The Alexandria City Council met on the above date at 7:00 p.m. Mayor Rachford was present with the following members answering roll call:

Council Members:
- Barbara Weber Present
- Stacey Graus Present
- Joe Anderson Absent
- Bob Simon Present
- Andy Schabell Present
- Scott Fleckinger Present

Also present:
- Karen Barto City Clerk/Treas
- Mike Ward Police Chief
- Mike Duncan Present
- Ron Johnson City Attorney

Stacey Graus read the invocation and Mayor Rachford led the pledge to the flag.

**APPROVAL OF MINUTES:** April 17, 2014

**MOTION:** Andy Schabell made a motion to approve the minutes of the April 17, 2014 meeting, seconded by Bob Simon. All in favor, the motion passed 4-0-1, with Scott Fleckinger abstaining.

**VISITORS & GUESTS:**

Mayor Rachford recognized Marc Barone and the staff of Woodmen of the World, Lodge #1913 in Alexandria, and presented them with a Certificate of Appreciation for sponsoring the Easter Egg Hunt at the Park. It was a very successful event with approximately 500 in attendance. Woodmen of the World also provides the flags along US 27 and at Tribute Park. Mr. Barone stated they are the second largest provider of flags outside of the US Government.

**ORDINANCES & RESOLUTIONS:**

*Mr. Duncan read the following 2nd Reading:*

**ORD2014-06:** Approving a recommendation of the Alexandria Planning Commission to approve a zoning map amendment for the Newman/Parkview Market real estate located at 11 Sunset Drive from Residential 1-D (R-1D) to the Highway Commercial (HC) zone in order to construct a parking lot subject to the submitted Development Plan.

Mr. Duncan said this was heard by the Planning Commission on 2/18/14, and by Council on 4/13/14. At both public hearings, a condition the property be consolidated with the adjacent store property (lot #4), so that the subject property is not able be sold separately, was agreed to by the applicant and is a matter of public record. Mr. Duncan added the recommendation of the Planning Commission would become binding and effective if Council does not act within 90 days, or May 19th. There will not be another regular council meeting before that time, so a Special Meeting would be needed if no action is taken tonight.

Stacey Graus explained it is consistent with the City’s Comprehensive Plan. Anyone could have purchased it, but there was no interest in it. It seems reasonable to make it part of the adjacent property. He is sensitive to the issues with safety and the parking issues, and he thinks it wise to approve the recommendations of the Planning Commission.

Scott Fleckinger agrees with this 100%. He added council cannot change the rules midstream. It is unfortunate that one of the parties involved in this matter is going to leave disappointed, but he feels it should be approved.
Barb Weber asked Mr. Duncan to again explain what Council’s legal responsibilities are. Mr. Duncan said Council’s obligation is to take all of the evidence into consideration and make a decision they believe is based upon the record that was made. In order to do a zone change, Council would need to agree with at least one of the following: (1) It is consistent with the Comprehensive Plan; (2) there have been major changes since the Comprehensive Plan; or (3) the zoning is completely wrong. He added it is clear that it is consistent with the Comprehensive Plan, but keep in mind this is a 20-year plan. Just because it is consistent does not obligate Council to make a zone change. If there is a zone change, it does need to be consistent, or one of those other findings are needed. Council has the discretion to weigh the evidence from the public hearing and base its vote on that evidence. If Council would choose not to approve the change, there needs to be a major reason and it should be stated in the motion, referring to the evidence in the record supporting that reason.

Andy Schabell thinks it is not completely within the Comprehensive Plan, it’s on the border. They are asking a zone change to Highway Commercial, but there is no access to the highway. He also believes citizens should not have to buy land defensively to keep their city from zoning something HC that is not actually on the highway.

Stacey Graus pointed out if this lot is consolidated as a part of the motion to approve rezoning, then it is going to be on the highway because it will be made a part of the parcel adjacent to the highway. This action is probably going to benefit the commercial property, maybe not in its present form, but if it is sold one day for a different use that would need extra parking. If council does not incorporate it with the property in front of it, will it really be a buildable residential lot? Mayor Rachford said the lot is a 70-ft. wide lot, so it is buildable.

Barb Weber asked if the existing curb cuts off US27 will be eliminated because she didn’t see any on the plat. Mr. Graus pointed out the actual commercial property does have parking spaces in front on US 27, but the additional parking lot in the rear would be accessed from Sunset. He thinks it makes sense to approve this zoning to make it one large commercial lot.

MOTION: Bob Simon made a motion to approve ORD2014-06 with the condition that the two lots be consolidated, based on the evidence from Council’s public hearing and as represented by the minutes and recommendation of the Planning Commission, seconded by Stacey Graus. The motion was brought up for a vote: Andy Schabell-NO; Bob Simon-YES; Scott Fleckinger-YES; Barbara Weber-NO; Stacey Graus-YES. The motion passed 3-2-0.

2nd Reading:
ORD2014-09: Flood Damage Prevention for the City of Alexandria.

MOTION: Stacey Graus made a motion to approve Ordinance 2014-09, seconded by Scott Fleckinger. All in favor, the motion passed 5-0-0.

DEPARTMENT REPORTS:

City Clerk: Currently working on the Budget.

Police Dept: Chief Ward thanked the Northern Kentucky Drug Strike Force for their assistance on some drug activity on Washington Street. Arrests made for trafficking within 1,000 feet of schools.

The department is making progress with the new cameras. At some point, he will have a car available after a meeting for council to see how they work.

Zoning Administrator: Carol Hofstetter has talked with owner of 8339 East Main (Old Medialog). They have hired an architect to draw up a design. The lot is cleared and final plans should be received next week.
Mayor Rachford also stated the house at 26 Panorama that was damaged by fire has been sold to a new owner, who has submitted a Demolition Permit Application. They will begin demolishing the building within the next week. He will follow up with Carol about the high grass.

** Beautification Committee:** They met tonight at 6:00 p.m. to discuss their budget and projects. Next meeting is June 6th at 6:00 p.m.

** Public Works Committee:** They met tonight at 6:30 p.m. Sam will be sending information for bids for the 2014 Street Program.

**NEW BUSINESS:**

Memorial Day Parade will be held on Sunday, May 25th at 2:00 p.m.

There is an opening in Public Works Department that was advertised in the paper. The position is for a Mechanic/Public Works Worker. Anyone interested should get an application in soon.

**OLD BUSINESS:** None

**COMMUNICATIONS:**

- May 4th, 10:00 a.m.-2:00 p.m.: Electronic Recycling at the Newport Pavilion
- May 3rd, 10:00 a.m.-Noon: Coffee with the Mayor
- May 15th, 5:30 p.m.-7:00 p.m.: Thomas Massie Town Hall Meeting
- May 15-17, 8:00 a.m.-5:00 p.m.: Tire Amnesty at CC Transportation Center on Racetrack Road
- May 20th - Primary Election Day
- May 20th, 6:35 p.m.: Florence Freedom Community Night

Barb Weber is thrilled with the portable sign and it is getting good use.

**ADJOURNMENT:**

**MOTION:** Scott Flecking made a motion to adjourn; seconded by Bob Simon. All in favor, meeting adjourned at 7:27 p.m.

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Kareh M. Barto  
City Clerk/Treasurer

Date: 6/6/14

Approved: June 5, 2014

William T. Rachford, Jr.  
Mayor

Date: 6/6/14