

THE PARK HILLS CITY COUNCIL HELD A SPECIAL BUSINESS MEETING AND CAUCUS MEETING ON MONDAY, JUNE 18, 2018 WITH MAYOR MATTONE PRESIDING AND MEMBERS PAMELA SPOOR, KATHY ZEMBRODT, JASON RESER, GREG CLAYPOLE, STEVE ELKINS, AND KARL OBERJOHN PRESENT.
ALSO PRESENT: ATTORNEY KYLE M. WINSLOW

SPECIAL BUSINESS MEETING

Call to Order

Pledge of Allegiance

Roll Call

I. Discussion of approval/disapproval of Stage I Development Plan submitted by CondoView, LLC.

Mr. Winslow initiated discussion of the Stage I Development Plan. Mr. Winslow advised council that the Planning Commission approved the Stage I Development Plan and that Council must approve or disapprove of the Plan. Mr. Winslow further advised Council that since the Planning Commission already held a public hearing, Park Hills was not holding a new hearing. Instead, Mr. Winslow directed Council that its review of the Planning Commission's decision was based solely on the record contained in the Planning Commission's file and previously distributed to Council. Mr. Winslow allowed the presentation of arguments but directed Council that it could not consider any new evidence. While no new evidence was presented, the following petitioners made arguments regarding the Stage I Development Plan:

Jim Fowler (829 Aberdeen). Mr. Fowler approves the Stage I Development Plan. Mr. Fowler believes that Old State Road should remain open. Mr. Fowler further stated that potential improvements of the Patton Drive/Amsterdam Road intersection are a once-in-a-lifetime opportunity.

Jenni Wessels (1102 Old State Road). Ms. Wessels does not agree that Old State Road should open up. She is concerned about traffic that will follow development.

Cyrus Miller (1027 Hamilton Road). Mr. Miller is concerned about water runoff and earth movement that will accompany the development.

Sheila Hammons (906 Arlington Road). Ms. Hammons does not agree to open up Old State Road but is okay with allowing for emergency access.

Tim Kruse (910 Arlington Road). Mr. Kruse wants Old State Road to remain a dead end. Mr. Kruse does not want to permit emergency access.

Paul Zeltwanger. Mr. Zeltwanger spoke on behalf of CondoView, LLC. Mr. Zeltwanger addressed Mr. Miller's concerns regarding water runoff and earth movement and

assured him that the developer shares those concerns. Mr. Zeltwanger advised that the Stage I Development Plan is based on Old State remaining closed.

Councilwoman Spoor advised Mr. Zeltwanger that the City is very concerned about landslide issues. Mr. Zeltwanger stated that slope stability was his number one concern and that he would be happy to meet with any residents to discuss any other concerns.

II. Motion by Spoor, seconded by Elkins to direct Mr. Winslow to provide a first reading of **Ordinance No. 10, 2018**. Motion passed unanimously. Mr. Winslow provided a first reading of Ordinance No. 10, 2018: AN ORDINANCE OF THE CITY OF PARK HILLS, IN KENTON COUNTY, KENTUCKY, APPROVING THE STAGE I DEVELOPMENT PLAN FOR CONDOVIEW, LLC, FOR AN AREA OF APPROXIMATELY 7.5 ACRES LOCATED WEST OF AND ADJACENT TO AREA B ON THE SOUTH SIDE OF AMSTERDAM ROAD AND AT THE TERMINUS OF HAMILTON ROAD AND OLD STATE ROAD, APPROXIMATELY 200 FEET EAST OF ARLINGTON ROAD IN PARK HILLS WHICH IS ZONED R-1EE (PUD). Council and the Mayor agreed to schedule a special meeting to conduct a second reading and vote on Ordinance No. 10, 2018, which is to be held on Monday, June 25, 2018, at 7:00 p.m. at the City's Fire Department.

III. Mr. Winslow provided a second reading of **Ordinance No. 4, 2018**. Motion by Reser, seconded by Claypole to approve and adopt Ordinance No. 4, 2018: AN ORDINANCE OF THE CITY OF PARK HILLS, IN KENTON COUNTY, KENTUCKY, CREATING A NEW SECTION 33.06 OF THE CODE OF ORDINANCES TO ESTABLISH A CAPITAL IMPROVEMENT PLAN. Motion passed unanimously.

IV. Mr. Winslow provided a second reading of **Ordinance No. 5, 2018**. Motion by Reser, seconded by Zembrod to approve and adopt Ordinance No. 5, 2018: AN ORDINANCE OF THE CITY OF PARK HILLS, IN KENTON COUNTY, KENTUCKY, REPEALING, IN LIGHT OF THE CITY'S CAPITAL IMPROVEMENT PLAN AND BASED ON THE RECOMMENDATIONS OF THE FINANCIAL OVERSIGHT COMMITTEE AND THE CITY'S ACCOUNTANT, §33.006 OF THE PARK HILLS CODE; DISSOLVING THE RESERVE FUNDS; AND, TRANSFERRING REVENUE FROM THE RESERVE FUNDS INTO THE CITY'S CAPITAL IMPROVEMENT FUND OR THE GENERAL FUND. Motion passed unanimously.

V. Mr. Winslow provided a second reading of **Ordinance No. 6, 2018**. Motion by Spoor, seconded by Elkins to approve and adopt Ordinance No. 6, 2018: AN ORDINANCE OF THE CITY OF PARK HILLS, IN KENTON COUNTY, KENTUCKY, AMENDING ORDINANCE 11, 2014, TO CHANGE THE COMPENSATION OF THE CITY'S CHIEF OF POLICE, CODY STANLEY. Motion passed unanimously.

VI. Mr. Winslow provided a second reading of **Ordinance No. 7, 2018**. Motion by Spoor, seconded by Claypole to approve and adopt Ordinance No. 7, 2018: AN ORDINANCE AMENDING THE CITY OF PARK HILLS, KENTUCKY'S ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2017 THROUGH JUNE 30, 2018 BY

ESTIMATING REVENUES AND RESOURCES AND BY APPROPRIATING FUNDS FOR THE OPERATION OF CITY GOVERNMENT. Motion passed unanimously.

VII. Mr. Winslow provided a second reading of **Ordinance No. 8, 2018**. Motion by Spoor, seconded by Zembrodt to approve and adopt Ordinance No. 8, 2018: AN ORDINANCE ADOPTING THE CITY OF PARK HILLS, KENTUCKY'S ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2018 THROUGH JUNE 30, 2019 BY ESTIMATING REVENUES AND RESOURCES AND BY APPROPRIATING FUNDS FOR THE OPERATION OF CITY GOVERNMENT. Motion passed unanimously.

VIII. Mr. Winslow provided a first reading of Ordinance 9, 2018: AN ORDINANCE OF THE CITY OF PARK HILLS, IN KENTON COUNTY, KENTUCKY, AMENDING CHAPTER 30 OF THE CODE OF ORDINANCES TO REQUIRE THE TREE BOARD TO DEVELOP AN ANNUAL PLAN FOR THE CARE, PRESERVATION, PRUNING, REPLANTING, REMOVAL, OR DISPOSITION OF PARK TREES AND STREET TREES.

IX. Chief Rigney provided a report on Resolution No. 6, 2018: A RESOLUTION OF THE CITY OF PARK HILLS, IN KENTON COUNTY KENTUCKY AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE CITY OF FORT WRIGHT FOR EMS SERVICES. Mr. Rigney reported on various bids for these services and recommended that the City select Fort Wright. Councilpersons Zembrodt, Claypole, and Reser expressed agreement with Mr. Rigney's recommendation. Motion by Spoor, seconded by Zembrodt to approve the interlocal agreement with Fort Wright, subject to the addition of a provision that if Fort Wright wishes to increase the amount of the payment under the agreement by more than 5 percent in a renewal of the agreement, Fort Wright must provide notice of such increase prior to the expiration of the term of the agreement. Motion passed unanimously.

X. Adjournment. Motion by Zembrodt to adjourn the special meeting. Motion carried unanimously.

CAUCUS MEETING

Call to Order

Roll Call. Mr. Winslow recognized that all councilpersons and the Mayor were present for the caucus meeting.

I. Committee Discussions. Mr. Oberjohn reported for the Communications Committee. Mr. Oberjohn stated that the next city newsletter would be distributed by September 1. The deadline for boards, committees, and departments to submit articles is August 1. Mr. Oberjohn also advised that the new sound system will be in place in time for the City's next meeting at the Sisters of Notre Dame building.

II. Old Business. There was no old business.

III. New Business. There was no new business.

IV. Adjournment. Motion by Zembrodt to adjourn the special meeting. Motion carried unanimously.

MATT MATTONE, MAYOR

ATTEST:

JULIE ALIG, CITY CLERK