The Mayor 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          | Scott Fleckinger    | Present          |
| Sue Neitner       | Present          | Andy Schabell       | Present          |
| Karen Barto       | City Clerk/Treas. | Mike Duncan         | City Attorney    |
| Sam Trapp         | Public Works Supt.| Mike Ward           | Police Chief     |

**APPROVAL OF MINUTES – November 16, 2017**

**MOTION:** Stacey Graus made a motion to approve the minutes of November 16, 2017, seconded by Scott Fleckinger. All in favor, motion passed 6-0-0.

**VISITORS & GUESTS**

1. **Ken Reis, President of Campbell Count Historical & Genealogical Society** – Mayor Rachford presented Mr. Reis with a Certificate of Appreciation, and he encouraged everyone to visit the Historical Society.

2. **Anna Zinkhon** – She has decided to run for Judge Executive of Campbell County. She was born and raised in Campbell County, built a large horse farm in Camp Springs, and wants to give back to America what it has given to her. She will be available to answer any questions after the meeting, and invited everyone to view her website (www.zinkhon.com) and Facebook page.

**ORDINANCES & RESOLUTIONS**

A First Reading by Mr. Duncan for the following:

**ORD #2017-09:** Approving the recommendation of the Alexandria Planning Commission to adopt a text amendment to Section 4.22 of the Alexandria Zoning Ordinance (B-1) Old Town Business zone, in order to limit the development of future multi-family units in that zone.

Mr. Duncan said the exhibits attached to the ordinance are the changes that are being proposed to the text. The Old Town Business Zone is a mixed-use zone. Due to a recent experience in the City, it was determined that additional multi-family units in this zone is not appropriate and should be changed. This text amendment is to add Permitted Use #25, which would protect the multi-family developments already in this zone and they could expand if they need to as permitted uses. If adopted, this ordinance would prohibit future development of multi-family uses.

There were questions about whether condos would be permitted since condos are normally owned versus multi-family apartments which are rentals; if a current structure could be converted to a multi-family dwelling under this language; and what area is included in the Old Town Business zone. Mr. Duncan will have to check if the definition of condo fits under multi-family. He did not see condos listed as permitted use now. He will study the R1 and R2 (should be R2 and R3) that is being removed from this text to see if they include condos. If anything needs to be changed, the ordinance could be amended. As the ordinance is worded now, Mr. Duncan interprets "no new multi-family uses may be instituted" as meaning no existing structure could be converted into a multi-family in the B-1 zone. A zoning map is available in the Zoning Administrator’s office and online to see what part of Alexandria is in the Old Town Business Zone.
A First Reading by Mr. Duncan for the following:

ORD #2017-10: Approving the recommendation of the Alexandria Planning Commission in order to adopt a text amendment to Section 4.18(B) of the Alexandria Zoning Ordinance (HC) Highway Commercial zone, in order add “microbrewery” as a permitted use in that zone.

This ordinance also refers to the exhibits, including a list of the 57 permitted uses in a HC zone. Microbreweries are becoming very popular in developing areas and they tend to provide opportunity for economic development. There is someone interested in opening a microbrewery causing the city to initiate this action. At the P&Z public hearing no one opposed this.

On page 2, permitted use #54 - Tavern, there was a typographical error when it was put in the book. There are two closed parentheses in the line, and Mr. Duncan scratched out the wrong one. The correct parenthesis to be deleted is after the words “500 feet”.

Also, Mr. Duncan has recently become aware that the 500-foot limit to schools and churches has been declared unconstitutional by the Kentucky Supreme Court, so in the next round of text amendments to the ordinance he will recommend this be removed.

DEPARTMENT REPORTS

City Clerk: Ms. Barto reported delinquent tax notices were mailed out.

Police Department: None

Beautification Committee: Sue Neltner – The deadline for best decorated Christmas decorations is December 14th. The nominations will be posted for everyone to see and then e-mail the committee members with favorites. There will be a meeting on December 18th to make a decision.

NEW BUSINESS

Cancelling 2nd Meeting in December – Typically there is no meeting in December unless there is some business, so Mayor Rachford proposes cancelling the meeting.

Sue Neltner visited the Alexandria Christmas Open House on Saturday and spoke to some of the businesses. The Main Street businesses were excited about the new parking lot. They also asked her if there could be a garbage can in the area. Sam Trapp is working on this. Serendipity had a concern about the telephone pole by their store. Sam Trapp said the pole is owned by Cincinnati Bell and he has been trying for at least 10 years to get it moved.

Ms. Neltner then asked about business signage (Article 9, Sign Regulations, Section 9.2, Definitions B-1, Advertising Signs). About 4 businesses will probably be pulling up stakes the beginning of next year, and one of the reasons she heard is that the signage is too restrictive. She would like to see a text change. For example, code enforcement had warned the Hidden Dragon that they could not keep the sign on the hillside in of the shopping center. Because the sign on the storefront is not visible from the street, they had hoped to attract travelers along US 27 with a sign on the hillside. Businesses in the Village Green Shopping Center also want to occasionally place a sign closer to the highway without having to fill out paperwork to get one. People tell her that Alexandria’s sign restrictions are killing them, and she would like to see something changed.

Mr. Duncan explained council can discuss particular language they might want changed, but in order to implement a change to the Zoning Ordinance, P&Z would have to hold a public hearing and make a recommendation, and then Council makes the final decision. P&Z is in the process of reviewing a lot of different text amendments. Signs are also being looked at because of some recent Supreme Court cases, so the time is right to review this.
Ms. Neltner would like to see a business that sits far back off the road have the opportunity to put out a sign nearer the road in front of their property so vehicles on the road can easily see there is a particular business in that area. Mr. Duncan pointed out a large area of the property in front of the Hidden Dragon is right of way where signs are not permitted. Mr. Graus suggested they need a monument sign that goes all the way down the hill. Alexandria has to find a better way for businesses to survive those areas where the traffic flow is not as good.

Mr. Graus believes our sign restrictions may be a small factor in driving business out of the city, but the location where the Hidden Dragon was located is not a great location for retail. They need more road front signage, but not sporadic signs. Monument signs are more visible all the time. He thinks it's more about working with the landlord.

There was also discussion about the Village Green and the landlord not maintaining the appearance of the area, making it less attractive for new businesses.

At next year's council meetings, Ms. Neltner would like to start recognizing businesses and get their names “out there”. Also discussed was adding something to the City's Facebook page and the website. Mayor Rachford stated the Alexandria Business Association is actively working with a number of business along Main Street, Washington Street, and the Jolly Center to get them recognized which should also help.

MOTION: Sue Neltner made a motion to cancel the December 21st meeting, seconded by Scott Fleckinger. All in favor, the motion passed 6-0-0.

OLD BUSINESS - None

COMMUNICATIONS

- Lunch with Santa, Sunday, Dec. 10, 12:00-2:00, Admission $2.00
- City offices will be closed December 25 & 26 for Christmas, and January 1 for New Years

ADJOURNMENT

MOTION: Scott Fleckinger made a motion to adjourn, seconded by Sue Neltner. All in favor, the motion passed 6-0-0. The meeting adjourned at 7:35 p.m.

Karen M. Barto, City Clerk Treasurer

Date: 1-4-2018

Approved: January 4, 2018

William T. Rachford, Jr., Mayor

Date: 1-4-2018