUNCIL HELD A BUSINESS MEETING ON MONDAY, JULY 11, 2016 AT 7:00 P.M. AT THE COVINGTON CATHOLIC ALUMNI CENTER, 1550 DIXIE HIGHWAY, WITH MAYOR MATT MATTONE PRESIDING.

COUNCILMEMBERS PRESENT: PAMELA SPOOR, KATHY ZEMBRODT, STEVE ELKINS AND MONTY O'HARA

ABSENT: GREG CLAYPOLE

ALSO PRESENT: CITY ATTORNEY, TODD MCMURTRY AND CITY ENGINEER, JAY BAYER

Mr. O'Hara began the meeting with prayer and asked for a moment of silence to reflect on Councilman Skip Fangman who passed away on July 3rd. Mr. O'Hara remembers Mr. Fangman as always welcoming to new residents. Ms. Zembrodt gave her recollection of Mr. Fangman as a family man who served his city and his church. Ms. Spoor thanked Mr. O'Hara for the moment of silence to reflect on Mr. Fangman. She remembers the Fangman's as caring deeply for the city. Mr. Fangman was instrumental in building the public works building, establishing Trolley Park, creating the Civic Association and Garden Club. The Fangman's also started the Senior Center in Park Hills. She says the city is lucky to have had him! Mr. Elkins said the city will feel a large vacuum with Mr. Fangman's passing and he will be greatly missed. He went on to say the Fangman's welcomed his family when they moved to the city. Mayor Mattone also said Mr. Fangman will be greatly missed as he was a great asset to the city. He doesn't want to discuss Mr. Fangman's replacement this evening; only to pause and reflect on Mr. Fangman's life.

Attorney McMurtry wanted to explain briefly the process for replacement. He stated that Council has full authority to choose a replacement by majority vote. There are no regulations or limitations on choosing a replacement. A Special Meeting must be held within 30 days of Mr. Fangman's passing and the meeting must be noticed. If Council does not take action within 30 days, the Governor will appoint a replacement. Mayor Mattone stated the meeting may also be taped by TBNK. Attorney McMurtry went on to say Council may discuss one on one but that there be no discussion as a quorum.

Call to Order

Pledge of Allegiance

Motion to approve the June 13 and June 21, 2016 Meeting minutes was made by Ms. Zembrodt; second by Mr. Elkins Roll call: all ayes

I. Petitioners - None

II. Emergency Reading; Ordinance No. 11, 2016 regarding the Rumpke trash contract was read in summary by Attorney McMurtry. Motion to adopt Ordinance was made by Mr. O'Hara; second by Ms. Spoor. Roll call: all ayes

III. Resolution No. 13, 2016 allowing the Mayor to sign Rumpke contract was read by Attorney McMurtry. Motion to accept Resolution was made by Mr. O'Hara; second by Mr. Elkins. Roll call: all ayes

IV. First Reading; Ordinance No. 12, 2016; 2016 Tax Rate was read in summary by Attorney McMurtry.

V. Department Reports

A. Police Department

Chief Stanley was not present at the meeting. The Chief passed out his yearend report to Mayor and Council prior to the meeting. Any questions may be addressed to the Chief.

B. Fire Department

A total of 44 calls for service were received during the month of June. Crews responded to 6 additional calls related to heavy storms in the area on the evening of June 15th. The firehouse and city building were on emergency generator power for approximately 10 hours.

The department received five new applicants from the latest Recruitment Drive. Applicants are being processed and evaluated for the start of training. This will bring the number of members to about 23 with the average in past years as 17 to 18.

Ms. Spoor relayed to Chief Rigney that she spotted a bobcat in her yard; for them to be aware.

C. Public Works

Mr. VonHandorf thanked Mayor and Council for another month.

The water portion of the Altavia and Aberdeen road projects is complete. Another Altavia preconstruction meeting was held on Thursday.

The Aberdeen bids were opened this morning and will be addressed by Mr. Bayer during his engineer's report.

SD1 did some work on the steps behind the church across from the city building.

The bus stop is complete.

Some crack sealing has been completed.

The Infrastructure Committee discussed mill and overlay of Locust Street and part of St. Joseph Lane. Two estimates were received; waiting on one more. Mr. VonHandorf stated he hopes to have the Water District do work on Locust at the same time as the mill and overlay.

Mr. VonHandorf thanked residents for addressing their tree problems.

The lot on Amsterdam Road behind the VFW is being cleaned up.

Ms. Zembrodt stated the Locust work has been a long time coming and would like to see it done soon.

Ms. Spoor asked that the corner of Altavia and Amsterdam have mulch put down for now and then re-address in the fall. Mr. VonHandorf stated Covington has surplus of mulch we could use at no cost.

Mayor Mattone stated the bus stop doesn't look complete. Mr. VonHandorf will contact TANK to see if there is another piece. Ms. Spoor commented that the wall behind the stop looks good.

D. City Engineer

Projects in Design/Construction Phase

Altavia Reconstruction Project 14K005-002

The water main improvement project for Northern Kentucky Water District is nearing completion by Rose Excavating and Development Inc.

A preconstruction meeting was held on June 29th with Fred A Nemann Company to coordinate the road improvements portion of the project. They plan to begin construction of the storm water infrastructure next week.

Aberdeen Reconstruction Project 15-0062

The water main improvement project for Aberdeen for Northern Kentucky Water District is being constructed by Gemmer and Sons and nearing completion.

A second street meeting was held on June 21st with the residents to discuss the project. Based on input from the meeting, the city has updated the plans to move the sidewalk to the south west side of the street. Bids will be opened on 7/11/16 at 11:00 and tabulated for consideration by the city.

Projects in Conceptual Phase

1208 Audubon Road Storm Sewer Project

The Park Hills Infrastructure Committee asked the city engineer to seek input from the Northern Kentucky Water District for possible replacement of the water main in conjunction with the storm project. Based on a 7/1/2016 email, the water district concluded that the replacement of the main within our tentative project limits is not warranted at this time.

Mr. Bayer passed out the Aberdeen Road bid results. Paul Michels was the low bidder at \$357,893.35; total less the SD1 portion was \$314,143.85. Mr. Bayer stated Paul Michels has done previous work for the city and feels comfortable recommending them for the job and that they can begin in 3-4 weeks. Motion to accept Paul Michels bid was made by Mr. O'Hara; second by Ms. Zembrodt. Roll call: all ayes

Ms. Spoor asked if the one-way should be implemented now or after the project completion. Mr. Bayer stated he believes it would be best to wait until the work is completed.

E. Finance Department

June financials will be finalized and voted on at the August Council meeting.

Ms. Zembrodt made a motion to move \$60,000 from the city's general fund into the reserve fund; second by Ms. Spoor adding that the money in the reserve fund is readily available to the city for immediate use and is being moved to mentally assess the city's position. Roll call: all ayes

Motion to pay the Road Tax invoices in the amount of \$18,567.50; Municipal Road Aid invoice in the amount of \$1,687.50 and the Vehicle Fee Fund invoice in the amount of \$561.00 was made by Ms. Zembrodt; second by Ms. Spoor. Roll call: all ayes

Ms. Zembrodt stated she, along with the city clerk, met with Crawford Insurance regarding some of the city's insurance coverage including dental, STD and LTD, vision and life. The coverage would remain essentially the same but with significant savings. The health coverage would not be affected. Motion to switch coverage of these insurances to KLC was made by Ms. Spoor; second by Ms. Zembrodt. Roll call: all ayes Attorney McMurtry stated the city should ask Crawford to provide and evaluation of what coverage the city wants and what it is being provided.

VI. Committee Discussions

A. Infrastructure and Public Works – Mr. O'Hara

Covered earlier in the meeting.

Ms. Spoor asked that the committee look at Breckenridge Road as it is in need of some work.

B. Mayor's Group Report

Next meeting is scheduled for Saturday, July 16th at 9:00 a.m. in Ludlow.

VII. Old Business

Attorney McMurtry stated the bid for the Gateway property of \$3 million did not meet the appraised value and was rejected. Right now, the property is in limbo. The city applied to take an overlay and apply it to the old school property. The city met with Covington and the shared plans seem to be consistent with the zoning already in place. Mayor Mattone stated another meeting will take place tomorrow to look at the overlay. Mr. Adam McNeely, a Hamilton resident, stated he received a letter addressing the zone change and asked for clarification. Attorney McMurtry explained the current zoning is residential. The city's Code of Ordinances has provisions to give an overlay which gives the city rights over developers to put in what it wants. It is beneficial to the city to as it gives the city the opportunity to approve or disapprove plans. Ms. Spoor added it will be protective of the city's aesthetics, traffic issues and keep consistent with the character of Park Hills.

VIII. New Business

Ms. Spoor stated the church across the street from the city building was purchased by the Catholic Order of Missionaries of St. John the Baptist. She stated she once served on their board but is no longer a board member. She asked that any questions regarding the church be addressed to Father Shannon Collins or Bishop Foys. Ms. Spoor stated she received emails regarding her involvement with the church. She went on to say she will attend the church as a member and nothing else. She addressed some of the concerns of adding a grotto to the church grounds. She reminded everyone that many Catholic churches and schools have grottos including Covington Catholic, Notre Dame Academy and St. Agnes.

Ms. Spoor asked if there was any information regarding the un-kept property at 1028 Amsterdam Road. The city clerk stated she spoke with the previous owner's daughter who said she turned the property over to PNC bank. The clerk has a message into the bank for more information.

Ms. Spoor asked how traffic will be handled concerning the new home going in on Cleveland Avenue. She is worried that someone may get hurt when crossing. Mr. VonHandorf stated he would keep an eye on the situation.

Ms. Dean, Old State Road, was present at the meeting with questions about the bike trail postcard she received and the future grotto at the church. Ms. Spoor stated the city has a website that announces all the city's meetings along with the minutes of those meetings. Mr. O'Hara stated the bike trail postcard was sent by a resident and not from the city. He added the grotto would be a 3-4' cut into the hillside which should not create any problems. Attorney McMurtry added that any cut into the hillside must be pursuant to code, construction issues and have a permit from the PDS.

Ms. Mafia, Rose Circle, asked about the parking situation for the new church as she saw it directed people to park on Rose Circle. Ms. Spoor stated the overflow would be for the church's first mass and would probably diminish after that. She went on to say the congregation that was there before became too large for that location and moved to a bigger space. She again directed any other questions to Father Shannon or Bishop Foy. Ms. Spoor stated she purchased the duplex next to the church to lease to the priests. Attorney McMurtry reminded those in attendance that there is nothing illegal with Ms. Spoor's involvement with her church and that there is no conflict whatsoever.

IX. Delegations

- A. Telecommunications Board of N. KY – Dick Lange – Not present
- B. Code Enforcement Board – David Gray – Not present

8:19 Motion to adjourn from business meeting was made by Ms. Zembrodt



Mayor, Matt Mattone

ATTEST:



City Clerk

THE PARK HILLS CITY COUNCIL HELD A SPECIAL MEETING ON THURSDAY, JULY 28, 2016 AT 7:00 P.M. AT THE COVINGTON CATHOLIC ALUMNI/GRIFFIN CENTER, 1550 DIXIE HIGHWAY WITH MAYOR MATTHEW MATTONE PRESIDING. COUNCIL MEMBERS PRESENT: KATHY ZEMBRODT, PAMELA SPOOR, GREG CLAYPOLE, MONTY O'HARA AND STEVE ELKINS ALSO PRESENT: FILLING IN FOR CITY ATTORNEY TODD MCMURTRY WAS KYLE WINSLOW

Mr. O'Hara led the meeting with prayer

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Mattone introduced Kyle Winslow who is filling in for Mr. McMurtry

I. With the unfortunate passing of Councilman Skip Fangman, a vacancy exists that needs to be filled by a majority vote of Council. Mayor Mattone opened the floor to anyone wishing to be considered for the vacant seat.

Mr. Mark Cooper, Audubon Road, approached the podium to tell the Mayor and Council a little about himself and why he should be considered for the vacant Council seat. He thanked the Mayor and Council for the opportunity to speak. Mr. Cooper stated he has lived in Park Hills, with his wife Mary, for 12 years. He hopes to be considered and, hopefully, after years of service to walk away with the same fine reputation Mr. Fangman had. He wants to work with Council and also develop friendships. Mr. Cooper is currently employed by the U.S. Postal Service, Dixie Branch. Before that, he spent over 25 years in the restaurant business. He believes his work in the restaurant business created a great work ethic and gave him an advantage with budgets and finances. He supports the Park Hills Fire, Police, Public Works and Administration Departments. He states he runs his life debt free and would like to see the city do the same. He wants Council to know he is not a 'one ticket' candidate with only the bike trail as his reason for running. He states he has been very interested and informed with government for the past 30 years. He says he loves Park Hills and wants to retire here (hopefully in two years). Mr. Claypole asked if he was willing to give 100% as being on Council can be time consuming. He went on to say, it entails much more than attending monthly meetings. Mr. Cooper replied he doesn't work overtime and is off work by 1:30 p.m. He has two adult step-children and says he doesn't commit half way.

Jason Reser is out of town on business so his wife Kelly spoke for him through a letter he wrote to Mayor and Council. She thanked the Mayor and Council for the opportunity to speak. Ms. Reser stated she works as a radiation therapist and that she and Jason have lived in Park Hills for four years. They have two children. The letter read, in part, that Jason works long hours and still finds time to attend the Council meetings and sit on the Parks and Recreation Board. He feels proud, and lucky, to raise his family in Park Hills and loves the strong sense of community. He owns his own bike shop which he opened at

the age of twenty. He says his business is credited as being one of the best in the region and country. He serves on committees in both Northern Kentucky and Cincinnati. He would like to work with larger neighboring communities to better Park Hills. He credits our good EMT service to working together with Ft. Wright. He wants to make good decisions regarding the Gateway property and will work on the budget and run with fiscal responsibility. He will work to obtain grants for the city. He wants to work as a team to tackle ongoing projects. He went on to say, Mr. Fangman gave much to the city and worked on becoming friends with those he served with. Mr. Reser would also like to build a good relationship with the Mayor and Council.

Mr. Claypole reminded both candidates that whoever was chosen would only be on Council until the end of Mr. Fangman's term (December 31st). He asked if both were going to run in the fall when all the seats will be up for election. Mrs. Reser stated Jason plans to run in the fall. Mr. Cooper stated he also plans to run.

7:22 – Motion to enter into closed session under KRS 61.810 for discussions related to the appointment of Council member was made by Ms. Zembrodt; second by Mr. Elkins. Roll call: all ayes

7:55 – Motion to return to open meeting to vote on vacancy was made by Ms. Spoor; second by Mr. Elkins. Roll call: all ayes

Ms. Spoor asked to go on record concerning a possible conflict of interest between her and Mr. Cooper regarding the purchase of some property. She stated she purchased from Mr. Cooper, several months ago, a duplex located at 1107 Amsterdam Road in an arm's length transaction at fair market value. Prior to that transaction, she stated she had never met Mr. Cooper or his wife. The duplex was purchased to serve as a rectory for the church. Ms. Spoor stated she spoke with the city attorney, as well as Mr. Winslow, regarding the propriety of her voting in this matter and whether or not it would be a conflict of interest. She stated she was advised by both that it was not a conflict of interest. She went on to say, in the course of her transaction with Mr. Cooper, she found him to be a man of his word, very meticulous, thorough and a good business man. In that regard, she would like to thank Mrs. Reser and Mr. and Mrs. Cooper for coming tonight and these are both great people willing to serve the community. Ms. Spoor made a motion to appoint Mr. Mark Cooper to the seat vacated by her friend, and a man she genuinely misses, Mr. Skip Fangman; second by Ms. Zembrodt. Roll call: Ms. Zembrodt; aye, Mr. Claypole; aye, Ms. Spoor; aye, Mr. Elkins; nay, Mr. O'Hara; nay

II. Discussion regarding the contract for professional services with PDS. Mayor Mattone stated the total cost for the Gateway study is around \$20,000 – \$22,000. The cost for Park Hills, based on population, comes to around \$1,475. He asked if Council was comfortable moving forward with the study. Motion to approve the expenditure of \$1,475

Special Meeting
July 28, 2016
Page 3

for the cost of the study was made by Ms. Spoor; second by Ms. Zembrodt. Roll call: all ayes

III. Discussion regarding the mill and overlay of Locust Street and part of St. Joseph Lane. Mr. VonHandorf relayed the results of the bids to Mayor and Council:

JK Meurer, Corp.: Locust - \$16,000/ St. Joseph Ln. - \$20,000

Len Riegler Blacktop, Inc.: Locust - \$14,500/ St. Joseph Ln. - \$16,700

Michels Construction: Locust - \$14,470/ St. Joseph Ln. - \$10,975

Mr. Claypole stated that he, Mr. VonHandorf, the city clerk and officer Hagedorn were all present at the opening of the bids.

Motion to award the bid to Michels was made by Mr. O'Hara; second by Mr. Claypole.


Roll call: all ayes

Mr. Claypole congratulated Mayor Mattone and his family on the arrival of their new baby boy born last Friday!

8:08 Motion to adjourn Special Meeting


MAYOR, MATT MATTONE

ATTEST:


CITY CLERK

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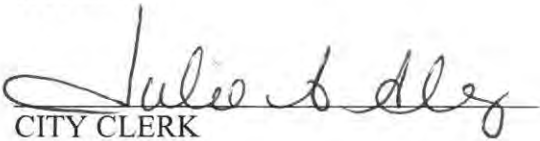
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Mr. Claypole congratulated Mayor Mattone and his family on the arrival of their new baby boy born last Friday!

8:08 Motion to adjourn Special Meeting


MAYOR, MATT MATTONE

ATTEST:


CITY CLERK

THE PARK HILLS CITY COUNCIL HELD A BUSINESS MEETING ON MONDAY, AUGUST 8, 2016 AT 7:00 P.M. AT THE COVINGTON CATHOLIC ALUMNI CENTER, 1550 DIXIE HIGHWAY, WITH MAYOR MATT MATTONE PRESIDING. COUNCILMEMBERS PRESENT: PAMELA SPOOR, KATHY ZEMBRODT, STEVE ELKINS, MONTY O'HARA AND MARK COOPER
ALSO PRESENT: SITTING IN FOR THE CITY ATTORNEY, KYLE WINSLOW AND CITY ENGINEER, JAY BAYER

Mr. O'Hara began the meeting with prayer.

Call to Order

Pledge of Allegiance

The City Clerk swore in the new Council member, Mr. Mark Cooper

Roll Call

Motion to approve the July 11 and July 28, 2016 Meeting minutes was made by Mr. O'Hara; second by Ms. Spoor. Roll call: all ayes

I. Petitioners

A. Mr. Tony Bacigalupo, CCH Athletics' Director, was present at the meeting. Mr. Bacigalupo thanked the Mayor and Council for their support of CCH. He informed Mayor and Council that the football team has scheduled three night games at home. They are: September 2nd, 9th and the 16th. They will be using the temporary lights. They will also have a Thursday night soccer game under the lights. He stated he has spoken with Lieutenant Webster for additional police support. Extra parking for the games will be available at NDA.

B. Ms. Liz St. Onge, current president of the Park Hills Civic Association, was present at the meeting. Ms. St. Onge started by saying the Association would like to begin sending out bi-annual newsletters. They would like to coordinate with the city clerk and the Communications Committee. It was suggested the PHCA send their letter as an insert with the city to save time and postage. She went on to say, she would like a map of the city's green spaces to provide 'pop-up parks' particularly on the east side of the city. She gave three possible locations: 1103 Cecelia, 516 St. Joseph Lane and 1208 Elberta. Ms. Spoor explained these are private properties. She went on to say she shares the Association's interest for a park on the east side. Ms. Spoor stated she has looked into the area at the end of Mt. Allen Road where the city has an easement near the former NKU campus. She believes the green space there would be perfect for a small park. She spoke with NKU and Ms. Sara Sidebottom for permission to use the area. She asked that the PHCA look at the area. Mr. David Gray stated there is a vacant spot next to his home at the end of Cecelia Avenue that could also be used for a small park. Ms. St. Onge went on to ask for the city's help with the carriage rides during Christmas in the park. She did not have an exact quote, but the Mayor believes the fee to reserve the carriages comes to around \$3,500. She does not want to see the carriage rides eliminated from the event but also doesn't want to use about ¾ of the PHCA's budget to hold the event. Ms. Spoor stated the city has the authority to budget and would leave it up to Council. She would like some concrete numbers, however, so that Council knows what

needs to be budgeted. Ms. St. Onge stated she would also like to hold other events, such as movie nights. Mr. O'Hara stated his wife took reservations for the carriage rides in the past and may be able to get an idea of the cost and how many reservations were made in previous years. Mayor Mattone asked that Ms. St. Onge get some numbers together and present them to the Parks and Recreation Committee for review. Ms. Spoor once again asked that they look into the Mt. Allen area and get back to her, Mr. Claypole and Mr. Reser. Ms. Spoor stated she has a Pinterest site to post ideas. She reminded them there is no water access there and the city only has one public works worker so it would have to be relatively low maintenance. The Mayor asked if they could possibly bring back some details at the August 22nd Caucus Meeting.

II. Second Reading; Ordinance No. 12, 2016; 2016 Tax Rate Ordinance was read in summary by Mr. Winslow. Motion to adopt Ordinance was made by Ms. Spoor; second by Mr. Claypole. Roll call: all ayes
Ms. Spoor stated the tax rate remained unchanged.

III. Resolution No. 14, 2016 allowing the Mayor to enter into an agreement with SD1 regarding SD1's Private Lateral Repair Program was read by Mr. Winslow. Motion to accept Resolution was made by Ms. Spoor; second by Ms. Zembrodt. Roll call: all ayes

IV. Executive Order No. 10, 2016 appointing Mr. Mark Cooper to the Personnel and Communications Committees was read by Mr. Winslow.

V. Department Reports

A. Police Department

Chief Stanley passed out his monthly report to Mayor and Council. The report includes:

Theft:

Complainant stated that a known subject took her wallet. Complainant was advised on how to file charges.

Juvenile:

Received several complaints of a juvenile with a gun. From the investigation, it was determined to be a realistic pellet gun. It was confiscated.

Burglaries:

Two residents on Montague were broken into. Numerous items were taken to include a vehicle. Suspects were developed and with the assistance of the Delhi Police, they were located and confessed. From the investigation with Delhi Police, 6 burglaries in Ohio were solved and 3 burglaries in Kentucky were solved. A total of 4 stolen vehicles were recovered to include Park Hills. Charges have been filed. Chief Stanley stated Lieutenant Webster was instrumental in helping to solve the cases. Ms. Spoor thanked Lieutenant Webster for his hard work.

Mr. Cooper asked Chief Stanley if he is in support of the digital sign to be placed on Dixie Highway. The Chief replied he is. The Chief is also looking to implement a texting system for the residents and that his department is donating \$3,000 toward its implementation.

B. Fire Department

A total of 42 calls for service were received during the month of July.

The old existing shower and bathroom in the rear addition are currently being remodeled and upgraded. It will also be available for use by the police department when needed.

The five new recruits have begun their initial training and should be ready for emergency responses later this month. Councilman Elkins' son is one of the new recruits.

Crews responded to an incident last month involving carbon monoxide inside of two residences from the same source. Chief Rigney stated it looked as if a car was left running in the attached garage and emphasized the importance of CO detectors in the home.

Mr. Cooper posed the same question to Chief Rigney on his support of the digital sign to be placed on Dixie Highway. Chief Rigney stated he supports the sign and that his department is donating \$5,000 towards it.

C. Public Works

Mr. VonHandorf thanked Mayor and Council for another month.

The Altavia Avenue storm sewer work should be finished this week; gas work is still going on. Mr. VonHandorf stated they are still trying to minimize the parking confusion on the street with the backing up of construction vehicles. He went on to say, the road work will consist of 4 stages beginning with the back left corner.

Mr. VonHandorf stated the Tree Board is helping out with the area at the corner of North Arlington and Dixie Highway. He asked for Mr. Bayer's help with a sidewalk plan in that area.

Stone was donated by Dorning Construction for the erection of a retaining wall with regards to the new sign.

Michels is set to begin the mill and overlay on Locust and St. Joseph soon.

Ms. Spoor inquired about the 'sink hole' on Breckenridge. Mr. VonHandorf stated SD1 is looking into.

Ms. Spoor asked if the corner of Altavia Avenue and Amsterdam Road could be preened and mulched to prevent weeds. Mr. VonHandorf explained the area is routinely used by the workers and it would be best to wait until after the road project is complete to finish the area. He has obtained mulch from the City of Covington.

Mr. Claypole asked if the fence posts in the aforementioned area could be straightened.

Mr. Claypole also asked if there are still plans to finish the concrete on the clerk's side of the city building by Halloween. Mr. VonHandorf stated that is still the plan.

D. City Engineer

Projects in Design/Construction Phase

Altavia Reconstruction Project 14K005-002

The water main improvement project for Northern Kentucky Water District has been completed by Rose Excavating and Development Inc.

Fred A Nemann Company is constructing the road improvements portion of the project. The storm water infrastructure is being completed. The pavement and curb work to start next week.

Aberdeen Reconstruction Project 15-0062

The water main improvement project for Northern Kentucky Water District has been completed by Gemmer and Sons.

The city engineer is scheduling the pre-construction meeting with Paul Michel's and Sons. Storm water infrastructure improvements are to tentatively start in 2 weeks

Projects in Conceptual Phase

1208 Audubon Road Storm Sewer Project

The Park Hills Infrastructure Committee asked the city engineer to seek input from the Northern Kentucky Water District for possible replacement of the water main in conjunction with the storm project. Based on a 7/1/2016 email, the water district concluded that the replacement of the main within our tentative project limits is not warranted at this time. The city engineer has contacted NKWD since that correspondence and asked them to reconsider. The city is awaiting a response.

Mayor Mattone stated he would like Mr. Bayer to look into coordinating with the county on some of the city's projects.

E. Finance Department

Motion to approve the June and July financials, pending potential amendments, was made by Ms. Spoor; second by Mr. Claypole. Roll call: all ayes

Motion to pay the Road Tax invoices in the amount of \$14,604.39; Municipal Road Aid invoice in the amount of \$49.77, Vehicle Fee Fund invoices in the amount of \$824.77 and the Special Reserve Fund invoice in the amount of \$49.77 was made by Ms. Zembrodt; second by Mr. O'Hara. Roll call: all ayes

VI. Committee Discussions – None submitted

A. Mayor's Group Report

Next meeting is scheduled for Saturday, August 17th at 9:00 a.m. in Elsmere.

VII. Old Business

A. Discussion to include Chief Stanley as a signer on city checks/bonding. The city clerk will contact the insurance to find out the cost.

B. Mr. Claypole referred to the handouts given regarding the digital sign. The city budgeted \$7,500; this is in addition to the \$5,000 to be donated by the fire department. The total cost of the sign is \$11,705. Motion to amend the agenda to include the sign was made by Ms. Spoor; second by Mr. Claypole. Roll call: all ayes

Motion to approve the sign purchase from Carpenter was made by Mr. Claypole; second by Mr. Cooper and motion carried. Roll call: all ayes

Ms. Spoor stated there was money in the Parks budget and would like to use some to hire someone to help with the park maintenance. She could give several names of people who would be able to do this. Discussion took place regarding who would be responsible for hiring someone to help in the park. Mayor Mattone stated since the Parks and Recreation fund is under public works, Mr. VonHandorf could decide who to hire but stated these discussions happen because the city doesn't have a city manager and the Mayor and Council are doing more to get things done. Mr. Winslow would have to research further but believes the department head would be able to hire someone. Ms. Spoor once again

said she would forward names to Mr. VonHandorf and copy the Mayor. The Mayor believes Mr. VonHandorf is able to allocate funds for the park.

VIII. New Business

Mayor Mattone asked if anyone on Council was interested in having Park Hills included on the Chamber of Commerce map for a cost of around \$500. Ms. Spoor was not interested in being included. Mayor Mattone stated it could be re-addressed at the upcoming Caucus meeting.

IX. Delegations

A. Telecommunications Board of N. KY – Dick Lange

Discussion with the board included the franchise renewal. It has been slowed down with Charter taking over. Other discussion included wi-fi towers.

The first taping of Kenton County today was aired on July 21st. Mr. Lange did not see it. New equipment is being edited.

Mr. Chamberlin with VanGorder and Walker performed the board's audit. The board's financials were in order.

B. Code Enforcement Board – David Gray

1010 Amsterdam Road was issued its 13th citation incurring fines of \$6,400. Mr. Gray is concerned that even though citations are issued, nothing gets done. Mr. Winslow stated he would look at the nuisance ordinance since the property received a Final Order. He will report at the Caucus meeting.

8:05 Motion to adjourn from business meeting was made by Mr. Claypole


Mayor, Matt Mattone

ATTEST:


City Clerk

THE PARK HILLS CITY COUNCIL HELD A CAUCUS MEETING ON MONDAY, AUGUST 22, 2016 AT 7:00 P.M. AT THE GRIFFIN CENTER LOCATED AT 1550 DIXIE HIGHWAY WITH MAYOR MATT MATTONE PRESIDING.

COUNCILMEMBERS PRESENT: MONTY O'HARA, KATHY ZEMBRODT, PAM SPOOR, STEVE ELKINS AND MARK COOPER

ABSENT: GREG CLAYPOLE

ALSO PRESENT: CITY ATTORNEY TODD MCMURTRY

Mr. O'Hara began the meeting with prayer

Call to Order

Pledge of Allegiance

Roll Call

I. Petitioners

A. Mr. Bob Carpenter was not present at the meeting to discuss the digital sign.

B. Members of the PHCA were not present at the meeting to discuss the carriage rides.

C. Chris Schneider and Andy Videkovich, PDS, were present at the meeting to give Council a briefing on infill development issues. Mr. Schneider passed out handouts referring to the text amendments to the zoning ordinance. (The handouts are attached and the underlined portions are the additions) Mayor Mattone stated the PDS will give a more formal presentation at an upcoming meeting.

D. Mr. Jim Berling was present at the meeting to discuss his plan to develop the property he owns at the bottom of Audubon Road to Sleepy Hollow Road (about 12-15 acres). He would like to build on 25 lots with home prices between \$350,000 - \$450,000. Mr. Berling passed out draft drawings of his plans to Council. He stated he had a positive meeting with PDS and hopes to begin work in the next 40-60 days. Access to the development will be off of Audubon Road. The property ends at the Trolley Line. Ms. Spoor asked if the trees would be preserved. Mr. Berling replied he will try to save as many trees as possible. His next step will be to prepare a drawing showing the lots/size, water and utility lines and present a preliminary plat to the board. He is looking to put a lake in for water runoff.

II. Parks and Beautification Discussion

Ms. Spoor stated she gave several names to Mr. VonHandorf with regards to helping with park maintenance. Mr. McMurtry stated that the Council establishes the budget and can call on departments to provide reports. The Mayor has the authority to implement the budget. No approval is needed if under \$20,000 if the amount is budgeted. It is under the discretion of the Mayor. Ms. Spoor stated she, along with Missy Catchen, has worked to maintain the park for the past 12 years. In the spring, the public works department would hire help to mulch and do other park maintenance. She went on to say, all the bulbs are donated and most of the perennials come from her yard. She is just unable to keep up with all the work there is to do and would like to hire some help with weeding. Mr.

McMurtry stated authority can be delegated to Mr. VonHandorf to hire help if under the \$20,000 threshold.

III. Council is not in favor of paying for advertisement/map with the Chamber of Commerce.

IV. Update on 1010 Amsterdam Road (CEB)

Mr. McMurtry stated this property has Code Enforcement liens on it which the bank takes priority over. He would like to change that. In the case of 1010 Amsterdam, the mortgage is worth more than the property so the liens are of no value. He has contacted the bank attorney to clean up the property. Our existing nuisance Ordinance gives the city other options if the bank doesn't respond.

V. Police Department Update

Chief Stanley explained his budget numbers are the same as when the budget was passed in the handouts he gave to Council showing his officers' raises. Senate Bill 206 will have significant savings for the department as it will eliminate pension payments for retired officers and their health insurance reimbursement. He went on to say, most cities pay their officers based on their total years of experience. Mr. McMurtry warned the Chief to avoid 'spiking' when giving his officer pay increases.

Mayor Mattone brought up the rumor that the Park Hills Police Department is looking to merge with Ft. Mitchell. Chief Stanley says this is untrue. Another city did approach him, but their proposal was not satisfactory.

Ms. Spoor thanked Lieutenant Webster for showing much care and compassion when delivering news to a resident.

VI. New Business

Mr. O'Hara stated work on the Altavia curb and gutter will begin in about 4 weeks; no information as of yet on the start for the Aberdeen project.

Mr. VonHandorf stated the mill and overlay for Locust and part of St. Joseph Lane will begin in mid-September. SD1 is working on the sinkhole on Breckenridge.

Mayor Mattone has asked the PHCA to come to the next meeting to discuss how the city can help with the carriage rides this year.


Mayor Mattone stated some residents have asked him how the city government works. He said some cities hold meetings to educate the public on how a Mayor/Council form of government operates. Mr. McMurtry stated he would help explain at a meeting.

More discussion regarding the digital sign took place. Ms. Spoor stated she would rather discuss the sign when Mr. Claypole was in attendance. She went on to say, the sign was approved unanimously by Council. The sign would be used strictly for city business and not for private advertising.

Caucus Meeting
August 22, 2016
Page 3

Ms. Krista Morrison introduced herself to those in attendance. She is running for a Council seat in the upcoming election. She, and her family, has lived in Park Hills for 21 years. She is a part time tutor.

8:27 Motion to adjourn from Caucus Meeting



Mayor, Matt Mattone

ATTEST:



City Clerk

General Attachment Notice:

For ease of viewing, only those portions of the Zoning Ordinance pertaining to the requests within the submitted application have been included within these attachments. The complete zoning code can be viewed online at: www.pdskc.org

ATTACHMENT A

Proposed Text Amendments to the Park Hills Zoning Ordinance
Words to be added are underlined – Words to be deleted are ~~lined through~~

ARTICLE X

ZONES

- SECTION 10.1 R-1C (SINGLE-FAMILY RESIDENTIAL) ZONE**
- SECTION 10.2 R-1D (SINGLE-FAMILY RESIDENTIAL) ZONE**
- SECTION 10.3 R-1E (SINGLE-FAMILY RESIDENTIAL) ZONE**
- SECTION 10.4 R-1EE (SINGLE-FAMILY RESIDENTIAL) ZONE**
- SECTION 10.5 R-1FF (SINGLE-FAMILY RESIDENTIAL) ZONE**

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:

- 6. Maximum Building Height - Thirty - Five (35) feet ~~or two and one-half (2 1/2) stories.~~**

SECTION 9.12 EXCEPTIONS AND MODIFICATIONS:

- A. **EXCEPTIONS TO HEIGHT LIMITATIONS:** The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy, monuments, water towers, observation towers, transmission towers, chimneys, smoke stacks, radio and TV towers, conveyors, flag poles, masts, and aerials, penthouses, scenery lofts, standpipes, parapet walls, outdoor theater screens, and other related structures, and necessary mechanical appurtenances, provided their construction is in accordance with existing or hereafter adopted ordinances of the city of Park Hills, Commonwealth of Kentucky, and is acceptable to the Federal Aviation Agency and the Federal Communication Commission.
- B. **AREA EXCEPTIONS:**
1. For the purpose of side yard regulations, the following dwellings with common party walls shall be considered as one (1) building occupying one (1) lot: Two - family and multi - family dwellings.
 2. In the case of a court apartment or multi - family dwellings, side yards may be used as rear yards provided that:
 - a. The required side yard shall be increased by one (1) foot for each entrance or exit opening into or served by such yard.
 - b. The width of the court shall not be less than two and one - half (2-1/2) times the width of the side yard as required in the district in which such court apartments or multi - dwellings are located.
 - c. Where a roadway is provided in the court, the width allowed for such roadway shall be in addition to that required in the foregoing regulation.
 - d. All other requirements, including front, side, and rear yards shall be complied with in accordance with the regulations of the district in which such court apartments or multi - family dwellings, are located.
 - e. Every part of a required minimum yard or court shall be open from its lowest point to the sky unobstructed, except for permitted obstructions in minimum required yards as specified in Section 9.10, G. of this Ordinance.

- C. OTHER EXCEPTIONS: Service stations or gasoline filling stations shall be so constructed that the centerlines of the pumps shall be at least twenty - five (25) feet from any street right - of - way line.
- D. FRONT YARD VARIANCE:
1. In any zone where the average depth of existing front yards within three hundred (300) feet of the lot in question and within the same block front, is greater than the minimum front yard depth prescribed elsewhere in this Ordinance, the minimum required front yard depth on such lot shall be modified to be the average depth of said existing front yards provided, however, that the depth of the front yard on any such lot shall not be greater than sixty (60) feet.
 2. In any residential zone, no front yard shall be required to exceed the average depth of existing front yards on the same side of the street within the same block, when fifty one (51) percent or more lots within that block are improved with residential buildings, provided that in no case shall a front yard depth be less than twelve (12) feet.
- E. EXCEPTION TO AREA, AND YARD REGULATIONS:
1. Where existing or proposed development within the multi - family (R-2 and R-3) and commercial (NC, PO, SC, and LHS) Zones is to be subdivided, the minimum area and yard requirements may be less than required by this ordinance provided that:
 - a. The maximum density of the zone is not exceeded and/or the minimum site for the total development must not be less than that required by the respective zone.
 - b. A community association or other responsible entity is established prior to the approval by the planning commission of any subdivision of land. The association shall be obligated and empowered to own, operate, and maintain all common areas (as specifically identified on the submitted site plan required by Item c. of this section) including such items as open space, recreational facilities, access drives, parking areas, pedestrian walkways, etc., and all facilities constructed thereon.
 - c. A site plan, as regulated by the applicable requirements of Section 9.12 of this ordinance, including the proposed area and yard requirements for the development, is submitted for review and approval by the planning commission.

2. In addition, the planning commission may waive the requirement that all lots abut a minimum frontage along a dedicated right - of - way provided that those lots that do not abut a dedicated right - of - way are assured an unencumbered and maintained accessway by the association to a dedicated right - of - way.

F. SIDE YARD VARIANCE:

On a lot within any residential zone, where an existing principal structure that was lawfully placed when constructed but that does not comply with the minimum required side yard setback for that zone, additions to the principal structure may be made which have the same side yard setback as the existing structure, provided that in no case shall a side yard depth be less than five (5) feet.

G. FRONT AND SIDE YARD VARIANCE FOR VERTICAL EXPANSIONS:

On a lot within any residential zone, an existing principal structure that was lawfully placed when constructed but that does not comply with the required building setbacks may be expanded vertically, provided that all other requirements of this ordinance are met and in no case shall a side yard depth be less than five (5) feet or a front yard depth less than twelve (12) feet.

THE PARK HILLS CITY COUNCIL HELD A BUSINESS MEETING ON MONDAY, SEPTEMBER 12, 2016 AT 7:00 P.M. AT THE COVINGTON CATHOLIC ALUMNI CENTER, 1550 DIXIE HIGHWAY, WITH MAYOR MATT MATTONE PRESIDING. COUNCILMEMBERS PRESENT: PAMELA SPOOR, KATHY ZEMBRODT, STEVE ELKINS, MONTY O'HARA, GREG CLAYPOLE AND MARK COOPER ALSO PRESENT: CITY ATTORNEY, TODD MCMURTRY AND CITY ENGINEER, JAY BAYER

Mr. O'Hara began the meeting with prayer.

Call to Order

Pledge of Allegiance

Roll Call

Motion to approve the August 8 and August 22, 2016 Meeting minutes was made by Mr. O'Hara; second by Ms. Zembrodt. Roll call: all ayes

I. Petitioners

A. Mr. and Mrs. Gerrein, Montague Road, were present at the meeting to discuss the tree problems in their area. Mr. Gerrein is concerned about the trees owned by others that fall on his property or that are left unattended. Ms. Spoor stated she, and her neighbors, had this happen over the weekend during a storm. She went on to say, the city has three Ordinances addressing issues such as this. A tree Ordinance, a nuisance Ordinance and an imminent threat Ordinance. Mr. O'Hara suggested sending a letter to the surrounding neighbors regarding your concerns and copy your insurance company. Attorney McMurtry stated that the owner of a dead tree can be cited if they fail to remove the threat or cleanup debris from a tree which has fallen. The city has the ability to remove trees that are posing an imminent threat and charge the homeowner accordingly. He advised residents to contact the city clerk or the police chief so that a warning letter can be sent. Mayor Mattone stated Duke will walk through the city to inspect trees along the power lines.

B. Mr. Kevin Theissen, Audubon Road, was present at the meeting to talk about the proposed development of the property behind Audubon Road owned by Mr. James Berling. He stated he, along with other Audubon residents present at the meeting, is concerned about the length of construction time, traffic, air quality, earth movement, water management and safety issues. He states many of the residents are concerned with the number of homes Mr. Berling wants to construct and the amount of traffic it will generate. Mr. Theissen thanked the Mayor and Council and said he would appreciate better communication going forward and will offer his assistance in any way possible. Ms. Spoor stated she shares Mr. Theissen's concerns especially regarding the cutting of the hillside and the storm sewer situation. She added this came 'out of the blue and that she believes Mr. Theissen is right when he says the development is not consistent with the vision for Park Hills and that the construction traffic is going to be a nightmare. She wants to work to protect the existing residents of the area. Mr. Cooper stated that Council was taken by surprise and was notified of Mr. Berling's proposed Audubon Forest on August 17th by email; this was before Mr. Berling's appearance at the Caucus meeting. Mr. Cooper stated he and Mr. Claypole

visited Mr. Berling on August 31st to obtain more details about the proposed project. He stated that during the meeting with Mr. Berling, he noticed his plans were different than the plans submitted by email on August 17th. The difference was a bike path between properties 6 and 7. Mr. Berling stated that Mayor Mattone had asked him to include the bike path two weeks previous to the August 22nd meeting. Mr. Cooper stated to the Mayor that he did not appreciate this not being previously mentioned since this is a 'hot button' with Mr. Cooper and other residents of Audubon Road. Mr. Cooper stated he would appreciate this not happening in the future and transparency, integrity and honest be forthright. Mayor Mattone stated Mr. Berling called the city earlier in the year. He held a meeting with the KCPC. The plans were reviewed by SD1, the Water District, Duke and the PDS. Mr. Claypole suggested holding a meeting with Mr. Berling and the residents to answer questions. Ms. Ochs, Audubon Road, also spoke to the Mayor and Council regarding the development. She is afraid the development will contain unattractive homes not characteristic of Park Hills. She believes the city should have the ability to do something regarding the project. Attorney McMurtry stated he looked into the issue somewhat and stated Mr. Berling needs to meet the zoning requirements. He went on to say, the KCPC is responsible for deciding if the development is possible. No approval from the city is needed if the project agrees with the current zoning regulations. People sometimes buy property with development in mind and there isn't much the city can do to stop it.

C. Mr. Karl Oberjohn and Mr. Ben Dammel introduced themselves as they are both running for a Council seat this fall. Mr. Oberjohn stated he is going to plan a 'meet the candidates' event sometime in October. He would like those running for Council, and those already on Council, to attend.

Motion to amend the agenda to allow Mr. Lange and Mr. Gray to give their reports and to have first reading of Ordinances No. 13 and 14, 2016 was made by Mr. Claypole; second by Mr. Elkins. Roll call: all ayes

TBNK report: Mr. Richard Lange

Mr. Lange stated the Board is dealing with new culture and people with the franchise renewal between TWC and Charter. Cincinnati Bell is installing towers. The Board is working on the language for the KY Supreme Court to hear arguments for the telecom tax.

Code Enforcement Board: Mr. David Gray

The Board met on Thursday. 1331 Amsterdam Road was cited for its exterior walls. The owner made no effort to show up or contest so a \$200 fine was imposed. There have been 13 citations sent to the owner of 1010 Amsterdam Road. Attorney McMurtry stated he will follow up on enforcing liens on the property.

II. First Reading; Ordinance No. 13, 2016 amending the zoning map of Park Hills was read in summary by Attorney Todd McMurtry.

III. First Reading; Ordinance No. 14, 2016 amending the Park Hills zoning Ordinance to add a PUD to the list of permitted uses was read in summary by Attorney Todd McMurtry.

IV. Department Reports

A. Fire Department

A total of 42 calls were received during the month of August. Crews have nearly completed the annual safety inspections of all businesses and multi-family occupancies. Fall hydrant flushing will be completed within the next week. Crews assisted Bromley Fire Department with a structure fire on Pike Street. Chief Rigney stated he will be at the Coffee with a Cop event at Reality Tuesday on Saturday from 9-11 a.m. Ms. Spoor thanked the Chief for his department's help on Saturday regarding the storm damage.

B. Public Works

Mr. VonHandorf stated the Altavia project is in full swing. Six hundred feet of curb and gutter has been poured. Tomorrow, another 750 feet will be poured and then will pour the driveway approaches; the sidewalk will follow. The Aberdeen project will begin on September 19th with the storm sewer work. The mill and overlay on St. Joseph Lane will begin tomorrow; Locust Street will follow. Mr. VonHandorf met with Duke and is looking forward to another meeting to discuss how to minimize outages within the city. The concrete in front of the city building will be poured early October.

C. City Engineer

Projects in Construction Phase:

Altavia Reconstruction Project

Fred A Nemann Company is constructing the road improvements portion of the project. The pavement and curb work are under way and estimated to be completed in October.

Aberdeen Reconstruction Project

A pre-construction meeting was held with Paul Michel's and Sons on 9/8/2016. They are scheduled to begin work next week.

Projects in Conceptual Phase:

1208 Audubon Road Storm Sewer Project

The Park Hills Infrastructure Committee met on 9/9/16 to discuss the project. The committee recommended to proceed with the storm water portion of the project and to complete the roadway work in the future when Northern Kentucky Water District will participate in the water main replacement.

Cleveland/Jackson

The Park Hills Infrastructure Committee met on 9/9/16 to discuss the project. The committee recommended to begin the design work on the project.

North Arlington

The Park Hills Infrastructure Committee met on 9/9/16 to discuss the project. The committee recommended to begin the design work on the project and plan to include a sidewalk from Old State to Dixie.

Old State Sidewalk

The Park Hills Infrastructure Committee met on 9/9/16 to discuss the possibility of constructing a sidewalk on Old State Road from Terrace to North Arlington. The committee recommended to begin the design work on the project.

Mr. Claypole stated some sections of the new Dixie Highway sidewalks were failing. Mr. Bayer stated he will get with Mr. VonHandorf and look it over. He may see if Michels can make the repairs to the sidewalk since they will be working on Aberdeen.

Ms. Spoor asked Mr. Bayer's opinion of the Audubon development.

Mr. Bayer stated he will submit detailed plans regarding the water and sanitary as he is concerned about water flow.

D. Police Department

The police report includes:

Thefts from vehicles:

We experienced numerous reported thefts from vehicles. On one of the cases, suspects were stopped and from the investigation, were arrested. Detective Webster was able to prove that they had one of the victim's receipts on them.

Theft of auto:

Victim who left keys and his wallet in the unlocked vehicle had them taken. Detective Webster had been working with Covington and their thefts. From the investigation, a suspect was developed. The vehicle was located in Cincinnati and it was determined that it was traded for drugs. Detective Webster was able to trace the victim's credit card and locate surveillance of the suspect using the card. The suspect, who has a lengthy criminal history, has been arrested by Covington and has been charged with theft of vehicle; the investigation continues.

Burglary:

Victim stated that an unknown person forced entry into their residence and removed a TV. No suspects.

Criminal Mischief:

Victim stated that a vehicle hit his fence and fled the scene. Detective Webster gathered parts of the broken headlight. With the assistance of the victim, the vehicle was located and the parts of the broken headlight were compared and it matched the owner's vehicle. Owner of the vehicle was located and compensation was worked out.

Chief Stanley stated he talked with Verizon regarding a new phone system. The new system would allow Chief Stanley and Lieutenant Webster to each have their own line with apps on their cell phones to receive incoming calls. The phones would work off of the cable system and each officer would have a Wi-Fi phone. The cost would be about \$100 per month with an upfront cost between \$700- \$900. If the clerk's office and the Public Works garage each got a phone, the cost would be \$25 for each phone. Ms.

Zembrodt suggested replacing the phones in the entire building due to some of the current problems with communication. She believes the new phones would be a savings to the city; Ms. Spoor agreed. It was the consensus of Council to move forward. He passed out some information for Council to look over. There is no cost for service after the installation. The phones would work with the department's current air cards which are also through Verizon. The Chief would like to use his reserve fund for payment.

Chief Stanley then discussed his desire for new body cams as the current contract expires in March. Lieutenant Webster is looking into the body cams that are easy to use and used by many Kenton County cities. He would also like to purchase the new cameras out of his department's reserve fund. These cameras would also allow the department to update with the newer models as they come out at no extra charge.

Chief Stanley stated he would like to install cameras on his cruisers. The cost would be around \$1,000 to \$1,500 per vehicle. Cameras would be installed in the front and back of the cruisers and would constantly be recording when the car is in use. When not in use, the camera would go into a 'sleep' mode but would begin recording if the car is disturbed or approached. He would also like to fund these with his reserve fund.

Chief Stanley asked Council's permission for the purchase of a new cruiser. He passed out information regarding a 2016 Dodge Durango. His current Durango is a 2010 and has high mileage on it. He went on to say, Webster and Prater are technicians that require extra space. He would use Griswold as the installer for the equipment as they are located nearby. The money for the cruiser would also come out of the department's reserve fund. The cost of decals would be approximately \$450. Attorney McMurtry stated the budget could be amended accordingly.

Chief Stanley concluded by adding he too will be in attendance at Reality Tuesday on Saturday morning.

E. Finance Department

Motion to approve the August financials and to fund departments' reserve funds with their savings from the 2015-2016 fiscal year (subject to the city clerk double checking the numbers) was made by Ms. Zembrodt; second by Ms. Spoor. Roll call: all ayes

Public Works: \$4,628.00

Police: \$13,310.00

Fire: \$4,965.00

Tree Board: \$2,201.90

Motion to pay the Bayer Becker Road Fund invoices in the amount of \$2,878.50 was made by Ms. Zembrodt; second by Mr. Claypole. Roll call: all ayes

Mr. Bob Carpenter was present at the meeting to answer questions regarding the purchase of a digital sign for the city. He passed out handouts to the Mayor and Council. The first proposal was in the amount of \$12,500 for a single sided sign. It was decided later that a two sided sign would work better; the cost came in at \$16,850. The price includes service and maintenance. There is a five year warranty on parts and labor. There is a 10 year brightness guarantee for the LED lights. The sign comes with a wireless remote that works up to ½ mile when in the site line. It can be communicated by a laptop and Wi-Fi within 25 feet. The messages can be programmed to start, or stop, on a certain day/time. Training is needed and is offered by the manufacturer, or Mr. Carpenter's employee, at

no cost. All of the software is included. The purchaser can call the manufacturer with minor problems and can fix over the air. If need be, a technician will be sent out. Most kinks are worked out within 30 days according to Mr. Carpenter. He estimated the annual energy cost would be around \$78.84. The city, of course, has the option to insure. The cost does not include landscaping.

Ms. Spoor stated the difference between the first and second proposal is about \$4,000. Motion to accept Mr. Carpenter's bid of \$16,850 subject to the amendment of the budget by increasing the sign budget by \$5,000 and amending the Police Department Reserve Fund for the purchase of a new cruiser was made by Ms. Spoor; second by Ms. Zembrodt. Roll call: all ayes

V. Committee Discussions

A. Communications Committee – Steve Elkins

Mr. Elkins stated he would like a city newsletter to go out by the end of the month. He has reached out to the Civic Association to include their articles as well.

B. Personnel Committee – Steve Elkins

Mr. Elkins stated the committee met and went over the new proposed Personnel Policy. There are some holes to fill in and he has reached out to the NKADD for help. Attorney McMurtry advised the committee to keep track of changes made for an upcoming second reading.

C. Mr. Pat Flannery was in attendance to give a brief Tree Board report. At the last meeting, it was discussed to put plants in at the intersection of Arlington and Dixie Highway at a cost of \$1,194.62. The cost of the contractor, Ron Watson of Tip Top, would be \$656.70. The cost of mulch would be \$40 per yard and \$6 per tree. Mr. Flannery stated the hillside was cleared and asked if the city would be able to contribute to the project. Ms. Zembrodt stated there was money budgeted out of the Municipal Road Fund for city property improvements. Motion to approve spending \$1,000 out of the Municipal Fund to purchase trees and other items, as long as they are not planted in an area which will be torn out later due to road work, was made by Ms. Spoor; second by Mr. Claypole. Roll call: all ayes

D. Mayor's Group Report

Next meeting is scheduled for Saturday, September 17th at 9:00 a.m. in Ft. Mitchell.

VI. Old Business

A. Ms. Spoor asked that Council read over the wording for the text amendment which addresses some building/additions requirements within the city. She hopes the amendment will help to protect the historic and unique character of Park Hills.

B. Ms. Zembrodt asked the status of the lights and cameras that were voted on to be put in the park.

She also inquired on the status of the cleanup on the Altavia Avenue corner.

She also asked the status of the pathway on Amsterdam Road discussed in November.

Mr. O'Hara replied he thought the city was waiting to clean up the Altavia corner until the road project is complete. One resident, Ms. Smeltzer, suggested selling that corner to the nearest property owner.

Mayor Mattone asked Ms. Zembrodt to email him all of her concerns and he will address them.

C. Ms. Spoor brought up the problem with power outages in the city. She stated her power was out for 48 hours last weekend due to the storm. She said this is the 11th power outage she has had since September that has lasted 24 hours or more. She would like for Duke to come to an upcoming meeting to address these issues. She would like for all the residents of the city to be notified of the meeting. She believes Duke has not fulfilled its promises to fix these issues and that the city should demand more from them. Mayor Mattone stated he met with a Duke representative and is waiting on an update. He would be willing to have them attend a meeting.

VII. New Business

Mayor Mattone stated he has been in contact with Notre Dame Academy regarding holding the city's Council meetings at their facility once Covington Catholic tears down the Griffin Center. The cost would be \$80 per month. It was the consensus of Council to begin holding meetings there in January unless the current facility becomes unavailable before then.

10:00 Motion to adjourn from business meeting was made by Mr. Elkins; second by Mr. Cooper


Mayor, Matt Mattone

ATTEST:


City Clerk

THE PARK HILLS CITY COUNCIL HELD A SPECIAL MEETING ON WEDNESDAY, SEPTEMBER 21, 2016 AT 7:00 P.M. AT THE COVINGTON CATHOLIC GRIFFIN/ALUMNI CENTER, 1550 DIXIE HIGHWAY, WITH MAYOR MATT MATTONE PRESIDING. COUNCILMEMBERS PRESENT: GREG CLAYPOLE, PAMELA SPOOR, MONTY O'HARA, STEVE ELKINS AND MARK COOPER
ABSENT: KATHY ZEMBRODT
ALSO PRESENT: CITY ATTORNEY, TODD MCMURTRY AND CITY ENGINEER, JAY BAYER

Mr. O'Hara began the meeting with prayer

Call to Order

Pledge of Allegiance

Roll Call

I. Mayor Mattone thanked everyone for coming to discuss the development owned by Mr. Berling on Sleepy Hollow Road. Mr. Steve Lilly, PDS, was present at the meeting to present the PDS's involvement and roll in the different stages of property development. Mayor Mattone stated Mr. Berling has had the development in the works for years. Mayor Mattone went through the history of his involvement with Mr. Berling pertaining to his property development. The Mayor stated that on January 26, 2016, Mr. Berling emailed the city clerk. The Mayor stated he called him back a day, or two, later and Mr. Berling did not call back. The next time the Mayor talked to Mr. Berling was in February and went over his plan. The next discussion the city had regarding the development stemmed from an Altavia property which was in short sale that provided a potential link for a bike path to Sleepy Hollow Road. The Mayor stated that the city was doing a road improvement and looked at the property as a potential area to put in a better cul-de-sac or turn around and to make sure the city could control access to the parcel of land set for development. This was discussed at the April caucus meeting. This was the first public notification the city had that Mr. Berling was moving forward. The next time the city received any information was from the PDS in July regarding a possible Board of Adjustment meeting for a variance request for his development. That never happened. A message was received in August from the PDS about a pre-application meeting with Mr. Berling that was held on August 16th. He wanted the PDS to look over his plans. The utility company representatives also attended the meeting. Mr. Berling came to the August caucus meeting to introduce his plans. The project was also discussed at the last council meeting. Mayor Mattone believed the city was aware of Mr. Berling's attempt for development since January.

Ms. Spoor stated the first time she was made aware of the proposed development was at the August caucus meeting; Ms. Spoor was not present at the April 25th caucus meeting. Ms. Spoor did not recall discussion of the development in the April caucus minutes. The Mayor read from the April caucus meeting minutes which say:

'The Mayor stated the only reason 1087 Altavia Avenue was added to the agenda was his concern about high traffic on the new road going to and from the sight where a large development may occur. The gentleman that owns the property behind Altavia is looking

to possibly develop the area and add up to 20 new homes there. Councilpersons Claypole, O'Hara and Zembrodt did not think it would be an issue.'

Ms. Spoor did not see as imminent and thinks this is beside the point and that the people present need to be heard. Mayor Mattone did not have a mechanism for putting notices on every door letting them know that Mr. Berling, who has owned the property for 40 years, was moving forward with his development.

Mr. Claypole was present at the April Caucus meeting and remembers the Mayor asking about buying the property at the end of Altavia. Mr. Claypole states he responded that he didn't think the city was in the business of buying property. He stated he didn't know that Mr. Berling was looking to buy that property or do any developing at that point. The Mayor stated it was on the agenda because the city was approached about the development. Mr. O'Hara stated the development discussion was a very minor part of the meeting and that there was a lot on the agenda including a potential bike trail. Ms. Spoor stated she looked at the property when the Mayor expressed an interest in purchasing it. She went on to say, she is not an engineer but saw there was no way it could be part of a cul-de-sac. Ms. Spoor was firmly against purchasing the property as it did not serve any immediate interest of the city. The drop off was too severe to create a cul-de-sac on Altavia and it is not appropriate for the city to purchase property speculatively. Mr. O'Hara thought that the issue was to hold up the road project for developments which may, or may not, happen and that he wasn't interested in buying the property or holding up the Altavia road project.

Ms. Spoor believes everyone in attendance is here because they were not informed of any potential development.

Mr. Claypole stated he doesn't get every email and if they thought any development was going to happen, every resident in that area would have been contacted. He doesn't want anyone to think Council knew this was going to go through. Mr. Cooper stated there were a number of people at the Caucus meeting from Audubon Road and that if this development issue would have come up, the meeting would have never ended.

The Mayor asked that Mr. Lilly make his presentation.

Mr. Lilly stated the PDS handles all the responsibilities that the Kenton County Planning Commission (KCPC) has to do by law; including comprehensive plan, zoning and development within Kenton County. Mr. Berling contacted the PDS to hold a pre-application meeting which is very informal. The meeting included the local utility companies, the applicant, the engineer and zoning officials to take a look at the property to discuss any concerns they may have. The pre-application meeting request was sent to the PDS office on August 15, 2016. That was the first time their staff had any idea this development was coming forward. Mr. Berling also delivered the plan that went along with the development on August 16th; this is a conceptual plan that is not required for the pre-application meeting. Also on August 16th, the PDS sent out the very first preliminary email making everyone aware that a meeting is coming up. That was followed up on August 17th with the final email that went out to the city clerk and local utility companies. Council received the emails from the city clerk. The pre-application meeting was held on August 18th at the PDS office. The address Mr. Berling gave as the address of the development was 1560 Sleepy Hollow Road. Mr. Lilly explained the applicant also attached a PIDN which doesn't always go with the applicant's address they give;

especially if the property is vacant land. Mr. Cooper stated that Mr. Berling owns some property on Sleepy Hollow and may have just used that address. Ms. Spoor asked if the property in question touches Ft. Wright and/or Covington. Covington was not notified about the development. Mr. Lilly stated the pre-application meeting notice is only sent to the city's city clerk for distribution and local utilities. Mr. Lilly explained that the pre-application is only a discussion of what an owner can, and can't do, on their property. Until a formal submission is made, it is not a project yet. He showed a highlighted area of the potential project location on the map. The property has frontage along Audubon to the east and frontage along Sleepy Hollow. Another attachment with the email shows the topography of the property, utilities and drainage. The final thing they look at is zoning. In Kenton County, every jurisdiction has zoning. The current zoning for the proposed development property is divided between R1C and R1D zones. Both are residential, single family homes. The current zoning for these zones hasn't changed since the 70's or early 80's.

The R1C current designation is single, residential dwellings (detached). Minimum lot area is 12,500 square feet and a minimum lot width of 85 feet.

R1D is very similar allowing single family, residential dwellings (detached) and also Planned Unit Development (PUD) with a minimum lot area of 9,000 square feet and a minimum lot width of 70 feet.

Each city designates its own zoning. If the developer wants to put in something else, they would have to go through a 6 month process with the KCPC and have city approval to change the zone. Mr. Berling is not going for a zone change as his project fits with the current zoning requirements of the city.

Mayor Mattone commented that since the zone has been residential back to the 60's (according to the minutes he read) that it has always been intended to be developed. According to Mr. Lilly, Mr. Berling has owned the property since 1973.

Mr. Phil Ryan, the city's representative to the KCPC, stated that if Mr. Berling wanted to do a side yard setback, it would have to go through the Board of Adjustment, but if he asked to change the lot square footage, it would go before the KCPC. The full commission would decide if it was a legitimate thing to do. Mr. Berling is staying within the current zoning regulations so it would not go before the KCPC. Since his plans are within the current regulations, he doesn't need to go before anyone and can begin development.

Ms. Spoor brought up the irony that a neighbor of hers wanted to put dormers in his attic and had to go through the Board of Adjustment but we can take a driveway designed for one home and it becomes an access road for 30 homes; the street can't accommodate the traffic. A long, narrow street with parking on one side seems illogical. Mr. Claypole wonders if Mr. Berling would consider access from Sleepy Hollow as a courtesy. Mayor Mattone asked if Mr. Lilly could finish his presentation.

Mr. Lilly stated that on September 13, 2016, a formal application was submitted to the PDS staff. This is a preliminary plat that is very conceptual plan and doesn't deal with the infrastructure involved in the development. At this point, the PDS is looking for conformance to the Park Hills zoning Ordinance. They also make sure it conforms to the subdivision regulations which make sure it has the ability to provide utilities, water,

sewer, fire hydrants and public infrastructure. The Mayor asked Mr. Lilly; when the city receives the preliminary plat, does Council then have the ability to make comment? Mr. Lilly stated that is his belief. Mr. Lilly stated that action has not been taken on the plan yet; still in the review process. He believes there is a 30 day period in which PDS has the opportunity to review the plan, get comments back and formally take action on the plan. Mr. Elkins asked if other departments review utilities. He commented that this area to be developed if very hilly terrain and believes the trees will be removed. Mr. Lilly stated they are not to that extent yet. After the preliminary plat come the improvement drawings. The drawing is where the engineer has to provide the actual engineered product which includes pre and post storm runoff. They coordinate with SD1 who he believes is the active body for the EPA. The Water District gets a plan that they approve themselves. At that point, they submit the engineered drawings where the review gets a lot more in depth. He asked that people keep in mind that the preliminary stage looks to make sure it conforms with what the city wants it to be.

Ms. Spoor asked Mr. Lilly if the city has the ability to determine if our streets are able to bear the traffic. Mr. Lilly stated the role the PDS plays in the process is a KRS statute and they are designated to play what role they are, which is to review the subdivision itself; they do not actively play a role in all of the local infrastructure within the county. Ms. Spoor feels no one is looking out for the residents and wonders if a traffic study could be done. Mayor Mattone referred to the city engineer, Mr. Bayer. Mr. Bayer stated that the PDS governs access and controls the weight limit. Since Mr. Berling's development falls within regulations, no traffic study is required.

Mr. Ryan stated the development would not come back to the KCPC, or the city, because there is no zone change. Development is dictated by KRS.

Mayor Mattone stated the city used to do their planning and zoning in-house. At some point that service was farmed out to the PDS. Ms. Spoor stated the tax payers pay for their own PDS service and then the city pays again for additional services. Ms. Spoor believes it is absurd that we have no authority to protect our residents. Mr. Lilly stated that PDS as an agency is upholding the zoning set by the city and what the KRS standards are that govern the KCPC; outside of that, PDS doesn't have a role.

Ms. Ochs stated she spoke with Mr. Hiles of the PDS and she said he stated that it was a possibility that this land, based on the topography, could have an emergency zone change to look at the property and re-evaluate it as a city due to the large concerns with the way the property sits and all the water. She knows Mr. Berling followed due process but wonders what the city can do. Is it possible to have an emergency zone change to re-evaluate the property since the area hasn't been looked at by the city in four decades? She knows the city may lose the fight, but worth doing something.

Attorney McMurtry stated the city could change the zone to make it a park or agricultural. If the city does that, it runs the risk of being sued for regulatory taking. Regulatory taking is when you change the zone on someone and then they lose their economic value in the property and they can also sue for a violation of their 5th amendment constitutional right to own property. The 14th amendment of the constitution guarantees that before you take away their constitutional rights, you have to provide due process. The city could have a hearing and change the zone, but it would leave Mr. Berling, or anybody else, the right to sue the city for taking away their property rights.

When that suit is filed, it creates a civil rights violation; a way to sue a municipality and recover attorney fees. Attorney fees can become quite steep. It may be covered by the city's insurance which could affect future rates or cause the city to lose that insurance. If the zone is changes which causes the value of the property to drop, the amount is considered damages. The attorney stated the chance of losing is strong because the city would be taking away the economic value from Mr. Berling who made an investment in 1970.

Ms. Spoor believes the biggest issue is the access point. Mr. O'Hara asked Mr. Lilly if there is anything the city can do to compel Mr. Berling to look at an access off of Sleepy Hollow. Mr. Lilly stated coming off of Sleepy Hollow would be extreme and he doesn't know if there is any regulation which states where the access point goes. He went on to say, the applicant submits the plan showing the access point and does that access point conform to regulations.

Ms. Spoor stated the area in question is a certified historic zone and he is gaining access by purchasing a house on Audubon. Ms. Spoor asked if the city could prevent the demolition of a house in the historic zone. Attorney McMurtry stated he didn't know. Ms. Mitchell, Amsterdam Road, stated her home is in a historic zone and she said she was told her driveway would be used as an access point for a bike trail. Mr. McMurtry stated no one has the right to take her property; it is unconstitutional.

Mr. Cooper stated he, and Mr. Claypole, looked at the plat design on August 17th; on August 31st he said he met with Mr. Berling and his plans are different. He says between lots 6 and 7 is a bike trail that goes to the end of the trolley line. He believes the development and the bike trail are connected. He went on to say, he is the new guy; there are six council members but there are handpicked people who were appointed co-committee members. He stated council members were responsible for this but that in the past year, the Mayor has handpicked individuals and put on committees. He is on the Communications Committee with Mr. Elkins. They have been communicating together on a fall newsletter. He received an email from an un-elected person who is planning a meeting of the Communications Committee and has written out an agenda himself. He was upset at the fact that this happened and believes this is a problem in the city.

Mr. Fields stated Mr. Berling alluded to the fact that if he put the access point off of Sleepy Hollow, he would lose a lot. Mr. Fields went on to ask if the city could possibly compensate Mr. Berling for the loss of the lot if he moved his access point to Sleepy Hollow.

Attorney McMurtry stated the meeting needed to have some order to the meeting. He asked that we allow Mr. Lilly to finish his presentation before moving on to questions from the audience. He went on to address Mr. Cooper's previous comment regarding his concerns. Mr. McMurtry noted that Mr. Cooper is new to Council and may not yet understand the legalities of how the city works. He went on to say, nothing can be done without the approval of Council; there is no authority for any committee to take action without Council's permission. There cannot be a bike trail without approval of the City Council.

Ms. Spoor asked if there can be a moratorium on demolition of his access point. Mr. McMurtry commented that any limitation on what the developer does, or doesn't do, potentially creates the lawsuit situation. Ms. Spoor asked if anyone knew whether or not

Mr. Berling has consummated the transaction on the purchase of the Stutler house. One person commented it was under contract. Ms. Spoor suggested contacting the Stutlers and offer them more. One concern was that the sale is under contract and it may cause issues. Someone asked what type of homes Mr. Berling is looking to build. Mr. Lilly replied they are single family homes that, from what he could see, were very nice.

The Mayor stated he, along with Ms. Spoor and Ms. Kestner, met on Monday with a woman from the KY Heritage Council about historic preservation overlay. (In 2008, around 770-780 homes in Park Hills were put on the National Historic Registry) The Mayor said she said the city could look at declaring a moratorium on demolition of historic properties. This is something the city attorney would have to look at. The Mayor feels as if he bores a lot of ill will as if he has allowed this to happen. He would like people to know that Mr. Berling had the opportunity to do this before he was even elected. He believes Council was notified of Mr. Berling's plan to move forward.

One resident asked if it was allowable to tear down a house between two roads and make an access road. Mr. Lilly replied he believes there would be a process for that.

Mr. O'Hara, who was on Council during the Irish Rose development, stated that they needed access between two houses and there wasn't enough room so they had to tear both houses down to put in the access road. The Mayor stated he and Council are not zoning officials or engineers and are trying to play by the rules.

Ms. O'Hara asked that the city work together to find a solution instead of pointing fingers. She asked if Mr. Bayer or Mr. Ryan have seen similar situations in other cities and how they have been handled. Mr. Ryan stated he believes every 5 years there is a comprehensive plan when the entire county and cities get together to review the land use for the entire county. This particular property was probably reviewed every 5 years. He went on to say, since no zone change was ever recommended, he believes that since it is surrounded by residential zones that is what it has remained.

Ms. Smeltzer asked that the current zoning be looked at and updated. She agrees that she wouldn't want to be told she can't develop land that she owns, but there are infrastructure concerns. She says the hillside is a complete "V". There is a large creek at the bottom. Her concerns are hillside movement and water issues. What happens if years down the road the hillside moves? What recourse do the residents have; what extra precautions is he going to take? Can the city work with him to perhaps reduce the number of homes to make it more fitting for the Park Hills environment.

One resident asked if anyone has reached out to Mr. Berling to see what he would be willing to sell the property to the city for. Mr. Fields stated he asked Mr. Berling that question and he said Mr. Berling replied he had a price but wouldn't tell him.

Mr. Schwarber approached Council. He stated he's lived in the city three years and loves it. He worries about his children and the increased traffic that may occur. He thinks one thing to take from the meeting is to take back control of our zoning. That way the city has more of a say about what goes on.

The Mayor commented that for smaller cities, it was getting more and more expensive to have a full time planning staff and building inspectors. He believes the PDS was formed in the 1960's. It became harder for the cities to oversee. Many of the cities voluntarily elected to have the PDS take over this administrative responsibility.

A question was brought up regarding the creek on the property. The Mayor stated any water would be overseen by SD1. Attorney McMurtry reiterated that many of these functions are delegated to bigger agencies to oversee but that the city can look into. Ms. Spoor asked if any of Mr. Berling's property was in Ft. Wright or Covington. Mr. Lilly replied that all of Mr. Berling's property proposed for development is completely contained within Park Hills. His property borders Devou Park in Covington. Mr. Lilly said the property is tagged with the address of 1560 Sleepy Hollow; Mr. Berling has frontage on Sleepy Hollow.

Mr. Charles Meyers, Audubon Road, asked Mr. Lilly if the PDS has any concerns about where the road comes out. Mr. Lilly stated the PDS only enforces the zoning regulations. Mr. Meyers said he has lived on Audubon for 50 years and wonders what kind of equipment will be going up and down the street. He asked if Audubon is on the list to be done soon. Mr. O'Hara stated there is a storm water issue on lower Audubon that the city hopes to address within the next year. Mr. O'Hara stated there would be no point to re-do Audubon now if this development goes through. Mr. Meyers is concerned about the structure of the homes being damaged from the vibration of large vehicles and if Mr. Berling will be responsible for damage to the road. Will the road be bonded? Mayor Mattone will address these issues when, and if, the time comes.

Mr. Claypole stated that if there is no way to stop the development, he suggests having the Mayor, some Council members and perhaps someone from each street to reach out to Mr. Berling. The Mayor stated he would like a delegation of elected officials and residents to meet with Mr. Berling. The Mayor would like to do this quickly as time is of the essence.

One resident stated that he believes the city needs to make it clear that Mr. Berling will be responsible for any costs to fix damage to the street.

Another resident believes people would not be so quick to buy one of the new homes if they had to go to Sleepy Hollow. She went on to say, she believes residents who may buy the new homes are being misled into thinking they will have easy access up and down Audubon. She says they will end up at the end of Audubon and when buses, trucks and other residents are on the street, they will be sitting bumper to bumper trying to get out. Mayor Mattone stated he has a degree in architecture and is a preservationist and doesn't believe this new subdivision is a good idea or good for Park Hills. He sees houses being torn down and inappropriate houses being inserted into the fabric of Park Hills. He went on to say, as an architect and a preservationist; he believes it is incumbent upon the city at this moment to protect the historic fabric and integrity of Park Hills. He believes if we keep allowing infill development and houses that don't fit in, he is afraid the integrity of Park Hills is going to erode. He stated he has to follow the rules but wants to protect the city as to what kinds of homes are built.

Ms. Spoor stated the meeting with Ms. Wagner from the Heritage Council was a good one. She did check, and confirm, that all the houses, including the Stutler house which would form the access point are within the historic district.

Discussion regarding tree preservation took place.

Ms. Gerrein believes the development will go through but thinks it is important to have the access road at Sleepy Hollow.

Mr. Cooper stated that Mayor Mattone asked Mr. Berling to add the bike trail to the development plans. The Mayor said he did not ask Mr. Berling to add the trail. Mayor Mattone stated he met with Mr. Berling on August 25th at the PDS office and stated that Mr. Berling presented that connection after the last Caucus meeting. It was a public meeting.

Mr. Cooper asked that Council vote to give the trolley line property back to the homeowners on Audubon at the next business meeting.

One resident again brought up preserving the mature trees and suggest Mr. Berling build with tree protection. Ms. Spoor also likes Mr. Conway's idea of passing a Historic Tree Ordinance. Ms. Spoor went on to say Mayor Carran and Mr. Klein of Covington are concerned that the part of Devou Park where this property adjoins is the old nature area with a lot of mature trees on it. Mr. Ryan stated he was a member of the Park Hills Tree Board and a founding member and the first vice president of the Northern KY Urban Community Forestry Council. Covington had some regulations regarding trees upon historic areas; he wonders if Park Hills could also place some regulations on the trees on Mr. Berling's property.

Mr. Thiessen wanted to make several points. First, he said all 12 acres will be flattened and everything will have to come down; this will require bringing in a lot of dirt. Second, it will go on for a couple years and people will be breathing in a lot of dirt. Third, he believes 25 houses on this property are too many. He stated the map shows 3 homes at 1219 Audubon and a road. He believes unsightly box culverts will be installed to maintain water drainage.

Ms. Spoor stated going forward she would like to see Mr. Berling forced to use Sleepy Hollow by placing a moratorium on demolition and not allow him to tear down the Stutler house. The home is in a historic zone and he doesn't own it yet. She would like Mr. McMurtry to look into. She would like to look into the city buying the Stutler property.

Mr. O'Hara stated he would like to be part of a committee to discuss the development.

Mr. Claypole also would like to be on the committee and would like some residents on it also; including Mr. Conway if he is available.

Someone asked if imminent domain was a possibility. Attorney McMurtry stated it is possible but would be at the appraised value of the property. About \$2.5 million less the development costs. Ms. Spoor asked if we could work with the city of Covington to add it to Devou.

Another resident believes the project will not be stopped but the city needs to look at ways to make it better and to lessen the burden on residents. Mr. Claypole suggested adding some lighting to the area.

Another area of concern was the strain of the city's resources; fire, police, etc.

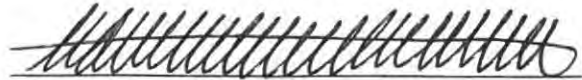
A draft of the minutes can be posted to the website before the approval of Council.

The Mayor asked those interested in being on the committee to sign the paper and put their contact information before leaving.

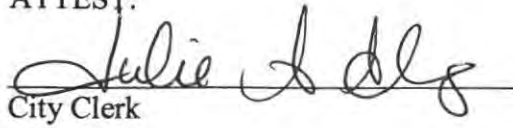
9:26 Motion to adjourn from Special Meeting

The presentation by Mr. Lilly, PDS, is attached.

Special Meeting
September 21, 2016
Page 9


Mayor, Matt Mattone

ATTEST:


City Clerk

THE PARK HILLS CITY COUNCIL HELD A BUSINESS MEETING ON MONDAY, OCTOBER 10, 2016 AT 7:00 P.M. AT THE COVINGTON CATHOLIC ALUMNI CENTER, 1550 DIXIE HIGHWAY, WITH MAYOR MATT MATTONE PRESIDING. COUNCILMEMBERS PRESENT: PAMELA SPOOR, KATHY ZEMBRODT, STEVE ELKINS, MONTY O'HARA, GREG CLAYPOLE AND MARK COOPER ALSO PRESENT: CITY ATTORNEY, TODD MCMURTRY AND CITY ENGINEER, JAY BAYER

Mr. O'Hara began the meeting with prayer.

Call to Order

Pledge of Allegiance

Roll Call

Motion to approve the September 12 and September 21, 2016 Meeting minutes was made by Mr. Cooper; second by Mr. Claypole. Roll call: all ayes

I. Petitioners

A. Mr. Joe Shriver, was present at the meeting, along with Steve Hensley and Tommy Thompson to go over the Kenton County Radio System Project Update. (Handouts were given). In 2014, the fiscal court realized there were some infrastructure problems with the radio system (emergency dispatching of police and fire). An independent, third party contractor was hired to analyze the system. They found that seven of the nine infrastructure components were at the end of their life, or will be by 2018. The choice was to rebuild what was already in place on an analog system or switch over to an 800 megahertz P25 trunk system. The cost of the system to rebuild would cost about \$5 million. To switch over would cost \$5.6 million. Right now, police and fire have to use a patch to talk with one another. The county was fearful that if they spent the \$5 million to rebuild the analog system, the federal government could come in and tell them they would have to replace what they had. It was clear by mid-2015 that the fiscal court was prepared to invest in the 800 megahertz trunk system. A memo was sent out to Councils in Kenton County showing the list price if they were to replace the units in February 2016. In May, Boone County had a separate 3rd party consultant who said the same thing; replace the analog system. Since then, they have been working with the two counties. In July, the other two counties came to them and asked them to consider slowing down their process by about 30 days so they could catch up and put out a tri-county bid for an 800 megahertz system across the three counties (Boone, Campbell and Kenton). This way, there would be easy communication throughout the three counties. It is believed there will be savings by combining the bid for all three counties. Instead of the RFP going out in August for just Kenton County, it dropped on October 3rd for all three counties. They anticipate awarding a bid in February, 2017. Immediately following that bid of the infrastructure, they will turn around and bid the subscriber units so that the agencies know what the price will be. They will get that back around mid-2017. They will bid some high, mid and low grade radios and leave it up to the different agencies to decide what they want. The final turn on for all 3 counties will be fall, to late, 2018. The P25 is an open standard, which means you are not locked into one

specific vendor. Once the bids come in, the consultants will continue to evaluate the bids. There are a lot of standards in the RFP. Testing in the fields will be done by them and the chiefs of the jurisdictions covered. Buildings like schools and hospitals were made automatic in the bid.

Mr. O'Hara stated with the city's portion coming to around \$110,000, we will need to plan on how to pay for this. Mr. Shriver stated they are trying to keep the cost down as much as possible and also looking into grants. Mr. Gray was concerned that the tax payers will ultimately be responsible for paying for this system. Mr. Shriver commented that this is a move that public safety has been looking into for a long time. There are difficulties with communication between safety personnel that needs to be resolved. The technology is old and in need of replacement. Mr. O'Hara stated this has been talked about for several years and that we knew it was coming. He went on to say, the communication is very bad and this is needed. Mr. Shriver agreed that this has been discussed for quite a while and that public safety is important and requires an investment in technology.

B. Berling Delegation

Mayor Mattone stated several residents, along with himself and Council persons Elkins, Spoor and O'Hara, met to try to reach out to Mr. Berling with concerns regarding his proposed development. Mr. Thiessen came forward to give a report. There is approximately 12 acres of land on which 25 new homes will be built. The delegation of people has been trying to understand the proposed project as well as to try to figure out other outcomes besides what has been proposed by Mr. Berling. Mr. Thiessen thanked the Mayor and Council for their help. He stated the main concerns are:

- The loss of forest and wildlife
- Earth movement and water management
- Construction traffic (15 children under the age of 12 live on the block next to the site)
- Length of project could extend a couple years
- Road damage
- Increase traffic long term

He went on to say the entrance to the development, currently 1219 Audubon, will have 3 homes on it and the road. There is concern of how that will look.

Mr. Thiessen stated the Mayor has been very helpful and also set up a meeting with Mr. Berling. They met last Tuesday at the PDS office. Mr. Berling, his son and a representative from Drees were in attendance. They had a polite, professional meeting. As they left the meeting, they did not receive much flexibility to the project. He stated Drees is under contract for this agreement and they will build homes between \$375,000 - \$500,000 targeted at empty nesters. The homes will have basements and will vary between one and two floors. There will be 25 of them. There will be an HOA for lawn service and snow removal. People can go to drees.com to view models of the homes. The earth movement is to begin in December with road construction to begin in the spring. The first home will go up around June 1st. The water flow will go underground and there

will be some type of retention pond along with a 25' dam. He stated the delegation has some concerns with the dam and the pond. Mr. Berling was asked if purchasing the property was an option. He replied it is not an option as he is under contract with Drees to deliver 25 lots. Going forward, there are other topics that may come up.

Mayor Mattone would like to continue the discussion at this point in the meeting. He asked that Mr. Bayer update everyone on the application process. Mr. Bayer stated the applicant has submitted a preliminary plat which is the beginning of the process. They have the zoning in place on the property allowing them to build the homes. The process moving forward will be improvement plans to be submitted to the PDS and then the city will begin to be involved. He went on to say the fire chief had some concerns regarding the fire plugs which will need to meet subdivision and city standards. There are concerns with storm water; SD1 will be involved and do a very detailed analysis. The dam will also be looked at carefully. There is state criteria that when you get to a dam that height. The preliminary plat was officially approved last week. Ms. Spoor asked Mr. Bayer for a sense of timing between the preliminary approval to final approval. He stated, it was his understanding that Mr. Berling would be turning in plans in the next week or two. Mr. Bayer stated he could possibly have final approval in about a month. The local utilities will have to give approval and then again at the state level. Per the city's zoning code, there will be a review of the grading. The PDS has criteria on how quickly they turn around their review. For the preliminary plat they had 15 days; he is not sure of the improvement plans turnaround but believes they are similar. Someone asked who approves the curb cut. Mr. Bayer stated the PDS has the ability to allow new streets to be approved; the city has criteria of the design and construction of the curb cut. Could the city object to the curb cut? Mr. Bayer replied the city does have an encroachment permit process. Ms. Spoor, along with Ms. Zembrodt, have concerns that one can tear down a house and put a new road in, along with three houses, and not consult the city. She wonders how this process has a huge gap in it where someone can do that. Presently, that property contains a single family house. How does it go from a single family house to a through road way with no city permission? Is this common? Mr. Bayer stated the process does not prohibit this from occurring; there is nothing in the city's zoning code or the subdivision regulations that would prevent this. Ms. Spoor reiterated; you can change the use of your property from a residential use to a through road way without consulting Council? Mr. Bayer replied that if it falls within the subdivision regulations it is allowed. Ms. Spoor believes there is something very wrong with this.

Ms. Zembrodt asked how can someone change the use of a lot to be a road without coming to the Board of Adjustment? She believes this is the issue. One resident believes if we removed ourselves from the PDS and went back to the old way, the city would have been more involved and known more. Ms. Spoor agrees.

Mr. Cooper stated that after the 25 homes go in, Mr. Berling said he was going to build three estate homes to the right of the project. He heard that Mr. Berling would be coming off of Sleepy Hollow for those homes; Mr. Bayer stated it was not on any of the plans. Mayor Mattone thought the best way to move the meeting forward would be to follow the points of concern that Mr. Thiessen listed by coming forward to the podium one by one. He started by having people address trees first and then go down the line.

Someone asked if the Mayor wanted the project to go through. The Mayor stated he does not think the project is sympathetic to what we have in Park Hills.

Ms. Zembrodt wonders where the city comes in for any say in the project. Mr. Bayer reviewed the city's zoning code and there are a few places where the city can have a say in what goes on. One area is the grading in regards to hillside slippage.

Ms. Zembrodt believes the city needs to work on solutions by buying some time to get some of the city's resolutions in this. Yes, the damage is done and that the Mayor was called in January and spoke to Mr. Berling in February but never spoke about it to Council. In April, there was a Caucus meeting to discuss a property at the end of Altavia Avenue. She said all that was talked about at that meeting was a bike trail; nothing discussed about the development of that area. On August 17th, she received an email from PDS on a preliminary meeting which said nothing about what it was for. When she investigated further, she said the date said August 16th for a meeting on the 17th but was changed to an 18th meeting. On the 18th there was a preliminary meeting which supposedly was to approve the plan. She went on to say; at a Special Meeting on August 22nd Mr. Berling came to speak even though he was not on the agenda. She asked PDS about taking the property and changing the use from residential to a road. She says her question regarding that has still not been answered by the PDS. She wants to stall the process and find some other solutions; perhaps the proposed tree Ordinance, engineering, the slope, SD1 and utilities. She believes the city should be involved in all of these reports. She wants him to be forced to come off of Sleepy Hollow should the project go through. The city should look into bonding the road. She asked the Mayor to involve Council more on what he knows on events. Ms. Spoor seconded that. Mr. Claypole agreed and just found out about the Berling delegation meetings which he would have liked to attend. Mr. Cooper agrees also. One resident stated it is the job of Council to know these things and it is not all the Mayor's job. Ms. Spoor said the city needs to work for a solution and buy some time. Ms. Spoor asked Mr. McMurtry if the city could withdraw from the PDS. Mr. McMurtry stated he was sure they could. Ms. Spoor asked if it was actionable by Mr. Berling and tell him he could not have the curb cut. Mr. McMurtry stated the city still has to abide by the zoning regulations and the subdivision regulations. The city would also have to have its own administration of that. The PDS administers the legislation that the city passes. The city has also adopted the subdivision regulations. He went on to say, the PDS tax would still need to be paid even if the city withdraws.

Ms. Namyar addressed the Mayor and Council and asked why a compromise to come off of Sleepy Hollow could not be used by Mr. Berling. She is concerned about the safety of the children and wants the street to remain peaceful. She wonders what the catalyst is for Mr. Berling doing this now when he's owned the property for decades. Mr. Carle believes it could possibly be the development of the clubhouse. Ms. Namyar brought up the bike trail that she believes is on the plans and wonders if that is connected.

Mayor Mattone stated Mr. Berling has always had the ability to develop the property. Ms. Spoor wants to address several options; the tree ordinance, get out of PDS and have a moratorium of demolition in the historic zone (there would be a time limit). She would also like to create an impact fee requiring Mr. Berling to pay for any road damage. She believes this will be a traffic nightmare. She wants to stop the project altogether. Mr.

McMurtry doesn't want the developer to say the city has caused a regulatory taking of his property and create a lawsuit. The Mayor brought up a historic Ordinance to protect certain areas of the city. He said back in 2008 when the historical district was implemented, Council, at that time, did not take it to the next level.

One resident asked if the city could hire an attorney who specializes in this area. The Mayor stated Council has the ability to amend the budget for this if they like.

Mr. Meyers is concerned about damage to the road and homes if large construction vehicles go up and down the street. Ms. Spoor said this is where an impact fee Ordinance could help.

Mayor Mattone stated the city could hold a Special meeting to pass legislation.

Ms. Spoor asked Mr. McMurtry to refer an attorney who specializes in this area.

Discussion took place regarding the proposed tree Ordinance which was based on an Ordinance in place in Ft. Thomas. Mr. Conway, Tree Board Chairperson, stated the Ordinance won't stop the project, but could put a lot of restrictions on Mr. Berling. He would like Council to treat it as an emergency Ordinance tonight. The Mayor stated that everyone be aware, if Council passes this Ordinance, there is may be consequences by changing the rules mid-stream. Mayor Mattone addressed Mr. Claypole's earlier concern that he was not aware of the delegation meetings. The Mayor reminded everyone that three Council members were already on the delegation and adding a fourth would be illegally conducting city business if proper notification is not given. He explained it wasn't to exclude anyone.

Ms. Spoor asked for the Mr. McMurtry to look into, and report back to Council as soon as possible, the consequences of getting out of PDS. She also asked him to advance and present to Council impact fee Ordinances. She would also like to look into banning the burning of trees resulting from the project. She would like Mr. McMurtry to consult experts in the field of historic preservation on a moratorium of demo. Mr. Claypole also asked about noise and how to control it.

One gentleman was upset his email was not allowed to be sent out via the city's email used by Lt. Webster. All meeting notifications are put on the website. The Mayor would like to hold more Caucus meetings to keep the public informed. The minutes of tonight's meeting will be posted as a DRAFT to the website on Friday. The website is parkhillsky.net.

SD1 is holding a meeting next Tuesday at 12:30 at their office. The meeting will be put on Park Hills' website.

Mayor Mattone stated he is meeting with Mayor Wynn of Ludlow along with their City Administrator, Elisha Chamberlain on Friday with concerns about the water runoff which could potentially affect Ludlow. They would like the Army Corps of Engineers review the process. Mr. Conway encouraged residents to write letters to the judge exec voicing their opposition of the project. One resident asked if anything important, such as meetings outside the city pertaining to this issue, be posted on the website. The Mayor stated the city should have a policy in place for sending information out via email. The Mayor stated some part time help would be beneficial in helping get information out. The Mayor stated the agenda goes out the Friday before the meeting.

C. Mr. Rob McAtee asked how to go about getting a speed hump on Altavia. Council would have to pass an Ordinance. Mr. Cooper stated the residents of Audubon signed a

petition to have a speed hump installed on their street. A removable speed hump was also discussed so it could be removed in the winter. Mr. Cooper stated the speed hump on Audubon is not very effective. Most speeders are the delivery trucks coming through. The Mayor stated he would have the Infrastructure Committee look into and hopefully have some answers by the next Council meeting.

A percentage of the invoice regarding Altavia Aveune will be held until all punch list items are completed. Mr. McAtee asked about replacement trees for trees lost due to the project. Ms. Spoor stated that has always been the protocol to replace the tree out of the Road Fund. Mr. McAtee went on to say the size of the parking pads are inconsistent with each other. This will also be looked into.

Ms. Zembrodt would like to have important meetings posted on the website.

D. Mr. Greg Johnson addressed Council by presenting a petition signed by residents abutting the old trolley line. It reads: 'We petition that the old trolley line that abuts the property on Audubon Road and Lawton Road is to be vacated by the City of Park Hills. The old trolley line that abuts the property on Audubon Road and Lawton Road are to be given, deeded, passed to the abutting property's owners. The old trolley line once divided will be the sole property of these residents. All existing utilities, easements remain in place'. Mr. Johnson said every resident contacted was in favor of this petition. They were unable to reach one home. One home was unoccupied and one, the resident was recently deceased. He said other residents offered to sign but they limited it to abutting property owners. Mr. Cooper stated he proposed this last month for the safety and security of the people who live on Audubon and Lawton so they don't have a transportation corridor in their back yard. He would like for Council to pass an Ordinance that this property remain a green space and to be left as is. Mr. O'Hara is opposed to giving the property to adjoining property owners because he believes it has been used as a construction easement in the past and it is a utility easement. He believes the city cannot control what you do on that property. He sees it not being mowed or taken care of down the road. He sees down the pipe, the taking of a freedom of speech or use away from other citizens. The Mayor stated he would have the attorney look at it. Mr. Cooper stated he would like to make a motion tonight to vote on it. The attorney stated it requires an Ordinance. It must be surveyed and divided. Mr. O'Hara asked to look into finding rules that we can put on our own property and that we shouldn't give it to people. He stated Mr. Cooper can't vote because he stands to gain land. Mr. Cooper stated the attorney told him it isn't a conflict of interest. Mr. O'Hara disagrees. Mr. O'Hara stated in the future, the residents may want to use it for something. Motion by Mr. Cooper; second by Ms. Spoor to advance the investigation and process of vacating the trolley line and taking necessary steps to do that with the appropriate restrictions to be imposed to limit the use of the property once deeded over to the new property owners in response to the petition presented by Mr. Johnson. Roll call: Mr. Cooper, aye; Ms. Zembrodt; aye, Mr. Claypole; aye, Ms. Spoor; aye, Mr. Elkins; aye, Mr. O'Hara; nay. Motion carried.

One resident of Sleepy Hollow stated she abuts the trolley line and was not approached to sign the petition. She states she has had water issues for a long time. Ms. Spoor suggested she attend the SD1 meeting next week and the Mayor also asked her to reach out to the city for help.

Mr. Al Newman was not present at the meeting to petition.

II. Second Reading; Ordinance No. 13, 2016 amending the Park Hills Zoning Map was read in summary by Attorney McMurtry. Motion to adopt Ordinance was made by Ms. Spoor; second by Mr. Elkins. Roll call: all ayes

III. Second Reading; Ordinance No. 14, 2014 amending the Park Hills Zoning Ordinance was read in summary by Attorney McMurtry. Motion to adopt Ordinance was made by Ms. Spoor; second by Ms. Zembrodt. Roll call: all ayes

IV. First Reading; Ordinance No. 16, 2016 designating a section of Old State Road as one way was read by Attorney McMurtry.

V. First Reading; Ordinance No. 17, 2016 amending the 2016-2017 budget for the digital sign and the purchase of the police cruiser was read in summary by Attorney McMurtry.

A Proclamation declaring Saturday, November 5th as Arbor Day in Park Hills was read by Mr. Mike Conway.

A discussion of the proposed tree Ordinance took place.

9:29 Motion to enter into executive session to discuss pending, or threatening, litigation was made by Mr. O'Hara; second by Mr. Elkins. Roll call: all ayes

10:27 Motion to exit executive session and resume the regular meeting was made by Ms. Zembrodt; second by Ms. Spoor. Roll call: all ayes

VI. First Reading; Ordinance No. 15, 2016; tree requirements for property development was read in summary by Attorney McMurtry.

It was suggested Council extend their role as the city's Board of Adjustment for four months. Motion for the extension was made by Ms. Spoor; second by Ms. Zembrodt. Roll call: all ayes

VII. Department Reports

A. Chief Stanley stated he is looking into the purchase of the lights and cameras for the park

B. Public Works – Dan VonHandorf

Mr. VonHandorf stated the Altavia project is moving along.

The mill and overlay on St. Joseph and Locus are finished.

The uphill side of Amsterdam edges need sealed.

The concrete in front of the city building will begin Wednesday.

The VFW area was filled in to make it more usable.

Leaf pickup will begin soon.

VIII. New Business

A. Motion to set Trick-or-Treat hours for Monday, October 31st from 6-8 p.m. and to approve the Pumpkin Parade Hay Ride for October 30th at 2:00 p.m. and to allow Mr.

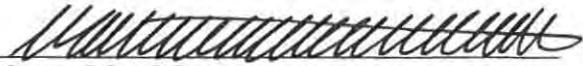
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VonHandorf to order the lighting globes for \$418.35 paid out of the Municipal Road Aid and to set the leaf pickup fee at \$35.00 was made by Mr. Elkins; second by Ms. Spoor.
Roll call: all ayes

Motion to pay invoices in the amount of \$200,846.20 from the Road Fund and an invoice in the amount of \$185.69 from the Vehicle Fee Fund was made by Mr. O'Hara; second by Mr. Claypole. Roll call: all ayes

10:44 Motion to dispense with the remainder of the agenda and adjourn from the meeting

Fire and Engineer reports are attached.


Mayor, Matt Mattone

ATTEST:


City Clerk

THE PARK HILLS CITY COUNCIL HELD A SPECIAL MEETING ON TUESDAY, OCTOBER 18, 2016 AT 6:30 P.M. AT THE CITY BUILDING, 1106 AMSTERDAM ROAD, PARK HILLS, WITH MAYOR MATT MATTONE PRESIDING.
COUNCILMEMBERS PRESENT: GREG CLAYPOLE, PAMELA SPOOR, KATHY ZEMBRODT, STEVE ELKINS AND MARK COOPER
ABSENT: MONTY O'HARA
ALSO PRESENT: CITY ATTORNEY, TODD MCMURTRY AND CITY ENGINEER, JAY BAYER

Ms. Spoor began the meeting with prayer

Call to Order

Pledge of Allegiance

Roll Call

I. Discussion of and retaining Mr. Chris Marks of DBL, an expert in zoning law, to pursue issues discovered by Mr. Jay Bayer in the Audubon Forest Preliminary Plan, assist Council in establishing protocols to protect our residents, streets, infrastructure and homes during the construction period. To advise Council on implementation of interim legislation to protect the city from further subdivision of lots and demo of houses in the historic zone without the approval of Council while our zoning laws are amended to deal with present development trends.

Mayor Mattone thanked everyone for attending. The Special Meeting was called by a majority of Council; they set the agenda, time and place.

Attorney McMurtry stated that since this item is regarding retaining counsel to initiate litigation, he recommended discussing in closed session.

Ms. Spoor stated she would like a discussion before entering into executive session. She thanked everyone for attending. She stated her goal for calling the meeting is as follows: She thinks our goals are far broader than litigation and she would like to have a small conversation before people are excluded from the meeting. She stated she, along with Ms. Zembrodt and the Mayor, met with PDS this afternoon at 1:00 p.m. She stated it was a very informative discussion. She stressed to them that one of our main objections is the way the laws are currently structured; we have no voice. She stated the elected representatives have no voice or communication. The laws, as they presently stand, require 24 hour notification to the PDS for preliminary approval. The PDS, in their opinion, believe our zoning regulations make it permissible to tear down one house and turn the driveway into a road and build 3 more houses. The city's broader interests were also discussed with PDS regarding what Mr. Theissen presented; health and safety of residents, environmental and water concerns. She stated, PDS says the city has no authority to deal with these issues. She asks who does. She stated they have taken the authority to approve a project out of the city's hands.

Mayor Mattone stated that the PDS only enforces the zoning regulations that are passed by Council. What the city once thought was good at one point, may now be inadequate. Council does have the authority to change its zoning regulations. Ms. Spoor replied the city did not have the authority to deal with this immediate situation. She went on to say, the plight in which Audubon Road finds itself is a plight that much of the balance of Park Hills could find itself. There are other developable areas. The matter needs to be

addressed; to do that it requires time. In order to buy time, we need moratorium on the demolition in the historic zone. She would like to discuss this with Mr. Markus. One other item discussed at the PDS meeting earlier was the landmark tree Ordinance. She stated Mr. Gordon, head of the PDS, thought it was a good Ordinance that didn't pose a risk to the city. This is his personal opinion.

Ms. Zembrodt added that PDS stated Park Hills may be able to impose, at a later date, perhaps a two-tier permit to use the street and create a moratorium on demo of homes in the historic district. The next stage of the Audubon project is a review by our city engineer and local utilities. Our fire department can also look at water flow issues and burning regulations.

Ms. Spoor was disappointed to learn that an impact fee to protect residents from street and home damage is illegal in Kentucky.

Mayor Mattone stated he reached out to the Ft. Thomas administration and they are hoping to set up a meeting with the Berling delegation next week to explain how they enforce their legislation, both Ordinances and hillside development. He believes they have been working on this since the late 80's or 90's. Ms. Spoor asked if the Mayor was suggesting that Park Hills could pass the hillside restriction and apply it to the Berling project. Mayor Mattone replied he is not suggesting that; he wants to discuss with Ft. Thomas. Ms. Spoor was hoping Ft. Mitchell could work with the city. They, however, do not have any more undeveloped land. Lakeside Park has some land; she wants to reach out to them and perhaps Covington. She stated Mr. Gordon said the only moratorium he has worked with was imposed by Covington. It predated Mayor Caren but he couldn't give an exact date.

Mr. Meyers asked if the access site could be brought off of Sleepy Hollow Road. Ms. Spoor replied she asked about it and Mr. Hiles read from the minutes of their meeting which stated Mr. Berling told him the expense of having access from Sleepy Hollow was prohibitive and he declined to do it. She asked if there was any way to compel him to do that under our zoning regulations. She stated she was told they are public streets and that we need to review our Ordinances pertaining to weight limits on our streets. Mr. Meyer stated the damage is not immediate and that it is not fair to the homeowners to bear the expense of repair. He asked if a temporary bridge could be put in.

Mayor Mattone suggested videoing the lines to see if there is any damage prior to construction and then review after the project is complete. Chief Stanley has been asked to do traffic counts on the street as well to see the impact of traffic. He stated our insurance stated we could go after them for damage to the roads. Mr. Meyers asked who we would go after; Mr. Berling does not own the concrete or other service trucks making it difficult to prove where the damage came from.

Mr. Thiessen stated he was told the four additional executive homes Mr. Berling plans to build would have Sleepy Hollow access. Ms. Spoor relayed to him that there was one change made; Mr. Berling plans to access those home from Audubon also.

Ms. Spoor recalls Mr. Berling saying access from Sleepy Hollow would cause him to lose one, or two, lots. Ms. Spoor wants to make it clear that her interest in retaining a special counsel is because Council members are not experts in zoning. She wants advice moving forward for other developable areas of the city. Mr. Claypole stated it could also help with regards to the Gateway property.

A member of the audience asked if the city was able to discuss some of the findings by Mr. Bayer. Mr. McMurtry stated he would prefer they don't as it is related to the litigation strategy. He advised going into closed session and that any findings would be made public soon enough.

Ms. Ochs asked if residents wanted to establish a fund to try to raise \$1.25 million to purchase the land from Mr. Berling, (this was an amount she stated he said, in a roundabout way, he may go with) is this legal to do through the city? They would also try to get funding from large foundations. Mr. McMurtry replied the city could accept contributions. He went on to say, if they were able to secure funds, have the donors hold them until the city passed an Ordinance to receive the funds. He does not believe the city is prohibited from accepting charitable contributions and using the money to create a conservancy area, or whatever it may be.

6:50 Motion, pursuant to KRS 61.810 (c), to go into closed session for discussion of proposed litigation on behalf of the city was made by Mr. Elkins; second by Mr.

Claypole. Roll call: all ayes

7:22 Motion to exit from closed session was made by Mr. Elkins; second by Mr.

Claypole. Roll call: all ayes

II. Mr. McMurtry read Resolution No. 15, 2016 allowing the city to retain special counsel to represent it in a dispute regarding the proposed Audubon Forest subdivision.

Ms. Spoor asked the words 'up to' be placed in front of the \$20,000 to spend.

Motion to approve Resolution was made by Ms. Spoor; second by Ms. Zembrodt. Roll call: all ayes

Mayor Mattone reminded Council the budget will need to be amended within 30 days to reflect this expenditure.

(A copy of the Resolution is attached)

III. A committee of Council needs to be established to coordinate with Mr. Markus and report his findings and recommendations. This was recommended by the city attorney.

Mr. McMurtry suggested appointing 2-3 members of Council to meet and report. Motion to appoint Ms. Spoor, Ms. Zembrodt and Mr. Elkins to the committee was made by Ms.

Spoor; second by Mr. Cooper. Roll call: all ayes

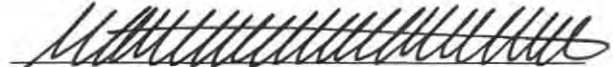
Mr. Claypole stated he would be an alternate if needed.

IV. According to Mr. VonHandorf, the Park Hills welcome sign damaged by a motorist will be replaced by Mr. Tom Stamm.

Ms. Spoor stated if Mr. Markus' services are unsuitable or unnecessary, we can step back at any time. This was confirmed by Mr. McMurtry. Mr. McMurtry stated he has worked with Mr. Markus in the past and described him as a good, smart man who is a partner with his own law firm, DBL, and feels the city will be well served by him. Mr. McMurtry stated he, himself, does not have a conflict but feels it is best to have outside counsel in this particular matter.

V. 7:31 Adjournment

Special Meeting
October 18, 2016
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Mayor, Matt Mattone

ATTEST:

City Clerk

THE PARK HILLS CITY COUNCIL MET IN REGULAR SESSION AT THE COVINGTON CATHOLIC GRIFFIN/ ALUMNI CENTER ON TUESDAY, NOVEMBER 1, 2016 WITH MAYOR MATTONE PRESIDING AND MEMBERS PAMELA SPOOR, KATHY ZEMBRODT, STEVE ELKINS, GREG CLAYPOLE AND MONTY O'HARA PRESENT.

ABSENT: MARK COOPER

ALSO PRESENT: CITY ATTORNEY, TODD MCMURTRY AND CITY ENGINEER, JAY BAYER

Call to Order

Pledge of Allegiance

Roll Call

Discussion

1. Review Agenda Item I.

- A. Review of October 21, 2016 letter from Chris Markus to Planning & Development Services of Kenton County ("PDS").
- B. Review CSI Report on geotechnical services.
- C. Review letter dated October 27, 2016 from Gerald Dusing, counsel for Jim Berling. Mr. Markus believes Mr. Berling has made assertions that indicate Mr. Berling may pursue litigation.

2. Review Agenda Item II.

- A. City Engineer Bayer addressed counsel. Mr. Bayer advised that the City should retain a geotechnical engineer to review the project. Engineer Larry Jeffers recommended no clearing shall occur until all permits are issued.
- B. Discussion followed regarding a clearing and grading permit requested by James W. Berling.

Motion: Based upon the evidence presented, the City cannot conclude that the proposed change in grade is in the best interest of the local area.

Ms. Spoor moved to approve the motion, a second by Mr. Claypole. Roll call: all ayes.

3. Engagement of Larry Jeffers.

Covered earlier.

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11/1/16
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4. Approval of Preliminary Plat.

A motion to go into Executive Session was made by Mr. Elkins, second by Ms. Zembrodt. All ayes.

A Motion to end closed session and returned to public meeting was made by Ms. Zembrodt, second by Mr. Elkins. Roll call: all ayes.

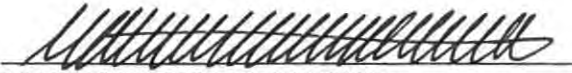
5. Authorize Appeal.

Motion: To authorize special counsel to file an appeal of PDS's issuance of a preliminary plat to James W. Berling.

Ms. Spoor moved to approve the motion, a second by Mr. Claypole. Roll call: all ayes.

Motion: To adjourn.

Mr. Elkins moved to approve, second by Ms. Spoor: all ayes.


MATT MATTONE, MAYOR

ATTEST:


JULIE ALIG, CITY CLERK

MINUTES OF PARK HILLS BOARD OF ADJUSTMENTS PUBLIC HEARING WITH PARK HILLS CITY COUNCIL ACTING AS THE BOARD OF ADJUSTMENTS PURSUANT TO ORDINANCE NO 18-2016 AT THE GRIFFIN CENTER, ON MONDAY NOVEMBER 7, 2016 AT 6:15PM PARK HILLS , KY WITH MAYOR MATT MATTONE PRESIDING.

COUNCILMEMBERS PRESENT: MARK COOPER, KATHY ZEMBRODT, GREG CLAYPOLE, PAMELA SPOOR, STEVE ELKINS, MONTY OHARA

ALSO PRESENT; CITY ATTORNEY, KYLE WINSLOW AND MIKE IONNA, PDS

APPLICANT: TRAUTH HOMES, INC. PER BRAD TRAUTH, PRESIDENT

LOCATION: 1051 EMERSON ROAD IN PARK HILLS

REQUEST: A VARIANCE AND TWO APPEALS FROM THE REQUIREMENTS OF THE R-1CZONE OF THE PARK HILLS ZONING ORDINANCE; THE APPLICANT PROPOSES TO CONSTRUCT A HOUSE WITH A FRONT YARD SETBACK OF 20 FEET WHERE 35 FEET IS REQUIRED; THE APPLICANT ALSO APPEALS TWO DECISIONS BY THE ZONING ADMINISTRATOR DENYING THE CONSTRUCTION OF A DETACHED GARAGE CONTAINING A TOTAL FLOOR AREA OF 1,540 SQUARE FEET WHERE 1,200 IS THE MAXIMUM ALLOWABLE FLOOR AREA, AND DENYING THE CONSTRUCTION OF A SECOND DWELLING UNIT ON THE LOT WHERE ONLY ONE DWELLING UNIT IS PERMITTED.

PDS PRESENTATION BY MIKE IONNA – SLIDE PRESENTATION ATTACHED AND INCORPORATED BY REFERENCE

Mr. Ionna began by asking council if they had visited the site. Pam Spoor described the site as partially cleared and sloping sharply toward the rear of the property. Mr. Cooper also had visited and noted the ravine in rear of site. Ms Zembrodt also saw it and agreed with the description. Mr. Claypole agreed.

Mrs. Spoor noted that her son had placed an offer on a neighboring property so she will abstain from voting.

Mike Ionna noted that notices had been sent to all adjoining property holders, newspaper and city.

He noted that the rear of the site slopes 55% in a DSA(developmentally sensitive area) which could cause construction problems.

22% to 34% downhill slope

Current zoning is R1C which requires a 12,500 sq.foot lot, 35 foot front yard setback, 12 foot side yard setback and 25 foot rear yard setback

The site contains significant mature tree canopy and the rear yard is wooded densely. Mr. Ionna showed slides of the adjoining blocks sebacks:

1045 Emerson 18.2

1055 Emerson 26.2

1178 Morgan 39.5

1054 Emerson 18.5

1056 Emerson 20.5

1058 Emerson 19.6

1060 Emerson 39.2

Average for block 26.3 feet

There are many mature trees on both sides of the road

The proposed structure is 2400 square feet detached single family house with a 2 story garage with 1540 square feet and dwelling on floor 2.

Both structures are seeking a 20 foot setback . There will be two driveways.

1. Variance on Front Setback
2. October 2016 text amendment by Park Hills City Council proposed a block average setback by right to preserve the aesthetics of the neighborhood – the average for this block is 26.3 feet.
3. KRS 100 must be considered before any variance can be granted.
4. Section 19.6A of Park Hills Zoning Code requires that the BOA must find unique circumstances would deprive use of land not the result of action of applicant and that it will not alter the essential character of the neighborhood or harm others
5. **Staff recommendation: UNFAVORABLE**
 1. 20 foot setback is 43% less than the required 35 feet
 2. There are no special circumstances

6. **Staff recommends a setback of 26.3 feet which is more in character with the existing neighborhood.**

Second Request

Appeal of detached garage with 1540 square feet where zone says max is 1200 square feet

Section 19.5 of Zoning gives BOA power to decide appeals where applicant says there is an error in PDS decision

An accessory building is okay when subordinate to the main building and serves the primary building no greater in size than 50% of the total floor area of principal structure. The proposed coach house is too big. PDS recommends BOA uphold their decision.

Third Appeal

Denying 2nd dwelling unit Art. 7 states that if the building provides complete housekeeping for 1 family it is a dwelling unit. Only 1 structure like this permitted per lot. Staff recommends BOA sustain PDS decision refusing 2nd dwelling unit.

Also noted by PDS that site clearing was done without a clearing permit.

QUESTIONS

Mr. Cooper asked what is the developmentally sensitive issue – is it only slope? Mr. Ionna said it is slope and soil structure. Mr. Cooper also asked about total size of carriage house. Mr. Ionna said that 1540 sq ft is total area.

Ms. Zembrodt asked if apartment was smaller than the garage. Mr. Trauth said slightly.

Brad Trauth began his presentation at 6:40pm

Mr. Trauth said 4 or 5 plans are being considered and a buyer is at hand. The main point for him is the frontyard setback. The slope will require a 2 foot subwal under the basement . Geotech indicated 9 foot bedrock and 6 foot bedrock depths.

Kevin Theissen, 1215 Audubon – stated there is a move to preserve the integrity of Park Hills – he thanked B. Trauth for coming and addressing the residents and fielding questions. He said that it looked like the lot had been cleared before a clearing permit was obtained and asked if the garage would be sited on the lot like the home with the same setback. Mr. Trauth answered yes.

Mr. Scott Wilson of 1054 Emerson stated that he was new to the neighborhood and had moved here because of the beautiful homes and was deeply concerned about maintaining the integrity of the neighborhood – consistent with the surrounding properties. He asked that the setback would be in keeping with the block average. He asked that council uphold the block average method which would result in a 26.3 foot setback and he asked if the ancillary property would have its own driveway facing the road. Mr. Trauth said yes. Mr. Wilson said he was then concerned about it being split off and it being rented. He also noted that the clearing had occurred without a permit from PDS.

PDS noted that the porch can encroach up to 4feet beyond the setback.

Andrew Smith asked if there was a maximum frontage requirement. PDS said that the minimum lot size was 1299 square feet.

Jason Streety of 1056 Emerson (remarks attached and incorporated by reference) stated that on 10/10 council gave first reading to the Landmark Tree Ord.. On 10/12 Mr. Trauth cleared the lot – obviously trying to beat the tree ordinance. Lot was now covered with a huge mess of wood and chips. No erosion impact was done or required. He asked council to preserve the integrity of Park

Hills, be consistent and protect residents over developers. He said new developments in the historic district should be held to a strict standard by the BOA who should not be making it easier for developers.

Monty Ohara – said that maybe 22 feet is better

Mark Cooper said he was concerned about the coach house being side by side with the main structure and having its own driveway. PDS said that you are permitted to have 2 access points on a property.

Vote was taken:

1. Variance request from 35' setback to 20' setback. PDS recommended the by right average of the block resulting in a 26.3' setback.
 1. Mr. Elkins said that he liked the average method
2. Carriage house – 2nd dwelling unit on the lot – PDS recommended denial
3. Accessory structure more than 50% of the main structure – PDS recommended denial

Mr. Elkins made a motion to approve Item 1 with a 26.3' setback for all structures. Mr. Elkins stated that his motion was based on the evidence presented at the hearing, and based on the determination that the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations.

Mr. Cooper seconded Mr. Elkins' motion.

Kathy Zembrodts agreed with Monty that a 22 or 23 foot setback made sense given the lot slope. Mr. Cooper asked the neighbors their opinion of using the 26.3' setback. They all liked it.

Mr. Trauth offered 22 foot setback with no porch.

Roll Call: All ayes, with Mrs. Spoor abstaining – 26.3 foot setback approve.

Mr. Trauth withdrew Items 2 and 3.

Mr. Ohara motioned to adjourn and Mr. Claypole seconded.

Meeting adjourned at 8:35pm

TO: Park Hills City Council
FROM: Jason Streety
RE: 1051 Emerson Road

November 7th, 2016

Dear Members of Council:

My name is Jason Streety, and my wife and I moved to Emerson Road in August of this year. Since moving to Park Hills, we have had a front-row seat to the activity at 1051 Emerson Road. Allow me to provide a brief summary.

In the summer of 2016, the wooded lot was purchased by the current owner, Trauth Homes. On October 10th, 2016, City Council held a business meeting and completed the first reading of Ordinance 15 – Tree Requirements for Property Development. The goal of this ordinance is to protect and improve the tree canopy we all moved to Park Hills to enjoy. Two days later, on October 12th, 2016, Trauth Homes cleared the lot of multiple substantial, mature trees. The lot was effectively 100% cleared without prior notice to, or approval from PDS or City Council. Useful timber was removed from the lot, and stumps and useless timber have covered the lot for 26 days.

The lot that was once filled with mature foliage that may not have been impacted by the proposed development, now resembles a defunct lumber yard. Based on the information submitted thus far by the property owner, as of today no research was conducted and no plans are in place to determine the erosion impact of the clearing on the lot or to avoid such issues on the heavily sloped property.

After clearing the land, Trauth Homes is now requesting that they be exempt from the requirements of existing zoning because a front setback of greater than 20 feet will make it more costly to develop the property. Council – please keep in mind that City ordinances are a method to ensure development is consistent with the vision for our great City and protect the integrity of our great neighborhood.

They do not exist as a helping hand to developers in building homes for as little cost as humanly possible.

Additionally, Trauth Homes is requesting that they be exempt from the requirements of existing zoning because a large detached garage with a dwelling unit above would make their property more marketable. Council – please keep in mind that City ordinances are a method to ensure development is consistent with the vision for our great City and protect the integrity of our great neighborhood.

They do not exist as a helping hand to developers in increasing the marketability of lots, or to maximize the number of residences that will fit on any given parcel.

We have the great pleasure of living in a city that has been designated as a historic district. With every new development that does not conform to existing zoning or surrounding properties, we inch closer and closer to losing the historical significance of our great town.

In the City of Park Hills, developers should know that they will be expected to play by the rules – not make them up as they go along.

In the City of Park Hills, developers should know that it is not the Board of Adjustments' responsibility to make their projects profitable.

In the City of Park Hills, requests such as the ones being made by Trauth Homes should be denied.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'J. Streety', with a stylized flourish at the end.

Jason Streety

ORIGINAL
IN BOA

THE PARK HILLS CITY COUNCIL HELD A SPECIAL MEETING ON MONDAY, NOVEMBER 7, 2016 AT SIX PM
AT THE GRIFFIN CENTER, PARK HILLS, KY WITH MAYOR MATT MATTONE PRESIDING.

COUNCILMEMBERS PRESENT; MARK COOPER KATHY ZEMBRODT, GREG CLAYPOLE, PAMELA SPOOR,
STEVE ELKINS, MONTY O'HARA

ALSO, PRESENT; CITY ATTORNEY KYLE WINSLOW

Mr. Elkins began the meeting with prayer

Call to Order

Pledge of Allegiance

Roll Call

I. Discussion of Emergency Ordinance No. 18 -2016

City Attorney Kyle Winslow read Ordinance No 18-2016

The Ordinance extends the action of Ordinance 8 -2016 which expired on September 14, 2016. Ordinance 18-2016 directs the PDS staff to suspend administration and enforcement of those provisions in the Park Hills Zoning Ordinance related to requirements for infill development and the redevelopment and expansion of homes within the City of Park Hills corporate limit. This includes front, side, and rear yard set backs, height requirements, minimum lot width and the building setbacks, full front yard setbacks required for double frontage lots on both streets, and access point spacing requirements for residential use. The suspension will last for up to four months. All administration and enforcement of these provisions of the Park Hills Zoning Ordinance shall be referred to City Council.

Kathy Zembrodt made the first motion and Pam Spoor seconded.

Mr. O'hara questioned why we were doing it. Pam Spoor explained that the previous authorization for the council to act as the Board of Adjustments under Ordinance No. 8-2016 had expired and had to be renewed by Ordinance No. 18-2016.

Roll Call vote taken: all ayes

Pam Spoor moved to adjourn the Special Meeting at 6:15pm, Greg Claypole seconded.

Meeting adjourned at 6:15pm.

ATTEST:

Julie A. Delgi
- clerk

THE PARK HILLS CITY COUNCIL HELD A BUSINESS MEETING ON MONDAY, NOVEMBER 14, 2016 AT 7:00 P.M. AT THE COVINGTON CATHOLIC ALUMNI CENTER, 1550 DIXIE HIGHWAY, WITH MAYOR MATT MATTONE PRESIDING. COUNCILMEMBERS PRESENT: PAMELA SPOOR, KATHY ZEMBRODT, STEVE ELKINS, MONTY O'HARA, GREG CLAYPOLE AND MARK COOPER
ALSO PRESENT: CITY ATTORNEY, TODD MCMURTRY AND CITY ENGINEER, JAY BAYER

Mr. O'Hara began the meeting with prayer.

Call to Order

Pledge of Allegiance

Roll Call

Motion to approve the October 10, 2016, October 18, 2016, November 1, 2016 and November 7, 2016 Meeting minutes was made by Mr. O'Hara; second by Ms. Spoor.
Roll call: all ayes (Mr. Cooper abstained from the November 1, 2016 minutes as he was not present at that meeting)

I. Resolution No. 16, 2016 appointing James Seibert as a full-time police officer was read by Attorney McMurtry. Motion to approve Resolution was made by Mr. Elkins; second by Ms. Zembrodt. Roll call: all ayes
Officer Seibert was sworn in by Mayor Mattone.

II. Police Report – Chief Cody Stanley
Chief Stanley spoke early as he is driving back to Louisville tonight for a class. Chief Stanley's report was given to Mayor and Council prior to the meeting. Ms. Zembrodt asked the status of the security system installation. The Chief stated it is not complete yet.
The Mayor asked about the new Reach Alert System. The Chief stated, as of Friday, 57 residents had signed up for it. This will replace the current email system the department uses now.

7:09 Motion to enter into closed session pursuant to KRS 61.810(1)(b) and (f) to discuss pending or threatened litigation was made by Ms. Spoor; second by Mr. Elkins. Roll call: all ayes

7:37 Motion to exit closed session and resume regular meeting was made by Ms. Zembrodt; second by Mr. Claypole. Roll call: all ayes

Attorney Chris Markus has been working on the city's behalf regarding the litigation with Mr. Jim Berling and his Audubon Forest development. Mr. Markus gave a summary of the settlement agreement between the city and Mr. Berling. The settlement resolves the disputes between the city and Mr. Berling. On November 3rd, Mr. Markus filed a lawsuit challenging the preliminary plat that PDS approved for Mr. Berling's Audubon Forest development. He also made an allegation that Mr. Berling was not entitled to receive a permit he had requested to further the proposed development until the city made a

determination that certain geo-technical engineering concerns had been addressed. Extensive negotiations have been engaged in with Mr. Berling and his attorney, as well as Mr. Duane Kruer and Ms. Carey Kruer who were also plaintiffs in the lawsuit along with the city. Mr. Berling has to take steps outlined in Exhibit A of the settlement agreement titled 'Summary of geo-technical issues associated with Audubon Forest subdivision'. The geo-technical engineer that the city hired, Mr. Larry Jeffers, identified the geo-technical engineering concerns that he had that should be addressed in connection with the development. Mr. Berling has agreed to those as part of the settlement. The second term of the agreement is that the lawsuit Mr. Markus filed will be held in abeyance for two weeks. During that time, Ms. Spoor, city engineer Jay Bayer and Mr. Berling will meet and develop a landscaping plan. There are two lots in the subdivision that bracket the entrance to the subdivision and front Audubon Road. Mr. Berling is going to donate a landscaping easement to the city in the front part of those two lots. He will provide landscaping according to a plan that Ms. Spoor and Mr. Bayer agree to. The landscaping will be put in at Mr. Berling's cost. Once the landscaping is installed, the city will be responsible for its maintenance. The landscape will have a natural look to create a buffer between the new subdivision and Audubon Road. The next term in the agreement is that Mr. Berling has agreed to donate six acres of property on the northern part of the tract. It is old growth forest that the city can take in its own name or in a name of a conservation trust. The city can make it into a park or keep it as an old growth forest; totally up to the city. The city paid no money as it was donated. The next term is that Mr. Berling will contribute \$20,000 to the city to be used toward resurfacing Audubon Road. The city agreed, as part of the settlement, to place three stop signs to create a 3-way stop at the intersection of Wald Court and Audubon Road to address safety concerns. The original proposal didn't have any stop signs at the intersection. There was some concern from residents regarding burning of wood at the site. Burning is allowed but it was negotiated that he will have to use a burn blower to keep the smoke down and must provide 72 hours advance notice of burning. The city agrees to approve the plans for the project but it is subject to approval of the Kenton County Planning Commission and SD1 and also subject to Mr. Berling's compliance with the geo-technical concerns mentioned prior. During the course of the project, the city and Mr. Berling will take all steps to prohibit construction traffic on Lawton Road. The project will feature a detention pond which is an area that will collect water runoff. The city has the option as to whether or not the detention pond will be wet or dry. Right now, the city has indicated it would like to keep it dry. If kept dry, it is the belief that SD1 will assume all responsibility for maintenance of the pond; this is subject to SD1. A dry retention pond is also desired for safety reasons so that children will not be attracted to it. The project will be exempted from the proposed tree Ordinance which had first reading on October 10th. This is something Mr. Berling has asked for and the city agreed as part of the settlement. Mr. Markus pointed out that if there is a new tree Ordinance enacted in the future, it will apply to other developments that post-date the Ordinance. Mr. Berling must provide the city with 48 hours' notice of street paving at the proposed site so that city law enforcement can take necessary steps to ensure the safety of the citizens as trucks go in and out of the site. The last term of the agreement is that the city will withdraw its opposition to Mr. Berling's application for a clearing permit. However, as part of that term, Mr. Berling will not

begin clearing the property until February and immediately after clearing he must move right into the grading of the proposed site so that there is a limit on the amount of time it sits without trees and water runoff. The parties agree to release any claims they have against one another. Mr. Berling will not make a counterclaim against the city.

III. Resolution No. 17, 2016 approving a settlement between the city of Park Hills and Jim & Judy Berling Land Co. LLC and James W. Berling regarding the proposed Audubon Forest Subdivision was read by Attorney McMurtry. Motion to approve Resolution was made by Ms. Spoor; second by Ms. Zembrodt.
Discussion followed.

Mr. Aaron Schwarber, 1202 Audubon Road, stated he thought the suit filed on November 3rd should have been posted on the website. Mr. McMurtry stated the settlement was not available to the public until now. He went on to ask if there were any results from the traffic study being done on the street including SD1's construction of the proposed upgrade to the sanitary storm water. Ms. Spoor stated that without Chief Stanley present, she was unable to answer. Mr. Schwarber is concerned about how the smoke from the burning will affect his children. Mayor Mattone stated that Mr. Berling has a five day limit on burning and must provide 72 hours notification. Mr. Schwarber would like to see most of the wood hauled out for burning elsewhere. Ms. Spoor stated that much of the timber will be logged; not burned. He asked about the dimensions of the easement. Ms. Spoor stated they will meet with Mr. Berling to discuss the parameters of the easement. Ms. Spoor encouraged residents to sign up for the Reach Alert so that they would receive important notifications from the city.

Mr. Jim Jenkins, 1246 Audubon Road, thanked Council for reaching a conclusion in the matter. He went on to ask if the money donated by Mr. Berling for street repair would be used for the entire street or just up to the development. Ms. Spoor stated it would be for the entire road. Ms. Spoor went on to say, the city has an Ordinance requiring anyone who does damage to the street as the result of construction to return the street to the original condition in which they found it.

Ms. Julie Ochs, 1203 Audubon Road, heard that in the future, Audubon Road would be widened by 5'. She asked if this is the case, she is very concerned about the tree canopy of the street. She asks that the trees be kept.

Mayor Mattone stated there is a storm water improvement project collecting water from the other side which has nothing to do with widening the road. Mr. O'Hara stated since Audubon Road is one of the city's wider streets, he sees no reason why it would be widened.

Roll call: all ayes

IV. Petitioners

A. Ms. Aileen Schwarber, Elberta Circle resident, spoke at the meeting to address the notion of a sidewalk on St. Joseph Lane. She states she walks from the bus stop at night and it is very dark. She states cars drive very fast and would like at least one sidewalk put in. Ms. Zembrodt stated the Infrastructure and Finance Committees have discussed putting money away for sidewalks and have begun doing this. Mayor Mattone suggested working with TANK to obtain grants for sidewalks as St. Joseph

Lane is one of their busiest stops. Ms. Schwarber added the street lights are dim making it hard to see pedestrians.

B. Mr. Greg Johnson was present at the meeting to follow up on the petition he submitted at the last business meeting regarding the Trolley Line. The petition was for the city to vacate the former Green Line and transfer it to the citizens whose property it abuts. Mr. McMurtry stated a Resolution was passed at the last Business Meeting by Council to proceed on retaining counsel to investigate. There is an engagement letter from Attorney Jeff Arnzen who has done a fair amount of this type of work. Mr. Cooper provided a copy of the engagement letter to Council. Mr. Arnzen's proposal would be to review the situation and provide a report to Council at the next meeting as to what could, or could not, be done to address the Resolution and petitioner's concerns. Mr. Johnson was under the impression that there would be something ready for first reading at this point. Mr. McMurtry stated the procedure is not as simple as it may seem. There are many issues including whether it has to be abandoned or sold. Surveys will have to be done on each parcel to break them up. Ms. Spoor stated a conservation trust could be the recipient. Mr. Cooper stated this is not foolproof as the city could decide in the future to ignore it. Mr. O'Hara totally disagrees with giving the property to the residents. He believes it is selfish for a limited group of residents to ask for this. He states he wouldn't trust the 50 or so people to keep the utility lines clear that run through that property. Mr. Cooper states that is the responsibility of Duke Energy to keep it clear. Mr. O'Hara stated he is opposed to spending \$170 an hour, plus \$95 for a paralegal, to do this. He went on to say, each time land was given up it wasn't fee titled property; it was an easement. Mr. Cooper added that the property would still remain an easement and that Duke would be responsible for taking care of the property. He stated an Ordinance was discussed to have the property remain a green space. He states this would just eliminate the possibility of this becoming a transportation corridor. He feels this is the easiest way to prevent this from happening. Mr. McMurtry said it would have to proceed at a measured pace. Mr. McMurtry initially thought the city could abandon it. Mr. Arnzen stated that because it's dedicated from a third party to the city, it may not be a public right of way and may need to be sold for a nominal fee. These are things, Mr. McMurtry said, that need to be figured out. A Resolution needs to be signed by the Mayor to retain Mr. Arnzen. Mayor Mattone stated any attorney, surveying or engineering fees would be paid by the property owners. Mr. Ryan stated his back yard abuts Devou Park and finds himself conflicted as people pass near his yard on a regular basis. He believes the trolley line property was deeded to the city over 60 years ago. He believes the trolley line should be preserved. He reminded everyone that nothing can be done with the property without the approval of Council. The largest property owner, Mr. Berling, owns approximately 450 feet of the trolley line, Mr. Ryan believes. He went on to say, he had several issues with the petition itself and how it is written. Mr. Cooper stated that in two years, a new Council could vote to turn the line into a transportation corridor. Mr. Ryan agrees with Ms. Spoor regarding a conservation easement and put parameters on how the property is to be used. Ms. Spoor would like to investigate this closer with legal counsel.

Mr. Johnson disagrees with Mr. Ryan's statement that the city has been a custodian of the line for 60 years; he states the property owners are the custodians and have been taking care of the property. In the past couple of years, Mr. VonHandorf has been cutting the grass. Mr. Johnson believes those opposed of giving the residents the land, are the same people interested in putting in a bike trail. Mr. O'Hara strongly disagreed with this statement.

Mr. McMurtry stated this would be further discussed at the Caucus Meeting. Ms. Spoor wants to look into a conservation trust with the advice of Mr. Arnzen.

Mr. Jason Reser, Rose Circle, recently elected to next years' Council admitted the idea of a bike trail started with him. Council voted for a city wide plan regarding a bike trail but states the trolley line is not the most important part and there are other areas in the area to focus on. He believes the city should consider a conservation easement.

Motion authorizing the city to retain Mr. Jeff Arnzen pursuant to the terms of the fee agreement he submitted and as a part of that engagement, the city asks that he determine potential uses and ways to conserve the trolley line which would include a conservation easement, a conservation trust deeding to the adjoining property owners and cost being passed along; and, other options that are known to him was made by Mr. Cooper; second by Mr. Claypole. Roll call: all ayes

C. Ms. Kathleen Plake, 602 St. Joseph Lane, was present. She began with her agreement of the installation of a sidewalk on St. Joseph Lane. Ms. Plake sent an email to Mayor and Council regarding two buildings that are drug rehabilitation centers. Mr. McMurtry stated there is a form of transitional living in the units. He went on to say it is residential as it is a group home. The police department tracks all of their calls and this particular property is not being scrutinized by the city. Ms. Plake's other question was what would happen if there was an increase in police calls to these buildings. Mr. McMurtry is not aware of any increase in calls. Mr. McMurtry stated the reason residents weren't notified of this issue was because group homes are permitted under the Fair Housing Act. If the city took any step to discriminate against people who live in group housing, the city could be sued.

Ms. Spoor would like Chief Stanley to update Council on the traffic study on St. Joseph Lane by the next Council meeting.

Ms. Newton asked if the city's nuisance Ordinance would address Ms. Plake's concerns. Mayor Mattone stated the nuisance Ordinance could address buildings/residents that have a large number of police/fire calls.

V. Second Reading; Ordinance No. 7, 2016 updating the Personnel Policy was read in summary by Attorney McMurtry. Motion to adopt Ordinance was made by Mr. O'Hara; second by Mr. Cooper.

Mr. Elkins stated there is a clear disclaimer to update, change or delete any part of the Ordinance after its adoption. New laws coming soon mandate the passing of the policy. Roll call: all ayes

VI. Second Reading; Ordinance No. 16, 2016 designating a section of Old State Road as one way was read in summary by Attorney McMurtry. Motion to adopt Ordinance was made by Ms. Spoor; second by Mr. Claypole. Roll call: all ayes

VII. Second Reading; Ordinance No. 17, 2016 amending the 2016-2017 budget for the digital sign and the purchase of the police cruiser was read in summary by Attorney McMurtry. Motion to adopt Ordinance was made by Ms. Zembrodt; second by Mr. Cooper. Roll call: all ayes

VIII. First Reading; Ordinance No. 19, 2016 amending the 2016-2017 budget to increase legal fees was read in summary by Attorney McMurtry.

IX. First Reading Ordinance No. 20, 2016 Versions 1 and 2 regarding KY's alcohol status was read in summary by Attorney McMurtry. Version 1 keeps hours the same. Version 2 allows Sunday sales at 6:00 a.m. Council can decide which one they want to vote on at the next Business Meeting.

X. First Reading; Ordinance No. 21, 2016 changing the location of the Council meetings to NDA was read in summary by Attorney McMurtry.

XI. First Reading; Ordinance No. 22, 2016 amending Chapter 30 of the Code of Ordinances to reflect HB422 was read in summary by Attorney McMurtry

XII. First Reading; Ordinance No. 23, 2016 amending the Nuisance Code in Chapter 91 was read in summary by Attorney McMurtry.

XIII. First Reading; Ordinance No. 24, 2016 establishing monthly Caucus meetings was read in summary by Attorney McMurtry. Mr. O'Hara sponsored this Ordinance

VIV. Department Reports

A. Fire Department – Chief Rigney

A total of 45 calls for service were received during the month of October.

PHFD crews assisted by several neighboring agencies, responded to a structure fire at 1406 Amsterdam Road. The fire was contained to the 2nd floor and was caused by an electrical outlet. Damage was estimated at \$75,000.

Crews conducted fire drills at both high schools

Fire Prevention Month activities included: participation in the Pumpkin Parade, public safety education at the Julie Center and Halloween at the firehouse.

Crews completed annual testing of both pumpers and all hose.

B. Public Works – Dan VonHandorf

Mr. VonHandorf thanked Mayor and Council for another month.

Mr. VonHandorf stated the Altavia project is on the downhill side. He thanked the residents for their patience.

The Aberdeen project is moving along.

The concrete in front of the city building was finished in time for Halloween. The VFW lot is in better shape; more usable and appealing. There is a pile of composting leaves that will be hauled off and turned into mulch. The Halloween hayride went well; Mr. VonHandorf used his personal trailer

C. City Engineer – Jay Bayer

Projects in Construction Phase

Altavia Reconstruction Project

Fred A Nemann Company has moved on to the restoration portion of the project. The base pavement and curb work is complete and asphalt surfacing should be completed in November. The city will be preparing a punch list for the project.

Aberdeen Reconstruction Project 2

Paul Michel's and Sons is constructing the road improvements portion of the project. Construction of the storm and sanitary improvements has been completed. They are currently working on the excavation and construction roadway beginning at the intersection of Arlington and Aberdeen and working toward Old State.

Projects in Design Phase

1208 Audubon Road Storm Sewer Project

The field surveying portion of the project has been completed and the design of the storm sewer has begun. As recommended by the Park Hills Infrastructure Committee, the project will improve the storm water infrastructure only with this project. The reconstruction of the roadway will occur in the future when the Northern Kentucky Water District will participate in the water main replacement.

North Arlington Road Improvement Project

The design portion of the project has been authorized and will begin following the completion of the field surveying portion of the project. Field surveying has commenced and will be coordinated with the Aberdeen project. The project runs from Old State Road to Dixie Highway. Bayer Becker is coordinating with SD1 to discuss the scope of the project and SD1's participation.

Cleveland/Jackson Road Improvement Project

The design portion of the project has been authorized and will begin shortly starting with utility capacity and location research. Bayer Becker is coordinating with SD1 to discuss the scope of the project and SD1's participation.

Old State Road Sidewalk

The Park Hills Infrastructure Committee met on 9/9/16 to discuss the possibility of constructing a sidewalk on Old State Road from Terrace to North Arlington. The committee recommended proceeding with the project.

Ms. Spoor stated Mr. Schlothauer's curb was damaged by equipment used in the construction of the new home on Park Drive. Attorney McMurtry stated since it was not damaged by contractors working for the city, it is not the city's responsibility. Ms. Zembrod suggested Mr. Schlothauer contact the contractor directly for compensation.

Mr. Oberjohn asked about garbage disposal on Aberdeen due to construction. The city will contact Rumpke regarding the situation as well as the emptying of the cans at the bus stops along Dixie Highway.

D. Finance Report

Motion to approve the October financials was made by Ms. Spoor; second by Ms. Zembrodt. Roll call: all ayes

Motion to pay Road Fund invoices in the amount of \$17,941.15 was made by Mr. Cooper; second by Ms. Spoor. Roll call: all ayes

XV. Mr. Richard Lange and Mr. David Gray moved up on the agenda to give their report.

Mr. Lange was asked by the TBNK if he would be willing to serve another year. Mr. Lange stated he would.

Mr. Gray stated Park Hills had nothing on the agenda last month. He noticed there was a lot of time spent by PDS putting out, and checking up, on violation letters with nothing getting done until fines are put on. He asked if PDS could put a timeline on violations which they have done.

XVI. Department Reports

A. Financial Oversight Committee – Kathy Zembrodt

Ms. Zembrodt stated the committee met to discuss debt repayment. Will decide on a date for the next meeting. The Fair Labor Standards Act was discussed which the committee believes will be corrected with the new personnel policy. The committee is in favor of the procurement policy format that Ft. Wright has. Ms. Spoor asked about the final lease payment. Ms. Zembrodt stated the balance was almost paid off and will be paid in full by the end of the year saving about \$150 in interest.

B. Parks and Recreation Committee – Pam Spoor

Ms. Spoor stated she and Mr. Claypole met with Seco regarding the lights in Trolley Park. She says they will look beautiful and add a nice light to the area. There will be two poles; one near the pavilion and one near the play area. They will also have security cameras installed on them. She would like to see more of these lights around the city. She added that a memorial tree, in honor of Skip Fangman, was planted in Trolley Park. Mr. VonHandorf planted the tree.

All of the tulips have been planted; all tulips are graciously donated by an anonymous donor including the planting of the bulbs.

Ms. Sue Bennings came forward to give a brief Tree Board update.

She stated in commemoration of Arbor Day, the Tree Board became involved in several projects. One, the memorial tree for Mr. Fangman and, with the assistance of Mr. VonHandorf, the clearing of the Arlington area near Dixie Highway. New trees and shrubs were planted. Trees, shrubs and grasses were also planted in front of the Dixie Highway businesses. The water will be donated by Dr. Thompson. The tree for Mr. Fangman was donated by Gus Wolf, of Wolf Trees.

Ms. Spoor added that a group of neighbors from Audubon and Lawton Roads collected money in honor of their deceased neighbor for the purchase of a granite bench to be put on the hillside near the redbuds. Three trees will also be planted with the money and the area near the large rock near the top of the hill will be landscaped. Mr. Jack Loos will make the bench and is also donating the boulder for the Fangman memorial.

XVII. Mayor's Group meeting is Saturday, November 19th at 9:00 a.m. at the Independence Senior Center.

XVIII. Old Business

A. Mayor Mattone stated the KCPC passed the Park Hills Zoning Ordinance Text Amendment a couple weeks ago and it will now take effect. This was applied at the last Board of Adjustment meeting.

Ms. Zembrodt would also like to see other things implemented talked about at PDS prior; including the two tier and curb cuts.

B. Mayor Mattone stated he would like to go live on OpenGov by the first of next month.

XIX. New Business

A. Mr. Greg Claypole received a check from the city for \$317.26 for reimbursement in mailing out the newsletter. Mr. Claypole initially paid for the mailing himself.

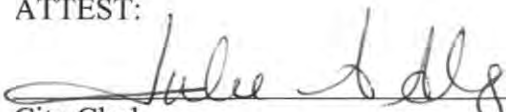
The city received a check from Geico Insurance for replacement of the damaged sign on Dixie Highway. Mr. Claypole stated Leo and Tom Stamm repaired the sign and just need a post. They would like to see the money go towards the digital sign. Brief discussion followed regarding the installation of the sign due to utilities in the area.

Ms. Spoor would like a trash can put in at the corner of North Arlington and Dixie Highway at the bus stop. Mr. VonHandorf will look into.

XX. Motion to adjourn from Business Meeting made by Ms. Zembrodt; second by Mr. Cooper.


Mayor, Matt Mattone

ATTEST:


City Clerk

THE PARK HILLS CITY COUNCIL HELD A CAUCUS MEETING ON MONDAY, NOVEMBER 28, 2016 AT 7:00 P.M. AT THE GRIFFIN CENTER LOCATED AT 1550 DIXIE HIGHWAY WITH MAYOR MATT MATTONE PRESIDING.
COUNCILMEMBERS PRESENT: KATHY ZEMBRODT, PAM SPOOR, STEVE ELKINS, MARK COOPER AND GREG CLAYPOLE
ABSENT: MONTY O'HARA

Ms. Spoor began the meeting with prayer

Call to Order

Pledge of Allegiance

Roll Call

I. Petitioners – None

II. Council Discussions

Ms. Spoor began the meeting by requesting that TBNK be present at all meetings of Council. At one time, Ms. Spoor asked for the tape of an April 25, 2016 Caucus meeting she was not present at and was told the tape was no longer available. She went on to say the Mayor told her she needed a freedom of information request. She was then told by the city attorney that the information request was not needed, but the tape was not kept. She wants to be sure all meetings have a permanent record. Mayor Mattone stated he did not request Ms. Spoor make a freedom of information request and that he could supply the email exchange. Mayor Mattone stated when Caucus meetings were first discussed amongst Council, it was decided to not have them recorded as Caucus meetings are supposed to be more inviting and less official. Ms. Zembrodt will send the Mayor an email which outlines what the Mayor is to send to Council within 60 days of election. The Mayor would like Council to make it official at the next meeting to have TBNK present at all meetings of a quorum of Council.

Ms. Spoor asked to move on to discuss the Berling Delegation meeting. She presented Council, and those in attendance, a drawing of the landscape easement plan that has been agreed upon. The city clerk will make copies and distribute them to Council; including the two incoming Council members. Copies will also be given to the Theissen's, Mr. Kruer, Mr. Jim Berling, Mr. Chris Markus and the city attorney. Ms. Spoor felt it was a productive meeting. Ms. Spoor stated the development exists in two zones. One of the zones requires an 85' frontage; the other requires a 75' frontage. Most of the homes on Audubon are on a 50' frontage. Mr. Berling asked if the city would be willing to change the zoning and make the entire zone a 75' frontage. This would allow Mr. Berling to push back several houses to create a deeper landscape easement. The number of homes going in would not change. Ms. Spoor believes the upside is that the city gets a better landscape easement and the Theissen's gain more buffer. The downside, she says, is that the city may open another 'can of worms'. The city would be the applicant. Ms. Spoor would like the city engineer to explain the degree of water intake. Mr. Berling's plan has a very steep grade; if the homes are set back, it would soften the slope. Ms. Spoor stated Mr.

Bayer was in favor of the zone change to have all 75' frontages. Any fees incurred to do the zone change would be passed on to Mr. Berling. Mr. Berling stated he would not change the density of the project; the number of homes would stay the same. Mrs. Theissen thought it may be beneficial if the city engineer, or attorney Chris Markus, could put together a pros and cons of the zone change.

The easement would be the city's to maintain; this could be conveyed into a conservancy along with the other 6 acres donated to the city by Mr. Berling. Mayor Mattone would like to start by getting a recommendation from the city engineer, Jay Bayer, and then make a motion at the next meeting.

Discussion continued as to whether the culvert should be above, or below, the ground. This will be re-addressed after Mr. Bayer has a chance to review and provide his recommendations.

Mayor Mattone suggested holding a meeting with Mr. Berling, along with the Berling delegation, to explain the options regarding the drainage issue. The Mayor would like to hold this meeting before the next Council meeting scheduled for December 12th. Ms. Zembrodts would also like to discuss the landscape issue. Ms. Spoor would like Mr. Bayer to also attend the meeting to give his recommendations.

Mr. Claypole met with gentleman installing the lights in Trolley Park. The cameras should be put up within the next week or so. The city is supposed to be getting a quote for a light at the corner of Altavia and Amsterdam. Mr. Claypole hopes to have that by the next meeting. Mayor Mattone commented that Chief Stanley was looking to put one in at the corner of St. Joseph Lane and Elberta Circle.

Mayor Mattone stated Mr. Berling agreed to put in three of these lights at his cost.

Ms. Spoor stated a truck messed up the concrete as you turn up Park Drive; she needs someone to help reset the concrete. She spoke with Mr. VonHandorf regarding this problem. Ms. Spoor would like the repairs done soon as she still needs to put in the greens and the lights for the city's luminary night on December 11th.

Mr. Claypole stated the Stamm's had the "If you lived in Park Hills" sign painted white. He found the original painter that could restore it to its original look for under \$100. Ft. Mitchell Garage donated the lumber.

The welcome sign that was hit by the motorcycle has been put back together. Mr. Claypole and Mr. VonHandorf will work on repainting it and putting it back up.

Ms. Spoor wants to remind everyone about the free museum day at the Behringer Crawford Museum on December 11th.

The website came up for discussion. Mr. Elkins stated he is working on finding someone (hopefully a Park Hills resident) to take over the website. Mr. Claypole would like to attend the next Communications Committee meeting.

Ms. Spoor brought up the corner of Altavia and Amsterdam. She would like lighting and a bench in that area. She would also like some of the trees that were taken down replaced. She isn't sure what to do with the embankment, but would like it cleaned up and landscaped.

Mayor Mattone would like to see the other side of Dixie addressed as far as parks and green space go. Discussion followed regarding the area at the end of Mt. Allen Road and other green space areas in the city.

Mayor Mattone stated that an Infrastructure meeting needs to be scheduled immediately to address Altavia Avenue.

Ms. Spoor brought up the idea of a conservancy with regards to the street car tracks. She believes this will preserve the property and give everyone peace of mind. She stated her husband, Dick, has agreed to donate his time to set up the conservancy. There would be a transfer from the city into the conservancy of the street car tracks. The organization will exist and can then receive the Berling property and any other property; even property that a private individual would like to donate to the city. The city would also make application for the organization for 501C3 status (this could take 3 -12 months to establish). If someone would like to make a donation to the conservancy within that time, the IRS has an eighteen month lookback period. It would be a not for profit with 5-7 board members. She would like to get this done at the next meeting. She wants to see the matter of the street car tracks resolved. The Mayor wants time to review and have Mr. McMurtry make a recommendation. Ms. Spoor stated she spoke with Mr. McMurtry and asked him to work directly with her husband, Dick. She says it is a simple, well defined law under strict guidelines and standards. The Mayor asked if there are other conservancy districts that may accept these properties that are already out there. Ms. Spoor says there may be but really likes the idea of having our own Park Hills conservancy. This would give private residents a more civic and economic incentive. The board would be made up of Park Hills residents. Ms. Spoor recommended Council look at Ft. Thomas' conservancy on their website as she would like to model Park Hills' after it. Ms. Spoor stated the conservancy keeps the area a green space; she went on to say the drama needs to go away and that the people of Audubon are suffering and that this needs to stop and give people peace of mind. Ms. Spoor stated she spoke with Mr. O'Hara and he liked the idea of this conservancy. He was not in favor of dividing the land between the abutting property owners. She believes that would be labor intensive and costly. She sees the only cost with having our own conservancy would be the recording of the deed and whatever the city attorney charges to prepare it. The Mayor asked once again if there were no other existing conservancies that could accept this. Ms. Spoor likes the idea of having our own conservancy. Discussion followed about who could be appointed to the board. Ms. Spoor would like the conservancy established and have Council take action in December. Ms. Spoor stated she is in a rush to do this and get it done. She states she gets calls every day on this; she doesn't think anyone here wants the city in a state of turmoil. She says people are already worried about the Berling development and how that will impact their property; they don't want to worry about what's going on behind their houses too. She states she gets stopped at the store about this issue and believes this to be an excellent solution. It leaves it a passive green space and people don't need to worry about it anymore.

Mr. Cooper stated the Mayor is stalling because he believes the Mayor wants to use the street car line for a bike trail. Mr. Cooper stated that in the River City News, Mayor Mattone thought about buying 1087 Altavia so that the bike path could go in and hit Sleepy Hollow. The Mayor only said he doesn't see how the conservancy can be done by the December meeting. Mr. Ryan also agrees there is no need to rush this until everyone has had a chance to review it. He does not see the urgency to have this done by the December meeting. Mayor Mattone says he believes Mr. Cooper wants it done before he leaves office. Mr. Ryan stated he would like to kibosh the bike trail and doesn't know of anyone who wants a bike trail through the trolley line. Mr. Claypole commented that Mr. Reser said at the last meeting that he would not bring up the bike trail for two years. Mr. Cooper stated Mr. Reser changed his mind. Mr. Claypole likes having an attorney write something up for free. Mr. Ryan reminded that the attorney is a Councilperson's husband. Mr. Claypole doesn't believe this is a problem. Mr. Ryan doesn't believe this is a problem either but said, "just setting it up and picking board members...you really want to parse this"; he added that Council tried to pass an emergency tree Ordinance. Mr. Elkins stated they did not try to pass it as an emergency and that it still needs a second reading; he stated the emergency reading was simply a suggestion. The Mayor stated it was decided to do a first and second reading instead of an emergency. Mr. Ryan stated Council received an eight page Ordinance that no one would have had time to read. Ms. Spoor stated she read it. Ms. Spoor said the tree Ordinance will be readdressed and that it applies to developments. Ms. Spoor stated the definition reference points in the tree Ordinance need to be corrected. Mr. Ryan said leave the property as is and that he believes conservation is the way to go, but the information should be presented at the next meeting and everyone involved should be notified. Ms. Spoor stated the conservancy keeps the property as it has always been; it maintains it as a historic green space for our city. The Mayor believes it needs more time. Ms. Spoor states people stop her every day; this is a drama that needs to go away and she thinks it is becoming a problem for the peace of mind of the residents of Audubon and residents of Lawton. She thought everyone was in agreement that we want it to stay as it is. That it remains an asset for the community at large as a passive green space. Mr. Ryan believes this 'train' should just be slowed down.

Ms. Zembrodt stated that nothing is getting accomplished because our past several business meetings have been taken up by Audubon petitioners. She knows their concerns were justified but believes petitioners should be limited to Caucus meetings. Ms. Zembrodt believes this trolley line issue has been going on for a long time and needs to be resolved. She likes the idea Ms. Spoor brought to tonight's meeting.

The Mayor once again asked why we couldn't use a conservancy already in place. Ms. Spoor asked what the negative is in having our own. She stated the only negative is the cost which her husband has agreed to donate. She believes this would save about \$20,000 in attorney fees and gives us our own local conservancy which she believes would entice private residents to donate to rather than an outside conservancy. Ms. Zembrodt would like to see the city begin to work together to get things accomplished. Mr. Elkins stated

he would like Mr. Spoor to come and give a pros and cons presentation and then have the city attorney, Mr. McMurtry, weigh in with his thoughts. Mr. Claypole agrees and would like the residents along the line to be involved and notice sent to them.

Ms. Spoor stated her husband has extensive experience in this area. Mayor Mattone believes Ms. Spoor intends for this to be an emergency reading. Ms. Spoor replied that, yes, she would like this accomplished before the new year so that people have peace of mind.

Mr. Claypole asked Mr. Ryan if he thought it would be a conflict of interest in having Ms. Spoor's husband do the work. Mr. Ryan replied that he agreed with the Mayor in getting perspective of the other conservancy trusts out there and the city having its own. He would like to know the legalities of this. Ms. Spoor would like to see people with specific skills be appointed to the board. Mr. Spoor will provide the documentation to Mr. McMurtry to go over and then distribute to Council.

Ms. Zembrodt asked what is going on at the VFW lot. She knows a road is there and she stated she is receiving complaints of dumping. Ms. Zembrodt said Mr. VonHandorf told her he put the road in to turn around. She was told by Mr. VonHandorf that he blocks it off but she still believes others may access it and doesn't think it is safe. Ms. Spoor remembers Council discussing putting greenery in to block the lot from view. The Mayor said this should be put on an Infrastructure Committee meeting agenda for discussion. The Mayor was told that Mr. VonHandorf used his own time to put the road in. Ms. Zembrodt also stated there is a lot of litter in the area. Mr. Claypole asked if Mr. VonHandorf discussed the road with the Mayor before he put it in. The Mayor was under the assumption he spoke with everyone when SD1 was in the area doing the project. Ms. Zembrodt, Mr. Claypole and Ms. Spoor do not remember this discussion. Ms. Spoor would like the area cleaned up. Mr. Claypole would like to talk with Mr. VonHandorf about the area. Mr. Claypole believes Mr. VonHandorf put the road in for the snow plow to turn around. Ms. Spoor is also concerned about non-city personnel accessing the road. Ms. Zembrodt said it looks like a dump site. The Mayor said he would take a look. The Mayor would like to encourage residents to petition at the Caucus meetings. Discussion regarding upcoming meeting locations was discussed.

9:00 Motion to adjourn from Caucus Meeting


Mayor, Matt Mattone

ATTEST:


City Clerk

THE PARK HILLS CITY COUNCIL HELD A BUSINESS MEETING ON MONDAY, DECEMBER 12, 2016 AT 7:00 P.M. AT THE COVINGTON CATHOLIC ALUMNI CENTER, 1550 DIXIE HIGHWAY, WITH MAYOR MATT MATTONE PRESIDING. COUNCILMEMBERS PRESENT: PAMELA SPOOR, KATHY ZEMBRODT, STEVE ELKINS, MONTY O'HARA, GREG CLAYPOLE AND MARK COOPER
ALSO PRESENT: CITY ATTORNEY, TODD MCMURTRY AND CITY ENGINEER, JAY BAYER

Mr. O'Hara began the meeting with prayer.

Call to Order

Pledge of Allegiance

Roll Call

Motion to amend the agenda for the swearing in of the Council was mad by Mr. O'Hara; second by Mr. Elkins. Mayor Mattone administered the oath to the incoming Council.
Roll call: all ayes

Motion to approve the November 14 and November 28, 2016 meeting minutes was made by Ms. Spoor; second by Mr. Claypole. Roll call: all ayes

I. Petitioners

A. Ms. LuAnn Holmes, 1029 Rose Circle, was present at the meeting to; first of all, thank the police department, specifically Officer Hagedorn. She stated they had a difficult time on Rose Circle and stated the officer stepped in and she hopes the situation is now resolved. The next thing she asked to speak about was the conservancy issue. She was disappointed that nothing was learned from the last two elections with regards to the lack of communication. She says the process for the conservancy stinks and that there are gaps in it. She believes, after reading the last Caucus minutes, that there is still much discussion to be had amongst the Council members. She doesn't understand the sense of emergency and believes it is based on personal agendas. She does not believe it should be continued with people who will no longer be on Council at years' end. She wonders why the conservancy and the Trolley Park situation are linked so hand in hand. She believes these are two separate issues. She asked to go on record as saying that she is proud of the Mayor for picking up under a difficult situation. She believes he is a valued voice and that the city is doing some interesting things now. She would like him to be allowed to do his job the way the people elected him to do.

B. Mr. Karl Oberjohn, Councilman elect, was next to speak. Mr. Oberjohn lives on Aberdeen Road. He states he has spoken to residents on Audubon and Lawton and says they made it very clear to him that they do not want bicycles on the Trolley Line. He is now eager to address the issue and move on. He is confused at how a straight forward petition has morphed into a conversation about transferring public land to a private corporation. He suggested we rely on the city's comprehensive plan which talks about the city's vision for zoning, infrastructure, parks, conservation of green spaces and historic preservation. He states the plan should be updated every five years according to state law. He believes Park Hills hasn't been updated for six years and counting. He would like to recommend jump starting the city's committees in the new year and meet on a regular

timeline. He would also like to see the public's involvement. He would like to see the Trolley Line discussion taken off the table during the comprehensive plan's update cycle. He knows the subject will come up again but, with the one to two year development time, and a five year effective period, it will be essentially a six or seven year moratorium on any more talk regarding the Trolley Line.

C. Mr. Andrew Smith, 1007 Rose Circle, was next on the agenda. He began that he shares many of Mr. Oberjohn's sentiments. He believes there is a committee for this matter, the Parks and Recreation Committee. He doesn't understand why the city wants to rush the responsibility and commitment of our green space to a group that is not very well defined. He believes the conversation should include more of the residents. He believes the emergency we have is that there is no comprehensive plan. He would like to see the city create a plan and long term vision. He is concerned the city may open itself up to liability. He is not against a conservancy, but against the rush.

D. Ms. Sheila Dean, 1225 Old State Road, spoke next. She stated she attended several meetings of Council over the time she has lived here. She went on to say, in October, she received a post card from Mr. Cooper regarding the Trolley Line. She is here now due to the emergency conservancy she ran across on the website. She doesn't believe there is an emergency. She stated Ms. Spoor came up with a plan at the November 28th Caucus meeting that her husband can save the city \$20,000 by doing this conservancy. She believes Mr. O'Hara and Mr. Cooper should not be voting on this since they will not be here beginning January 1st.

Mr. O'Hara wanted to clarify upfront that he doesn't necessarily oppose a conservancy; in fact he suggested to Ms. Spoor to put the Trolley Line in some sort of trust to protect it. He, however, doesn't see a rush and doesn't understand all the legalities of it. He would like to see this postponed or tabled.

Attorney McMurtry stated this would not be read as an emergency Ordinance tonight.

E. Ms. Cooper-Anbjoen Olsen, 1155 Morgan Court, asked to be addressed. She stated that, in addition to there being no emergency, under the KY Public Meetings Act, the policy of the Commonwealth is very clear in statute. It says, any formation of public policy is public business and shall not be conducted in secret. Mr. Cooper stated this issue was fully discussed at the Caucus meeting. She believes those in attendance are lacking the information to understand the nature of the emergency. She believes tabling this issue will be a benefit to the city. She believes the trust is not a fully formed legal entity yet and was being put on tonight's agenda for consideration and voting. She does not believe it is in the best interest of the city and wants the discourse to be public and the resident's input primary in the decision.

F. Mr. Phil Ryan, 1123 Cleveland, spoke next. He started by saying he had hoped the agenda would have been amended to allow Mr. Dick Spoor to present something so that everyone would know what is going on and ask questions. Mr. Ryan stated, as the last meeting minutes reflect, he agreed he didn't want a bike path nor did he have a problem with Mr. Spoor preparing documents. He did not know, however, that Mr. Spoor was going to make himself an incorporator with the mailing address to be Ms. Spoor's house with Mr. Spoor also appointing the board members. Mr. Ryan stated he has not had time to read through all of the documents. He went on to say, Mr. Spoor was the president of The Hillside Trust. The Hillside Trust states in their paperwork they accept

land in one of two ways. One way is to donate property. The other is when the donor transfers the deed of their property to a non-profit. The appraised value of the property can be taken as a onetime tax deduction by the donor. One can donate a conservation easement which allows the property owner to retain title to the property. He says the city can put restrictions on the property without giving it away. He says the restrictions should be discussed in public. He states the paperwork reads that any action taken by the conservancy's board of directors may be taken without a meeting if authorized by writing or writings. He does not like that and would rather see a conservation easement put on the property.

G. Mr. Joe Crowe, 1010 Rose Circle, along with his wife, has been a Park Hills resident for about 46 years. He stated he can't say much more than has already been said but wants to state his objection to how this conservancy issue has been handled. He is saddened to see the division in city politics and asks the members of Council to let the new Council decide how to move forward.

H. Mr. Joe Daugherty, 1045 Jackson Road. He stated if the conservancy is an emergency, it needed to be set up as a lease for \$1.00 in the coming year instead of a gift, or sale for \$1.00. If everything was running well at the end of the year, the city could decide whether or not to renew the lease.

I. Mr. Marty Boyer, 1066 Altavia Avenue, thanked Ms. Zembrodt for response to an email he sent to Council. He wished to echo the earlier sentiments. He doesn't believe this is an emergency issue and would also like to echo the sentiments about comprehensive planning.

J. Mr. Greg Johnson, 1090 Lawton, stated he may be the first who is on the opposite side of the fence than the other speakers. He is upset at the personal attacks on people, especially those on Council who are trying to do their best for the residents. He believes this is happening because no one has all the information. He thinks the proposal for the conservancy was an excellent alternative to his proposal which would deed the property to the adjoining property owners. He believes it all stems from whether or not people want a bike trail. He just wants to be assured by the incoming Council that they are not interested in putting in a bike trail. He believes the emergency was put in place to avoid the strong push by incoming members of Council, and the Mayor, to put in a bike trail. Mayor Mattone responded by saying if it was his purpose to put a bike trail in, it would take a majority vote of Council to approve. He went on to say, future generations may have a need or a want by the community and that ability to develop shouldn't be taken away. He stated much of the miscommunication came from a meeting in September, 2015 that was looking at connections throughout Park Hills and the region which made everyone believe he wanted to put a bike trail along the Trolley Line. Ms. Zembrodt stated many petitioners come to the meetings to ask for things. She stated that five of the Council members voted to give the property to the abutting owners. She stated Mr. O'Hara then made the suggestion about a conservancy or trust that would be better for the property and calm everyone down. She states Council is not trying to push something or do anything underhanded that the public doesn't know about. She states they were simply trying to help people out in the city who come to them. She went on to say, she would love to see the city have money to put a bike trail down Amsterdam. She stated they made a resolution in the Audubon Forest matter when people came to Council

for help. She stated that when people come as petitioners and ask for things, they do listen and that is the whole purpose of why they are here and why this conservancy was done. She states with everything going on, Council is unable to get any business done. She stated she has been on Council six year and that the last two years have been very hard because everyone wants something different. She is concerned most about the tax payer's money and how it is spent. She says the fighting needs to be put to rest and that is why the conservancy came up. Mr. Cooper replied that Ms. Zembrodt's concerns are legitimate and that nothing devious is going on. He says the number one goal is to protect the Trolley Line and not open it up as a corridor, or bike trail, to connect with other cities. He believes the Mayor had a bike trail added to the Berling development drawing. He went on to say, a meeting was held with Duke Energy due to outage concerns. He said he did not attend the meeting but spoke with Mr. Claypole to see how the meeting went. He states Mr. Claypole said the woman from Duke was under the assumption the poles on the Trolley Line were to be moved to accommodate a bike trail. He believes the Mayor, along with Mr. Reser, wants to put in a bike trail. Mr. McMurtry stated the meeting needs to move along without comments from the audience. Mr. Claypole asked to clarify Mr. Cooper's comments. He stated there was a misunderstanding. He stated the woman from Duke said there was a discussion brought up about moving the poles to Amsterdam but she did not say it was for a bike trail. Mr. Claypole claims he sent an email and left a phone message for her. She replied to him that he would have to contact the Mayor about that issue. Mayor Mattone stated Duke is in the process of updating transmission lines with regard to the outages along the Trolley Line. They are looking to move the transmission lines to Amsterdam so when there are outages they can be served more effectively and quickly. The poles along the Trolley Line will still be there. Mr. Johnson just wanted to remind people that Council has their best interest at heart.

K. Ms. Joan Bovard, 1218 Old State Road, spoke next. She also echoed the other comments that she doesn't see this as an emergency. She says the Trolley Line should be for the benefit of all. She believes the people voted in should make the decisions.

L. Mr. Kurt Bovard, 1043 Rose Circle, stated he is a new resident of the city. He said, from what he has read, that the city was built around the Trolley Lines. His concern is regarding the comment by a Council member that he said was "put the land into a trust so that it is not subject to the whims of the next political season for the will of the city." He believes it should be the will of the city and what the people want. He would like to see the decisions of Council be made based on what the people want. Ms. Spoor replied that he is referring to something she said. She said the reason we have a National Parks System and hundreds of conservancies in Kentucky and thousands of conservancies in our country is for that reason; preserving our history and nature. She said this really needs, sometimes, to come out of our political arena and be put in the environmental and cultural arena. Mr. Bovard understands that but stated his only concern was the comment was she would make the decision even if it is not what the city wants. Ms. Spoor assured him that is not what she said or intended her comment to mean. He went on to say he was concerned about the amount of property the city gives up to CCH. Ms. Spoor corrected him that they have never given property to CCH. He would like to see something done with the road frontage on Dixie Highway to generate income.

M. Ms. Elisha Chamberlain, 1056 Altavia Avenue, was next to speak. She thanked the Mayor and Council for their enthusiasm for green space. She does not believe everyone is here tonight because of a bike trail. She likes bike trails, but doesn't think one should be put in if the community doesn't want it. She believes it is more about a lack of procedure and believes it is disrespectful to the citizenry. She stated she chose Park Hills because of the way it values its green space and community. She said the green space could be used for a multitude of things over the years. She believes what the city is proposing should not be looked upon as an emergency and that it is prohibiting planning for future generations. She doesn't believe future generations should not have the choice as a whole. She finds this to be disrespectful and not forward thinking. She would like to see this tabled and perhaps do a conservation easement that could be used to obtain grant monies. She would like the public to be involved.

N. Mr. Bob Brungs, 1121 Audubon, started by saying his backyard abuts the Trolley Line. He says his perception is that he doesn't want people parading up to his back door. He sees better ways money can be spent. He likes the green space and doesn't think the area in question gives much to a bike rider as it is such a small area. He believes a bike trail would be a big inconvenience for those who live by the line. He says it all depends on where in the city you live. He believes a conservancy would hold the land for the people of Park Hills for the future.

O. Mr. Jason Reser, 1011 Rose Circle, Council elect. He believes a lot of what is happening here is about the legalities and the speed in which this is being rushed through. He went on to say, this all started when he was a volunteer and did work for the city to help them see a vision of creating pathways throughout the whole city. He stated Council at the time was gung ho for it and wanted to see it happen by funding studies for it. The studies were started and a stakeholder meeting was had with other cities around Park Hills. The next step would be a public input meeting. He stated he worked with Ms. Spoor and Mr. Claypole on this subject. A postcard, he said, then came from Mr. Cooper and then everything derailed and the plan was put aside. After the petition came out to not put in a bike trail, he has stated he will not pursue anything for two years. He believes getting a vision together would help the city.

Motion to take the Emergency reading of Ordinance No. 26, 2016 and place it next on the agenda was made by Mr. O'Hara; second by Ms. Zembrodt. Roll call: all ayes
Ms. Spoor extended a public apology to her husband Dick for getting him involved in all of this. She would like Council to allow him to explain how a conservancy works and what the intention was. She added that Mr. McMurtry sent a letter to Council stating he did not think they could proceed with this. Mr. McMurtry stated he only gave the definition of emergency and questioned whether or not it was for economic development purposes. He does not believe his opinion of that is final and that there is no law in Kentucky regarding this. He doesn't think that if Council chose to accept this as an economic development that it is in any way improper; just his opinion. Ms. Spoor stated, just to clarify, we do not proceed as an emergency. She would like Dick to explain how conservancy works and how well it has worked for other cities, including Ft. Thomas and how she sees it as a positive going forward for Park Hills. Not just for the Trolley Line but for other areas of the city that could be donated. She believes it is important to have a

discussion and an understanding of it and believes green space is an important part of the city and protecting it is important to the economic value of our homes and the quality of our life. Conservancy has been a vehicle used by many cities, counties and states. She states she is not trying to circumvent the political process but believes some things are best dealt with as a conservancy issue rather than having to battle what's going to happen every year in the political arena. Park Hills, along with Covington, Ft. Wright and Ft. Mitchell are the only cities with Trolley Lines because the other cities didn't preserve them. Other cities were more concerned with development.

Mr. O'Hara preferred to not proceed with the reading of the Ordinance at this point. Mr. McMurtry stated it was on the agenda to be read; Council could then proceed with a second reading or let it die.

Mr. Spoor approached the podium and thanked Council. He said his name is Richard Spoor and is a resident of 1134 Cleveland. He is not a public figure and was not compensated for any of the work he did; he was glad to do it. He is open to any questions regarding the setup of the conservancy. The purpose of conservancies is to preserve and protect real estate. Often the real estate is either purchased by the conservancy, donated by public entity or by private individuals. Private individuals can take a tax deduction. He understands people's concerns and stated he would not get too irritated by some of the personal attacks. The corporation was formed on Friday. They are applying for 501C3 status which makes it a charitable nonprofit so any donation is tax deductible. You can have a nonprofit corporation that is not charitable. The conservancy would be set up to be run by Park Hills residents. When an attorney sets up a corporation, he or she is normally the incorporator; someone has to sign the documents so that is what he did. An original board of directors must be appointed for it to be accepted. The board of directors can be changed or expanded; whatever you like. You just need to do something to get it started. The question is; can the City of Park Hills give property to a nonprofit corporation. In his opinion, yes if it promotes economic development. Economic development, he would submit, is a matter for a finding by the city Council. For example, if in its wisdom it finds that it promotes economic development of Park Hills to have green space preserved and not changed then that is the decision Council would make.

Mr. McMurtry states that he is not an expert in establishing conservancies or what they do but if in Mr. Spoor's experience, other municipalities have done that then he thinks that is good for the Council to hear. He just wants to be clear that he simply did research in Kentucky and reviewed any available published opinions or opinions from the office of the Attorney General and at this point, could find nothing. He wants to be clear to Council that he is not saying a vote one way or the other is proper or improper. Mr. Spoor added that normally a finding of a legislature has a basis in reason for that conclusion; the court will normally not overturn it. If, on the other hand, there is no basis in reason or if there is criminal activity, that is a different matter. He submits, in his opinion, if there is a rational basis for concluding there are economic development benefits to preserving green space, then that would be legitimate. Mr. McMurtry added, based on what he has read, Council has a broad discretion which is not easily disturbed in making those decisions. Ms. Spoor added that the idea of a conservancy is not limited to the area we are presently discussing; as everyone knows, Mr. Berling is part of the settlement in the Audubon Forest matter and is going to be donating six acres and it would be nice for

those acres to reside in a conservancy where we know they would remain preserved. If the city has control of those acres, the city can sell them in the future. If the goal of the city is to preserve our green space we need a vehicle like this to make it happen. If we don't, it may end up as a crowded development.

II. Ordinance No. 26, 2016 was read by Attorney McMurtry.
Motion to treat Ordinance as first reading and the emergency portion be stricken was made by Ms. Spoor; second by Mr. Elkins.
Ms. Spoor wanted to make it clear that Trolley Park is not included in this conservation district and will remain a city park. She has spent 15 years making the park beautiful and appreciates the kind remarks from many of the residents.
Roll call: all ayes
Mr. McMurtry deleted from the Ordinance the two paragraphs that deal with it being an emergency.
Motion to approve the amended Ordinance as first reading was made by Ms. Spoor; second by Mr. Claypole.
Mr. O'Hara made a motion to table the discussion for the next Council to take up and not have a Special Meeting before the next Council comes in; second by Mr. Elkins. Roll call: Mr. Cooper; nay, Ms. Zembrod; nay, Mr. Claypole; nay, Ms. Spoor; nay, Mr. Elkins; aye, Mr. O'Hara; aye. Motion failed
Ms. Spoor stated when the Trolley Line was deeded to the respected cities, they were done in incremental deeds and there are actually four parcels. Mr. Bayer will need to survey off the parcel in question. Ms. Spoor wants everyone to understand the area being discussed begins behind the city building and continues along that course to the end of the Berling development; at that point, the city's interest terminates somewhere near Altavia and Sleepy Hollow, she believes. This can be looked at on the Kenton County PVA sight but wants this to be defined by Mr. Bayer.
Mr. O'Hara hopes that since he is not going to be on Council next month, that there will be a lot of discussion on this matter. He wants everyone to understand the trust. He agrees green space is good but in fifty years we will be gone and Council shouldn't take decisions away from people in the future.
Ms. Spoor disagrees and believes National Park Systems and conservancies are to protect these lands for the future.

III. Second Reading; Ordinance No. 19, 2016 amending the 2016-2017 budget to increase legal fees was read in summary by Attorney McMurtry. Motion to adopt Ordinance was made by Mr. Cooper; second by Mr. Elkins. Roll call: all ayes

IV. Second Reading; Ordinance No. 20, 2016 regarding Kentucky's alcohol status was read in summary by Attorney McMurtry. Motion to adopt version 1 of Ordinance, leaving hours of sales the same, was made by Ms. Spoor; second by Mr. Claypole. Roll call: all ayes

V. Second Reading; Ordinance No. 21, 2016 changing the location of future Council meetings was read in summary by Attorney McMurtry. Motion to adopt Ordinance was made by Mr. Claypole; second by Mr. Cooper. Roll call: all ayes

VI. Second Reading; Ordinance No. 22, 2016 amending Chapter 30 of the Code of Ordinances to reflect changes made by HB422 was read in summary by Attorney McMurtry. Motion to adopt Ordinance was made by Mr. O'Hara; second by Mr. Elkins. Roll call: all ayes

VII. Second Reading; Ordinance No. 23, amending the Nuisance Code in Chapter 91 was read in summary by Attorney McMurtry. Motion to adopt Ordinance was made by Mr. Cooper; second by Mr. Elkins. Roll call: all ayes

VIII. Second Reading; Ordinance No. 24, 2016 establishing monthly Caucus meetings was read in summary by Attorney McMurtry. Motion to adopt Ordinance was made by Mr. Elkins; second by Mr. O'Hara. Mr. Elkins motioned to amend the Ordinance to include that the Caucus meetings be taped by TBNK; second by Ms. Zembrodt. Roll call: all ayes

A new motion to adopt the amended Ordinance was made by Mr. Elkins; second by Ms. Spoor. Roll call: Mr. Cooper; nay, Ms. Zembrodt; aye, Mr. Claypole; aye, Ms. Spoor; aye (but agrees with Mr. Cooper there is so much time spent in meetings that there is no time left for doing); Mr. Elkins; aye, Mr. O'Hara; aye

Ms. Spoor would like to have the minutes available at the meetings for residents.

IX. First Reading; Ordinance No. 25, 2016 amending the zoning Ordinance to add a definition for 'Block Front' and amend variances for front and side yards in Residential Zones was read in summary by Attorney McMurtry.

X. Municipal Order No. 3, 2016 reappointing Mr. David Gray as representative to the Joint Code Enforcement Board was read by Attorney McMurtry. Motion to accept Resolution was made by Mr. Elkins; second by Mr. Cooper. Roll call: all ayes

XI. Municipal Order No. 4, 2016 reappointing Mr. Richard Lange as representative to the TBNK. Motion to accept Resolution was made by Mr. Elkins; second by Mr. Claypole. Roll call: all ayes

XII. Department Reports

A. Police Department – Chief Cody Stanley

Chief Stanley emailed his report earlier. He received some bids for a new phone system for Council to look over and perhaps make a decision in the new year.

Ms. Zembrodt asked the status of the Senate Bill. Chief Stanley stated he should have all the paperwork ready and it should go into effect by January 1st.

B. Fire Department – Chief John Rigney

The fire department report was sent to Council earlier. Chief Rigney added that they did apply for the Assistance to Fire Fighters Grant. It is approximately a \$140,000 grant with a 5% match making the department's responsibility around \$7,000. The grant would be used to replace old and obsolete equipment. Ms. Spoor congratulated Chief Rigney for doing such a great job on managing his budget. Ms. Zembrodt asked about the phone system. Chief Rigney likes the phone system that Chief Stanley brought up earlier. He believes it would be easy to install.

C. Public Works – Daniel VonHandorf

Mr. VonHandorf thanked Mayor and Council for three years.

He stated the Altavia project is about finished and ready for a walk thru with the Infrastructure Committee.

The Aberdeen project is going well.

The VFW lot is nothing more than a staging area for leaf composting to be hauled away.

He thanked Ms. Spoor and Ms. Catchen for their help in the park for luminary night.

Mr. Claypole asked about the driveways on Altavia. Mr. VonHandorf stated three driveways were poured last week and today two were torn out. He will follow up.

Ms. Zembrodt asked Mr. VonHandorf to mark on his receipts the equipment he is maintaining.

Mr. VonHandorf stated he has picked up 35-40 residents' leaves and hopes to finish up this week.

D. City Engineer – Jay Bayer

Projects in Construction Phase

Altavia Reconstruction Project

Fred A Nemann Company is finalizing concrete work. The city will be preparing a final punch list for the project.

Aberdeen Reconstruction Project

Paul Michel's and Sons is constructing the road and sidewalk improvements portion of the project. The construction of the roadway began at the intersection of Arlington and Aberdeen and is proceeding toward Old State Road.

Projects in Design Phase

1208 Audubon Road Storm Sewer Project

The design of the storm sewer has begun. As recommended by the Park Hills Infrastructure Committee, the project will improve the storm water infrastructure only with this project. The reconstruction of the roadway will occur in the future when the Northern Kentucky Water District will participate in the water main replacement.

North Arlington Road Improvement Project

Field surveying has commenced and will be coordinated with the Aberdeen project. The project runs from Old State Road to Dixie Highway. Bayer Becker met with SD1 on 11/23/16 to discuss the scope of the project and SD1's possible participation.

Cleveland/Jackson Road Improvement Project

The design portion of the project has been authorized and will begin shortly starting with utility capacity and location research. Bayer Becker met with SD1 on 11/23/16 to discuss the scope of the project and SD1's possible participation.

Mr. Claypole asked about the grant for sidewalks on Dixie Highway. Mr. Bayer stated he will contact McDaniel and the Highway Department for funding. Mayor Mattone stated it was not a grant but that it is actually written in the state budget.

Discussion followed regarding where to put sidewalks throughout the city.

Mr. Bayer would like to have an Infrastructure Committee Meeting scheduled to discuss project issues.

E. Finance Department – November

Motion to approve financial reports was made by Ms. Spoor; second by Ms. Zembrodt.

Roll call: all ayes

Motion to pay the Road Fund invoices in the amount of \$300,372.20 and the Municipal Road fund invoice in the amount of \$4,360.00 was made by Ms. Zembrodt; second by Ms. Spoor. Roll call: all ayes

XIII. Committee Discussions

A. Financial Oversight Committee – Kathy Zembrodt

Ms. Zembrodt stated the financial committee discussed the public works overtime and how to avoid so much overtime by setting hours for the public works director. She would also like to, with the help of the NKADD, redefine the public works' duties. The committee also discussed paying down, or off, the city debt. Everyone on the committee would like to remain next year. Ms. Spoor stated if Council decides to not pay off the debt, it will need to be refinanced. Ms. Zembrodt stated the committee will use Ft. Wright's procurement policy as a basis for theirs.

B. Parks and Recreation Committee – Pam Spoor

Ms. Spoor wanted to thank Mr. VonHandorf and Ms. Catchen, who used three days of her vacation, to gather the greens and put the lights up for the Christmas in the park.

C. Communications Committee – Steve Elkins

Mr. Elkins commented he would like to sit down with Mayor Mattone to prioritize what needs to be done.

XIV. The Mayor's Group meeting was held on December 10th at Crestview Hills. Mayor Mattone was selected to be secretary.

XV. Old Business

A. Audubon Forest Landscape Easement

Ms. Spoor stated several meetings were held with Mr. Berling and the abutting property owners. She believes, as a part of the settlement, that the city has obtained a very generous landscape easement. That property could be an easement or a conservation trust. The planting will be low maintenance and natural looking.

B. Conservancy Issue

Ms. Spoor found the attacks at tonight's meeting, and the emails sent out, were very destructive to actually accomplishing things in the city. She added that no one has mal intent and only want good things for the city. She wants transparency and just wants this issue resolved along with other matters of the city.

C. Mr. Claypole would like to see any charges incurred by homeowners for Mr. Bayer's work to be passed on to the homeowners. Mr. McMurtry will work on this.

D. It was the consensus of Council to have TBNK tape all quorum meetings of Council.

XVI. New Business

A. KLC 2017 Officials Academy

Mayor Mattone asked for the city to reimburse anyone who would like to attend this class. Council was ok with this.

B. Mr. Claypole reminded everyone that Mr. O'Hara has served on city Council for, he believes, 14 years. He wanted to thank him for doing a great job!

Ms. Spoor relayed to all that the city lost a great friend. Mr. Leo Stamm passed away on Saturday. Mr. Stamm served as the head of the Business Association and the Village Green Committee for many years. He was always a willing and kind volunteer. He put up banners, picked up litter and did so much for the city. Please remember him and his family and hopes the city will send flowers. Mr. Claypole added that the Stamm's were the ones who put the sign back together after it was hit.

Mr. Cooper thanked the residents, Council, Mayor, the city clerk and attorney for the opportunity to serve. Whether you voted for him or not, he wants thank everyone. He said these are some of the hardest working people and that truly believe in Park Hills. Their concerns are for the city and they put in a lot of work.

XVII. Delegation Discussions

A. Telecommunications Board of Northern KY – Richard Lange

Mr. Lange reminded everyone to tune into the public access channels. The PDS meeting will take place tomorrow night at 7:00 pm and again on Wednesday at 7:00 pm. It is getting public input regarding cable tv needs and assessments and its impact on cities. You can show up early to sign in if you wish to speak.

B. Code Enforcement Board – Mr. David Gray

Nothing to report for Park Hills but there is an ongoing problem some of the people on the board have seen. Villa Hills has a resident with about 6 violations. Fines are being levied but no action is taken. Cities need to take more action to resolve nuisances. Coming January, cities will come before mortgage companies on collecting money. This was fought for five years and is finally going somewhere. He would like our city to look into ways to have action taken.

Discussion turned to the 'round' house on Amsterdam. Mr. VonHandorf did receive an estimate from a contractor to clean up the property. Mr. McMurtry believed it was in probate for sale or transfer. He went on to say, the way the nuisance Ordinance is set up, we can site them and take priority and clean it up. He will email everyone tomorrow with his thoughts.

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9:29 Motion to adjourn was made by Mr. Elkins


Mayor, Matt Mattone

ATTEST:


City Clerk