



ORIGINAL

**CITY COUNCIL MEETING
Meeting Minutes of November 15, 2018**

Mayor Rachford 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 Absent
Sue Neltner Present	Andy Schabell Present

Also: Jan Johannemann, City Clerk Mike Duncan, City Attorney
 Lucas Cooper, Police Sergeant Sam Trapp, Public Works Supt.

APPROVAL OF MINUTES – November 1, 2018

MOTION: Stacey Graus made a motion to approve the minutes of the November 1, 2018 meeting, seconded by Bob Simon. All in favor, the motion passed 5-0-0.

VISITORS & GUESTS

1. Beautification Award – Mrs. Neltner presented the award for Fall/Halloween Decorations to Connie Sharp owner of 4 Canterbury Ct.

2. Nathan Atkinson – After a conversation with Mr. Duncan, he had attended the Planning & Zoning meeting last week to make a recommendation to them about removing some of the permitted uses (car washes, liquor stores, used car lots, and a few others) from the Highway Commercial zone. Mr. Atkinson stated Planning and Zoning didn't seem interested. He felt if he presented his case before Council, they could make a recommendation to Planning and Zoning for a text amendment for permitted uses in the highway commercial zone, and by making this change, it would show current business owners that they are protected from other competition.

Mr. Graus understands where he is coming from, but asked Mr. Atkinson what the ultimate goal would be. We do want people to frequent the small businesses but also want to welcome the larger chains, which generate more revenue for the city with sales tax, payroll tax and gross receipts tax? Larger chain car lots attract people to Alexandria to look at a car and then they might visit a restaurant or Village Green. As council they do not have the authority but could make a recommendation for P & Z to take a look at this.

Mr. Duncan explained someone who wishes to change the zoning of their property can initiate that process, but a text amendment has to come as a resolution, either from Council to Planning and Zoning or Planning and Zoning could initiate. An individual who owns property or a business in the city cannot force P&Z to make a text amendment. Also, this text amendment would remove certain permitted uses from the Highway Commercial zone across the board, which would mean those types of businesses (car lots, liquor stores, etc.) would not be available for development or redevelopment in that zone. A text amendment would also mean existing businesses that fall under the list would then be non-conforming. They could not expand in the future and be frozen in their current state.

Mayor Rachford thinks eliminating commerce is a slippery slope, and any number of types of businesses could be removed from the list, prohibiting certain businesses from coming to the city. He is also concerned about the legal ramifications if someone wanted to challenge the decision.

Mr. Duncan pointed out the focus would be on land use, i.e. is a particular use appropriate in a particular zone, not necessarily on a single piece of property. For example, is there enough water to serve a car wash, etc. The process of competition or anti-competition is for the free market to determine, not for Council. Mr. Duncan is not opposed to having a public hearing and allowing the

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public to comment, but if the purpose is to protect an existing business or prohibit a future business, that is not the role of Council.

Mrs. Neltner asked Mr. Atkinson if he still planned to move forward with the car wash. Mr. Atkinson said that was his plan, but this may change if there is another car wash going in nearby. He would like Council to make a recommendation to Planning & Zoning.

Mr. Schabell asked Mr. Duncan if he was aware of other cities that have removed permitted uses. Mr. Duncan explained cities periodically look at the list of permitted uses, typically adding uses, but sometimes removing uses if they are no longer appropriate for that area. Cities do not exclude businesses, but will limit the zones where they are allowed. Mr. Atkinson had told Mr. Duncan a nearby city recently removed some uses but he has not been able to find evidence of that. Mr. Atkinson believed Highland Heights does not permit drive-thru's.

Ms. Vanlandingham asked if P&Z had reviewed the Comprehensive Plan along with their other policies. Mr. Duncan explained P&Z did finish their review of the Comprehensive Plan and the next step is to make sure the Zoning Ordinance carries out the Comprehensive Plan.

Mr. Atkinson believes Alexandria residents would attend a public hearing to voice their opinion on the future of the city. Mr. Duncan explained if council chooses to move forward, P&Z would hold a public hearing to get input from the public regarding removal of car washes, auto part stores, and liquor stores as permitted uses in the Highway Commercial zone, then make a recommendation to council.

Ms. Neltner asked that if council limits the number of car wash, liquor stores, etc, and an existing car wash closes, could a car wash be re-opened as a car wash. Mr. Duncan explained if the car wash closes and abandons the use, then it goes away and would not be available to reopen. Alternately if the business is sold as a car wash, liquor store, etc. then it can continue as such.

Ms. Neltner would like to take some time to think about the issue and Ms. Vanlandingham agreed they should not rush through the process. As Council, they should make every effort to hear from the majority of the citizens, and to take into consideration how this will affect the city. Mr. Graus stated he tends to be more inclusive than exclusive when it comes to permitted uses.

ORDINANCES & RESOLUTIONS

Mr. Duncan read the following:

MUN ORD #2018-18: Appointing and approving Joe Schwarber to fill the unexpired term of Rick Carr on the City of Alexandria Property Maintenance Board of Appeals for the remainder of his full, three-year term to expire on December 31, 2019.

MOTION: Bob Simon made a motion to approve MO #2018-18, seconded by Sue Neltner. All in favor, motion passed 5-0-0.

RES #2018-08: Adopting and approving lease agreement for the acquisition of equipment or other personal property described in the attached lease between the City of Alexandria and Motorola Solutions Inc.

Chief Ward has been talking to council about the lease of radio equipment for some time. The radio equipment needed to be replaced and a joint consortium of governmental agencies determined the specifications of the new equipment and put it out to bid, which was won by Motorola Solutions. The terms of the lease are explained in the attached packet. Mr. Duncan has reviewed and approved all of the documents. There is a three-year payout and then the equipment will belong to the City.

MOTION: Stacey Graus made a motion to approve Res. #2018-08, seconded by Susan Vanlandingham.

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Mayor Rachford asked for Sgt. Cooper's input before calling for a vote. Sgt. Cooper stated that it is a needed acquisition, the current equipment is outdated and there are spots in the city where the equipment does not work. Mr. Graus said the Finance and Safety Committees have spent a lot of time talking about this and going over the details. Mayor Rachford pointed out this system will allow all of the police, fire, and public works departments, school systems, and emergency management in Greater Cincinnati to be on the same frequency. In the case of a national catastrophe, everyone could communicate. All other jurisdictions are going through this same process.

The motion was then brought up for a vote. All in favor, motion passed 5-0-0.

DEPARTMENT REPORTS

Police Department: Sgt. Cooper reported a police vehicle was involved in a collision that resulted in the vehicle being totaled. They are in the process of finding a replacement vehicle and waiting for the insurance payment.

Public Works: See attached.

Zoning Administrator: See attached.

COUNCIL COMMITTEES

Personnel – Andy Schabell: The committee discussed a credit card policy.

Beautification – Sue Neltner: The next award will be for Winter/Christmas Holiday decorations. Nominations have to be in by 3:00 pm on 12/21. The committee will not meet in December.

Public Works – Bob Simon: Next meeting will be December 6.

Safety – Susan Vanlandingham: The committee discussed street addresses so that police and emergency responders can more easily locate homes. City Code of Ordinance Section 96.07 states you have to have your home or mailbox marked with your address. Ms. Vanlandingham believes Council needs to stress the importance of having street numbers visible. Emergency responders do have GPS making it easier to locate homes. Builders should incorporate street numbers on new homes. Mr. Graus thought a change should be made to the text of the ordinance that house numbers are included on new homes. The committee will revisit this issue.

OLD BUSINESS

Stalker Radar Device: Chief Ward sent out an email with the new quote (see attached) and the features that make up the cost. This device would be used to pinpoint problem areas in the community, and using this device in conjunction with the current equipment will help the police address problem areas. Mr. Simon noted this piece of equipment is not in the budget, but Chief Ward said he would take this out of his budget. Total cost for the radar device is \$7,095, an increase of \$600 over the original quote. Mr. Duncan explained council could go ahead and vote on this to approve, the reason being the PD has a lump sum amount they are allowed to spend; however, that amount is made up of things the Chief believed would be spent. This device was not included in that amount on the budget approved by council. There may have to be a budget amendment at the end of the fiscal year.

Bob Simon made a motion to except the bid of \$7095, seconded by Andy Schabell. All in favor, motion passed 5-0-0.

NEW BUSINESS

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KLC Official Academy: Andy Schabell asked who was interested in attending the Academy that takes place 1/16/19 -1/18/19 in Lexington, KY. Sue Neltner, Andy Schabell, and Susan Vanlandingham will attend the one in Lexington and Bob Simon will attend the one in Owensboro. There is also an orientation in Florence on December 13 that is free.

COMMUNICATIONS

- November 22 & 23 – Thanksgiving Holiday, Office Closed
- December 1, 10:00am-3:00pm- Christmas Open House for Alexandria Businesses
- December 8 – Movie Night at the Community Center showing Polar Express
- December 9, 11:00am-2:00pm – Lunch with Santa at the Community Center


Mayor Rachford asked candidates to take down their political signs. Signs should be removed 10 days after an election, per city ordinance.

Mayor Rachford congratulated all of the council members, Mr. Sparks, new council member, and Andy Schabell, who will be the new Mayor.

Sue Neltner stated that the 2nd Annual Craft Show will be March 16, 2019. Anyone that is interested should contact Kim Wagner at the Community Center.

ADJOURNMENT

MOTION: Sue Neltner made a motion to adjourn, seconded by Bob Simon. All in favor, the motion passed 5-0-0. The meeting adjourned at 7:55 p.m.



Jan Johannemann, City Clerk

Date: 12/11/18



William T. Rachford, Jr., Mayor

Date: 12/11/2018