

THE PARK HILLS CITY COUNCIL HELD A BUSINESS MEETING ON MONDAY, APRIL 8, 2019 AT 7:00 P.M. AT ST. JOSEPH HEIGHTS, 1601 DIXIE HIGHWAY, WITH MAYOR KATHY ZEMBRODT PRESIDING
COUNCILMEMBERS PRESENT: PAM SPOOR, SARAH FROELICH, JOE SHIELDS, KEVIN THEISSEN, STEVE ELKINS AND WESLEY DETERS
ALSO PRESENT: CITY ATTORNEY, KYLE WINSLOW AND CITY ENGINEER, JAY BAYER

Call to Order

Pledge of Allegiance

Roll Call

Motion to approve the March 11, 2019 meeting minutes was made by Ms. Spoor; second by Ms. Froelich. Roll call: all ayes Motion to approve the March 25, 2019 meeting minutes was made by Ms. Spoor; second by Mr. Shields. Roll call: all ayes

I. Petitioners

A. Mr. Karl Oberjohn was present at the meeting. Mr. Oberjohn is a former Council member who asked to speak about the grant the city was awarded for the St. Joseph sidewalk. He wanted to thank everyone who worked on the grant. He first thanked Mayor Zembrodt who was a member of the Infrastructure Committee the past two years. He also thanked Greg Claypole, Jim Jenkins and Elisha Chamberlain. Ms. Chamberlain introduced the funding source to the city in 2017. She connected them to the NKADD for help with the grant writing. The Infrastructure Committee made a case for a safer pedestrian connection to Dixie Highway. Preliminary construction plans were submitted by Jay Bayer and Zach Borchers. Letters of recommendation were written by Senator Chris McDaniel along with TANK Bus Executive Director, Andrew Aiello. He also thanked former Mayor, Matt Mattone who submitted the application the first time in October, 2017 and again last October. This is the first sidewalk grant since former Mayor, Mike Hellmann, secured a \$300K grant for the Dixie Highway sidewalk. Mr. Oberjohn is excited to see the current Mayor and Infrastructure Committee use the grant money to build the St. Joseph Lane sidewalk and offered his help.

B. Liz St. Onge, president of the Civic Association, was present at the meeting to talk about this years' Garden Tour. The original hours of the tour were from 11:00 a.m. – 5:00 p.m. This has been changed to 12:00 p.m. – 6:00 p.m. Ms. St. Onge asked for a temporary closure of Park Drive that day. It would be the area between Amsterdam Road and the portion of Rose Circle closest to Devou Park. The closing would keep pedestrians safe and have an area for vendors. She also asked that, although nothing would be on it, the northern most lane be closed for pedestrian usage and for the use of emergency vehicles, if needed. All residents affected are in favor of the closure. Chief Stanley stated he will get with Mr. VonHandorf to put up signs.

II. Second Reading; Ordinance No. 2, 2019 requiring the Tree Board to develop an annual plan for the care, preservation, pruning, replanting, removal, or disposition of park and street trees was read in summary by Attorney Winslow. Motion to adopt Ordinance

was made by Ms. Spoor; second by Mr. Elkins. After discussion, several changes were made to the Ordinance. Mr. Winslow will address these changes in an updated Ordinance. Motion to adopt Ordinance with changes was made by Ms. Spoor; second by Mr. Elkins. Roll call: all ayes

III. Resolution No. 5, 2019 submitting a proposal to the Planning Commission was read in summary by Attorney Winslow. Mr. Winslow explained this Resolution is a way to deal with the traffic issues on Mt. Allen Road as the street is very narrow. He added; one method to determine if anything can be done is to send a proposal to the Planning Commission to close the portion of the road at the end of the street where it connects to Covington. The Planning Commission will then send the city its recommendations. Motion to approve Resolution made by Mr. Shields; second by Mr. Elkins. Mr. Shields asked if the Mt. Allen 'alley' should be included in the Resolution. Mr. Winslow stated it is not a city alley so it will have to be dealt with in the Resolution. Roll call: all ayes

IV. Resolution No. 6, 2019; open records request procedures was read in summary by Attorney Winslow. Motion to approve Resolution was made by Ms. Spoor; second by Mr. Elkins. Mr. Shields asked why there was a decision now to update the procedure. Mayor Zembrodt explained there have been a high number of requests which can become expensive when the City Attorney is involved. This would simply establish a procedure everyone will follow. Mr. Shields added; he does not want this Resolution to deter residents from getting involved. Mr. Winslow replied that most jurisdictions charge a fee for copies and since most are electronic, there is often no fee for the resident. Ms. Froelich asked what happens if the fee is not paid. Mr. Winslow replied there is not much that can be done. He did state that statute requires cities to adopt a policy. Roll call: all ayes

V. Mayor Zembrodt changed the reading of Resolutions 7, 8 and 9, 2019 to discussion only. Mr. Mark Weber, Keating Muething and Klekamp, PLL, was present in the place of Mr. Jim Parsons to discuss Resolutions No. 7 and 8. He began by saying CondoView, LLC is asking for two things. First is an inducement Resolution for the \$60 million Industrial Revenue Bond which will finance the project and, second, an agreement for payment in lieu of taxes (PILOT). Under the KRS, if Park Hills agrees to issue the bonds, it will become an owner of a portion of the property along with Covington. The property will then be leased back to the developer. The real estate taxes are exempt on that property. Under the PILOT agreement, the developer or a buyer of one of the properties will make payments of what they would have paid in real estate taxes. Park Hills will receive 100% of taxes owed. There is no impact on the city's credit or taxing authority. Mr. Weber stated they would like to go to the state for approval on May 2nd and would appreciate a Special Meeting before then to vote on these Resolutions. Mayor Zembrodt stated bonds like these are done all the time as there is no debt to cities and it helps the developer get a

better tax break on projects. Answering Mr. Elkins question, Mr. Weber stated this bond would not limit the city from future developments. Mr. Weber invited Council to email any questions they may have to him. Mayor Zembrodt would like to schedule a Special Meeting to vote on these either Friday, April 12th or Monday, April 22nd in lieu of a Caucus Meeting.

VI. Senator Chris McDaniel arrived at the meeting to give an update on newly passed House and Senate Bills. After going over the Bills, Senator McDaniel thanked everyone and said he appreciates representing us.

VII. Department Reports

A. Police Department – Chief Cody Stanley

Council received Chief Stanley's report prior to the meeting.

Ms. Froelich asked how many residents bought their vehicle tags after receiving citations. The Chief said there were nine.

Ms. Maureen Gerrein asked to speak about the construction trucks going down Montague. She stated there were about 16-19 loaded trucks today from work at Prisoner's Lake in Devou Park. She said one of the Park Hills officers told her Park Hills had an agreement with Covington allowing them to use the road. She said she was aware of the Devou Clubhouse project, but not the project by the lake. She said there is no compensation for the damage of the road and that residents weren't informed. She would also like to see the weight limit enforced. Chief Stanley stated he is unaware of any agreement with Covington. Chief Stanley said he would look into the matter with Mayor Zembrodt and Covington.

B. Fire Department – Chief John S. Rigney

Chief Rigney's monthly report included the following:

- A total of 33 calls for service were received during the month of February. The incidents are broken down by type on the activity report Council received.
- PHFD members conducted joint training with Ludlow/Ft. Wright crews at the old VFW and Montague Road properties.
- Numerous responses were made to assist residents during the severe weather on March 14. Fortunately, no injuries or major property damage reported.

Mr. Shields asked if the closing of Bromley's FD will impact Park Hills. Chief Rigney stated they will continue to help Ludlow with backup in Bromley.

Chief Rigney said the training at the VFW was valuable and that he appreciates CondoView and Mr. Zeltwanger for the training opportunity.

The department received a Thank You note for helping with a fallen tree due to the severe weather.

C. Public Works – Dan VonHandorf

Mr. VonHandorf's report included:

- Greetings Mayor and Council and thank you for another month

- Memorial Day Parade is coming quickly. We have a Grand Marshall lined up; still need a lot of support, donations, help and entries in the parade itself.
- Zach Borchers and I did a walk through on North Arlington today and made a list for the contractors of issues we found that need to be taken care of ASAP because North Arlington is on the parade route and because it has gone on for so long.
- A big thanks to all those volunteers for the city wide clean up. Judging from the looks of all the bags in the dump truck, it was a big success. And, a big personal thanks to Mayor Zembrodt for allowing Greg Claypole and Mark Cooper to drive the trucks which saved me from having to drive 300 miles from vacation that was already planned last winter; thanks again!
- I spoke with the resident on Jackson about the water issue and he has a fellow coming Wednesday.

D. City Engineer – Jay Bayer

The written report contained the following:

Projects in construction phase:

N. Arlington Road project

Michels has substantially completed reconstruction of Arlington Road from Dixie Highway to Old State Road. A review of the work and creation of a punchlist are being scheduled for the week of April 4.

Projects in design phase:

Jackson Road Improvement Project

A meeting was held with SD1 and Geotechnologies to review the results of the geotechnical report. Based on the results, Bayer Becker is working closely with SD1 on the design of the storm system. Bayer Becker is also working with NKWD and Duke Energy to finalize the design plans for bidding.

St. Joseph Sidewalk:

Bayer Becker has begun the field surveying process by having utilities marked. Field surveying location work will follow.

Private projects in the city:

Gateway Development (aka Park Pointe)

A Geotechnical and Traffic Impact Study has been provided to the city. Improvement plans for the subdivision have been submitted to PDS for review.

Audubon Forest Project

A final plat has been recorded. New houses are under construction. Easement language for the SD1 property is being created by the Infrastructure Committee.

Ms. Spoor asked if the Jackson bid would be out by June. Mr. Elkins stated the Infrastructure talked about this and hope it to be. Mr. Bayer hopes to have the majority of the work this year and have the paving and curb work done next year.

E. Treasurer's Report – Julie Alig

Motion to approve the March financial reports was made by Ms. Spoor; second by Mr. Theissen. Roll call: Ms. Spoor; aye, Ms. Froelich; nay, Mr. Shields; aye, Mr. Theissen; aye, Mr. Elkins; aye, Ms. Deters; aye

Motion to pay the Road Fund invoices in the amount of \$271.21 was made by Ms. Spoor; second by Mr. Elkins. Roll call: all ayes

IX. Committee Reports

A. Infrastructure

- Mr. Elkins would like to get information regarding the closure of Amsterdam Road so that neighboring cities can be notified.
- There is a stop sign request at Alhambra and Old State that the committee is taking under advisement.
- Looking into the St. Joseph Lane sidewalk grant requirements.
- Trying to have SD1 help with additional funding for storm water work.
- Mr. Elkins will get with Mr. VonHandorf, Chief Stanley and Chief Rigney regarding the placement of speed humps on Cecelia Avenue.
- Looking to mill and overlay upper Audubon Road.
- Potholes on Amsterdam have been addressed.

B. Communications

- Ms. Froelich thanked everyone for their newsletter articles. She hopes to have the newsletters delivered by May 4th.
- Christmas in the park is now scheduled for December 22nd.
- The committee has some website updates.
- The Facebook page went from 42 to 153 followers.
- The committee has some recommendations for updating the FB page such as changing the current logo.

C. Financial Oversight

Mr. Theissen said the committee is tweaking the budget to have ready for a vote.

Mr. Shields said the committee is also looking at the Capital Improvement Plan and risk assessment. They would also like to discuss the vehicle sticker fee collection.

X. Delegation Discussions – None

XI. Old Business

- Mayor Zembrodt said she went over the SD1 agreement with Mr. Zeltwanger regarding the detention area. She will update.
- The Audubon Forest homes are going up. They will price from \$560 – \$860K. The deed language is being worked on.
- Working on the grant situation.

XII. New Business

A. Mayor's Group Meeting is scheduled for Saturday, March 20^h at 9:00 a.m. the City of Ft. Wright

B. Would like Council to consider changing the due date for property taxes from September 30th to October 31st.

C. Mayor Zembrodt read a Proclamation for city clerk, Julie Alig. Municipal Clerk's week is May 5th through May 11th. Proclamation can be viewed on the city's website.

D. Ms. Froelich asked the status of the purchase of a public works truck Mr. VonHandorf brought up at a previous meeting. Mayor Zembrodt replied that the Financial Oversight Committee discussed it and decided it would not be a good investment as the truck has 160,000 miles already on it.

E. Ms. Froelich asked about the trouble the school buses were having getting through Elberta Circle. Mr. Winslow stated it would be discussed during executive session.

9:07 Motion to enter into executive session to discuss pending litigation was made by Mr. Shields; second by Mr. Theissen. Roll call: all ayes

Motion to adjourn from the Business Meeting

Mayor, Kathy Zembrodt

ATTEST:

City Clerk

