

THE PARK HILLS CITY COUNCIL HELD A CAUCUS MEETING ON MONDAY, APRIL 26, 2021. DUE TO COVID-19, THE CITY HELD A VIRTUAL MEETING WHICH STREAMED LIVE THROUGH TBNK WITH MAYOR, KATHY ZEMBRODT PRESIDING. COUNCILMEMBERS PRESENT: PAMELA SPOOR, SARAH FROELICH, JOE SHIELDS, STEVE ELKINS, TONY DARIN AND KEVIN DOWNES  
ALSO PRESENT: ATTORNEY DAN BRAUN

Call to Order

Pledge of Allegiance

Roll Call

I. Presenter

A. Mike Duncan – Liquor store

Mike Duncan spoke as an attorney on behalf of the owners of Good Spirits Liquor Store. He is operating as special counsel in regards to the zoning issue in Park Hills. Also present were Kenny and Bobby Patel (owners along with their two additional brothers) and their regular attorney. He spoke of the long history the owners (The Patel Family) have had in liquor store ownership within the NKY area, with 12 current package stores. He indicated that the proposed Park Hills store, similar to the recently constructed Latonia store, would have good security and lighting. He assured council that the properties owned by the Patel Brothers are closely watched, with no drinking on site.

Good Spirits Liquor Store is seeking a consensus from council that they would support considering changing a current zoning rule that excludes liquor stores from the Park Hills Commercial Zone. Zoning does allow for liquor stores in the Park Hills Neighborhood zone and the store is asking that this allowance be added to the HC zoning laws for the Park Hills Commercial Zone, as well as including the word “beer” in the allowance.

Mr. Bobby Patel and Mr. Mike Duncan answered questions regarding the potential store. Crime statistics that may be available for current stores were discussed. Mr. Bobby Patel stated that in all stores owned, only one ticket for underage drinking has been issued in 10 years. He estimated that stores have less than one police call per year, less in some locations. Mr. Mike Duncan further explained, in response to concerns about the two large schools within Park Hills and how underage drinking is prevented, that all employees receive strict training and a STARS certification.

Dr. Downes expressed a question of whether this property would enhance the City of Park Hills and be a good fit for current aesthetics. He stated that he would like to see a report of data on crime statistics and instances of loitering to inform council’s decision.

There was discussion about the possibility of a drive thru and council’s opinion on such. Mayor Zembrodt expressed that previous objections to drive thrus at businesses included limited space. Ms. Froelich raised the question of parking and how this could affect traffic issues around the business.

Mr. Elkins reiterated concerns about right fit and aesthetics in regards to this business.

Dr. Downes inquired as to how signs would be utilized as advertisements, particularly in the used of branded, free signage and fluorescent signage. Mayor Zembrodt stated that Park Hills

does have ordinances governing both sign placement and size for those placed outside the establishment.

Ms. Froelich expressed the need for the public to have an opportunity to comment on this potential new business, especially with the current virtual environment. Mayor Zembrodt suggested Facebook as a potential forum for community input.

Council requested additional information in the form of traffic studies and crime statistics, among other things. Council concluded that no consensus could be reached at this time with the information available and that council would also need to consider the overall vision for the business district before making a decision. Council plans to continue discussions at the next meeting.

#### B. Mike Conway – Tree Board

Ms. Spoor spoke on behalf of the Tree Board in Mr. Conway's absence. She referenced the current proposed budget amount of \$8000 and described how Mr. Conway had indicated this money would be spent. The Tree Board intends to place emphasis on the restoration of the tree canopy, the plant-a-tree program as well as encouragement of individual residents to plant, and expanding the plant-a-tree program to include some Evergreens. The tree board is also considering creating a monoculture planting on a single street for aesthetic beauty and impact. In addition, the budget would be utilized to remove dead and dangerous trees from Audubon Preserve and replacing those with indigenous, understory trees.

Ms. Froelich spoke on Urban Canopy and the aide they could provide on strategically planning where trees are planted in the city. Ms. Spoor added that most trees planted in Park Hills are on private resident property and this was a consideration.

Ms. Froelich also emphasized that much of the tree board's current budget goes to the plant-a-tree program and the seedling program. She stated that the extra \$2000 would be needed for the additional programs discussed.

Dr. Downes expressed the importance of utilizing programs that are offered through UK and Kenton County at no extra cost to provide guidance on where to plant, particularly when speaking of resident education.

Mayor Zembrodt suggested that Mr. Conway be invited to speak more on this discussion at the next business meeting.

#### II. Budget discussion

Mayor Zembrodt brought attention to the carryover and the amended budget to begin the discussion. She stated that the only large item still under review was the EMS budget and that was on hold until the City of Ft. Wright was in contact with their proposed number.

Ms. Spoor expressed her support for the budget, stating that it appeared sound especially in light of the difficult year. She spoke on her support of the Mayor in her continued advocating and negotiation in reference to the EMS budget line.

Ms. Froelich requested an update on where things stood with the EMS negotiations. Council discussed options as well as how other cities operated. Mayor Zembrodt expressed the possibility of a co-op in the future, with equal costs and equal input.

The major capital purchase of a new truck for the public works department was discussed. Ms. Froelich asked if a Capital Improvement plan had been completed before the budget was updated. She emphasized the need for a plan in writing and formally compiled.

Mr. Shields and Ms. Spoor spoke about the work that has been done in regards to a Capital Improvement. Mr. Shields expressed that the plan was essentially complete but was not in writing because of the many changeable variables involved. Mr. Shields expressed a desire for a five year plan going forward to be more detailed than the last, which was completed four years ago.

Ms. Spoor thanked Mr. Huff and Mr. Shields for their hard work on this issue.

Council agreed that a written plan would be helpful. Mayor Zembrodt stated that she would have Julie Alig, City Clerk, create a spreadsheet so that the numbers could be viewed.

Budget discussion continued.

Mayor Zembrodt drew attention to the diligence of all department heads within the city in their determination to stay within budgetary constraints.

Ms. Spoor expressed gratitude to the Civic Association and the Garden Club for recruiting people to help maintain public areas within the city. She stated that a caregiver is still needed for the planter at the intersection of St. James and Dixie Highway.

### III. Adjournment

8:34 Motion to adjourn Caucus Meeting was made by Mr. Shields; second by Mr. Elkins

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Mayor, Kathy Zembrodt

ATTEST:

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City Clerk