

THE PARK HILLS CITY COUNCIL HELD A CAUCUS MEETING ON MONDAY, JANUARY 28, 2019 AT 7:00 P.M. AT ST. JOSEPH HEIGHTS, 1601 DIXIE HIGHWAY, WITH MAYOR KATHY ZEMBRODT PRESIDING.
COUNCILMEMBERS PRESENT: PAMELA SPOOR, SARAH FROELICH, JOE SHIELDS, KEVIN THEISSEN AND WESLEY DETERS
ABSENT: STEVE ELKINS
ALSO PRESENT WAS ATTORNEY KYLE WINSLOW

Call to Order

Pledge of Allegiance

Roll Call

I. Presenters

A. Dr. Laura Koehl, President of Notre Dame Academy, along with Sister Mary Ethel Parrott, was present at the meeting to give an update on the status of the current convent building. Dr. Koehl began by saying the Province of the Sisters of Notre Dame has about 500 members. There are four different sites across the country and they would like to come together to form a single Province by July, 2020. She added this has been in planning for a long time. One of the main issues for this is the care of the elderly and/or ill sisters who reside at the convent; the other is what to do with the building. There are currently twenty sisters in poor health and others who live there independently but still require many services. She said the building is not a good configuration for the sisters. Although nothing has officially been decided, she stated they believe they know the direction they would like to take. Currently, a 16 unit healthcare facility at the St. Charles Nursing Home property is being designed to house the ailing sisters. The property is owned by St. Charles but the building will be owned by the Sisters of Notre Dame. The question remains of what to do with the current building. Dr. Koehl stated they would like to have Notre Dame Academy take over management and remove the two additions that were added, due to their bad condition. A task force has been established to come up with ideas. There is also a small cemetery on the property and it is the hope that Notre Dame will also take over its care. There is a school in Louisville that went through a similar situation. They would like to visit there to see how they made the transition. The first priority is to partner with the sisters and the other is to work with the community. The building represents Notre Dame and they would like to preserve its integrity. They are open to ideas and would like to expand educational opportunities to the students at Notre Dame. It was also noted that they would like the Julie Learning Center to remain on site. There is a lot to consider such as cost, collecting revenues and maintenance, to name a few.

B. Duke Energy representatives were present at the meeting to give an update regarding power outages throughout the city. Mr. Nick Melilla began by thanking the Mayor and Council for inviting them to the meeting. He went over the key items of their maintenance program:

- Proactive inspections to find problems before they happen. These inspections are mandated every two years.
- A pole inspection is done every ten years
- A substation solution program is done monthly. These focus on high voltage transmissions that when damaged, can cause longer outages
- The vegetation program is done every five years. Trees are trimmed 10' feet on either side of the right of way that could affect the power lines.
- Proactive liability upgrades focus on replacing or installing new equipment as needed.
- Reactive outage follow up is done to investigate what caused a power outage and how to fix it. This is done when there is a large customer outage (500 residents or more) or when there are repeated outages in that particular area.
- An 800 number is located on Duke's website for residents to call to report concerns.
- During large storms all crews work 24/7 to restore power as well as calling in other resources if needed.

Over the last 24 months, about 72% of outages were caused by vegetation; 17% were from planned work where residents receive prior notice. The other outages come from adjusting lines due to birds, squirrels, etc. coming in contact with a line, car wrecks, equipment failure, wildlife and other miscellaneous occurrences.

Mr. Kevin Schuchter says they can receive resistance from property owners when it comes to tree trimming. They strive to have at least 10' of clearance from lines. Ms. Stephanie Walters added the main area of outages in Park Hills occurs on Emerson, Cleveland and Montague. There are many dead Ash Trees as well as other dead, dying, rotting and/or diseased trees. Duke will only remove trees that impact the power lines. Ms. Walters provided a slide presentation which is attached as an addendum to the minutes. She stated keeping their crews safe is key. Some areas are not accessible due to landscaping; crews are also not allowed to climb dead trees. Ash Trees can break at any point on the tree and are not predictable. Ms. Spoor stated she lives on Cleveland and said outages in the winter are especially bad. She asked if Duke is addressing trees that they have access to. She replied that they are. Ms. Spoor encouraged Duke to contact the City if they encounter resistance from residents as there is an Ordinance in place addressing trees. Ms. Spoor gave them a copy of the city's Ordinance; Duke supplied Council with their contact information. Mr. Shields asked who pays for the tree trimming/removal and was told if it affects the power lines, the cost is Duke's.

Ms. Spoor reminded Duke of the pole replacement throughout the city and the damage it has caused to some areas. She asked if Duke is going to come back through afterwards and restore these areas to their original state. Mr. Melilla replied they would as soon as weather permits.

Ms. Cara Brooks stated she would remain the city's point of contact until her maternity leave. She will then send out new contact information via email.

Ms. Deters asked if Duke will trim trees as preventative maintenance. Ms. Brooks replied they would but only if the power lines are threatened.

Ms. Maureen Gerrein, who signed up as a petitioner for tonight's meeting, asked again what constitutes the reactive outage follow up. Mr. Melilla replied there has to be at least 500 people without power or the area has to have had at least four outages. Ms. Gerrein stated there was a leaning utility pole in her backyard and, after enough pressure on Duke, was able to have the pole removed. She also stated she has no problem with Duke accessing her property to inspect trees located on her neighbors' properties. Ms. Gerrein also asked residents to look out for 'ring like cuts' on trees as it is a sign the tree may be dead or dying. Ms. Brooks thanked everyone for working together with Duke to solve these outage problems.

II. Old Business

A. Mayor Zembrodt stated there were no new updates regarding the Park Pointe development project. She hopes to have something to share in the next week or so.

B. Mayor Zembrodt asked Councilman Thiessen to give an update on the Audubon Forest development. Mr. Thiessen stated the Berlings are at the point where they are looking to finalize their involvement and pass it on to Drees. Some of the Berling delegates met to discuss some of the things that need to be done, such as stop signs, landscaping, etc., before this happens. The culvert has been covered and they assured the other items will be taken care of before handing the project over to Drees. Ms. Spoor stated the city has received the money owed from the Berlings for the landscaping and signage. A public tap for watering was suggested. The city wants outright conveyance of the area which is roughly six acres. Ms. Spoor would also like to see the area staked out to know the parameters and have the city granted an access easement. Ms. Spoor brought along a plat drawing for anyone interested in viewing it. Weather permitting; construction is set to begin in mid-February.

C. Mt. Allen Road closure

Mayor Zembrodt stated she will schedule a street meeting with residents to discuss the possible through closing of Mt. Allen Road. The closure is meant to limit traffic on the road that may be due to any development at the old Chase Law School campus in Covington. Mr. Shields stated there are no plans now but would like to move quickly as the property is currently up for sale. Mayor Zembrodt reminded everyone the city has an easement connecting Mt. Allen Road to Mt. Allen Lane which will not be affected by any closure. Ms. Froelich asked about the email from a resident of Scenic Drive asking about height restrictions on any new development. Mayor Zembrodt replied this would have to go through the PDSKC.

III. New Business

Mayor Zembrodt stated she attended the Mayor's Group meeting and had a meeting regarding the city's health insurance plan MedBen. She said the plan is doing well and is hoping the city will not see any increase in health insurance next year.

7:52 Motion to enter into executive session to discuss liens on 1331 Amsterdam Road was made by Ms. Spoor; second by Mr. Shields. Roll call: all ayes
Mr. Winslow stated no action would be taken from the session

Mayor, Kathy Zembrodt

ATTEST:

City Clerk