

THE PARK HILLS CITY COUNCIL HELD A SPECIAL MEETING ON TUESDAY, FEBRUARY 5, 2019 AT 7:00 P.M. AT THE PARK HILLS FIRE DEPARTMENT, 1106 AMSTERDAM ROAD WITH MAYOR KATHY ZEMBRODT PRESIDING. COUNCIL MEMBERS PRESENT: WESLEY DETERS, KEVIN THEISSEN, SARAH FROELICH, JOE SHIELDS, STEVE ELKINS AND PAM SPOOR ATTORNEY KYLE WINSLOW WAS PRESENT

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Zembrodt began the meeting by stating the discussion regarding the Park Pointe development project began last April. Since October, there have been no significant updates. Mayor Zembrodt met with Mr. Zeltwanger to discuss moving forward with the project. Some small changes were made to the agreement which will be discussed by Council in closed session.

Motion to enter into closed session pursuant to KRS §61.810(1)(b) to discuss deliberations on the future acquisition or sale of real property by a public agency was made by Ms. Spoor; second by Mr. Elkins. Roll call: all ayes

8:22 Motion to enter into regular session was made by Ms. Spoor; second by Ms. Deters. Roll call: all ayes

Mr. Winslow stated a Resolution has been prepared to approve a development agreement between the city and Condoview, LLC. During executive session, Council discussed a number of changes to the agreement. These changes have been handwritten in and will be added to the last paragraph of the Resolution. It reads: The Mayor is further authorized to convert the changes in the attached development agreement into a clean word copy. Motion to accept Resolution was made by Ms. Spoor; second by Mr. Elkins.

Discussion:

Ms. Spoor began by summarizing some of the changes. She believes these are positive changes for the city. Some of these changes are a result of Mayor Zembrodt's meeting with Mr. Zeltwanger as well as Council's discussion.

- The City is asking for affirmative recitation from the developer as to the overall value of the development. It will now state that the developer will cause a total aggregated investment in the development of approximately \$12 million. This is a commitment by the developer that this will be in Park Hills.
- The property to be sold was incorrectly described in the previous agreement and has been corrected and added as an exhibit to the document.
- The developer will pay \$100,000 to the city for the property.

- The reimbursement of fees has been reduced from \$175,000 to \$127,000. This is based on Mr. Zeltwanger's rejection of the other number. The Mayor has worked with the city attorney and city engineer and believes the city can live with this number so there are no out of pocket costs for the city. As of today, the city has already spent \$55,000 of that money which will be reimbursed from the \$127,000 paid by the developer. Mr. Elkins asked to clarify that the city is not losing the \$175,000 to the \$127,000; the developer is taking on the engineering work instead of the city; subject to the city engineer's approval.
- The current north bound lane of Amsterdam Road will be closed and the south bound lane will become a two-way street. Mr. Zeltwanger will use his own engineers for this. Park Hills' city engineer will review all plans and designs and they must meet his approval. The city requires per the agreement that this is a 20 year road that will contain curbs, gutters and storm water control.
- A concrete pathway, no less than 5' and no more than 6', will be put in along the new roadway. Streetlights will be purchased by the city with a reimbursement, from the developer, up to \$25,000.
- The \$100,000 will be paid to the city upon transfer of the land.
- Other items added were the daily cleanup of the construction site as well as limiting the construction vehicle access to Amsterdam Road and Patton Drive. When Patton Drive is completed, the lots will then be platted so that the city can receive tax revenue on them.

Mr. Daugherty asked if the north bound lane of Amsterdam Road could remain open until the south bound lane is complete. Mayor Zembrodt replied she is not sure if this would be possible. SD1 will also be working in the area and a lot of dirt will be moved. There is a question of safety. Also, if the roads are closed, it would help the project get done faster. Ms. Spoor added this was not addressed in the agreement but as a safety precaution, she believes people should use other routes.

Mr. Daugherty added he would like the city to have some input as to the design of the detention pond. He believes having one huge hole as opposed to several smaller ones will be unattractive. Mayor Zembrodt replied that the city has a say in the landscaping for the area and believes Mr. Zeltwanger will also want the area to look nice. A representative from SD1 was present at the meeting. She stated she can't speak on the design of the pond but did say Park Hills is in charge of the landscaping. Ms. Froelich asked if there was a way for the city to have a design meeting with SD1. The SD1 representative gave her contact information to the Mayor and Council to possibly set up such a meeting. Discussion turned to the closing of Amsterdam and some possible solutions. Mayor Zembrodt stated she would discuss options with Mr. Zeltwanger but that safety will be the number one priority. Mayor Zembrodt added she will invite Mr. Zeltwanger to an upcoming Council meeting to give an update.

Roll Call: all ayes

Ms. Spoor reminded everyone that Mr. Zeltwanger still needs to consider the agreement put before him.

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8:42 Motion to adjourn from Special Meeting was made by Mr. Elkins; second by Ms. Spoor.

Mayor, Kathy Zembrodt

ATTEST:

City Clerk