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CITY COUNCIL MEETING Meeting Minutes of July 18, 2019

Mayor Schabell called the Alexandria City Council Meeting to order at 7:00 p.m. followed by the invocation and the pledge to the flag. The following Council Members answering roll call:

Stacey Graus	Present	Susan Vanlandingham	Absent
Bob Simon	Absent	Sue Neltner	Present
Kyle Sparks	Present	Tom Baldrige	Present

Also: Jan Johannemann, City Clerk
Lucas Cooper, Police Chief
Jeff Pohlman, Fire Chief
Mike Duncan, City Attorney
Sam Trapp, Public Works Supt.
JoAnn Hackworth, City Treasurer

APPROVAL OF MINUTES – June 6, 2019

MOTION: Kyle Sparks made a motion to approve the minutes of the June 6, 2019 meeting, seconded by Tom Baldrige. All in favor, the motion passed 4-0-0.

VISITORS & GUESTS

- 1. Roger Windgassen, 7807 Alexandria Pike:** Owner of Roger's Barber Shop, was presented with a Proclamation from Council. July 20, 2019 will be Roger Windgassen Day in Alexandria recognition of his 56 years of serving the citizens of Alexandria.
- 2. Ceremonial Swearing in of Sgt. Greg Hallau:** Chief Cooper gave some a history of personnel changes that have happened since he became Police Chief in February. Officer Greg Hallau has been promoted to the rank of Sergeant and was sworn in by Mr. Duncan.
- 3. Linda Ravencraft, 8954 Constable Dr.:** She attended the July 16th Planning & Zoning meeting and stated there were some things said by the residents of Alexandria that were disturbing. She believes that the city does need housing for the elderly but believes that it needs to be in the appropriate place and the building should only be 1 or 2 stories high.

Mr. Sparks commented on the disturbing things posted on social media. This housing proposal was not something that council sought out or that it needed to be in the proposed location. People don't realize that businesses approach the land owners and then it makes its way to Council. Mr. Graus echoed the sentiments of Mr. Sparks and added that the only way council would approach businesses would be through the Business Retention & Development Committee. He believes that location, access to transportation, and affordability is key for senior citizens. He also encouraged people to temper their thoughts.

Mr. Sparks stated we saw democracy in action but he would like to see it be more civil. Mayor Schabell explained that residents will have to understand there is a 10-acre plot on US 27 and something will go there, and most likely it will not be single family residential. Council, Planning & Zoning and the Business Retention & Development Committee will work together to steer the most appropriate proposal to the property.

ORDINANCES & RESOLUTIONS

Mr. Duncan read the following:

RES #2019-03: Resolution of the City of Alexandria, in Campbell County, Kentucky, adopting the revised Campbell County Emergency Operations Plan.

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MOTION: Sue Neltner made a motion to accept Resolution 2019-03, seconded by Kyle Sparks. All in favor, the motion passed 4-0-0.

Mr. Duncan read the following Municipal Orders appointing and approving individuals to various City of Alexandria boards:

MUN ORD #2019-11: Sam Ruebusch to a full three-year term on the Code Enforcement Board to expire on December 31, 2021.

MUN ORD #2019-12: Delbert Combs to fill the unexpired term of Shari Hennekes for the remainder of her full, three-year term on the Board of Ethics to expire on December 31, 2019.

MUN ORD #2019-13: Paul Ramsey to fill a vacancy on the Property Maintenance Board of Appeals as an alternate for a full, three-year term to expire on December 31, 2021.

MUN ORD #2019-14: Felicia Huesman to fill the unexpired term of Ron Duty for the remainder of his full, four-year term on the Board of Adjustments to expire on December 31, 2019.

MUN ORD #2019-15: Anthony Johnson to fill a vacancy on the Code Enforcement Board as an alternate for a full, three-year term to expire on December 31, 2021.

MOTION: Stacey Graus made a motion to adopt Municipal Orders #2019-11 through #2019-15, seconded by Tom Baldrige. All in favor, the motion passed 4-0-0.

DEPARTMENT REPORTS

City Clerk: The 2019 tax roll is expected from the PVA by next week.

Police Department: See attached report. Officer Nathan Noguerras has graduated from the academy and is currently training on second shift. A traffic study was conducted on Saddle Ridge at a resident's request, but due to a malfunction, no data was collected. It will be placed back on Saddle Ridge. In keeping with the standards set by KLC the Northern Kentucky Special Operations Group (S.W.A.T), will now train twice a month for a total of 16 hours/month.

Fire Department: Chief Pohlman will begin sending reports each month. As of June 1, the Alexandria Fire Department is now a Class 2 (after re-evaluation by the Insurance Service Office). There are only about 1700 other fire departments in the United States that are Class 2. This could be a selling point for business as the commercial savings for insurance is significant. The department is growing, staying busy and reorganizing some things.

Zoning Administrator: See attached report for the last two months.

COUNCIL COMMITTEES

Personnel – Tom Baldrige: They met tonight to discuss possibly changing vacation time for incoming personnel transferring from another city. Also discussed was End of Watch program, a financial and personal diary for all city employees to have on file to help out families in the event of an unexpected death of an employee.

Business Retention & Development – Kyle Sparks: There was a special guest at their meeting tonight from the City of Bellevue, who told some success stories with businesses. Also, the Committee has been meeting with different entities including Tri-Ed and Wil Weber, Campbell County Economic Development on how the city can be more business friendly to bring in good businesses to service the residents and those traveling through. They want to continue to recognize long-term business owners in the city. They also discussed Alexandria Village Green and what has been put out on social media about filling County Market space. We all would love to see it filled, but the council has no control over this as Wal-Mart has first right of refusal of anything that could potentially go into that space.

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BOARDS & COMMISSIONS

Planning & Zoning: On Tuesday evening, P&Z conducted a lengthy public hearing for a zone change for 8833 Constable Drive. After the meeting, the developer, Wallick Communities, notified the city that due to time constraints with turning in their application to the State of Kentucky, they will not be proceeding with the zone change at this time. However, if the property is still available in the Spring of 2020 and the Kentucky State Housing Authority credits are still available, they have every intention to revisit the zone change at that time.

Mayor Schabell took a few minutes to explain the process for a zoning change. The City can't prevent people from going through the zoning change process, whether they like the proposal or not. There is nothing the city or council members can do to stop someone from making application for a zone change.

The Commission will begin an in-depth review and update of the Comprehensive Plan and that will take a long time to complete. Mayor Schabell has given suggestions of splitting up zones to make areas more appealing to businesses. Cindy Minter, Campbell County Planning & Zoning, had conducted a training session on this subject. Mr. Graus stressed that people will have to be patient as this is a huge undertaking, and it will take some time to get to the final product. This will be important for the next 10 years in regards to development and businesses.

Ms. Neltner asked if it was possible to create a committee made up of people from Planning and Zoning, Council and Board of Adjustments to look at the comprehensive plan and the large zoning map to get different perspectives and to help the process along. Mr. Duncan said that it is not uncommon for cities to create comprehensive plan working groups or even to hire a professional planner. Kriss Lowry and Associates was hired in 2004. The Mayor believes at some point we will have to hire a professional. He also thinks it is a good idea to have a couple of business owners, residents, council members, and a few from other boards involved in the process. Mayor Schabell will follow up with Dave Hart.

NEW BUSINESS

2019-2020 Street Program-Award Bid: Streets included in this year's program are Cottonwood, Teakwood, Applewood, Quailwood, Yellowwood, and Graystone Courts, and an alternate of Windsor Court. Mayor Schabell explained Riegler put down an incorrect figure for their alternate bid in their official bid. Per an email from CT Consultants, there was an error due to a miscalculation of figures in Riegler's bid documents. The alternate was not \$71,990 but rather \$40,130, the actual amount. The total bid of \$187,529; CT had estimated \$188,000. The estimate is slightly over what was budgeted for this year, but there is a bit of wiggle room. Mr. Sparks questioned the large discrepancy in the three different bids. Mr. Trapp explained Riegler normally does their homework and knows what needs to be done instead of just adding 10% to certain line items. Each bidder bids on the same specifications.

MOTION: Stacey Graus made a motion to accept the street bid from Riegler Blacktop for \$187,529.00, seconded by Tom Baldrige. Mayor Schabell commented that he spoke with Mr. Simon and he also recommended accepting the Riegler bid. All in favor, motion passed 4-0-0.

Mr. Trapp reported the city building parking lot would be closed this coming weekend to be resealed and striped. The spaces will be bigger to allow for larger vehicles.

Park & Rec: Mr. Graus knows the Dog Park day is coming up on August 10, but it would be nice to have a space designated as a dog park. He is not sure if there is space for that in the city. Ft. Thomas has a nice dog park that is also a great gathering spot for both dogs and community. Mayor Schabell found a good spot for the dog park behind the barn at the Park. He has been watching a

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grant for this, but it is not available until May 1, 2020. The city may try to bid this out before then, but there are things to consider like a water source, fences, benches, etc. before moving forward.

Code Enforcement: There may be a code enforcement issue in Arcadia with the start times of Drees and Fischer contractors. Construction work has been starting at 6:00 am. This concern was brought up to Mr. Sparks by someone living in the community. He will email the problem area to Chief Cooper and Ms. Hofstetter so they can look into the issue.

OLD BUSINESS

US 27 Lighting: The lighting upgrades have been completed. Chief Pohlman said the state road department has told him reflectors have been included in the budget for this Summer. Ms. Neltner mentioned the missing chunk of pavement in front of the Campbell County Middle School and asked Mr. Trapp to contact the State.

MAYOR AND COUNCIL COMMENTS

Tom Baldrige: The manager of the Dollar Tree at Alexandria Village Green (AVG) had asked if the stop sign could be moved from County Market closer to Dollar General and Planet Fitness to slow cars down. Mayor Schabell said Ms. Hofstetter had sent an email request to the owners of AVG because she has received similar complaints from customers leaving Planet Fitness. He has not seen any reply yet.

Also, there has been a storage pod sitting in a driveway on Walnut Park for a long time. He could find nothing in the city ordinances about pods. There was some discussion of when the ordinance was adopted and definitions of immovable objects. Mayor Schabell stated the City's Code Enforcement Officer is only part-time and because there is so much to do, a lot of what he does is reactive rather than proactive. If we desire to be proactive, then we have to either move to a full-time position or hire a second part-time Code Enforcement Officer.

Mr. Baldrige believes that we need to get a louder sound system, as it was hard to hear at the Planning and Zoning meeting last Tuesday.

The Poplar Ridge gas line project seems to have been going on for a long time and Mr. Baldrige was wondering where they were in the project. People who walk along Poplar Ridge have no safe place to cross and others have port-o-lets in their front yard. Mayor Schabell had spoken with the foreman of the project this past weekend and they are close to finishing up, weather permitting. The pipe they were working on was from the 1950's, so there were unplanned issues that have taken longer to fix. Chief Pohlman and Chief Cooper worked closely with Duke to keep communication open for emergency vehicle traffic. There was some frustration from the residents because one evening Duke did work until Midnight. Because of the age of the pipe, there was no way to know how long it would take until they got into it and it would have been unsafe for Duke to leave the work unfinished if they stopped at 6:00 pm.

Kyle Sparks: He saw democracy in action this week and things happened the way they are supposed to happen, but he would have preferred it be a little "cleaner". He is excited about what can happen in Alexandria in regards to business and retaining businesses. We will continue to recognize those that have been in businesses a long time.

Sue Neltner: Residents are appreciative of the stop sign at Washington and Pete Neiser and they are beginning to see the positive effects. She is still working on the Military and Service Banners. Light up Alexandria will have a logo; the Christmas Tree will be planted across the street from the city building. Businesses are encouraged to participate both on Friday night and Saturday, and if shoppers have their card signed at each business they visit, they will have a chance to win a prize. The plan is to have some time at the tree for the lighting, pictures with Santa and maybe sing a few

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songs. The committee is working on sending out some letters to local businesses to ask for their participation. She is looking forward to Alexandria's Hallmark moment.

Stacey Graus: The Business Retention & Development committee has gone from 0 to 60 rather quickly, but a good foundation has been laid. It may not bear fruit immediately but it will have future benefits.

Mayor Schabell: A lot has taken place since the last meeting. The city started a new health program year and health insurance was put out to bid for the first time. Roof repairs on the building are complete, parking lot is being sealed this weekend. There are 5 new board appointments with the potential for a 6th and promotions in the police department. The Business Retention & Development is off to a great start and Mr. Sparks has been doing a great job, taking on the many things, attending meetings with the Mayor and getting ideas. There is a lot of good momentum and we want to continue to build on that.

COMMUNICATIONS


- July 25, 11:30 am: Estate Planning & Asset Protection Seminar @ Community Center & Annex.
Mayor Schabell will offer the city facilities free of charge to any business that wishes to offer a free service to the residents of Alexandria, like the introduction to photography class by Tonya Bolton, and now the estate planning seminar. He would like to have something like this once a year.
- Friday, July 26, 7:30pm: Movie Night at Alexandria Community Park — "Incredibles 2".
- Saturday, August 10, 9:00am-12:00pm: Dog Day in the Park. There will be agility courses, vendors, and animal adoption, and Trooper will make an appearance. Donations being collected for the Animal shelter. Donations can be made at the city building or the day of the event at the park.

Ms. Neltner mentioned that there is a box at the Community Center for old and worn flags.

Chief Cooper encouraged residents to sign up for Nixle, a text notification program that the PD uses to inform people of road closures, road hazards and other items. It is free and easy to sign up. Go to Nixle.com or text 41001 to 888777.

ADJOURNMENT

MOTION: Sue Neltner made a motion to adjourn, seconded by Kyle Sparks. All in favor, the motion passed 4-0-0. The meeting adjourned at 8:24 p.m.



Jan Johannemann, City Clerk

Date: 8/2/19



Andy Schabell, Mayor

Date: 8/2/19