

THE PARK HILLS CITY COUNCIL HELD A BUSINESS MEETING ON MONDAY, MARCH 11, 2024, AT 7:00 P.M. AT THE GARDEN'S OF PARK HILLS, 1622 DIXIE HIGHWAY, WITH MAYOR KATHY ZEMBRODT PRESIDING.

COUNCILMEMBERS PRESENT: MONTY O'HARA, DR. JOE DAUGHERTY, SARAH FROELICH, PAM SPOOR, AND JOE SHIELDS

ABSENT: STEVE ELKINS

ALSO PRESENT: CITY ATTORNEY, DAN BRAUN AND CITY ENGINEER, JAY BAYER

Call to Order

Pledge of Allegiance

Roll Call

Motion to approve the February 12, 2024, meeting minutes, with changes, was made by Mr. O'Hara; seconded by Ms. Froelich. Roll call: all ayes.

Motion to approve the February 26, 2024 minutes was made by Mr. Froelich; seconded by Dr. Daugherty. Roll call: all ayes

A Proclamation recognizing Mr. Charles Lee Meyers for his years of service to Park Hills was read by Mayor Zembrodt. Thank you, Mr. Meyers, for everything you have done for our city!

I. Department Reports

A. Police Department – Chief Cody Stanley

Chief Stanley' report contained the following:

Reports: 5

Citations:

- 1 Warrant Arrest
- 46 Traffic citations (19 Federal Grant Citations)
- 4 Criminal Arrests

City Citations: 0

Additional:

511 calls for service less; 92 traffic stops, 225 Vacation/Special Area Checks, 23 Special Detail we had a total of 171 police related calls.

Traffic study on South Arlington: Not Available

Call Review:

- 1 arrest on Elberta Circle
- 4 arrests & 1 traffic citation on St. Joseph Lane
- 2 reports & 16 traffic citations on Dixie Highway

Mayor Zembrodt stated that Lt. Webster used to take care of moving the speed signs. With him out, Mr. VonHandorf moved the speed sign from Terrace to Dixie Highway.

B. Fire Department – Chief John S. Rigney

- A total of 34 calls for service were received during the month of February. The incidents are broken down by type on the Activity report.

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- Units responded to a vehicle accident on Dixie Highway.
- Recruit training conducted in Devou Park.
- New equipment installed on E601.

Ms. Froelich noticed in the report that there was a water leak in one of the cars. Chief Rigney replied that an antenna punctured the roof and that it has been repaired. He also added that Engine 603's front bumper line gage is out of service. They are waiting for a part to come in and will repair it in-house.

C. Public Works – Dan VonHandorf

- Greetings Mayor Zembrodt and Council and thanks for another month.
- It sure felt like springtime this afternoon. I was able to work on OUR list (Mayor) of things to be done. We moved the digital speed limit sign from Terrace to the Dixie Highway on the north bound side across from Loschiavo's as well as the piece of speed bump I accidentally removed with the snowplow last winter...oops.
- With all that being said, winter is over, hopefully. The tulips in the park are looking great. I have been putting a lot of deer repellent down and, hopefully, be able to enjoy them in time.
- Just a little reminder of the city-wide cleanup in April. Not sure about the date.
- I know a lot of people are asking about the condition of Amsterdam and the 3 w's. Why? can't we do something? The big answer to that is right now you have to go to Dayton Ohio to get hot mix black top. Plants will be opening soon.

What? Patch until

When? That is the big?

Sorry I don't have that answer; believe me, nobody wants it improved more than I do.

- And finally, the Memorial Day Parade and Flag Raising Ceremony is coming soon. Mayor Zembrodt stated that an article regarding the Amsterdam Road fix will be in the upcoming newsletter. In the meantime, the road will be smoothed out when blacktop becomes available.

Ms. Froelich commented on the trash along Sleepy Hollow Road and wondered if anyone else has noticed. Mr. VonHandorf said he is aware of the trash, but it is a dangerous stretch of road and that it would require the police to close one lane. Ms. Froelich asked if there was something we could do. Mr. VonHandorf did not have an answer. Ms. Froelich reminded everyone that not all the properties on that stretch belong to Park Hills.

D. City Engineer – Jay Bayer

Projects in Preliminary Phase:

Dixie Highway Lighting and Sidewalk Project:

The City of Park Hills would like to study the costs of improving a portion of Dixie Highway from North Arlington Road to Grays Peak. The project envisions the addition of sidewalk, lighting and curbs along the Northwest side of Dixie Highway. Bayer Becker has reached out to the Kentucky Transportation Cabinet to discuss the feasibility of the project.

Private Projects in the City

Gateway Development (aka Park Pointe)

The city has a bond in place until the punchlist work is completed. With the long delay in completing this task, a new inspection and punchlist is suggested before the bond is released. A plat is to be prepared by the developer to dedicate the proposed right of way along Amsterdam.

Mr. Bayer thanked Mr. Meyers for his time on the Board of Adjustment which he shared with him for a time. He added that Mr. Meyers was instrumental in establishing the original road tax to help fund badly needed road repair.

With regard to the Dixie Highway project, Mr. Bayer stated that Katie reached out to the Highway Department staff, and they will send her the plans on what was looked at to build a sidewalk from Arlington to City View. There was a grant for that a couple years ago that was put on hold. They will look at the history and get a proposal. He added that the state was open to the concept. Mr. O'Hara commented that since a portion of the southbound lane of Dixie is now striped off, they could perhaps use that instead of cutting into the hillside. Mr. Bayer replied that they will know more after looking at the study. Ms. Froelich thanked Mr. Bayer and said that the Economic Development and Business committee is excited about the idea. Mr. Bayer stated that there was a reason they didn't proceed with this before and didn't want to get anyone's hopes up but added that they will do what they can to make it happen.

E. Finance Department – Julie Alig

Ms. Froelich asked what the mill and overlay expense of \$22,497 was for. Ms. Alig replied that it was for Park Drive and Emerson Road improvements.

Motion to approve the financial reports was made by Ms. Froelich; seconded by Mr. Shields. Roll call: all ayes

II. Committee Discussions

A. TBNK – Dick Lange

Mr. Lange stated that the new officers were elected at the February meeting. They are:

Beth Sewell – Chair

Tony Noll – Vice Chair

Dick Lange – Treasurer

Secretary – Jameela Salaah

The board will not meet in March. The next meeting is scheduled for April 17th. Ms. Spoor congratulated Mr. Lange on his election win.

B. Joint Code Enforcement Board – David Gray

Mr. Gray stated there was nothing new from last Thursday's meeting. Szechuan had a write up for the building condition. They stated they were going to demolish the building and build something else. They were offered 60 days by the board to get a demolition permit and get the ball rolling or receive a \$400 fine. Mayor Zembrodt stated that the demolition permit was received but no details were included.

C. Economic Development – Sarah Froelich

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Ms. Froelich stated that the committee was in the same spot since the Caucus meeting in regard to the parcel analysis. They will be moving forward based on what was discussed. It may be done in phases. The committee is also interested in moving forward with the Dixie sidewalk. The committee will hold a town hall meeting for the Dixie Highway corridor with residents and businesses like the one held in 2017 when they helped plan and prepare for the Amsterdam Valley project. Mayor Zembrodt talked about the Dixie Highway study and that some zoning changes have been made since then. She would like residents and businesses to know what is going on. Ms. Froelich stated that the parcel analysis study is just basic information about these spaces. The sidewalk project is something that they haven't determined they can do, just looking into it. The town hall, she added, is separate from all of that and is something that is going to bring residents together to brainstorm about our business district. The Mayor believes people should be aware of a parcel analysis of their property. Ms. Froelich agrees but wants to make it clear that the parcel analysis is not the same thing as the Dixie study.

D. Financial Oversight committee – Pam Spoor

The committee met to discuss the budget update by the Mayor and the Amsterdam Road repair that will occur prior to the deep fix. Repairs will begin as soon as the blacktop is available. It is the recommendation of the committee to make the more extensive and complete repair. To patch the problem areas would cost \$18,000 and the larger repair would cost \$26,000.

Ms. Spoor reminded everyone that the Infrastructure committee meeting will be held this Thursday at noon at the city building.

E. Tree Board – Mike Conway

Mayor Zembrodt thanked Mr. Conway and Drew Ellison for the new welcome sign on Dixie.

Mr. Conway asked to talk about the Ordinance regarding tree protection which was discussed at the last meeting. Mayor Zembrodt stated that she is reviewing it along with Mr. Braun. She wants everyone to look it over once the preliminary Ordinance is ready. Ms. Spoor suggested, deferring to Mr. Braun, that it may be more effective if incorporated into the zoning Ordinance. Ms. Froelich asked what they were referring to. Ms. Spoor responded that at the Caucus meeting, she brought up hillside development standards which prevent clear cutting of a hillside with a 20% or greater grade. Mr. Conway is proposing to keep the development side separate and focus on identifying landmark trees. He would also like to incorporate a 14-day waiting period before cutting down any live tree, barring imminent threat, to talk with the owner (public or private) to discuss other options or have them plant something else. Dr. Daugherty would like to vote on this tonight. Mayor Zembrodt reminded him that it is not on the agenda for first read. Dr. Daugherty would like it to be on next months' agenda. Mr. Conway would like tag landmark trees, that have been identified by an arborist, and keep a map of these trees at the city building. Ms. Spoor's only concern with this Ordinance is interfering with someone's private property. Mr. Conway agrees and simply wants to define a waiting period. The owner can ultimately do what they want but would like to encourage them to plant a new tree somewhere else on their property. If they do not have a place, they could

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plant one somewhere else in the city, for example, Audubon Forest. He added that he wants to replace trees lost to disease and new development. Dr. Daugherty stated that if someone took down a healthy tree and didn't replant, they would be charged \$15 per caliper inch. Mr. Conway stated that there would also be a punitive fee for not abiding by the 14-day waiting period. Mr. Braun weighed in by saying that he received a copy of the proposed Ordinance but that it didn't get into the meat of what the Ordinance needs to present. He believes that the format is incorrect, and he would have to rewrite it as an Ordinance with the board's guidance of the provisions they want in it. He read the Ordinance as they were more concerned with designating certain trees as landmark trees than they were in the penalty provisions for those who didn't abide by those particular standards that were put in the Ordinance. He added, to reply to Ms. Spoor's question, he doesn't believe it should be in the Zoning Ordinance because those are development issues that already exist. He also doesn't see how you could prevent someone from cutting down an undesignated tree as that is a private property issue. With Mr. Conway's guidance, Mr. Braun said he would be happy to write an Ordinance. Mr. O'Hara asked about the street trees that residents are asked to take care of. Mr. Conway replied that they were careful not to get into right of way trees on public property. Ms. Spoor added that those trees have different rules. Mr. Conway's main concern is to have 14 days to consult with the owner and have them fill out an application. Mayor Zembrodt will have Mr. Braun work on an Ordinance for the next business meeting.

III. Old Business – None

IV. New Business

Dr. Daugherty asked about road tax. Mayor Zembrodt suggested discussing it at the Financial Oversight meeting first.

8:00 Motion to adjourn the Business Meeting was made by Dr. Daugherty; seconded by Mr. Shields.

Mayor, Kathy Zembrodt

ATTEST:

City Clerk

