

THE PARK HILLS CITY COUNCIL HELD A CAUCUS MEETING ON MONDAY, JANUARY 27, 2020 AT 7:00 P.M. AT ST. JOSEPH HEIGHTS, 1601 DIXIE HIGHWAY, WITH MAYOR KATHY ZEMBRODT PRESIDING. COUNCILMEMBERS PRESENT: SARAH FROELICH, KEVIN THEISSEN AND WESLEY DETERS  
ABSENT: JOE SHIELDS, STEVE ELKINS AND PAMELA SPOOR  
ALSO PRESENT WAS CITY ATTORNEY, KYLE WINSLOW

Call to Order

Pledge of Allegiance

Roll Call

I. Petitioners – None

II. Committee Discussion – Economic Development

Mayor Zembrodt started by addressing the fact that many of the Economic Development Committee members are absent from their scheduled meetings so, she opted to have the committee discussion at tonight's Caucus meeting. She asked business owners in the city to attend tonight's meeting to discuss what they want, or need, as well as touch on the Business Association.

Mr. Ron Stamm, Ft. Mitchell Garage, addressed the Mayor and Council. He stated that looking long term; he would like to see the state straighten out the bend near his business at 1420 Dixie Highway. He believes this could help alleviate some of the drainage problems that affect them on a daily basis. He would also like to expand the business by hiring additional workers, not expand the building. He works on keeping the growth down on the hillside. He stated he does have some concerns regarding the development going in behind his business due to the amount of dirt being removed. He wonders if the developer is doing enough to keep drainage issues at bay. He was unable to contact the NKWD today and will try again tomorrow to discuss the amount of water coming down the hill behind him causing a chunk of hillside to come down. Mayor Zembrodt asked if they had any lighting issues. Mr. Stamm replied they would like the parking lot lit up more. They had to remove one light due to the brightness and shade the other because it caused interference with drivers. Mayor Zembrodt stated if a new sidewalk goes in, lighting could be extended. Mr. Stamm stated he would rather have a new sidewalk go in across the street so his parking area wouldn't be decreased.

Mr. Joe Nienaber, Granite World, spoke next. He thanked the previous Mayor and Council for helping him obtain the zoning he needed for his business located at 1450 Dixie Highway. He stated he has put over \$200,000 into the building. He agreed with Mr. Stamm that the sidewalk go on the other side of Dixie Highway as his parking would also be affected. He stated he took care of the drainage problem and is looking to put in more vegetation. He is also planning to finish his parking lot, re-do the front porch, replace some siding and finish the roof. He would like to see the entire area of Dixie Highway improved and have more curb appeal. He believes owners become complacent. He asked that the city be more proactive by reminding businesses of problems with their properties.

He also thinks it would be a good idea to look at zoning for a parking area across the street with a well-lit crosswalk. He talked about the development vision for the area of Dixie Highway by Herb and Thelma's in Covington and how Park Hills could benefit. With the new housing going in at the Park Pointe development, he would like the area to be walkable from Park Hills to Covington.

Discussion turned to the Park Hills Business Association that has since disbanded due to lack of interest and people retiring or passing away. Mr. Nienaber said he would be happy to host meetings at his business if there is an interest in revamping the Association. Ms. Deters asked Mr. Nienaber his opinion of re-wording some of the zoning in regards to Z21. Mr. Nienaber replied he believes the PDS should be more proactive with Park Hills and other cities by addressing their zoning issues.

Ms. Deters also asked about a TIF district and if he thought it would have any effect on the business area. Mr. Nienaber replied that as Mayor of Ft. Wright, they were the first city in Northern Kentucky to do this. He added that Mr. Jim Parsons wrote two very good TIF's for Villa Hills and Crescent Springs. Ms. Deters suggested inviting Mr. Parsons to an upcoming meeting to discuss.

Ms. Froelich believes it would be helpful to work on establishing a Business Association. She would like to send out surveys to business owners in Park Hills to see if anyone is interested.

Discussion turned to business taxes. Mayor Zembrodt stated she is attending a meeting tomorrow to get a better idea of how the taxes are collected and paid to the city.

III. Old Business – none

IV. New Business – none

8:14 Motion to adjourn Caucus Meeting was made by Ms. Deters; second by Ms. Froelich

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Mayor, Kathy Zembrodt

ATTEST:

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City Clerk