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:

Barbara Weber Present
Stacey Graus Present
Joe Anderson Present

Also:
Karen Baro City Clerk/Treas.
Mike Duncan City Attorney

Bob Simon Present
Andy Schabell Present
Scott Fleckinger Present

Mike Ward Police Chief
Ron Johnson P&Z

Bob Simon read an invocation and Mayor Rachford led the pledge to the flag.

APPROVAL OF MINUTES: August 21, 2014

MOTION: Scott Fleckinger made a motion to approve the minutes of the August 21, 2014 meeting, seconded by Andy Schabell. All in favor, the motion passed 5-0-1 with Stacey Graus abstaining.

VISITORS & GUESTS:

1) Stephanie Allgeyer, VonLehman & Co. – Audit Presentation

Ms. Allgeyer presented an abbreviated version of the Financial Statements of the City for the year ending June 30, 2014. Over all, the report was a clean, unmodified and unqualified opinion and one that is normally given to the City. There were no major errors, significant deficiencies, or material weaknesses in internal control or compliance. There were no new accounting policies adopted during the year, nor were any policies changed. Ms. Allgeyer stated it was a pleasure to work with the Mayor, Karen Baro and staff.

Mr. Graus asked how Alexandria is from a financial stand point. Ms. Allgeyer stated the city is doing well. He then asked for any recommendations on what we can do better or differently. She advised the department heads should continue to be responsible for their budget, and come to Council and the Finance Committee to explain any necessary changes or discrepancies.

Mayor Rachford thanked Ms. Allgeyer for her presentation.

2) Tyler Campbell, Governmental Affairs Communications Manager for KLC

Mr. Campbell gave a legislative update on the City Classification Reform (House Bill 331). He gave council members a document explaining the section-by-section breakdown on HB331, along with a document of all the bills KLC weighed in on during the session. He also briefly explained House Bills 183, 176, 367, 192, and 5.

The KLC Conference will be held on October 7-10 at the Galt House in Louisville if anyone is interested.

ORDINANCES & RESOLUTIONS:

Mr. Duncan read the following 1st Reading:

ORD2014-14: Approving a recommendation of the Alexandria Planning Commission to approve a zoning map amendment for the real estate located at 7817 Alexandria Pike from Residential (R-1D) to Neighborhood Shopping Center (NSC) zone in order to operate a tax services office subject to the submitted Development Plan.
Mr. Duncan explained the applicant submitted the plan to the Planning Commission, they held a public hearing on September 2nd, and they unanimously recommended in favor of the zoning map amendment. The attached exhibit is the recommendation by P&Z indicating that it is consistent with the adopted Comprehensive Plan.

Ms. Weber asked if this is considered spot zoning. Mr. Duncan said no, the property next door and across the street is also zoned NSC.

DEPARTMENT REPORTS:

City Clerk: The Clerk’s office has been busy with the recent audit. Taxes are due, delinquent November 1st.

Police Dept: Chief Ward stated Lt. George Schreiner is retiring. He started his career as a police officer in Florence in 1988, then came to Alexandria in 1994. He is one of the few police officers in the city that has retired after spending 20 years with Alexandria. There will be a luncheon in his honor on Tuesday, September 23rd at the Community Center. Mayor Rachford presented Lt. Schreiner with a plaque and thanked him for his years of dedication to Alexandria. Lt. Schreiner said he enjoyed working with Alexandria and will miss everyone.

VISITORS & GUESTS: (cont.)

3) Anthony Steltenpohl, 2409 Hickorywood Court - He is here, along with some of his neighbors because of the letter they received from the Mayor. He said the letter confused and upset everybody. He attempted to explain to everybody what his goals are and that he is trying to make the property better for everybody and make a difference for the city. Janet Ginter lives on the left side, then Matt Lucas, and they own the driveway going to the Sanitation District pump. They said the City does not own the property, and Mayor Rachford agreed, stating it is an easement to the SD#1 pump station.

Mr. Steltenpohl is trying to start a homeowners association with his neighbors to take care of the land and lake behind their properties that is currently owned by the city. He asked council and the city attorney to come up with an option for the property owners to lease or have access to this land.

Mr. Duncan stated the lake is in the middle of city property that abuts the Hickorywood properties and is public property.

4) Connie and Rick Moore, 2439 Hickorywood Court - Mr. Moore owns the camper and parks it on the easement, and has taken care of that property for nine years.

Mr. Duncan said there are several options to resolve this issue, including deeding the property to a created HOA or to the property owners. Ms. Weber thinks the letter implies the lake is city property and is open to everyone, but the property owners do not want just anybody coming into their backyard. Mr. Graus' opinion is if it is going to be a part of the city, we should maintain it, but if it can be conveyed to them, then we have to figure out a way to do this. However, there are ten property owners that will have to agree to this, but there may be a problem if one property owner refuses. Mr. Duncan pointed out a homeowner association could possibly work if that. There are other options.

Mr. Moore said he keeps his camper on the electrical easement and he takes care of that area, and is willing to purchase the land to park his camper. Mr. Graus asked him if he thinks there is a consensus of the property owners along the lake that would like to be responsible for the lake. Mr. Moore thinks besides himself, the owners of lots 65, 62, 61, 60 & 58 will probably say yes.

Mr. Duncan explained if the city deeded out "strips" by extending the property lines down to the lake or into the middle of the lake, then the decision would have to be unanimous. However, if they want
to start a HOA, the property could be deeded to the HOA and then the property owners could decide if they want to join the HOA. Then they would be responsible for whatever was deeded. He pointed out since it is public property, it would have to be advertised and put out for bid.

Mr. Duncan also explained the letter was a result of discussion with the insurance carrier because of liability. It should be clear the property right now belongs to the city and no one has the right to prevent the public from using the property. Ms. Weber asked if it could be leased to the property owners. After more discussion, Mr. Duncan suggested before any decision is made, there should be a meeting with all involved to see what they want to do.

Chief Ward said he looked into this matter because of past inquiries. The historical intent at the time the property was annexed and zoned was that the developer would provide green space and then turn it over to an HOA for the community, not just the residents on Hickorywood. The developer was going to put in a walking trail around the lake, but this never happened, probably because of the recession.

Mayor Rachford asked Mr. Steltenpohl to talk with his neighbors and come up with a plan. Mr. Graus suggested they get an attorney to help with the legalities. They should be represented for liability and owner issues. Mr. Duncan pointed out the Sanitation District has a large investment on this also as they have sewers, and they should be a part of the discussion.

Mr. Moore asked if he needed to move his camper. This decision was tabled until the other issue is worked out.

Ms. Weber has seen the properties and said they have improved the area. Mayor Rachford asked Mr. Steltenpohl to find an attorney that specializes in real estate for guidance on what they want to do. Once this is done, we can hold a special meeting to deal with this.

DEPARTMENT REPORTS: (cont.)

Public Works: See report attached. Work is still going on with streets.

Zoning Administrator: See report attached

Beautification Committee: The next meeting will be October 2nd at 6:00 p.m.

Public Works Committee: The next meeting will be October 2nd at 6:30 p.m.

Finance Committee: There was a meeting tonight regarding the audit.

Park & Recreation Board: Mayor Rachford said there was a dedication of the Disc Golf Course at the Park this past Saturday.

NEW BUSINESS:

Road Repairs - Mayor Rachford said there are still funds available and three additional cul de sacs (Whispering Woods Dr., Quailwood Ct., and Springwood Dr.-alternate) need attention. TMS Construction was awarded the bid. Mr. Anderson asked why Public Works could not do this work. Mayor Rachford said replacing an entire cul de sac is more involved and requires more equipment and labor.

OLD BUSINESS:

Andy Schabell suggested using the City’s portable sign to advertise City meetings if it is not needed for anything else.
Mr. Anderson asked if the Pat Fanning Way/Arcadia Drive issue has been resolved. As of today, it has not, but they may be waiting for the new sign pole. Mayor Rachford will follow up on this.

**COMMUNICATIONS:**
- October 18th: Haunted Walk, Alexandria Community Park.
- October 25th 10:00 a.m.-1:00 p.m., Community Center: Community Wellness Day sponsored by Christ Hospital.
- October 25th 9:00 a.m.-1:00 p.m., Community Center: Food Drive sponsored by City Council. There will also be some barrels at local businesses to collect canned goods.
- October 31st 6:00-8:00 p.m.: Halloween Hours. Barb Weber noticed she does not get as many trick or treaters as in the past, and suggested council start thinking about having a community event for Halloween to provide a safer environment for our children.
- Mayor Rachford recently received notice that Alexandria was rated the 12th safest city in Kentucky.

**ADJOURNMENT:**

**MOTION:** Scott Fleckinger made a motion to adjourn; seconded by Joe Anderson. All in favor, meeting adjourned at 8:37 p.m.

[Signature]
Karen M. Barto
City Clerk/Treasurer

[Signature]
William T. Rachford, Jr.
Mayor

Date: 10-16-14
Date: 10/17/2014

Approved: October 16, 2014