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CITY COUNCIL MEETING Meeting Minutes of February 20, 2020

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 Present
Bob Simon Present	Sue Neltner Present
Kyle Sparks Absent	Tom Baldrige Present

Also: Jan Johannemann, City Clerk Mike Duncan, City Attorney
 Natalie Selby, Police Lieutenant Sam Trapp, Public Works Supt.
 JoAnn Hackworth, Treasurer Joe Alexander, Asst. Police Chief

APPROVAL OF MINUTES – February 6, 2020

MOTION: Susan Vanlandingham made a motion to approve the minutes of the February 6, 2020 meeting, seconded by Sue Neltner. All in favor, the motion passed 5-0-0.

VISITORS & GUESTS

VIPS Awards: Lt. Selby explained how the Volunteers in Police Service program operates. In 2019 the volunteers logged over 2,500 hours, assisting with business and vacation checks, traffic accidents, school patrols, and parades. Ms. Selby read the names of the volunteers and their logged hours, and presented them with an award. She thanked all the volunteers for their hard work, and also thanked the Mayor and Council for their continued support of this program.

Silver Dragonfly Design Studio, Anita & Brent Scharfenberger: Ms. Scharfenberger started a jewelry business out of her home about seven years ago. She recently began renting a space at 300 Washington St. This space will not only be her jewelry studio but will also be a curated space for other local artisans. Their grand opening is Saturday, February 22 from 11:00 a.m. to 4:00 p.m. Winter hours will be Tuesday, Thursday and Saturday, 11:00 a.m. – 4:00 p.m.

Kendall Property Group, J.R. Kendall: Mayor Schabell explained they are looking to rezone 69 acres located at 7541 Alexandria Pike to PUD. Mr. Kendall then gave a presentation of what they plan to build on the property (see attachment). He also explained the property itself, the terrain, the gas line transmission and the difficulty in building anything else on the land because of the steep slopes. He spent the bulk of this time explaining their proposal and discussing the traffic study.

Mr. Kendall then addressed a number of council's questions. He explained there are existing curb cuts, but those are a little north of the proposed entrance. They brought the entrance south to allow for more site line distance. Regarding water runoff, the builders are putting in detention areas to collect the water and slow it down as it goes down the hill towards Arcadia.

Mr. Graus wanted to address the notion of some people that Kendall Properties will not be paying property taxes. Mr. Kendall assured council that the owners have to pay property taxes. Tenant's share will be built into the cost of rent. At this time, the dog park will be used only by the tenants and not open to the public. Council encouraged the developer to consider it as it is something that would benefit all Alexandria residents.

There was some discussion on where the commercial lots would be entering and exiting. The developers only have two commercial lots and they will use the entrance for the apartment complex. The third commercial lot is being retained by the seller and it is unsure of where that entrance will be. The clubhouse location will be near the front because that is where the leasing office is located. The project will have sidewalks throughout so residents can easily walk to anywhere on the property.

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It was asked if an access road was considered that would run parallel to U.S. 27 along the front of the property and also cut through the existing medical building's parking lot. Mr. Kendall believes KYTC requires at least 700 feet from the entrance to an access road. Mr. Duncan pointed out Kendall Properties does not own the medical building and cannot force an access road on them. There was a question on whether the owners of the medical building have been approached and if they would be amenable to the idea because their entrance is across from Enzweiler Road. Safety was a big concern for some council members because of the entrance location. The traffic study estimated 355 a.m. trips and 280 p.m. trips per day. The developers have not reached out to the owners of the medical building, but some council members were concerned about that entrance as well.

Ms. Vanlandingham asked when the second traffic study would be conducted. Mr. Kendall explained it would have to be after the apartments are fully built and the commercial lots are developed. Just having the apartments fully occupied would not meet the requirements for a KYTC traffic study. Mayor Schabell pointed out the developers will also be putting in a turn lane at 709 to help move traffic off 27 so it doesn't back up in the morning.

Brad Bellm, 12 Laurel Ridge: He wanted to know what the benefit will be to the city with this development. It was explained there is a need in Alexandria for nicer apartments, and residents have expressed their desire for sit-down restaurants. There needs to be more residents for that to happen. Also, commercial properties will help generate more revenue for the city by bringing in payroll taxes. Mr. Bellm stated this is a hard sell to many residents and he isn't sure why anything needs to go there.

Ms. Vanlandingham explained the current zone for that property is single family homes, but this is just not feasible due to the topography. We cannot control everything that comes into the city, but the willingness of this developer to work with the city allows us the opportunity to shape what goes into the property. The city is growing, and there will be growing pains along the way.

Mr. Duncan referred to a discussion that took place at the Planning Commission meeting. It was pointed out these apartments will provide a space for grown children and aging parents to live who do not want to own a home.

ORDINANCES & RESOLUTIONS

Mr. Duncan read the following:

First Readings:

ORD #2020-06: Approving a recommendation of the Alexandria Planning Commission to approve a zoning map amendment to rezone the Perry/Strickmeyer/Kendall Property Group real estate located at 7541 Alexandria Pike from its current zoning of Residential Rural Estate & Agricultural Zone (R-RE) to Planned Unit Development (PUD) Zone, subject to the submitted development plan and to the agreed conditions of approval, in order to develop the real estate for an apartment project, with some commercial lots along Alexandria Pike.

Mr. Duncan explained the content of this ordinance, the exhibits, and read through the findings by the Planning Commission.

RES #2020-02: Adopting and approving the execution of a Municipal Road Aid Cooperative Program Contract between the Incorporated City and the Commonwealth of Kentucky, Transportation Cabinet, Department of Rural and Municipal Aid for the fiscal year beginning July 1, 2020, as provided in the Kentucky Revised statues and accepting all streets referred to therein as being streets which are a part of the Incorporated City.

MOTION: Stacey Graus made a motion to adopt Resolution 2020-02, seconded by Bob Simon. All in favor, the motion passed 5-0-0.

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Second Reading:

ORD #2020-04: Adopting the 2020 S-20 supplement to the City of Alexandria Code of Ordinances, as prepared by the American Legal Publishing Corporation.

MOTION: Stacey Graus moved to adopt Ordinance 2020-04, seconded by Tom Baldrige. All in favor, the motion passed 5-0-0.

Second Reading:

ORD #2020-05: An ordinance approving the recommendation of the Alexandria Planning Commission, in order to adopt text amendments to Sections 4.17 and 4.18 of the Alexandria Zoning Ordinance in order to remove car washes as permitted uses in the HC and NSC commercial zones; and to Section 3.8 in order to classify grass and weeds above eight inches in height to be a violation.

Nate Atkinson, the owner of the newly-opened Blue Roo Car Wash, wanted to address council on the language change they made during the first reading, which was to "only allow expanding a car wash within the existing lot". However, he had to leave the meeting, but requested this be postponed until the next meeting.

Ms. Neltner wanted to add language in regards to the 8" grass and weeds that would require grass be cut back to the setback. She doesn't want people to just do one "swipe" in the front of the property and think that is good enough. Mr. Duncan explained the ordinance is written in such a way that the whole yard has to be cut, not just a portion. If a setback were included, then a property owner would get by with cutting less grass. Certain agricultural zones are exempt because of growing hay, etc. This ordinance is for nuisances where people don't keep their lawns mowed.

Council agreed to postpone the second reading and possible adoption of Ordinance 2020-05 until the following meeting.

DEPARTMENT REPORTS

City Clerk: Ms. Johannemann reported it is business as usual around the office, a lot of applications for new buildings, fences, pools, and sheds are coming in. Ms. Hackworth is working on the budget.

Police Department: Asst. Chief Alexander reported their unmarked traffic enforcement cruiser will be ready to be placed in the hot spots around the city once one technical issue with the computer system is addressed. This unmarked vehicle is another tool in their tool box to address the speeding and running of stops signs in subdivisions.

Public Works: See attached report. Sam needs to find storage for unused salt as the City has to take possession of and pay for an additional 175 tons of salt per their contract.

Zoning Administrator: See attached report.

COUNCIL COMMITTEES

Personnel – Tom Baldrige: They met this evening. There will be a special meeting in March after Chief Cooper returns.

Beautification – Sue Neltner: They should be getting the landscaping bids back by the end of February, in time to review at their March 5th meeting.

Public Works – Bob Simon: Next meeting is March 5.

Safety – Susan Vanlandingham: They met this evening and made the decision to move ahead with signage in Arcadia to alert drivers to hidden drives along the main entrance. The committee will review the speed calming device policy to make it more user friendly. She was communicating with KYTC about installing a warning device along U.S. 27 in front of the middle school. Because of the

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lack of curbs in that area, there is nothing to keep cars from drifting onto the sidewalk. The committee also discussed the right out only at O'Reilly and Burger King.

Finance – Stacey Graus: First budget meeting will be March 19.

BOARDS & COMMISSIONS

Planning & Zoning: Ms. Vanlandingham reported the commission discussed dividing the Highway Commercial zone into sections, or sub-zoning for light and heavy traffic areas. They also discussed storage units.

NEW BUSINESS

Council members were encouraged to reach out to Ms. Hackworth if they had any questions regarding the Profit and Loss Report in their packets.

Mayor Schabell reported Dr. Rust, Campbell County School Superintendent, wrote on his blog about how the Campbell County Fiscal Court will be putting a School Resource Officer at Grant's Lick and Reilly. Dr. Rust is also working with the City of Alexandria to get one at Campbell Ridge. The law makers in Frankfort have passed a bill mandating counties and cities supply Resource Officers in schools without providing assistance with funds. This has been a topic of discussion at the Mayor's meetings, and the City of Covington recently passed a Resolution regarding this issue. Mayor Schabell will look at something similar to ask Frankfort to stop passing laws that put extra responsibilities on the cities without giving them access to funding. The city will be looking at the budget to see what can be done, which might require cutting something or raising taxes to cover this. The School Board has agreed to pay half of the salary.

OLD BUSINESS – None

MAYOR AND COUNCIL COMMENTS

Sue Neltner: Spring Craft show will be March 14, 2020.

Susan Vanlandingham: She wanted to address the letters that council received regarding the PUD rezone change. The letters were unsigned so council is not able to respond to them directly, but she wanted to address those individuals at this meeting. She assured them that council is taking responsibility for the decisions that are made. Some of the questions outlined in the letters are addressed before the plans are brought before the city. For instance, NKWD and SD1 do their own studies and give approval/recommendations which are made a part of the application process that P&Z reviews. She appreciates the time they took to write the letters, but wished they would have signed them.

Stacey Graus: He also read the letters. They made very good points and raised good questions. He stated the Planning & Zoning Commission is not made up of a bunch of "yahoos", they are pragmatic people who understand what they are looking at. Because they didn't ask a particular question means they felt comfortable enough with what they saw on paper to where the question did not need to be asked. He believes there was unfair criticism of the Planning & Zoning Commission; no one is perfect in the execution of their duties. He reassured the residents that when this finally comes to a vote, the plan will have been studied, not only by P & Z but by Council as well.

Mayor Schabell: He re-watched the Planning & Zoning meeting with the presentation from Kendall Properties. Some of the presentation and documents were not visible on camera. Unfortunately, that is just the way things are set up in council chambers, and they are looking at ways to fix this.

He recently met with representatives from LinkGIS. There is a lot of good information on this website, and he encouraged people to ask himself or city staff if they have questions. LinkGIS also had some ideas for our new website as well.

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He met with CT Consultants to discuss the Comprehensive Plan. The Commission has gone about as far as they can with this project, and CT has a good base and a knowledgeable person to assist the city in moving forward with the Plan. They are willing to work with the city and will send a proposal for the work. Nothing has been received yet.

The ACBA meeting will be Monday, February 24 at 6:30 p.m. at the Celebration Studio.

FUTURE MEETINGS


- Planning & Zoning Meeting – March 3 at 7:00 p.m.
- Park & Rec Meeting – March 4 at 7:00 p.m.

COMMUNICATIONS

- Middle & High School Open Gym every Wednesday, 2:30-4:30 p.m. in the Community Center. Participation has been slowly increasing and they are now working with the Library for other possible resources.
- Spring Craft Show, March 14, 9:00 a.m.-2:00 p.m. at Community Center.
- Census 2020 is looking for Census Takers. Information will be posted on the City's Facebook page and is on the website. Each person counted is about \$2,000 of government money so it is important to our growing city.

ADJOURNMENT

MOTION: Sue Neltner made a motion to adjourn, seconded by Susan Vanlandingham. All in favor, the motion passed 5-0-0. The meeting adjourned at 8:29 p.m.



Jan Johannemann, City Clerk

Date: 3/5/2020



Andy Schabell, Mayor

Date: 3/5/2020